

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**September 24, 2019**

***Council Chambers  
2020 Hampton Street  
Columbia, SC 29202***



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, September 24, 2019*

*Agenda*

*7:00 pm*

*2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers*

**I. STAFF:**

Clayton Voignier ..... Community Planning and Development Director  
Geonard Price ..... Division Manager/Zoning Administrator

**II. CALL TO ORDER.....** Honorable Paul Livingston  
Chair of Richland County Council

**III. ADDITIONS / DELETIONS TO THE AGENDA**

**IV. ADOPTION OF THE AGENDA**

**V. MAP AMENDMENTS**

**OPEN PUBLIC HEARING**

1. Case # 19-019 MA District 7  
Gwendolyn Kennedy  
Sherri Latosha McCain  
RS-MD to OI (1.25 acres)  
250 Rabon Road  
TMS# R17116-01-06  
Planning Commission – Approval (8 - 0)  
PDSD Recommendation – Disapproval  
Page 1
  
2. Case # 19-025 MA District 9  
Calvin Jackson  
Patrick S. Noh  
RU to GC (6.26 acres)  
10668 Two Notch Road  
TMS# R25900-07-01 & R25800-03-04  
Planning Commission – Disapproval (4 - 1)  
PDSD Recommendation – Disapproval  
Page 9
  
3. Case # 19-027 MA District 1  
Bill Malinowski  
Phil Savage  
RU to GC (8.23 acres)  
Dutch Fork Road  
TMS# R02501-03-22 (Portion of)  
Planning Commission – Approval (7 - 0)  
PDSD Recommendation – Disapproval  
Page 17

4. Case # 19-033 MA  
Gerald K. James  
RU to LI (5.6 acres)  
4008 Leesburg Road  
TMS# R25500-01-04F & R25000-01-04A (Portion of)  
Planning Commission – Disapproval (7 - 0)  
PDSD Recommendation – Disapproval  
Page 25
- District 11  
Chakisse Newton
5. Case # 19-034 MA  
Nick Stomski  
CC-3 to CC-4 (4.02 acres)  
700 Blue Ridge Terrace  
TMS# R09409-01-02, 15 & R09405-07-03  
Planning Commission – Approval (7 - 0)  
PDSD Recommendation – Disapproval  
Page 33
- District 7  
Gwendolyn Kennedy
6. Case # 19-035 MA  
Tiffany Harrison  
RU to LI (456.01 acres)  
Blythewood Road  
TMS# R15100-03-01, R15100-01-07,  
R12500-02-06 & R12600-03-03 (Portion of)  
Planning Commission – Approval (7 - 0)  
PDSD Recommendation – Disapproval  
Page 41
- District 2  
Joyce Dickerson
7. Case # 19-036 MA  
Tiffany Harrison  
RU to GC (27.54 acres)  
Blythewood Road  
TMS# R15100-01-04  
Planning Commission – Approval (7 - 0)  
PDSD Recommendation – Disapproval  
Page 49
- District 2  
Joyce Dickerson
8. Case # 19-037 MA  
Fredine McNeal & John E. Mender  
OI to RS-MD (1.04 acres)  
5718 Miramar Drive  
TMS# R11711-05-07  
Planning Commission – Approval (7 - 0)  
PDSD Recommendation – Approval  
Page 57
- District 3  
Yvonne McBride

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2019  
**RC PROJECT:** 19-019MA  
**APPLICANT:** Sherri Latosha McCain

**LOCATION:** 250 Rabon Road

**TAX MAP NUMBER:** R17116-01-06  
**ACREAGE:** 1.25 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** September 6, 2019

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-Family Medium Density District (RS-2). 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 parcel northwest of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

The parcel further northwest of the site, currently zoned RS-MD, is undergoing a requested change to the Residential Multi-family Medium Density (RM-MD) District under case number 19-017 MA.

**Zoning District Summary**

The OI District 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 intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	GC	Storage Facility
<u>East:</u>	GC	Residence
<u>West:</u>	RS-MD	Residential/Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel currently contains two structures, a residential structure in the front of the parcel and a mobile home in the rear. The site contains significant tree coverage and a portion of wetlands. The parcel has frontage along Rabon Road, a two-lane undivided major collector without sidewalks or streetlights. The general area is characterized by a mixture of residential, institutional, and general commercial uses, with several parcels undeveloped. Parcels within the immediate area are zoned under residential and commercial districts, primarily RS-MD and GC. North of the site are residentially developed properties zoned RS-MD. East of the site are residentially developed parcels zoned GC. South of the is a storage facility zoned GC, a place of worship zoned OI, and a large tract residential property zoned RU. West of the site is residential property zoned RS-MD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Windsor Elementary School is located about 0.85 miles east of the site on Bancroft Rd. Water service would be through the City of Columbia and sewer would be through the East Richland Public Sewer Service or City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .65 miles east of the site. Fire hydrants can be located about 200 feet east of the site.

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 2018 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,600 Average Daily Trips (ADTs). Rabon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Rabon Road is currently operating at Level of Service (LOS) "D".

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

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

### **Conclusion**

Principally, staff recommends **Disapproval** of the map amendment as it is not consistent with the recommendations of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. The Comprehensive Plan recommends a Land Use and Character where "non-residential uses may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of primary arterials." Rabon Road is not a main road corridor nor is the site located at the intersection of a primary arterial.

However, because of the current development pattern and land uses within the general area, rezoning from RS-MD to OI would be contextually appropriate at this location.

### **Planning Commission Action**

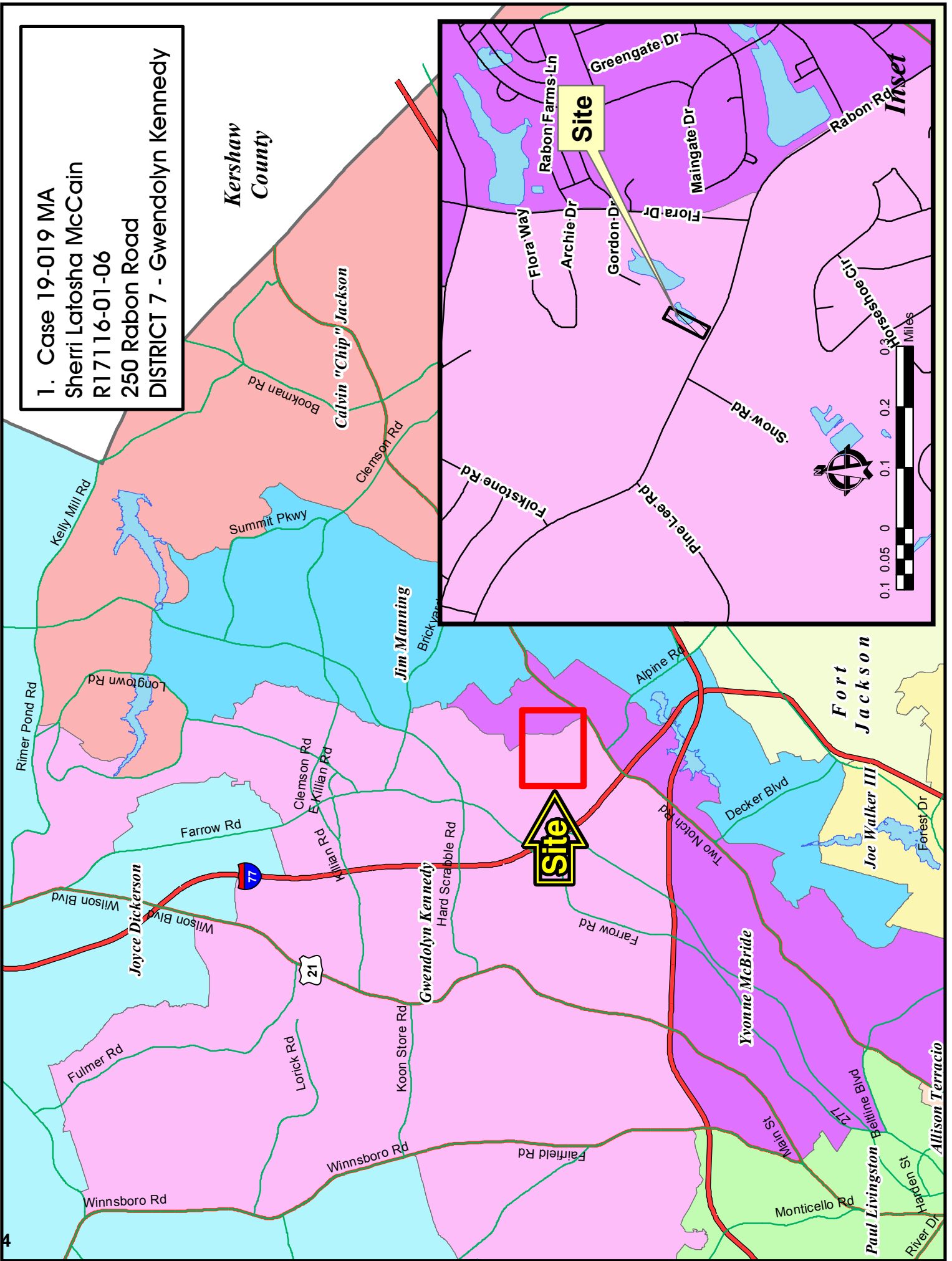
At their **June 3, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The request is contextually appropriate with the surrounding land uses and zoning districts.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-019 MA**.

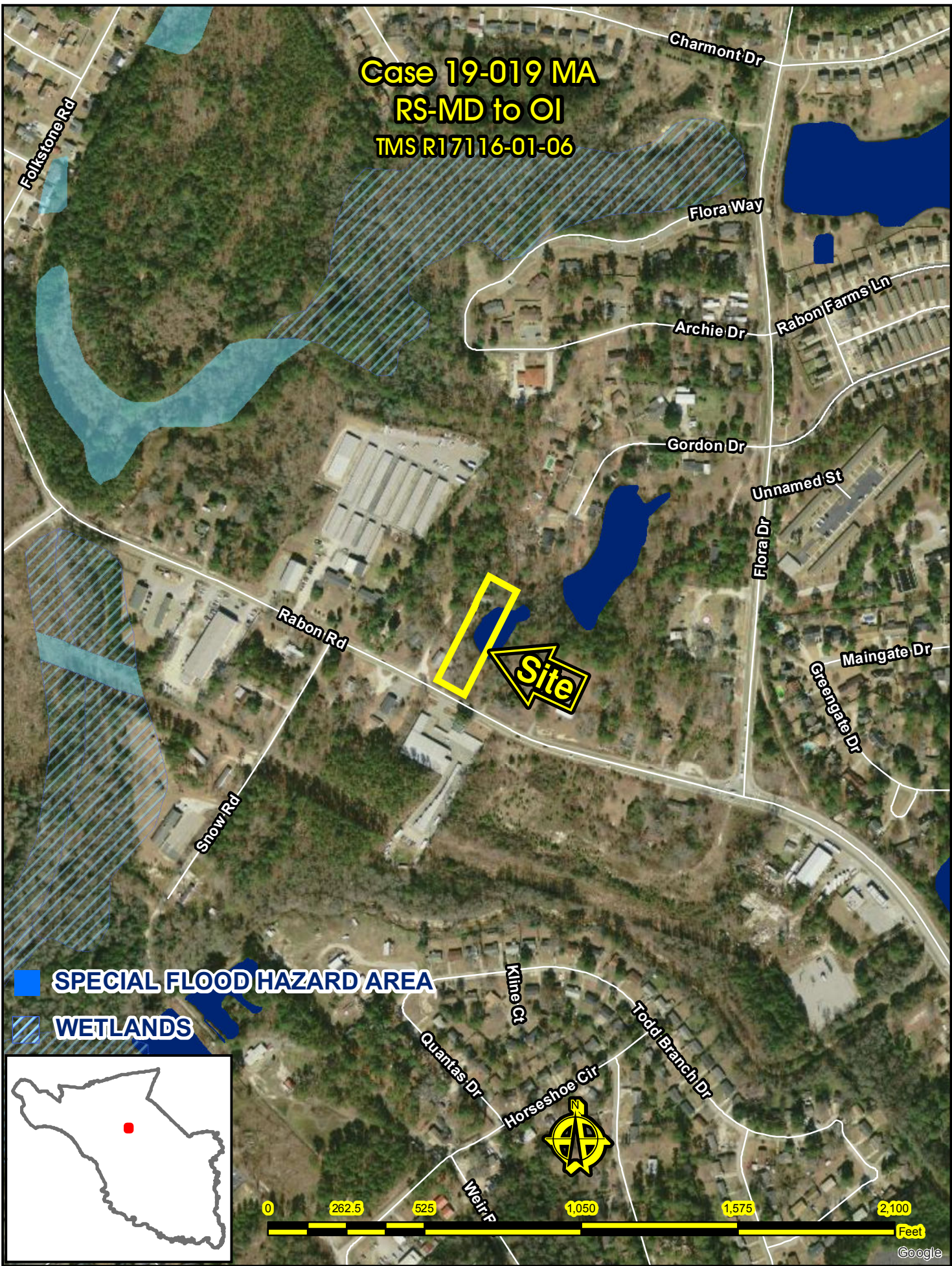
1. Case 19-019 MA  
Sherri Latosha McCain  
R17116-01-06  
250 Rabon Road  
DISTRICT 7 - Gwendolyn Kennedy

*Kershaw  
County*

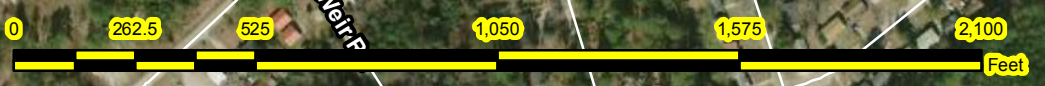
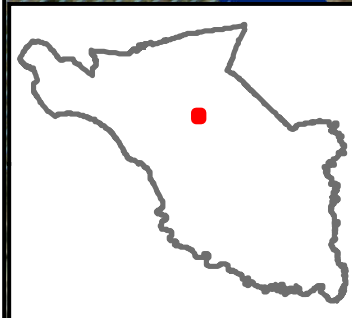




**Case 19-019 MA  
RS-MD to OI  
TMS R17116-01-06**



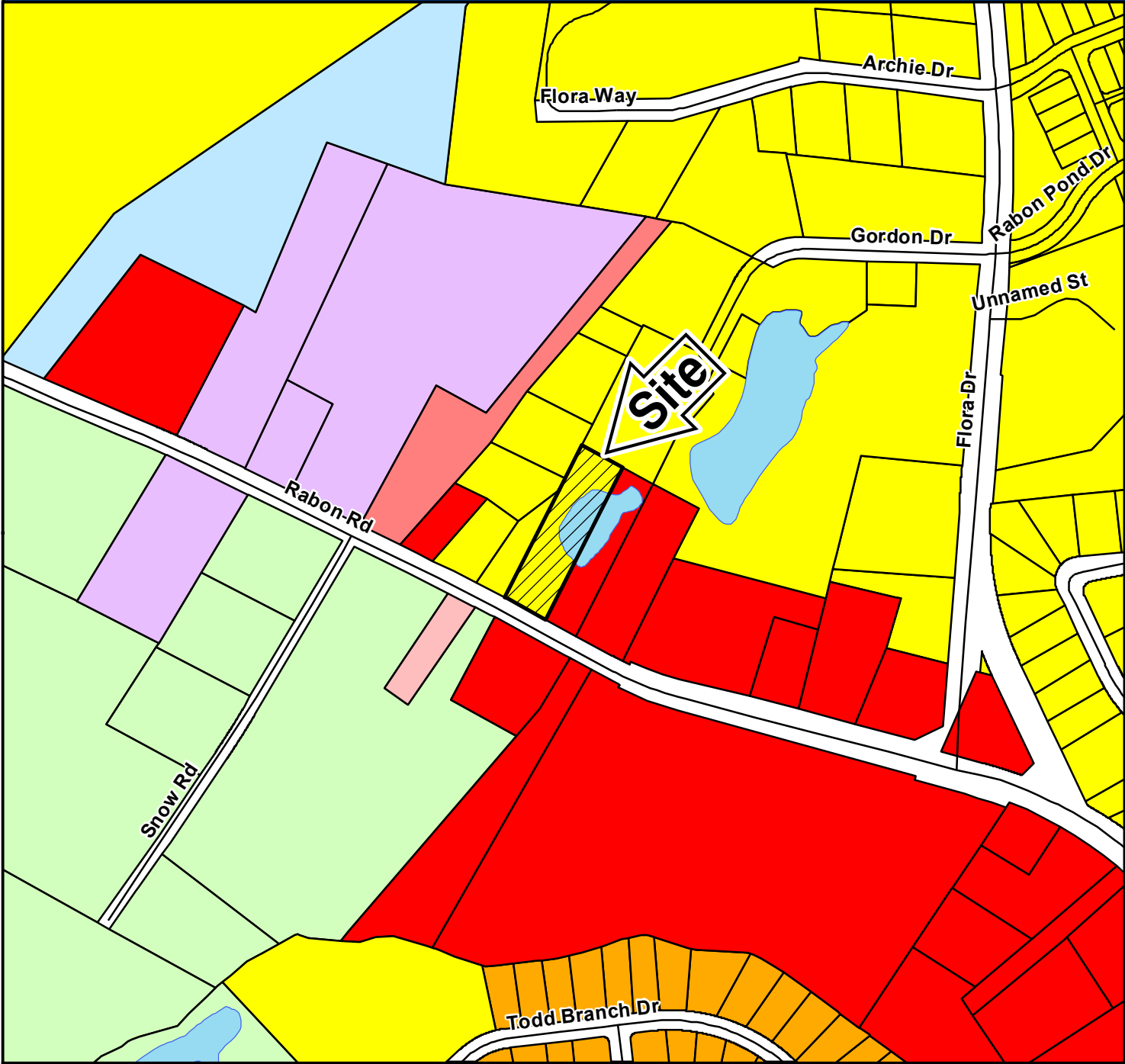
**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



Google



# Case 19-019 MA RS-MD 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		N
	CC-4		RR		RS-HD		OI		M-1		RU		

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

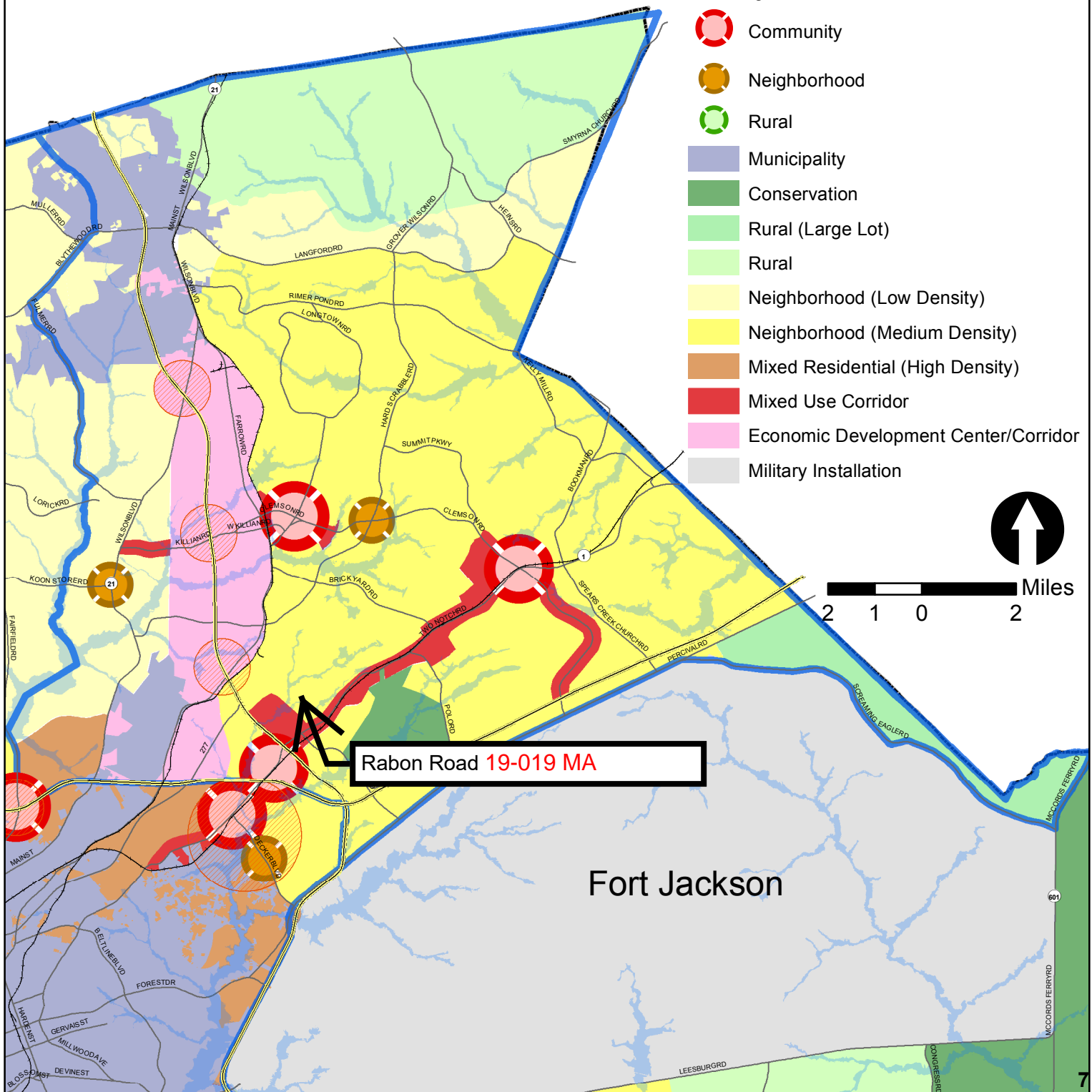


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** July 15, 2019  
**RC PROJECT:** 19-025 MA  
**APPLICANT:** Patrick S. Noh

**LOCATION:** 10668 Two Notch Road

**TAX MAP NUMBER:** R25900-07-01 and R25800-03-04  
**ACREAGE:** 6.26 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** September 6, 2019

**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 Planned Development District (PDD) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels north of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

**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 and characteristics.

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: 100 dwelling units\*.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	OI/OI	Office/Undeveloped
<b><u>South:</u></b>	PDD/ PDD	Undeveloped/Multi-family residential
<b><u>East:</u></b>	OI	Agricultural
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject site is currently undeveloped. The parcel has frontage along Two Notch Road and Old National Highway. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. West of the site Two Notch Road narrows from five lanes to two. Old National Highway is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and agricultural uses with limited office and institutional uses and OI zoned properties. There is an undeveloped OI District property north of the site and a developed OI District parcel with an office. South of the subject site is a multi-family residential property and an undeveloped tract zoned PDD. East of the site is a property zoned OI with agricultural uses. West of the site is an undeveloped property zoned RU.

***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately .16 miles southeast of the subject parcel on Old National Highway. Records indicate that the parcel is in the City of Columbia’s water and Palmetto Utilities sewer service areas. There is a fire hydrant located adjacent to the subject site. The Northeast fire station (number 4) is located 1.4 miles south of the subject parcel on Spears Creek Church Road.

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. 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 2018 SCDOT traffic count (Station #119) located northeast of the subject parcel on Two Notch Road identifies 12,300 Average Daily Trips (ADTs). This segment of Two Notch Road is classified as a two-lane undivided Principal Arterial, maintained by SCODT with a design capacity of 14,600 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "C".

The 2018 SCDOT traffic count (Station # 120) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT's). This section of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road or Old National Highway through the SCDOT or the County Penny Sales Tax program.

### **Conclusion**

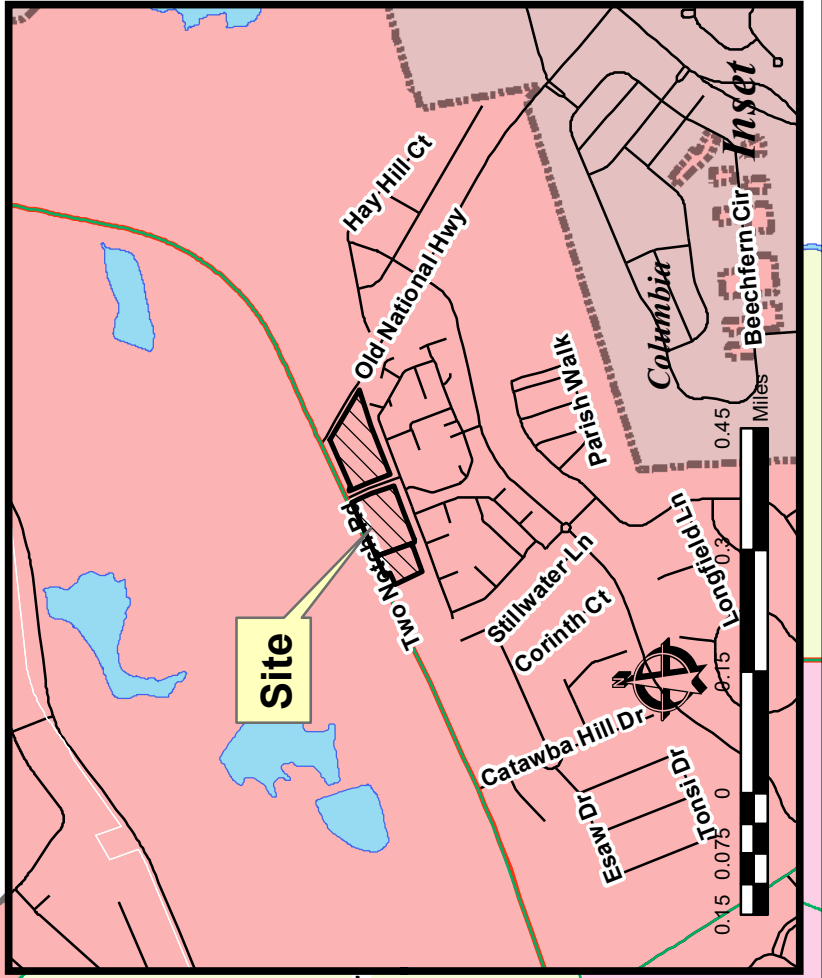
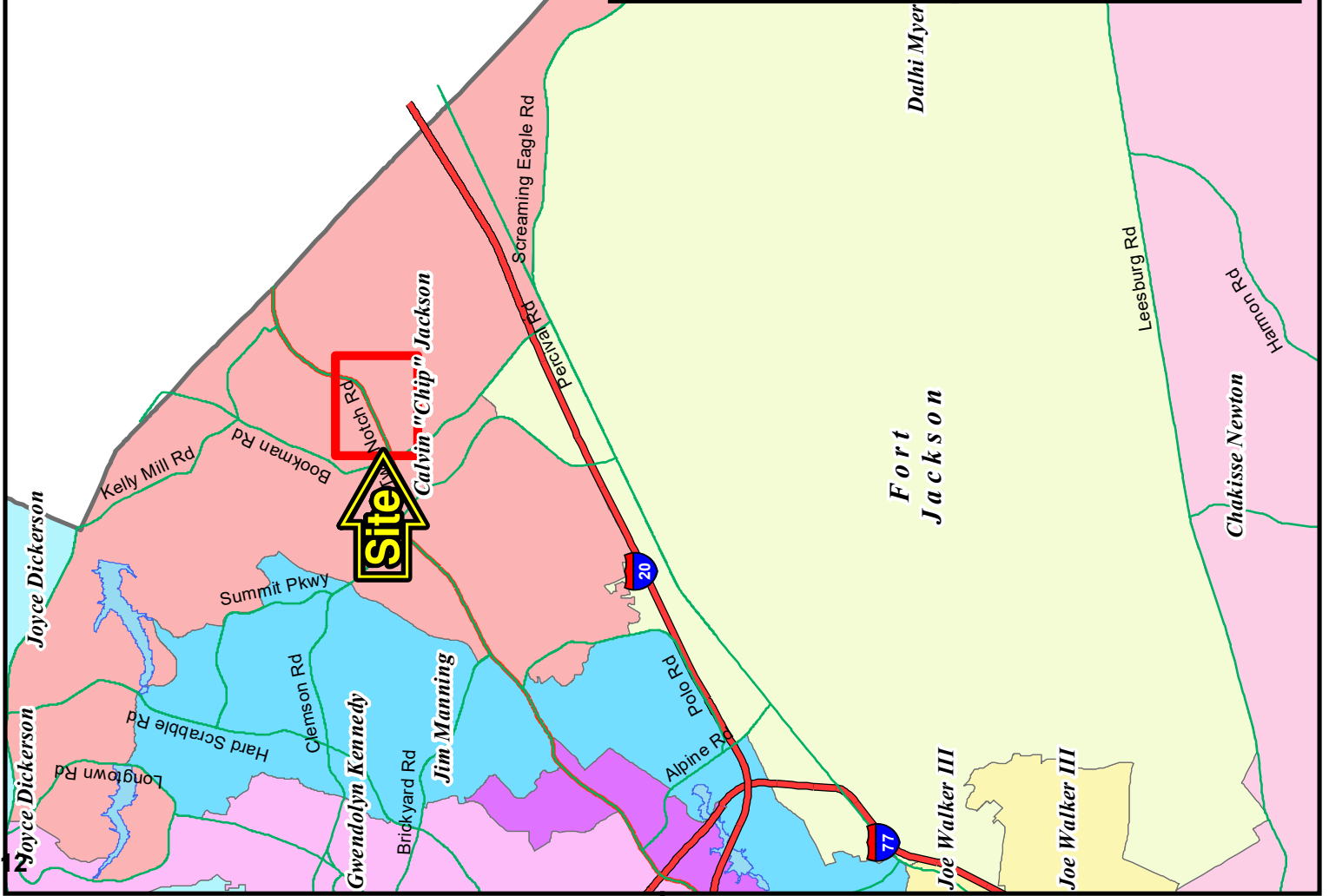
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road and are not within a contextually-appropriate distance from the intersection of a primary arterial. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." Approval of the rezoning request would be inconsistent with the character of the existing, surrounding uses in the area, as the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential and office commercial uses nearby due to the intensity and scale of uses allowed under the GC district.

### **Planning Commission Action**

At their **July 15, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-025 MA**.

2. Case 19-025 MA  
 Patrick S. Noh  
 R25900-07-01 & R25800-03-04  
 10668 Two Notch Road  
 DISTRICT 7 - Calvin "Chip" Jackson





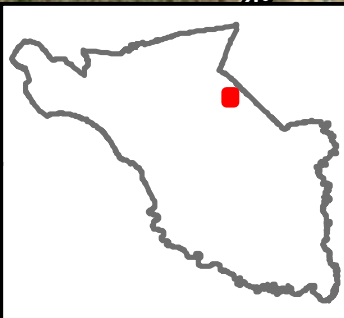
**Case 19-025 MA  
RU to GC**

**TMS R25900-07-01 & R25800-03-04**



**SPECIAL FLOOD HAZARD AREA**

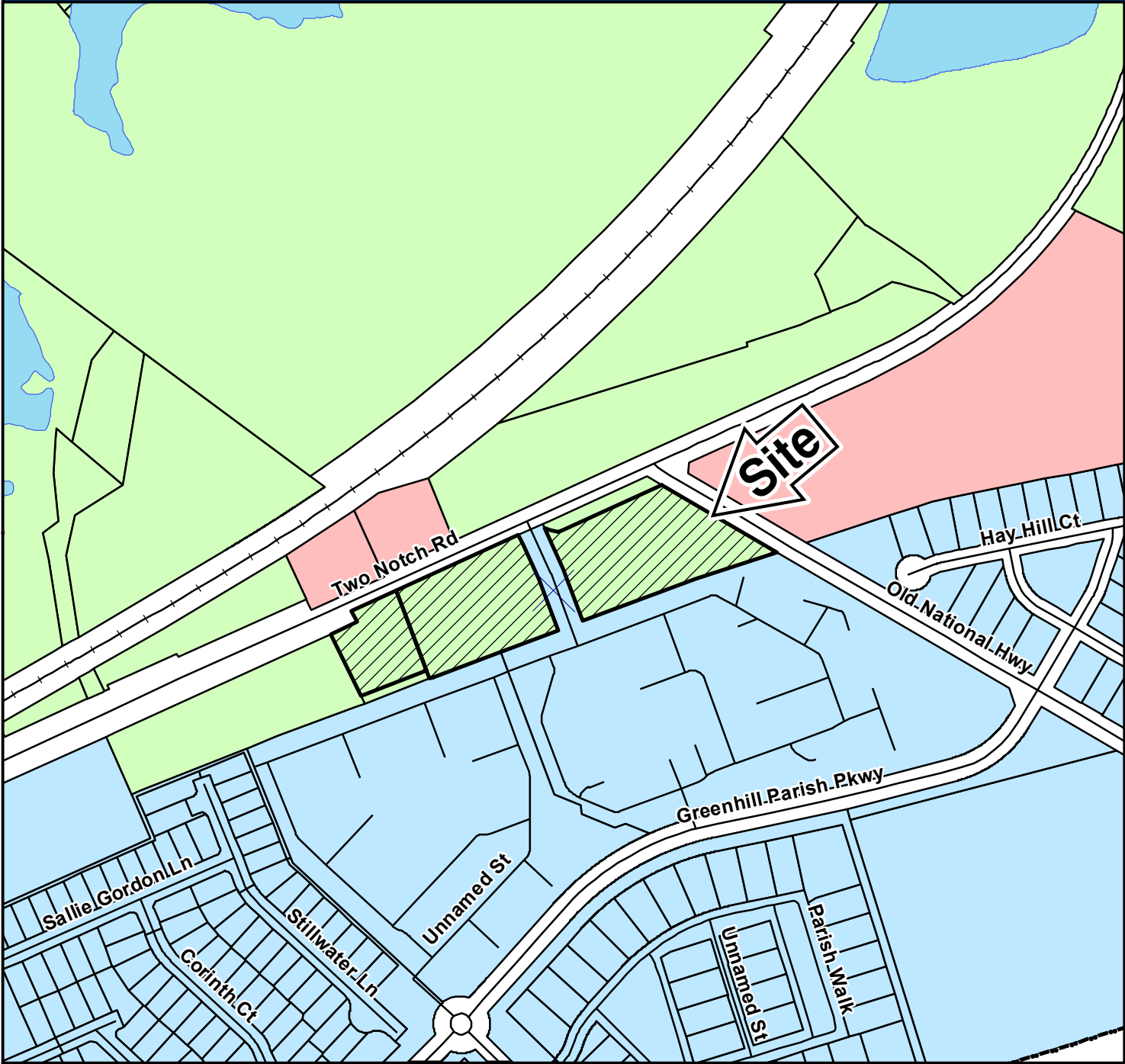
**WETLANDS**














Google



# Case 19-025 MA RU to GC



## ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 N  Subject Property
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI		
 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

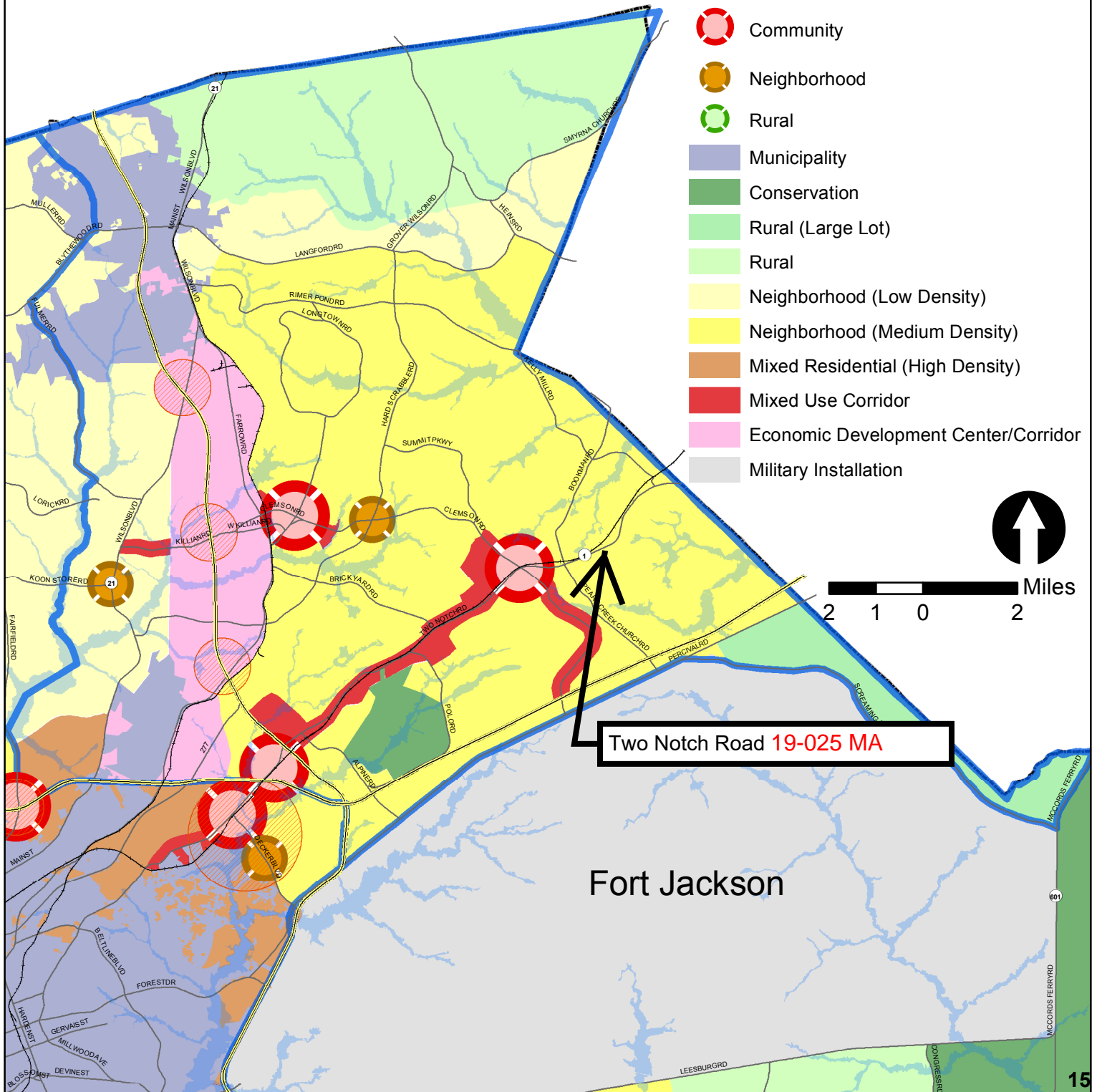


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** September 9, 2019  
**RC PROJECT:** 19-027 MA  
**APPLICANT:** Phil Savage

**LOCATION:** Dutch Fork Road

**TAX MAP NUMBER:** R02501-03-22 (Portion of)  
**ACREAGE:** 8.23 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** September 6, 2019

#### 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 parcel north of the subject site was rezoned from Planned Development District (PDD) to General Commercial District (GC) under case number 11-012MA.

The parcel east of the subject site was rezoned from Rural District (RU) to General Commercial (GC) under case number 03-017MA.

The parcels north of the subject site were rezoned from Neighborhood Commercial (NC) to Planned Development District (PDD) under case number 95-062MA.

##### 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 and characteristics.

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\*.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Gas Station/Convenience Store with Pumps
<u>South:</u>	RS-LD	Residences
<u>East:</u>	GC / OI	Botanical Nursery / Bank
<u>West:</u>	RU / RU	Place of Worship / Residence

## Discussion

### ***Parcel/Area Characteristics***

The subject parcel contains frontage along Dutch Fork Road. It is located at the intersection of Dutch Fork Road and Rauch-Metz Road. This section of Dutch Fork Road is a two-lane undivided Minor Arterial without sidewalks and streetlights along this section. The general area is comprised of large-lot residentially developed properties, smaller lot properties with residences, smaller-scale commercial and office uses, and undeveloped properties. The immediate area consists of limited commercial, office, and institutional uses along Dutch Fork Road. Residences which abut the property on the south and southwest are zoned RS-LD and RU, respectively. West of the site is a RU zoned parcel (place of worship). North of the site is a convenience store with pumps zoned PDD. East of the site is a bank zoned OI and a botanical nursery zoned GC.

### **Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located approximately 1.05 miles east of the subject parcel on Bickley 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 is a fire hydrant located at the site. The Ballentine fire station (station number 17) is located on Broad River Road, approximately 2.35 miles east of the subject parcels.

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 2018 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,500 Average Daily Trips (ADTs). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "F".

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

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

For the Neighborhood (Low-Density) future land use designation, the Comprehensive Plan recommends neighborhood scale commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction of a primary arterial and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center.

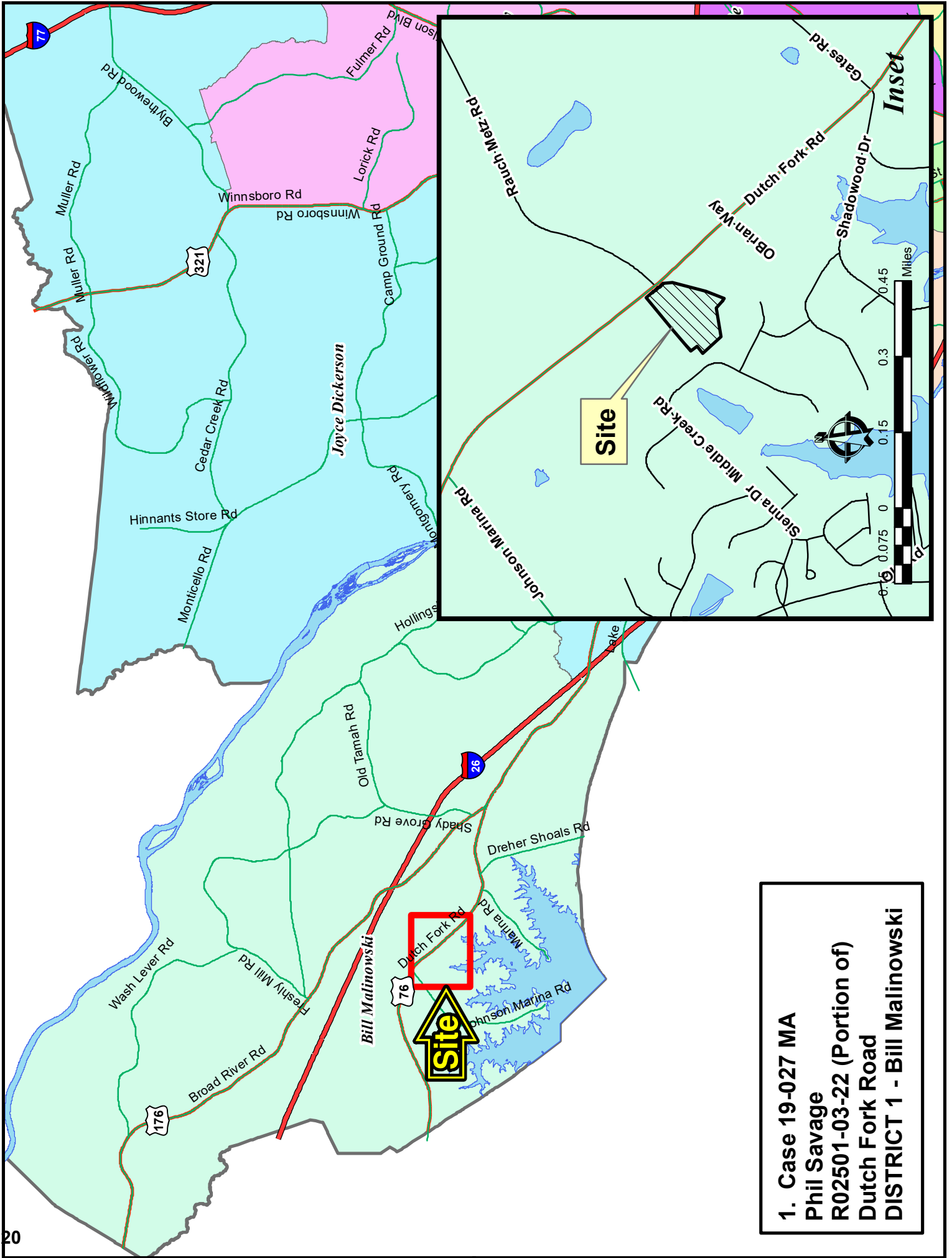
Further, while the requested zoning district may be compatible with the zoning of the abutting parcel, the land uses permitted under the GC would be out of character with the surrounding land uses and other zoning districts in the immediate area and may be considered an encroachment into a residentially zoned and developed area.

### **Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- The immediate area's existing zoning is consistent with that of the request.
- The ability of the area to become a commercial node due to its location near a signalized intersection.

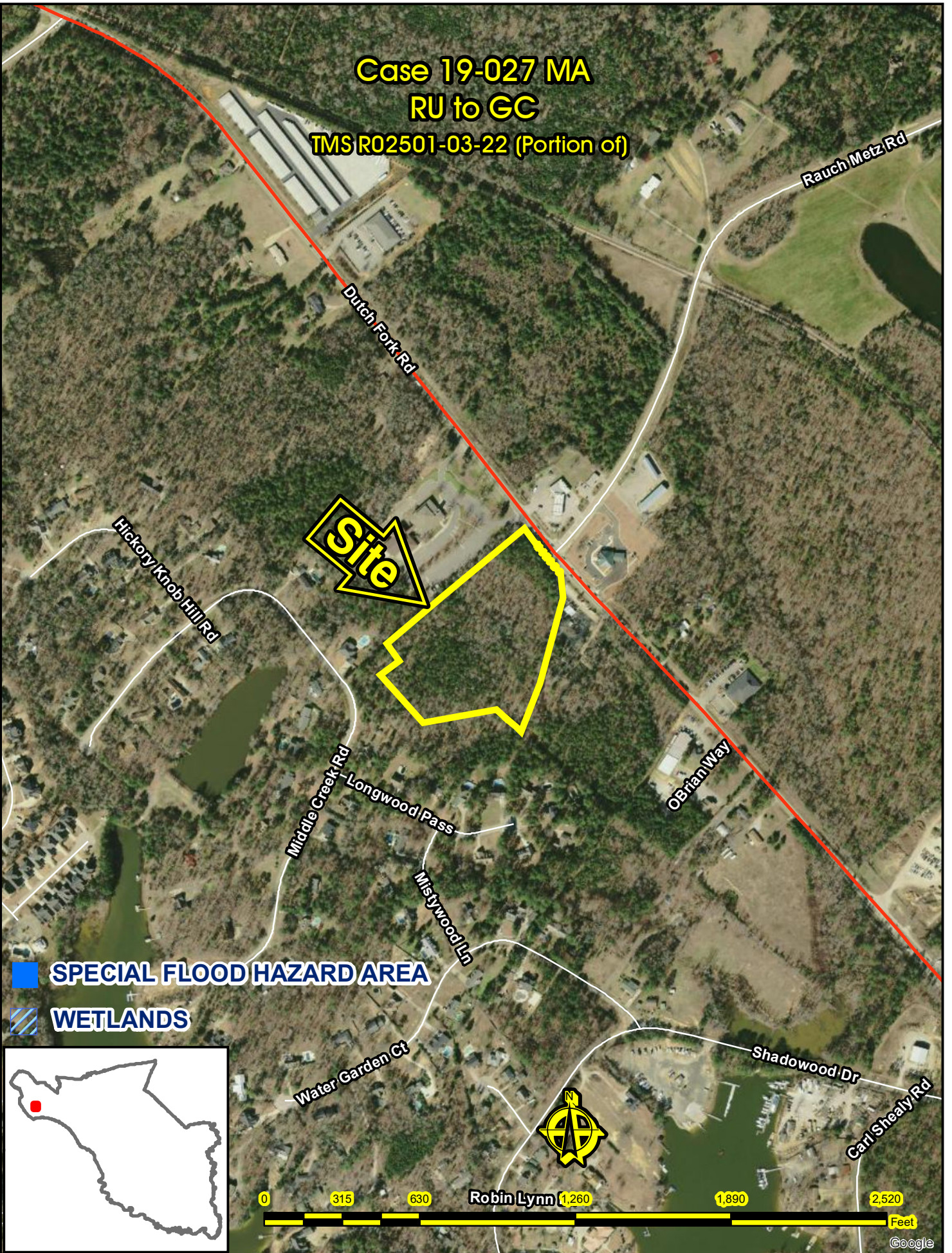
The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-27 MA**.



**1. Case 19-027 MA**  
**Phil Savage**  
**R02501-03-22 (Portion of)**  
**Dutch Fork Road**  
**DISTRICT 1 - Bill Malinowski**

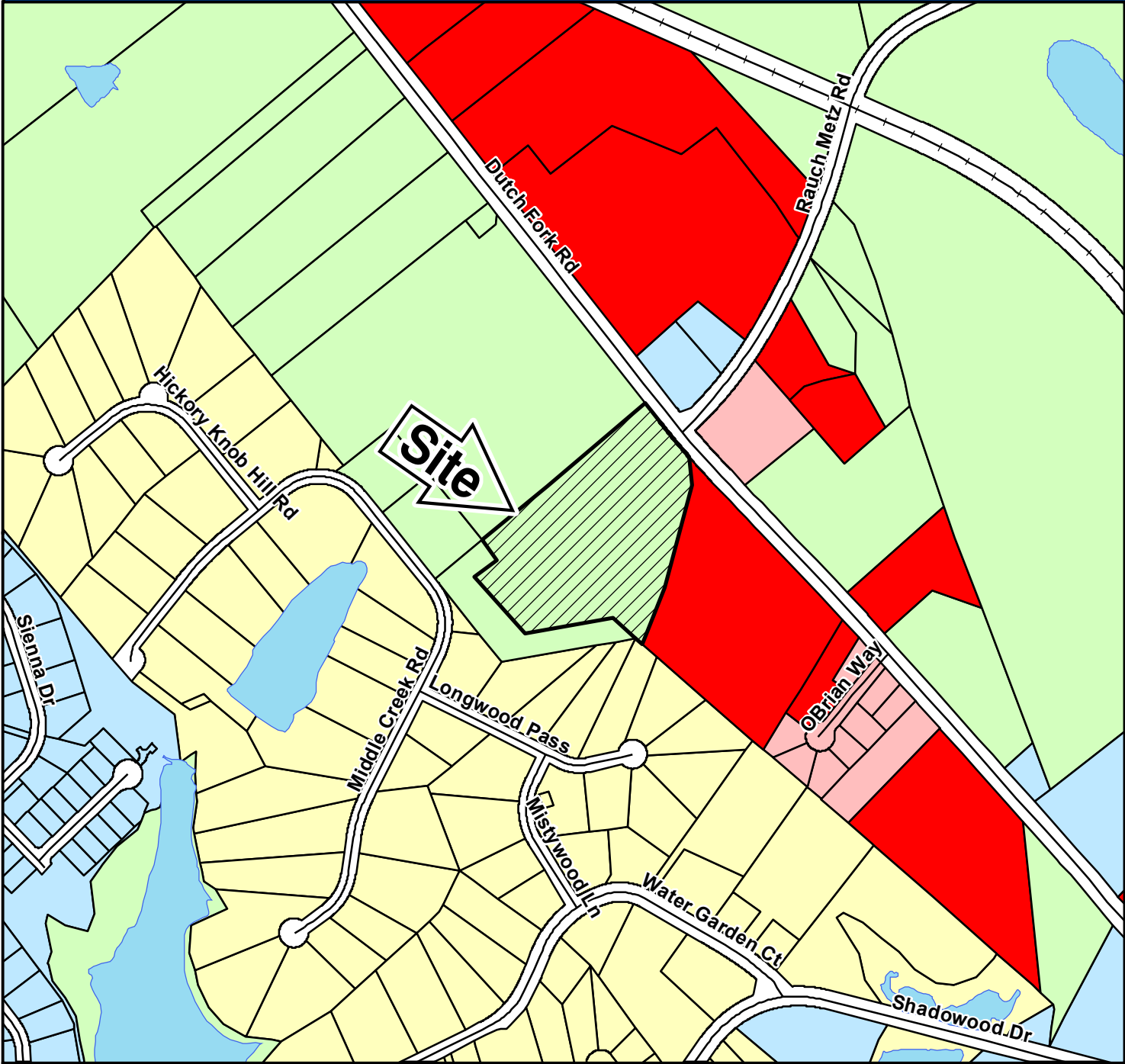


**Case 19-027 MA**  
**RU to GC**  
**TMS R02501-03-22 (Portion of)**





# Case 19-027 MA RU to GC



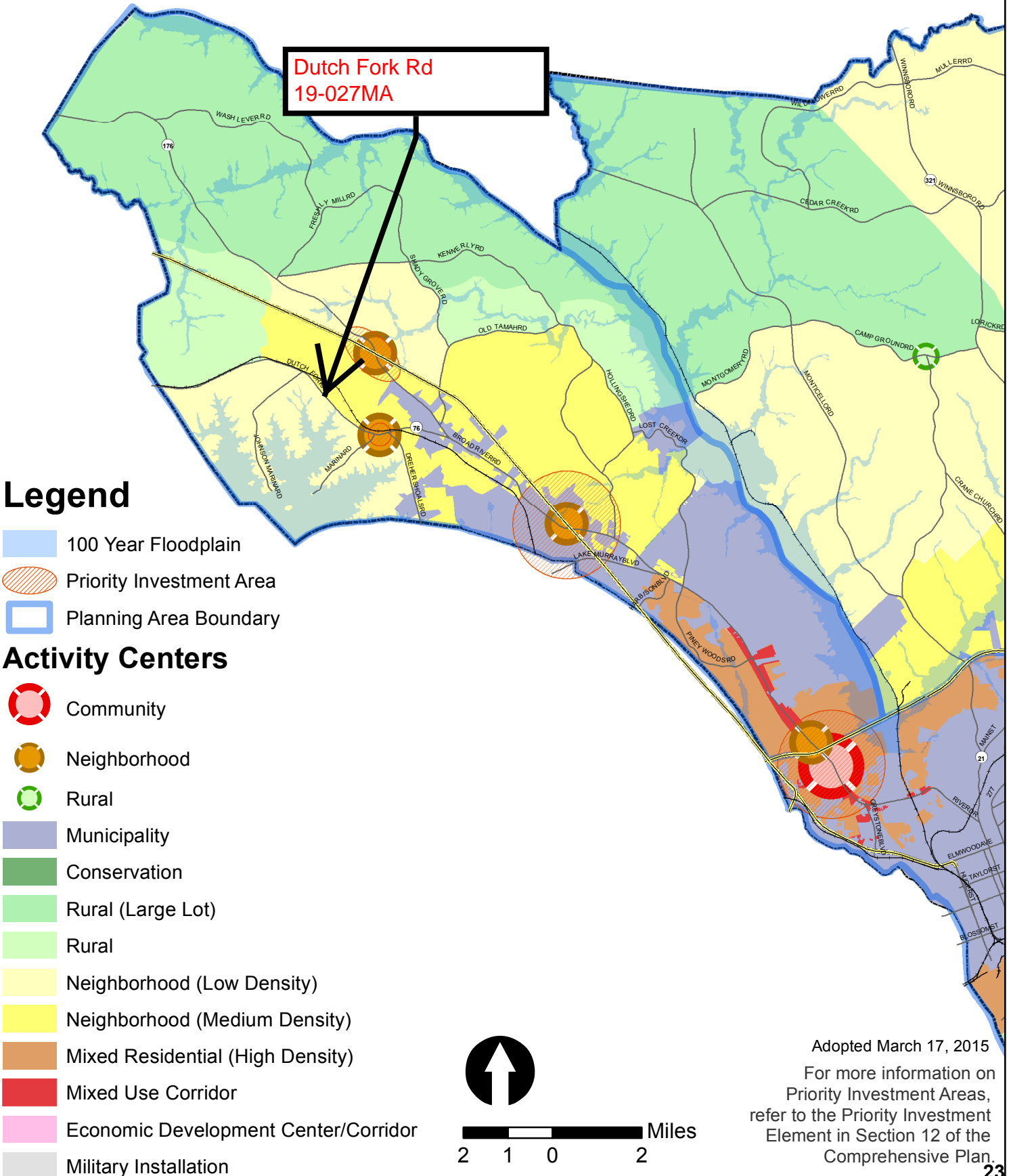
## ZONING CLASSIFICATIONS

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:** September 9, 2019  
**RC PROJECT:** 19-033 MA  
**APPLICANT:** Gerald K. James

**LOCATION:** Leesburg Road

**TAX MAP NUMBER:** R25000-01-04F & R25000-01-04A (Portion of)  
**ACREAGE:** 5.6 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**ZPH SIGN POSTING:** September 6, 2019

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

A portion of the subject property was part of a previous request for the Neighborhood Commercial District (NC) under case number 16-028MA.

**Zoning History for the General Area**

The parcels west of the site was rezoned from RU to Neighborhood Commercial District (NC) under ordinance number case number 18-048MA.

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RS-1	Fort Jackson (City of Columbia)
<b><u>South:</u></b>	RU / RU	Undeveloped
<b><u>East:</u></b>	MH	Residences
<b><u>West:</u></b>	RU	Mobile Home Park

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Leesburg Road. This section of Leesburg Road is a two-lane undivided major collector. The subject parcels contain multiple structures related to the current uses of the properties. One of the parcels is currently developed as a convenience store with pumps and an auto repair shop. The other parcel is developed as an auto repair shop. There are no sidewalks or streetlights along this section of Leesburg Road. The surrounding area is sparsely developed with mostly residences. North of the subject parcels is Fort Jackson, zoned RS-1 and within the City of Columbia. South are two undeveloped parcels zoned RU. East of the subject sites are residences zoned MH. West of the site is a mobile home park zoned RU.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 3 miles south of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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.

## **Lower Richland Community Strategic Master Plan**

### ***Suburban Transition Area***

The Suburban Transition area serves a bridge between the highly suburbanized portions of the City of Columbia to the west and the more agricultural and rural elements of the unincorporated Richland County to the south and east. This area is comprised of sparsely developed areas of primarily housing, wetlands and streams, and agricultural plots.

*Suburban Transition Area Recommendations*

Promote a variety of housing types including townhomes and apartments. Promote development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources.

*Military Compatibility Zone*

The Military Compatibility Zone represents the Accident Potential Zone (APZ) of McEntire National Guard Base and the Artillery Noise Contour of Fort Jackson and Camp McCrady.

*Military Compatibility Zone Recommendations*

Keep residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations.

**Traffic Characteristics**

The 2018 SCDOT traffic count (Station # 257) located west of the subject parcel on Leesburg Road identifies 7,000 Average Daily Trips (ADTs). Leesburg Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "C".

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

**Conclusion**

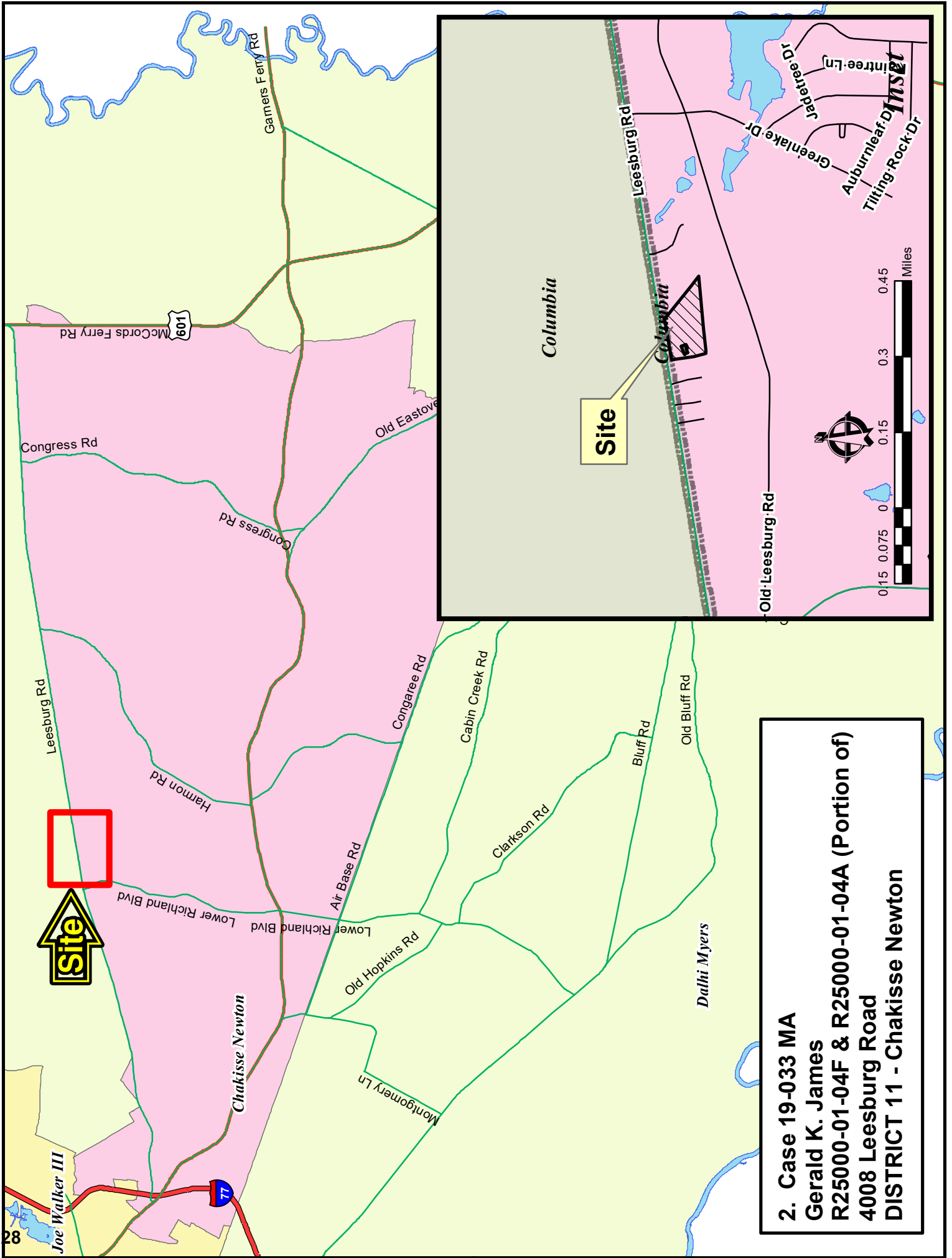
Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

Likewise, the request for rezoning is inconsistent with the recommendations of the Lower Richland Community Strategic Master Plan.

**Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-033 MA**.



**2. Case 19-033 MA**  
**Gerald K. James**  
**R25000-01-04F & R25000-01-04A (Portion of)**  
**4008 Leesburg Road**  
**DISTRICT 11 - Chakisse Newton**



**Case 19-033 MA**  
**RU to LI**  
**TMS R25000-01-04F & R25000-01-04A (Portion of)**

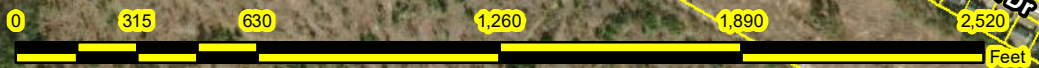
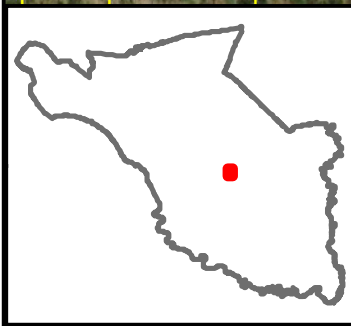
*Columbia*

*Fort Jackson*



**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

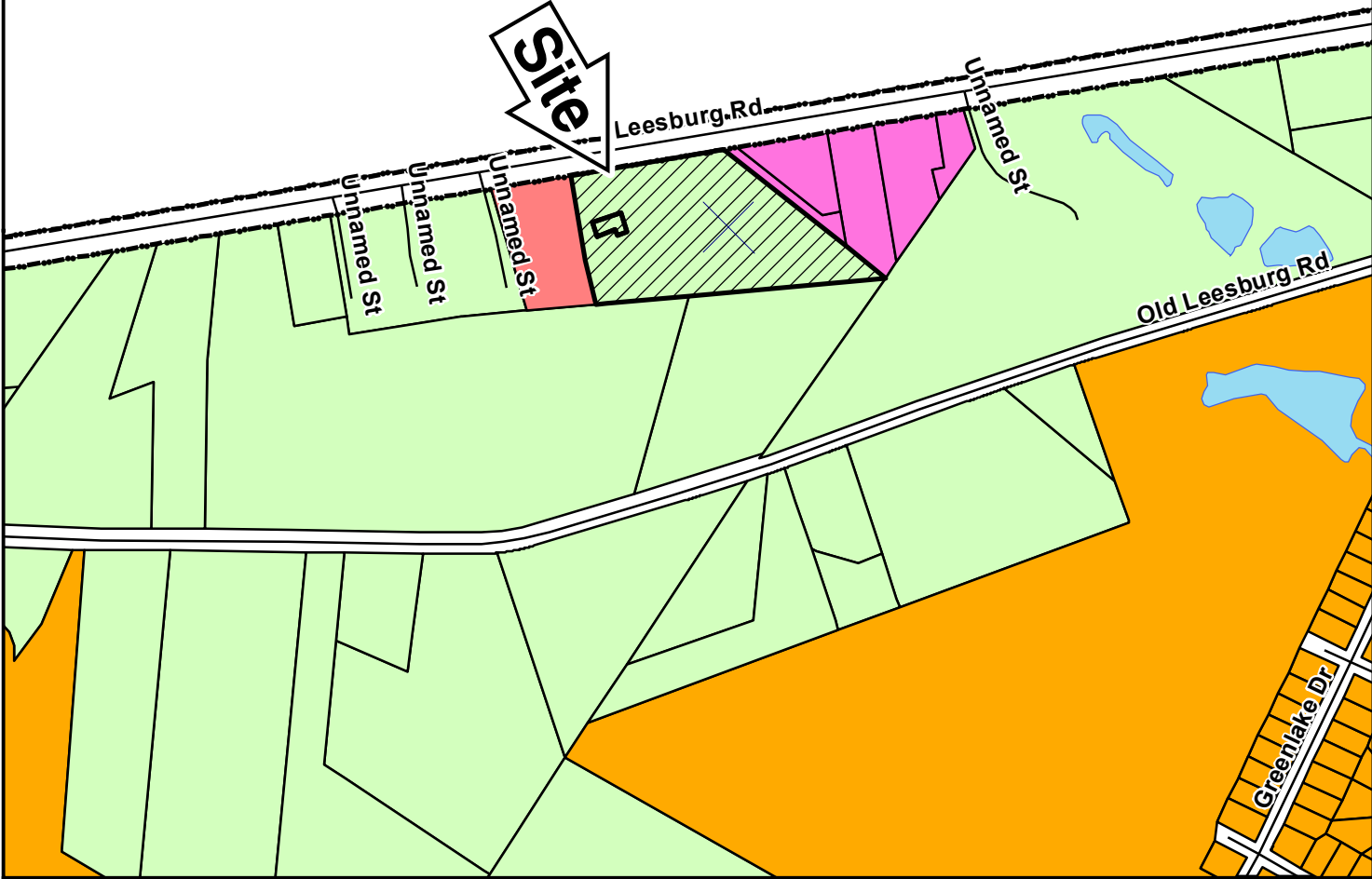


Google




























# Case 19-033 MA RU to LI

*Fort Jackson*

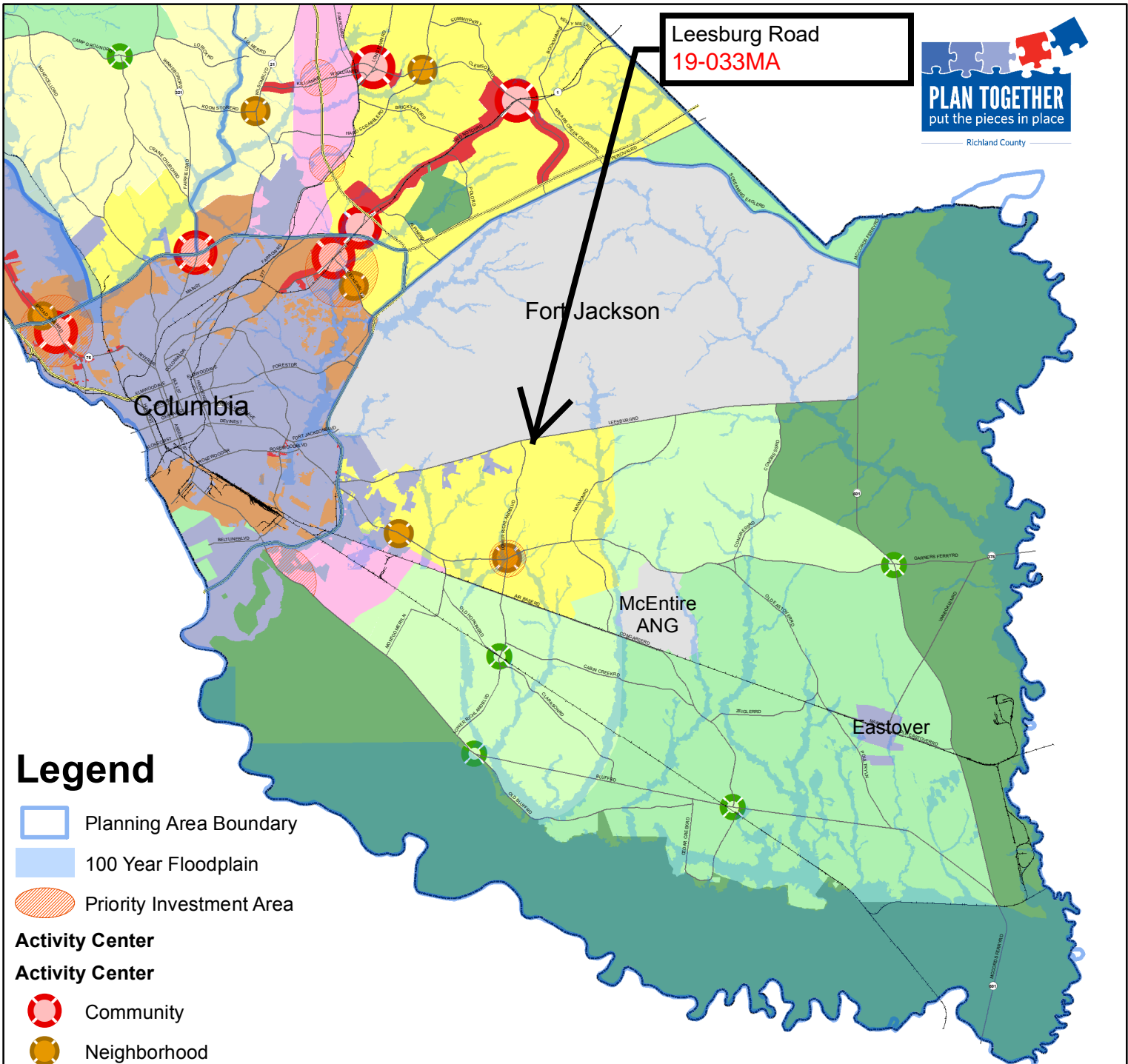


## ZONING CLASSIFICATIONS

 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	



Leesburg Road  
19-033MA



### 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 31







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 9, 2019  
**RC PROJECT:** 19-034 MA  
**APPLICANT:** Nick Stomski

**LOCATION:** 700 Blue Ridge Terrace

**TAX MAP NUMBER:** R09409-01-02, 15 & R09405-07-03  
**ACREAGE:** 4.02 acres  
**EXISTING ZONING:** CC-3  
**PROPOSED ZONING:** CC-4

**ZPH SIGN POSTING:** September 6, 2019

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

The subject parcel was rezoned under case number 10-006MA.

**Zoning History for the General Area**

The CC-3 Activity Center Mixed Use District parcels north, south, east and west of the site were rezoned under case number 10-006MA.

**Zoning District Summary**

CC-4 Industrial: The CC-4 sub-district minimizes the potential negative impacts of existing and future industrial uses on adjacent land uses by encouraging additions or enhancements to site buffers, landscaping, open space, and other site elements. This sub-district is intended to accommodate wholesaling, distribution, storage, processing, and light manufacturing which are controlled operations that are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses operate and/or have storage within open or enclosed structures, and generate no nuisances.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	CC-3	Undeveloped
<b><u>South:</u></b>	CC-3	Undeveloped / Commercial Office/Warehouse
<b><u>East:</u></b>	CC-3	Undeveloped
<b><u>West:</u></b>	CC-3	Undeveloped

## Discussion

### ***Parcel/Area Characteristics***

The subject parcels have frontage along Blue Ridge Terrace. This section of Blue Ridge Terrace is a two-lane undivided major collector. The site contains three nonresidential structures (warehouses). There are no sidewalks or streetlights along this section of Blue Ridge Terrace. Commercial/warehousing uses, undeveloped parcels, and floodplain characterize the general area. The parcels east, west, and north of the subject parcels are all undeveloped and zoned CC-3. South of the site is a commercial office/warehouse zoned CC-3.

### **Public Services**

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.9 miles northeast of the subject parcel. A fire hydrant is located immediately adjacent to the subject parcels. The Forest Heights Elementary School is located .16 miles north of the subject parcel on Blue Ridge Terrace. 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 (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.

### ***Crane Creek Master Plan***

The "***Crane Creek***" Neighborhood Master Plan sets forth the specific goal to "develop local retail services and limit industrial expansion". In addition to limiting industrial growth and promoting rezoning of properties from industrial to commercial, the recommended land use for the subject area is put forth as "Conservation" within the master plan.

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #595) located north of the subject parcel on Blue Ridge Terrace identifies 3,200 Average Daily Trips (ADTs). This section of Blue Ridge Terrace is classified as a two-lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Blue Ridge Terrace is currently operating at Level of Service (LOS) "A".

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

There is currently a Rehab and Resurfacing project within the construction phase for Blue Ridge Terrace being conducted by SCDOT. Construction is anticipated to be completed in June of 2020. Additionally, the Richland Penny currently has an approved scope to include side and streetscape improvements along Blue Ridge Terrace as part of the Crane Creek Neighborhood Master Plan. This is currently in design phase.

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as the map amendment would not be consistent with the recommendations of the Comprehensive Plan.

The proposed request from CC-3 to CC-4 would allow for a range of commercial and industrial uses that would be out of character with the Neighborhood (Medium Density) future land use designation. The subject parcels are not located along a main road corridor or the intersection of a primary arterial as the Comprehensive Plan recommends.

Additionally, the proposed map amendment would not be consistent with the recommendations of the Crane Creek Master Plan, which has the specific goal to limit industrial expansion by promoting rezoning from industrial to commercial.

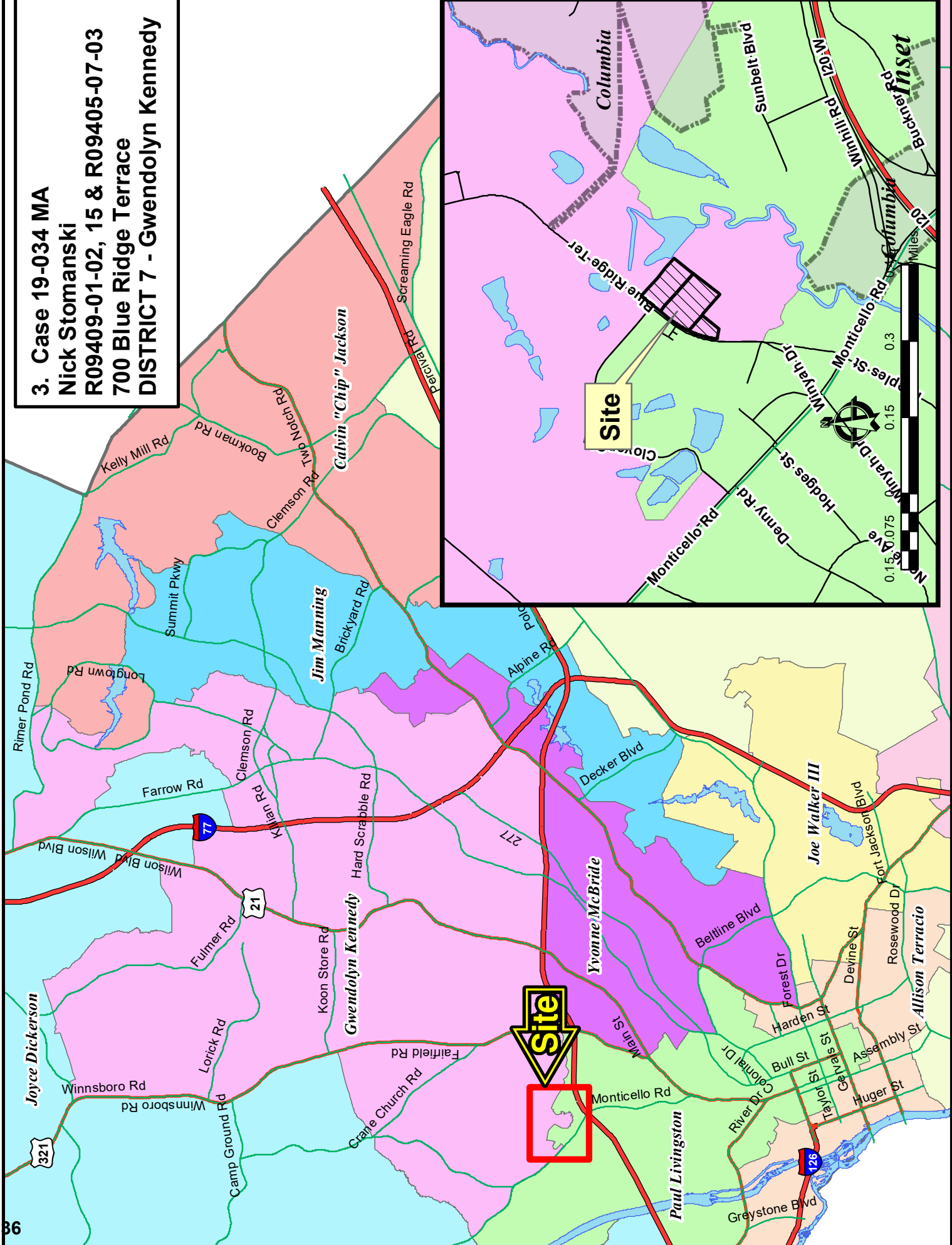
### **Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The use is a continued use from the former M-1 zoning designation.
- A higher level of evaluation would have shown that this site should have been zoned CC-4.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-34 MA**.

**3. Case 19-034 MA**  
**Nick Stomanski**  
**R09409-01-02, 15 & R09405-07-03**  
**700 Blue Ridge Terrace**  
**DISTRICT 7 - Gwendolyn Kennedy**



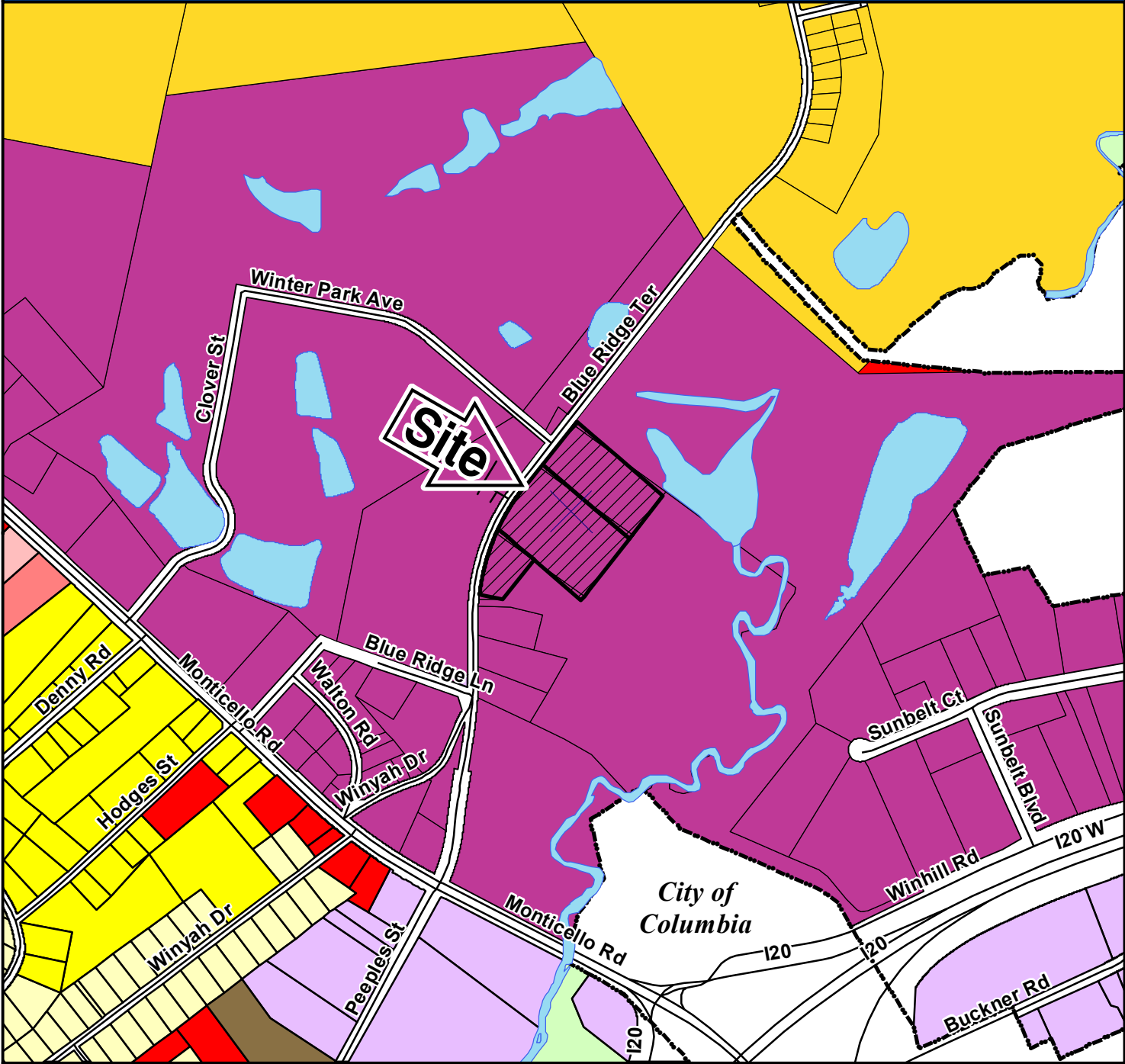


**Case 19-034 MA**  
**CC-3 to CC-4**  
**TMS R09409-01-02, 15 & R09405-07-03**





# Case 19-034 MA CC-3 to CC-4



## 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	

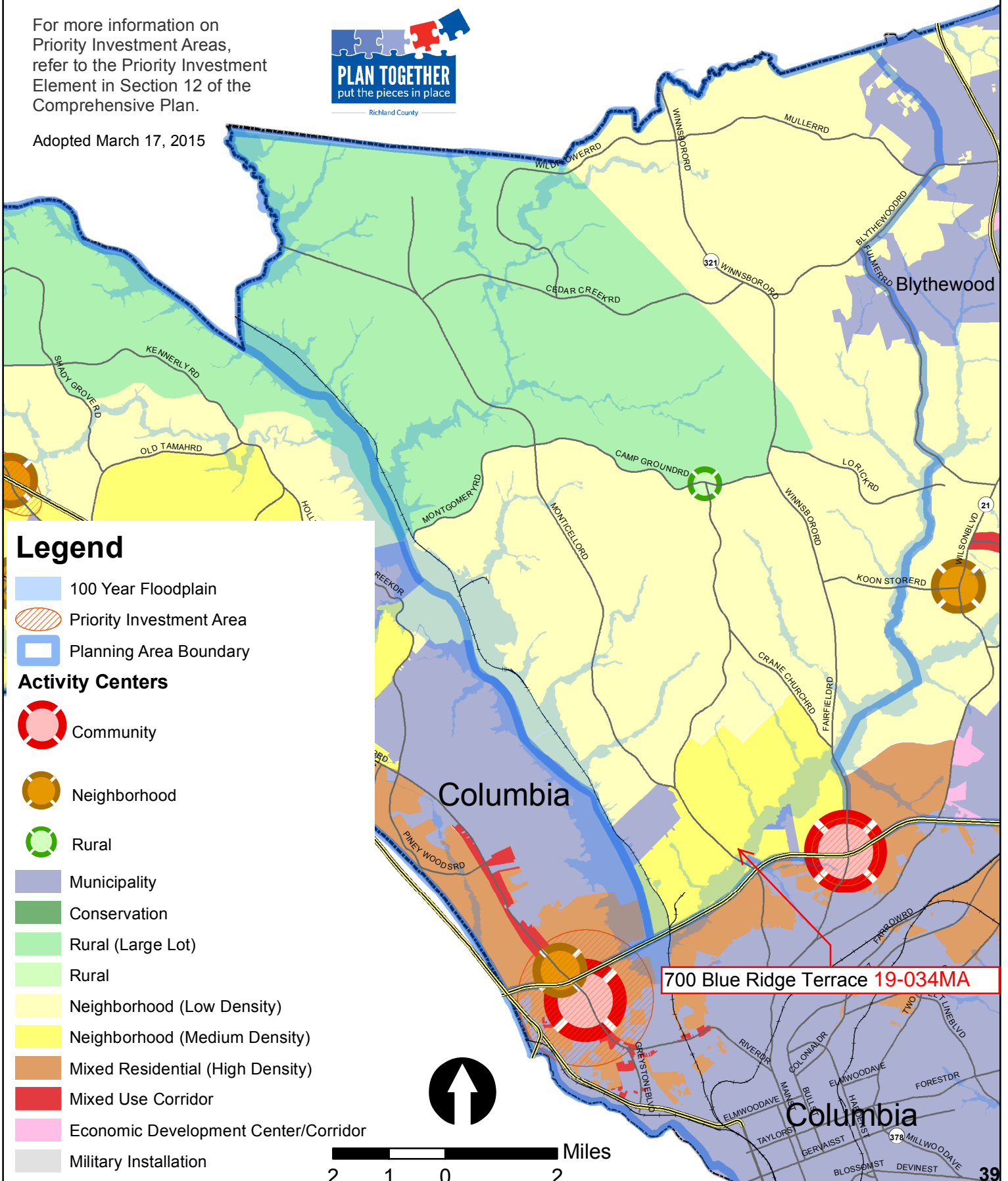


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



700 Blue Ridge Terrace 19-034MA







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 9, 2019  
**RC PROJECT:** 19-035 MA  
**APPLICANT:** Tiffany Harrison

**LOCATION:** Blythewood Road

**TAX MAP NUMBER:** R15100-03-01, R15100-01-07, R12500-02-06 & R12600-03-03 (Portion of)

**ACREAGE:** 456.01 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**ZPH SIGN POSTING** September 6, 2019

**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 NC parcels north of the site were rezoned from Rural District (RU) and Neighborhood Commercial District (NC) under case number 06-035MA.

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	D-1 / RU / PDD	Undeveloped (Town of Blythewood) / Industrial Institutional / Residences
<b><u>South:</u></b>	D-1 / RU	Undeveloped (Town of Blythewood) / Residential Subdivision (Holly Bluffs)
<b><u>East:</u></b>	RU	Undeveloped (Town of Blythewood)
<b><u>West:</u></b>	RU / RU	Residential / Undeveloped

## Discussion

### Parcel/Area Characteristics

The subject site is composed of four parcels which are wooded and currently undeveloped. The subject parcels are part of the future Blythewood Industrial Park. The subject site has access along Blythewood Road and via Locklier Road. This section of Blythewood Road is a two-lane undivided major collector, without sidewalks or streetlights. The general area is characterized by large undeveloped tracts, residences, limited institutional, and some industrial uses. South of the subject site is a large undeveloped tracts zoned RU and D-1 and a residential subdivision (Holly Bluffs) zoned RU. East of the subject site are large undeveloped tracts zoned RU. North of the parcels are undeveloped tracts zoned D-1, residences zoned RU, a PDD with an industrial use, and a school zoned RU. East of the subject site are parcels zoned RU with residences and smaller undeveloped tracts.

### Public Services

The subject parcel is within the boundaries of Richland School District Two. Muller Road Middle School is located adjacent to the northwestern most subject parcel on Blythewood Road. Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 2.5 miles southeast of the subject site. There is a fire hydrant located 0.01 miles east of the subject site on Loner Road. Water service is provided through either the City of Columbia, private utilities, or well and sewer would be provided by septic tank or City of Columbia.

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 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 water 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 Activity Centers.

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #490) located north of the subject parcels on Blythewood Road identifies 9,500 Average Daily Trips (ADT). Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "D".

The 2018 SCDOT traffic count (Station #490) located south of the subject parcels on Blythewood Road identifies 4,400 ADTs. Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at LOS "B".

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

Blythewood Road is currently programmed for a Rehab and Resurfacing project for roadway reconstruction. The project is currently in the construction phase with anticipated completion in 2020. Blythewood Road also have programmed improvements through the County Penny Sales Tax.

There are currently roadway widening projects programmed for Blythewood Road. One of the widening projects is from Syrup Mill Road to I-77 with a proposed scope to include 5-lanes, bike-ped accommodations, and a traffic circle at Community Road. This project is currently in the right-of-way phase. The roadway widening from Syrup Mill to Fulmer Road is listed as Priority #5 under the Blythewood Road Area Improvements and is noted to be in the design phase.

### **Conclusion**

Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Neighborhood (Low-Density) future land use designation.

Within the Neighborhood (Low Density) designation, the Comprehensive Plan recommends that "industrial development with significant community impacts, i.e., noise, exhaust, odor, heavy truck traffic) is discouraged." The variety of industrial uses allowed under the LI district includes potential uses which would be incompatible with the general area as it is currently developed.

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

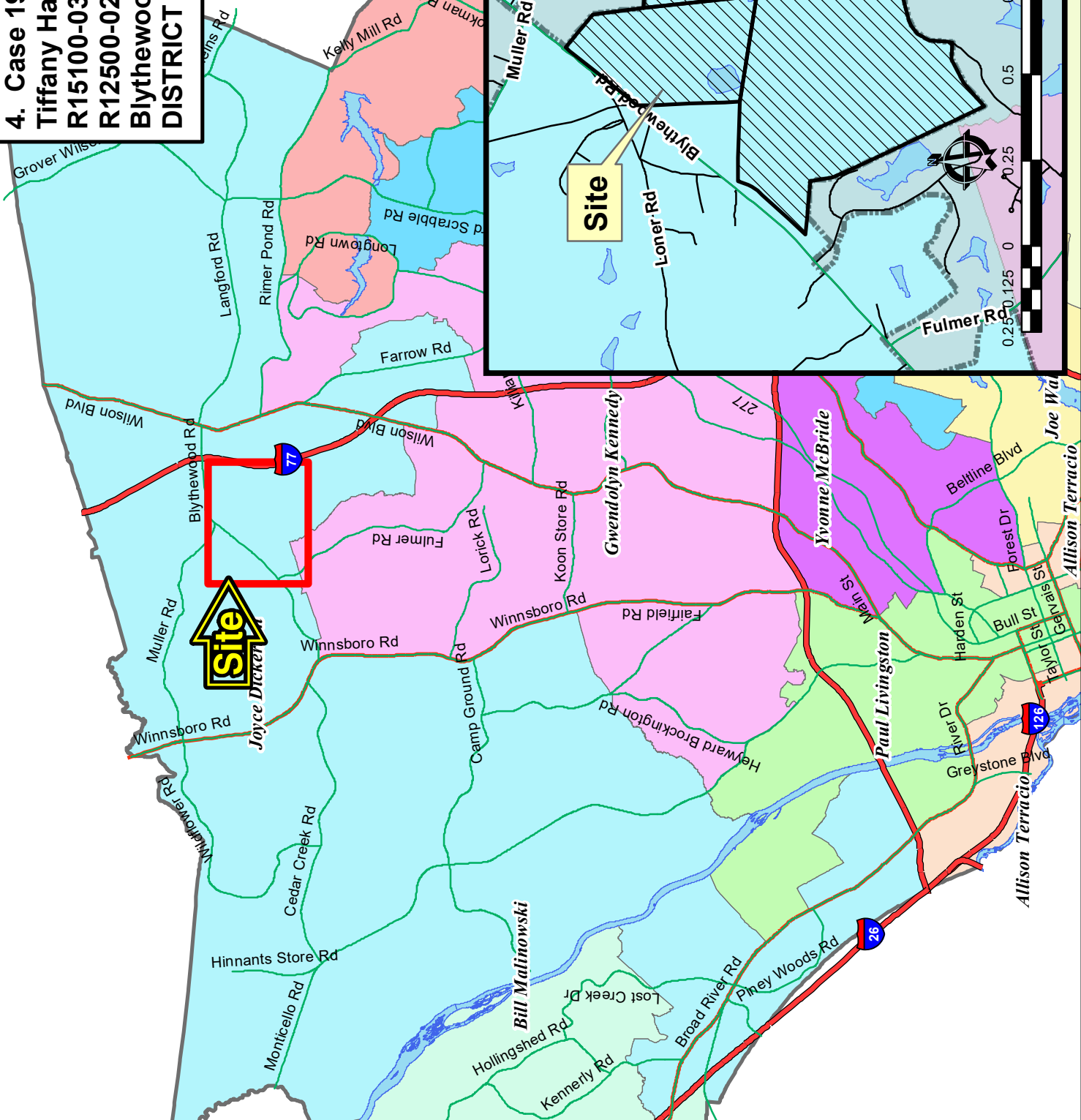
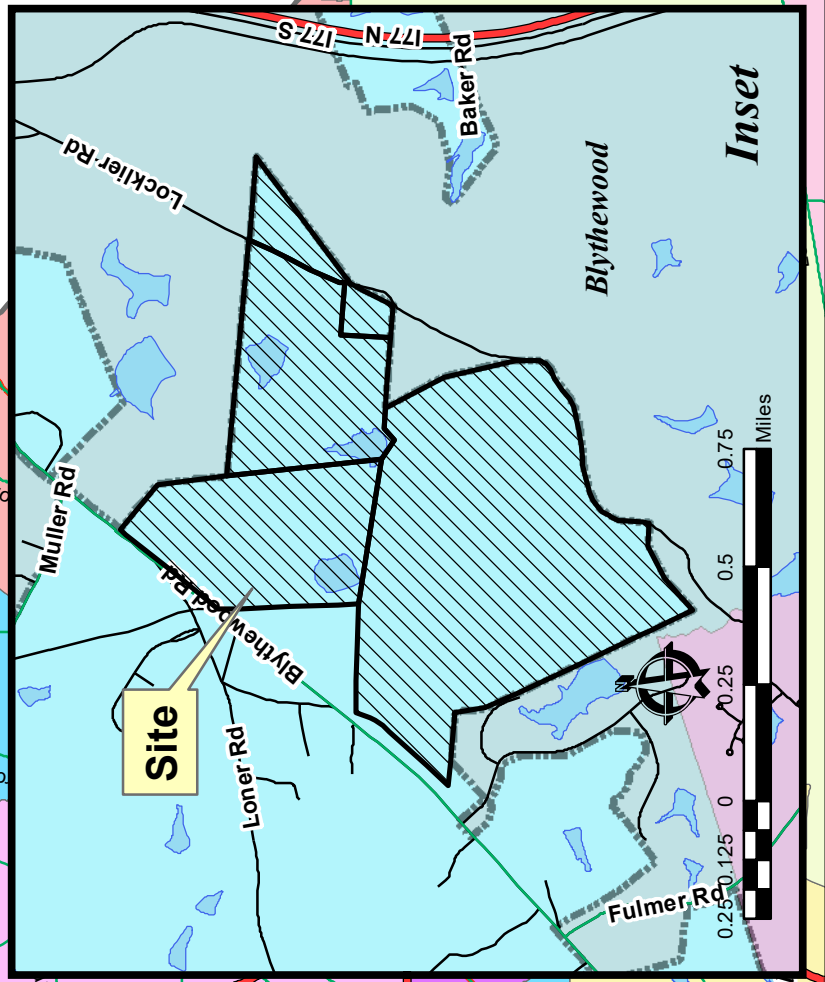
### **Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- This is an opportunity to establish a well-situated industrial park.
- The Comprehensive Plan did not take into consideration the future develop of this area for economic development.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-35 MA**.

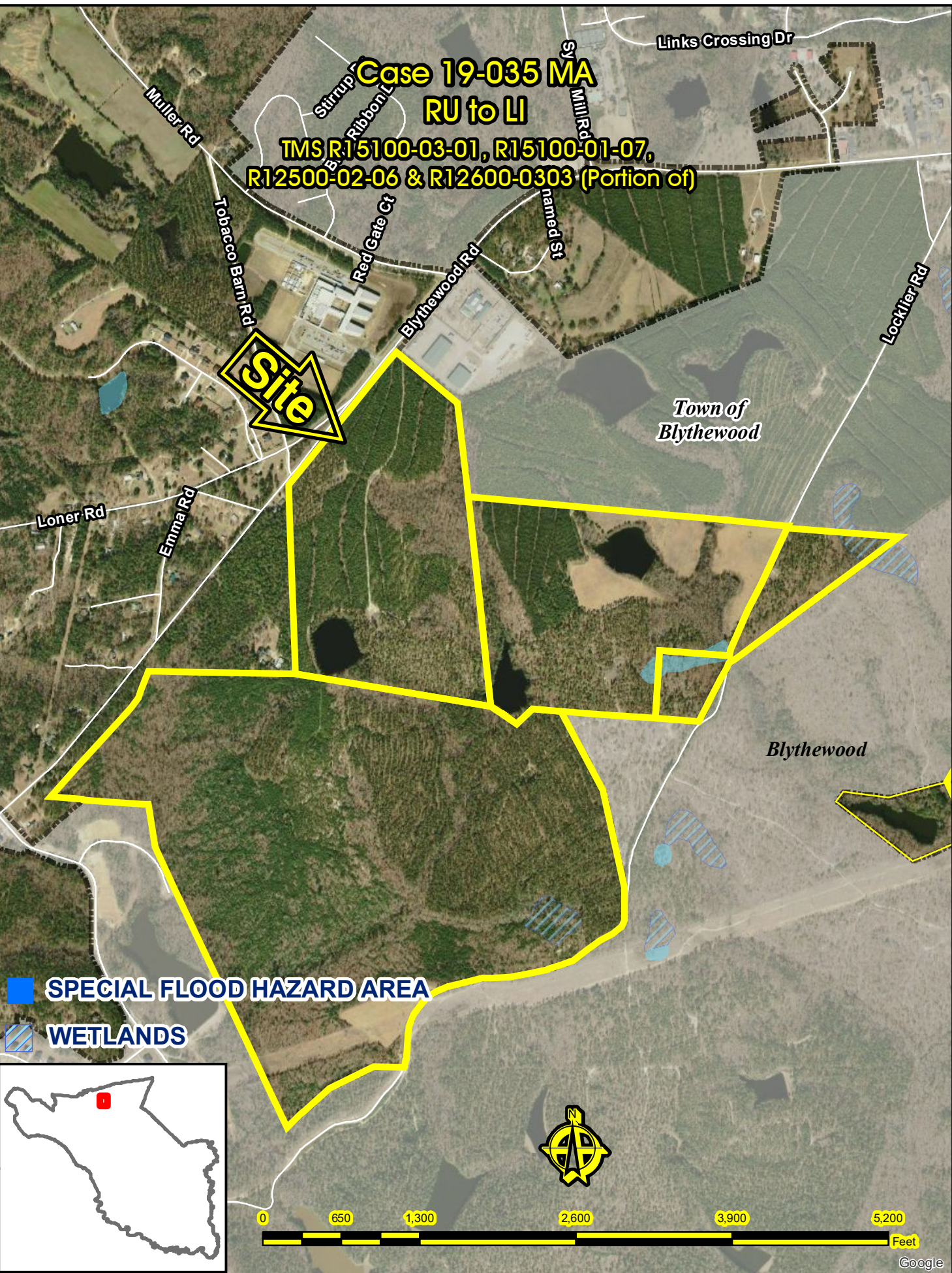
**4. Case 19-035 MA**  
**Tiffany Harrison**  
**R15100-03-01, R15100-01-07,**  
**R12500-02-06 & R12600-03-03**  
**Blythewood Road**  
**DISTRICT 2 - Joyce Dickerson**





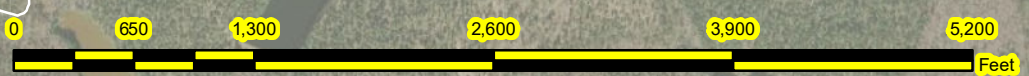
**Case 19-035 MA**  
**RU to LI**  
**TMSR15100-03-01, R15100-01-07,**  
**R12500-02-06 & R12600-0303 (Portion of)**

**Site**



**SPECIAL FLOOD HAZARD AREA**

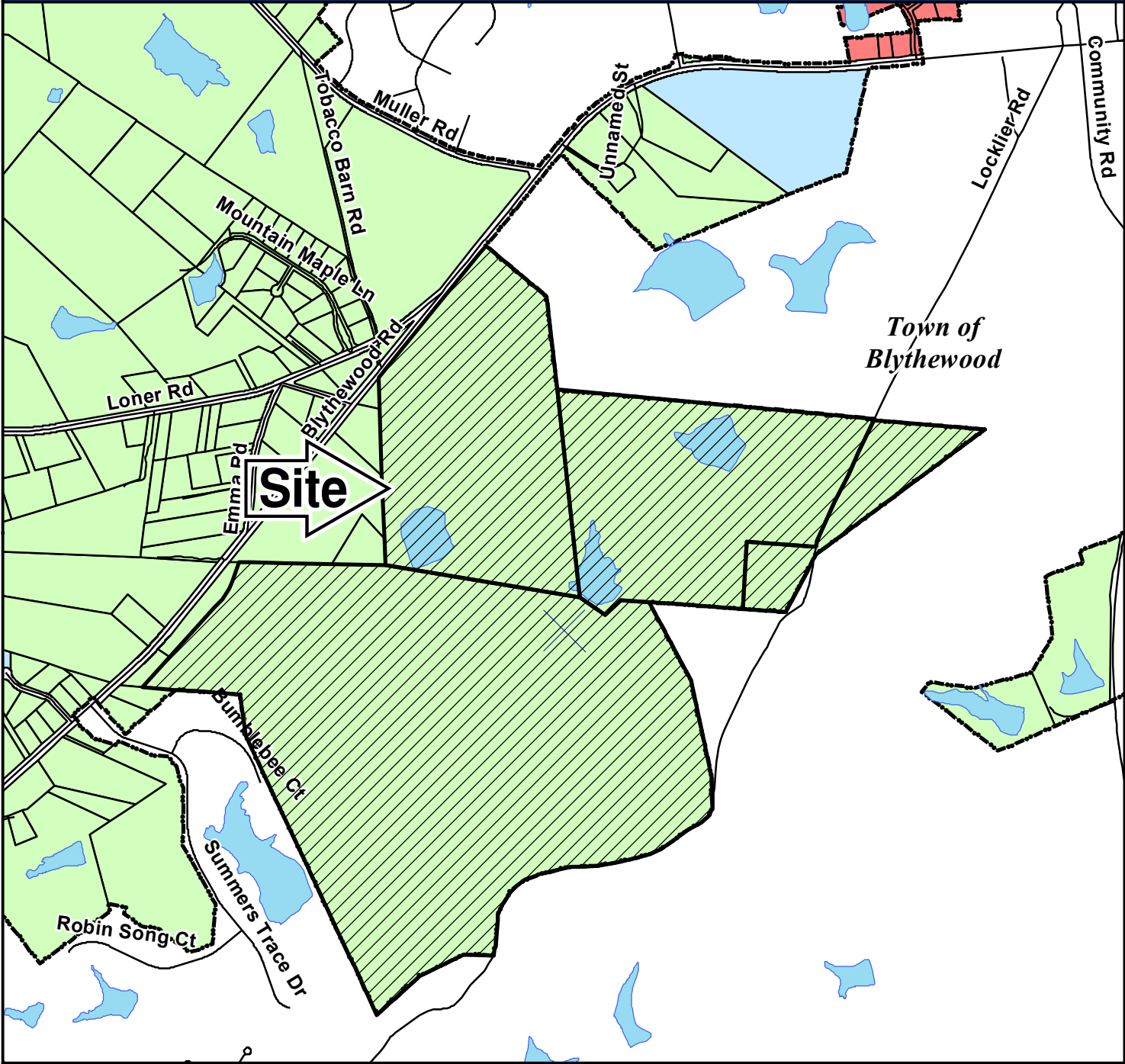
**WETLANDS**



Google



# Case 19-035 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	



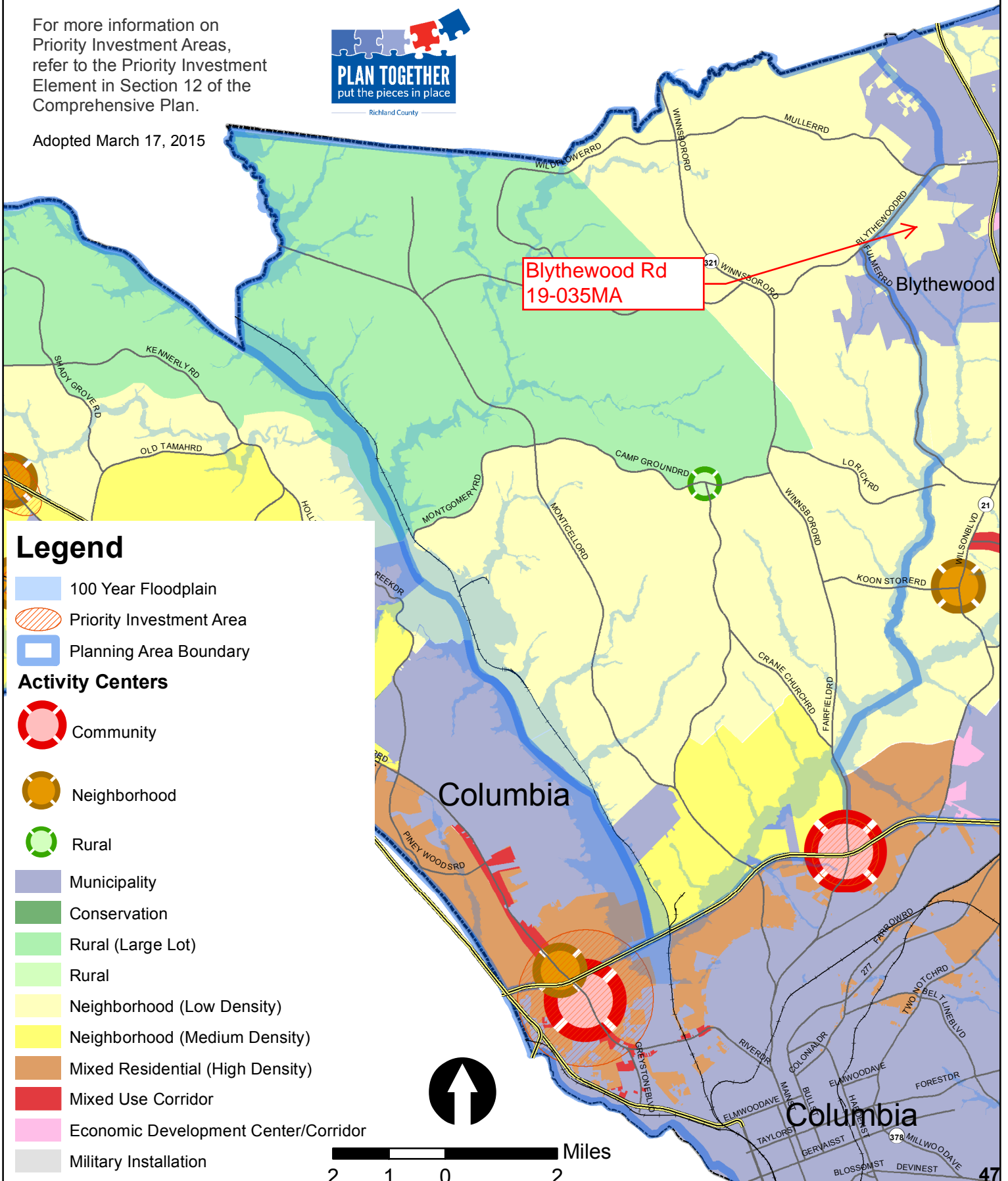
# NORTH CENTRAL PLANNING AREA

## 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



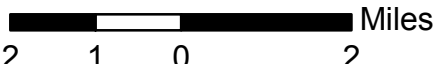
### Legend

- 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:** September 9, 2019  
**RC PROJECT:** 19-036 MA  
**APPLICANT:** Tiffany Harrison

**LOCATION:** Blythewood Road

**TAX MAP NUMBER:** R15100-01-04  
**ACREAGE:** 27.54 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** September 6, 2019

**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 NC parcels north of the site were rezoned from Rural District (RU) and Neighborhood Commercial District (NC) under case number 06-035MA.

**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 and characteristics.

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: 440 dwelling units\*.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-1 / RU / NC	Residence / Residential Subdivision Common Space (Cobblestone) / Undeveloped
<b><u>South:</u></b>	D-1	Undeveloped (Town of Blythewood)
<b><u>East:</u></b>	D-1	Undeveloped (Town of Blythewood)
<b><u>West:</u></b>	RU / RU	Residential / Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel is mostly wooded with a residential and accessory structure. The subject parcel is part of the future Blythewood Industrial Park. The subject site has frontage along Blythewood Road. This section of Blythewood Road is a two-lane undivided major collector with limited streetlights and sidewalks. The general area is comprised of large tracts undeveloped land and residences. North of the subject site is a large residential tract zoned RS-1 and a portion of the Cobblestone subdivision’s common space, zoned RU. West of the subject parcel is zoned RU. South and west of the subject site is a large tract of undeveloped property zoned D-1.

***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Muller Road Middle School is located approximately 0.35 miles southeast of subject parcel on Blythewood Road. The Blythewood fire station (station number 26) is located on Main Street, approximately 1.75 miles northeast of the subject site. There is a fire hydrant located immediately adjacent to the subject site on Blythewood Road. Water service is provided through either the City of Columbia, private utilities, or well, and sewer would be provided by septic tank or City of Columbia.

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 2018 SCDOT traffic count (Station #490) located north of the subject site on Blythewood Road identifies 9,500 Average Daily Trips (ADT). Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "D".

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

Blythewood Road is currently programmed for a Rehab and Resurfacing project for roadway reconstruction. The project is currently in the construction phase with anticipated completion in 2020. Blythewood Road also have programmed improvements through the County Penny Sales Tax. There is currently multiple roadway widening projects programmed for Blythewood Road. One of the widening projects is from Syrup Mill Road to I-77 with a proposed scope to include 5-lanes, bike-ped accomodations, and a traffic circle at Community Road.

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as the request is not consistent with the objectives for non-residential development within the Neighborhood (Low Density) future land use designation per the Comprehensive Plan.

Within the Neighborhood (Low Density) designation, "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." The site is not located along a main road corridor or at the intersection of a primary arterial. Additionally, the Comprehensive Plan states "commercial development should not promote a strip commercial development pattern or fragmented "leap frog" development along road corridors." Rezoning of the subject site from RU to GC as the immediate area is currently developed can be constituted as leapfrog development.

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

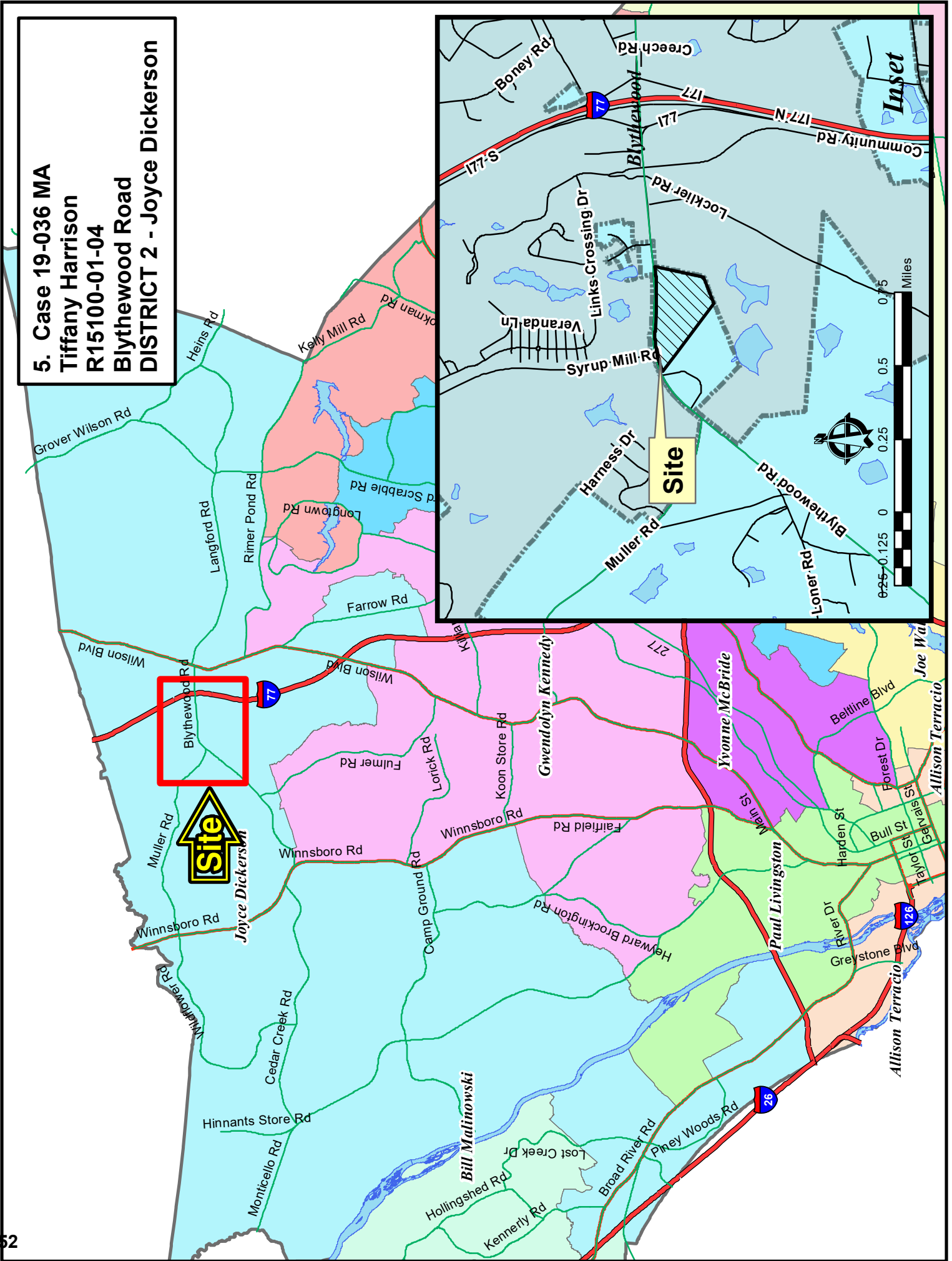
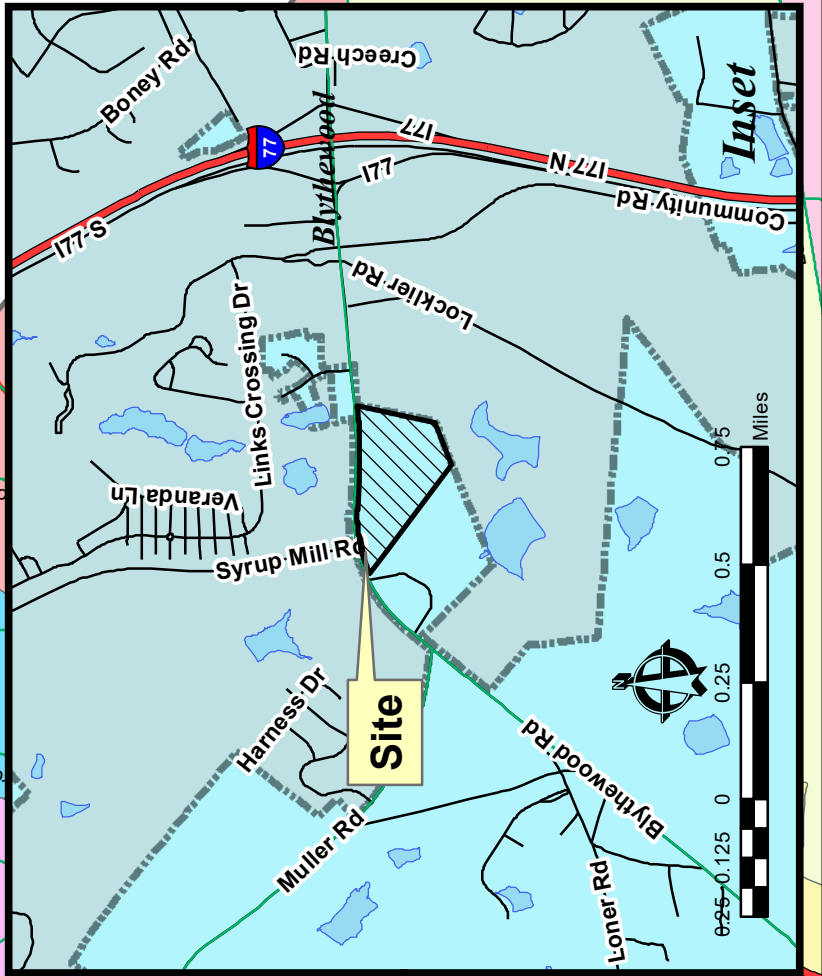
### **Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- This request will create a positive economic impact in this area.
- The Comprehensive Plan did not anticipate or expect this type of develop activity.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-36 MA**.

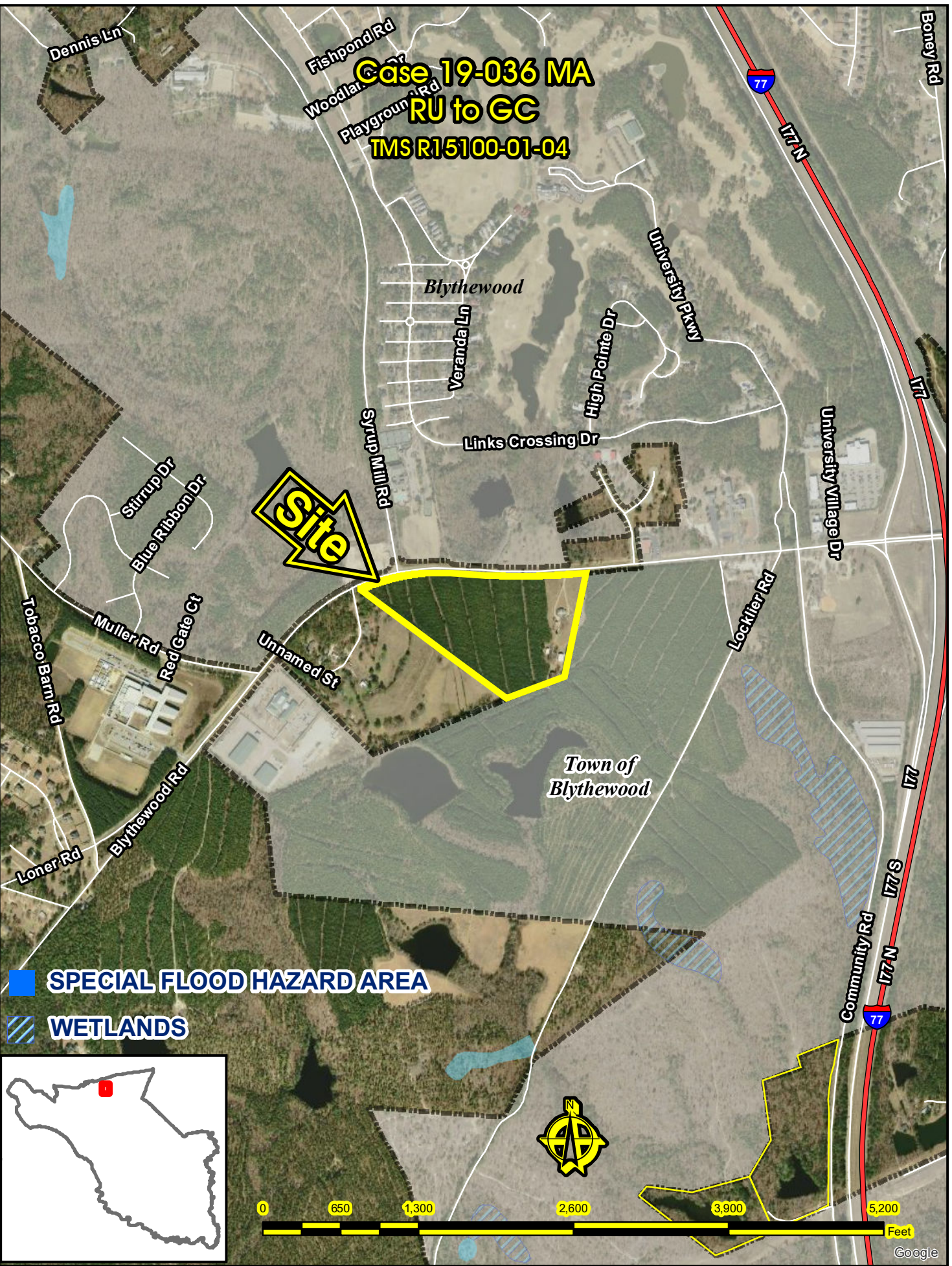
**5. Case 19-036 MA**  
**Tiffany Harrison**  
**R15100-01-04**  
**Blythewood Road**  
**DISTRICT 2 - Joyce Dickerson**





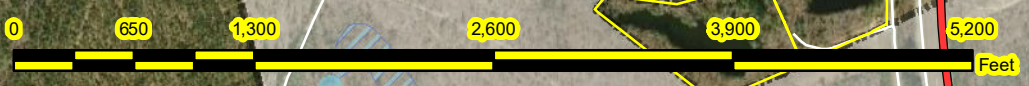
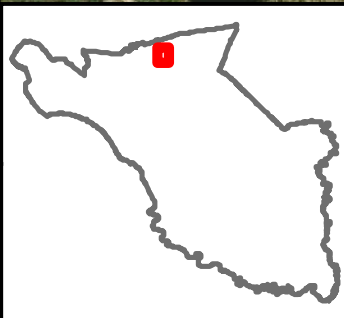
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**RU to GC**  
**TMS R15100-01-04**

**Site**



**SPECIAL FLOOD HAZARD AREA**

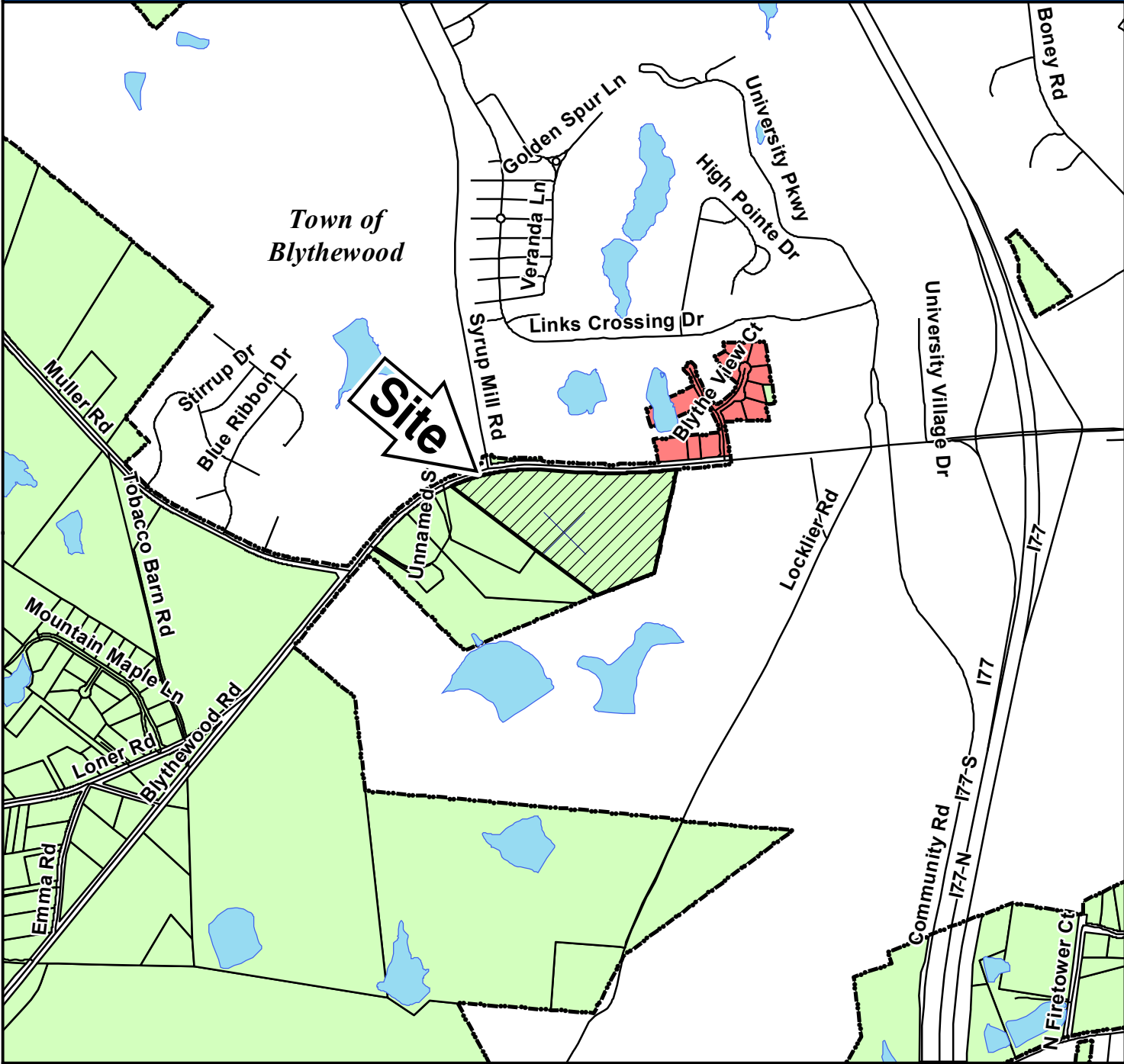
**WETLANDS**







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# Case 19-036 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		

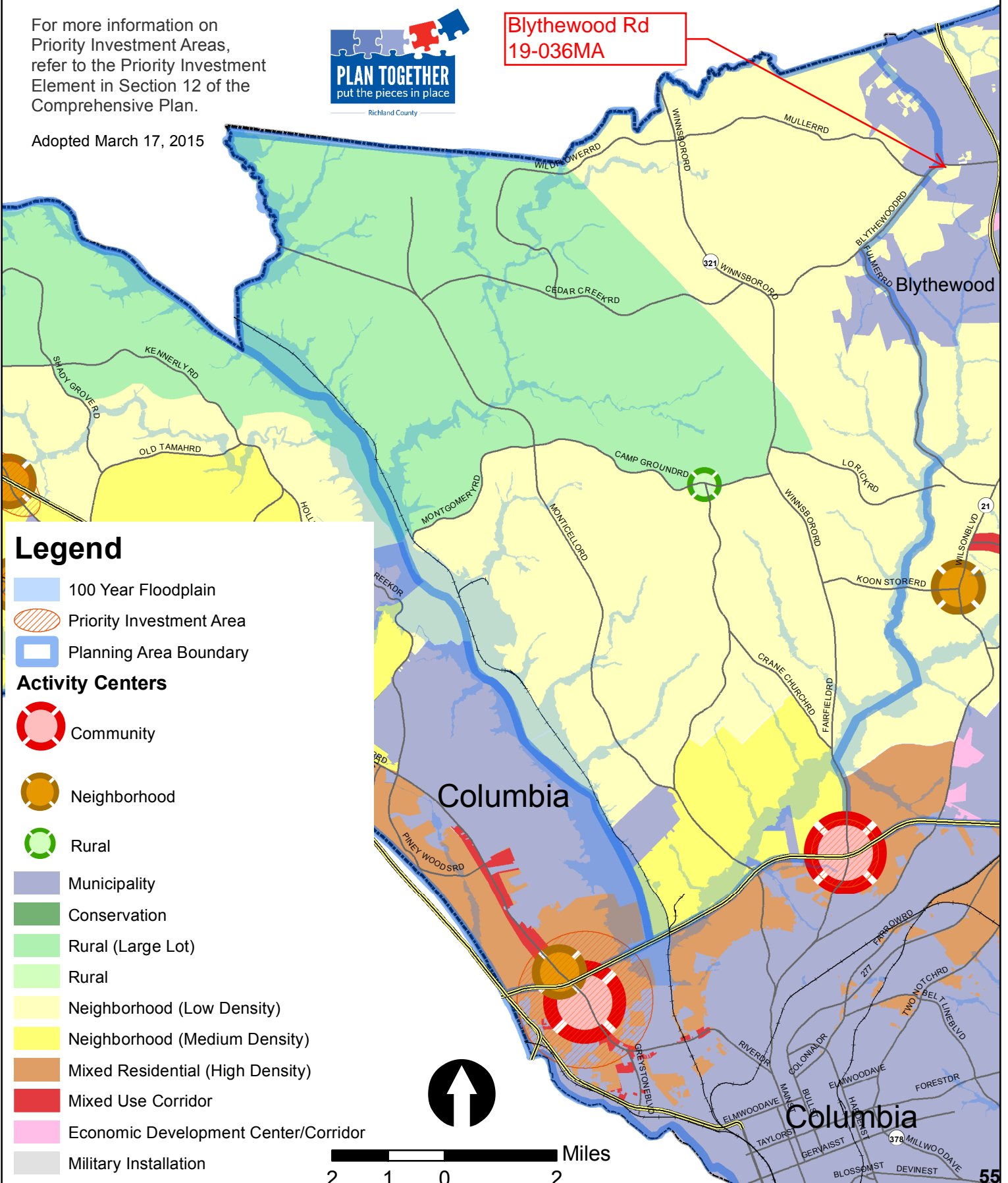
# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Blythewood Rd  
19-036MA

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:** September 9, 2019  
**RC PROJECT:** 19-037MA  
**APPLICANT:** Fredine McNeal & John E. Mender

**LOCATION:** 5718 Miramar Drive

**TAX MAP NUMBER:** R11711-05-07  
**ACREAGE:** 1.04 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RS-MD

**ZPH SIGN POSTING:** September 6, 2019

### Staff Recommendation

Approval

### Eligibility for Map Amendment Request

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:

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). The subject property was rezoned for the Office and Institutional (OI) under case number 97-056MA.

#### Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 5 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
<b><u>North:</u></b>	RS-MD	Residences
<b><u>South:</u></b>	GC	Place of Worship
<b><u>East:</u></b>	GC	Place of Worship / Convenience Store / Office
<b><u>West:</u></b>	RS-MD	Residences

<b>Discussion</b>
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**Parcel/Area Characteristics**

The subject site contains a residential structure. The site has frontage along Miramar/Meridian Drive. This section of Miramar is a two lane local road without sidewalks and limited streetlights. The general area is characterized by residences within neighborhoods and commercial uses along main road corridors. South and east of the subject site are properties zoned GC, with places of worship and some commercial uses, respectively. West and north of the subject site are properties zoned RS-MD with residences.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. JP Thomas Elementary School is located approximately 0.43 miles west of the subject parcel on Weston Avenue. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located immediately adjacent to the site on Miramar Drive. The Greenview fire station (station number 12) is located on N Main Street, approximately 0.71 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 **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 2018 SCDOT traffic count (Station #417) located northwest of the subject parcel on Mason Road identifies 3,000 Average Daily Trips (ADT). Mason Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mason Road is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #131) located south of the subject parcel on N Main Street identifies 8,700 ADTs. N Main Street is classified as a four-lane undivided minor arterial, maintained by SCDOT, with a design capacity of 10,800 ADTs. This portion of N Main Street is currently operating at LOS "C".

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

There are no planned or programmed improvements for these road sections through SCDOT or the County Penny Sales Tax program.

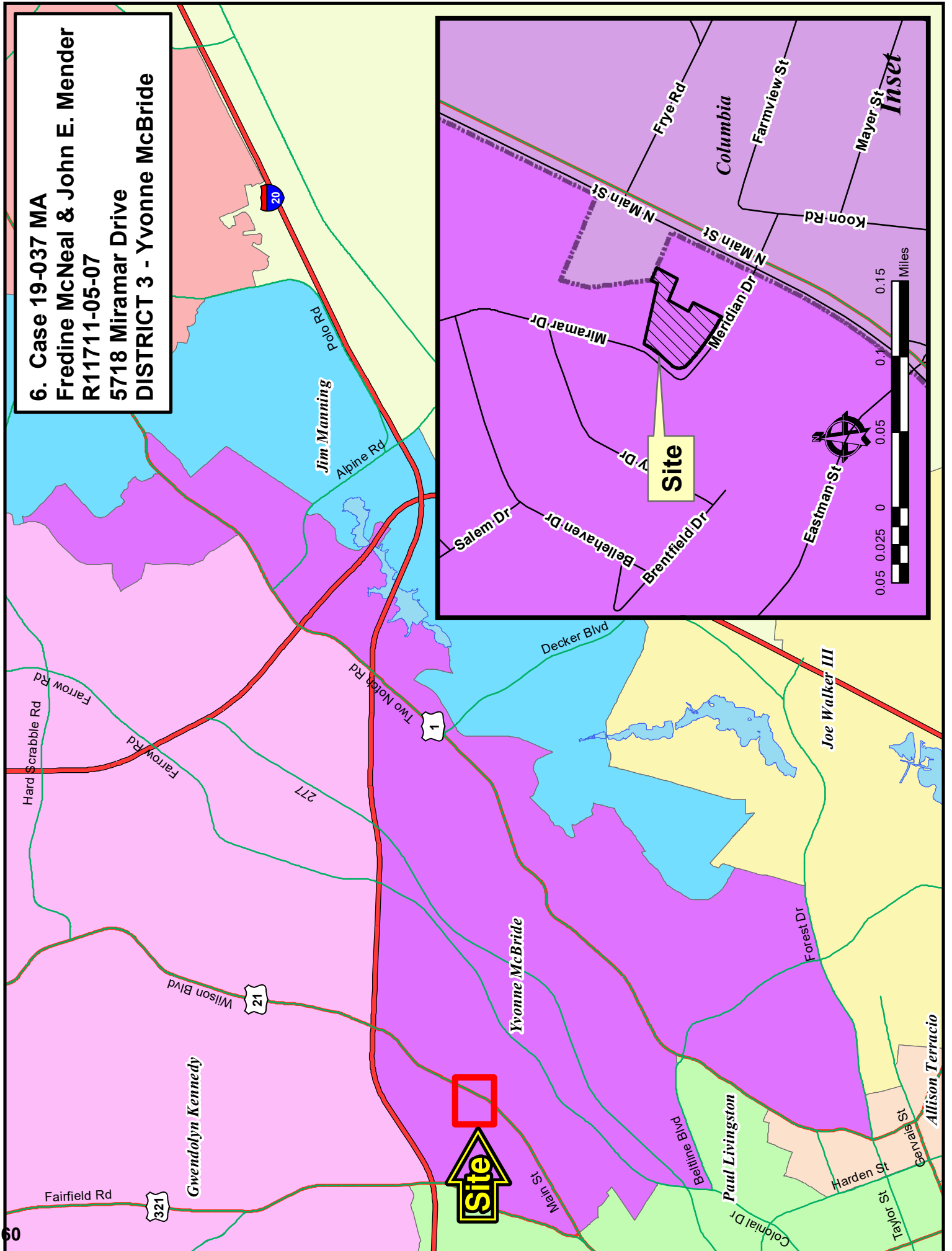
### **Conclusion**

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

### **Planning Commission Action**

At their **September 9, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-037 MA**.

**6. Case 19-037 MA**  
**Fredine McNeal & John E. Mender**  
**R11711-05-07**  
**5718 Miramar Drive**  
**DISTRICT 3 - Yvonne McBride**

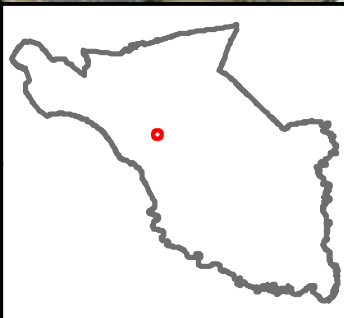




Case 19-037 MA  
OI to RS-MD  
TMS R11711-05-07

Site

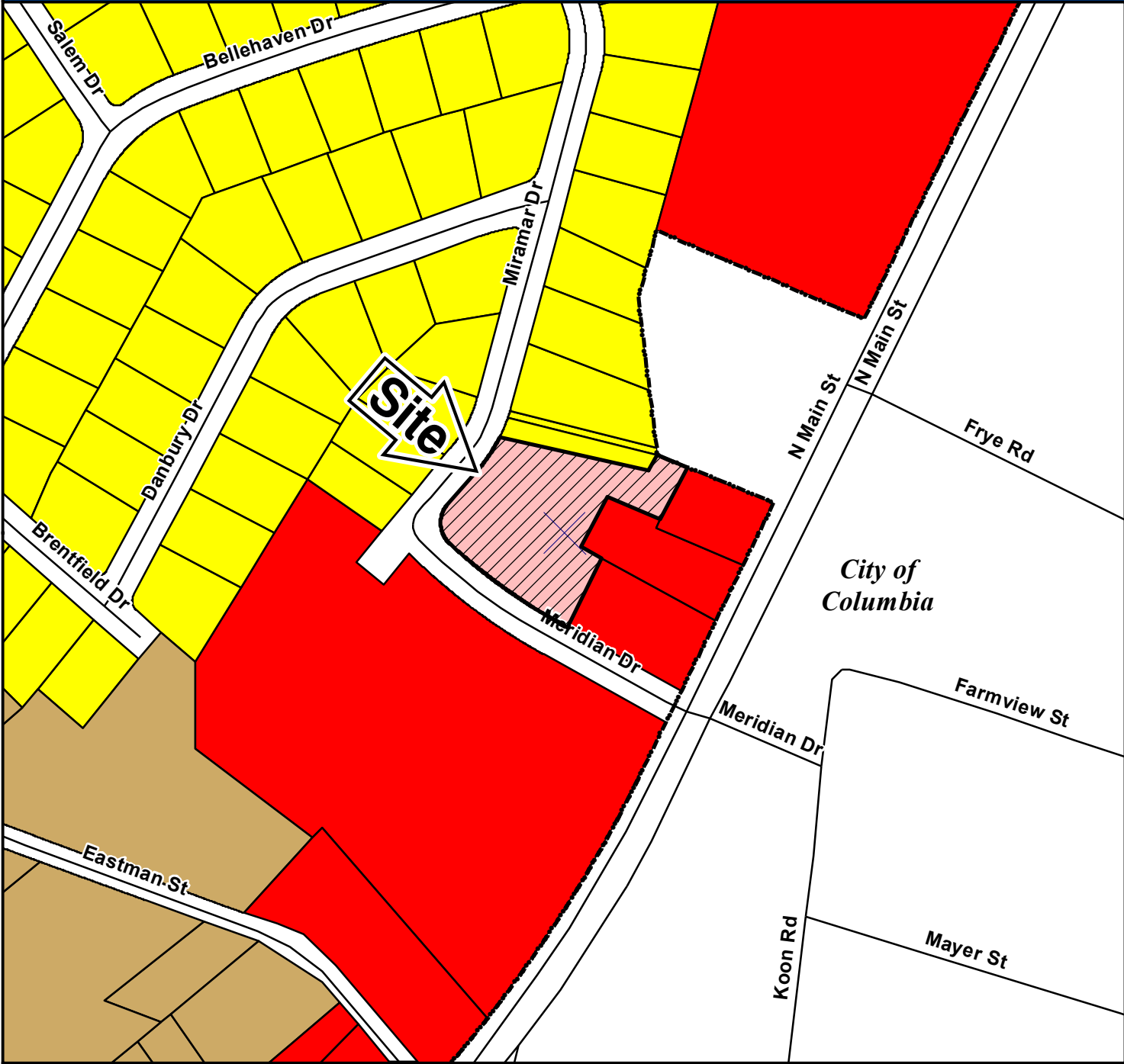
 SPECIAL FLOOD HAZARD AREA  
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
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# Case 19-037 MA OI to RS-MD

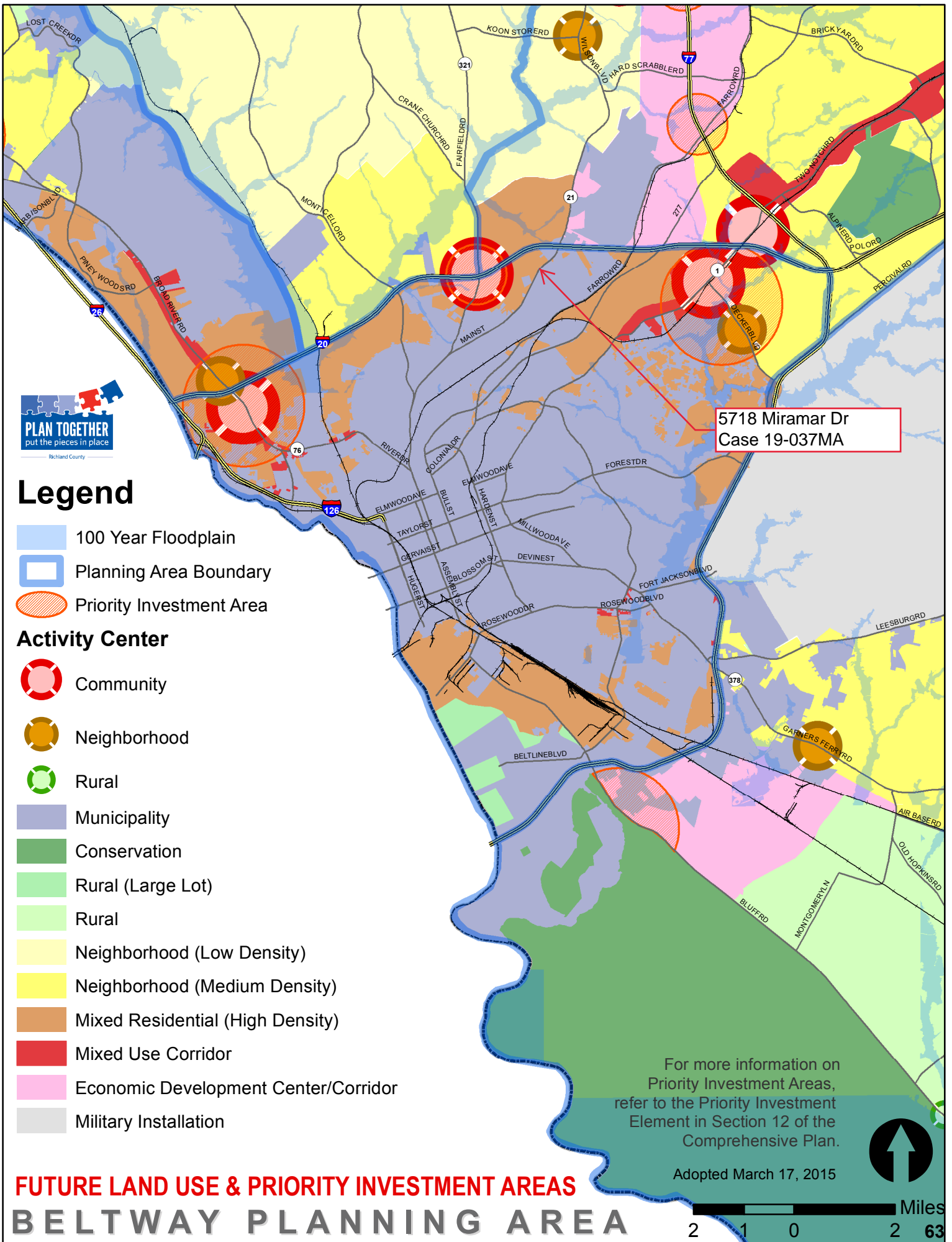


## ZONING CLASSIFICATIONS

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







# Legend

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

5718 Miramar Dr  
Case 19-037MA

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA









Richland County Government  
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