

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



February 25, 2020

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, February 25, 2020
Agenda
7:00 pm
2020 Hampton Street
2nd 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 # 19-049 MA District 7
Gwendolyn Kennedy
Donald G. Jones
RU to RC (.764 & 1.236 (2 acres total))
7812 Fairfield Road
TMS# R12100-02-26 & R12100-02-01 (portion of)
Planning Commission - Disapproval (6-2)
PDS Recommendation – Disapproval
P. 1

2. Case # 20-001 MA District 10
Dalhi Myers
Robert Giles
RM-HD to NC (2 acres)
Ohio Street & Olympia Avenue
TMS# R11203-01-01, 03, 04 & 05
Planning Commission - Approval (8-0)
PDS Recommendation – Approval
P. 9

3. Case # 20-002 MA District 4
Paul Livingston
Tommy Wood
RS-MD to GC (1.46 acres)
7220 Frost Avenue
TMS# R09402-02-01 (P)
Planning Commission - Approval (8-0)
PDS Recommendation – Disapproval
P. 17

4. Case # 20-003 MA District 3
Yvonne McBride
Chad Monteith
RU to GC (5 acres)
6505 N Main Street
TMS# R11716-01-04
Planning Commission - Approval (7-0)
PDS Recommendation – Approval
P. 25

5. Case # 20-004 MA
Deborah Stratton
RU to NC (2.17 acres)
4133 Clemson Road
TMS# R20281-01-27
Planning Commission - Approval (8-0)
PDSD Recommendation – Approval
P. 33

District 8
Jim Manning

6. Case # 20-005 MA
Angie Dodson
NC to GC (1.46 acres)
1526 Leesburg Road
TMS# R16415-07-04
Planning Commission - Approval (7-1)
PDSD Recommendation – Disapproval
P. 41

District 11
Chakisse Newton

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 3, 2020
RC PROJECT: 19-049 MA
APPLICANT: Donald G. Jones

LOCATION: 7812 Fairfield Road

TAX MAP NUMBER: R12100-02-26 & 01 (portion of)
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The M-1 Light Industrial parcels located south the site were rezoned under case number 90-007MA and 90-035MA.

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residences / Commercial

Discussion

Parcel/Area Characteristics

The subject site is comprised of two parcels with frontage along Fairfield Road, a two-lane undivided minor arterial without streetlights or sidewalks. The southern parcel current contains a general office building. The northern parcel is undeveloped and heavily wooded. The immediate area consists of non-conforming commercial uses to the west, along with large tracts of land with residences. Additionally, a large tract of undeveloped property exists to the north, east, and south of the subject site (portions of parcel requesting rezoning). Adjacent properties are zoned RU.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles south of the subject site. The Carolina School for Inquiry is located 2.4 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 but is currently served via septic and well.

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 (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 #191) located north of the subject parcel on Fairfield Road identifies 3,600 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This segment of Fairfield Road 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 are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Fairfield Road.

Conclusion

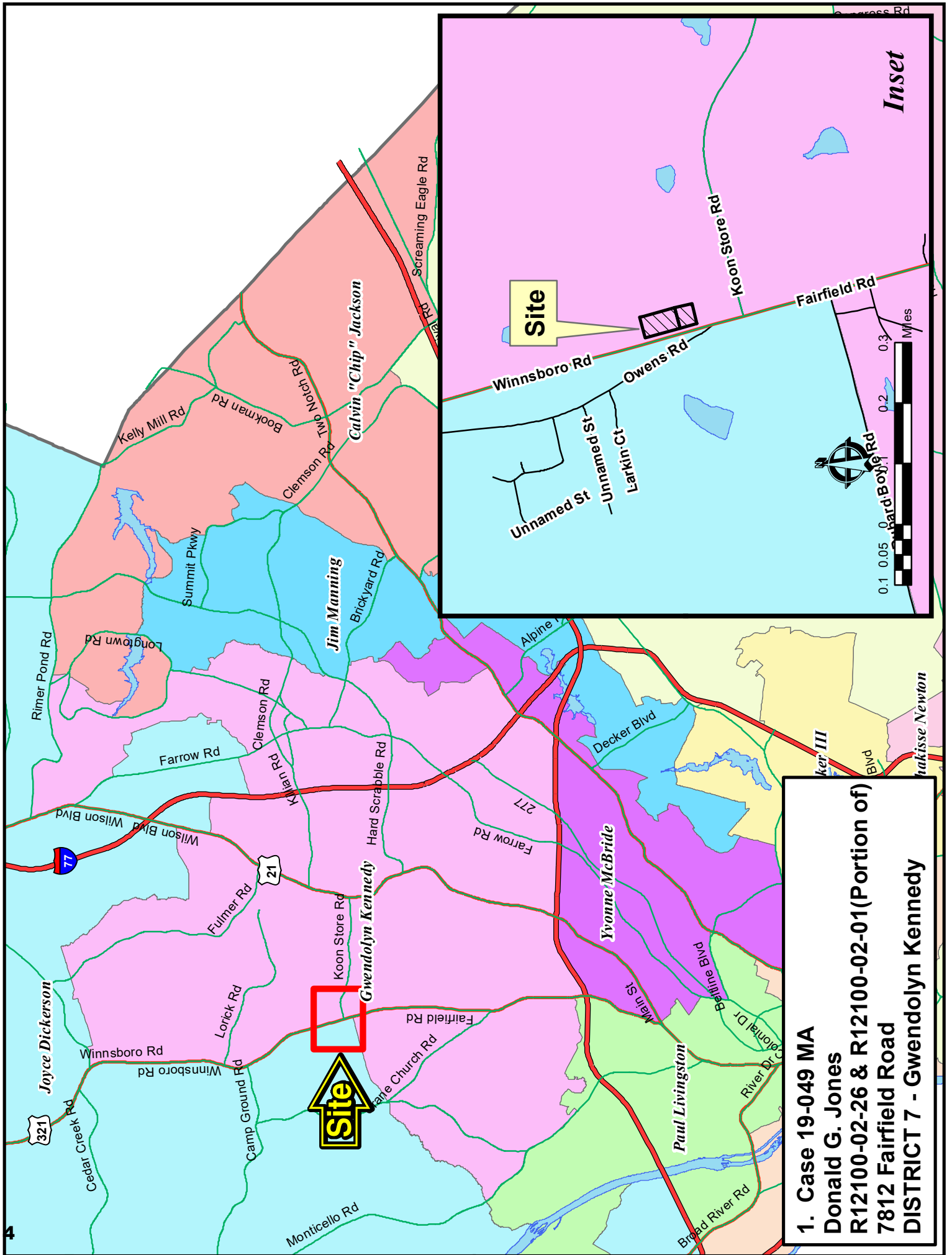
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for commercial development.

Per the plan, commercial development within the Neighborhood (Low-Density) designation "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 proposed request does not fall within a Neighborhood Activity nor is it located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

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

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-049 MA**.



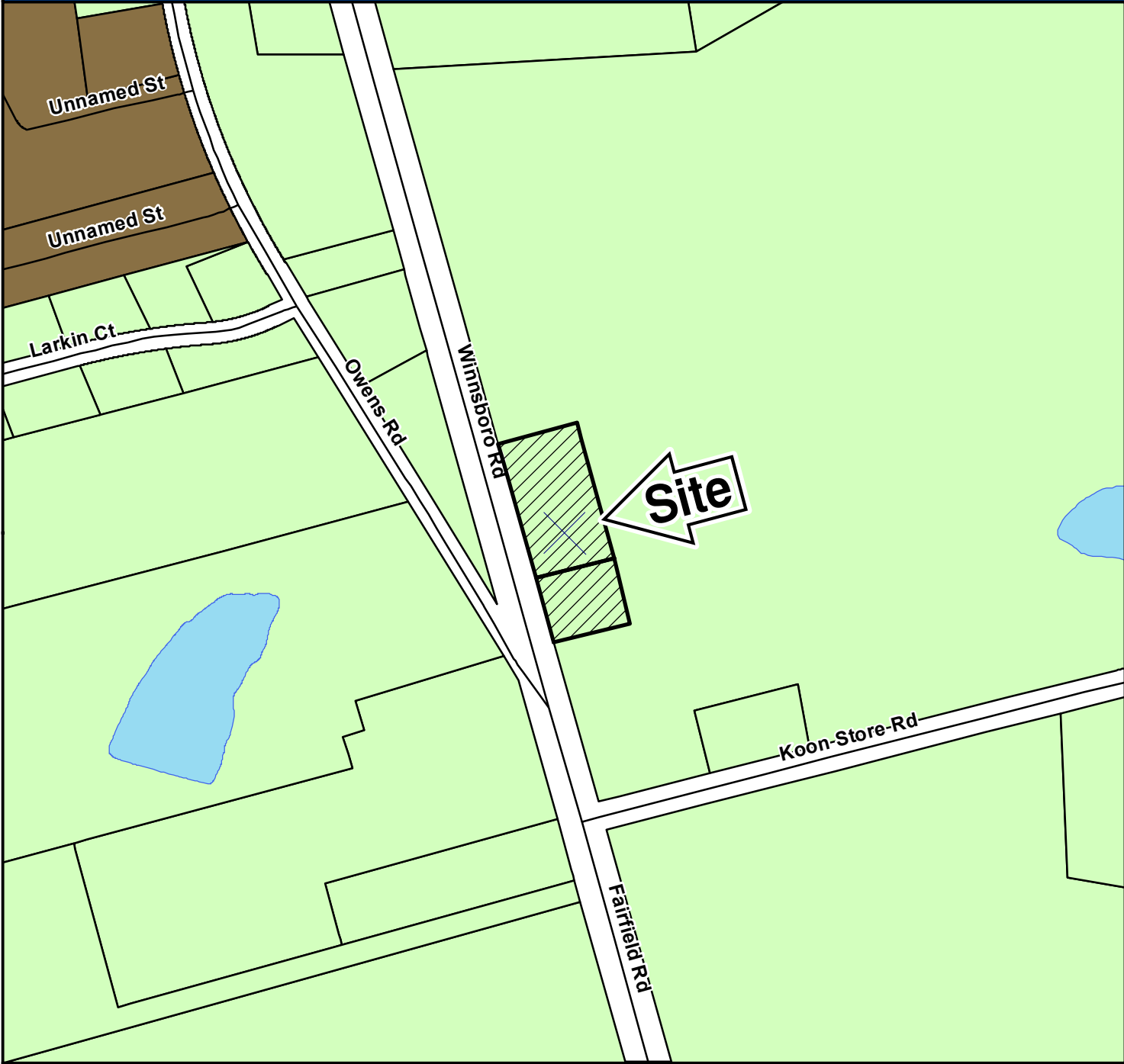
1. Case 19-049 MA
Donald G. Jones
R12100-02-26 & R12100-02-01(Portion of)
7812 Fairfield Road
DISTRICT 7 - Gwendolyn Kennedy

**Case 19-049 MA
RU to RC**

TMSR12100-02-26 & R12100-02-01 (Portion of)



Case 19-049 MA RU to RC



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	

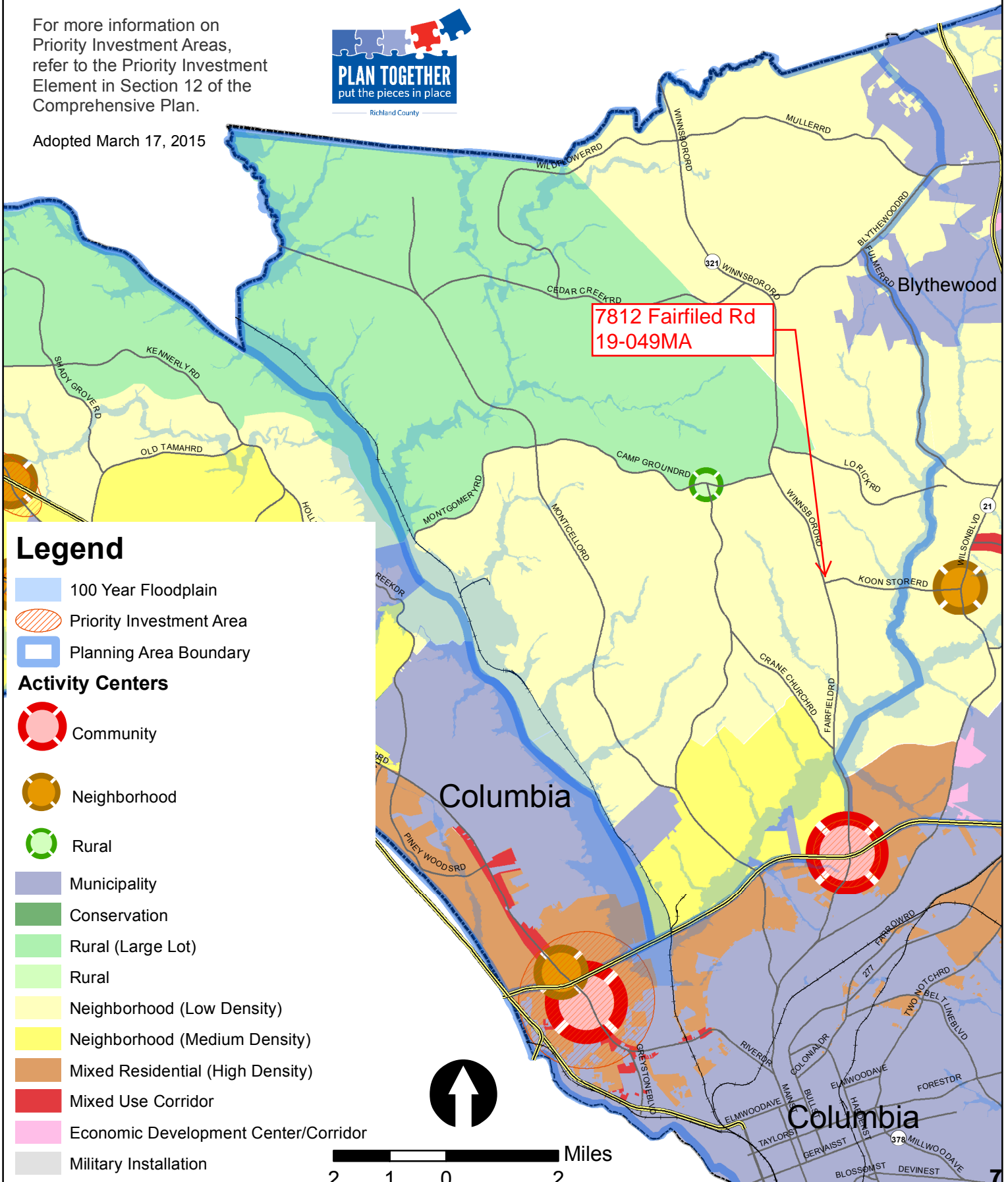


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: February 3, 2020
RC PROJECT: 20-001 MA
APPLICANT: Robert Giles

LOCATION: Ohio Street & Olympia Avenue

TAX MAP NUMBER: R11203-01-01, 03, 04 & 05
ACREAGE: 2 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family High Density (RM-HD) District.

Zoning History for the General Area

The Neighborhood Commercial (NC) District east of the site was rezoned under case number 09-012MA.

Zoning District Summary

The NC District 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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 16 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	RG-2 / RM-HD	Multi-family (City of Columbia) / Residential
<u>South:</u>	RM-MD	Residential
<u>East:</u>	NC	Residential
<u>West:</u>	RM-MD	Residential

Discussion

Parcel/Area Characteristics

The subject site is comprised of four parcels. The site is found along the jurisdictional boundary with the City of Columbia. The site has frontage along Ohio Street, a local road without streetlights or sidewalks; Bluff Road, local road without sidewalks; and Olympia Ave, a two lane divided principal arterial with streetlights. Two of the parcels contains primary structures and with accessory structures. The other two parcels contain residential dwellings. The immediate area consists of multi-family uses, of varying styles and intensities, as well as single-family residences. Adjacent properties are zoned NC to the east, RG-2 (City of Columbia) on the north, and RM-MD on the south, east, and west.

Public Services

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.15 miles north of the subject site. The Olympia Learning Center is located approximately 1,000 feet west of the subject site on Bluff Road. The subject site is within the City of Columbia’s water and sewer service areas.

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 ***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.

Capital City Mill District
Urban Core Mixed Residential

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off major corridors throughout Columbia and the more urban areas of unincorporated Richland County. This development type may represent existing and historic neighborhoods and a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Primary uses include: single-family detached, single-family attached, and two-family dwellings. Secondary uses include: three-family dwellings and multi-family (low density). Tertiary uses include: multi-family (medium density), small-scale business/employment, small-scale civic/institutional, and small-scale commercial.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #657) located west of the subject parcel on Olympia Avenue identifies 15,600 Average Daily Trips (ADTs). This section of Olympia Avenue is classified as a two-lane divided principal arterial road, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Olympia Avenue is currently operating at Level of Service (LOS) “C”.

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Olympia Avenue.

Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed Residential provides for “the full range of uses supportive of neighborhood, community, and regional commercial and employment needs” where “residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.” The type of uses and the character of development allowed in the NC district would be compatible with the Plan.

Additionally, the Capital City Mill District neighborhood master plan recommends a variety of uses with “appropriately scaled mixed-uses and neighborhood service amenities” as the NC district would provide. Likewise, the Capital City Mill District plan supports that “appropriately scaled

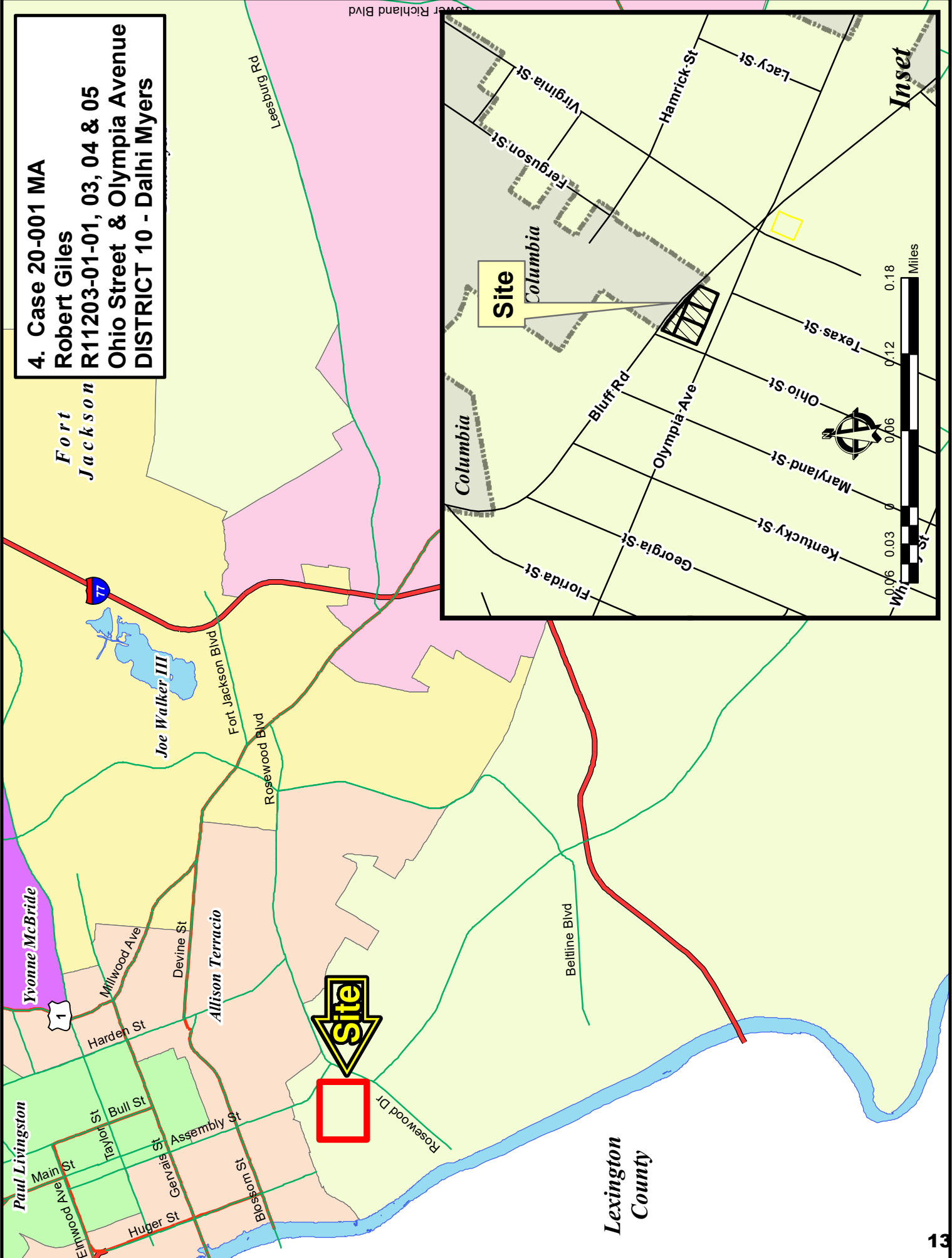
commercial uses should be limited to neighborhood corridors.” Olympia Avenue would qualify as a primary corridor for the neighborhood area.

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

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-001 MA**.

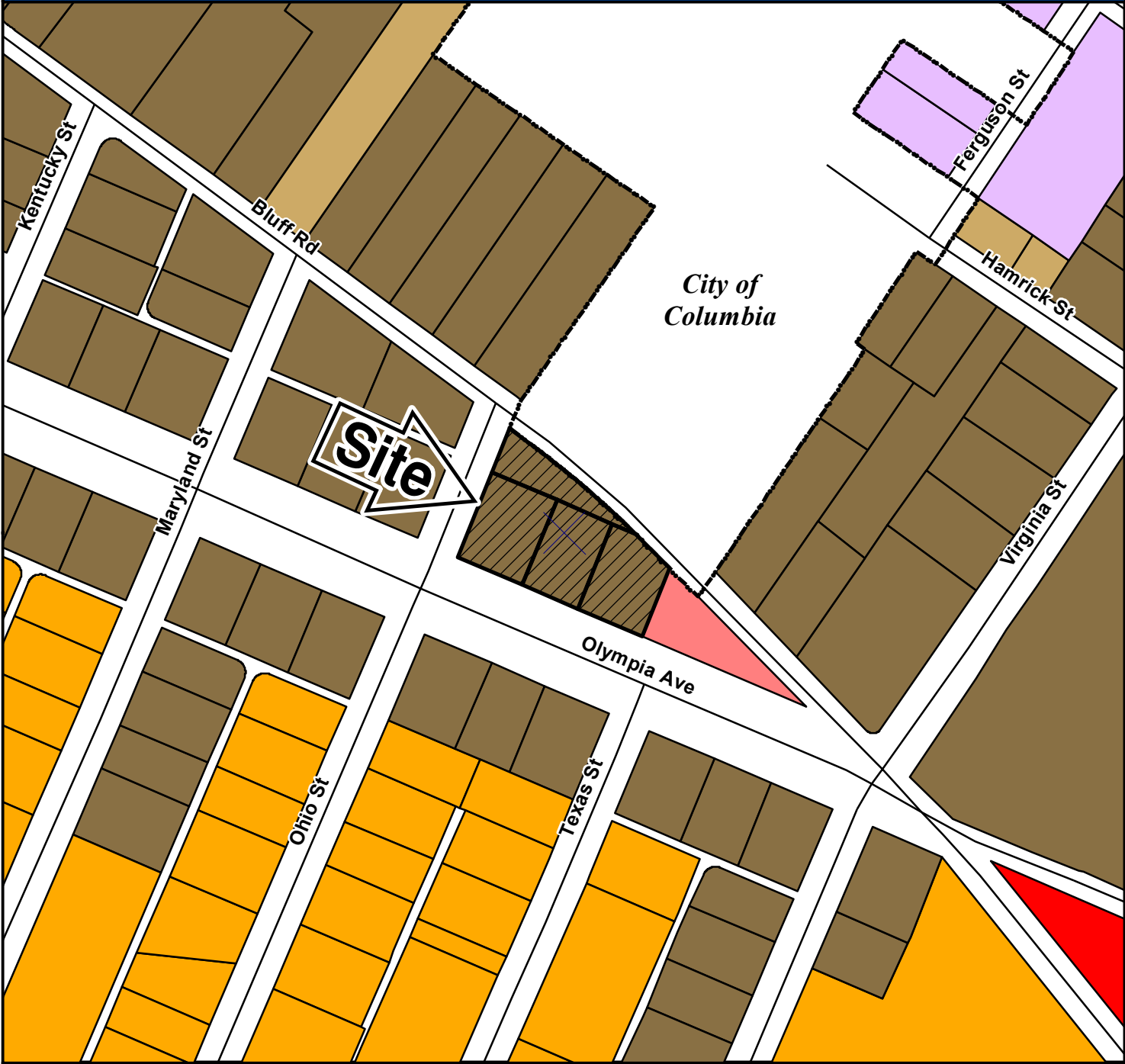
4. Case 20-001 MA
Robert Giles
R11203-01-01, 03, 04 & 05
Ohio Street & Olympia Avenue
DISTRICT 10 - Dalhi Myers


























**Case 20-001 MA
RM-HD to NC
TMSR11203-01-01, 03, 04 & 05**



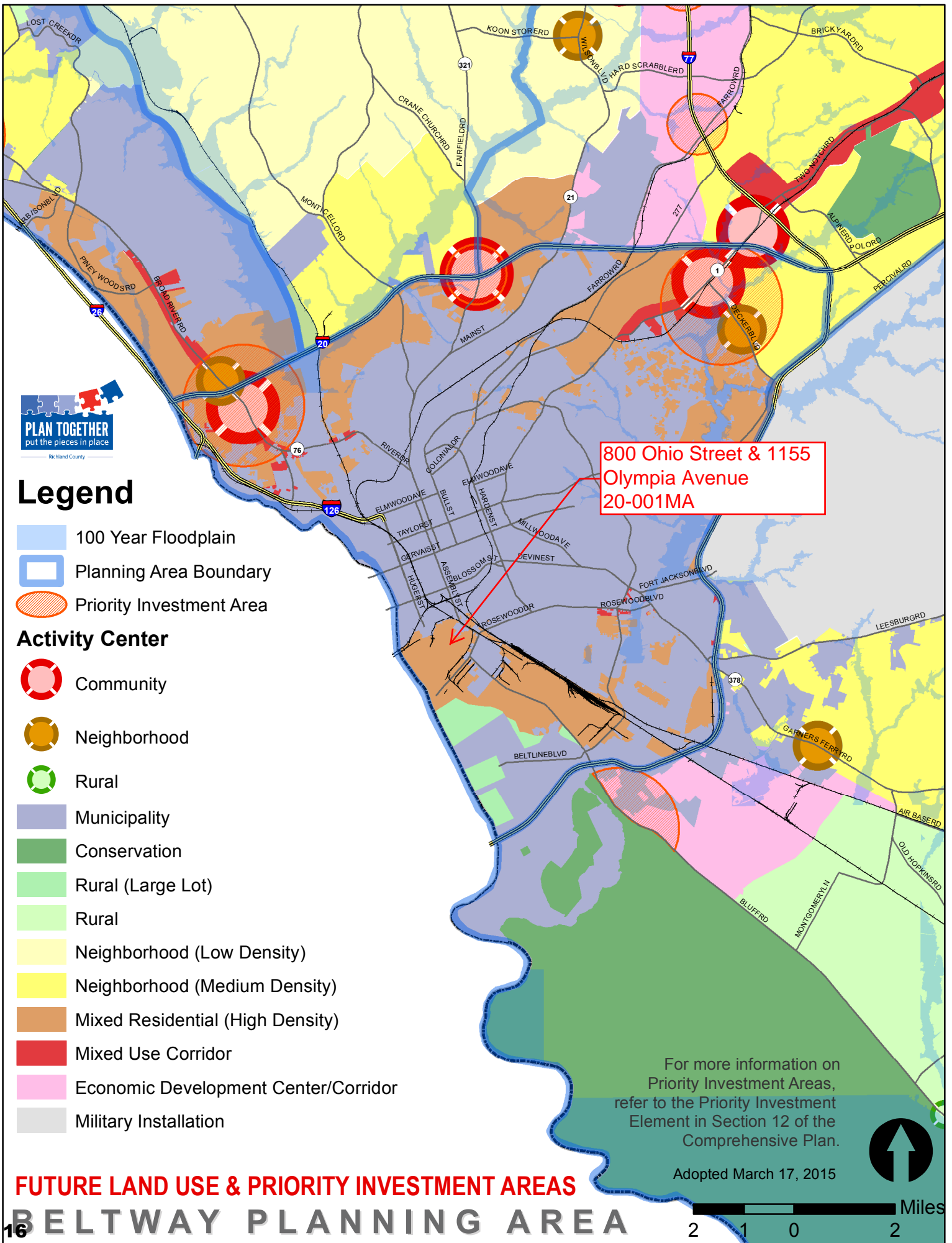
Case 20-001 MA RM-HD to NC



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

- 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

800 Ohio Street & 1155
Olympia Avenue
20-001MA

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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 3, 2020
RC PROJECT: 20-002 MA
APPLICANT: Tommy Wood

LOCATION: 7220 Frost Avenue

TAX MAP NUMBER: R09402-02-01 (portion of)
ACREAGE: 1.46 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Disapproval

Minimum Area for Zoning Map Amendment

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:

- An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density (RS-MD) District.

Zoning History for the General Area

The GC parcels in the area were rezoned under case number 93-018MA.

The PDD in the area was rezoned under case number 03-056MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 23 dwelling units*.

* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	RS-MD / GC	Residential / Commercial
<u>East:</u>	GC / RC	Residential / Commercial
<u>West:</u>	RS-MD	Residential / Residential (Manufactured Home Park)

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage along Frost Avenue, a two-lane undivided major collector without streetlights or sidewalks, and Monticello Road, a four-lane undivided minor arterial with limited sidewalks and streetlights. The parcel is undeveloped wooded lot. The immediate area consists of a variety of residential uses zoned RU, RS-MD, and GC, as well as commercial uses zoned GC. This parcel falls just outside of the Crane Creek neighborhood master plan area.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles east of the subject site. Forest Height Elementary School is located 1.45 miles northeast of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is currently served via the City of Columbia for water. Sewer service would be through septic or other system.

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.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #249) located north of the subject parcel on Monticello Road identifies 9,000 Average Daily Trips (ADTs). This section of Monticello Road is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Monticello Road is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #489) located south of the subject parcel on Frost Avenue identifies 1,200 ADTs. This section of Frost Avenue is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Frost Avenue is currently operating at LOS "A".

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.

Monticello Road has improvements listed through the Richland County Transportation Penny Program. These improvements are part of the Crane Creek neighborhood improvements. The Scope of work currently includes general streetscape improvements to this section of Monticello Road. The project is currently in the design phase. Completion of the project is currently estimated in 2021.

There are no listed improvement for Monticello Road through SCDOT.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Frost Avenue.

Conclusion

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers." The proposed request does not fall within a Neighborhood Activity Center.

Planning Commission Action

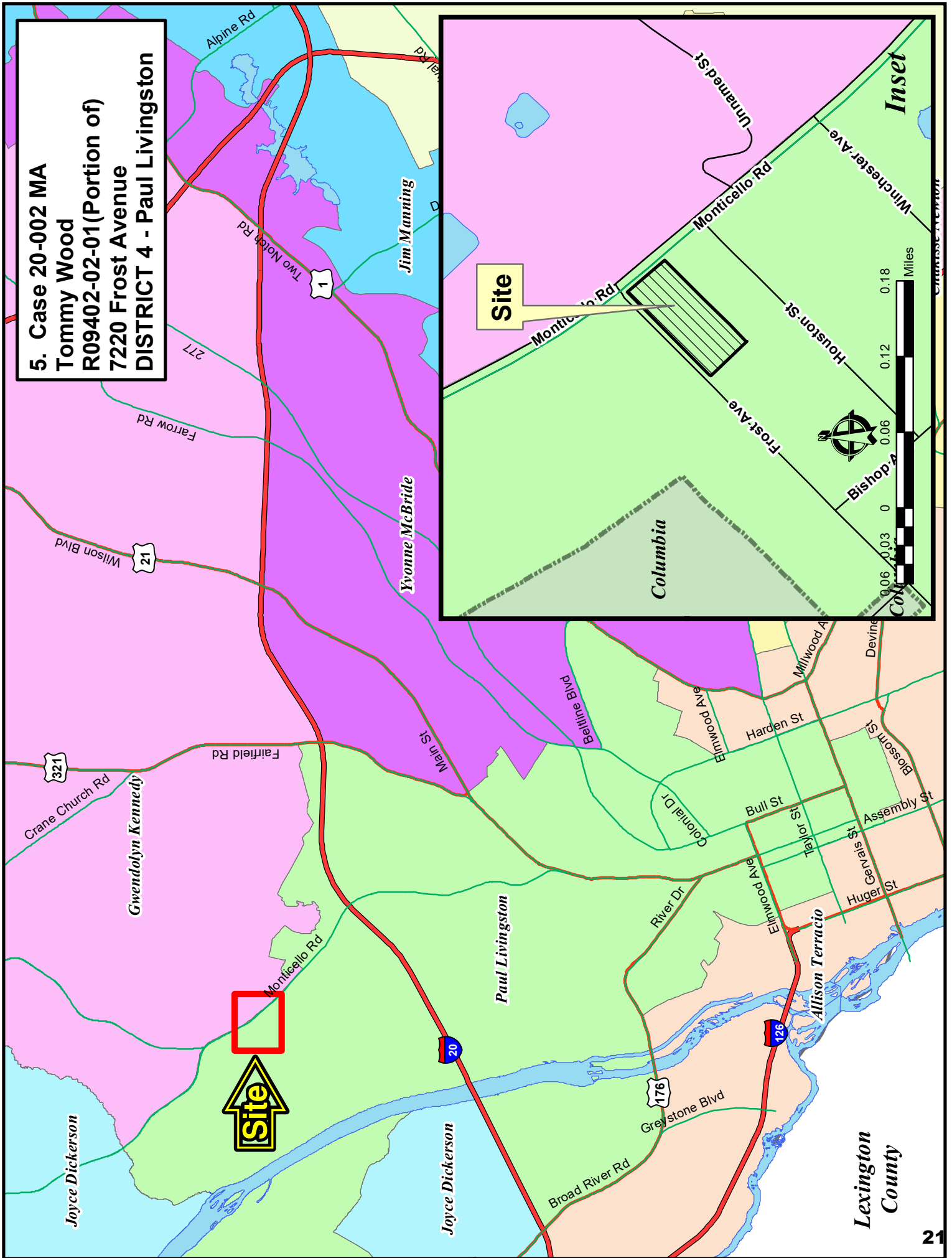
At their **February 3, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDS recommendation for the following reason:

- Rezoning the front acre and one-half (1½) that fronts on Monticello Road for this parcel is an appropriate activity.
- The request is consistent with the existing development pattern and the existing commercial in the area.
- The request does not unduly stretch commercial down a road that does not already have it.

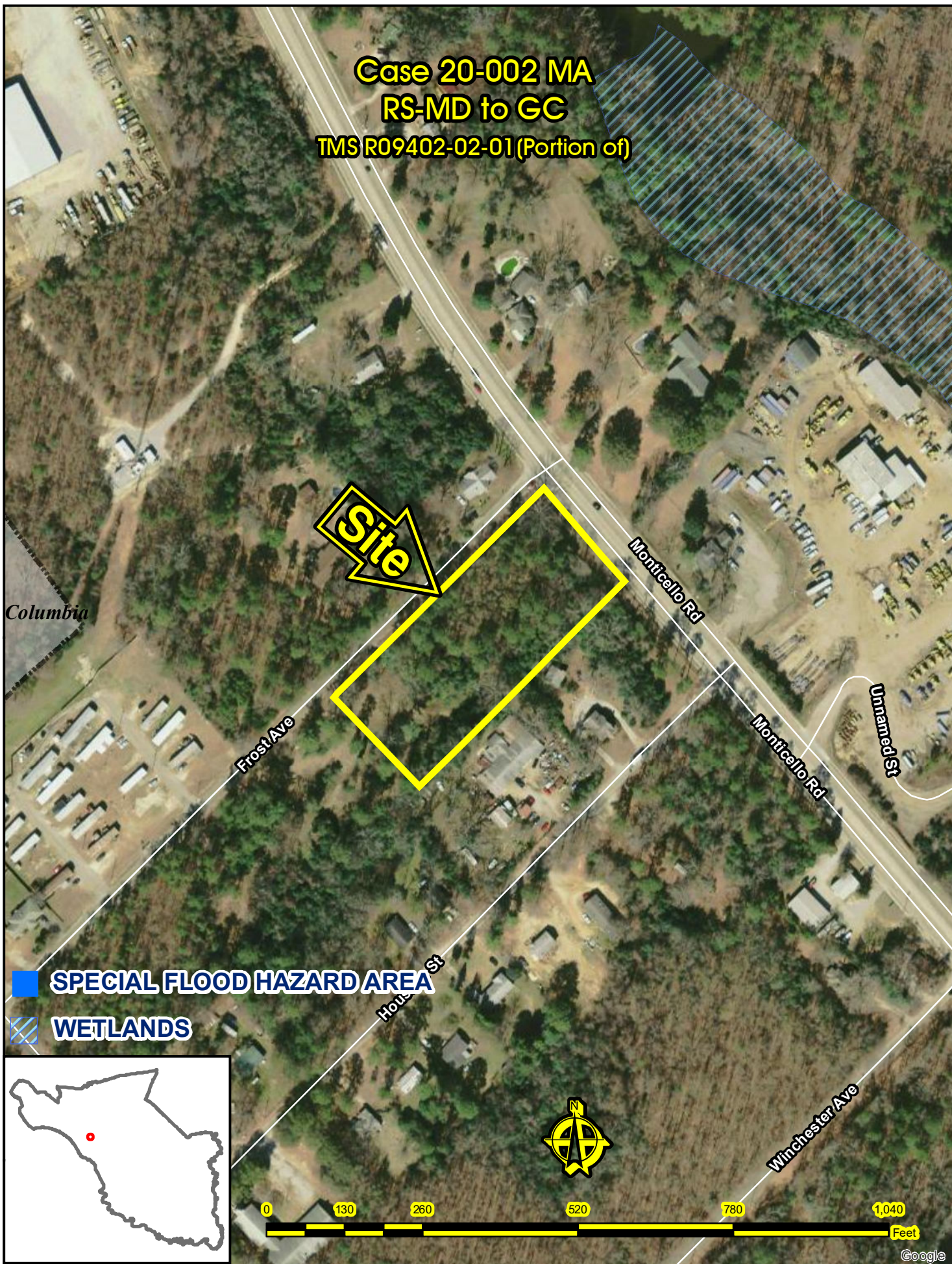
- The request does not penetrate residential neighborhoods.

The PC recommends the County Council approve the proposed amendment for RC Project # **20-002 MA**.

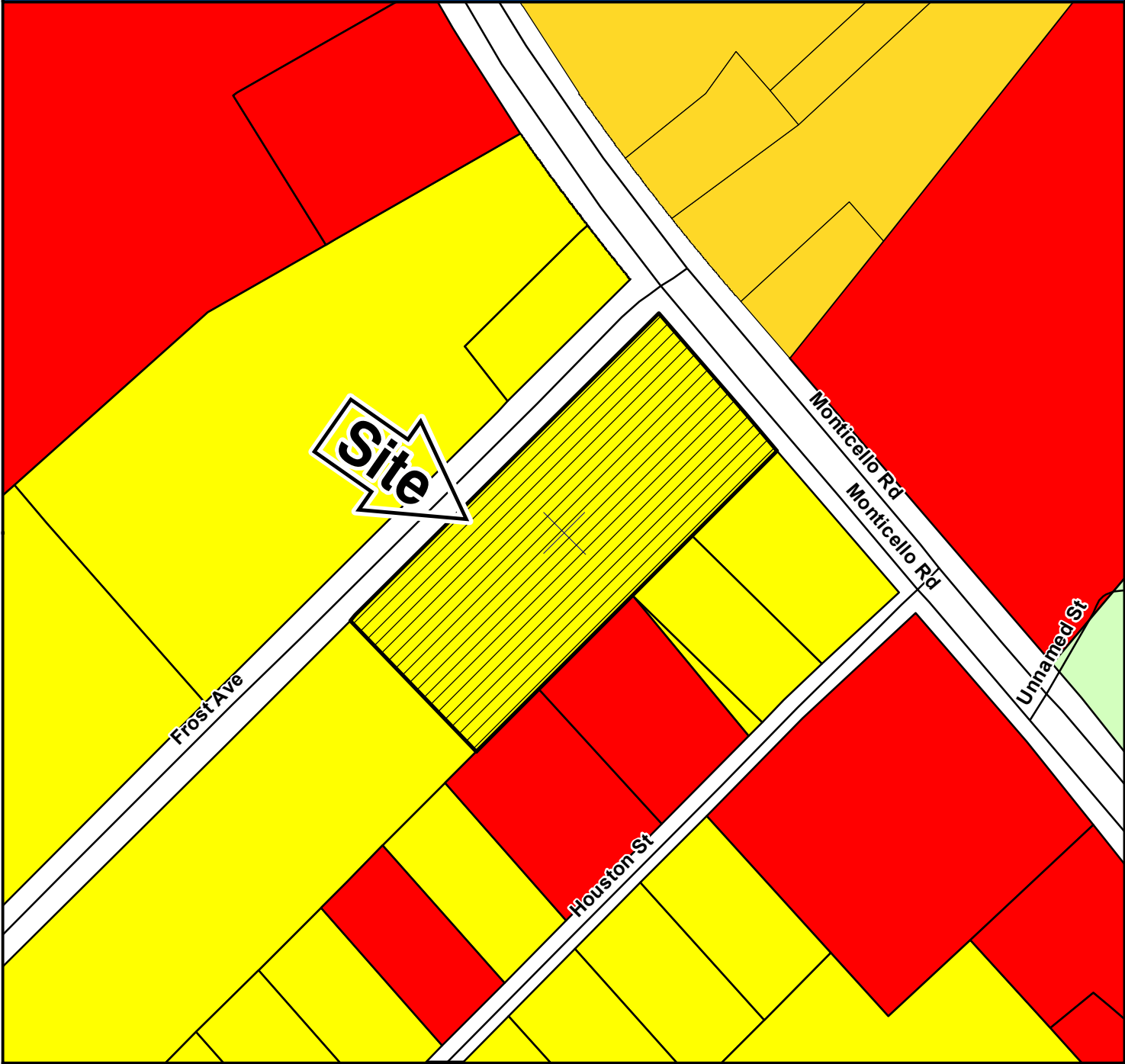
**5. Case 20-002 MA
Tommy Wood
R09402-02-01(Portion of)
7220 Frost Avenue
DISTRICT 4 - Paul Livingston**


























Case 20-002 MA
RS-MD to GC
TMS R09402-02-01 (Portion of)



Case 20-002 MA RS-MD 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	

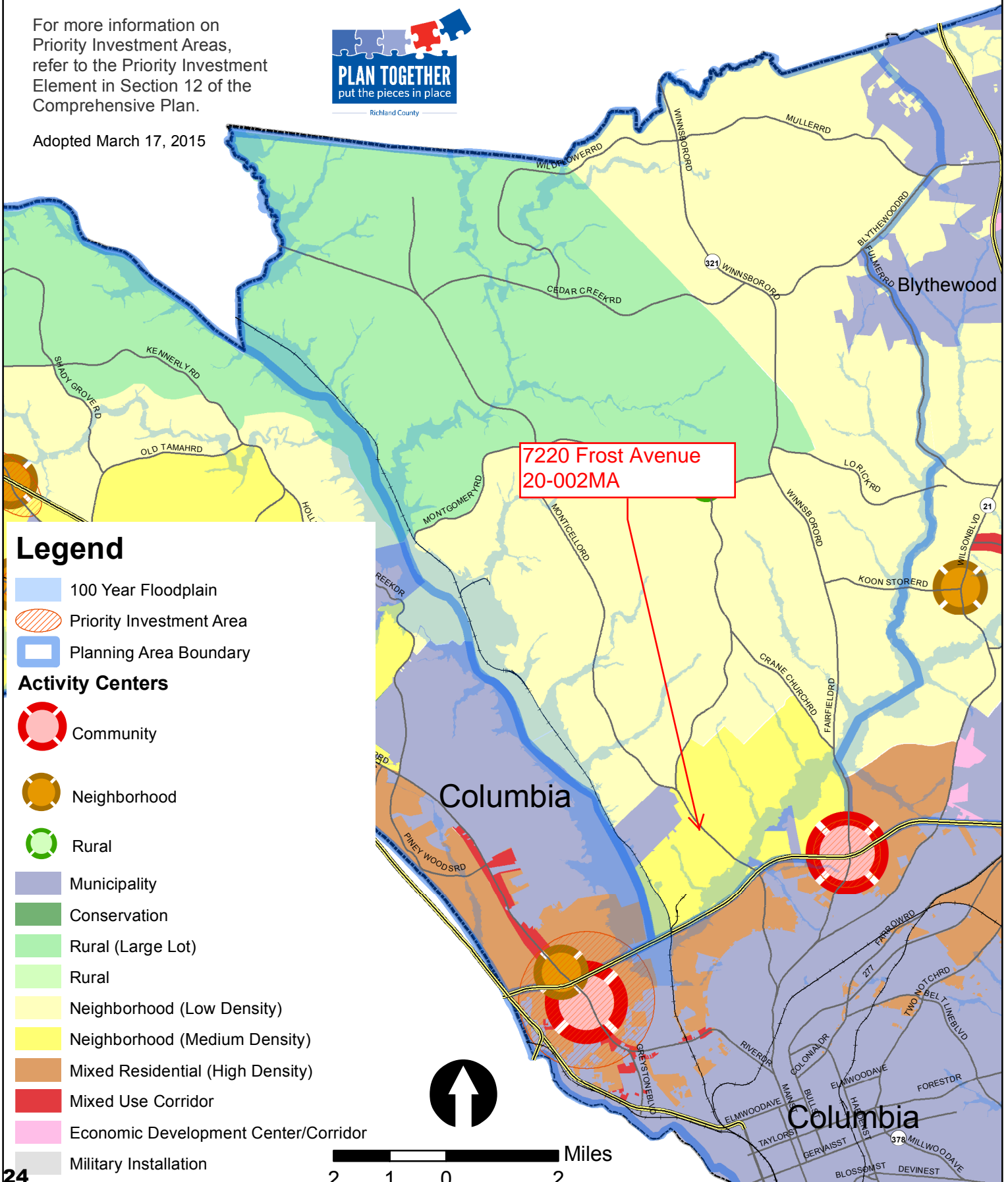


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



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: February 3, 2020
RC PROJECT: 20-003 MA
APPLICANT: Chad Monteith

LOCATION: 6505 N Main Street

TAX MAP NUMBER: R11716-01-04
ACREAGE: 5 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

There have been no Map Amendments in the general area.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 80 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped / Residence
<u>South:</u>	D-1 / C-3	Undeveloped (City of Columbia) / Commercial (City of Columbia)
<u>East:</u>	D-1	Undeveloped (City of Columbia)
<u>West:</u>	D-1	Place of Worship (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia’s water and sewer service areas.

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 ***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 #131) located southwest of the subject parcel on N Main Street identifies 8,700 Average Daily Trips (ADTs). This section of N Main Street is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 3,000 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at 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.

Mason road has an Operational & Safety project for Safe Routes to School for J.P. Thomas Elementary. The project scope includes sidewalk and engineering design enhancements along Mason Road. The project is in design/development with anticipated construction in 2020. There are no listed improvements for Mason Road through the Richland County Penny.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of N Main Street.

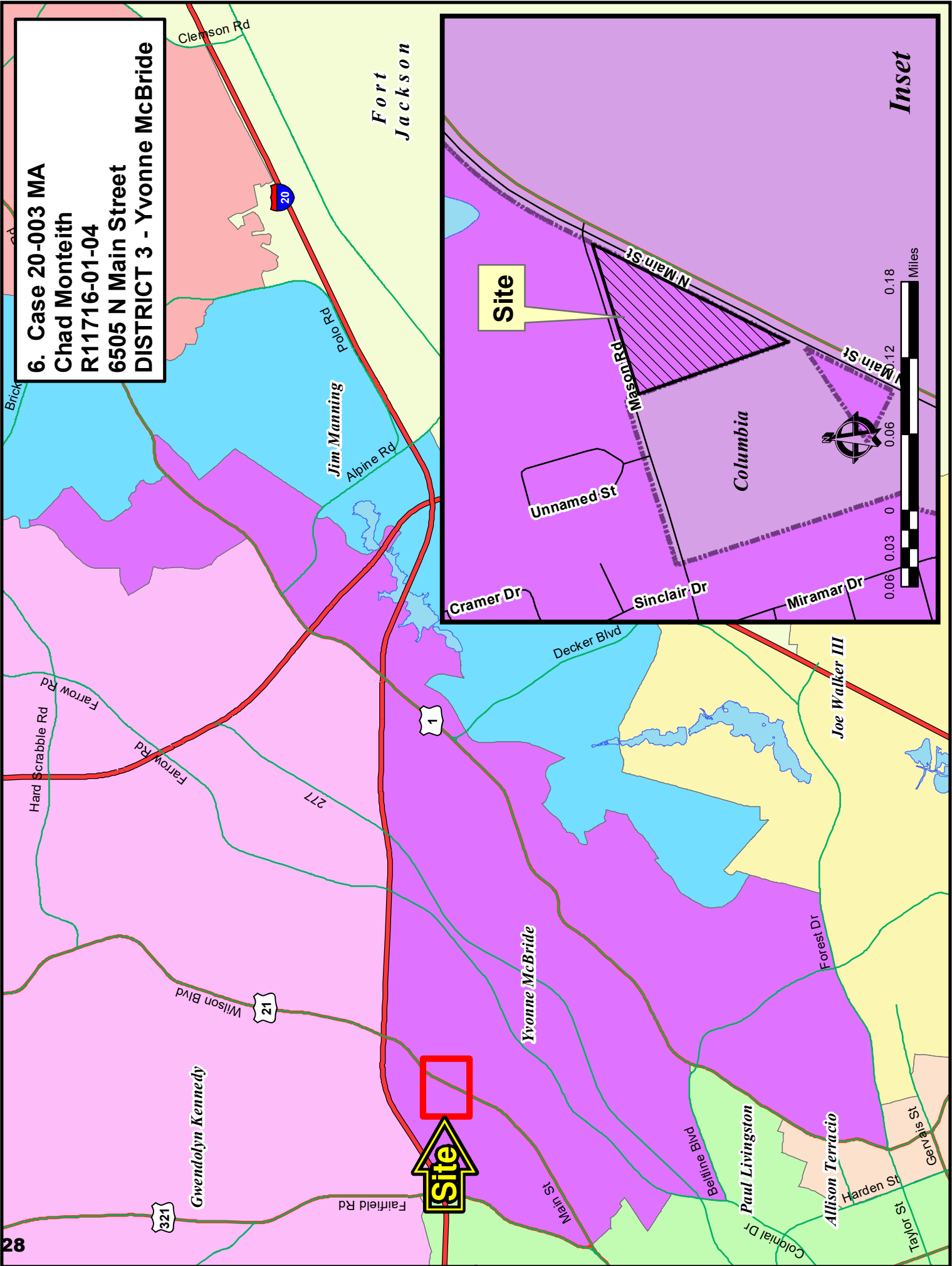
Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-003 MA**.

6. Case 20-003 MA
Chad Monteith
R11716-01-04
6505 N Main Street
DISTRICT 3 - Yvonne McBride



Inset

Miles

0.18
0.12
0.06
0
0.03

**Case 20-003 MA
RU to GC
TMS R11716-01-04**

Cramer Dr

Langley Ct

Sinclair Dr

Miramar Dr

Unnamed St

Mason Rd

N Main St

N Main St

Alida St

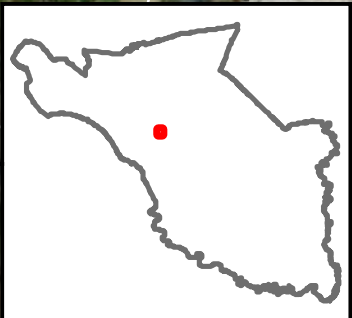
Levity St



Columbia

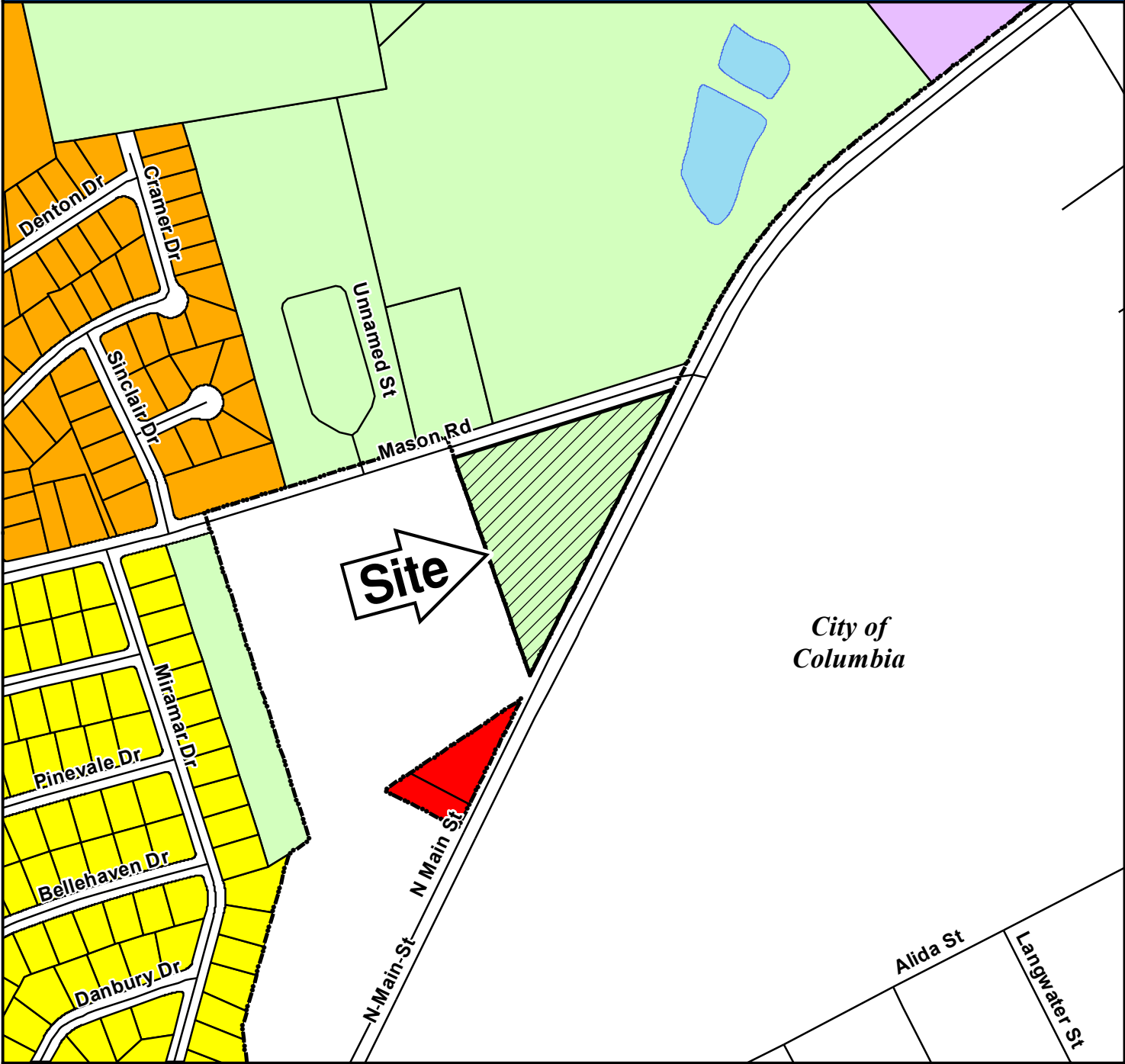
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

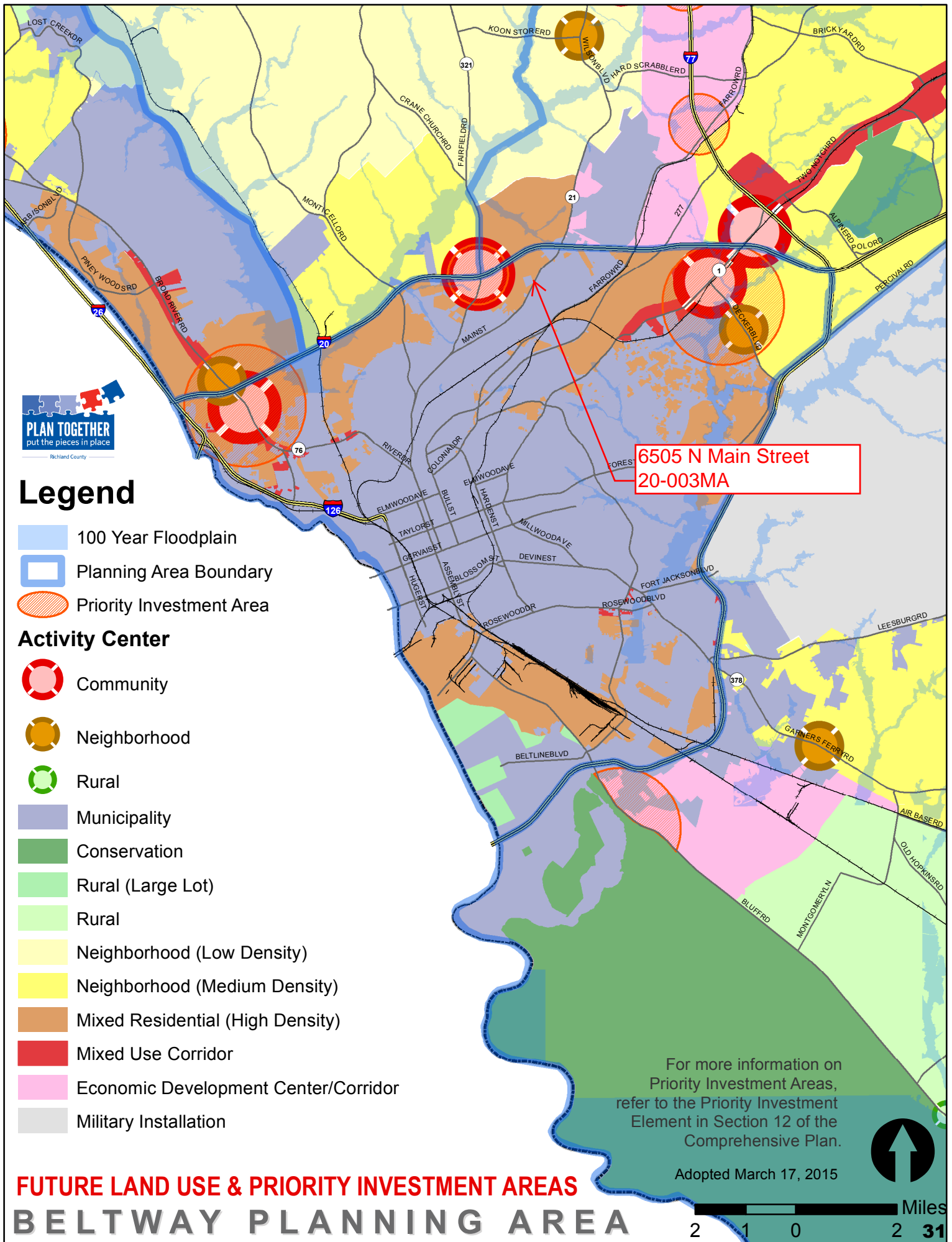
Case 20-003 MA RU to GC



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	





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

**6505 N Main Street
20-003MA**

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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 3, 2020
RC PROJECT: 20-004 MA
APPLICANT: Deborah Stratton

LOCATION: 4133 Clemson Road

TAX MAP NUMBER: R20281-01-27
ACREAGE: 2.17 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Office and Institutional District (OI) parcel north of the subject site was approved under case number 15-026MA.

The Office and Institutional District (OI) parcel further north of the subject site was approved under case number 13-19MA.

The Neighborhood Commercial District (NC) parcel adjacent to the east of the subject site was approved under case number 12-03MA.

The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under case number 07-31MA.

The Planned Development District (PDD) west of the subject site was approved under case number 04-07MA.

The Residential Single-family Low Density (RS-LD) District was rezoned under case number 04-53MA.

Zoning District Summary

The NC District 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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 17 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	RU / NC / RS-MD	Undeveloped / Office / Undeveloped
<u>South:</u>	RU	Residences / Undeveloped
<u>East:</u>	RU	Residences
<u>West:</u>	RU / NC	Residential / Undeveloped / Office

Discussion

Parcel/Area Characteristics

The subject site is a single, flag-lot parcel with limited frontage along Clemson Road, a four-lane undivided principal arterial with sidewalks and limited streetlights. The site is undeveloped and wooded. The general area consists of parcels with residential, senior living, office, institutional, and undeveloped uses. The immediate area consists of properties zoned RU to the north, east, south, and west with residences or undeveloped properties. An adjacent property to the north is undeveloped and zoned RS-MD. An adjacent property to the west and north is zoned NC containing an office building.

Public Services

The Elders Pond fire station (station number 34) is located on Hardscrabble Road, approximately 1 mile northeast of the subject site. Killian Elementary School is located approximately 0.63 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia at this location.

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 Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 24,400 Average Daily Trips (ADTs). This section of Clemson Road is classified as a four-lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,580 ADTs. This segment of Clemson Road is currently operating at Level of Service (LOS) "B".

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.

The Richland County Penny has two improvement projects listed for Clemson Road. These include sidewalks from Longtown Road to Market Place Commons and bicycle lanes currently proposed as restriping. These projects are both currently in the design phase.

There are currently no listed improvements by SCDOT for Clemson Road.

Conclusion

Principally, staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for commercial development within Neighborhood Activity Centers.

The NC district promotes land uses and development patterns catering toward neighborhood-serving uses. These include retail, small-scale and service-oriented commercial, and other compatible uses for neighborhood-oriented businesses. The Plan recommends such land uses and designs for Neighborhood Activity Centers, within which the subject site falls.

Planning Commission Action

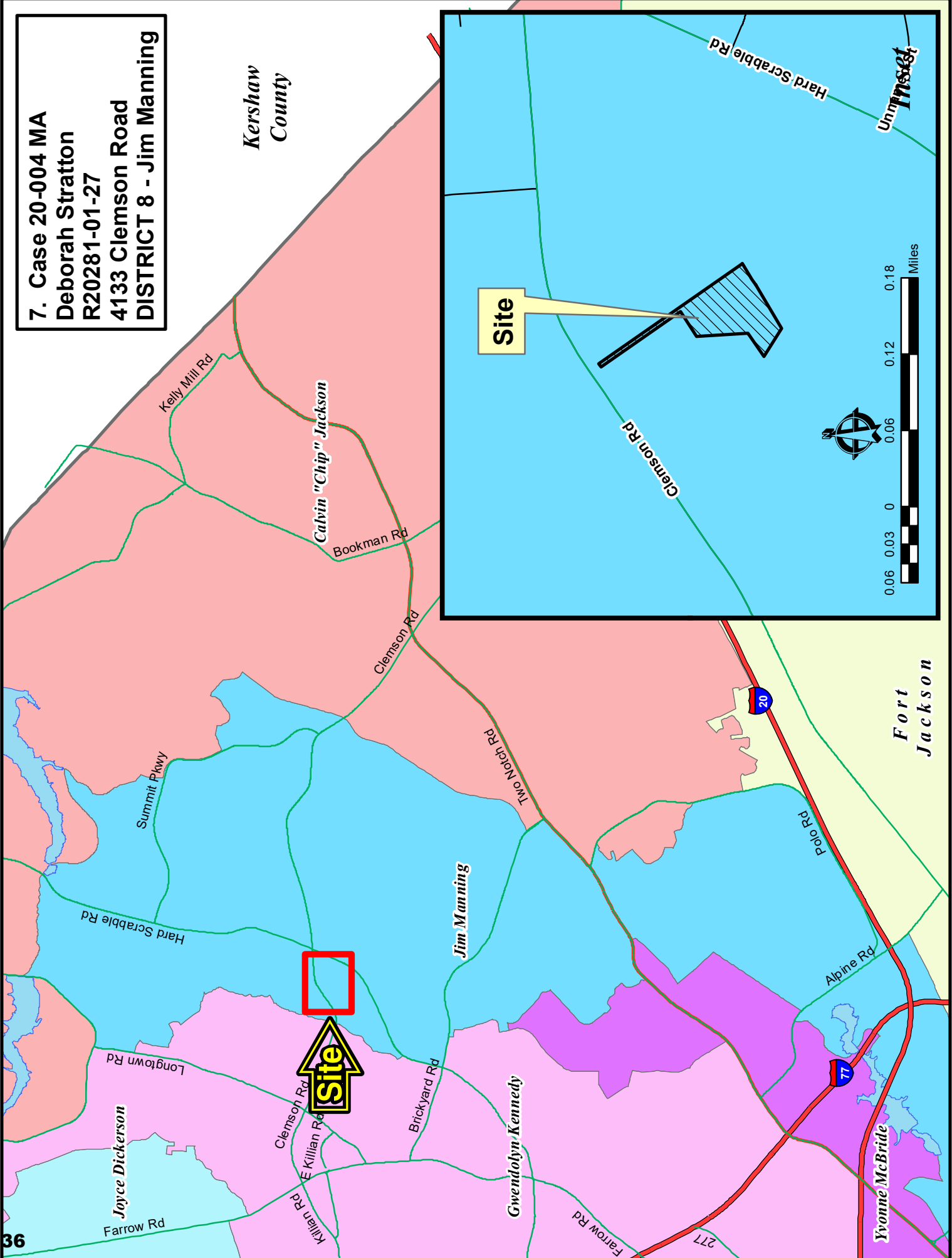
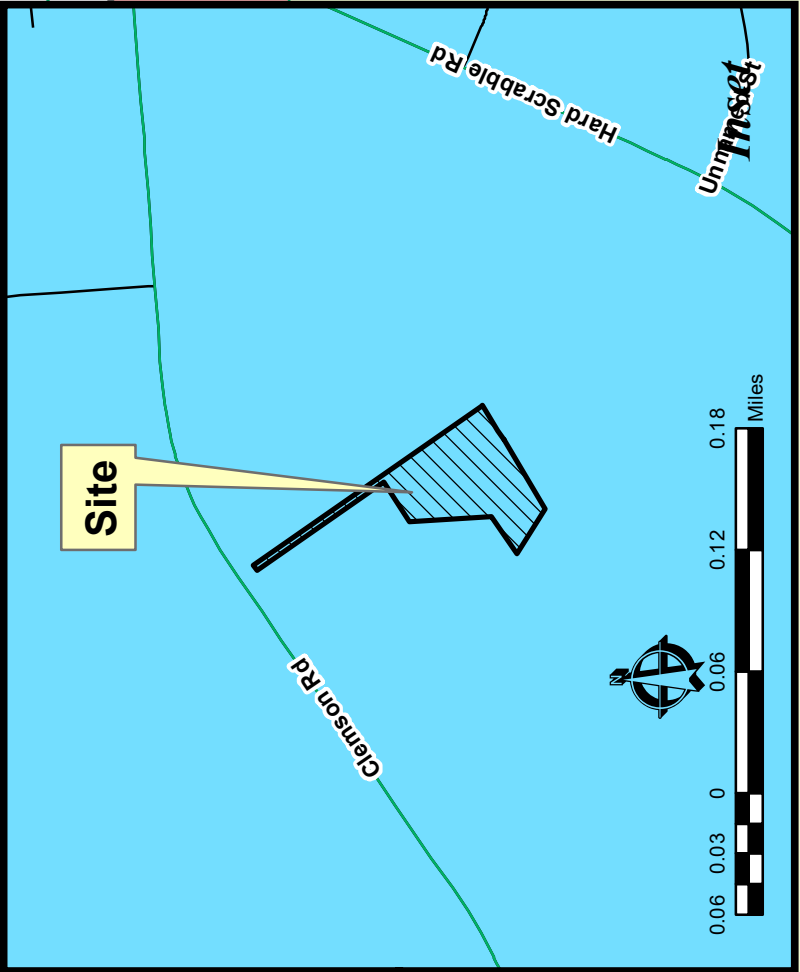
At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-004 MA**.

**7. Case 20-004 MA
Deborah Stratton
R20281-01-27
4133 Clemson Road
DISTRICT 8 - Jim Manning**

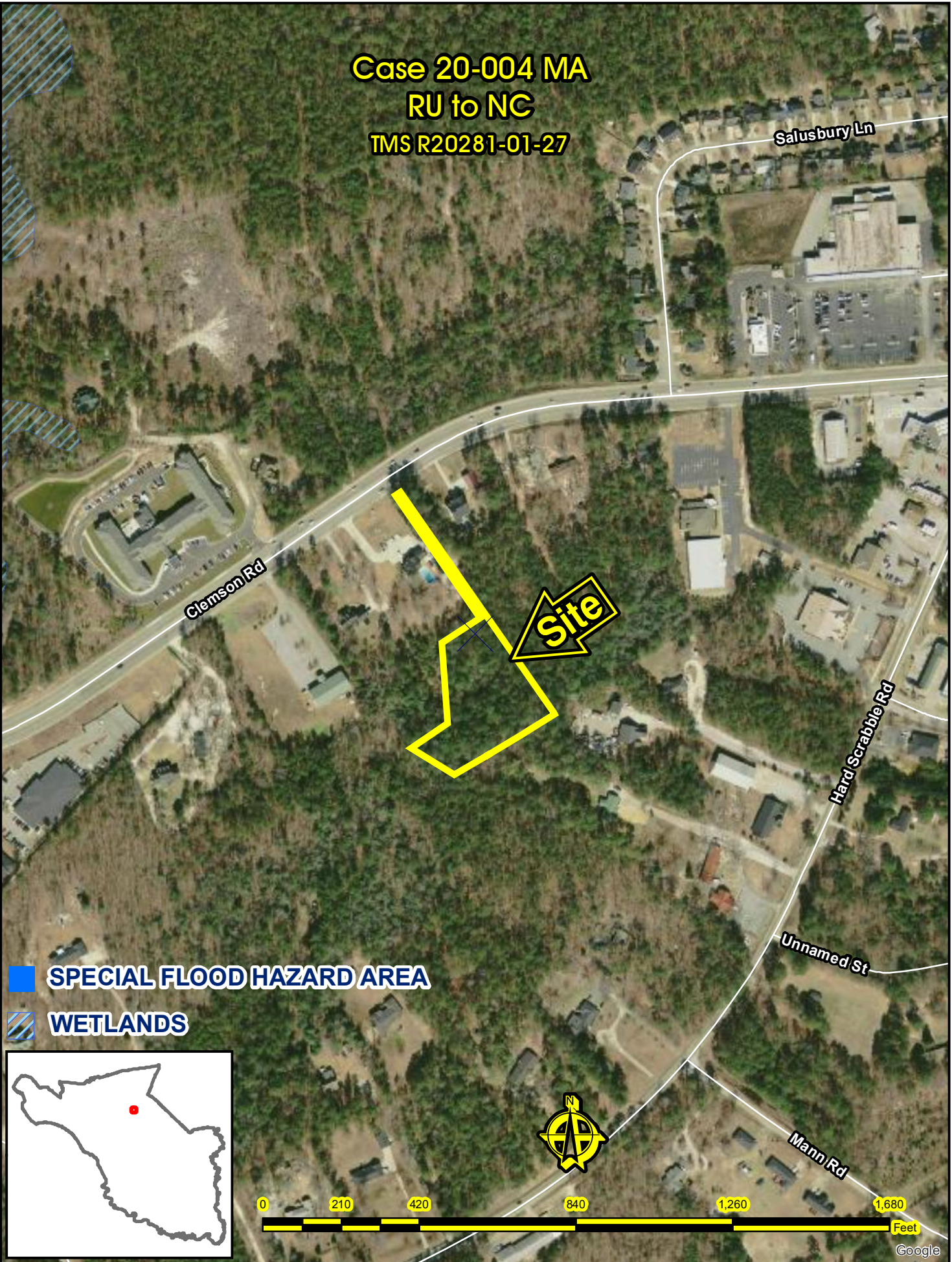
*Kershaw
County*

Calvin "Chip" Jackson

*Fort
Jackson*

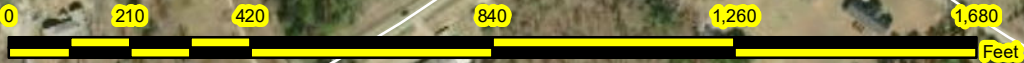
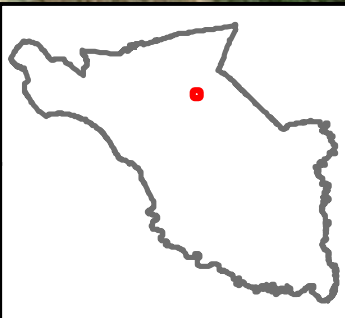


**Case 20-004 MA
RU to NC
TMS R20281-01-27**



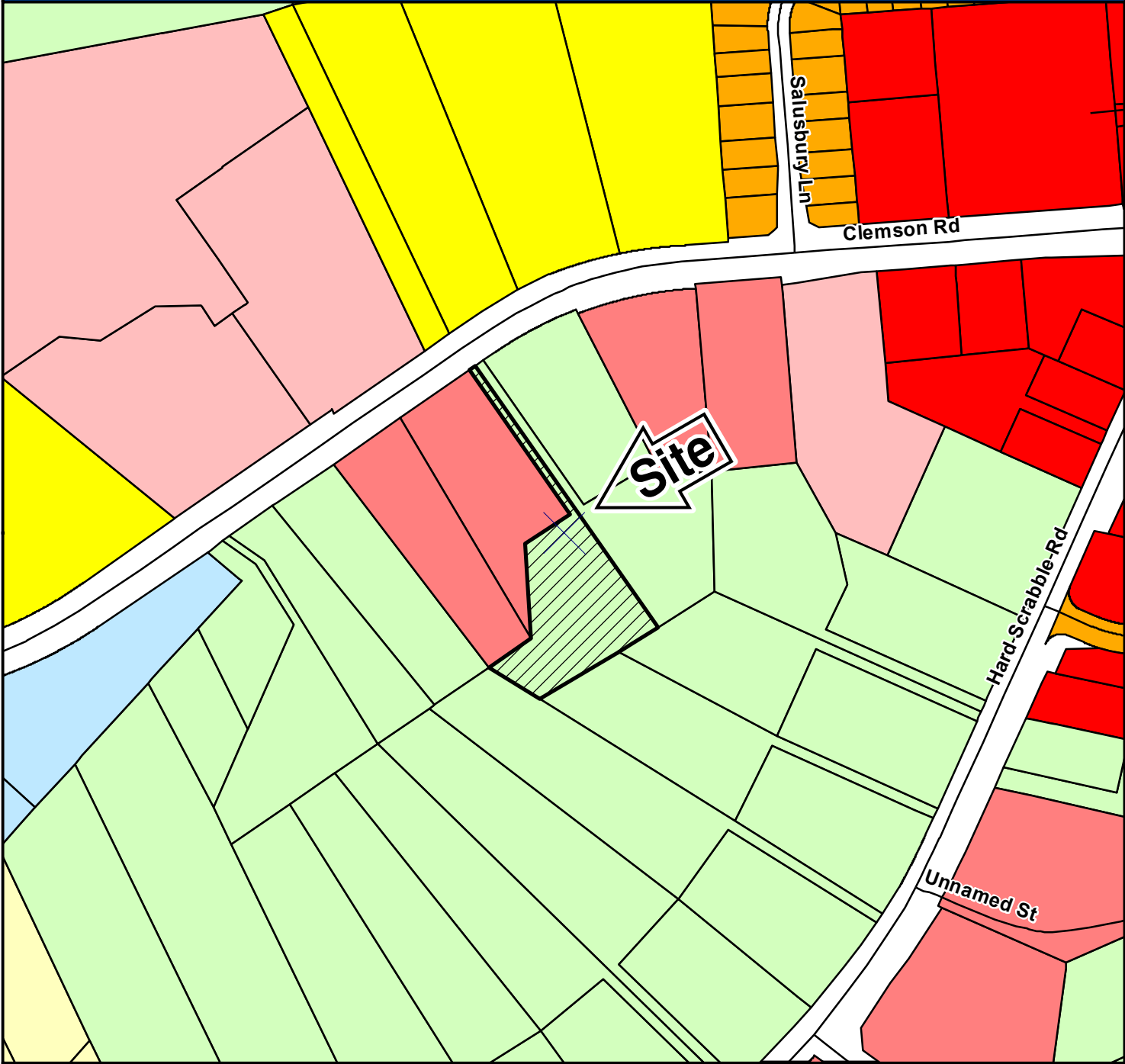
SPECIAL FLOOD HAZARD AREA

WETLANDS



























Google

Case 20-004 MA RU 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

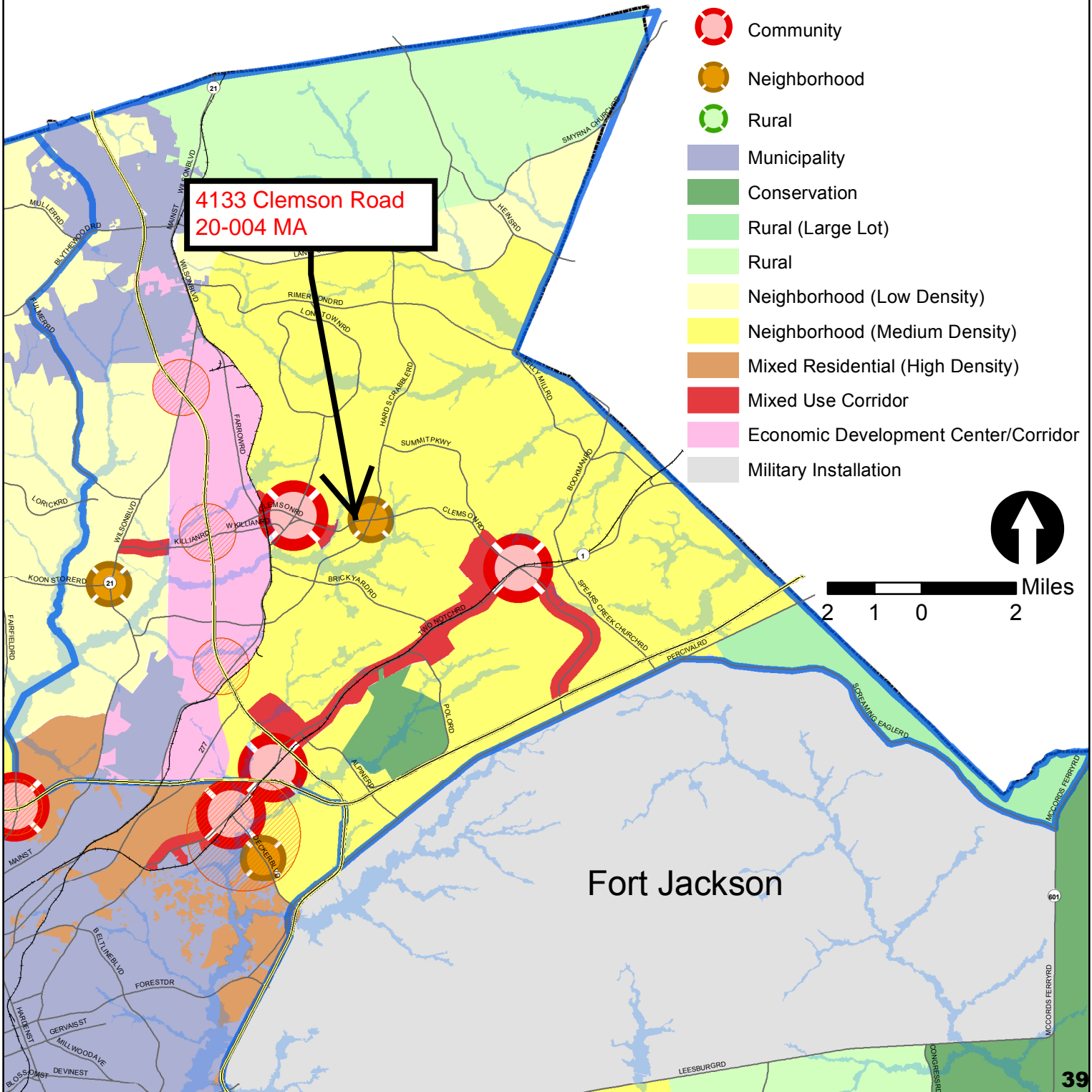


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 3, 2020
RC PROJECT: 20-005 MA
APPLICANT: Angie Dodson

LOCATION: 1526 Leesburg Road

TAX MAP NUMBER: R16415-07-04
ACREAGE: 1.46 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Disapproval

Minimum Area for Zoning Map Amendment

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

- An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (GC) District.

Zoning History for the General Area

The request to rezone the parcel on the corner of Leesburg Road and Deloach Drive General Commercial (GC) to Residential Single-family Low Density (RS-LD) under case number 18-045MA was withdrawn.

A parcel west of the site with frontage on Leesburg Road was rezoned from RS-LD to Office and Institutional (OI) District under case number 95-016MA.

Two parcels west of the site with frontage on Leesburg Road were rezoned from RS-LD to Office and Institutional (OI) District under case number 98-054MA.

A parcel adjacent to the site with frontage on Leesburg Road was rezoned from RS-LD to Neighborhood Commercial (NC) District under case number 05-092MA.

Three parcels east of the site with frontage on Leesburg Road were rezoned to General Commercial Density (GC) District under case numbers 94-022MA, 96-024MA and 00-033MA.

Parcels north of the site with frontage on Deloach Drive and Joiner Road were rezoned from RS-LD to Residential Single-family Medium Density (RS-MD) District under case number 18-025MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 26 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Retail
<u>South:</u>	RS-LD	Residence
<u>East:</u>	GC	Office
<u>West:</u>	GC	Office

Discussion

Parcel/Area Characteristics

The subject site is a single parcel with frontage along Leesburg Road, a four-lane undivided minor arterial with limited streetlights and sidewalks. The general area consists of a mixture of residential, office, retail, and service commercial uses. Many of the offices and other commercial are in converted residences. The subject site contains a single structure that is an office in a converted residential structure. The current office appears to have shared parking the adjacent office. The immediate area consists of properties zoned GC to the north, east, and west offices or retail uses. South of the subject site a parcel zoned RS-LD.

Public Services

The property is within Richland School District One. Annie Burnside Elementary School is located approximately 0.4 miles south of the subject parcel. A fire hydrant is located at west of the property at the intersection of Patterson Road and Leesburg Road. The Atlas Road Fire Station (Station number 8) is about a mile south of the subject parcel. Records indicate the water and sewer is provided by the 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 (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 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 #255) located east of the subject parcel on Leesburg Road identifies 25,100 Average Daily Trips (ADTs). Leesburg Road is classified as a four-lane undivided minor arterial maintained by SCDOT with a design capacity of 21,600 ADTs. This section of Leesburg Road is currently operating at Level of Service (LOS) “E”.

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.

SCDOT is currently managing an Operational & Safety intersection improvement project that is in design/development to install turn lanes in conjunction with a road widening on Leesburg Road. The Richland Penny Sales Tax program has bike lanes and sidewalk improvements for Leesburg Road in tandem with the road widening project. The sidewalk project is currently in the right-of-way phase.

Conclusion

Principally, staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development within the Neighborhood (Medium-Density) future land use designation.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation “may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed request is not located along a main road corridor or within an appropriate distance from the intersection of a primary arterial.

However, the adjacent properties with frontage along Leesburg Road are zoned GC. The rezoning would be compatible with these adjacent properties. While the uses allowed within the GC vary from low intensity commercial uses to high intensity uses, the impacts upon adjacent

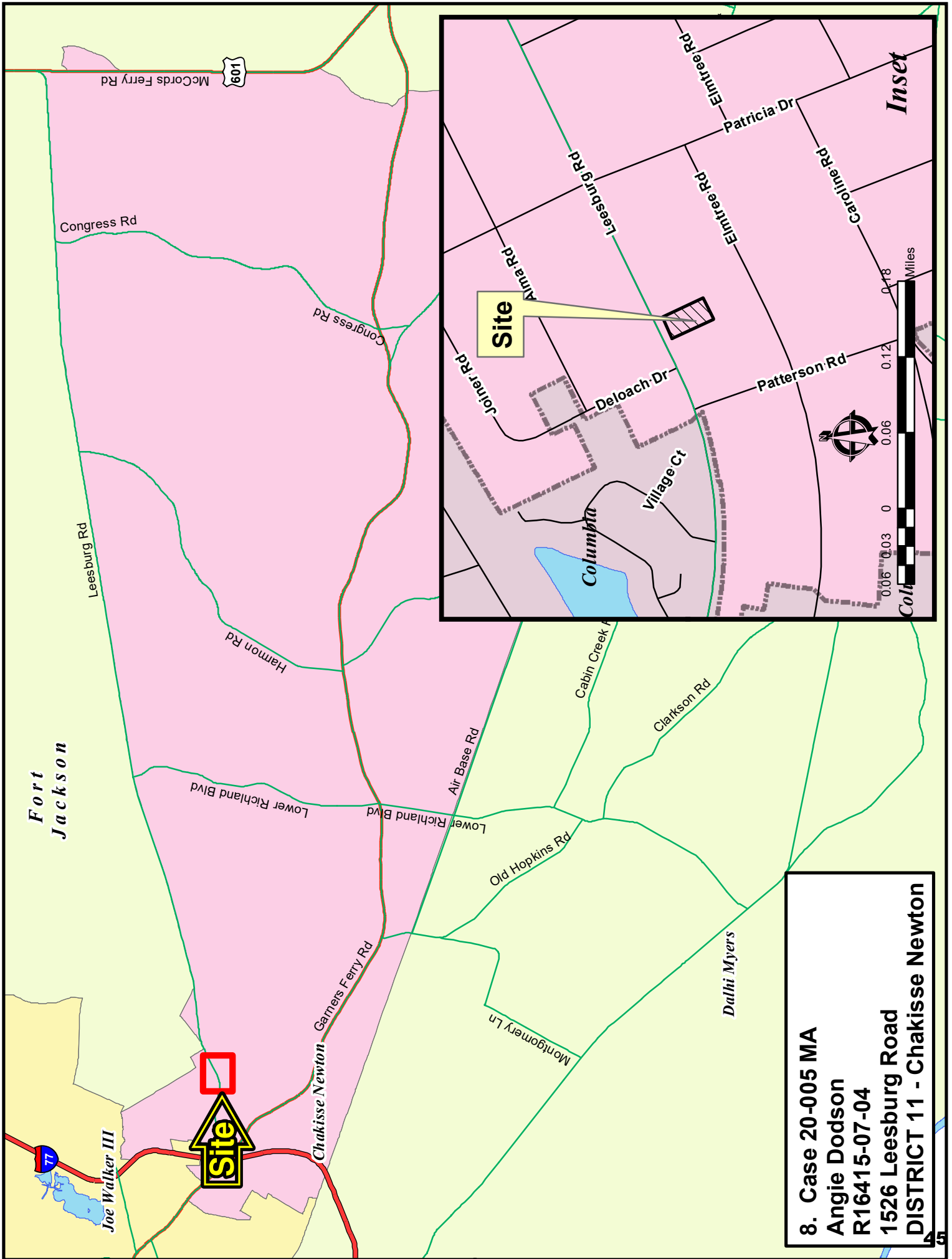
properties should be limited due to the size of the subject site, such as the subject site would have to comply with all setbacks and development standards for the district if a change in use occurs.

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

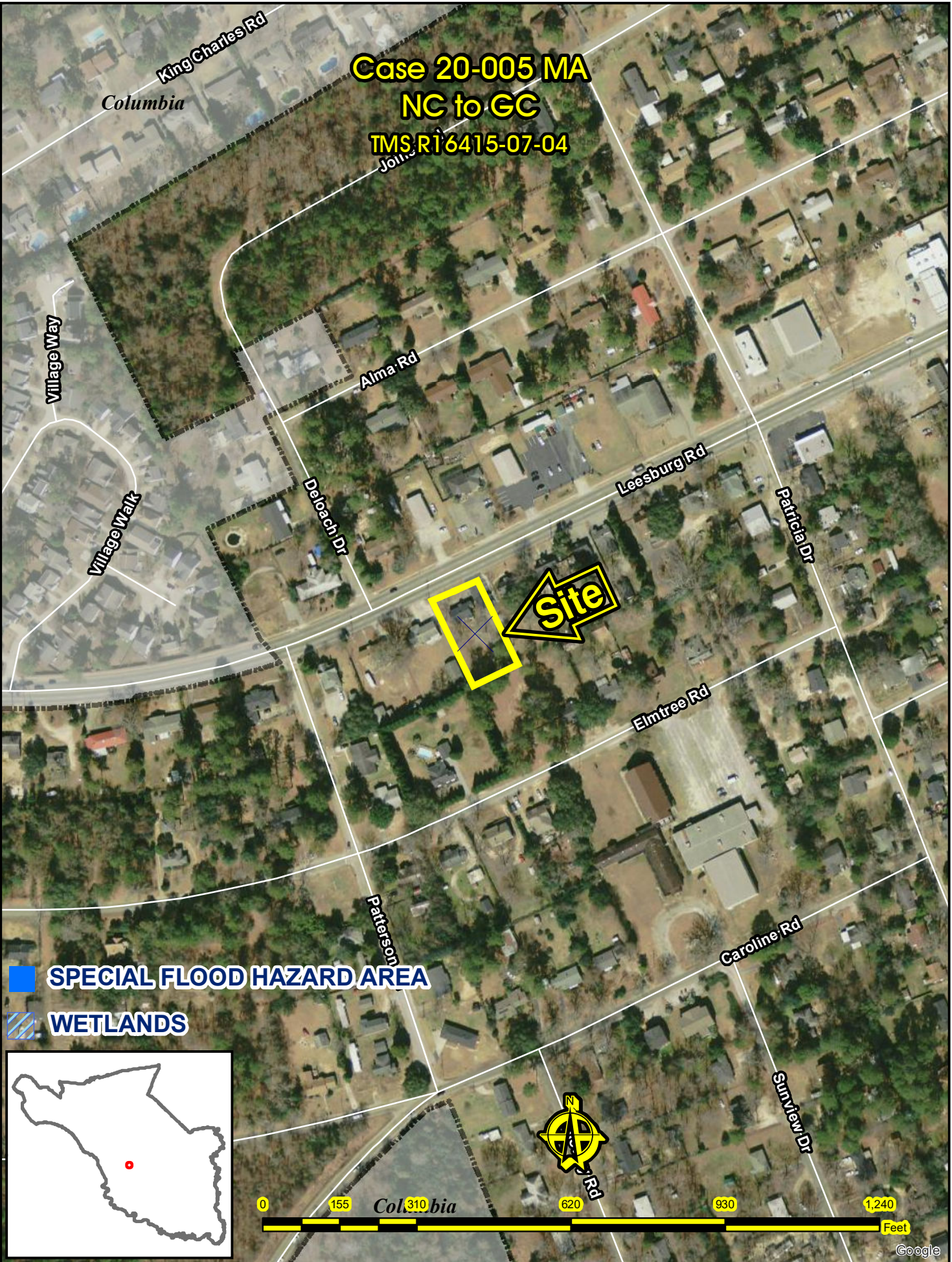
- This will bring the parcel into conformity with the neighboring parcels.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-005 MA**.

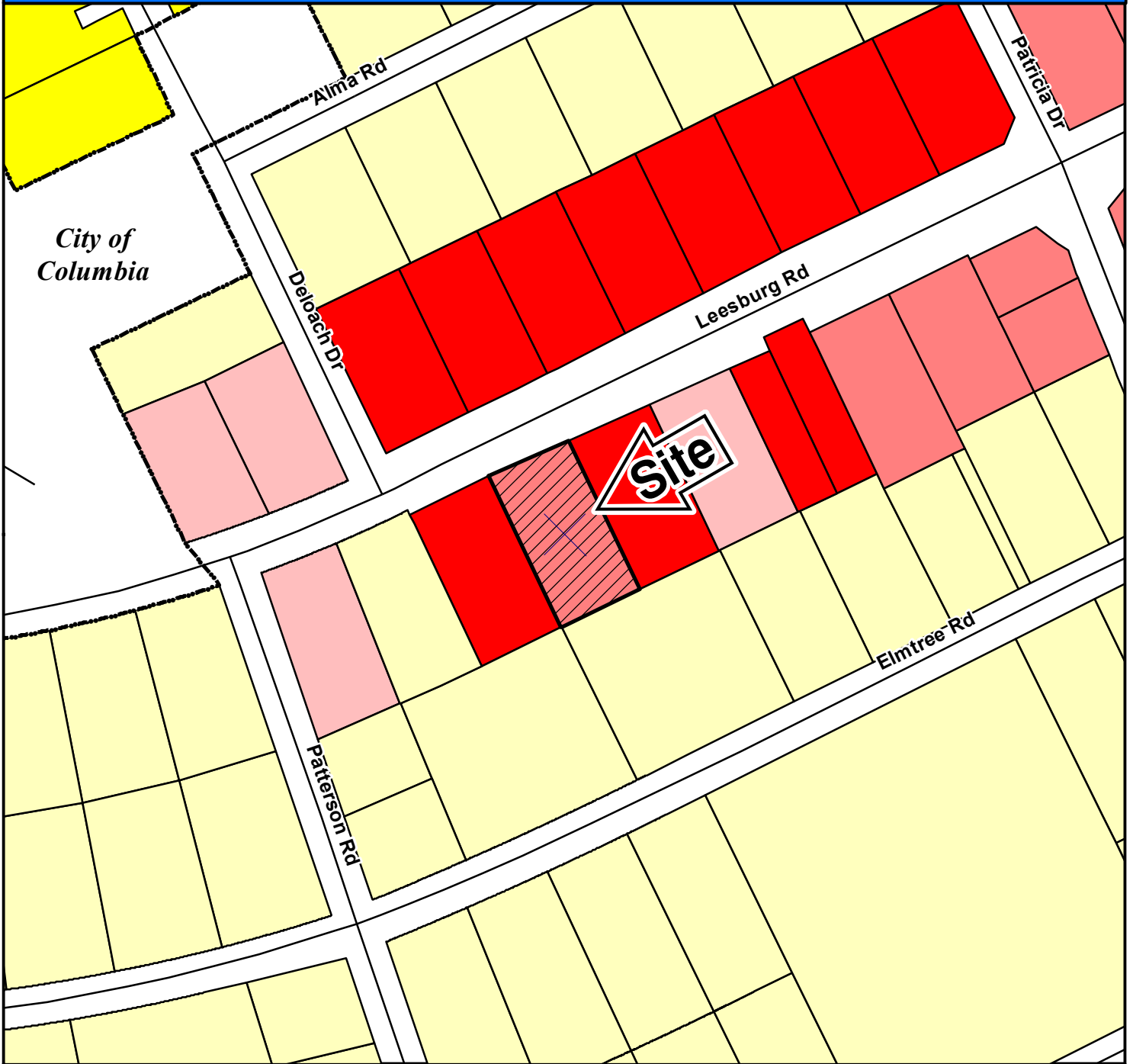


8. Case 20-005 MA
 Angie Dodson
 R16415-07-04
 1526 Leesburg Road
 DISTRICT 11 - Chakisse Newton

Case 20-005 MA
NC to GC
TMS RI 6415-07-04

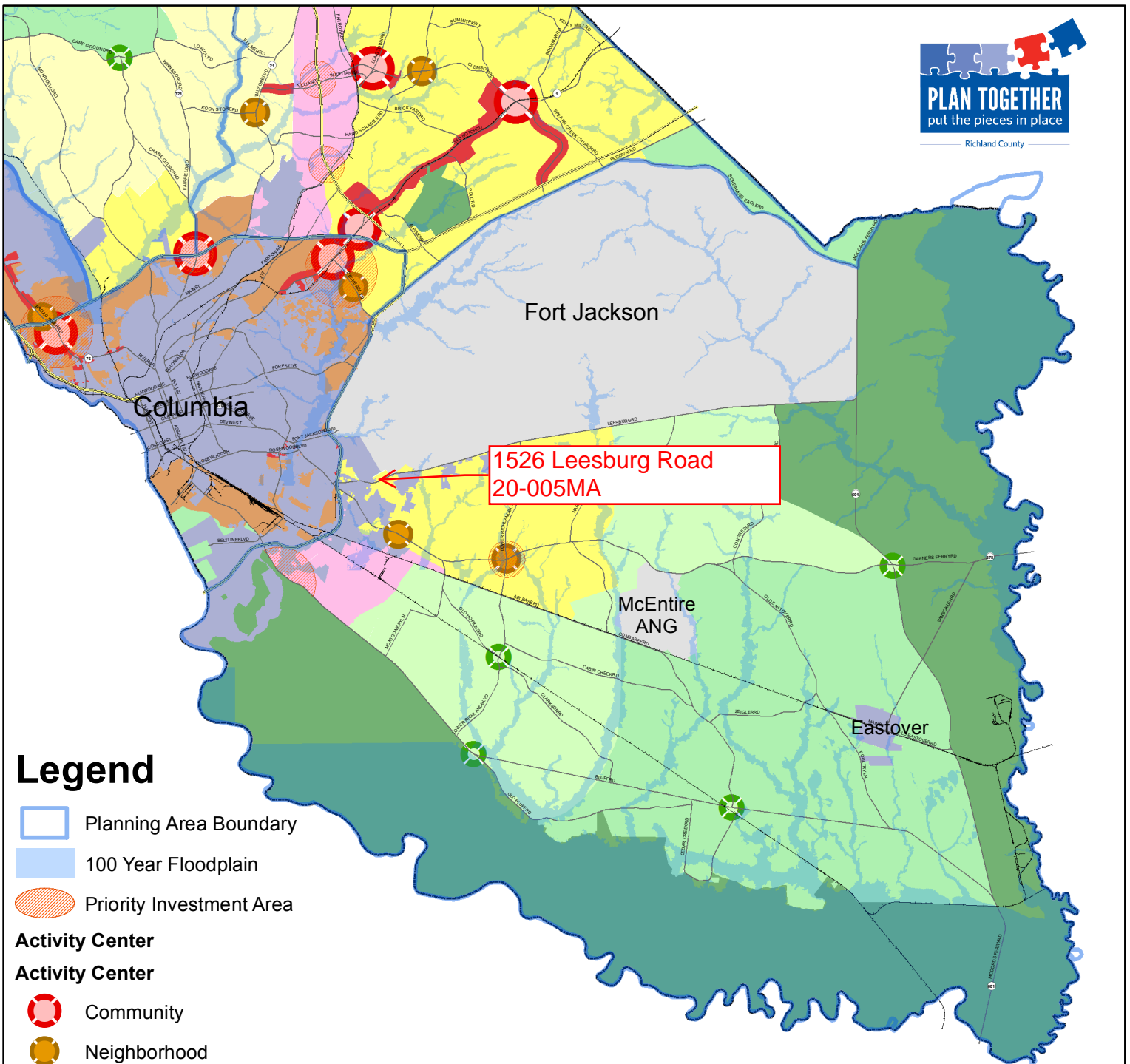


Case 20-005 MA NC to GC



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			



Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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