

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**September 22, 2020**

**7 pm**

***Virtual Meeting***

<https://www.youtube.com/user/richlandonline/videos>



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, September 22, 2020*

*Agenda*

*7:00 PM*

*Zoom Meeting*

<https://www.youtube.com/user/richlandonline/videos>

**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. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 20-019 MA  
W.P. Sligh  
RU to NC (2.51 acres)  
1006 Guise Road  
TMS# R01511-05-10 (Portion of)  
Planning Commission - Approval (7-0)  
Staff Recommendation - Disapproval  
Page 1

District 1  
Bill Malinowski

2. Case # 20-020 MA  
Johnny Shealy  
RS-LD to PDD (4.18 acres)  
320 Shadowood Drive  
TMS# R02408-01-11

District 1  
Bill Malinowski

**Deferred**

3. Case # 20-021 MA  
Enca Serbin  
RM-MD to MH (2.34 acres)  
8534 Old Percival Road  
TMS# R22602-02-07  
Planning Commission - Approval (6-0)  
Staff Recommendation - Approval  
Page 9

District 10  
Dalhi Myers

4. Case # 20-022 MA  
Bryan DeBruin  
RU to RS-MD (308.24 acres)  
Nina Lee Drive, and 9216 and 9260 Wilson Blvd  
TMS# R14600-03-27, 42, and 44

District 7  
Gwendolyn Kennedy  
**Deferred**

5. Case # 20-023 MA  
Bill Dixon  
RU to RS-MD (99.6 acres)  
S/E Rabon Road  
TMS# R17112-01-01 (P)  
Planning Commission - Approval (6-0)  
Staff Recommendation - Approval  
Page 17

District 7  
Gwendolyn Kennedy

6. Case # 20-024 MA  
Bill Dixon  
RU to RM-MD (23.6 acres)  
S/E Rabon Road  
TMS# R17112-01-01 (P) and R17115-01-01  
Planning Commission - Approval (6-0)  
Staff Recommendation - Approval  
Page 25

District 7  
Gwendolyn Kennedy

7. Case # 20-025 MA  
Anil R. Parag  
PDD to amended PDD (1.076 acres)  
301 Rice Meadow Way  
TMS# R20310-05-01  
Planning Commission - Approval (7-1)  
Staff Recommendation - Disapproval  
Page 33

District 8  
Jim Manning

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 9, 2020  
**RC PROJECT:** 20-019 MA  
**APPLICANT:** W.P. Sligh

**LOCATION:** Dutch Fork Road

**TAX MAP NUMBER:** R01511-05-10 (portion of)  
**ACREAGE:** 2.51 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** September 4, 2020

**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 Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 17-016MA.

The Neighborhood Commercial District (NC) parcel to the north was approved for under case number 17-016MA.

The Neighborhood Commercial District (NC) parcel to the north was approved under case number 18-007MA.

**Zoning District Summary**

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

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	NC	Multi-tenant Development
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	PDD	Assisted Care Facility, Continue Care Retirement Facility
<b><u>West:</u></b>	RU	Residence

**Discussion**

***Parcel/Area Characteristics***

The site contains frontage along Guise Road. Guise Road is a two-lane local road without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site is a NC property with a multi-tenant development.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .5 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.8 miles east of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (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 2019 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 24,200 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".

The 2019 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 12,600 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) "E".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. A section of Dutch Fork Road from Sid Bickley Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2040 COATS Long Range Transportation Plan, although nothing has been programmed at this time.

### **Conclusion**

Principally, staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located along a main road corridor and is not within a contextually-appropriate distance of an intersection with a primary arterial or Neighborhood Activity Center.

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

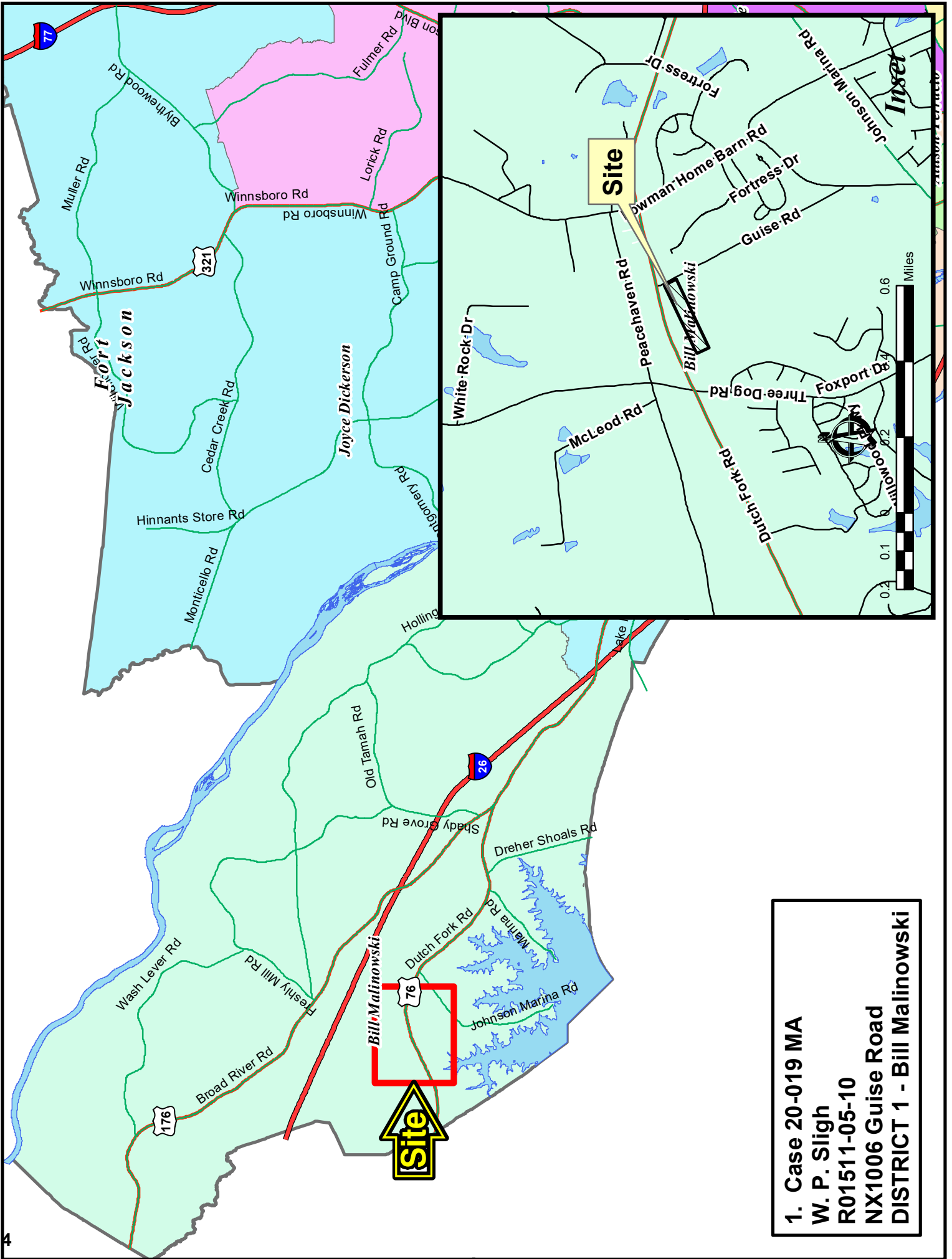
However, the proposed zoning would be consistent with the adjacent parcel's recently approved zoning district request for the NC District.

### **Planning Commission Action**

At their **September 10, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The request is similar to the proposed use of the adjacent parcel north of the subject request and is under the same ownership.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-019 MA**.



**1. Case 20-019 MA**  
**W. P. Sligh**  
**R01511-05-10**  
**NX1006 Guise Road**  
**DISTRICT 1 - Bill Mainowski**



**Case 20-019 MA  
RU to NC  
TMS R01511-05-10 (P)**

Wilbur Bickley Rd

Peacehaven Rd

Dutch Fork Rd

Guise Rd

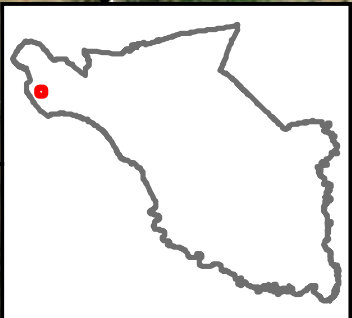
Foxport Rd

Tipton Rd

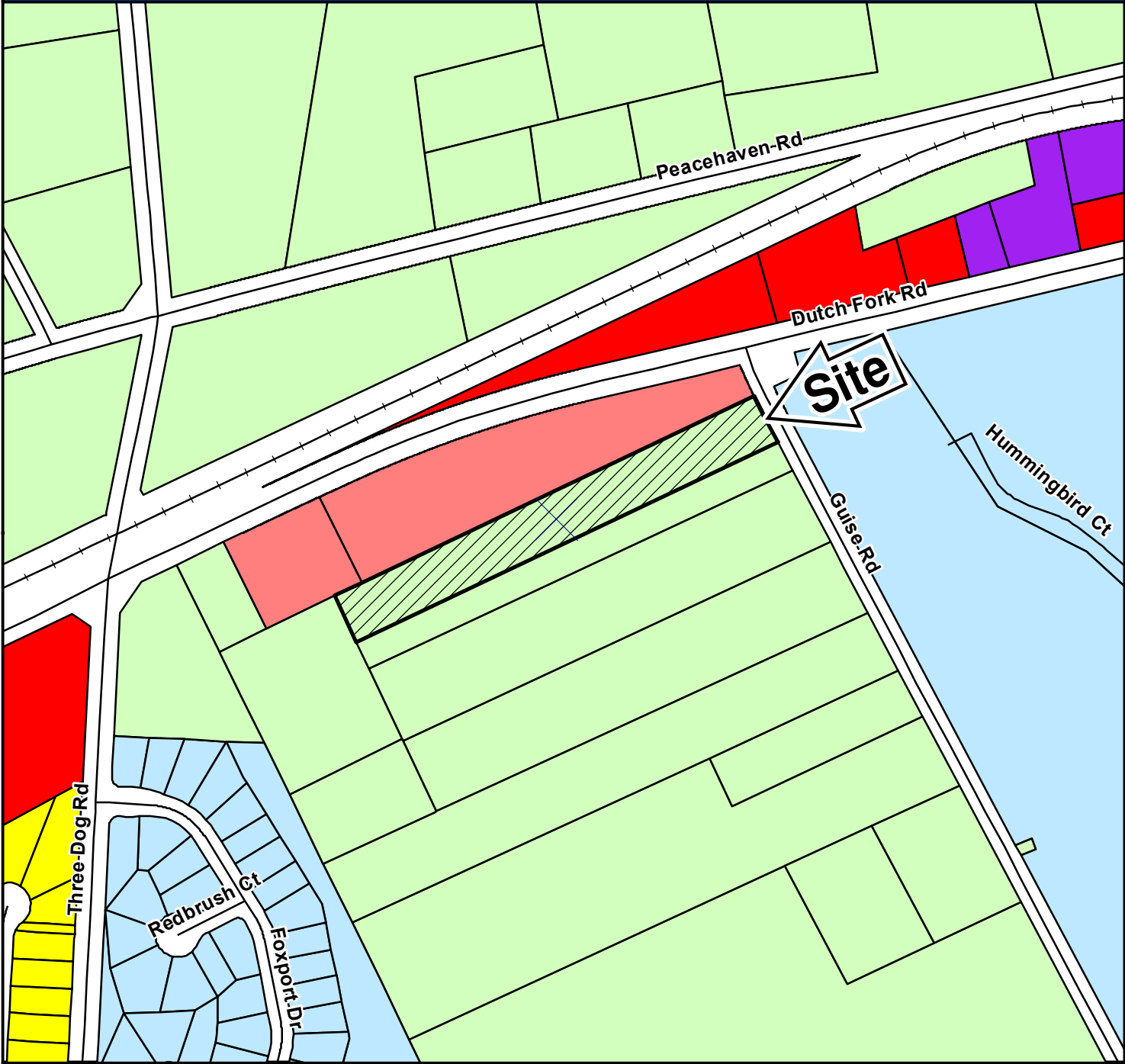


 **SPECIAL FLOOD HAZARD AREA**





 **WETLANDS**



# Case 20-019 MA RU to NC

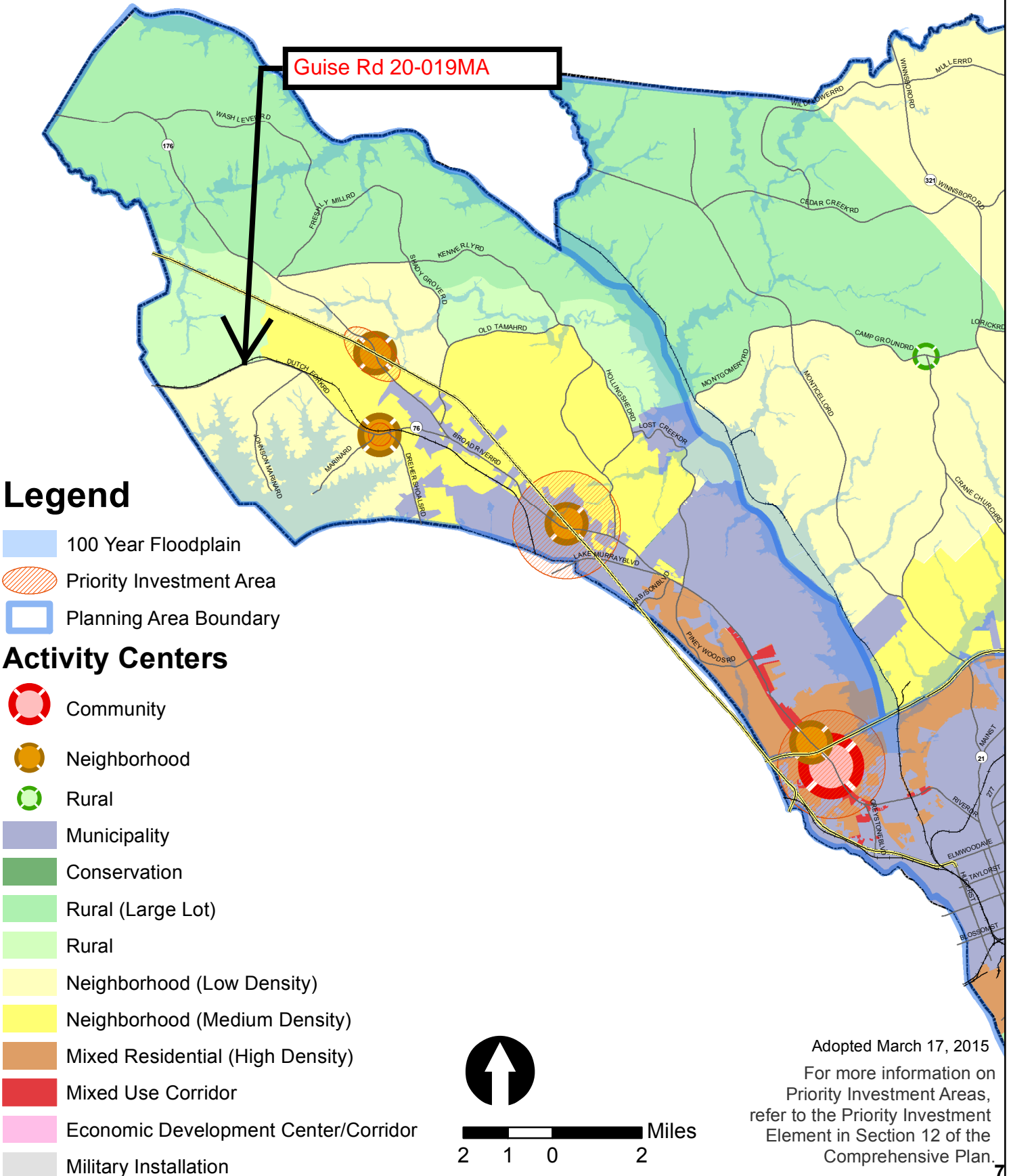


## ZONING CLASSIFICATIONS

 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		

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 10, 2020  
**RC PROJECT:** 20-021 MA  
**APPLICANT:** Enca Serbin

**LOCATION:** 8534 Old Percival Road

**TAX MAP NUMBER:** R22602-02-07  
**ACREAGE:** 2.34 acres  
**EXISTING ZONING:** RM-MD  
**PROPOSED ZONING:** MH

**PC SIGN POSTING:** September 4, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multi-family High Density District (RG-2). With the adoption of the 2005 Land Development Code, the parcel was zoned Residential Multi-family High Density District (RM-HD).

**Zoning History for the General Area**

There have been no recent map amendments.

**Zoning District Summary**

The MH District is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

The maximum allowed density for residential uses is one (1) dwelling unit per lot.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 14 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD/PDD/GC	Residence/Manufactured Home Park/Plumbing
<u>South:</u>	RU	Residence
<u>East:</u>	RM-MD	Manufactured Home Park
<u>West:</u>	RM-MD	Residence

**Discussion**

***Parcel/Area Characteristics***

The subject site currently has a nonconforming use. The parcel has frontage along Old Percival Road. This section of Old Percival Road is a two-lane undivided local road, without sidewalks or streetlights. The general area is characterized by residential and smaller-scale commercial uses. The property north of the site is zoned GC with a Plumbing Company. There is also a manufactured home development zoned PDD and a residence on Residential Multi-family Medium High Density (RM-MD). West of the site is zoned RM-MD with a residence. East of the site is a nonconforming manufactured home park zoned RM-MD. South of the site is zoned RU with a residence.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Conder Arts Integrated Magnet School is located approximately 2.15 miles southwest of the subject parcel on Hunt Club Road. Records indicate that the parcel is currently served via septic sewer and private water system. The Jackson Creek fire station (number 32) is located 2.25 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 2019 SCDOT traffic count (Station #502) located southwest of the subject parcel on Alpine Road identifies 3,600 Average Daily Trips (ADTs). This segment of Alpine Road is classified as a two-lane undivided Minor Arterial, maintained by SCODT with a design capacity of 10,800 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #504) located southwest of the subject parcel on Alpine Road identifies 7,500 Average Daily Trips (ADTs). This segment of Alpine Road is classified as a two-lane undivided Minor Arterial, maintained by SCODT with a design capacity of 10,800 ADTs. 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 through the County Penny Sales Tax program. SCDOT has a programmed Transportation Alternatives Project for Alpine Road that would include sidewalks along one side and paving shoulders to allow for bicycle capacity.

### **Conclusion**

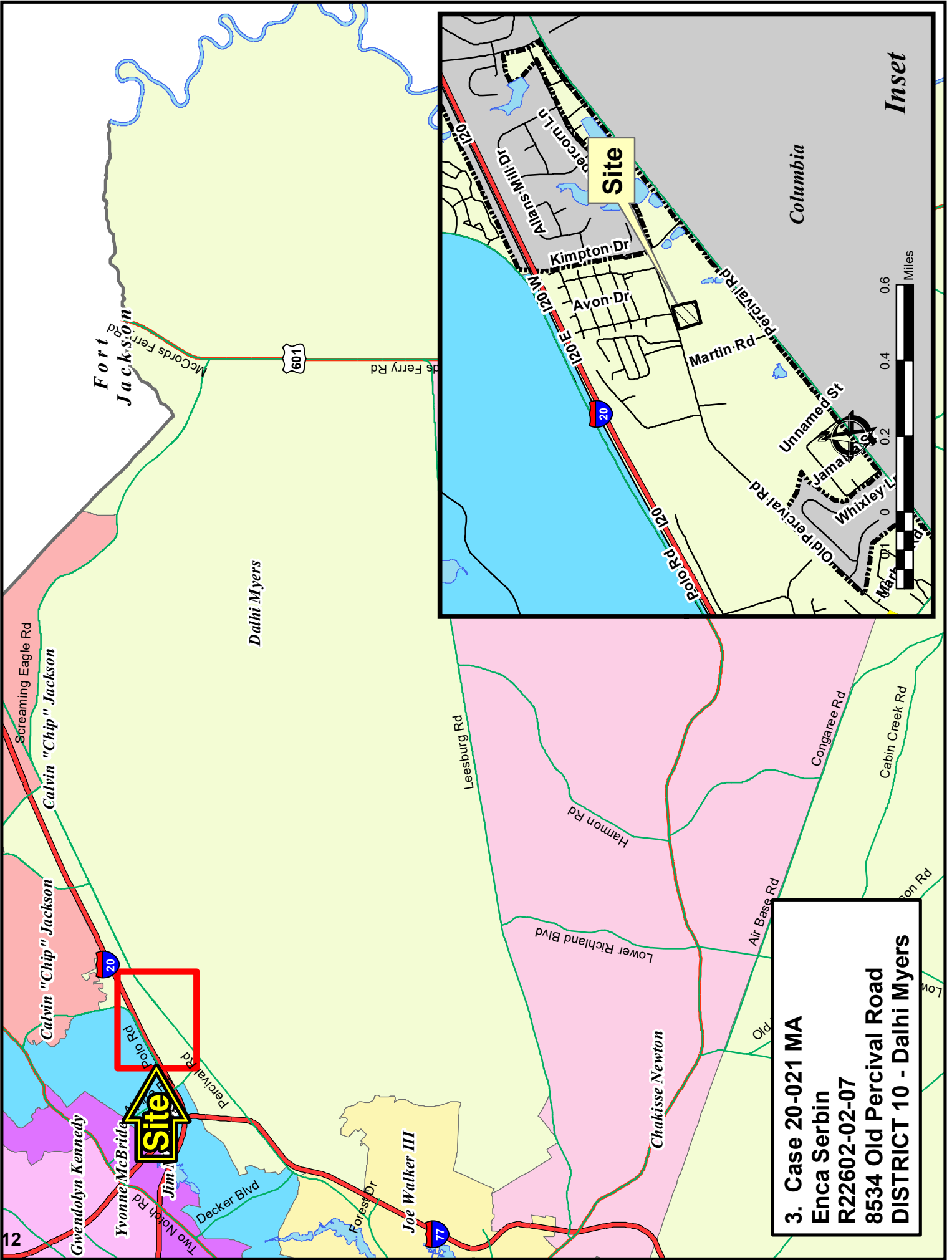
Staff recommends **Approval** as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

Per the Plan, this designation includes "medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format" where "neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments." Likewise, "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

For these reasons, staff recommends **Approval**.

### **Planning Commission Action**

At their **September 10, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-021 MA**.



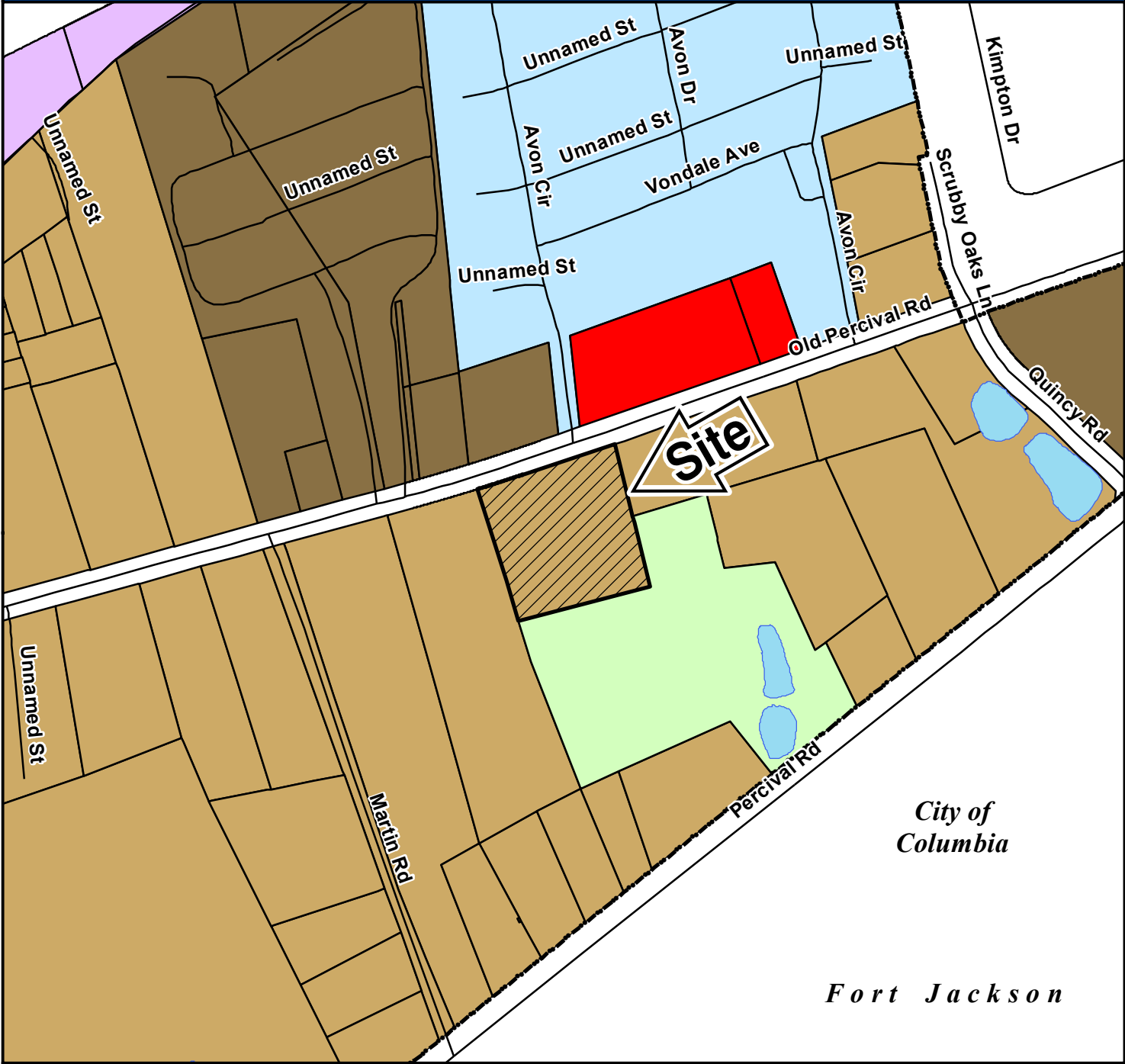
**3. Case 20-021 MA**  
**Enca Serbin**  
**R22602-02-07**  
**8534 Old Percival Road**  
**DISTRICT 10 - Dalhi Myers**









**Case 20-021 MA**  
**RM-MD to MH**  
**TMS R22602-02-07**



# Case 20-021 MA RM-MD to MH



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

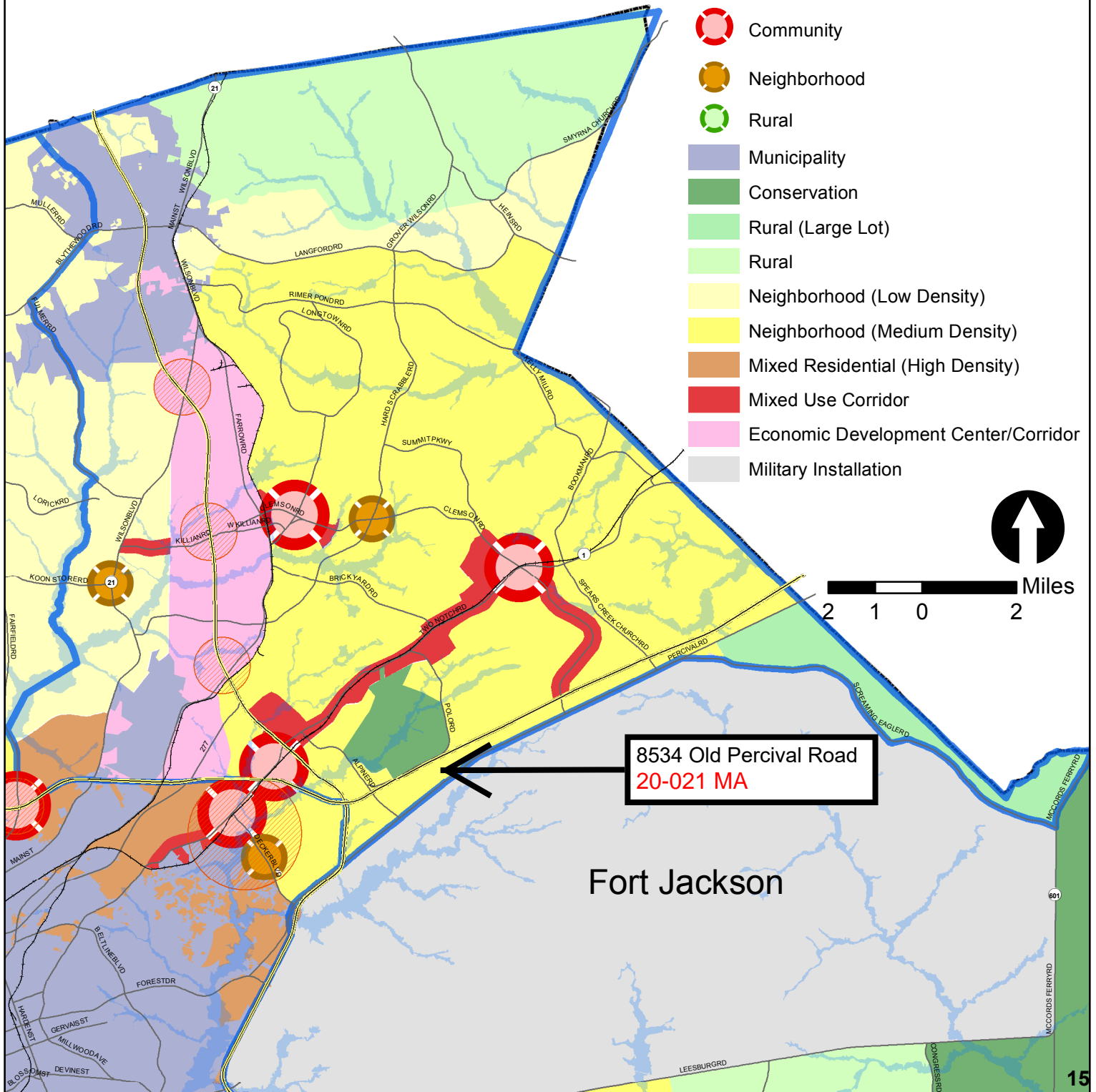


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 10, 2020  
**RC PROJECT:** 20-023MA  
**APPLICANT:** Bill Dixon

**LOCATION:** Rabon Road

**TAX MAP NUMBER:** R17112-01-01 (P)  
**ACREAGE:** 99.6 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** September 4, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The parcel northeast 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 RM-MD parcel north of the site was rezoned from RS-MD to RM-MD under case number 19-017MA.

**Zoning District Summary**

The RS-MD District 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/maximum density: Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 26-152(d) of this chapter. (Ord. 028-09HR; 5-19-09).

Based upon a gross density calculation, the maximum number of units for this site is approximately: 510 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU / RS-LD / RS-MD / RM-MD / GC / HI / M-1	Undeveloped / Place of Worship / Residential Subdivision (Folkstone) / Residential / Recreation Facility / Office / Warehouse / Industrial
<b><u>South:</u></b>	RU	Undeveloped / Residences
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU / RM-HD	Undeveloped / Mobile Home Park

**Discussion**

***Parcel/Area Characteristics***

The subject parcels are undeveloped. The parcels have frontage along Pine Lee Road & Rabon Road. Rabon Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Pine Lee Road is a two-lane undivided local road without sidewalks and streetlights. The area is primarily characterized by a scattering of residential and undeveloped properties, along with some limited commercial and manufacturing and processing uses.

**Public Services**

The subject parcels are within the boundaries of Richland School District Two. Windsor Elementary School is located about 1.24 miles east of the subject parcel on Dunbarton Drive. Water and sewer service would be provided by the City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.9 miles east of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

**Land Use and 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 2019 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,000 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 ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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

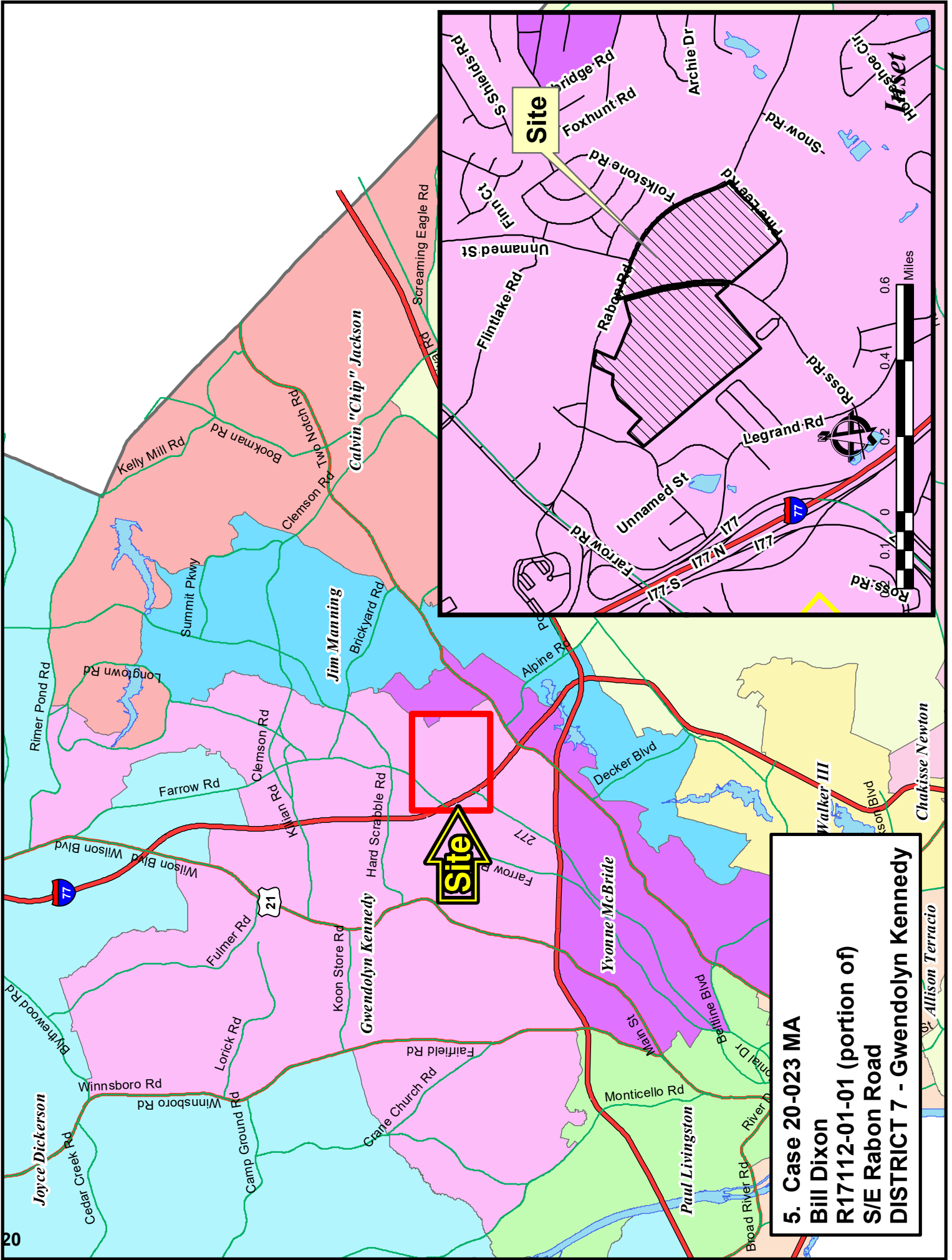
### **Conclusion**

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

The Neighborhood (Medium Density) designation recommends, "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

### **Planning Commission Action**

At their **September 10, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-023 MA**.



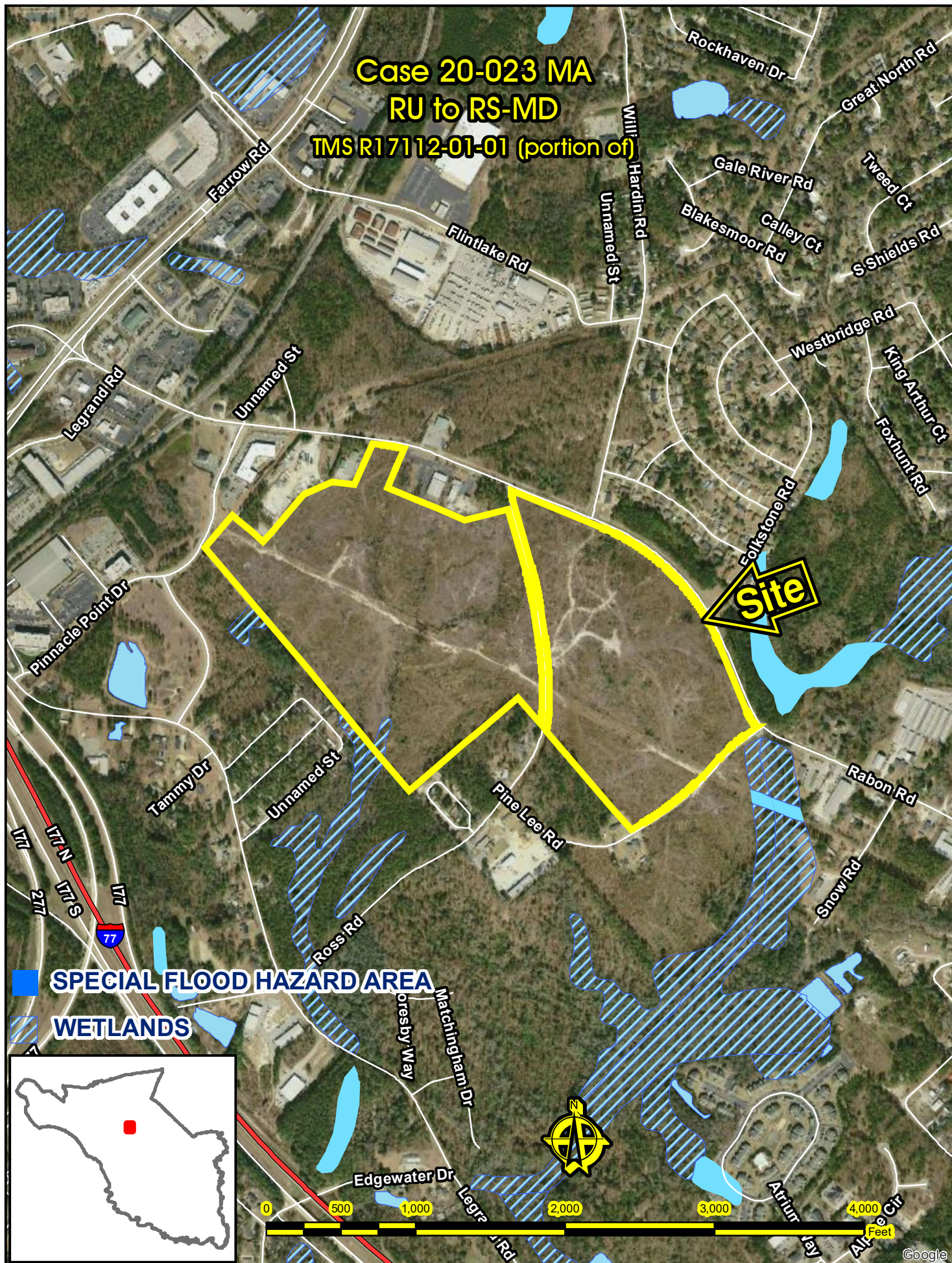
Site

Site

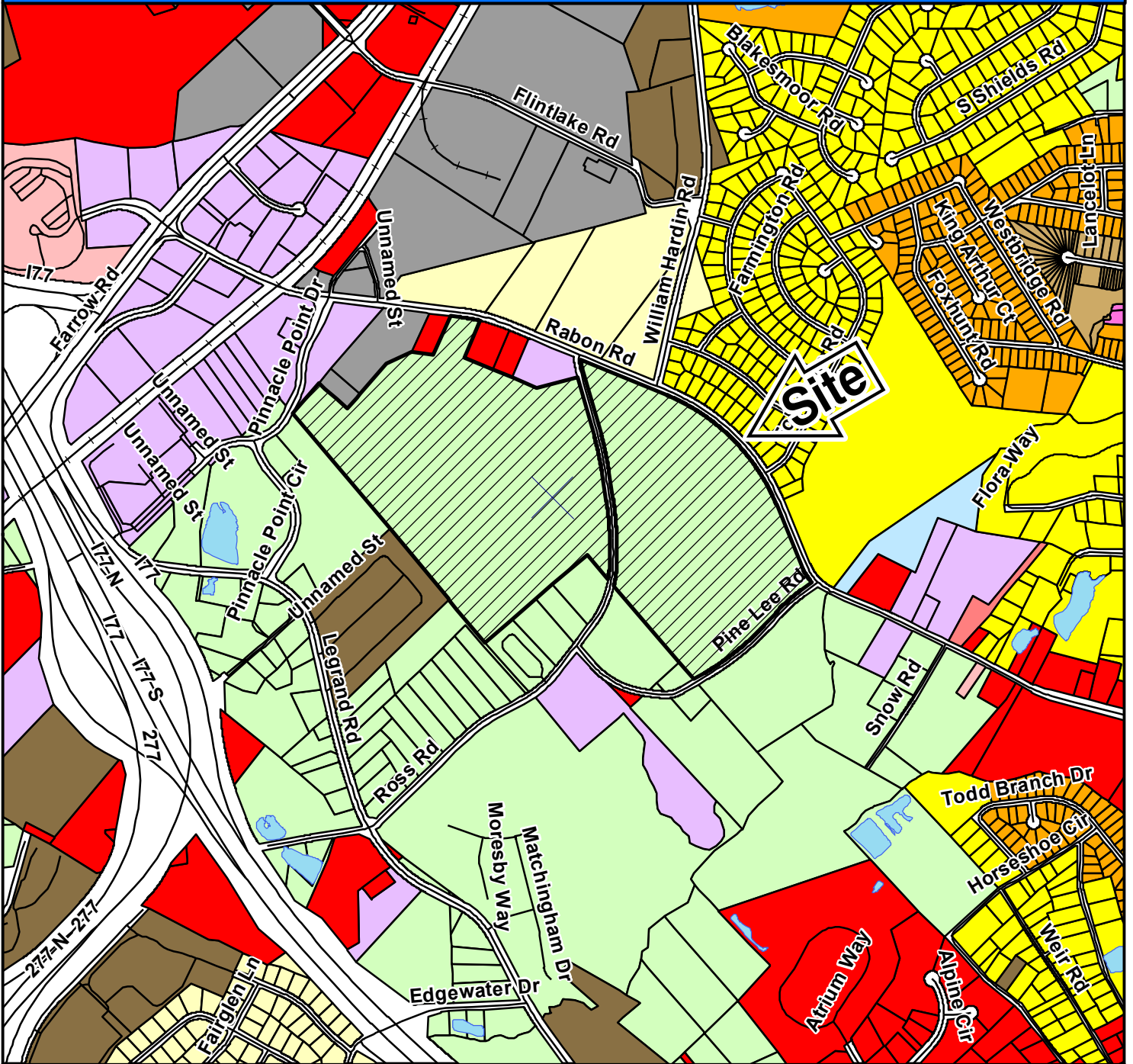
5. Case 20-023 MA  
Bill Dixon  
R17112-01-01 (portion of)  
S/E Rabon Road  
DISTRICT 7 - Gwendolyn Kennedy



**Case 20-023 MA  
RU to RS-MD  
TMS R17112-01-01 (portion of)**



# Case 20-023 MA RU 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			

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

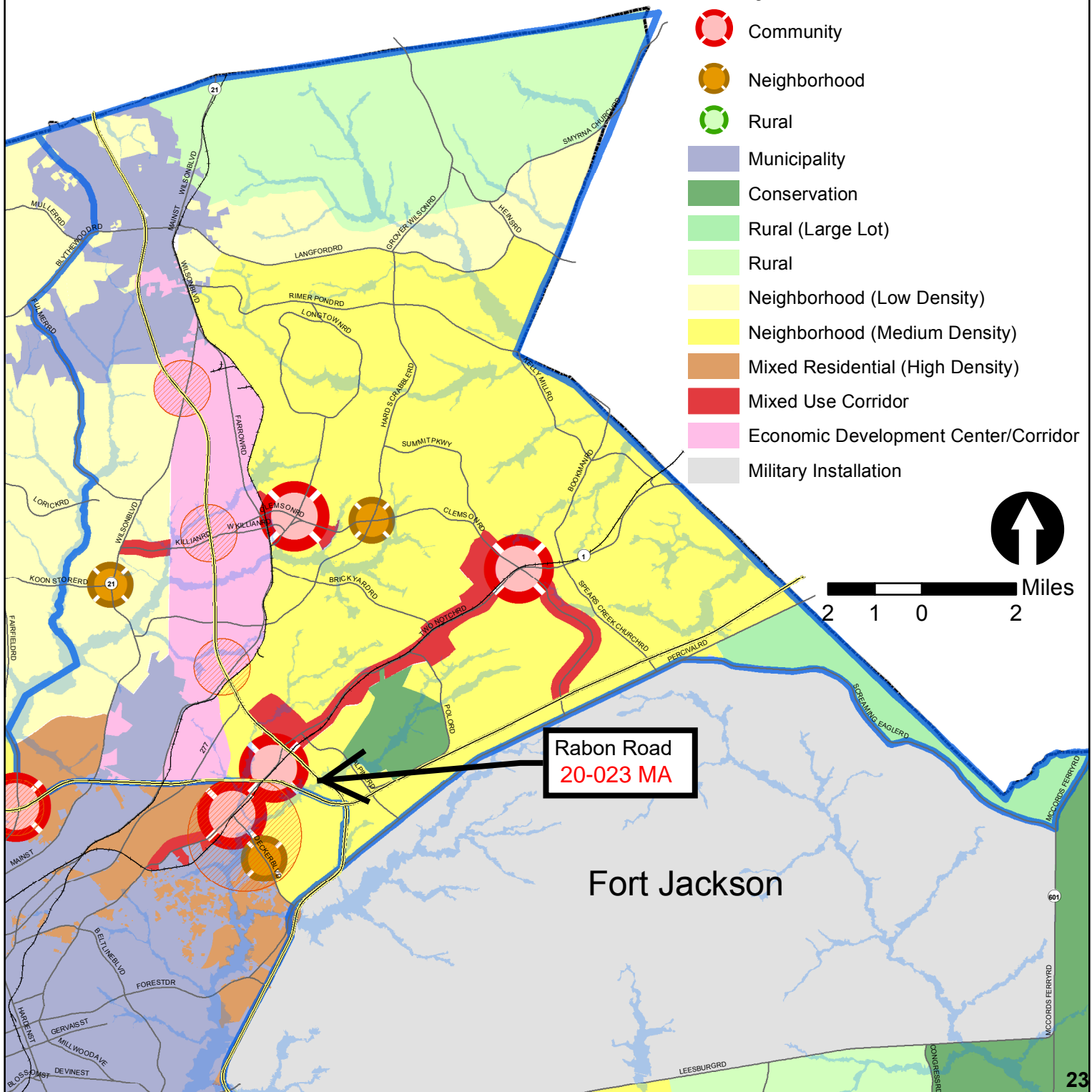


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 10, 2020  
**RC PROJECT:** 20-024MA  
**APPLICANT:** Bill Dixon

**LOCATION:** Rabon Road & Pine Lee Road

**TAX MAP NUMBER:** R17112-01-01 (P) and R17115-01-01  
**ACREAGE:** 23.6 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RM-MD

**PC SIGN POSTING:** September 4, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The parcel northeast 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 RM-MD parcel north of the site was rezoned from RS-MD to RM-MD under case number 19-017MA.

**Zoning District Summary**

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 188 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU / RU / RM-MD	Undeveloped / Residence / Residential
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU / RU / RU	Undeveloped / Place of Worship / Laundry Facility
<b><u>West:</u></b>	GC / RU	Residence / Undeveloped

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

The subject parcels are undeveloped. The parcels have frontage along Pine Lee Road & Rabon Road. Rabon Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Pine Lee Road is a two-lane undivided local road without sidewalks and streetlights. The area is primarily characterized by a scattering of residential, limited commercial, and undeveloped properties. Further west of the property, along Rabon Road, are commercial uses. Properties north, east, and south of the site are zoned RU. North of the site is a property zoned RM-MD. There is a small parcel zoned GC to the west of the parcels.

**Public Services**

The subject parcels are within the boundaries of Richland School District Two. Windsor Elementary School is located about 1.24 miles east of the subject parcel on Dunbarton Drive. Water and sewer service would be provided by the City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.9 miles east of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

**Land Use and 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 2019 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,000 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 ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

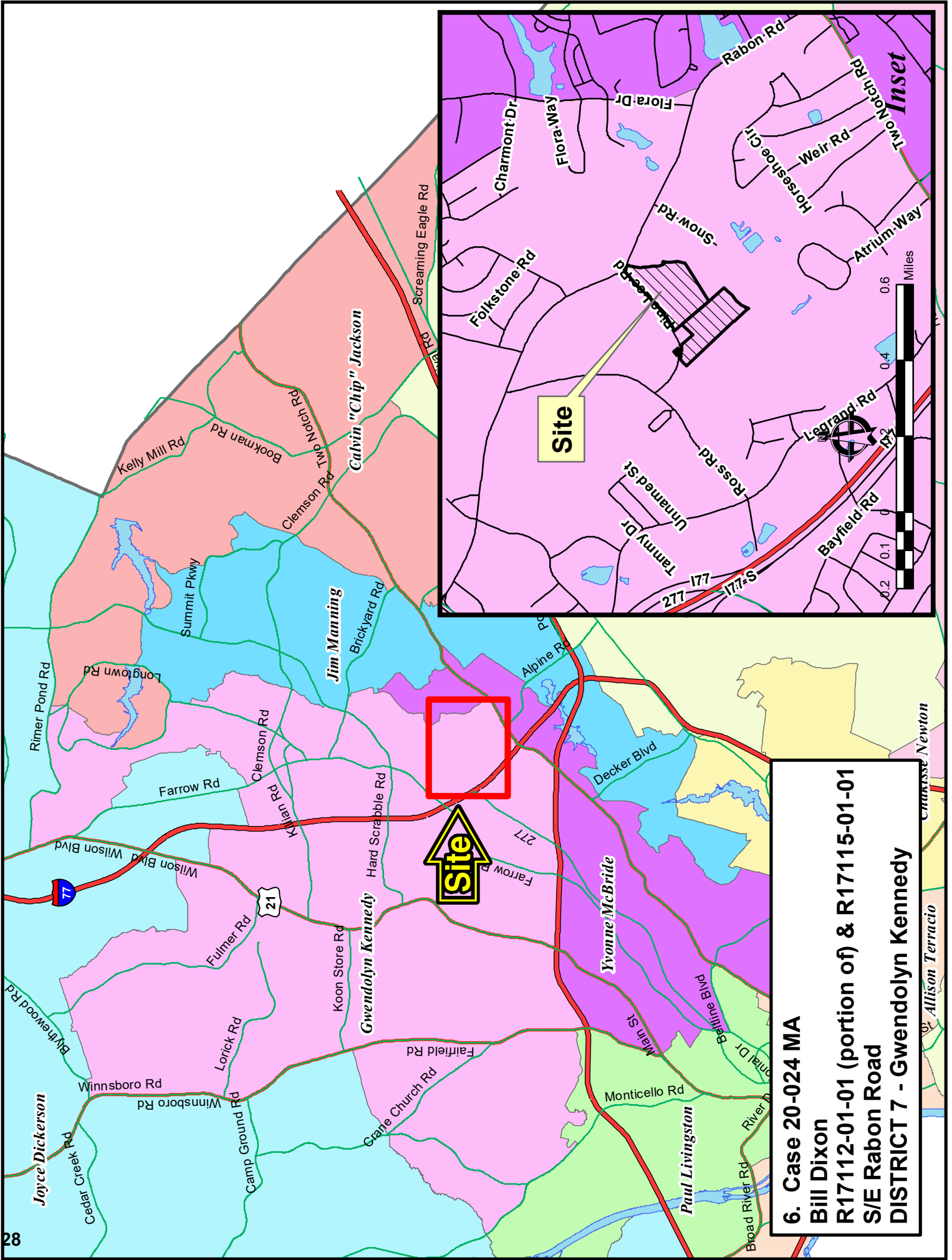
There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program or SCDOT.

### **Conclusion**

Staff recommends **Approval** of this map amendment. The 2015 Comprehensive Plan recommends a desired development pattern of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning to RM-MD would allow for a mixture of housing types and densities as prescribed by the Comprehensive Plan.

### **Planning Commission Action**

At their **September 10, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-024 MA**.

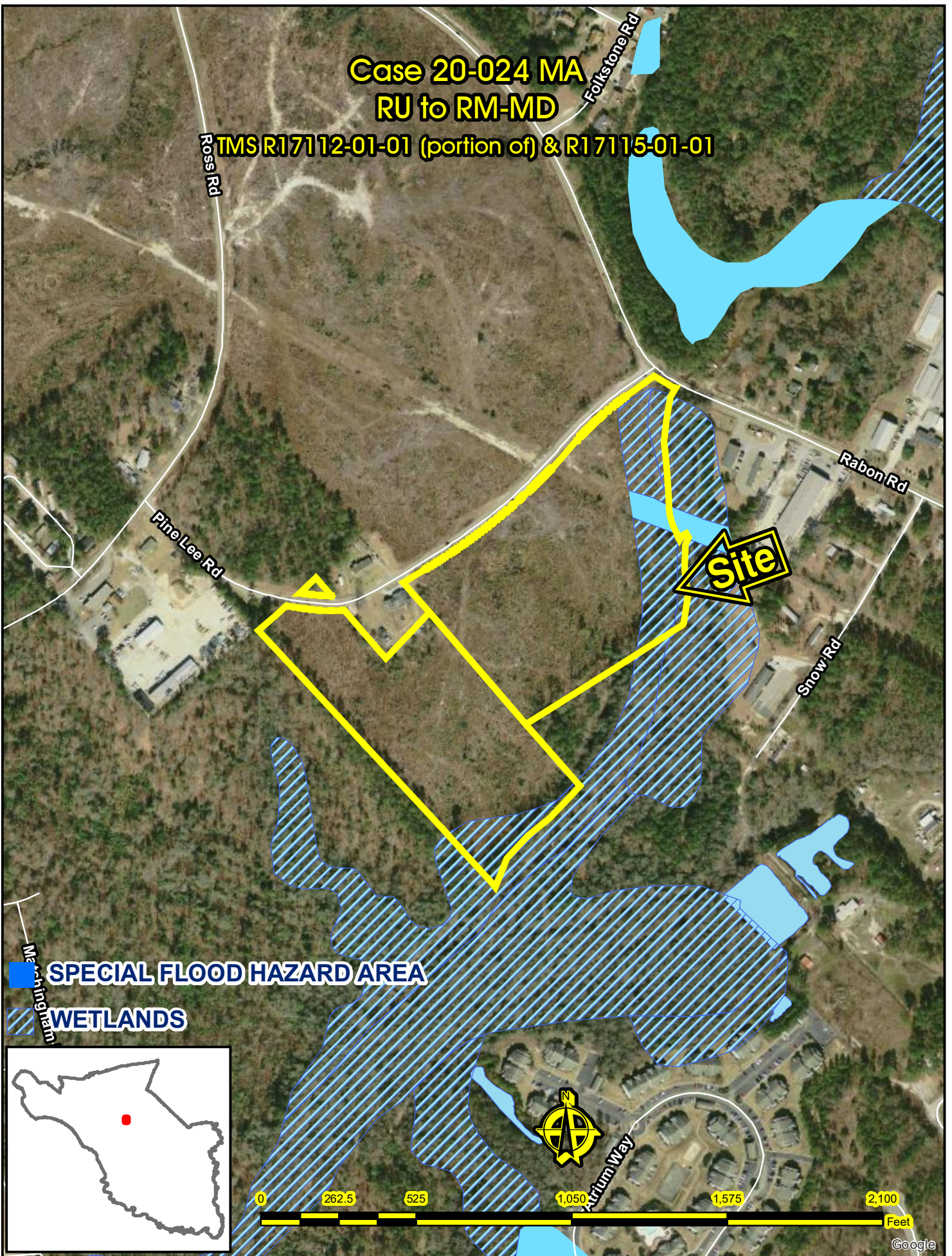


**6. Case 20-024 MA**  
**Bill Dixon**  
**R17112-01-01 (portion of) & R17115-01-01**  
**S/E Rabon Road**  
**DISTRICT 7 - Gwendolyn Kennedy**

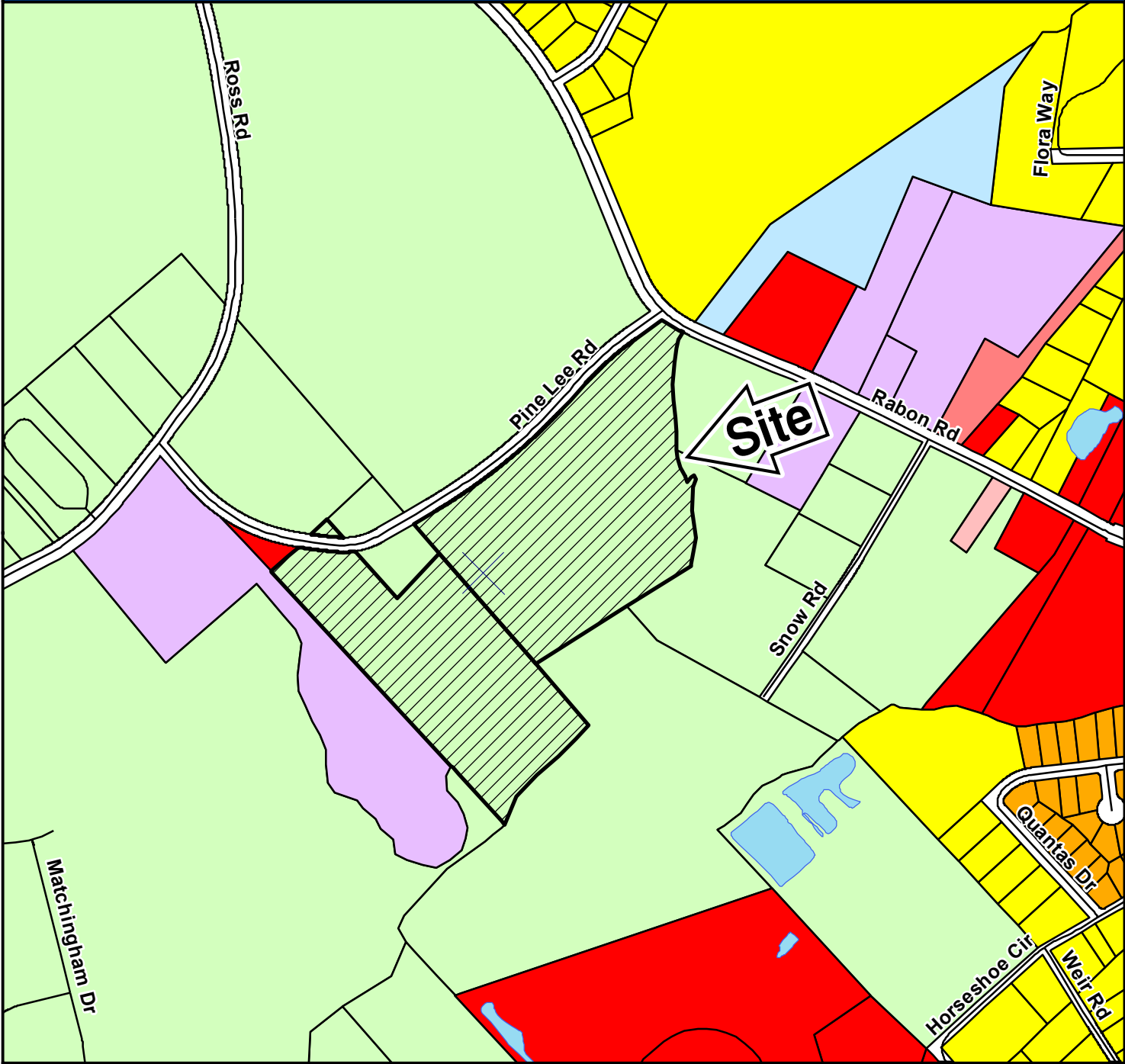


**Case 20-024 MA  
RU to RM-MD**

**TMSR17112-01-01 (portion of) & R17115-01-01**



# Case 20-024 MA RU to RM-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	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

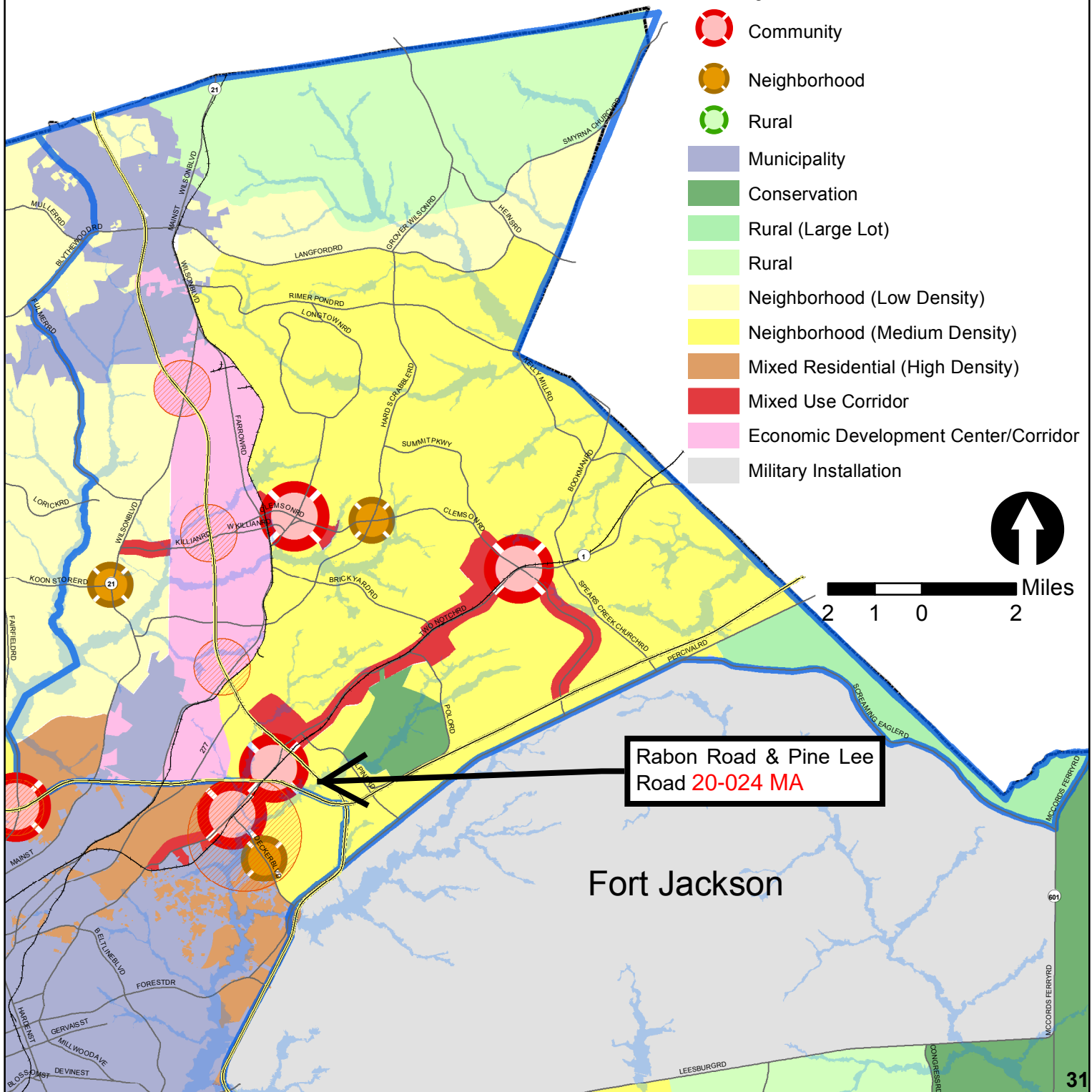


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** September 10, 2020  
**RC PROJECT:** 20-025 MA  
**APPLICANT:** Anil R. Parag

**LOCATION:** 301 Rice Meadow Way

**TAX MAP NUMBER:** R20310-05-01  
**ACREAGE:** 1.076 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** September 4, 2020

**Staff Recommendation**

**Disapproval**

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

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

**(b) (2) b. 4.**

- 4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

The subject parcel was rezoned to Planned Development District (PDD) under case number 99-043MA (Ordinance number 006-00HR).

**Zoning History for the General Area**

The OI north of the site was rezoned from RU under case number 07-038MA.

The OI north of the site was rezoned from RU under case number 04-030MA.

The PDD north and west of the site was rezoned from RU under case number 00-032MA.

The PDD south of the site was rezoned from RU under case number 01-024MA.

The PDDs west of the site were placed within the C Overlay under case numbers 10-014MA and 10-015MA.

The GC south of the site was rezoned from RU under case number 15-037MA.

The PDD north of the site was amended to PDD under case number 15-049MA.

The PDD west of the site was rezoned from RU under case number 98-003MA.

The RS-HD south of the site was rezoned from RU under case number 98-036MA.

The PDD west of the site was rezoned from RU under case number 99-043MA.

### **Zoning District Summary**

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	PDD	Medical Office
<b><u>South:</u></b>	PDD	Medical Office
<b><u>East:</u></b>	RS-LD	Undeveloped
<b><u>West:</u></b>	PDD	Commercial Strip Center

### **Discussion**

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

The subject parcel contains frontage along Hard Scrabble Road and Rice Meadow Way. This section of Hard Scrabble Road is a five-lane minor arterial road without sidewalks and streetlights. This section of Rice Meadow Way is a two-lane undivided local road without sidewalks and streetlights. The general area is comprised of commercial uses to the south, west and north with residences to the east. East of the site is a PDD zoned subdivision (Southwood).

#### **Current Permitted Uses for Commercial/Office Space**

1. Retail Establishments
2. Service and repair establishments
3. Personal service establishments including:
  - a. Beauty Shops
  - b. Barber Shops
  - c. Shoe Repair Shops
  - d. Dry Cleaning & Laundry
  - e. Dressmaking & Tailoring
4. Offices
5. Studios
  - a. Photography Studios
  - b. Art Studios

- c. Art Galleries
  - d. Art Sales
  - e. Interior Design Studios
  - f. Craft Studios
  - g. Craft Sales
  - h. Antique Shops
  - i. Establishments for Dancing & Performing Arts
6. Financial Institutions
  7. Restaurants, including Drive-In Restaurants
  8. Wholesale and Distribution Establishments not involving over 8,000 sq. ft. of area for storage of wares to be wholesaled or distributed.
  9. Commercial Recreational Establishments such as theaters, bowling alleys, excluding night clubs.
  10. Veterinary Establishments
  11. Funeral Homes
  12. Commercial Painting and Job Printing Establishments
  13. Radio and Television Stations
  14. Commercial Parking Lots and Parking Garages
  15. High Rise Structures which are permitted principal use for this district, subject to provisions 26-80.
  16. Business and Vocational Schools not involving operations of industrial nature.
  17. Private Clubs and Lodges, Fraternal and Civic Organizations not involving residential use.
  18. Medical and Health Related Centers, Clinics and Laboratories.
  19. Parks, Playgrounds and Playfields.
  20. Community Service Structures.
  21. Churches or Other Places of Worship.
  22. Automobile and Service Stations.
  23. Day Nurseries and Kindergartens subject to section 26-84.

Proposed Uses for Commercial/Office Space:

24. Insurance Agency
25. Real Estate Agency
26. Hookah Lounge
27. Cigar Sales and Consumption,
28. Natural Medicinal Oils Sales and Application
29. Grocery Store
30. Convenience Store
31. Liquor Store

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.25 miles north of the subject parcel on Hard Scrabble 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 east of the

site. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 0.42 miles east of the subject parcel.

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

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

### **Land Use and 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 2019 SCDOT traffic count (Station #437) located north of the subject parcel on Hardscrabble Road identifies 20,500 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) “C”.

Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and funded in part by the Penny. Anticipated completion is early Fall 2020.

## **Conclusion**

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

The Comprehensive Plan recommends non-residential development along main road corridors and within a contextually appropriate distance from a primary arterial. The subject site is not located along a main road corridor or within a distance of a primary arterial. For these reasons, staff principally, recommends **Disapproval**.

However, the requested amendment to the current PDD would allow for service-oriented commercial uses for the surrounding residential areas and would be compatible with allowable within the PDD and the existing, surrounding development.

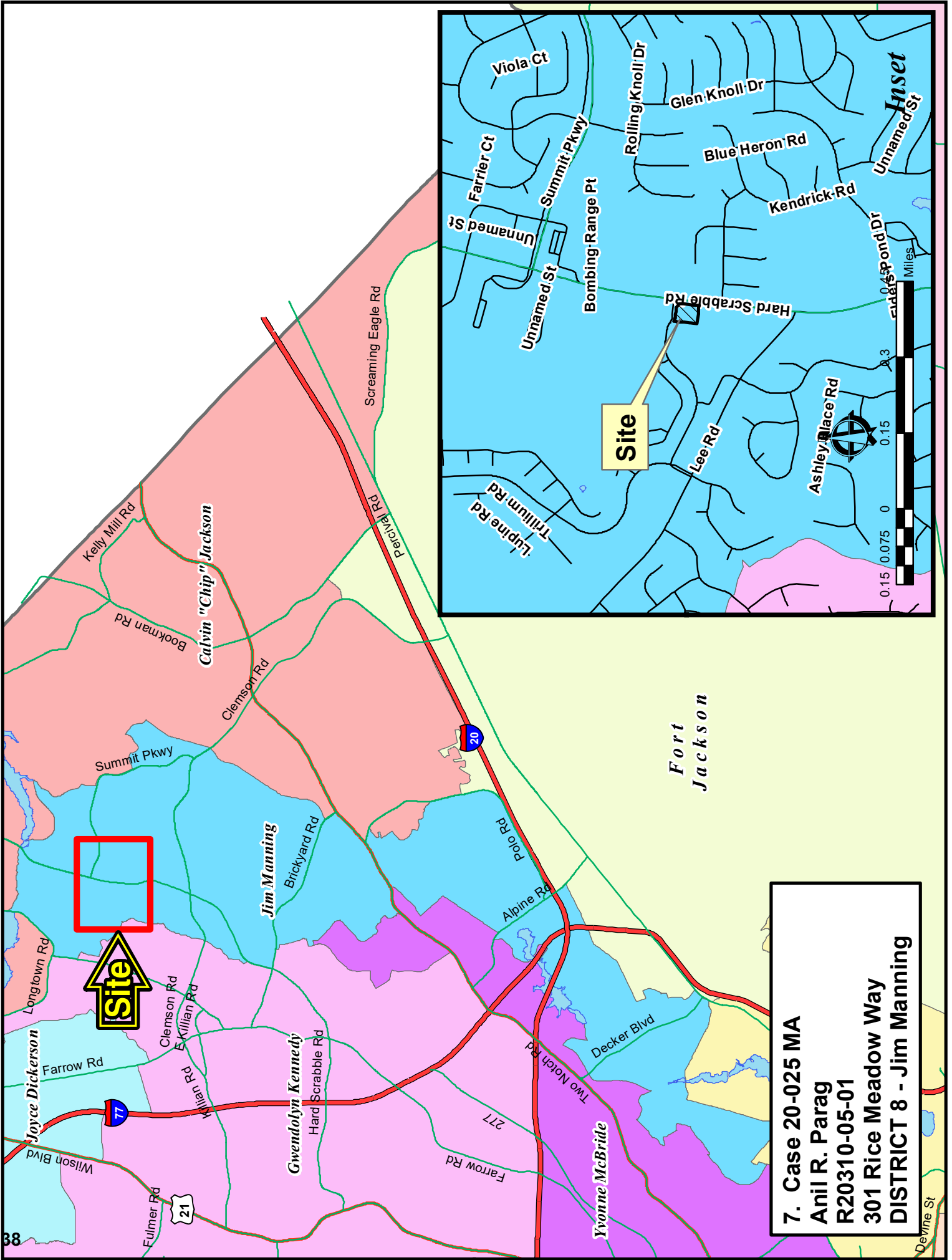


## Planning Commission Action

At their **September 10, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The proposed uses are sufficiently compatible and consistent with the uses established in the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-025 MA**.



**7. Case 20-025 MA**  
**Anil R. Parag**  
**R20310-05-01**  
**301 Rice Meadow Way**  
**DISTRICT 8 - Jim Manning**

**Case 20-025 MA**  
**PDD to Amended PDD**  
**TMS R20310-05-01**

Bombing Range Pt

Rice Terrace Dr

Rice Meadow Way

**Site**

Rice Bent Way

Hard Scrabble Rd

Palmetto Springs Dr

**SPECIAL FLOOD HAZARD AREA**

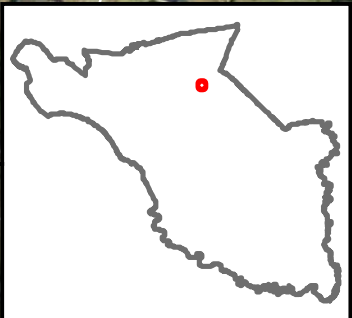
**WETLANDS**

Magnolia Bay Ct

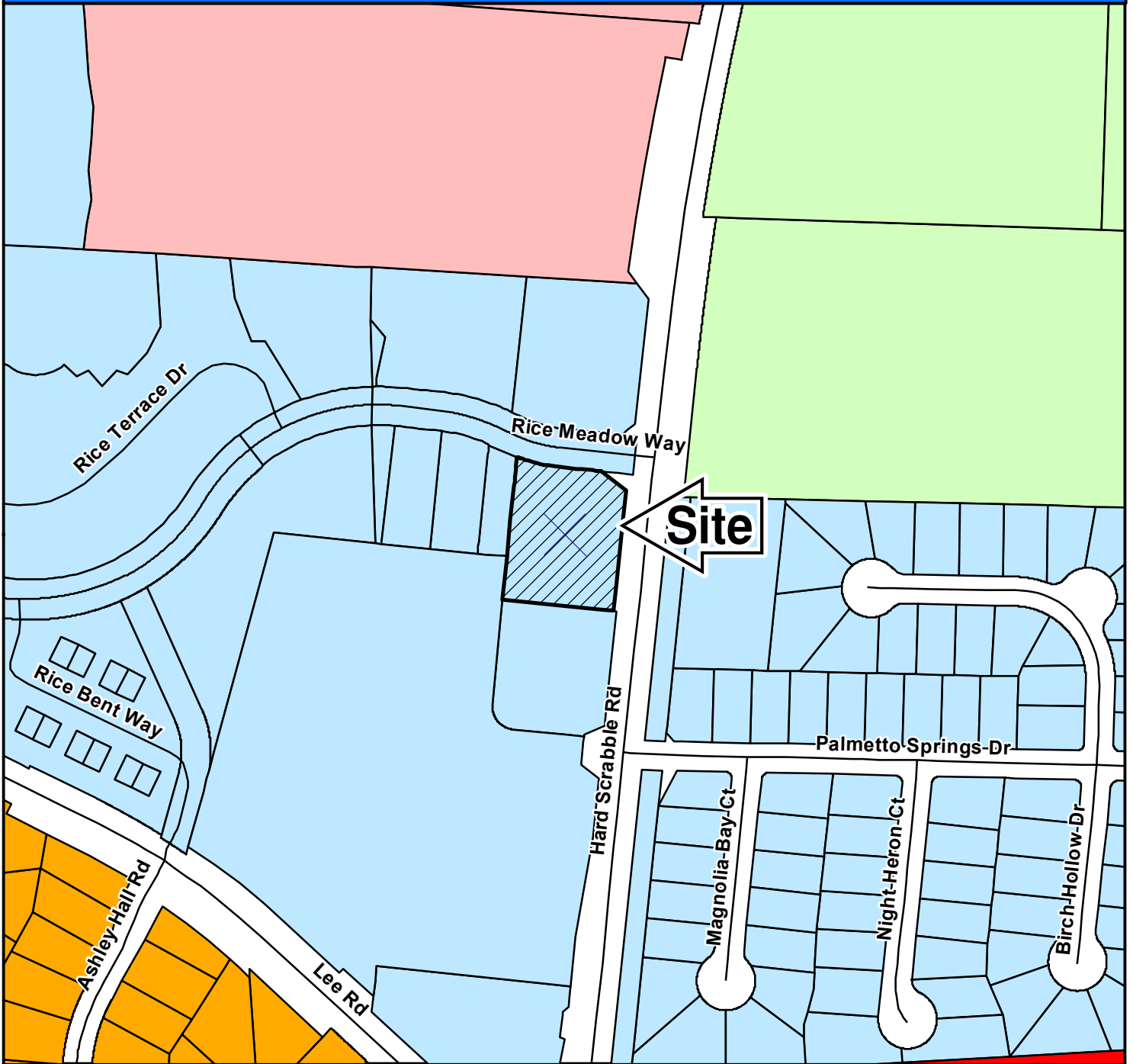
Night Heron Ct

Birch Hollow Dr

Lee Rd



# Case 20-025 MA PDD to Amended PDD



## ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS
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# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

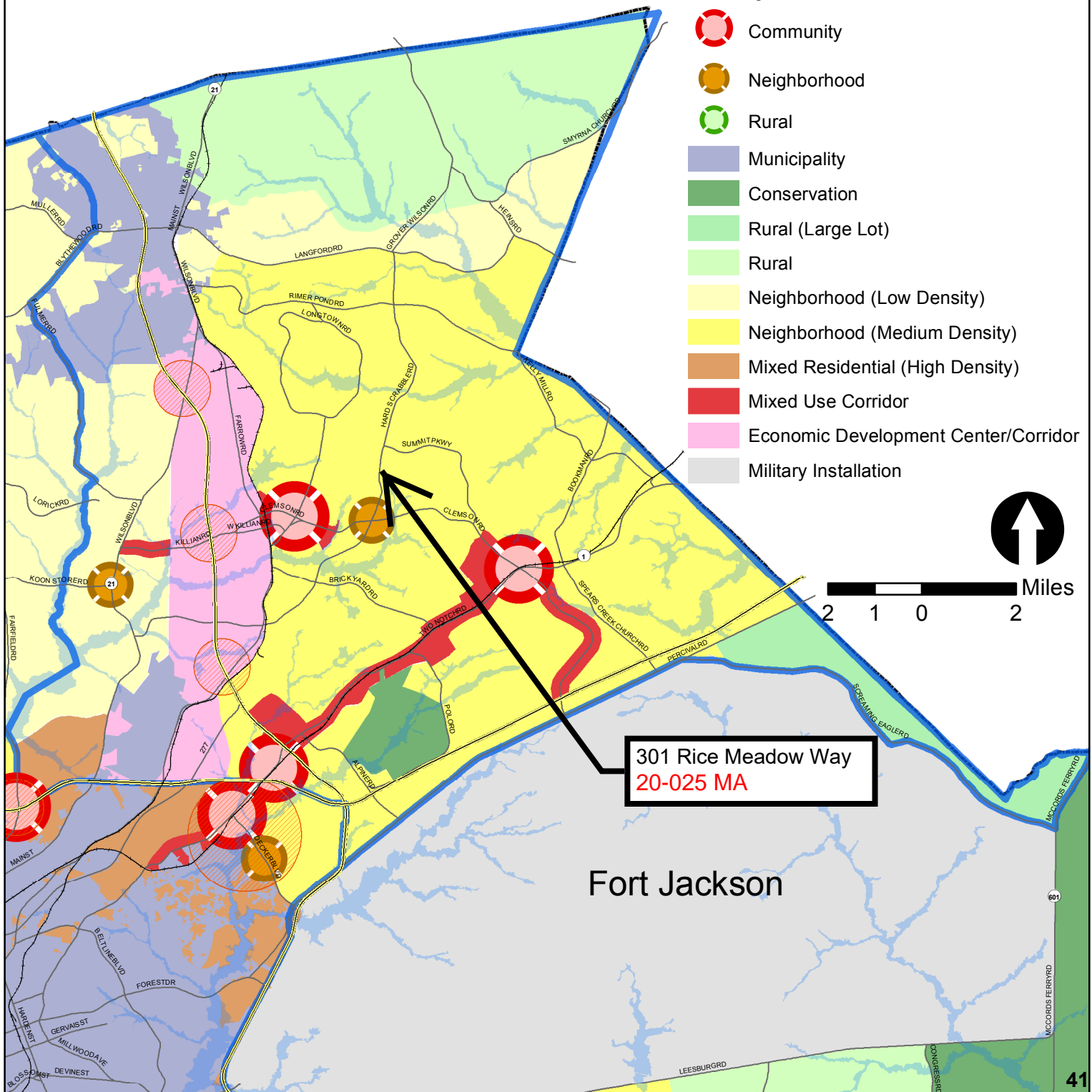


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Columbia, SC 29204

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