

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



December 19, 2017



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

*Tuesday, December 19, 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]

1. Case # 17-021 MA District 1
Bill Malinowski
David Gates
RU to GC (8.21 acres)
Dutch Fork Road
TMS# R02408-02-02
PDSD Recommendation - Approval
Planning Commission - Approval (8-0)
Page 1

2. Case # 17-025 MA District 7
Gwendolyn Kennedy
Hugh Palmer
RS-MD to NC (5.23 acres)
502 Rimer Pond Road
TMS# R20500-04-27
PDSD Recommendation - Approval
Planning Commission - No Recommendation (4-4)
Page 9

3. Case # 17-027 MA District 1
Bill Malinowski
Robert Beckham Jr.
PDD to RU (3.23 acres)
1304 Peace Haven Road
TMS# R01500-02-09
PDSD Recommendation - Approval
Planning Commission - Approval (8-0)
Page 17

4. 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 25
- District 7
Gwendolyn Kennedy
5. 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 33
- District 8
Jim Manning
6. Case # 17-038 MA
Jermaine Johnson
RS-MD to NC (.25) acres
7901 Richard Street & Winfield Road
TMS# 16212-12-01
PDS Recommendation - Disapproval
Planning Commission - Disapproval (5-0)
Page 41
- District 10
Dalhi Myers
7. Case # 17-039
Troy Berry
RS-LD to NC (2) acres
1215 North Brickyard Road
TMS# 20100-05-01 & 02
PDS Recommendation - Disapproval
Planning Commission - Approval (4-1)
Page 49
- District 7
Gwendolyn Kennedy
8. Case # 17-040 MA
Donald McDaniel
RU to LI (2.9) acres
8612 Wilson Boulevard
TMS# 14507-03-15
PDS Recommendation - Disapproval
Planning Commission - Disapproval (5-0)
Page 57
- District 7
Gwendolyn Kennedy

9. Case # 17-041 MA District 7
Gwendolyn Kennedy
Bruce Gleaton
GC to RS-E (2.99) acres
742 Sharpe Road
TMS# 14402-04-05
PDS Recommendation - Approval
Planning Commission - Approval (5-0)
Page 65
10. Case # 17-042 MA District 9
Calvin Jackson
Avon Banks
RM-HD to OI (26.14) acres
5071 Percival Road
TMS# 28800-02-25
PDS Recommendation - Disapproval
Planning Commission - Approval (5-0)
Page 73
11. Case # 17-043 MA District 7
Gwendolyn Kennedy
Johnathan P. Holley
HI to GC (1.68) acres
9010 Farrow Road
TMS# 17211-01-08
PDS Recommendation - Approval
Planning Commission - Approval (5-0)
Page 81
12. Case # 17-044 District 11
Norman Jackson
Sandy Moseley and Shaffin Valimohamed
RM-MD to NC (.27) acres
7004 Hilo Street
TMS# 19203-10-20
PDS Recommendation - Approval
Planning Commission - Approval (5-0)
Page 89

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 97

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-021 MA
APPLICANT: David Gates

LOCATION: 1700 Dutch Fork Road

TAX MAP NUMBER: R02408-02-04
ACREAGE: 8.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 4, 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 PDD parcel north of the site was rezoned from General Commercial District (GC) to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A GC parcel west of the site on Dutch Fork Road was rezoned from Rural District (RU) to Office and Institutional District (OI) under case number 17-011MA.

Another parcel south of the site on Gates Road of the site was rezoned from RU to General Commercial District (GC) under case number 05-22MA.

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU to PDD under case number 05-40MA.

The Light Industrial District (M-1) parcels east of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

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: 131 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
North:	GC/GC	Strip Development/Commercial Storage
South:	PDD/GC	Place of Worship/ Produce Stand
East:	GC/RU	Storage & Residence/Residence
West:	PDD/RU/GC	Dock Construction/Auto repair/Welding Business

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road and Gates Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial and industrial uses. North of the site is a strip retail building and north east of the site is a commercial storage area. West of the site is a non-conforming welding business, automobile repair service and dock construction company. South of the site is a place of worship and produce stand. East of the site is a GC zoned parcel with a single-family residence with a boat/RV storage facility. There is also a single-family residence on RU zoned property east of the site.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.85 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 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 #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

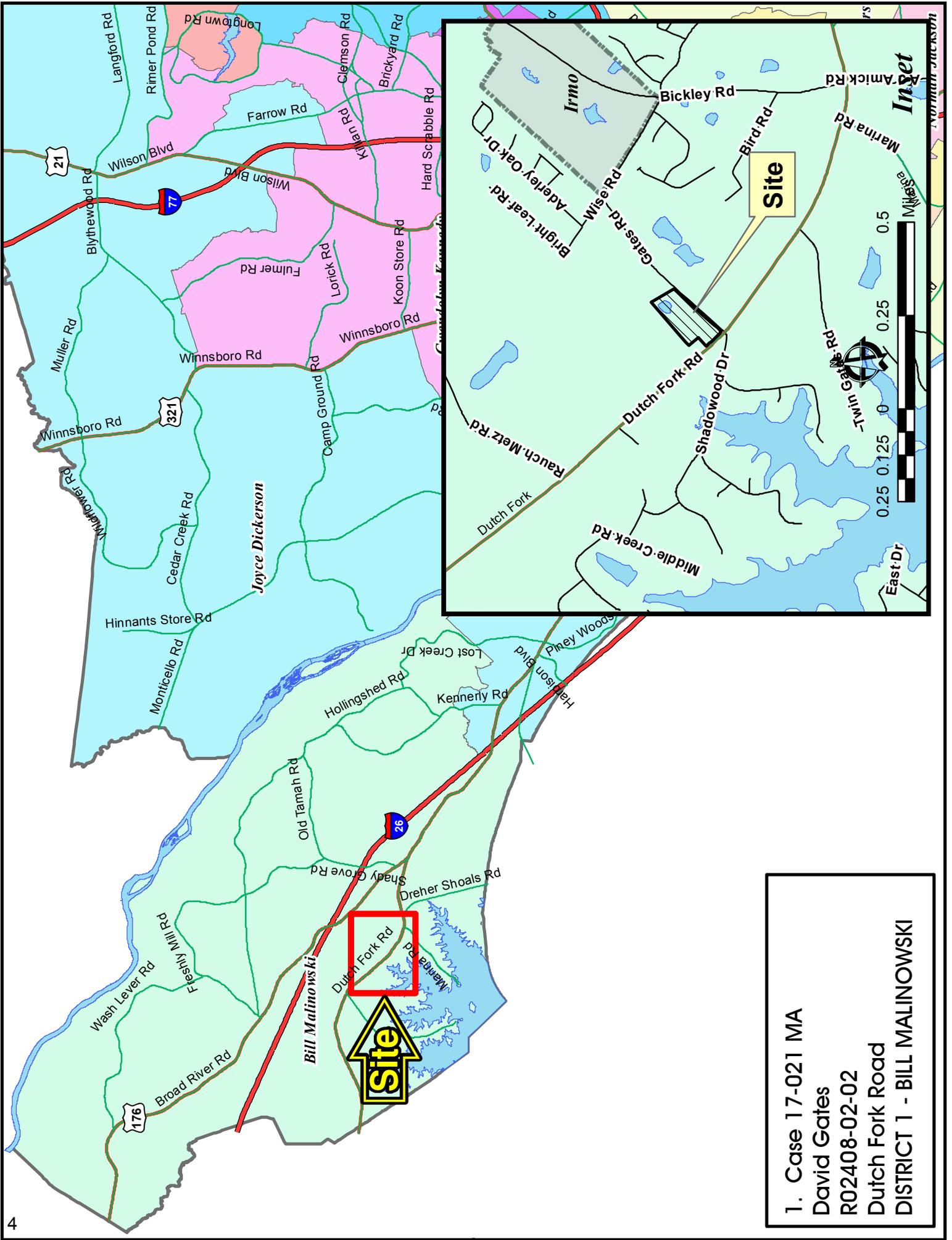
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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 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 **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 # **17-021 MA**.



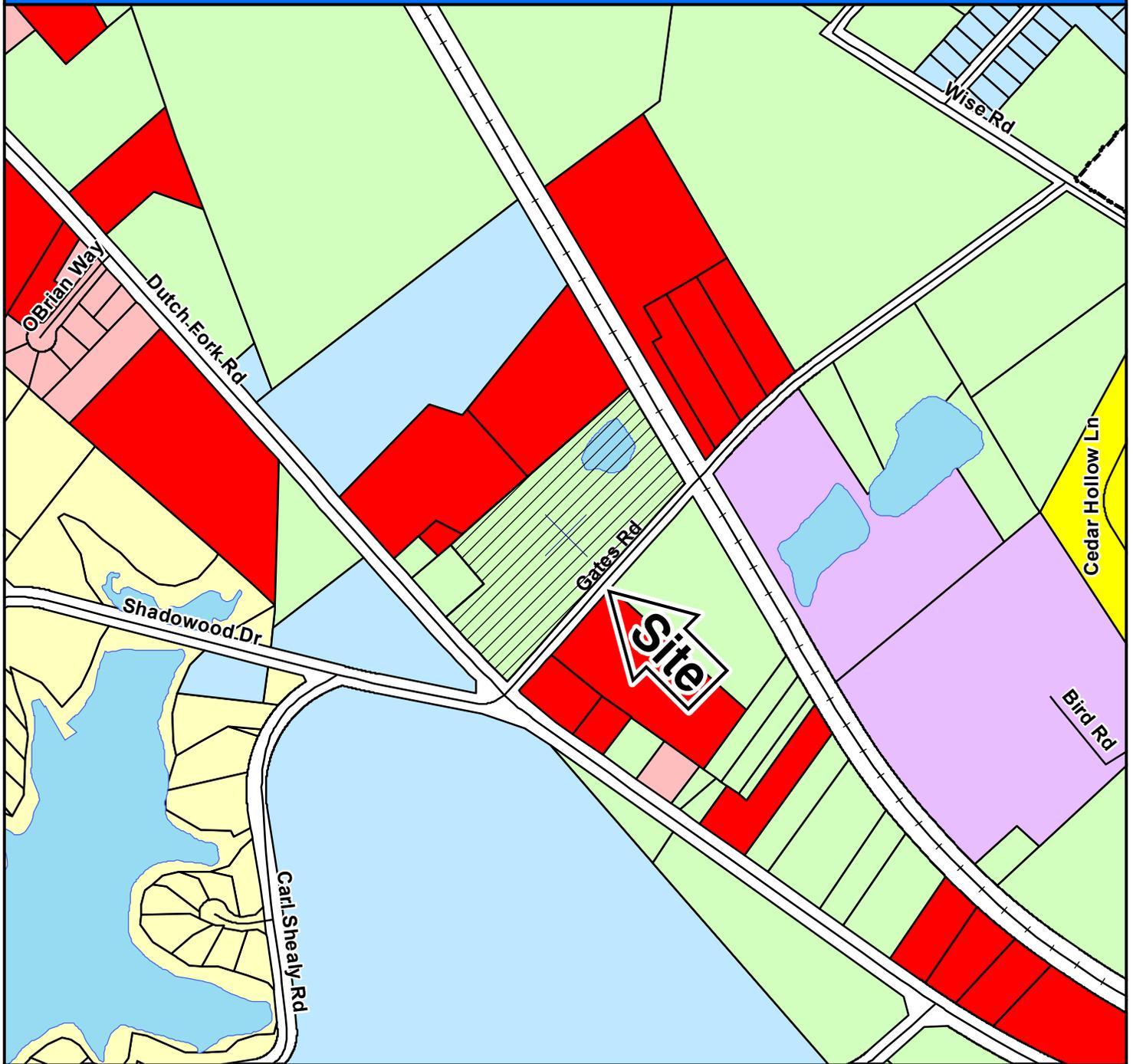
1. Case 17-021 MA
 David Gates
 R02408-02-02
 Dutch Fork Road
 DISTRICT 1 - BILL MALINOWSKI

Case 17-021 MA
RU to GC
TMS R02408-02-02



Case 17-021 MA

RU to GC



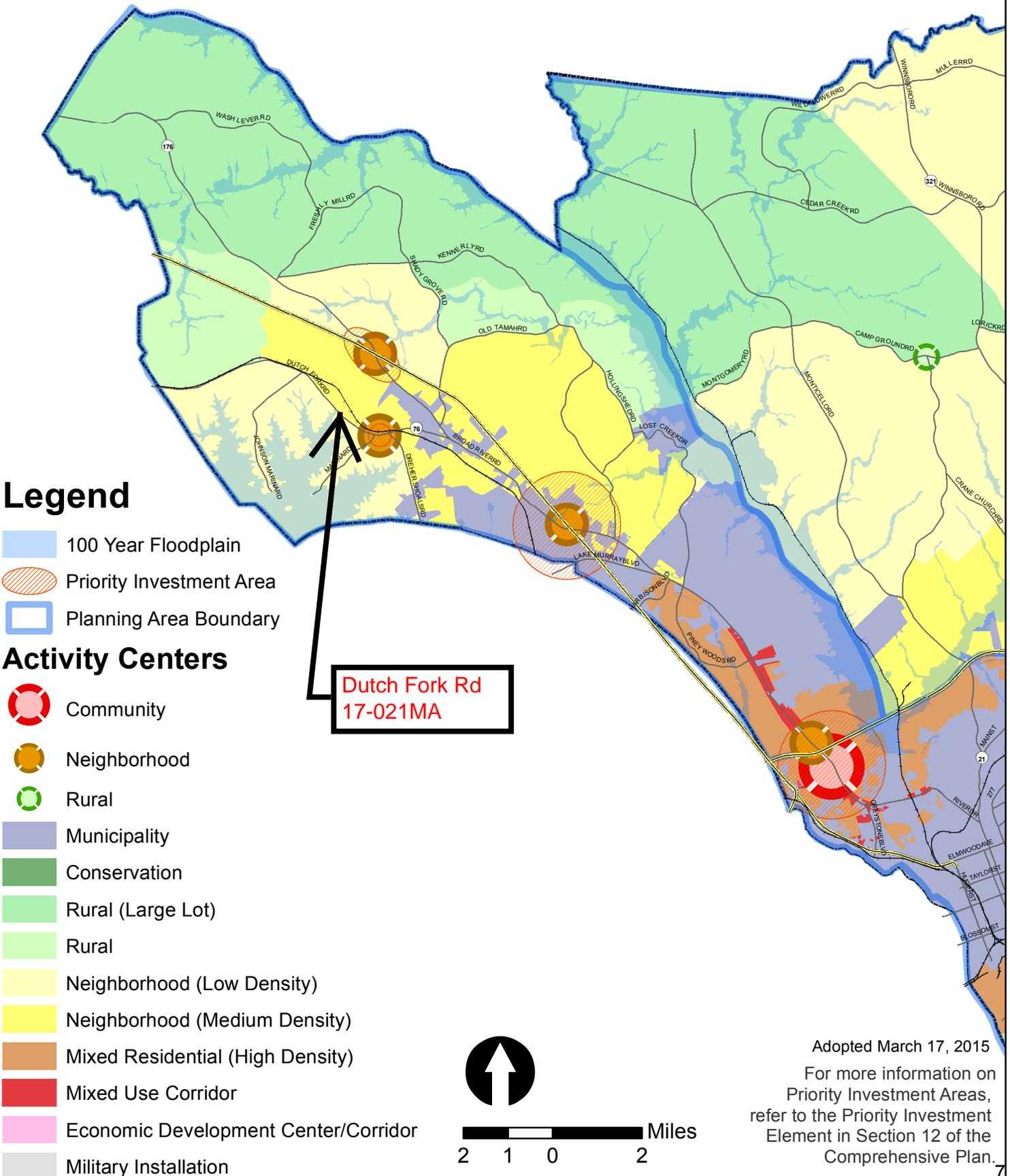
ZONING CLASSIFICATIONS

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	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: October 2, 2017
RC PROJECT: 17-025 MA
APPLICANT: Hugh A. Palmer

LOCATION: Corner of Longtown Road East and Rimer Pond Road

TAX MAP NUMBER: R20500-04-27
ACREAGE: 5.23 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

ND< SIGN POSTING: December 4, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 016-042MA). The case was denied by County Council.

The subject parcel was part of a previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-043MA). The case was denied by County Council.

The subject parcel was also part of another previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

The subject parcel was rezoned from RU to Residential Single-Family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

Zoning History for the General Area

The parcel adjacent east 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 east of the site with frontage along Rimer Pond Road was rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 16-004MA.

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-Family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
North:	RU	Residence
South:	RS-MD/RS-LD	Undeveloped/ Undeveloped
East:	RS-MD	Undeveloped
West:	RU	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Longtown Road East. The site has little slope and is undeveloped except for a telecommunications tower. There are no sidewalks or streetlights along Rimer Pond Road and Longtown Road East. The surrounding area is primarily characterized by an institutional use, residential uses, and undeveloped parcels. North of the site is a large lot residence. The parcels east of the site are part of a residential subdivision (SD13-13). West of the site is Blythewood Middle School. South of the site is undeveloped.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.25 miles northwest of the subject parcel in the Town of Blythewood. 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 Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near

activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #705) located east 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 major 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 #713) located adjacent the subject parcel on Longtown Road East identifies 3,700 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided major 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) "A".

There are no planned or programmed improvements for these sections of Rimer Pond Road or Longtown Road East, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The subject property is located at a traffic junction and near institutional uses.

Staff is of the opinion that the request is in compliance with the objectives for commercial uses as outlined in the Neighborhood Medium Density Future Land Use designation and the proposed rezoning would be consistent with the intentions of the 2015 Comprehensive Plan. Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

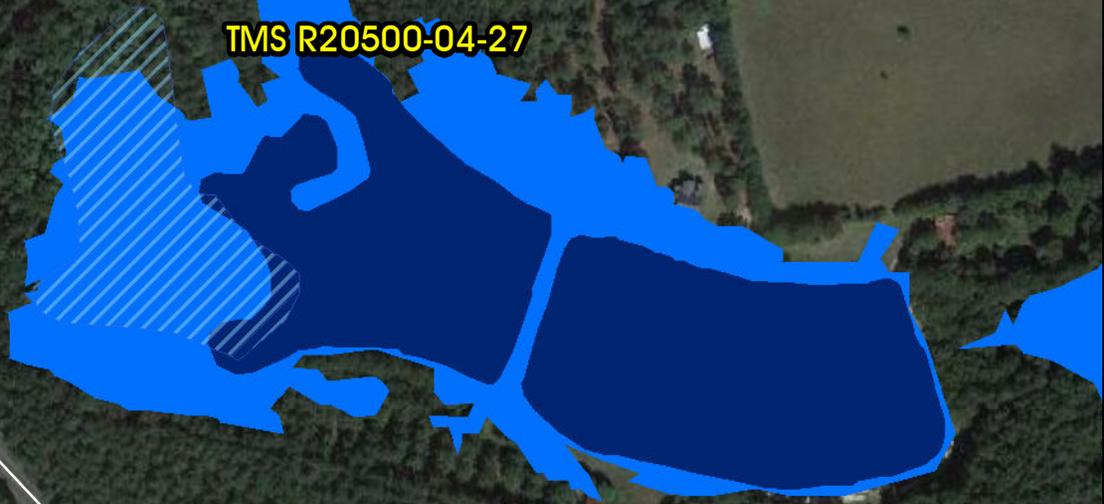
In addition, the intent of the NC District is to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

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

Planning Commission Action

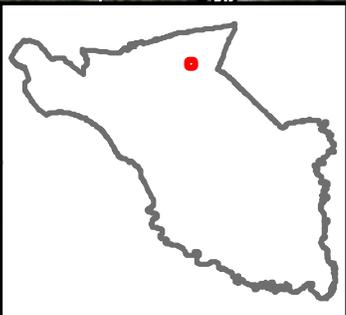
At their meeting on **October 2, 2017**, the Richland County Planning Commission voted 4 to 4 on RC Project # **17-025 MA**. A tie vote for motions regarding recommendations to the County Council is a "no recommendation" vote.

Case 17-025 MA
RS-MD to NC
TMS R20500-04-27



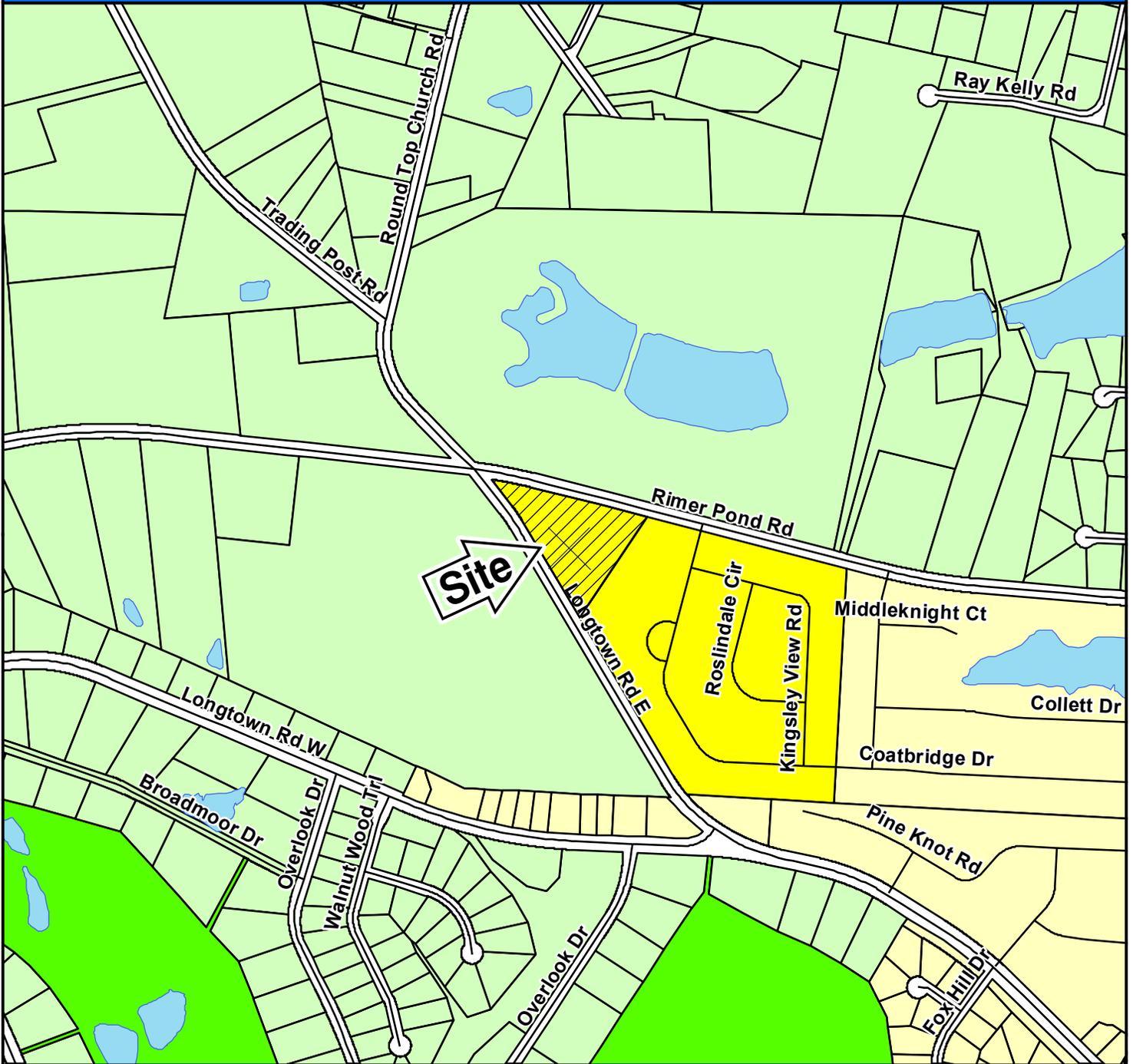
Longtown Rd E ▲ 713

 SPECIAL FLOOD HAZARD AREA
 WETLANDS



Google

Case 17-025 MA RS-MD to NC



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

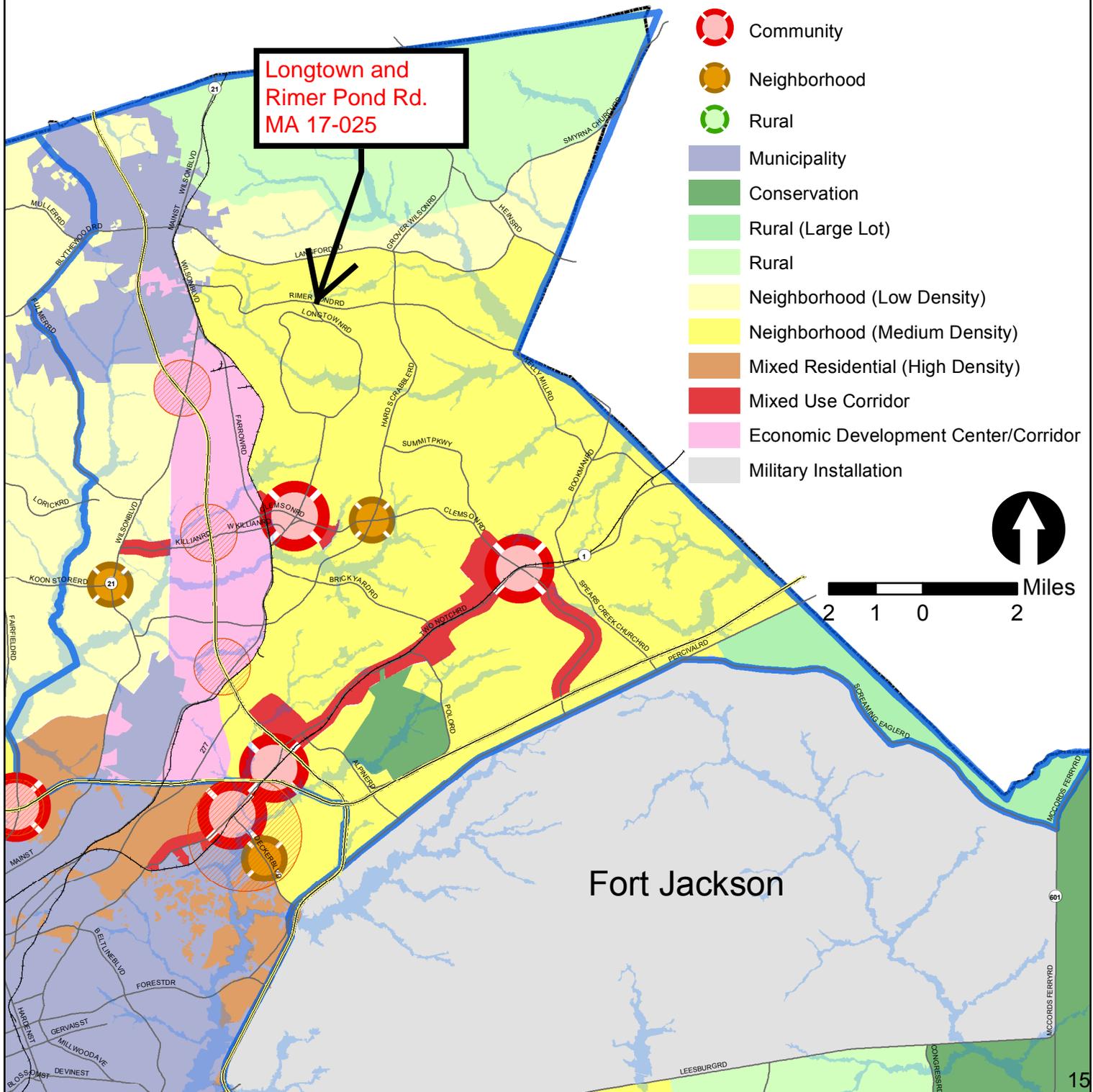


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 2, 2017
RC PROJECT: 17-027 MA
APPLICANT: Robert Beckham Jr.

LOCATION: 1304 Peace Haven Road

TAX MAP NUMBER: R01500-02-09
ACREAGE: 3.23 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RU

ZPH SIGN POSTING: December 4, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was rezoned to Planned Development District in 2006 under case number 06-39MA (ordinance number 095-06HR).

Zoning History for the General Area

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 11-011MA (Ordinance number 053-11HR).

A portion of the Edenbrook subdivision (19.31 acres) south of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) under case number 05-114MA (Ordinance No. 016-06HR). The second portion of the Edenbrook subdivision was rezoned from Neighborhood Commercial District (NC) to RS-MD under case number 12-008MA.

The General Commercial District (GC) parcel to the east of the subject parcel was rezoned from Rural District (RU) under case number 06-19MA (Ordinance No. 062-06HR).

Southeast of the subject parcel is the residential subdivision Foxport. The Foxport subdivision was rezoned from RU District (RU) to Planned Development District (PDD) under case number 03-36MA (Ordinance No. 013-03HR).

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	R.R. R-O-W/RU	Boat Repair (non-conforming)
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has access along Peace Haven Road. Peace Haven Road is a two-lane undivided collector without sidewalks and streetlights. The immediate area is primarily characterized by residential uses and zoning districts north, east and west of the subject site. Located north and west of the site are residences and south of the site is railroad R-O-W. East of the site is undeveloped.

The current PDD zoning allows for heavy equipment storage (no more than eight pieces of heavy equipment at one time), the existing metal building (5,030 square feet), a 907 square foot office trailer and an additional 1,200 square foot storage shed. The hours of operation are also restricted to 6:00am and 8:00pm with heavy equipment movement/transportation being restricted during the school year until 8:00am.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .59 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There are no fire hydrants located along this section of Peace Haven Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.23 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 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Rural***.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #144) located east of the subject parcel on Dutch Fork Road identifies 12,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

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

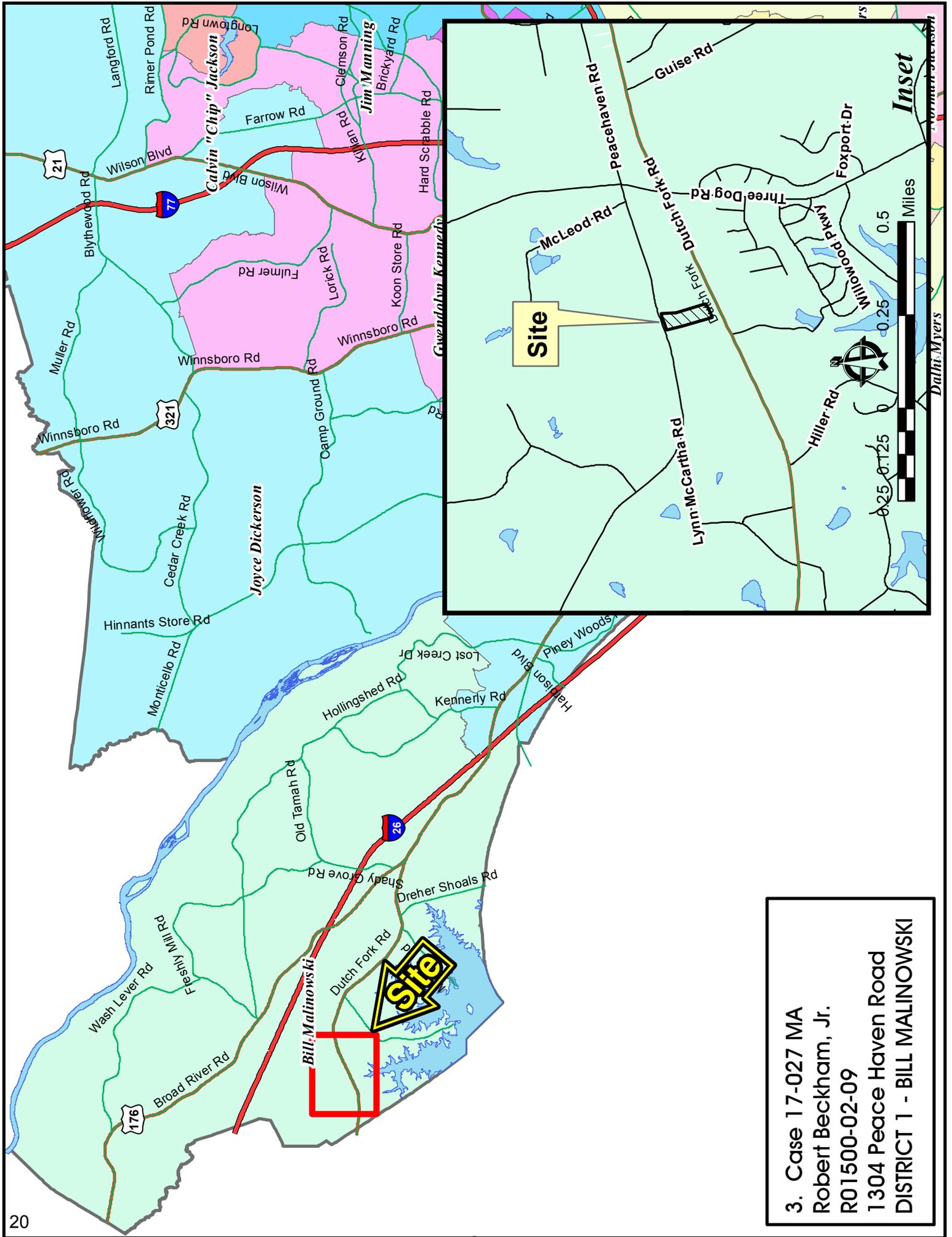
Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. Approval of the requested zoning is not out of character with the existing zoning districts and uses in the area.

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

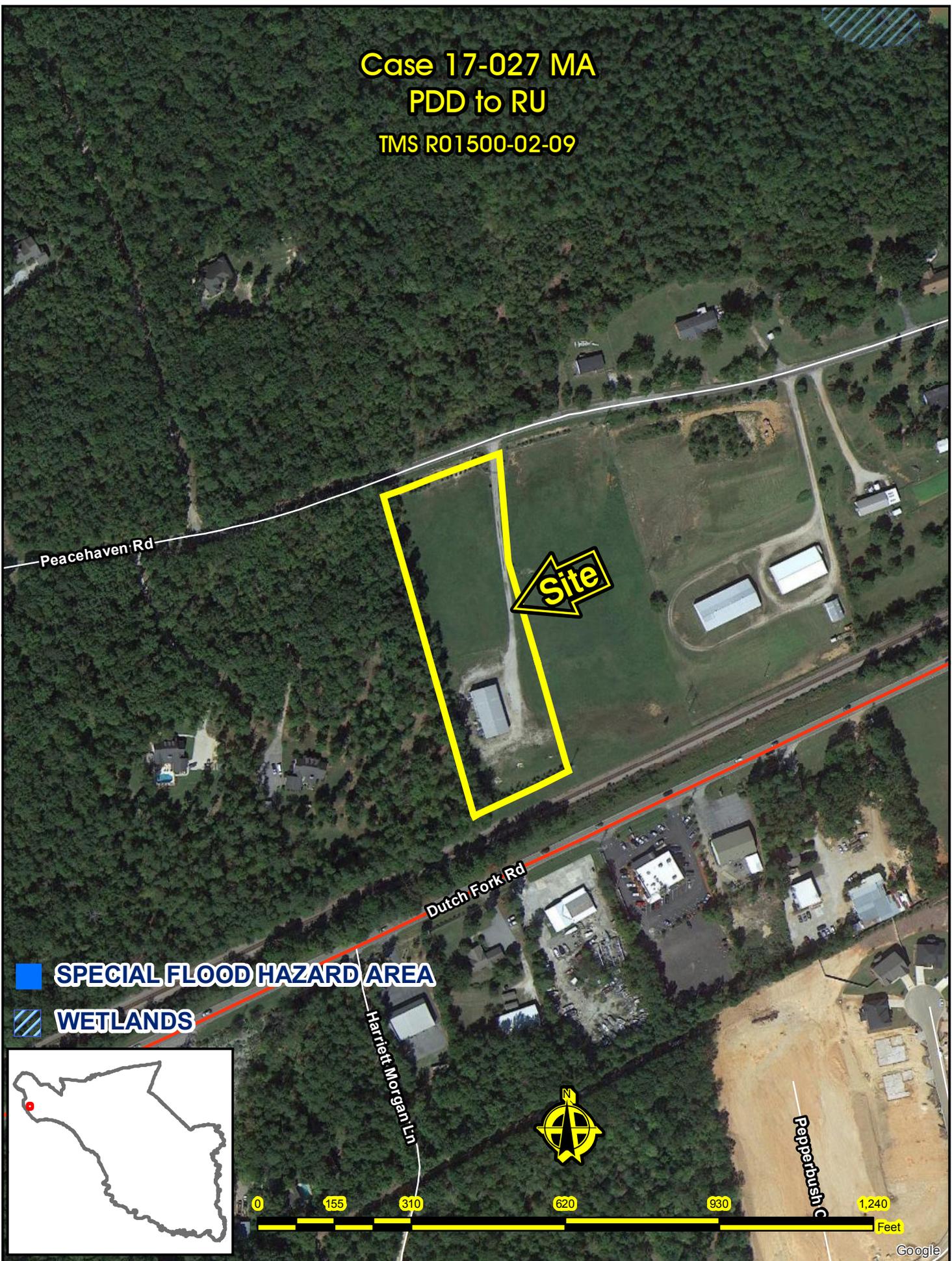
Planning Commission Action

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 # **17-027 MA**.

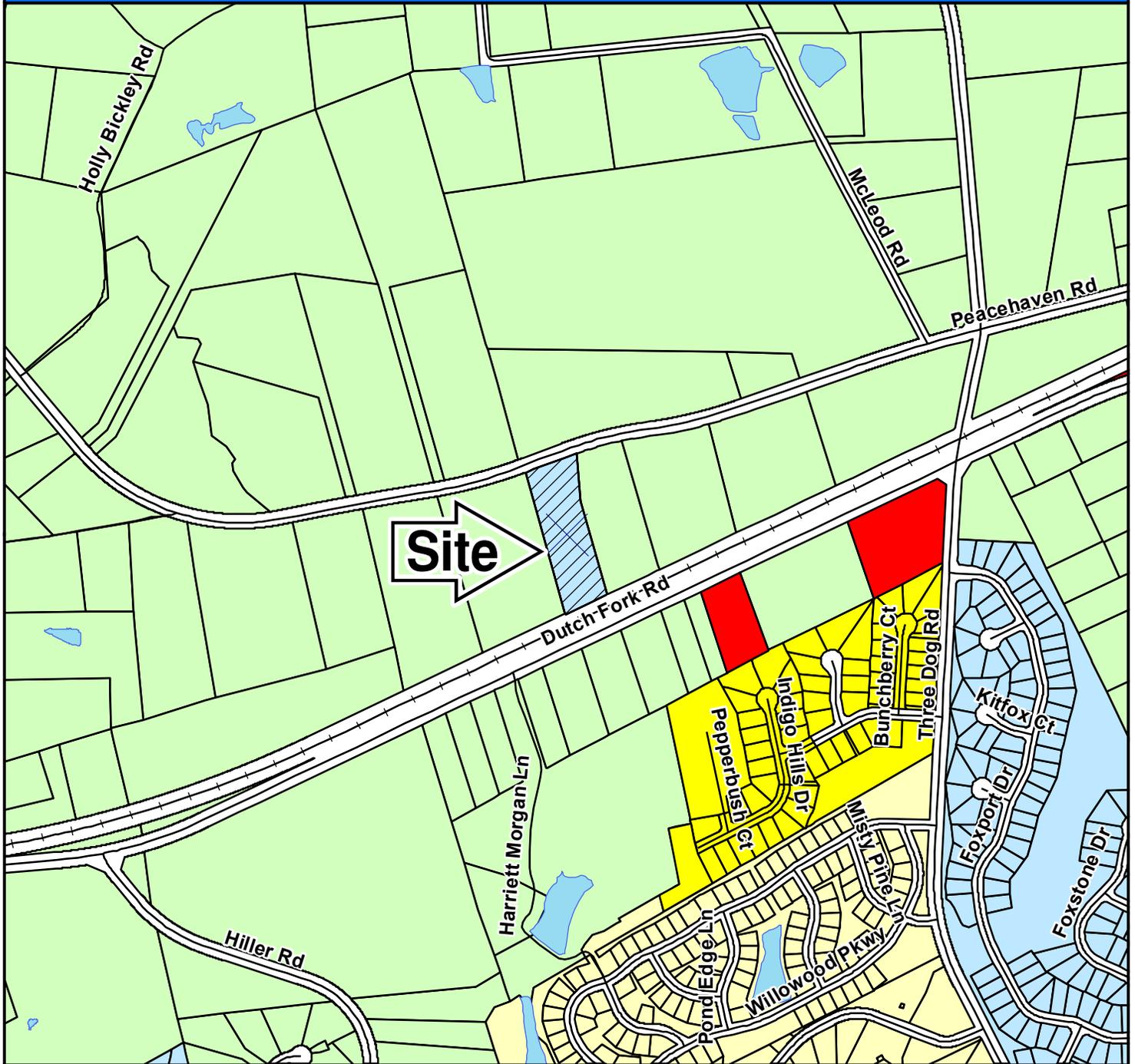


3. Case 17-027 MA
 Robert Beckham, Jr.
 R01500-02-09
 1304 Peace Haven Road
 DISTRICT 1 - BILL MALINOWSKI

Case 17-027 MA
PDD to RU
TMS R01500-02-09



Case 17-027 MA PDD to RU



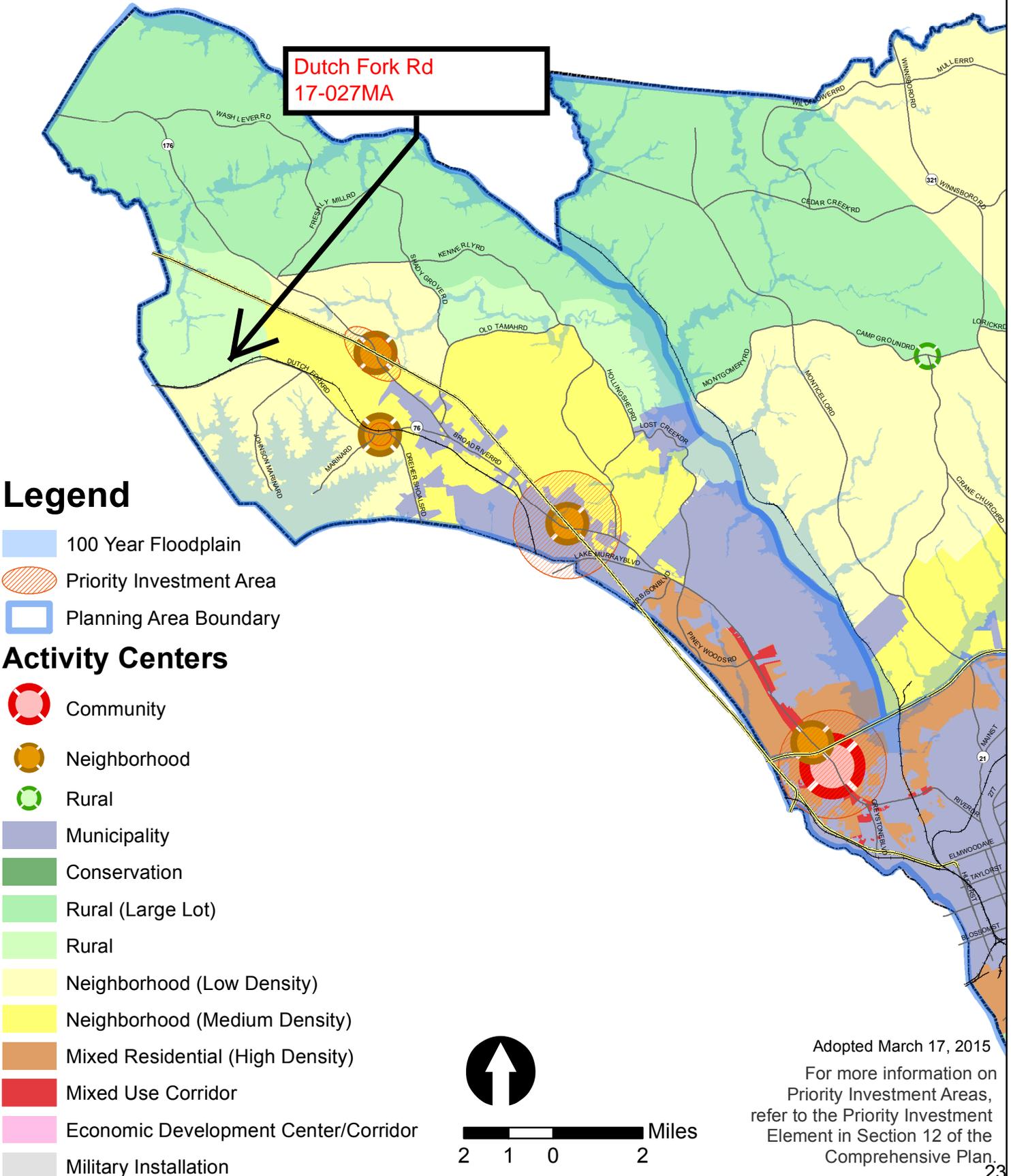
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: 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: December 4, 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.

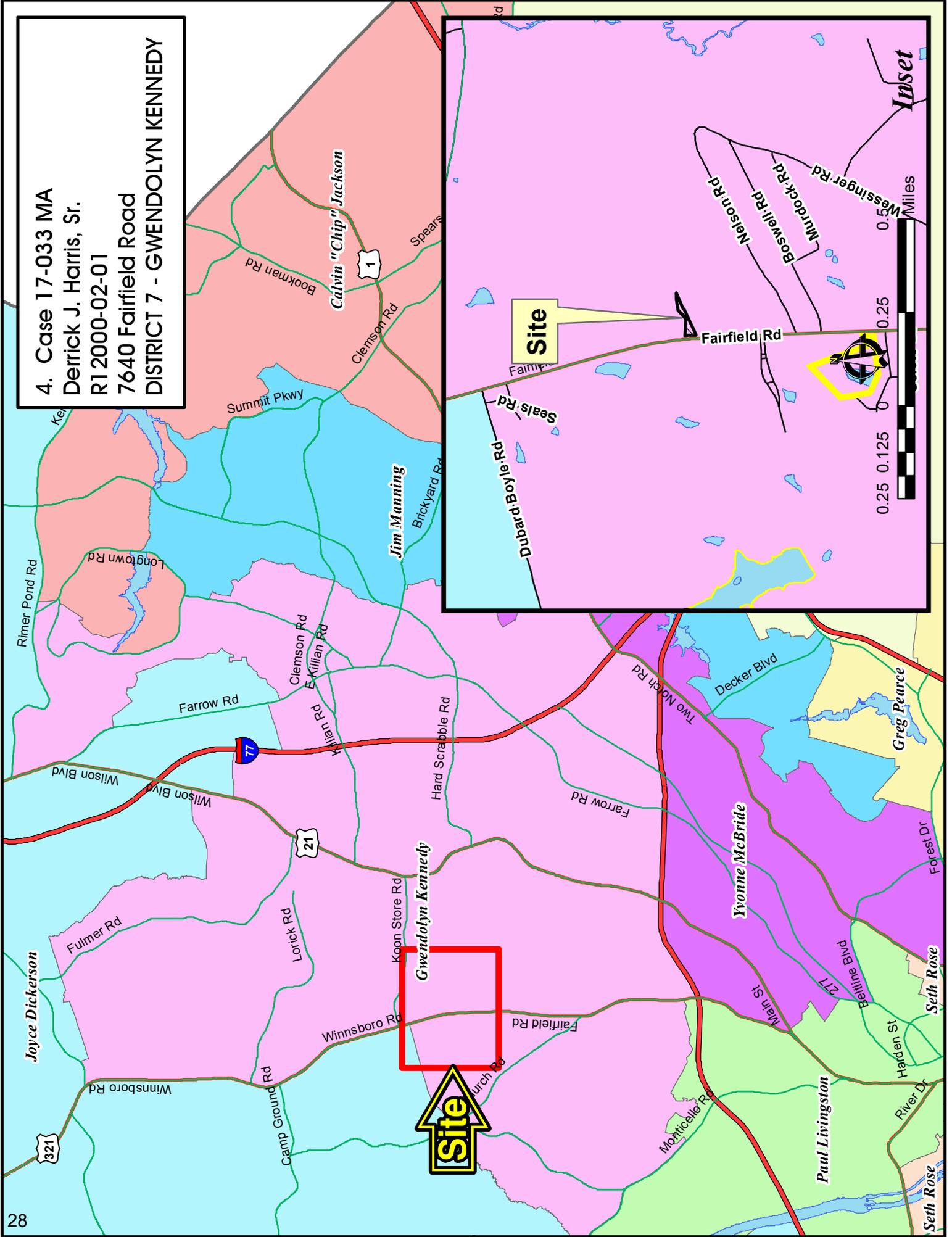
Planning Commission Action

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**.

4. Case 17-033 MA
Derrick J. Harris, Sr.
R12000-02-01
7640 Fairfield Road
DISTRICT 7 - GWENDOLYN KENNEDY

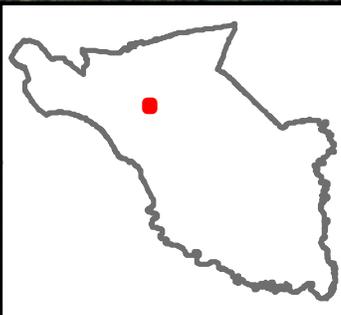


Case 17-033 MA
RU to LI
TMS R12000-02-01

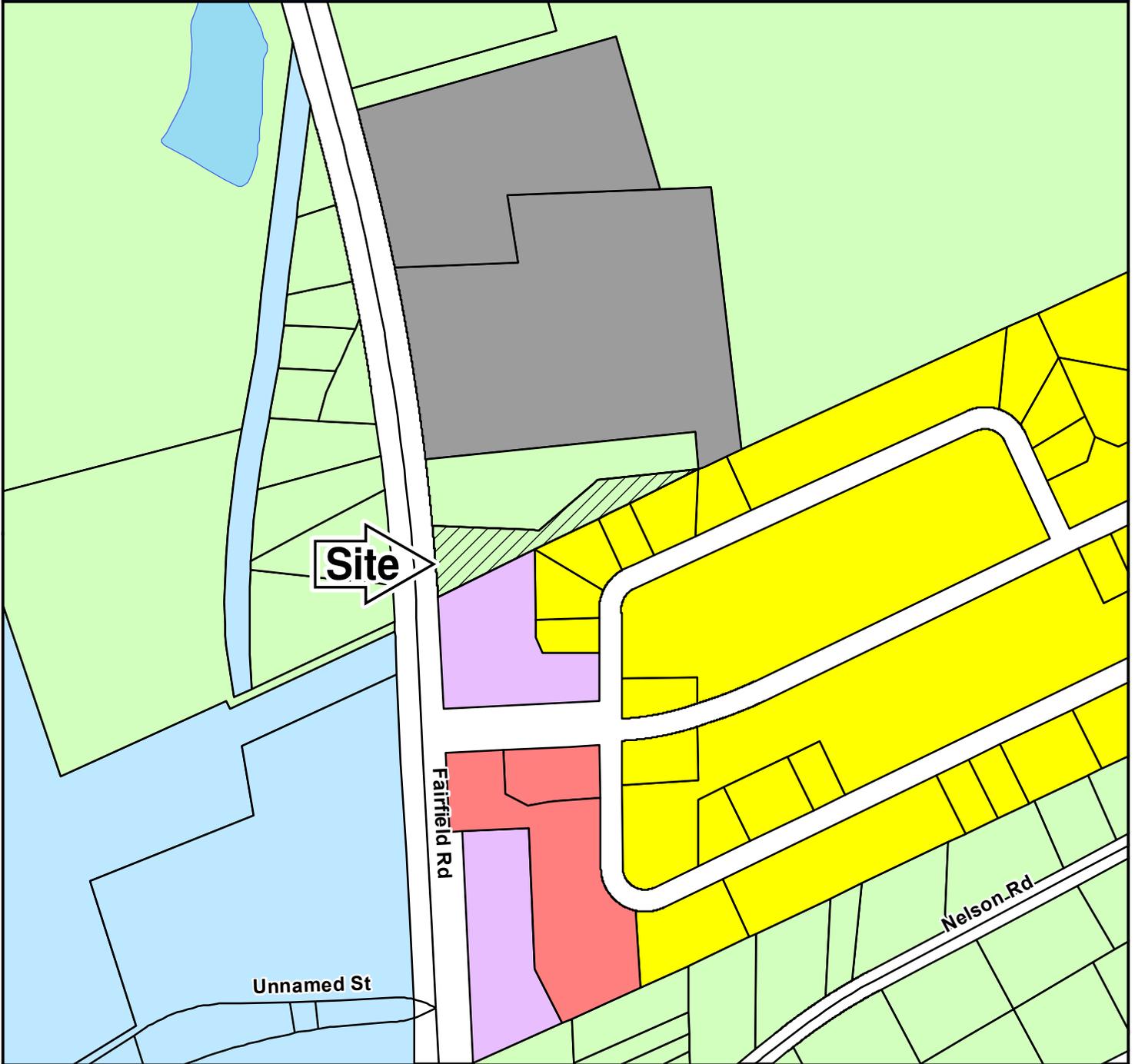
Site

 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Case 17-033 MA RU to LI



ZONING CLASSIFICATIONS

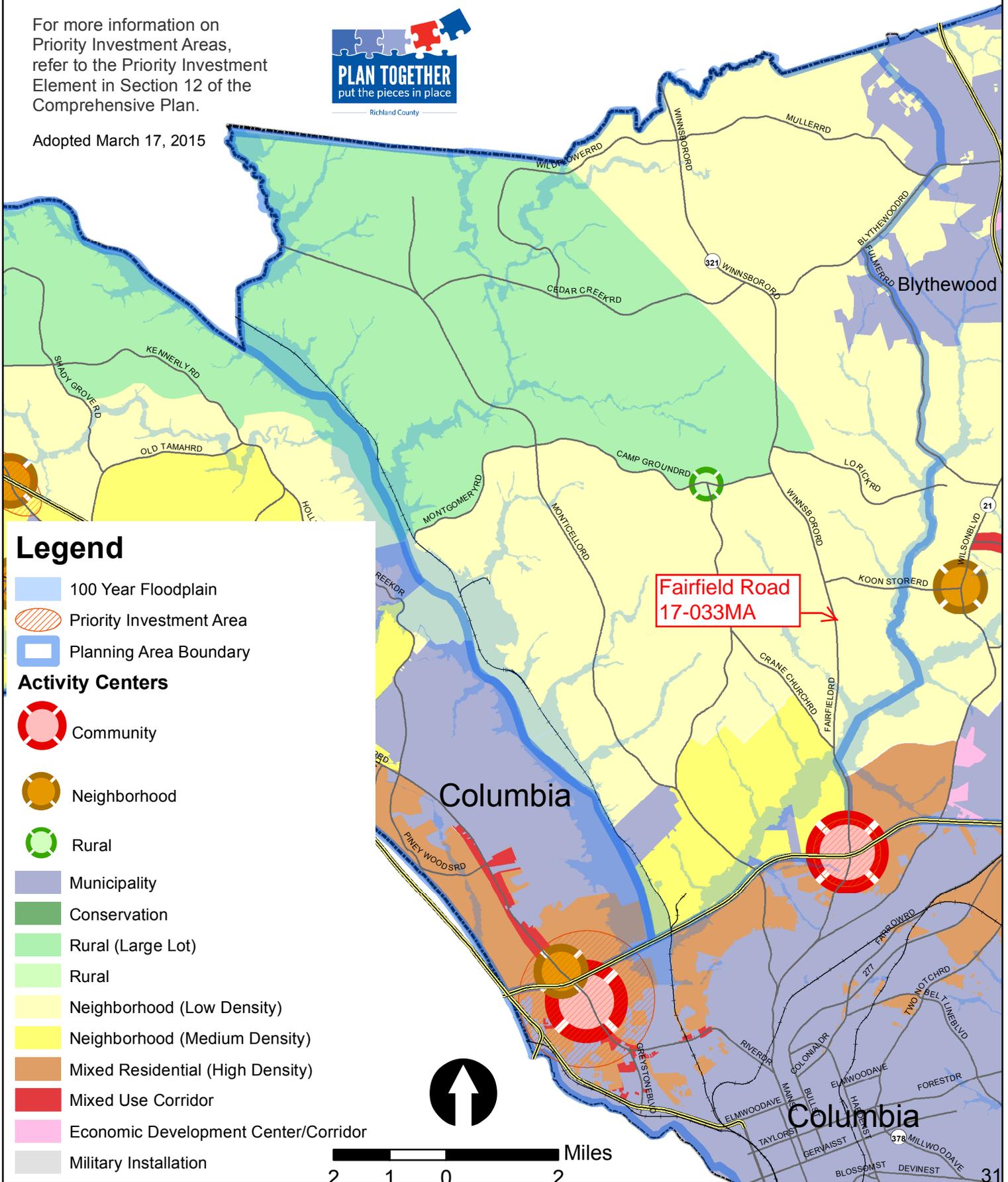
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

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: December 4, 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
<u>North:</u>	PDD	Offices
<u>South:</u>	PDD/RS-LD	Summit Common area/Single-family dwellings
<u>East:</u>	PDD	Single-family dwellings
<u>West:</u>	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 allows for a library. The following additional uses are proposed for the site:

- | | |
|---|--|
| 1. Continued Care Retirement Communities | 20. Schools, Fine Arts Instruction |
| 2. Clubs or Lodges | 21. Schools, Junior Colleges |
| 3. Martial Arts Instructional Schools | 22. Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools) |
| 4. Physical Fitness Centers | 23. Schools, Technical and Trade (Except Truck Driving) |
| 5. Ambulance Services, Emergency | 24. Accounting, Tax Preparation, Bookkeeping, and Payroll Services |
| 6. Ambulance Services, Transport | 25. Advertising, Public Relations, and Related Agencies |
| 7. Community Food Services | 26. Automatic Teller Machines |
| 8. Day Care, Adult, Home Occupation (5 or Fewer) | 27. Banks, Finance, and Insurance Offices |
| 9. Fire Stations | 28. Bed and Breakfast Homes/Inns |
| 10. Government Offices | 29. Computer Systems Design and Related Services |
| 11. Hospitals | 30. Clothing Alterations/Repairs; Footwear Repairs |
| 12. Libraries | 31. Construction, Building, General Contracting, without Outside Storage |
| 13. Museums and Galleries | 32. Employment Services |
| 14. Nursing and Convalescent Homes | 33. Engineering, Architectural, and Related Services |
| 15. Places of Worship | 34. Exterminating and Pest Control Services |
| 16. Police Stations, Neighborhood | |
| 17. Post Offices | |
| 18. Schools, Administrative Facilities | |
| 19. Schools, Business, Computer and Management Training | |

- | | |
|--|---|
| <ul style="list-style-type: none"> 35. Management, Scientific, and Technical Consulting Services 36. Medical/Health Care Offices 37. Medical, Dental or Related Laboratories 38. Office Administrative and Support Services, Not Otherwise Listed 39. Packaging and Labeling Services 40. Picture Framing Shops 41. Professional, Scientific, and Technical Services, Not Otherwise Listed 42. Real Estate and Leasing Offices 43. Rental Centers, without Outside Storage 44. Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics 45. Travel Agencies (without Tour Buses or Other Vehicles) | <ul style="list-style-type: none"> 46. Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) 47. Watch and Jewelry Repair Shops 48. Weight Reducing Centers 49. Art Dealers 50. Drugstores, Pharmacies, with Drive-Thru 51. Office Supplies and Stationery Stores 52. Restaurant, Full Service (Dine-In Only) 53. Restaurants, Limited Service (Delivery, Carry Out) 54. Radio and Television Broadcasting Facilities (Except Towers) 55. Utility Company Offices |
|--|---|

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.

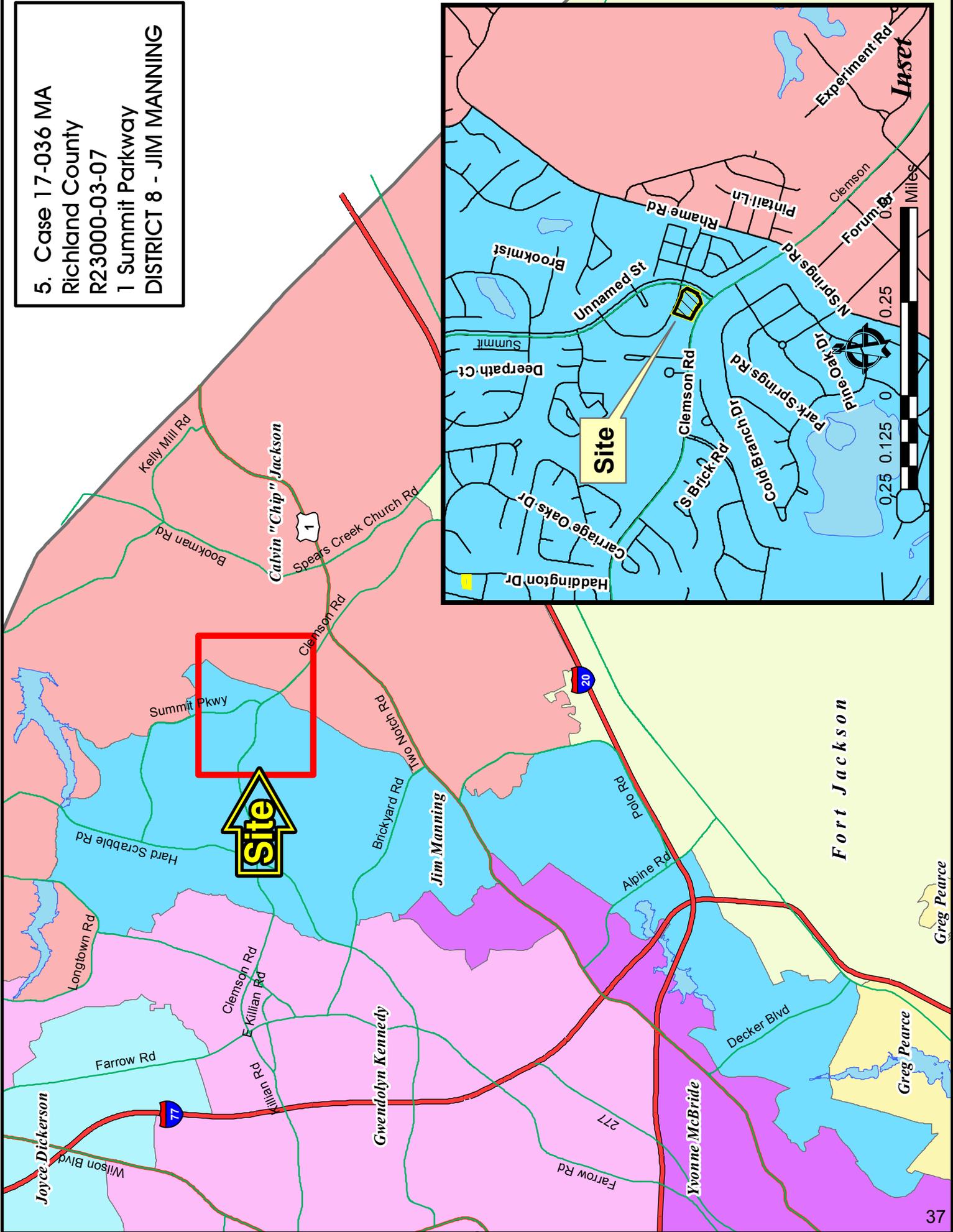
Approval of the rezoning request would be in character with the existing surrounding development pattern and uses.

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 PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-036 MA**.

5. Case 17-036 MA
Richland County
R23000-03-07
1 Summit Parkway
DISTRICT 8 - JIM MANNING

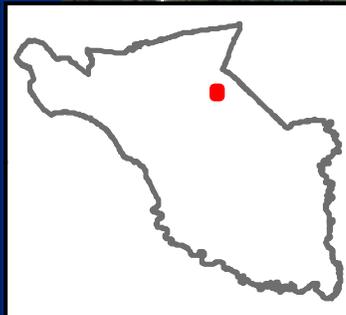


Case 17-036 MA
PDD to PDD
TMS R23000-03-07



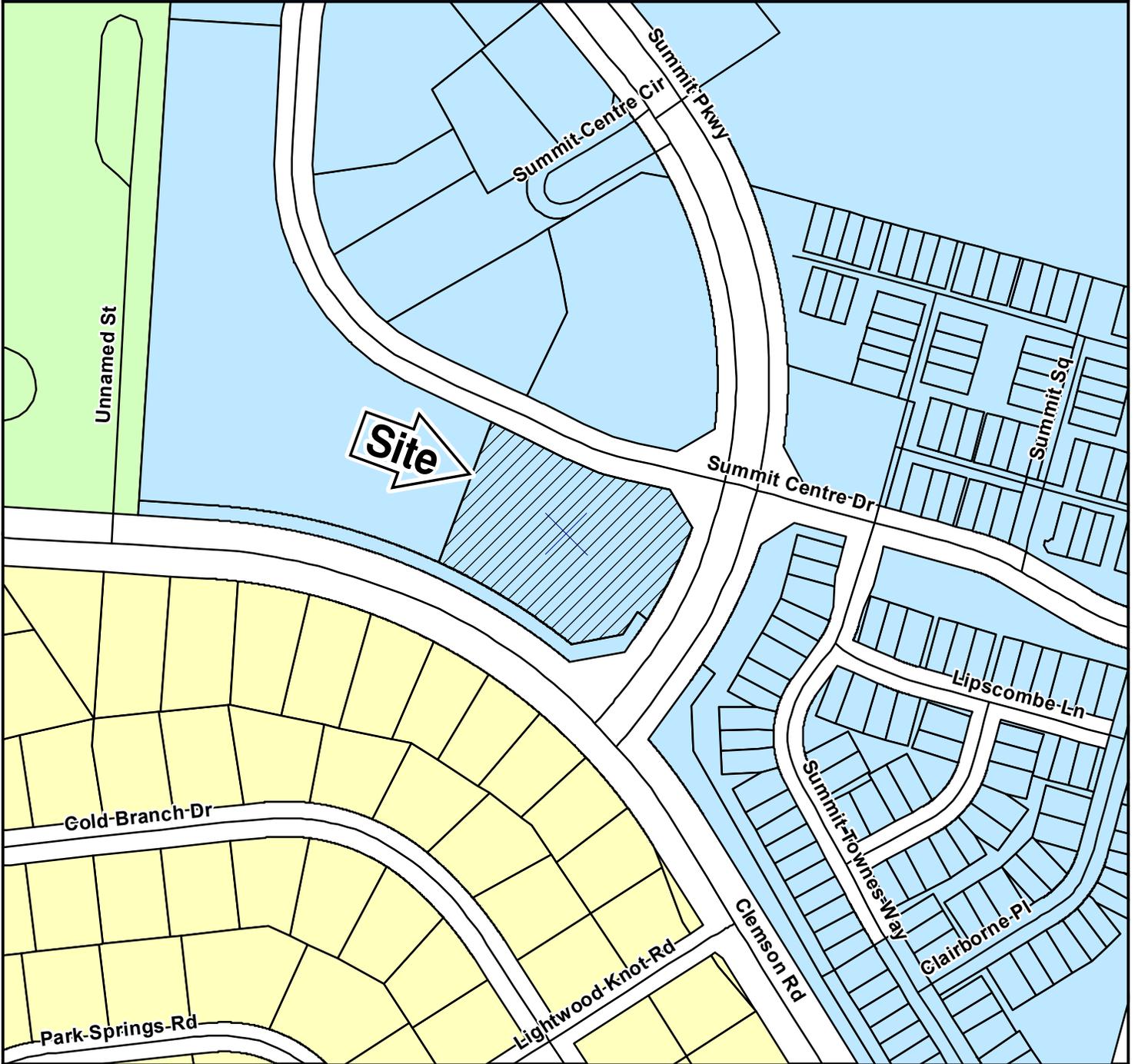
 **SPECIAL FLOOD HAZARD AREA**

 **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		
	CC-4		RR		RS-HD		OI		M-1		RU		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

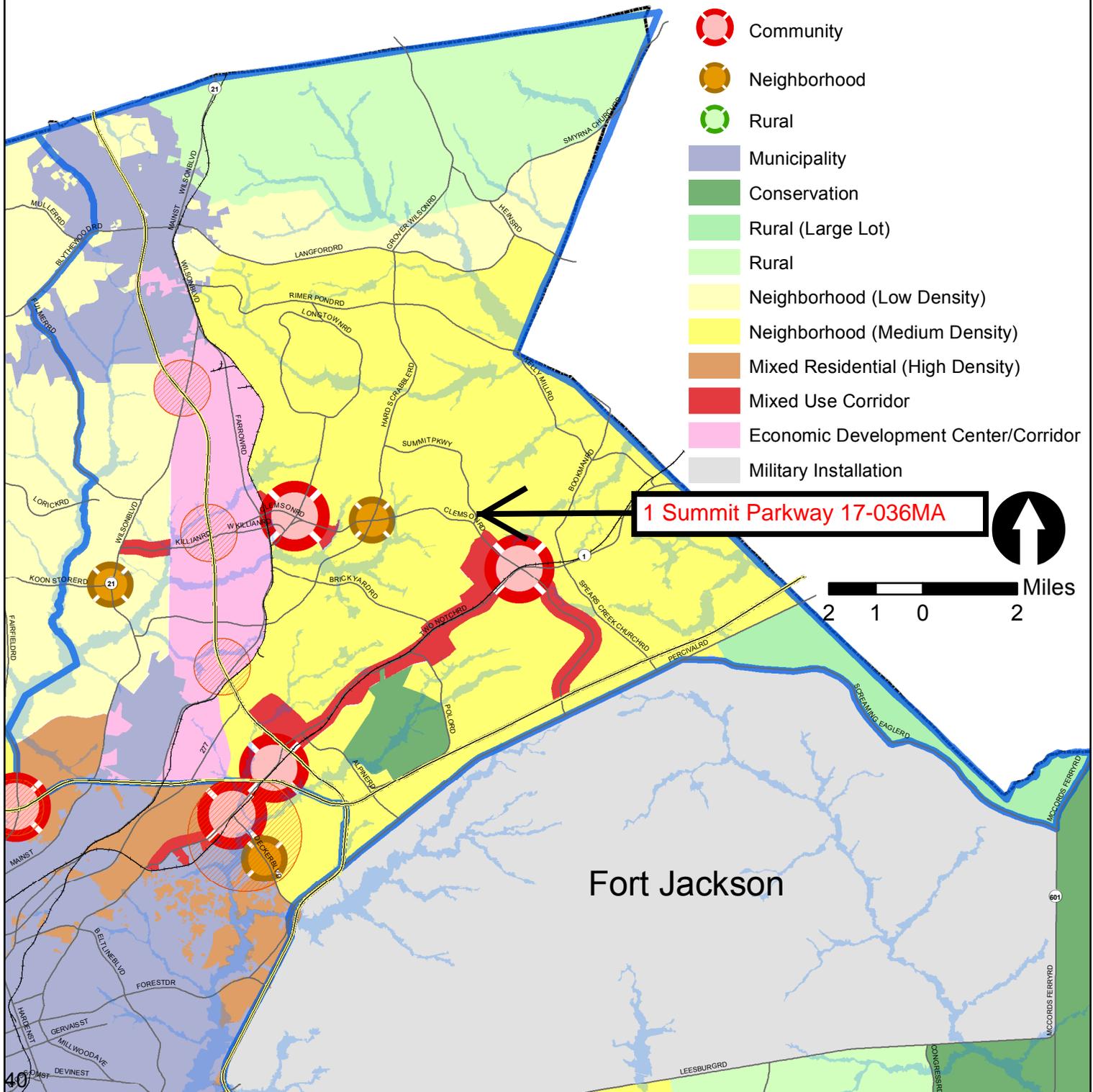


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



1 Summit Parkway 17-036MA



Fort Jackson



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-038 MA
APPLICANT: Jermaine Johnson

LOCATION: 7901 Richard Street & Winfield Road

TAX MAP NUMBER: R16212-12-01
ACREAGE: .25 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

ND< SIGN POSTING: ""8 YW'a VYf' (, 2017

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District. With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD).

Zoning History for the General Area

The Manufactured Home District (MH) parcels northeast of the site with frontage along Basil Street and Whitlock Street were rezoned from Residential Single-Family Medium Density District (RS-MD) to Manufactured Home District (MH) under case number 90-034MA.

The Manufactured Home District (MH) parcels south of the site with frontage along Winfield Road was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case numbers 96-008MA and 98-034MA.

The Manufactured Home District (MH) parcel northeast of the site with frontage along Richard Street was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case number 98-051MA.

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

Discussion

Parcel/Area Characteristics

The parcel has frontage along Richard Street and Winfield Road. The parcel is undeveloped, but has a brick structure. Winfield Road is a two lane local road without sidewalks or street lamps. Richard Street is a two lane local road with sidewalks along one side. The immediate area is primarily characterized by residential uses and zoning districts north and south of the site. West and east of the site are residentially zoned parcels that are undeveloped. Further east of the site is a Light Industrial District (M-1) parcel with a manufacturing use.

Public Services

The subject parcels are within the boundaries of Richland School District One. Mill Creek Elementary School is located 1.6 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcels.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Character

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

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and

industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #378) located west of the subject parcel on Atlas Road identifies 13,300 Average Daily Trips (ADT's). The ADT's is the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT. Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas Road is currently operating at Level of Service (LOS) "E".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for this section of Bluff 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 outlined in the Comprehensive Plan.

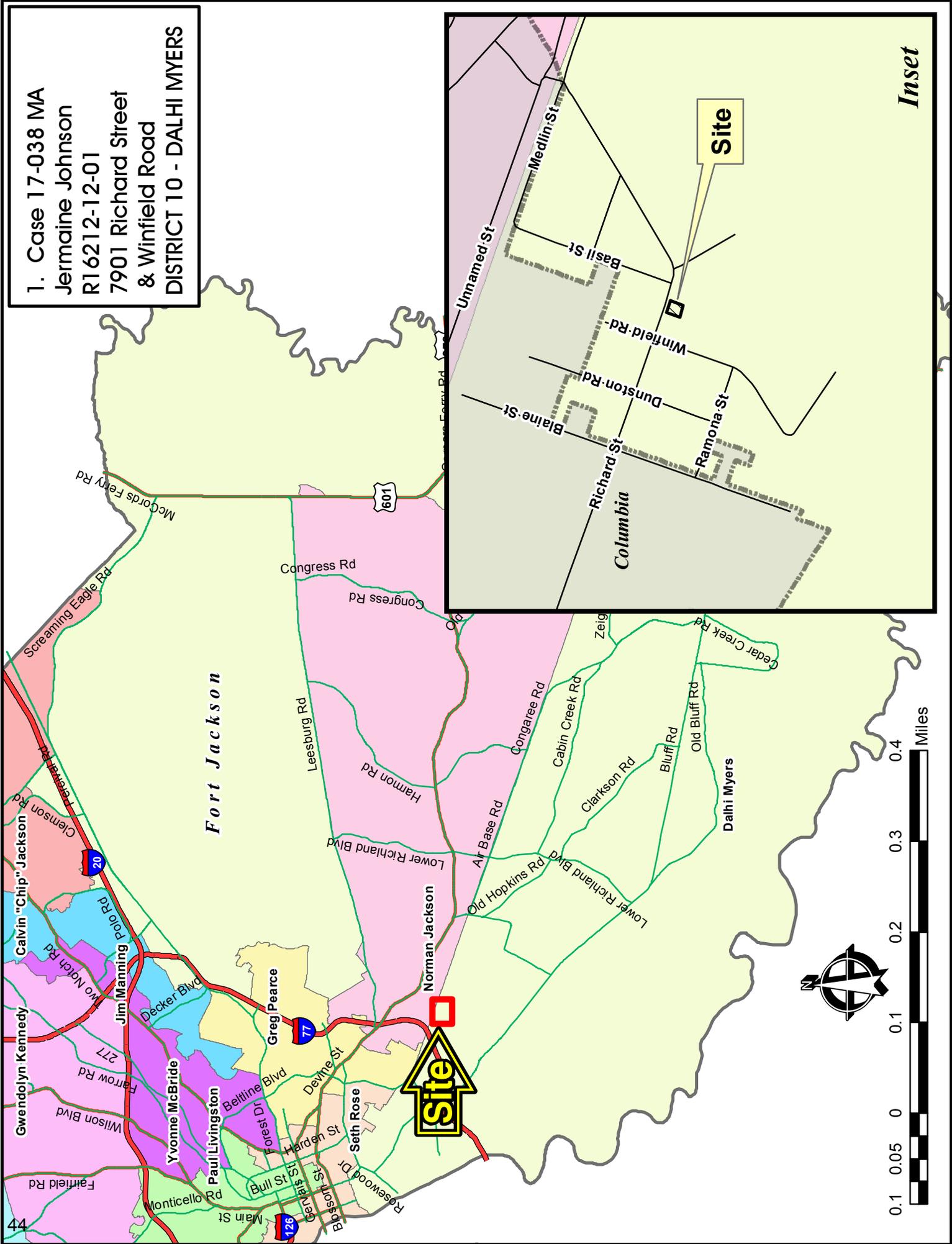
According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and commercial and office uses in locations that will minimally affect surrounding properties. The encroachment of the proposed commercial district could adversely impact the surrounding residential uses and zoning districts.

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

Planning Commission Action

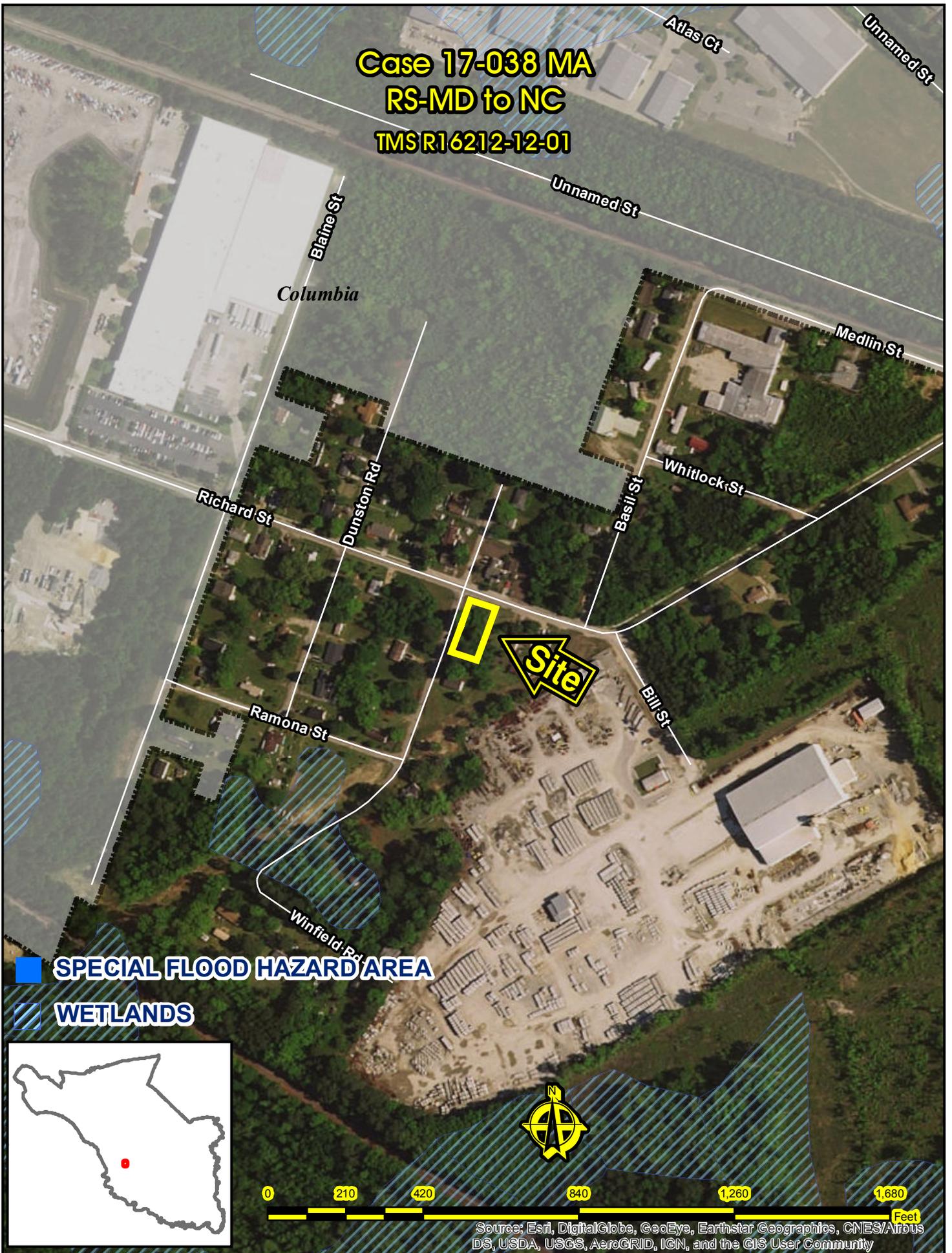
At their **December 4, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 17-038 MA.

1. Case 17-038 MA
 Jermaine Johnson
 R16212-12-01
 7901 Richard Street
 & Winfield Road
 DISTRICT 10 - DALHI MYERS

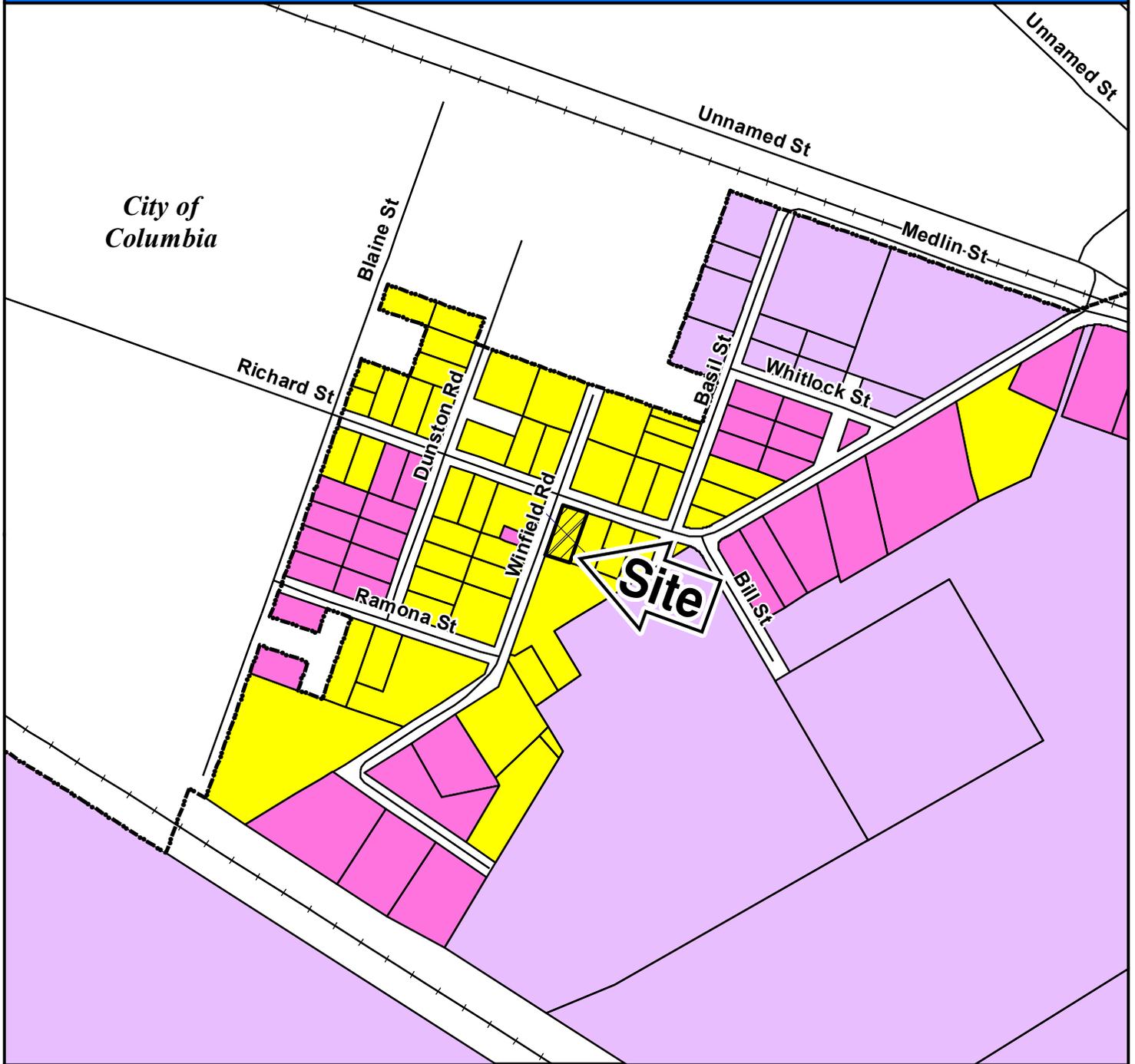


Inset

**Case 17-038 MA
RS-MD to NC
TMSR16212-12-01**



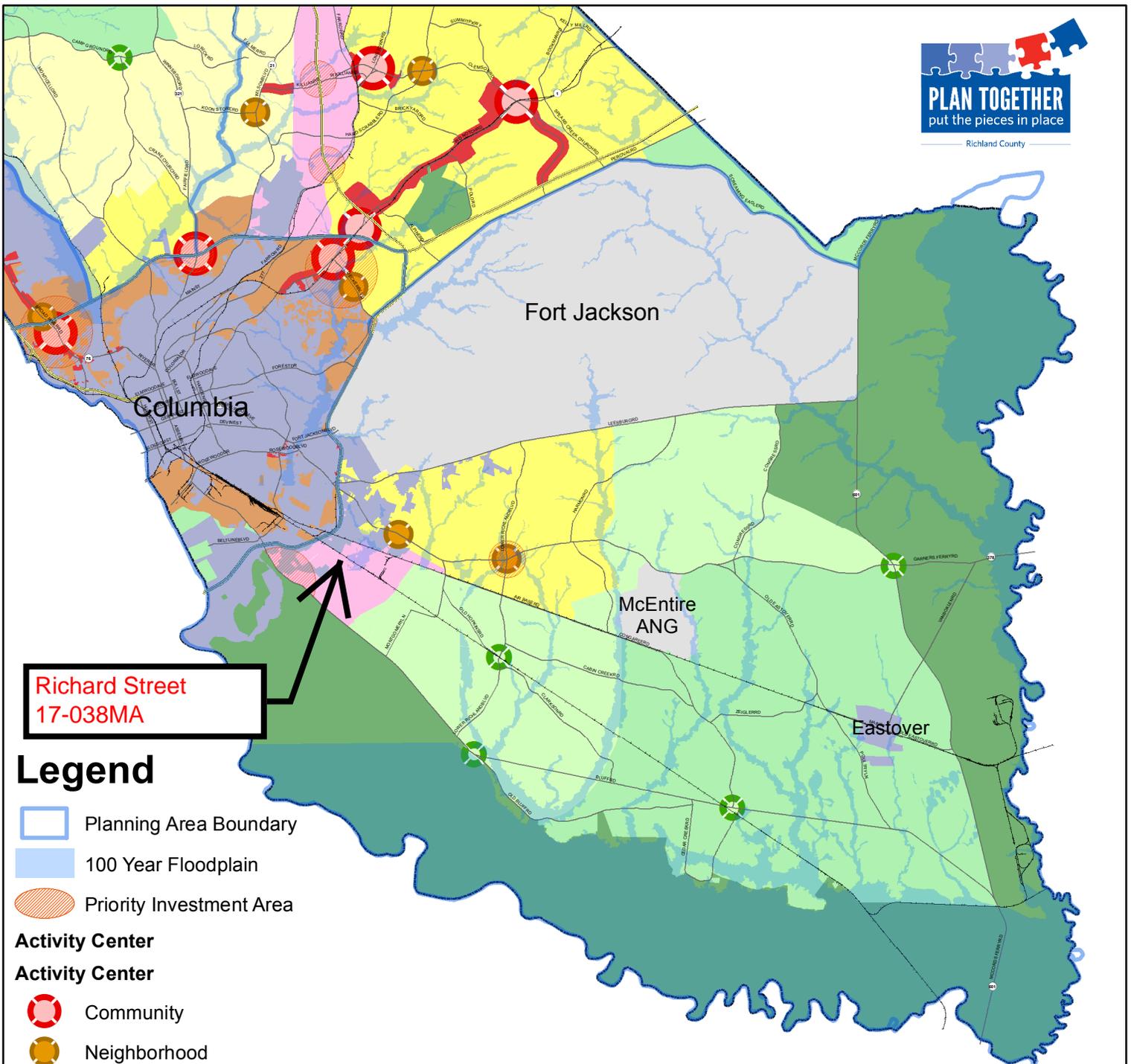
Case 17-038 MA RS-MD to NC



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		





Richard Street
17-038MA

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

Miles
4 2 0 4 47



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-039MA
APPLICANT: Troy Berry

LOCATION: 1215 North Brickyard Road

TAX MAP NUMBER: R20100-05-01 & 02
ACREAGE: 2 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

ND< SIGN POSTING: ****8 YW@a VYf` (, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Homestead subdivision parcels zoned Residential Single-family Medium Density District (RS-MD), located northeast of the site with frontage along North Brickyard, was rezoned from Rural District (RU) under case number 96-048MA.

The Planned Development District (PDD) parcel northwest of the site with frontage on North Brickyard were rezoned under case number 03-034MA.

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
North:	RS-LD/RS-LD	Residence/Residence
South:	RS-LD	Undeveloped
East:	RS-LD/ RS-LD	Undeveloped/ Residence
West:	RS-LD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along North Brickyard Road. One parcel is undeveloped. The other parcel contains a single family structure. North Brickyard Road is a two lane collector road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North and east of the site are residentially zoned parcels with single family structures. South and west of the site are undeveloped residentially zoned parcels.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located .86 miles north of the subject parcels on Clemson Road. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of North Brickyard Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.04 miles northwest of the subject parcels.

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

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 #460) located east of the subject parcel on N Brickyard Road identifies 6,900 Average Daily Trips (ADT's). N Brickyard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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

The section of Hard Scrabble Road to the east of the subject site 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).

Conclusion

The request **does not** meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as N Brickyard is classified as a two lane undivided collector. In addition, it does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request would initiate the spread of commercial zoning into an area where a more suitable transitional zoning may be more appropriate.

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

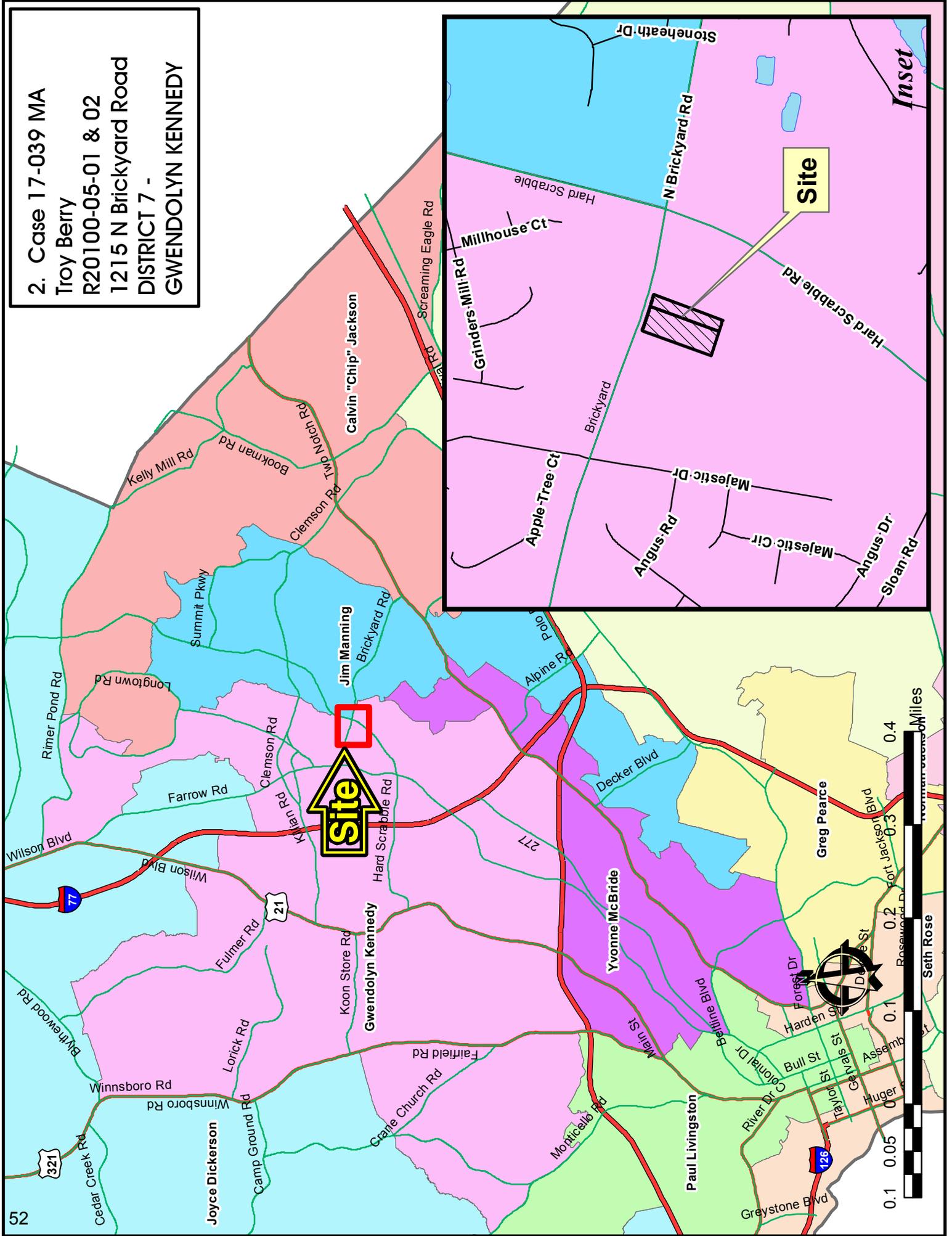
Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- The area is still sitting as fundamentally rural
- Neighborhood Commercial is appropriate in this location.

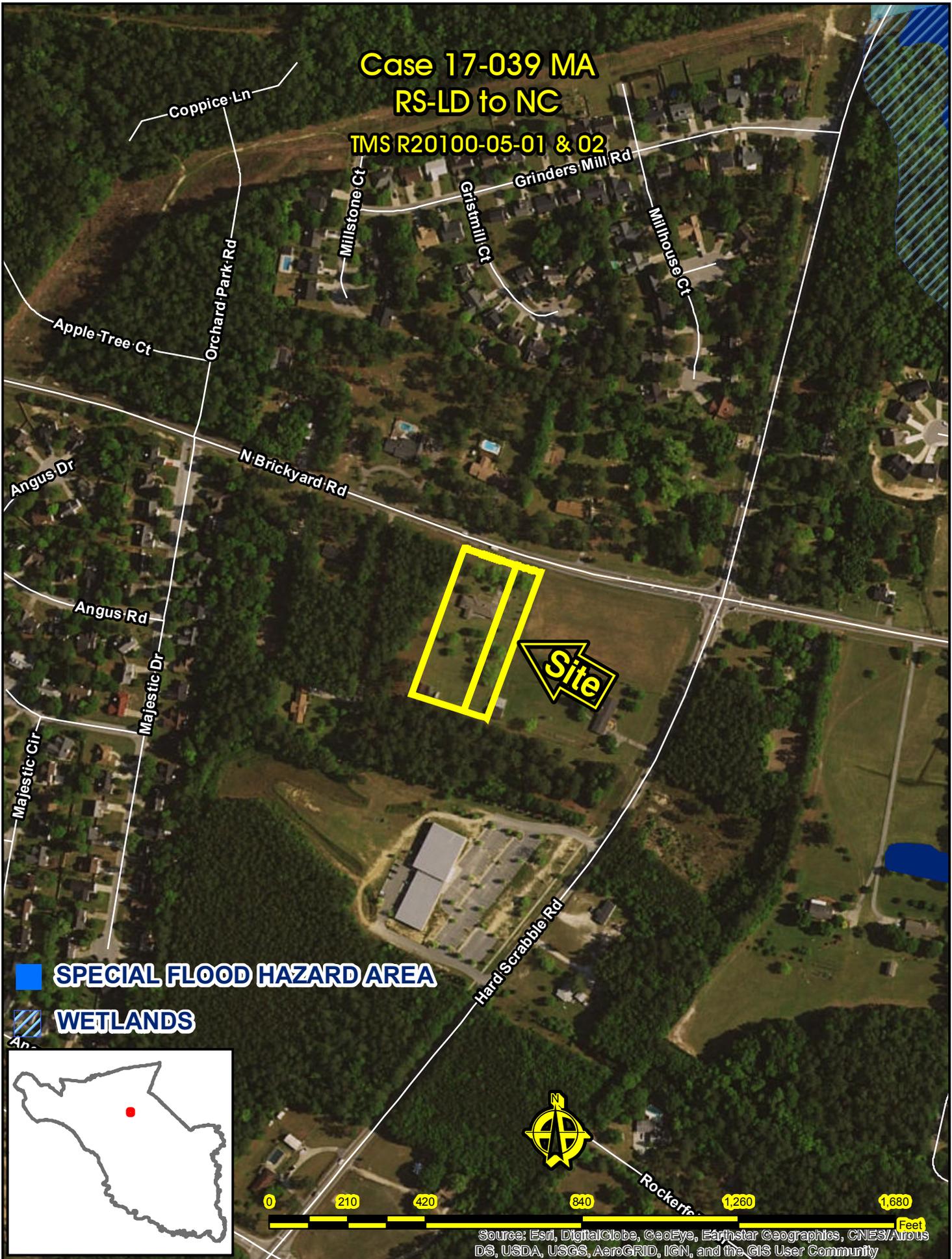
The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-039 MA**.

2. Case 17-039 MA
 Troy Berry
 R20100-05-01 & 02
 1215 N Brickyard Road
 DISTRICT 7 -
 GWENDOLYN KENNEDY



**Case 17-039 MA
RS-LD to NC**

TMSR20100-05-01 & 02



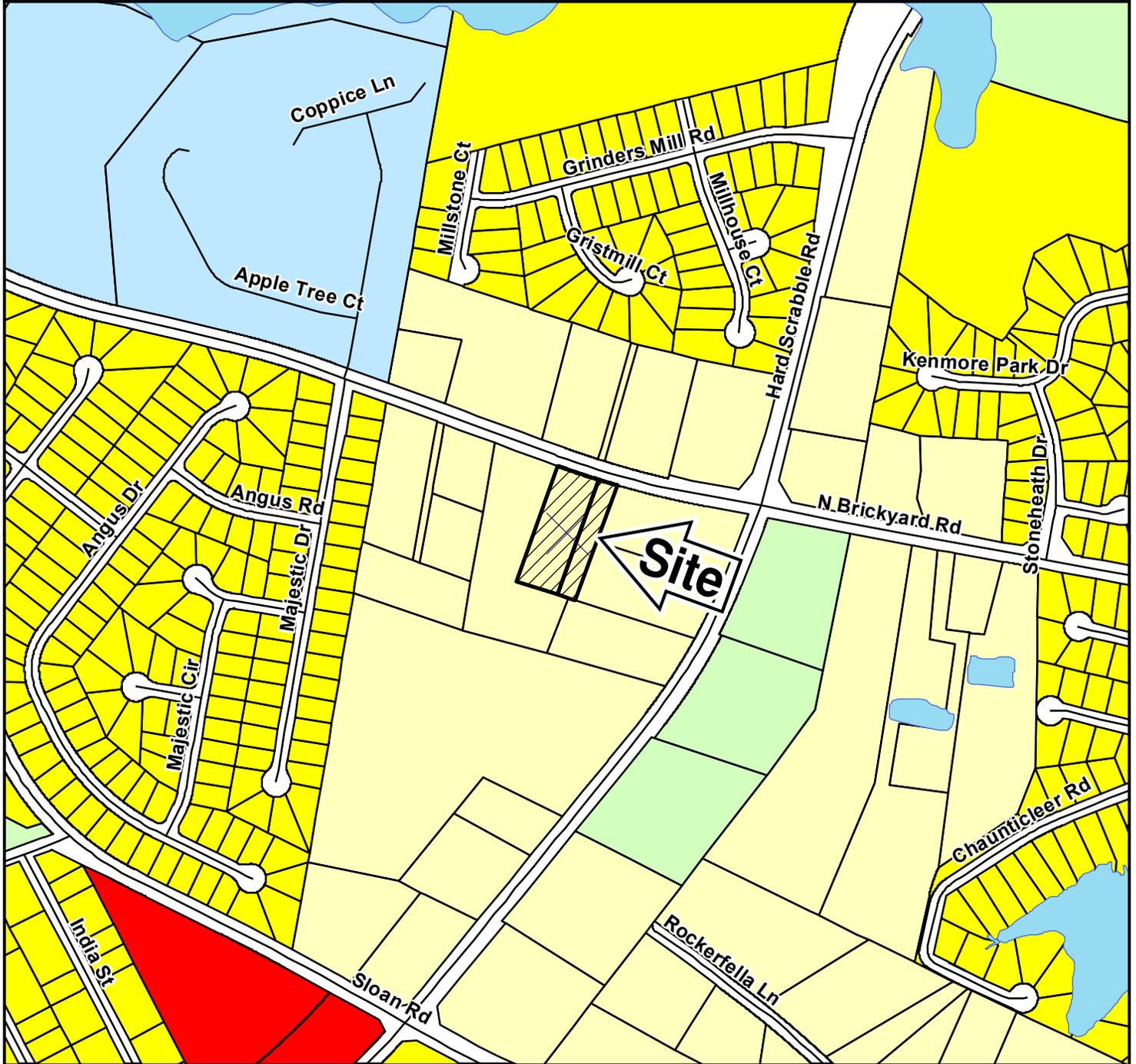
SPECIAL FLOOD HAZARD AREA

WETLANDS

0 210 420 840 1,260 1,680 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-039 MA RS-LD to NC



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

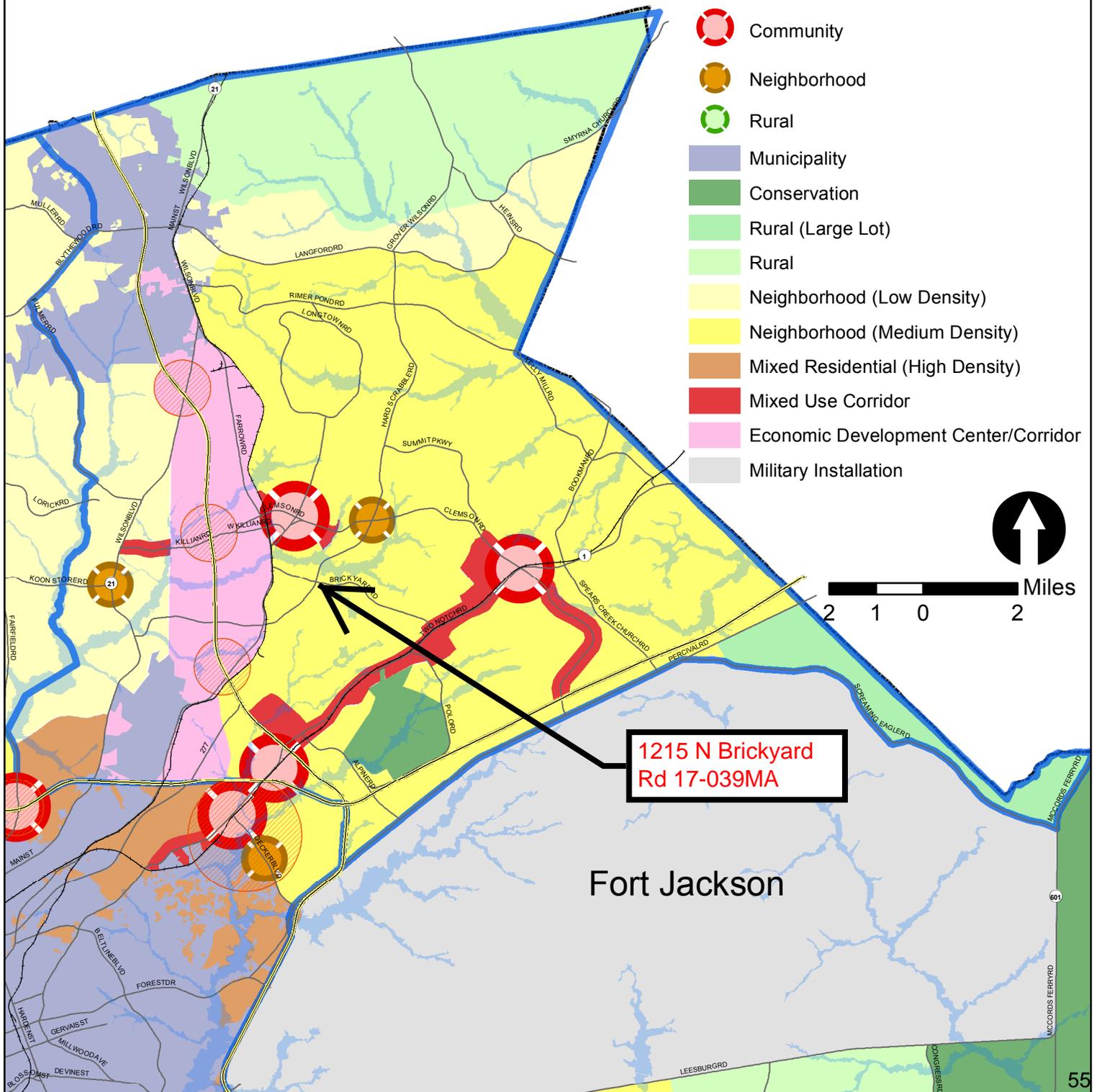


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-040 MA
APPLICANT: Donald McDaniel

LOCATION: 8612 Wilson Boulevard

TAX MAP NUMBER: R14507-03-15
ACREAGE: 2.9 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ND< SIGN POSTING: December 4, 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

The General Commercial District (GC) parcel northwest of the site was rezoned from Rural District (RU) to GC under case number 90-016MA.

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/RU	Residential/Residential
<u>South:</u>	RU	Residential
<u>East:</u>	RS-MD/RS-MD	Residential/Residential
<u>West:</u>	RU	Residential & Metal Fabrication

Discussion

Parcel/Area Characteristics

The property has road frontage along Wilson Boulevard, a two-lane undivided minor arterial without sidewalks and streetlights. The immediate area is characterized by residential uses and a non-conforming industrial use west of the site. North, east and south of the site are single-family residences.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located .3 miles south of the subject parcel on Wilson Boulevard. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located south of the site on Wilson Boulevard. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.7 miles south west 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 (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 (see Desired Pattern for Rural areas for more information on open space developments). 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 #135) located east of the subject parcel on Wilson Boulevard identifies 9,100 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for this section of Wilson Boulevard through the County Penny Sales Tax program or through SCDOT.

Conclusion

Staff recommends **disapproval** because the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. According to the Plan, commercial uses should be developed at a neighborhood scale and "...considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed zoning district does not promote neighborhood scale development, nor is its location along a main road.

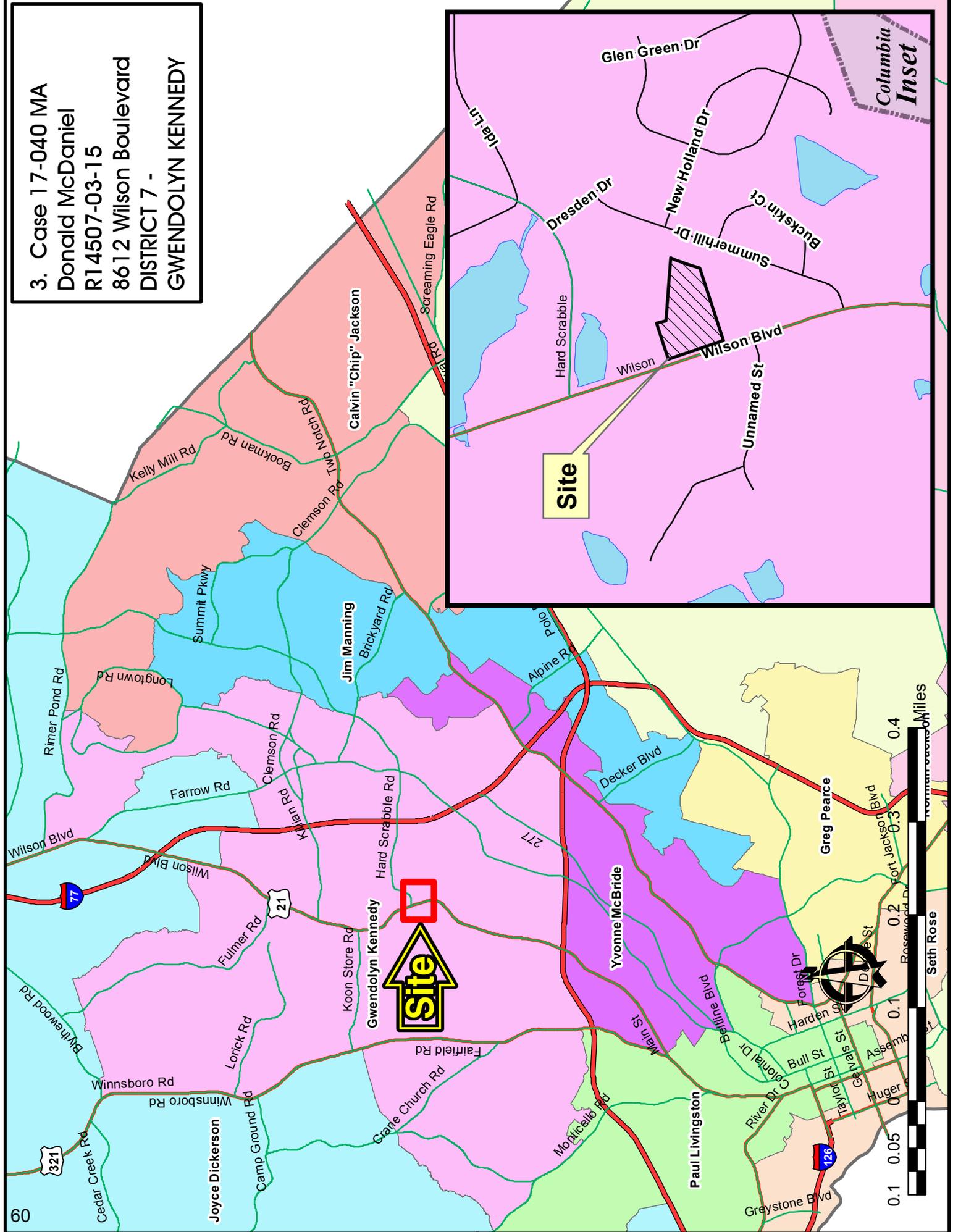
Approval of the request would introduce a zoning designation which would permit uses which are not consistent with the development character of the immediate area.

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

Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **17-040 MA**.

3. Case 17-040 MA
 Donald McDaniel
 R14507-03-15
 8612 Wilson Boulevard
 DISTRICT 7 -
 GWENDOLYN KENNEDY

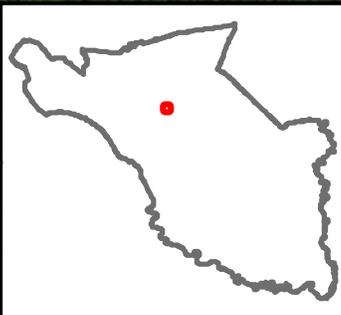


**Case 17-040 MA
RU to LI
TMS R14507-03-15**

Site

 **SPECIAL FLOOD HAZARD AREA**

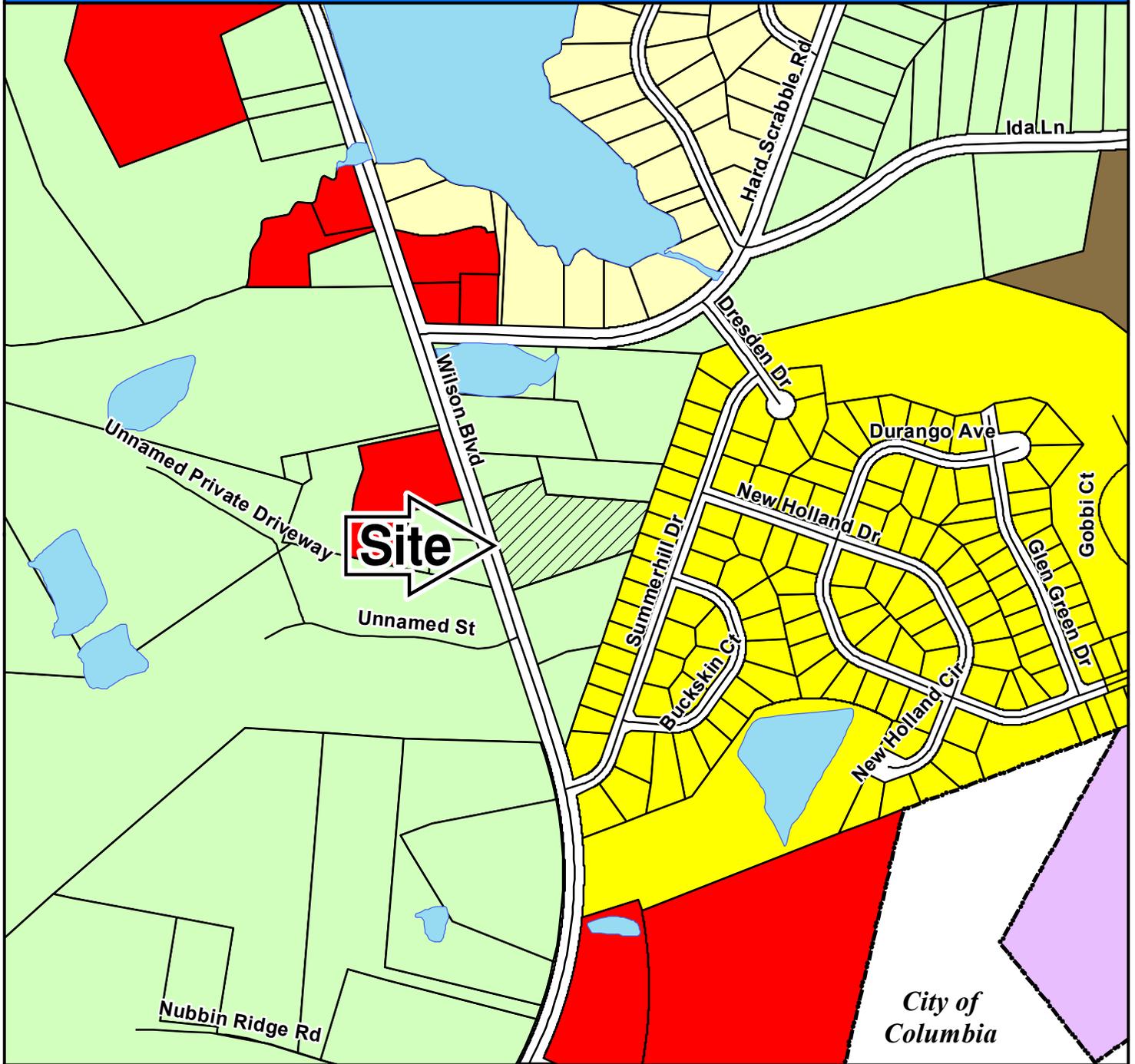
 **WETLANDS**



0 210 420 840 1,260 1,680 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-040 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			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

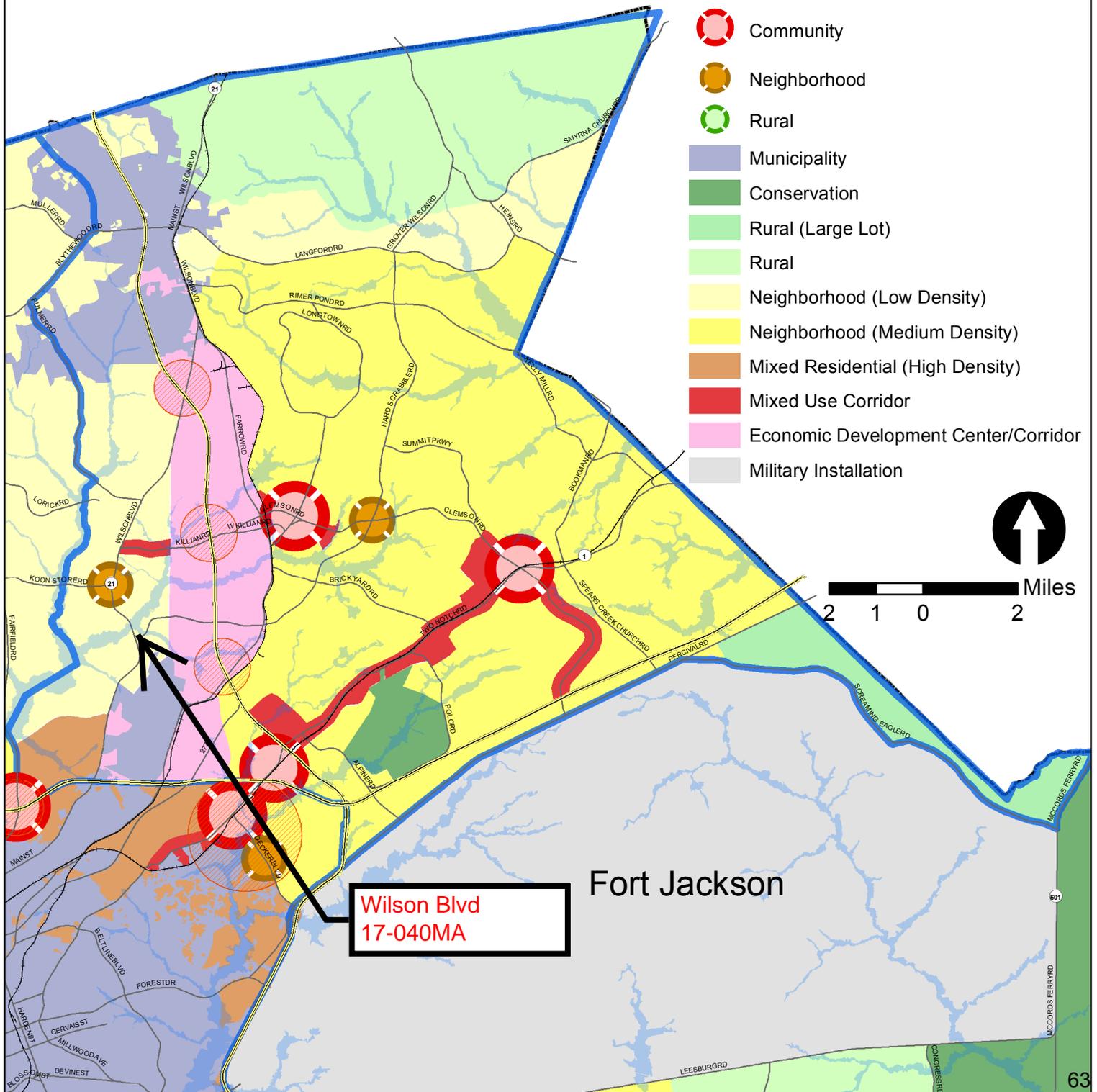


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Wilson Blvd
17-040MA



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-041 MA
APPLICANT: Bruce Gleaton

LOCATION: 742 Sharpe Road

TAX MAP NUMBER: R14402-04-05
ACREAGE: 2.99
EXISTING ZONING: GC
PROPOSED ZONING: RS-E

ND< SIGN POSTING: *****8 e c e m b e r 4, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area/maximum density. Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 6 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/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .61 miles northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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 ***Mixed Residential (High-Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,000 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) "A".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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

Conclusion

In principal, the request is consistent with the objectives outlined in the 2015 Comprehensive Plan. According to the Comprehensive Plan, Mixed Residential areas should provide a mix of densely developed housing opportunities within individual developments, preferably organized around a neighborhood center or public space.

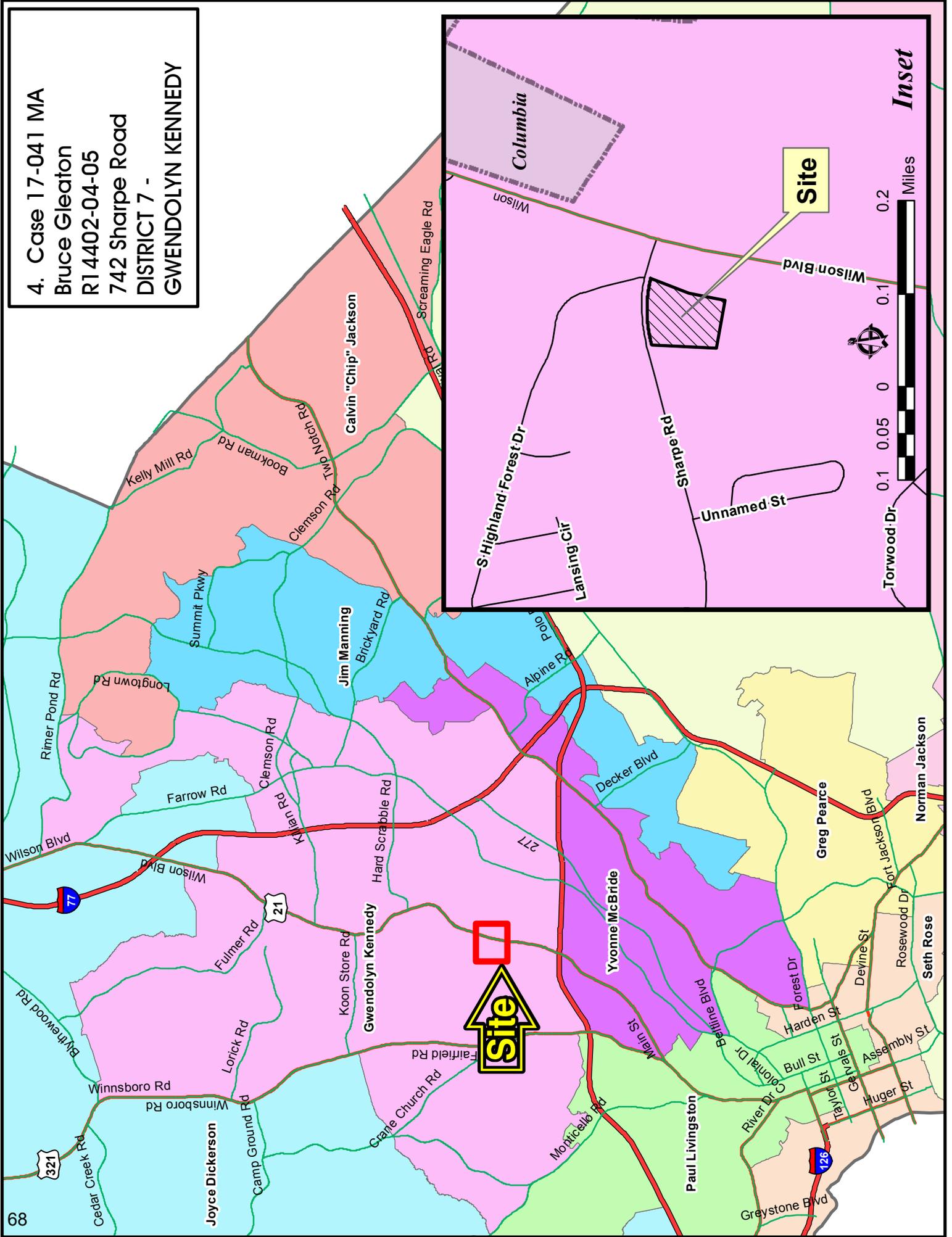
However, there should be some flexibility along the edges of proposed land use designations in the Comprehensive Plan. Approval of this rezoning application in this vicinity would not be out of character with the existing, surrounding, development pattern and zoning districts along Sharpe Road. Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

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

Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council Approve the proposed amendment for RC Project # 17-041 MA.

4. Case 17-041 MA
 Bruce Gleaton
 R14402-04-05
 742 Sharpe Road
 DISTRICT 7 -
 GWENDOLYN KENNEDY

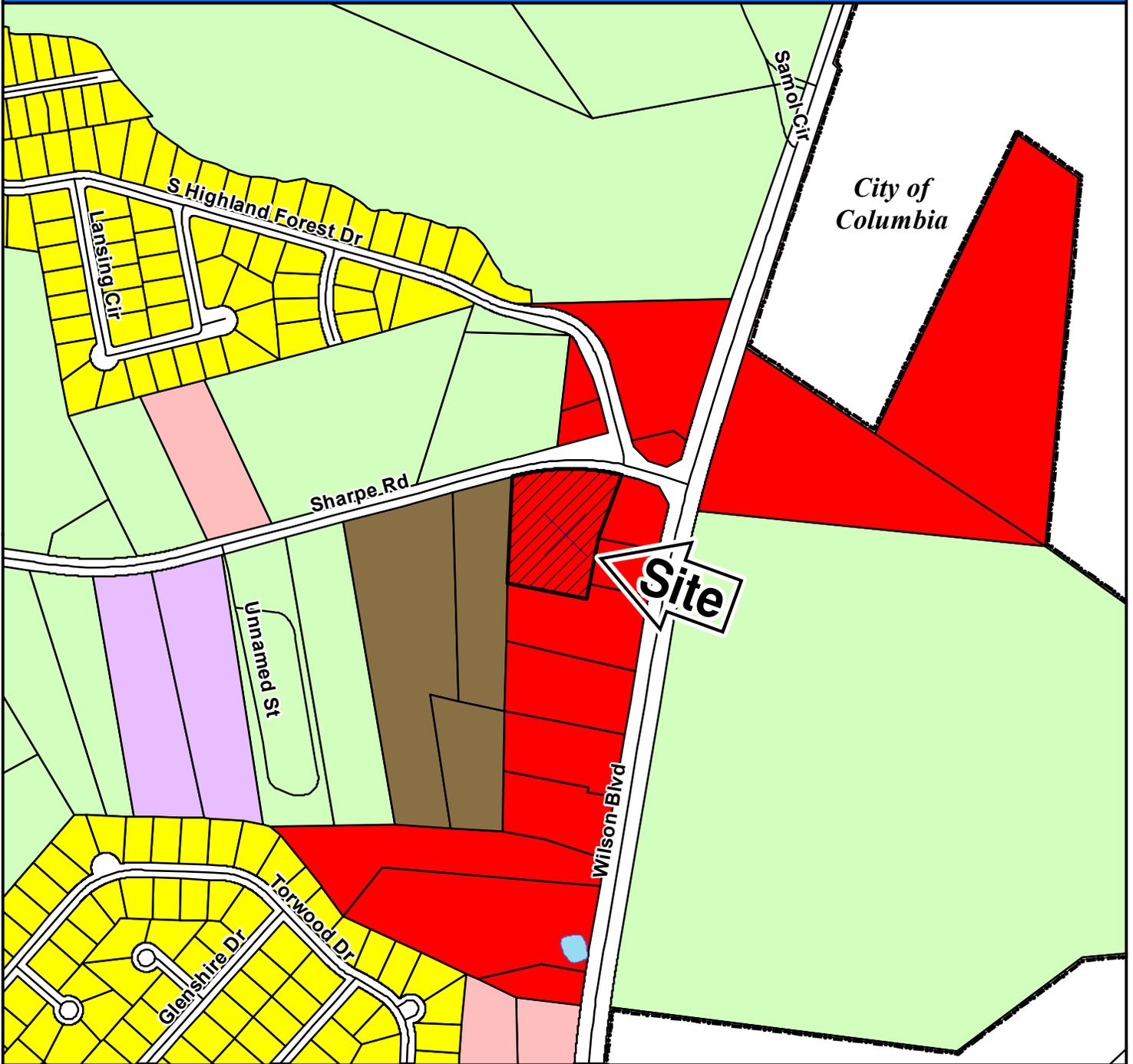


**Case 17-041 MA
GC to RS-E
TMS R14402-04-05**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-041 MA GC to RS-E



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	

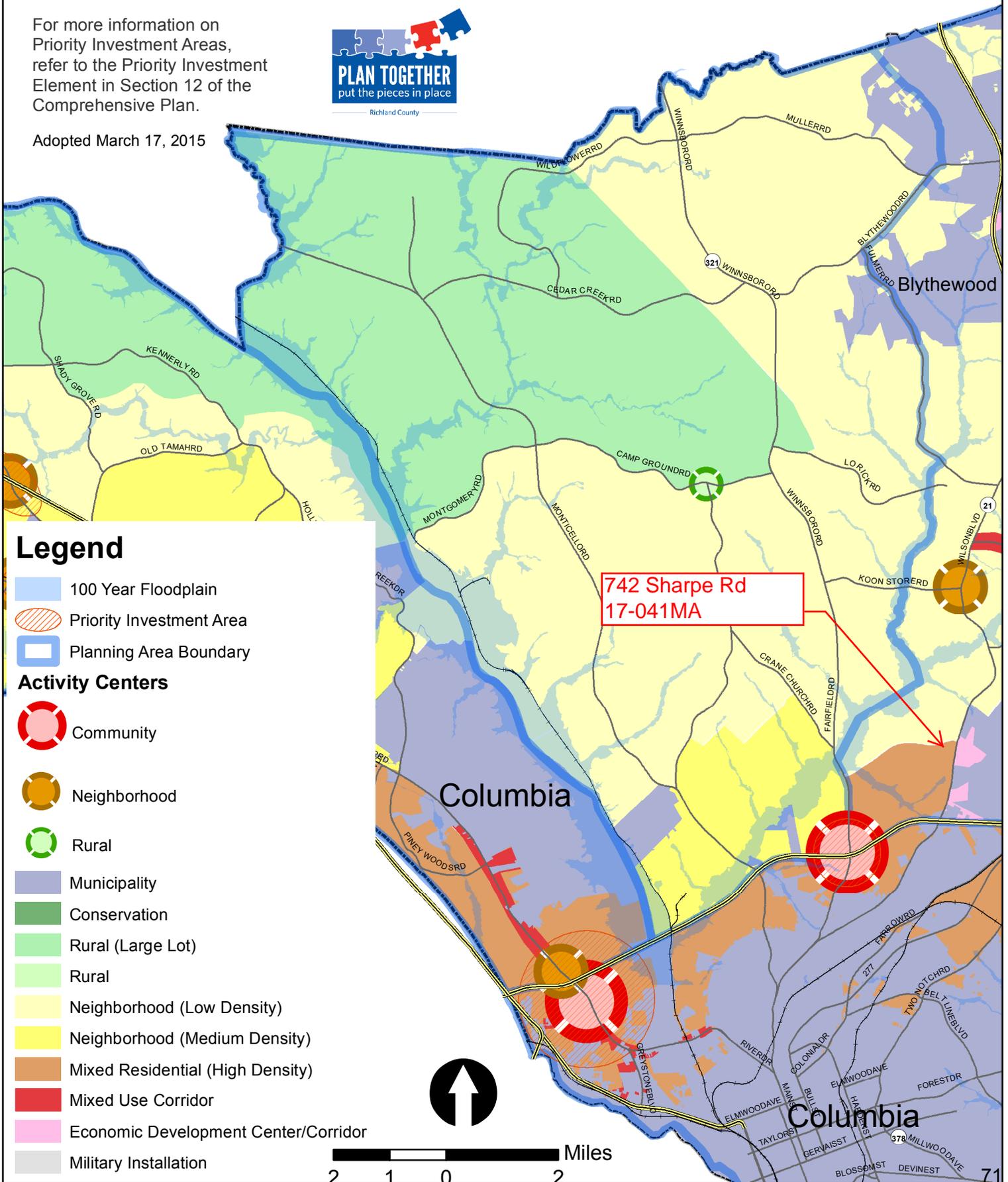


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



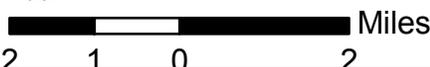
Legend

- 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: December 4, 2017
RC PROJECT: 17-042MA
APPLICANT: Avon Banks

LOCATION: 5071 Percival Road

TAX MAP NUMBER: R28800-02-25
ACREAGE: 26.14 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: OI

ND< SIGN POSTING: ***8 eceember 4, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Heavy Industrial District (HI) parcel southeast of the site was rezoned from Rural District (RU) to HI District under case number 12-032MA.

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>	N/A	Interstate I-20
<u>South:</u>	RU/RU/RU	Residence/Undeveloped/Residence
<u>East:</u>	RM-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Percival Road. The site contains place of worship. This section of Percival Road is a two-lane undivided collector without sidewalks or streetlights. The immediate area is primarily characterized by a scattering of residential uses and undeveloped land. South of the site are RU zoned parcels with residences and a few undeveloped parcels. West of the site is undeveloped. Immediately north of the site is Interstate I-20 and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Pontiac Elementary School is located 1.46 miles west of the subject parcel on Spears Creek Church Road. Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. The Spears Creek fire station (station number 4) is located on Spears Creek Church Road, approximately 1.64 miles west 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 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 #217) located west of the subject parcel on Percival Road identifies 10,600 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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

Conclusion

Staff recommends **disapproval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density. According to the Plan, “nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed zoning is not located along a main road corridor, nor is it near an intersection of a primary arterial.

However, looking beyond the pocket area of the request, it can be viewed as being consistent with the development pattern of the general area. In addition, the request would meet the purpose of the proposed zoning district, as the character of the area is neither commercial nor exclusively residential.

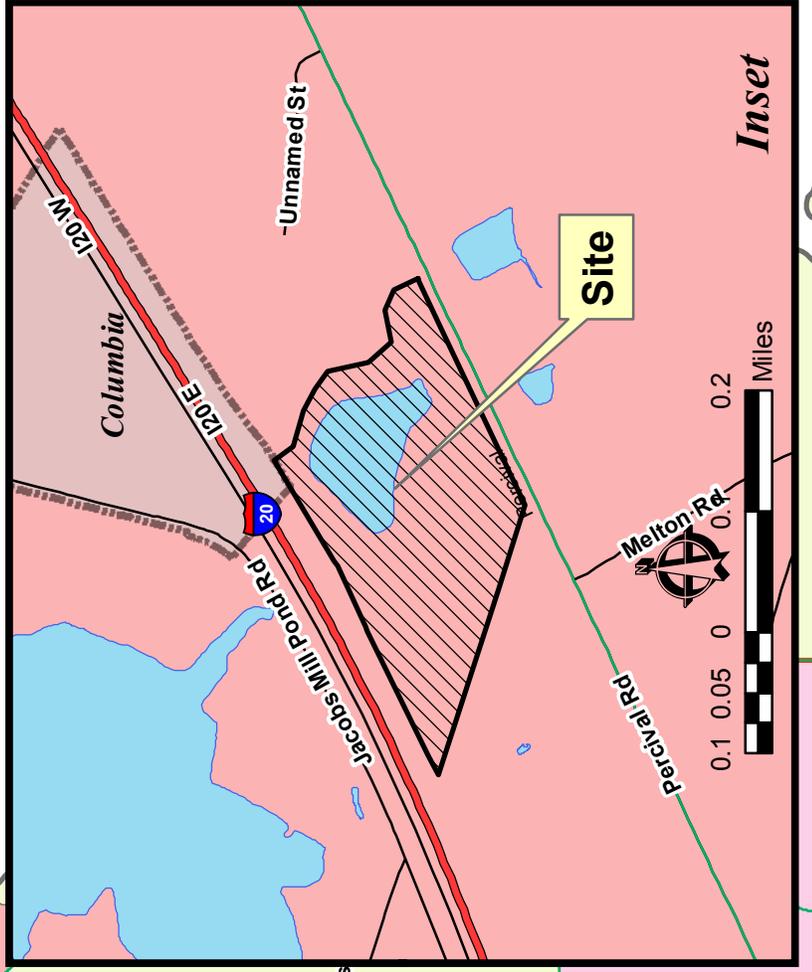
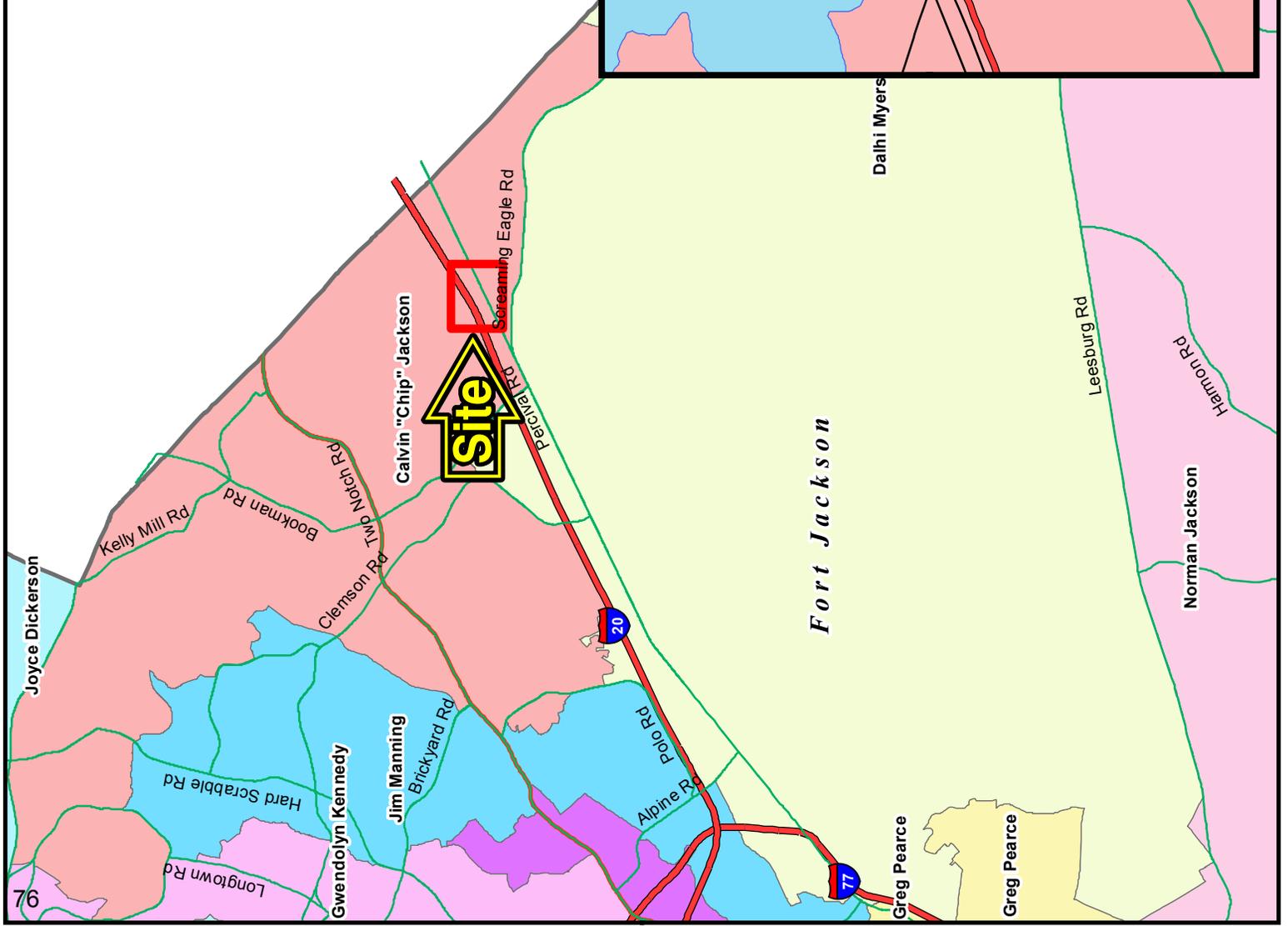
Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

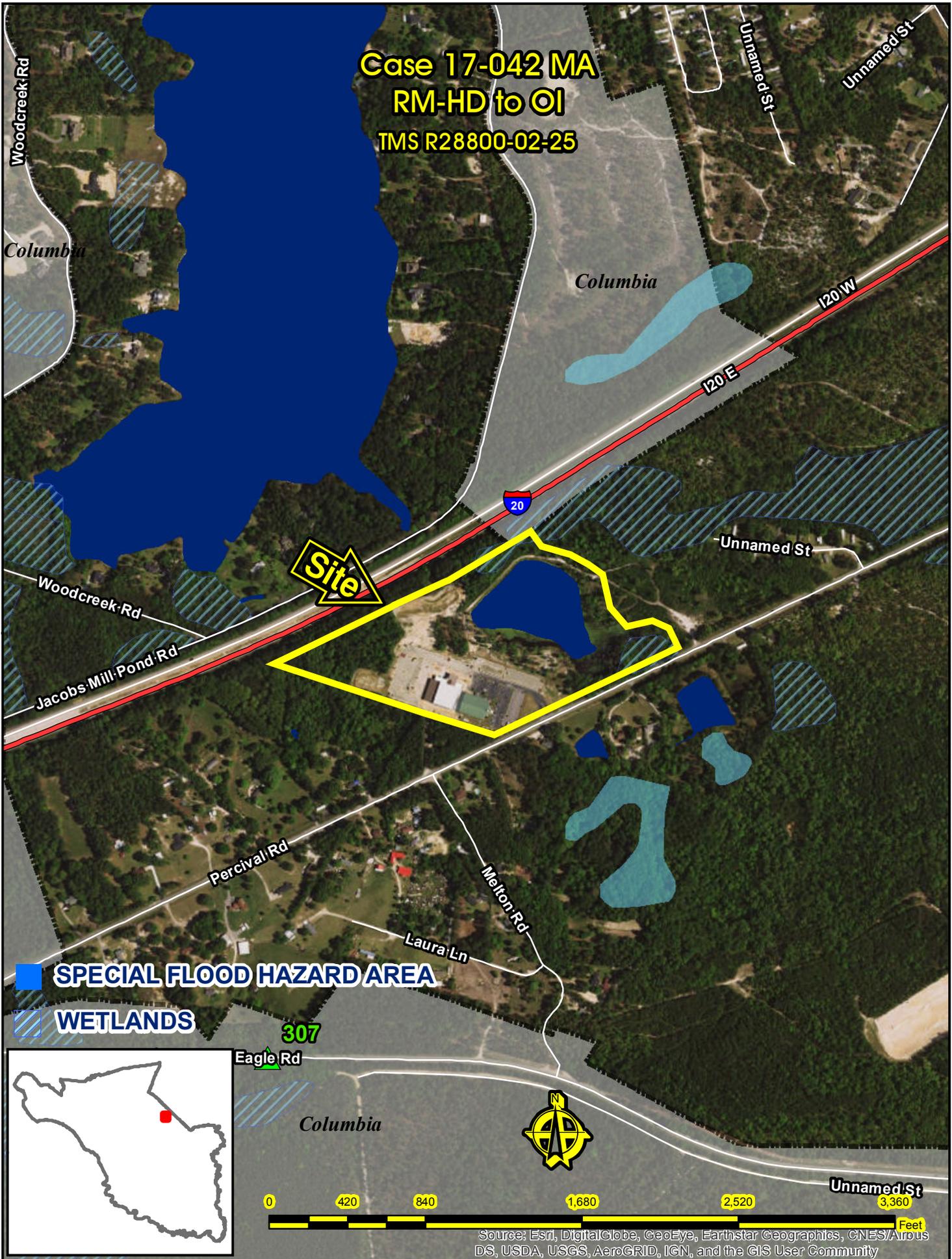
- Doesn't change the existing use.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-042 MA**.

5. Case 17-042 MA
Avon Banks
R28800-02-25
5071 Percival Road
DISTRICT 9 -
CALVIN "CHIP" JACKSON

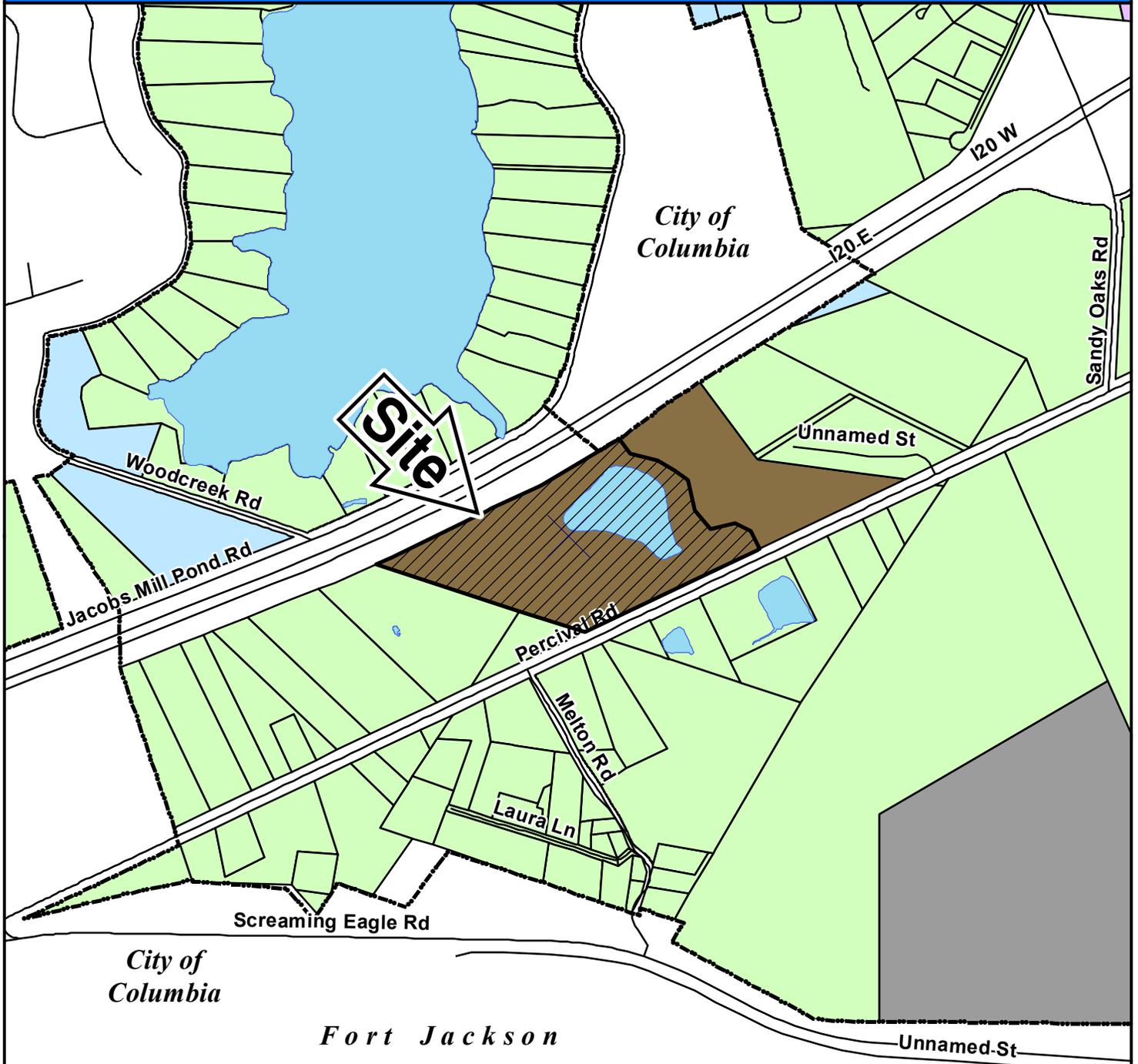


**Case 17-042 MA
RM-HD to OI
TMS R28800-02-25**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

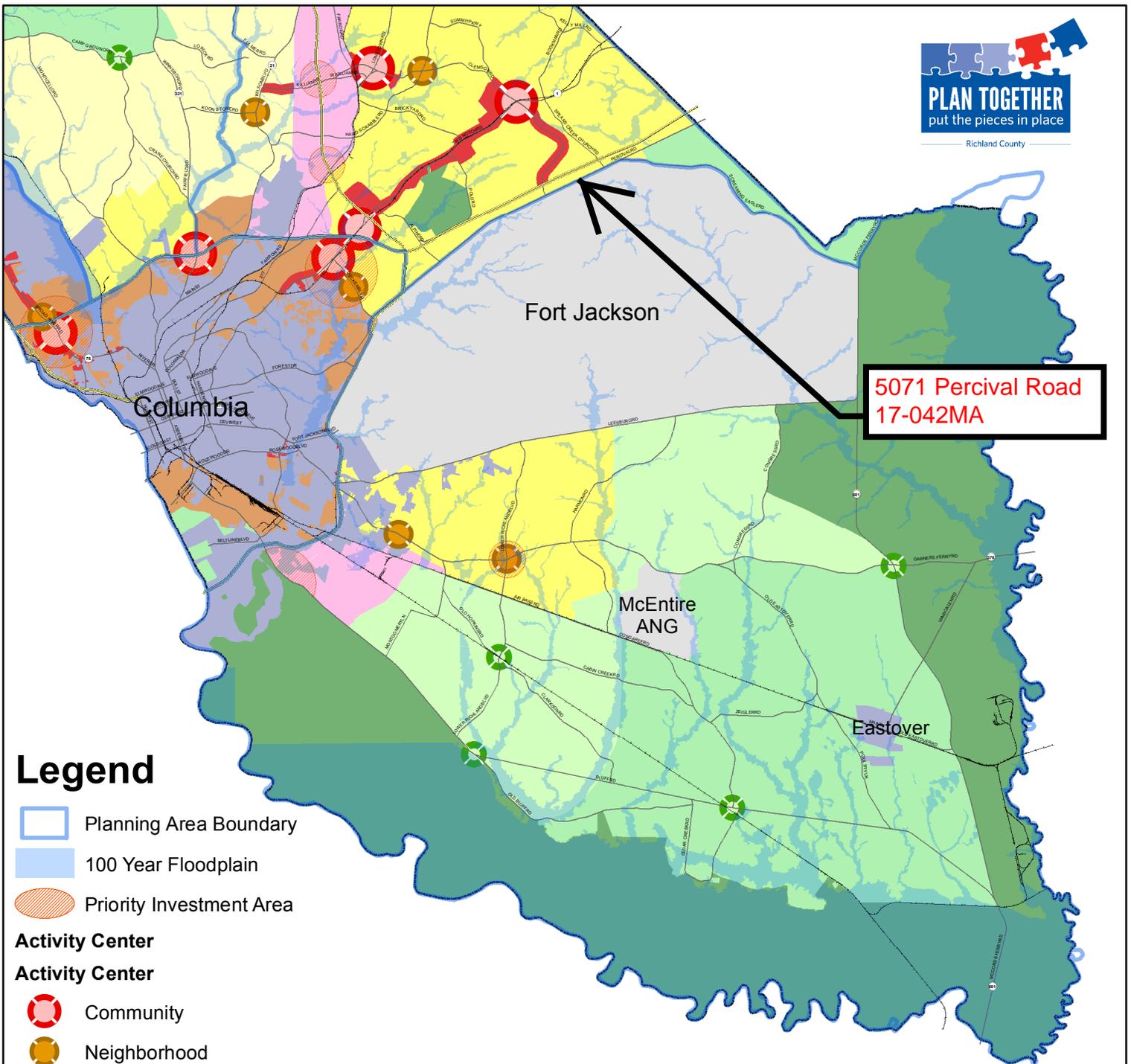
Case 17-042 MA RM-HD to OI



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	





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

Miles
4 2 0 4 79



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-043 MA
APPLICANT: Jonathan P. Holley

LOCATION: 9010 Farrow Road

TAX MAP NUMBER: R17211-01-08
ACREAGE: 1.68 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ND< SIGN POSTING: ****8 eceember 4, 2017

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 1.

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

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI).

Zoning History for the General Area

The General Commercial District (GC) parcels west of the site with frontage on Business Park Boulevard were rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA.

The General Commercial District (GC) parcels north and south of the site with frontage on Farrow Road were also rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA.

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: 26 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/GC	Dentist/Offices
<u>South:</u>	GC	Construction Company
<u>East:</u>	Rail Road R-O-W/ HI	Rail Road Tracks/Warehouse
<u>West:</u>	GC	Office building

Discussion

Parcel/Area Characteristics

The subject property has frontage along Farrow Road and contains a commercial structure. Farrow Road is a five-lane divided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and office uses. North of the site is a dentist office and a multi-tenant office building. East of the site is a warehouse. West of the site is a multi-story office building. South of the site is construction company office building with outside storage.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. High School is located 1.9 miles east of the subject parcel on Pisgah Church Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within East Richland County Public Service District's sewer service area. There is a fire hydrant located along Farrow Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.82 miles north 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 ***Economic Development Center/Corridor***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #281) located southwest of the subject parcel on Farrow Road identifies 29,200 Average Daily Trips (ADT’s). Farrow Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Farrow Road is currently operating at Level of Service (LOS) “E”.

The ADT’s are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT’s data is collected by SCDOT.

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

Conclusion

Staff believes that the proposed rezoning **is** consistent with the objectives outlined in the Comprehensive Plan.

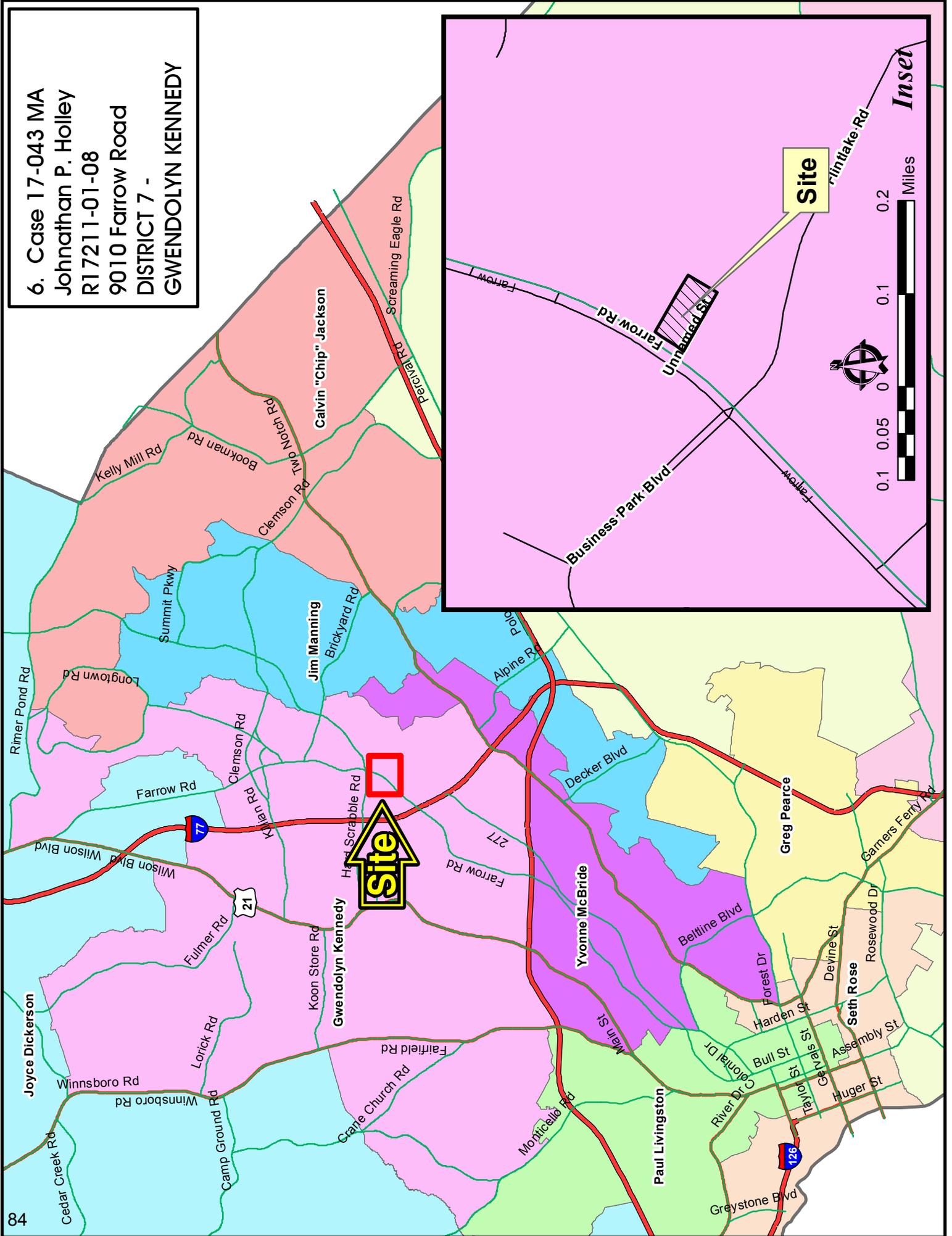
According to the Comprehensive Plan, commercial development or residential development may be considered for location along main road corridors. The subject parcel is located east of a Priority Investment Area (PIA) and is located along a main road corridor.

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

Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **Approve** the proposed amendment for RC Project # **17-043 MA**.

6. Case 17-043 MA
Johnathan P. Holley
R17211-01-08
9010 Farrow Road
DISTRICT 7 -
GWENDOLYN KENNEDY



Case 17-043 MA
HI to GC
TMS R17211-01-08

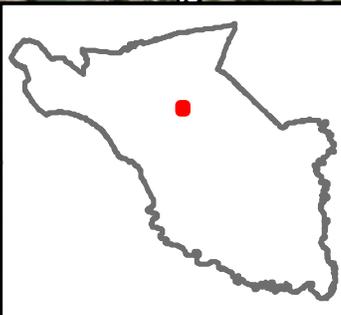
438

Site

281

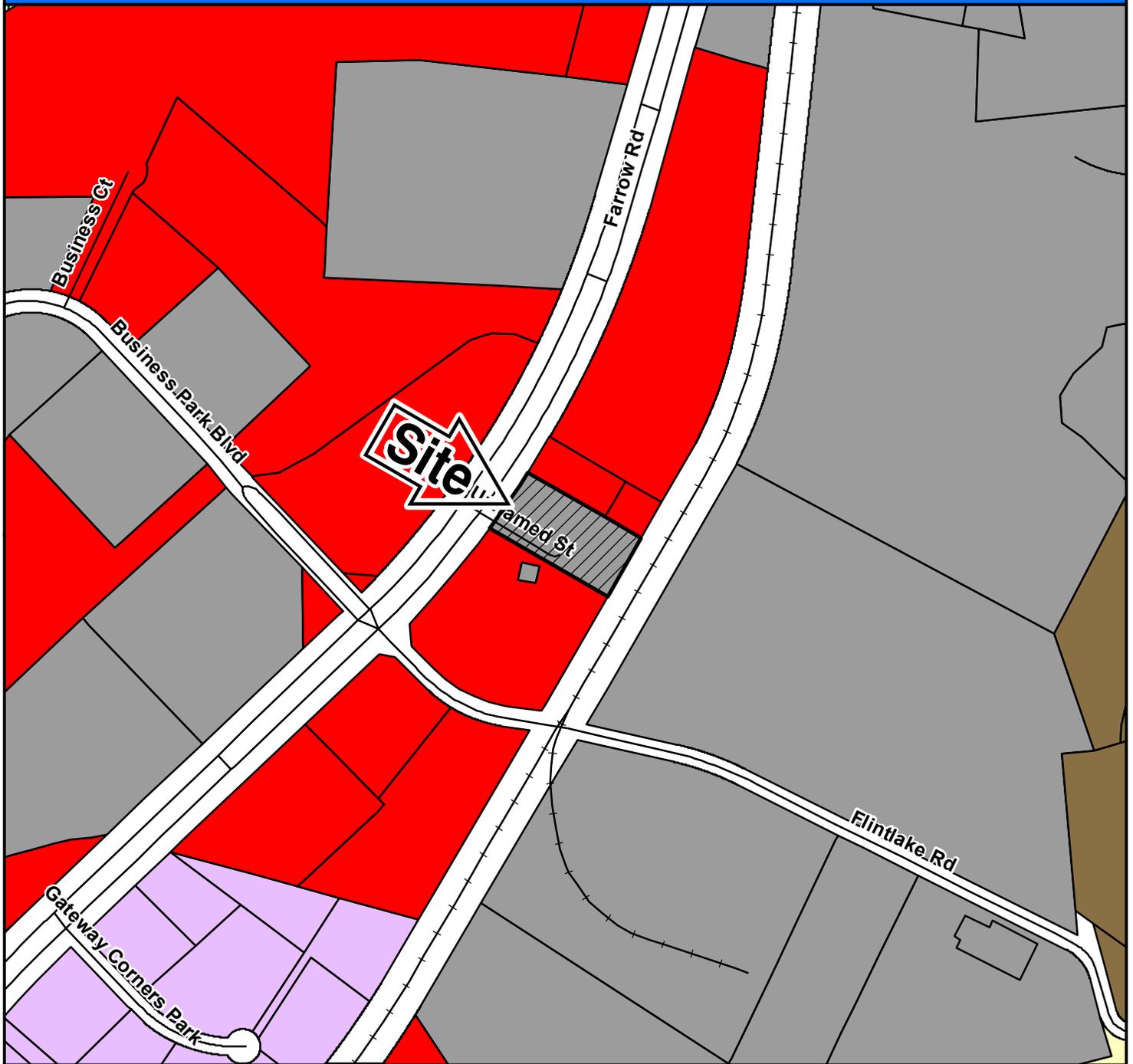
SPECIAL FLOOD HAZARD AREA

WETLANDS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-043 MA HI 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

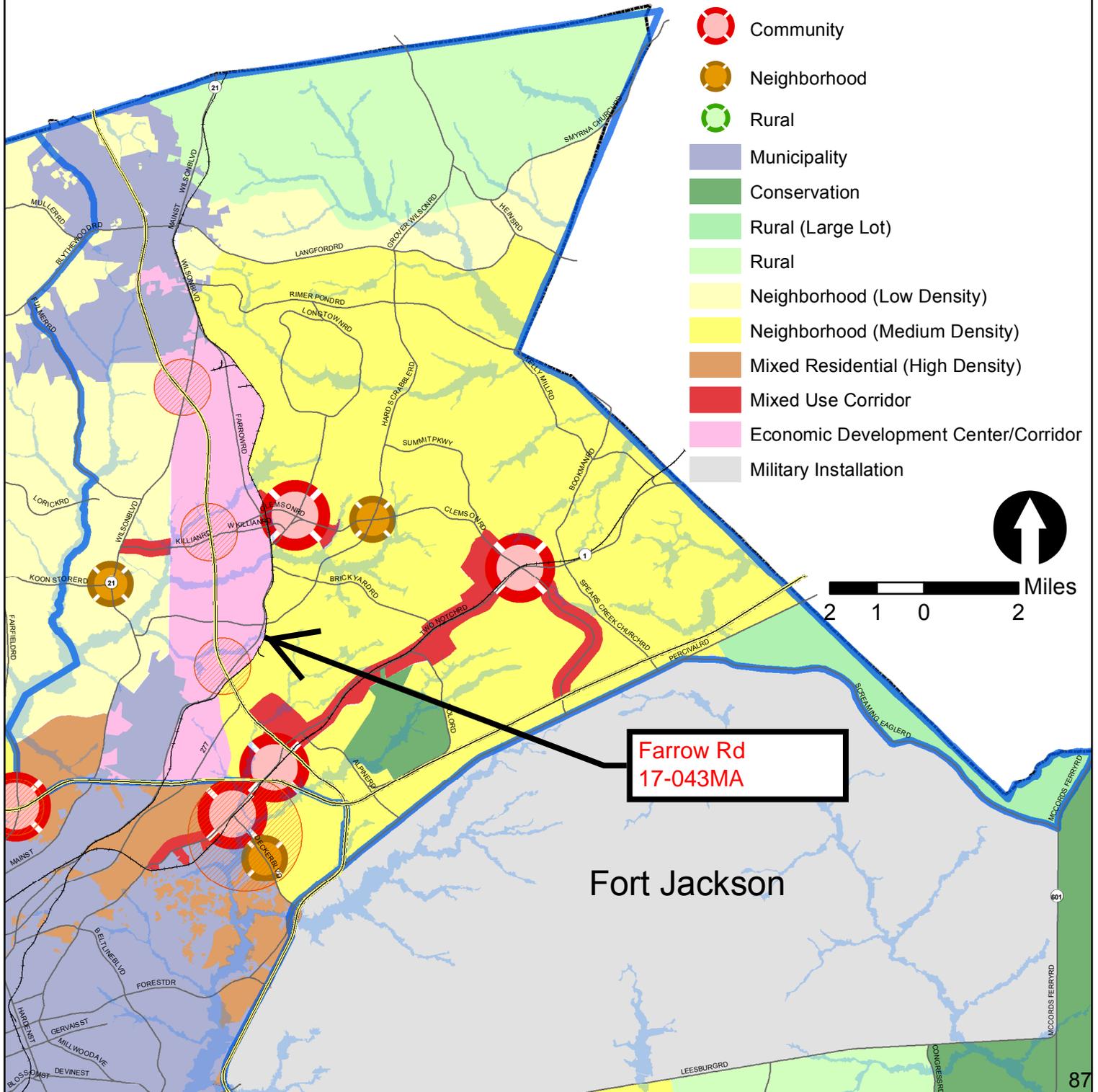


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



**Farrow Rd
17-043MA**

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-044MA
APPLICANT: Sandy Moseley & Shaffin Valimohamed

LOCATION: 7004 Hilo Street

TAX MAP NUMBER: R19203-10-20
ACREAGE: .27 acres
EXISTING ZONING: NC/RM-MD
PROPOSED ZONING: NC

ND< SIGN POSTING: December 4, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2) and General Residential (RG-1). With the adoption of the 2005 Land Development Code the C-2 District was designated Neighborhood Commercial District (NC) and the RG-1 District was designated Residential Multi-family Medium Density District (RM-MD).

Zoning History for the General Area

A Residential Single-family Low Density District (RS-LD) parcel North of the site was part of a rezoning request from RS-LD District (RS-LD) to Neighborhood Commercial District (NC) under case number 16-038MA.

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
North:	GC	Gas Station
South:	RM-MD	Residence
East:	NC/RM-MD	Office/Residence
West:	NC/RS-MD	Salon/Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Hilo Street. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The parcel contains a multi-family residential structure. The immediate area is primarily characterized by residential uses south of Leesburg Road and commercial uses/zoning districts along Leesburg Road. North of the site is a convenience store with pumps zoned GC. South of the site is an RM-MD parcel that contains a residential structure and a non-conforming manufactured home. East of the site is an office on a NC zoned parcel. West of the site are two parcels zoned NC and RS-MD with a barber/beauty shop (salon) and a single-family residence.

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".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

Conclusion

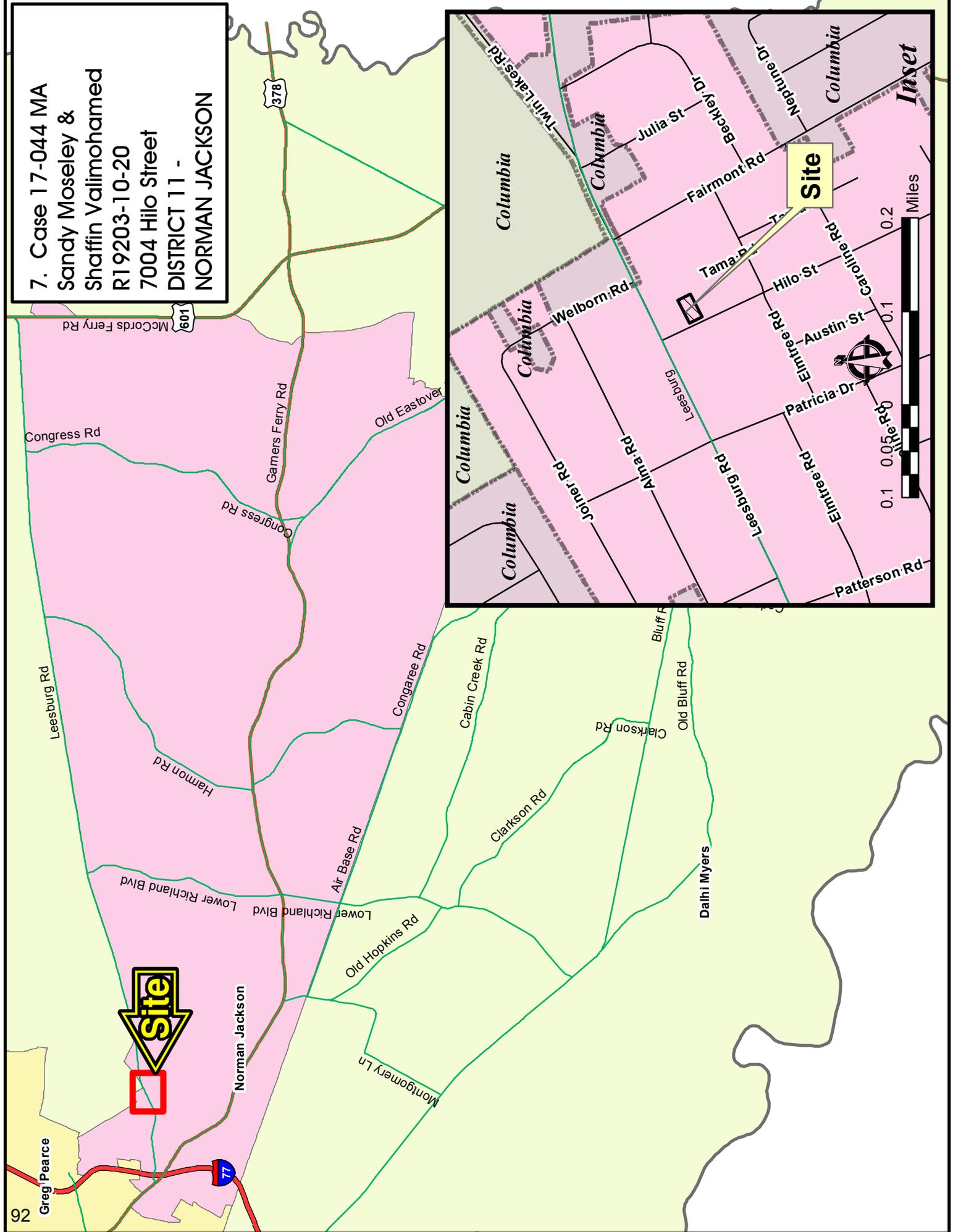
The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development should consist of neighborhood commercial scale development designed in a traditional neighborhood format.

The request is consistent with the character of the existing commercial development pattern and zoning districts along Leesburg Road. For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council Approve the proposed amendment for RC Project # **17-044 MA**.

7. Case 17-044 MA
Sandy Moseley &
Shaffin Valimohamed
R19203-10-20
7004 Hilo Street
DISTRICT 11 -
NORMAN JACKSON



Columbia

Case 17-044 MA RM-MD to NC TMS R19203-10-20

Columbia

Joiner Rd

Columbia

Alma Rd

Columbia

Welborn Rd

Julia St

Leesburg Rd



Fairmont Rd

Tama Rd

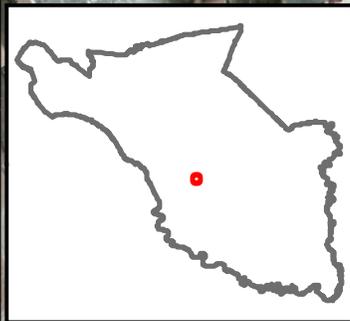
Patricia Dr

Tama Rd

▲ 647

 SPECIAL FLOOD HAZARD AREA

 WETLANDS

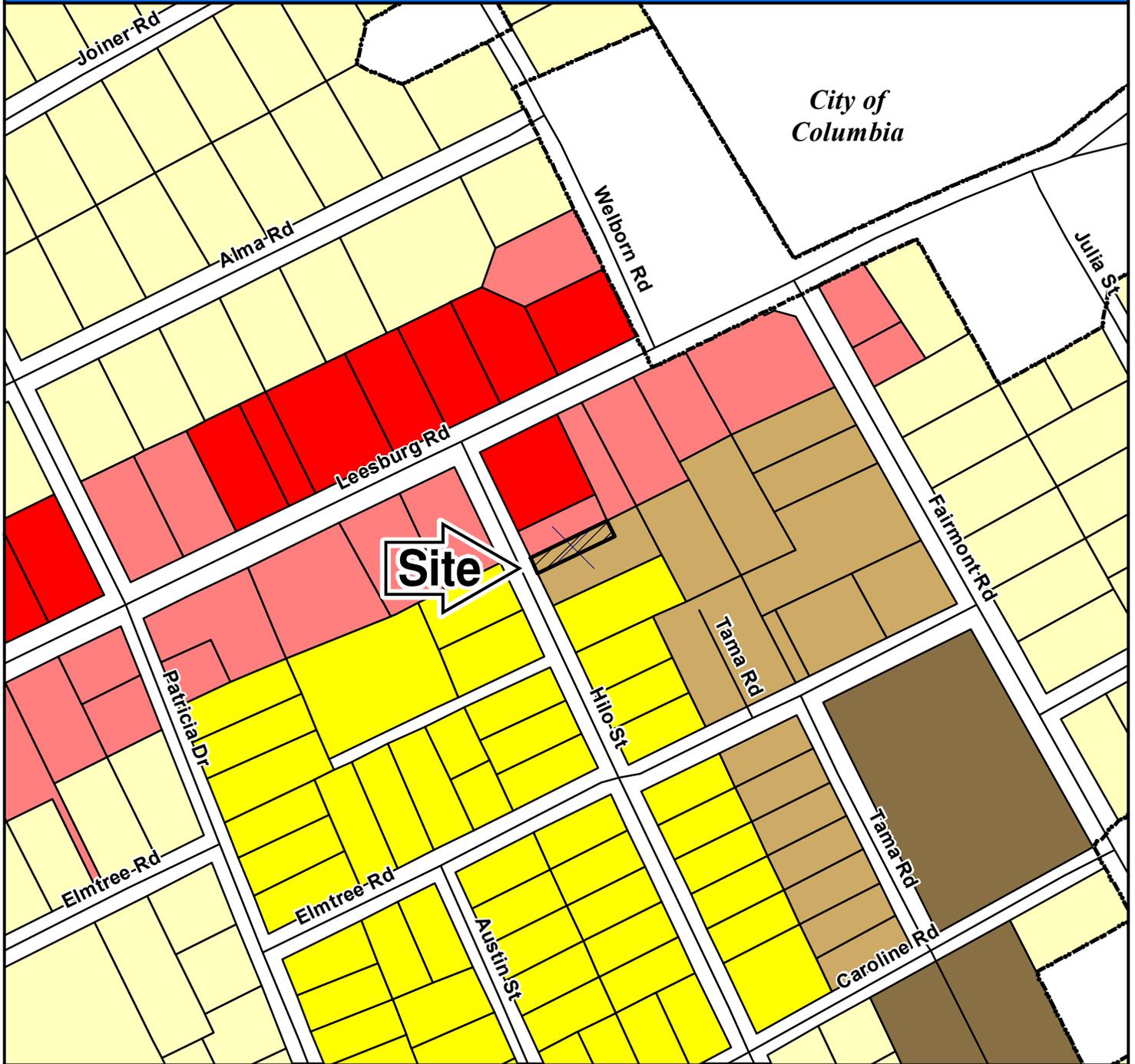


0 155 310 620 930 1,240

Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

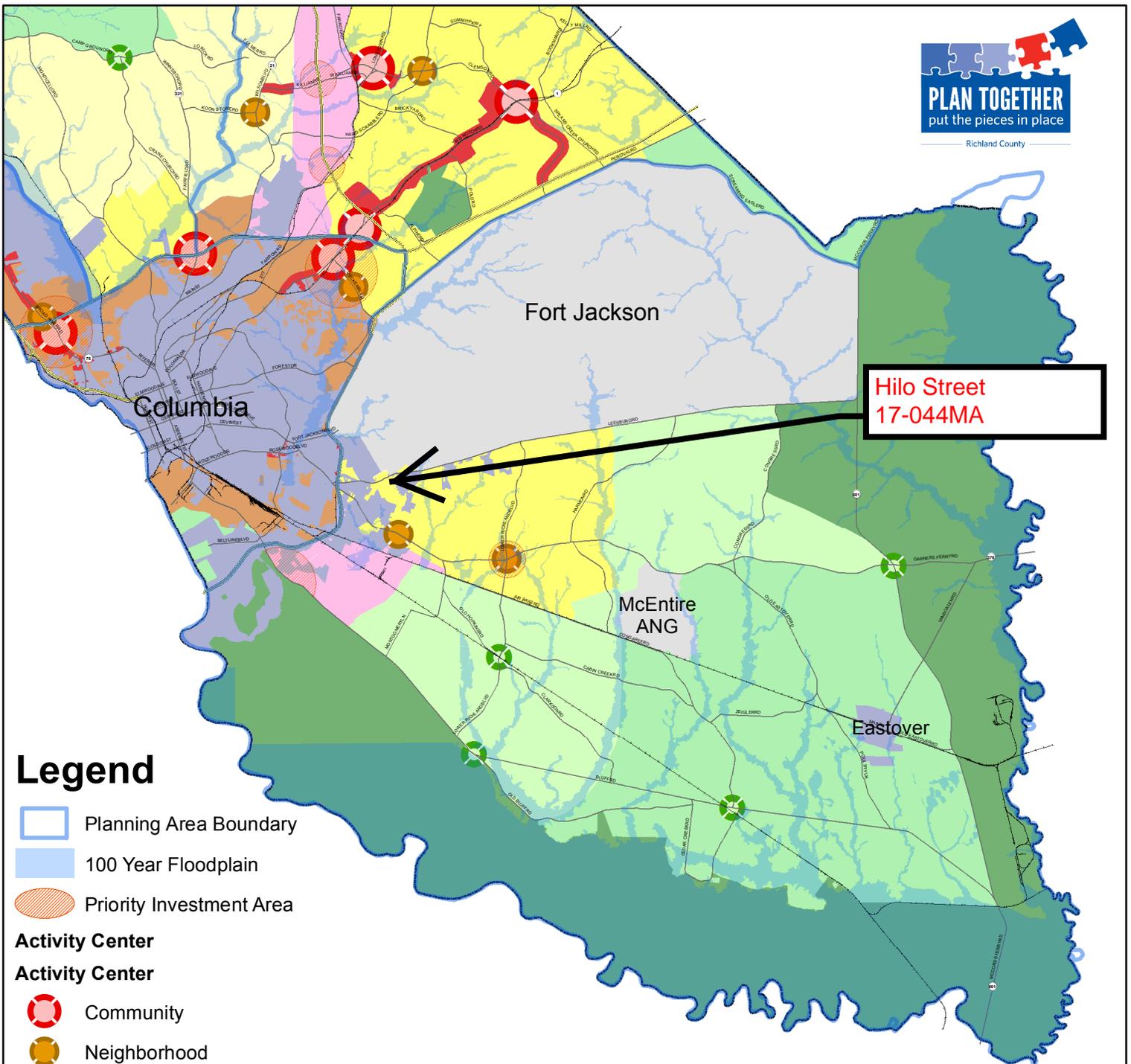
Case 17-044 MA RM-MD to NC



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
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- 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



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: December 19, 2017 (tentative)
First Reading: December 19, 2017 (tentative)
Second Reading: February 6, 2017 (tentative)
Third Reading: February 20, 2017 (tentative)



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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