

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



February 27, 2024

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 27 February 2024
Agenda
7:00 PM

1. STAFF:

Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Jesica Mackey Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-003 MA District 7
Gretchen Barron
Jatin Patel
RU to NC (32.21 acres)
S/S Killian Road
TMS# R14600-03-05
Planning Commission: Approval (5-4)
Staff Recommendation: Disapproval
Page 1
2. Case # 23-022 MA District 1
Jason Branham
Jessse Carter
M-1 to PDD (29.96 acres)
Broad River Road
TMS# R02500-05-10
Planning Commission: Approval (5-0)
Staff Recommendation: Disapproval
Page 9
3. Case # 23-026 MA District 1
Jason Branham
Tony Lawton
RU to GC
113 Sease Road (1.14 acres)
TMS# R04003-02-17
Planning Commission: Approval (4-1)
Staff Recommendation: Disapproval
Page 31

6. ADJOURMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 11, 2023
RC PROJECT: 22-003 MA
APPLICANT: Jatin Patel

LOCATION: S/S Killian Road

TAX MAP NUMBER: R14600-03-05
ACREAGE: 32.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 9, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

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.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential / Residential / Residential / Residential
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RC / RU	Residential / Residential / Residential

Discussion

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Two Notch Road is currently operating at Level of Service (LOS) “E”.

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

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.

Conclusion

Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. While the requested NC district is supportive of the Mixed use Corridor designation of promoting suburban scale retail, the subject request is not located along a Principal Arterial.

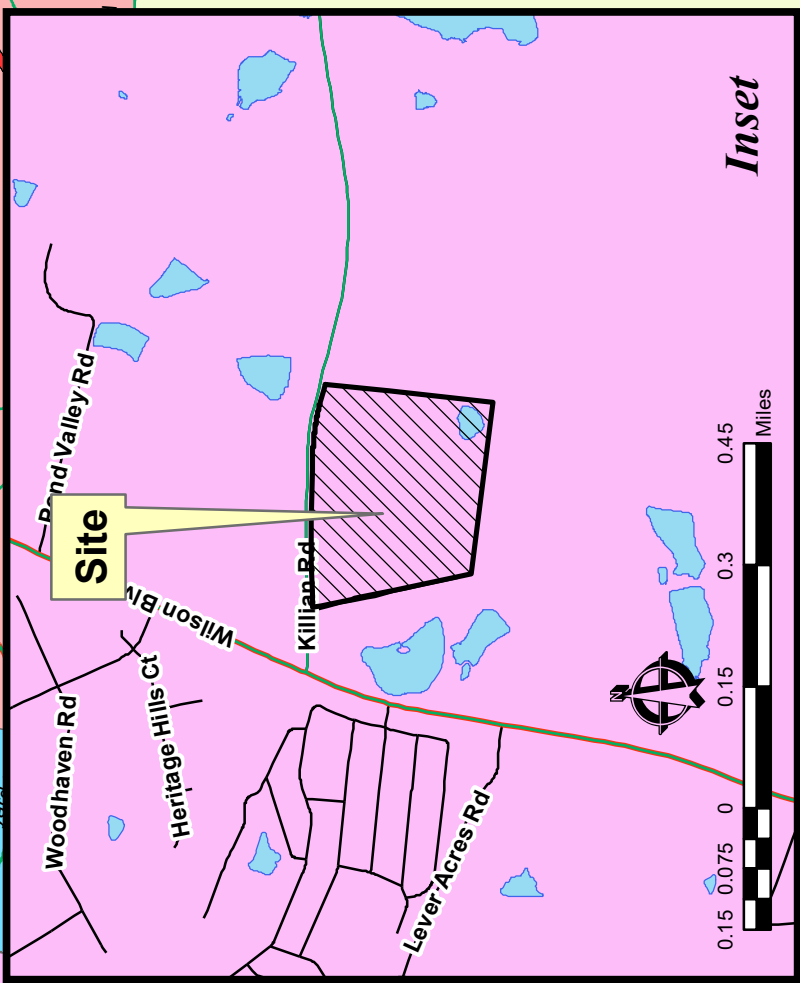
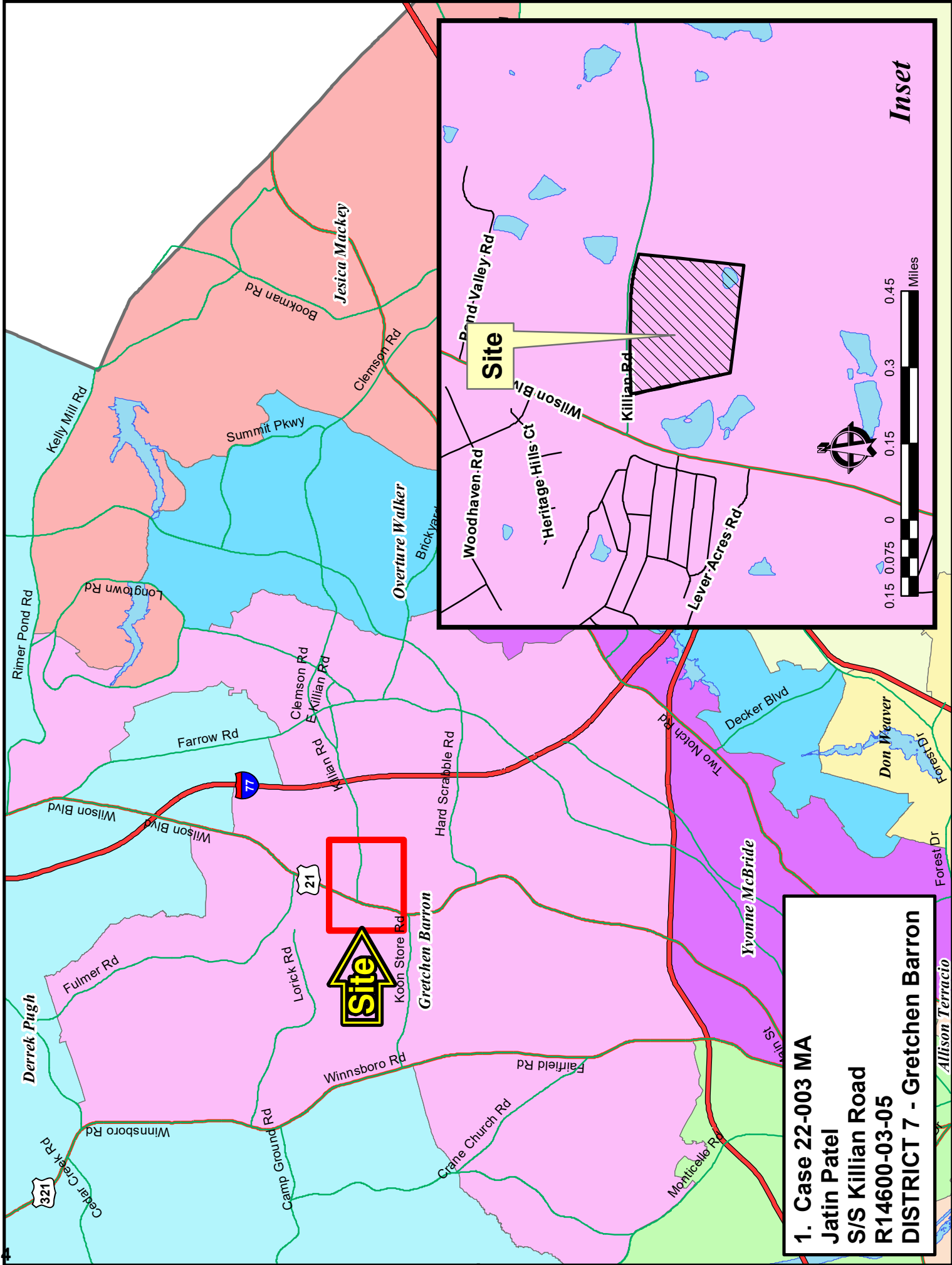
For this reason, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **December 11, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

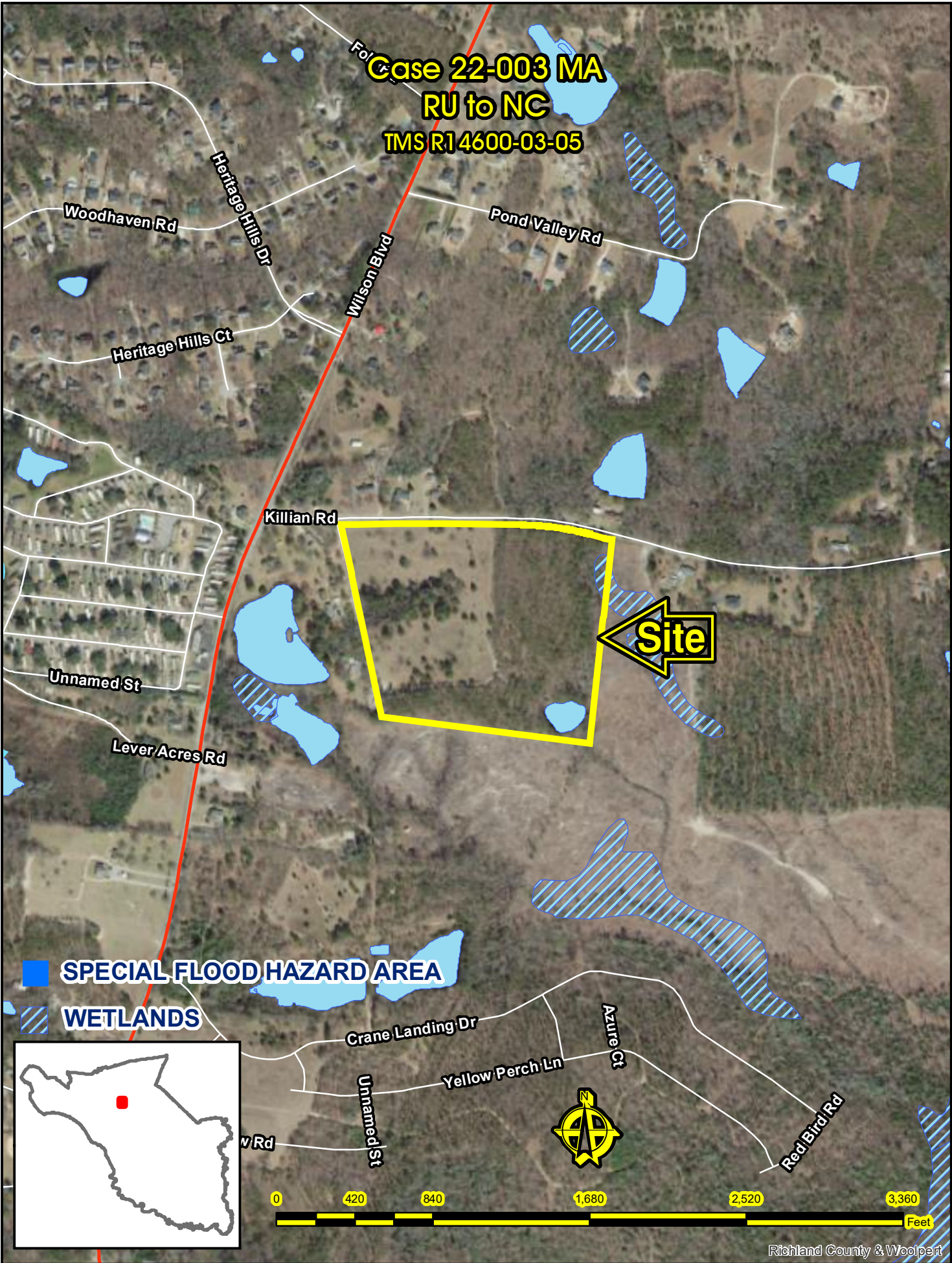
- Even though the parcel under consideration does not fully comply with the parameters of the 2015 Comprehensive Plan, the reality is the plan was written some time ago and the characteristics of the area have changed and the request does fit the mixed-use corridor and the applicant should not be adversely affected by that inconsistency.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-003 MA**.

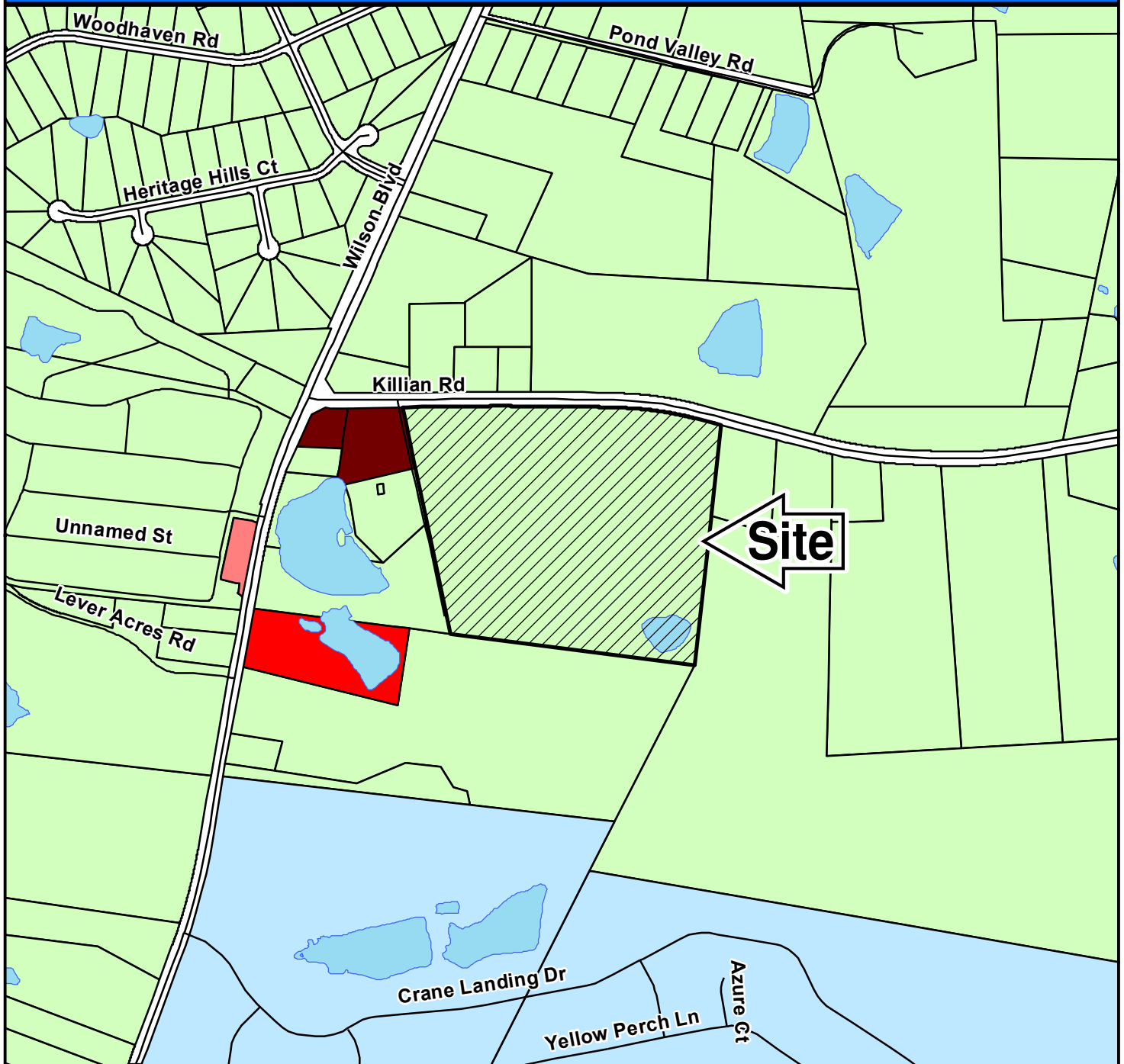


1. Case 22-003 MA
Jatin Patel
S/S Killian Road
R14600-03-05
DISTRICT 7 - Gretchen Barron

Case 22-003 MA
RU to NC
TMS R14600-03-05



Case 22-003 MA RU to NC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

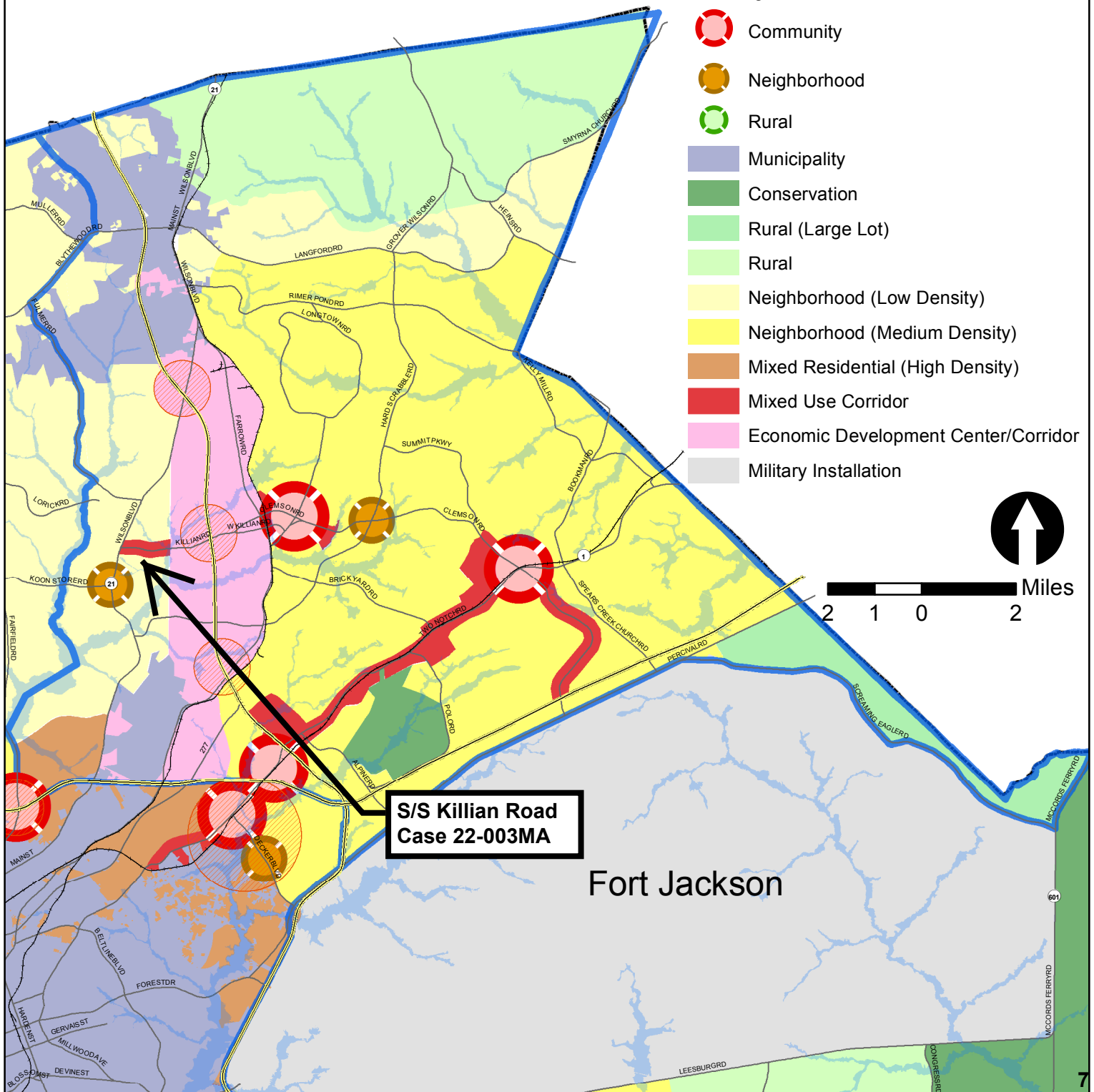


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-022 MA
APPLICANT: Jesse Carter

LOCATION: Broad River Road

TAX MAP NUMBER: R02500-05-10
ACREAGE: 29.96 acres
EXISTING ZONING: M-1
PROPOSED ZONING: PDD

ZPH SIGN POSTING: February 9, 2024

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous request to General Commercial (GC) District under Case Number 22-015MA. That case was withdrawn.

Zoning History for the General Area

The GC parcel west of the site was rezoned from Light Industrial District (M-1) under case number 07-061MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	ROW	Interstate 26
<u>South:</u>	M-1 / CG	Dominion Facility / Undeveloped / Undeveloped (Town of Irmo)
<u>East:</u>	RU	Undeveloped
<u>West:</u>	M-1 / GC	Telecommunications Tower

Discussion

Parcel/Area Characteristics

The subject property has frontage along Broad River Road and is undeveloped. Board River Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped uses east and south east of the site and developed parcels to the west and south west. The property is bordered by Interstate 26 to the north.

Proposed PDD

The proposed PDD, **Exhibit “A”** is a 29.96-acre tract that will be comprised of a mix of multi-family and commercial uses. Per the General Development Plan, **Exhibit “B”**, a maximum of 264 multi-family dwelling units is proposed on the northern 25-acre portion of the subject parcel. Additionally, the PDD identifies 4.96 acres of commercial outparcels.

All proposed uses for the commercial outparcels will match those listed as permitted uses under the Neighborhood Commercial (NC) zoning district with the addition of Restaurants, Limited Service (Drive-Thru), **Exhibit “C”**.

Exhibit “C”	
PERMITTED USES	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Ambulance Services, Emergency	P
Amusement Arcades	P
Antennas	SR
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Athletic Fields	SR
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Bakeries, Retail	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bars and Other Drinking Places	SR
Bed and Breakfast Homes/Inns	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Bus Shelters/Bus Benches	SR
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cemeteries, Mausoleums	SR
Cigar Bars	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Clothing, Shoe, and Accessories Stores	P
Clubs or Lodges	P
Coin, Stamp, or Similar Collectibles Shops	P
Common Area Recreation and Service Facilities	P
Community Food Services	P
Computer and Software Stores	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Courts	P
Dance Studios and Schools	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR

Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Fabric and Piece Goods Stores	P
Fire Stations	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Funeral Homes and Services	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Government Offices	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Group Homes (10 to 15)	SR
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Furnishing Stores, Not Otherwise Listed	P
Home Occupations	SR
Individual and Family Services, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Laundromats, Coin Operated	P
Laundry and Dry-Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Libraries	P
Liquor Stores	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P

Martial Arts Instructional Schools	P
Massage Therapists	P
Meat Markets	P
Medical, Dental, or Related Laboratories	P
Medical/Health Care Offices	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Museums and Galleries	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Nursing and Convalescent Homes	P
Office Administrative and Support Services, Not Otherwise Listed	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Orphanages	P
Packaging and Labeling Services	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Physical Fitness Centers	P
Picture Framing Shops	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Radio, Television, and Other Similar Transmitting Towers	SE
Real Estate and Leasing Offices	P

Record, Video Tape, and Disc Stores	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Delivery, Carry Out Only)	P
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Rooming and Boarding Houses	SR
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Sporting Goods Stores	P
Swim and Tennis Clubs	SE
Swimming Pools	SR
Swimming Pools	SR
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SR
Tobacco Stores	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Used Merchandise Stores	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Substations	SR
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Video Tape and Disc Rental	P

Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Yard Sales	SR

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Ballentine Elementary School is located 0.63 miles south of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water and within the Richland County sewer service area. There is a fire hydrant located southeast of the site on Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.39 miles southeast 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 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 the neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Priority Investment Area

I-26 Broad River Road (north) Interchange (PIA #1)

Small commercial node in Northwestern Richland County. This area presents opportunities to provide neighborhood scale commercial for surrounding residences to reduce vehicle miles traveled and provide convenient access to daily needed goods and services. A Neighborhood Activity Center is located in this area. Investments could include necessary infrastructure, streetscape improvements, signage, and lighting.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #180) located southeast of the subject parcel on Broad River Road identifies 12,900 Average Daily Trips (ADT's). Broad River Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

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

There planned improvements for this section of Broad River Road through SCDOT. The project is a proposed widening of Broad River Road (US 76/176) from the intersection of Royal Tower Road (S-1862) to the intersection of I26 for a total of 4.67 miles. The project is currently under design/development. There are no planned improvements for this section of Broad River Road through the Transportation Penny.

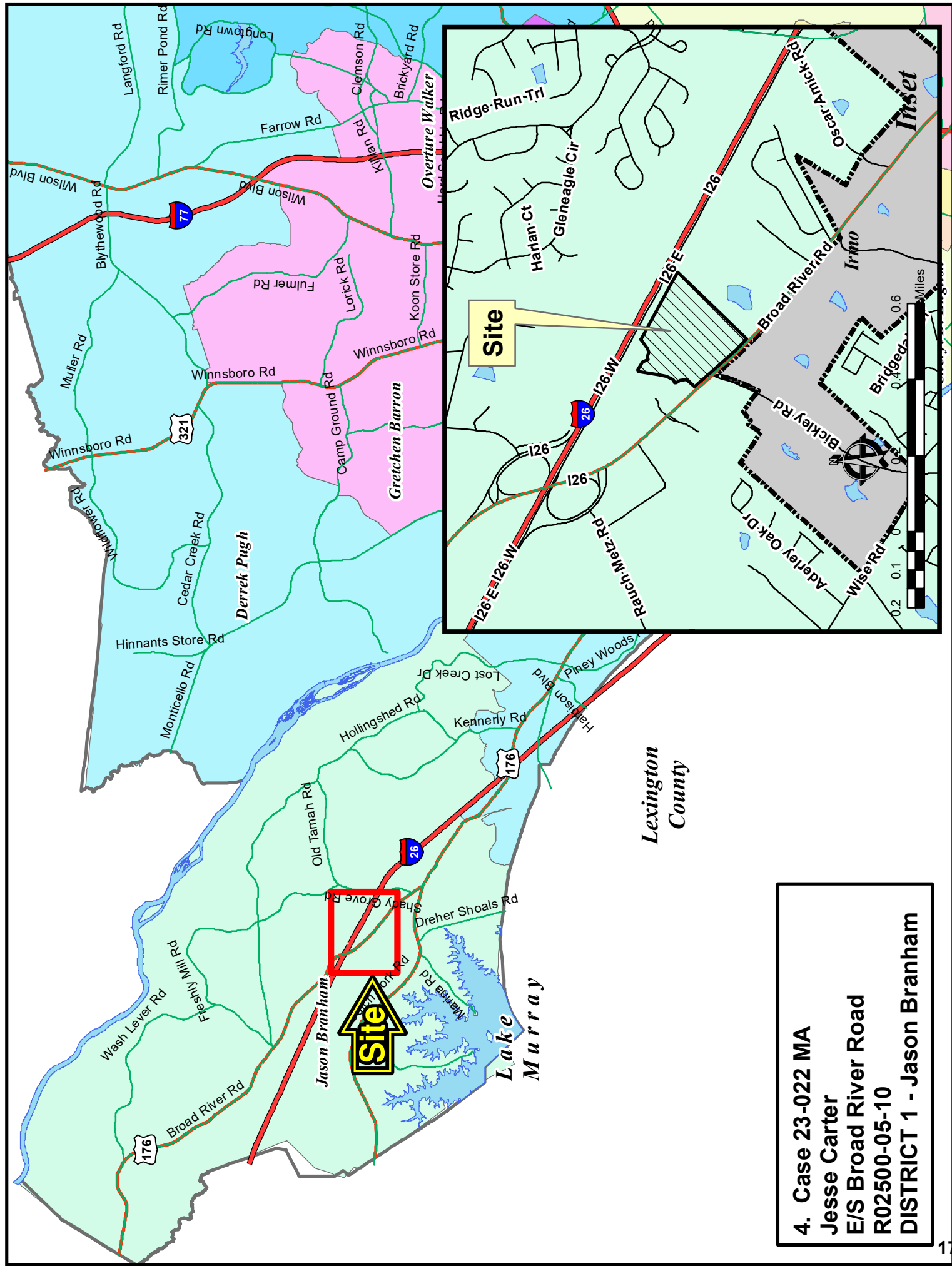
Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. Likewise, the requested zoning would fit with the intent and description for the priority investment area.

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

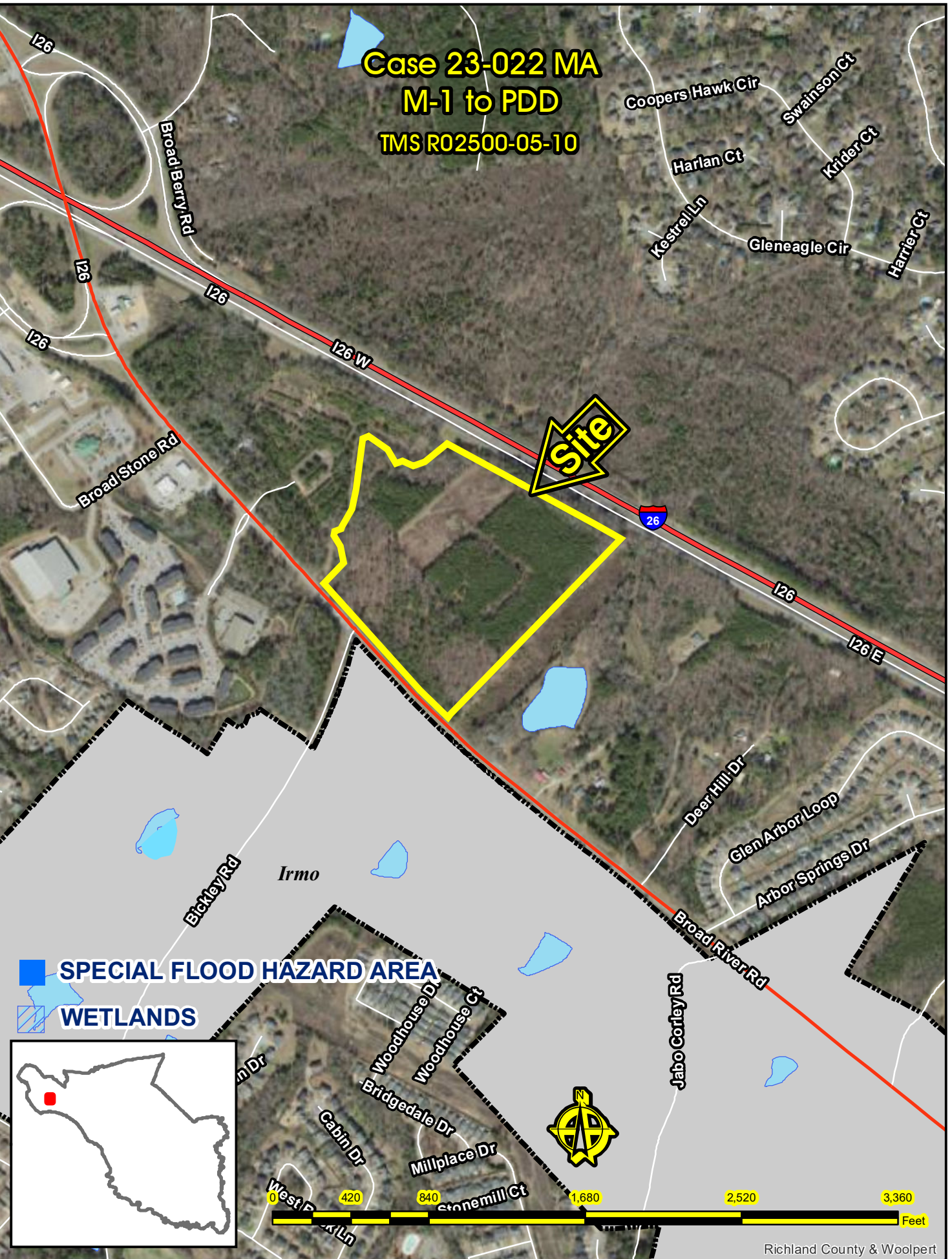
Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-022 MA**.

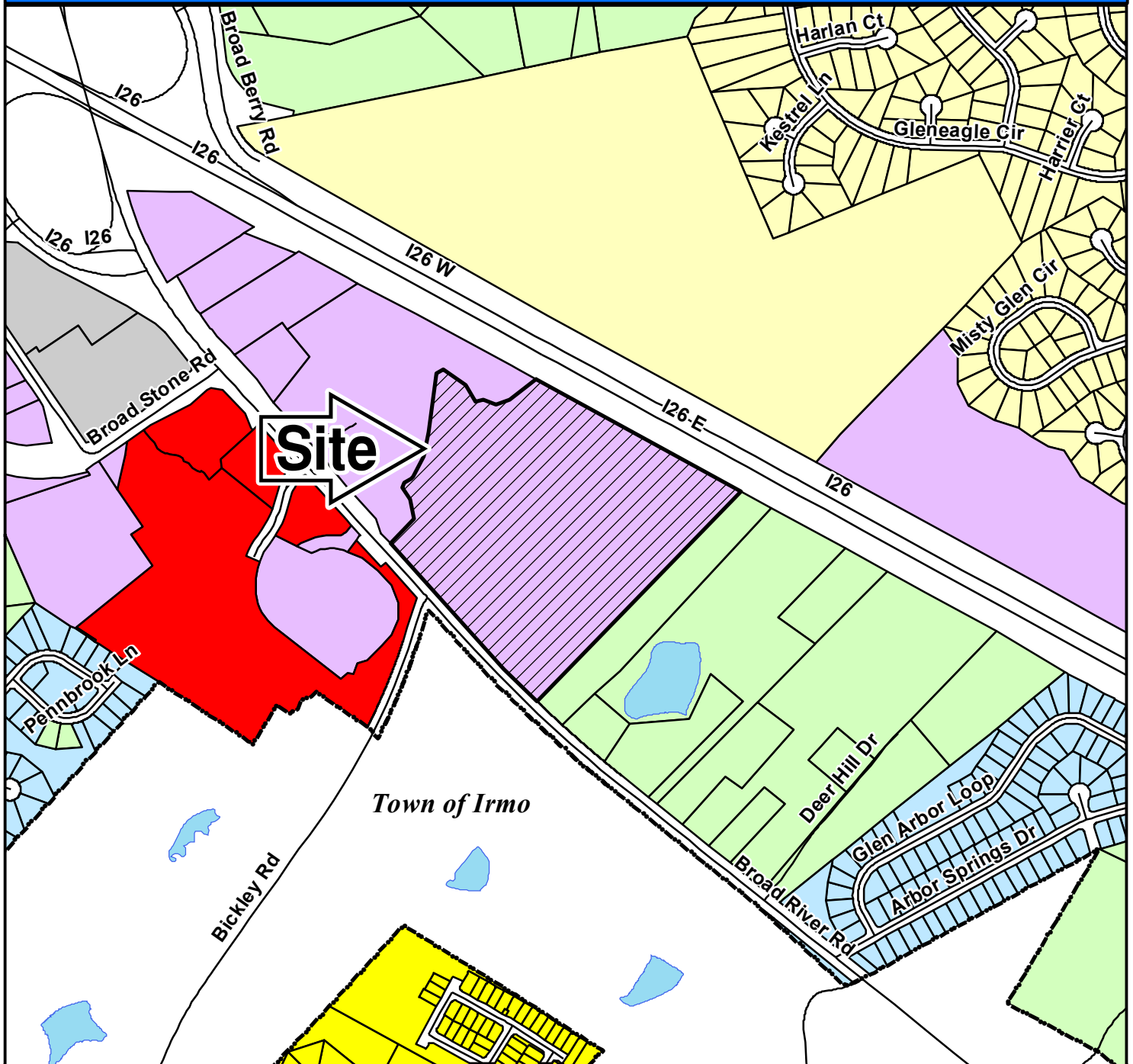


4. Case 23-022 MA
Jesse Carter
E/S Broad River Road
R02500-05-10
DISTRICT 1 - Jason Branham

Case 23-022 MA
M-1 to PDD
TMS R02500-05-10



Case 23-022 MA M-1 to PDD



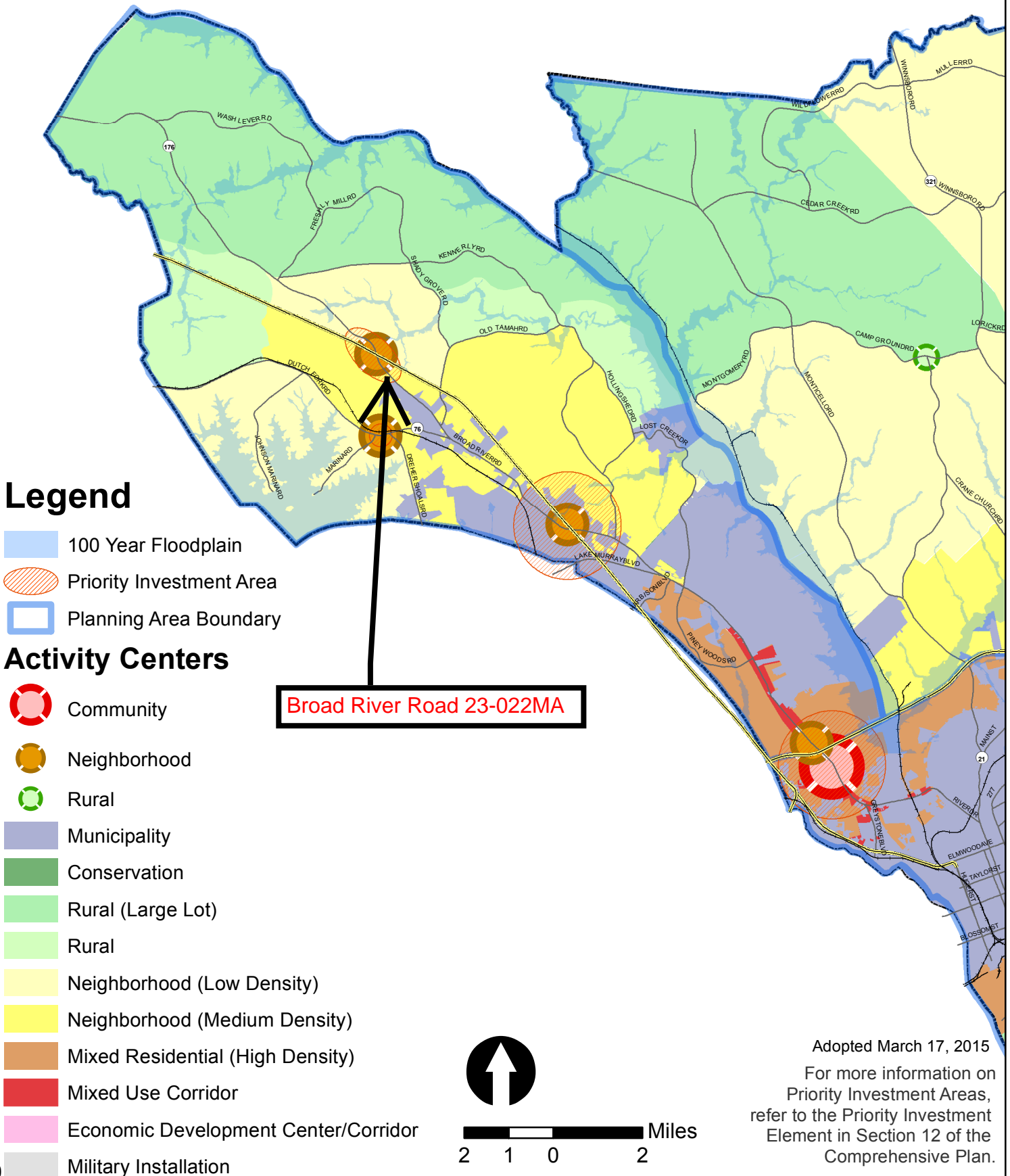
ZONING CLASSIFICATIONS

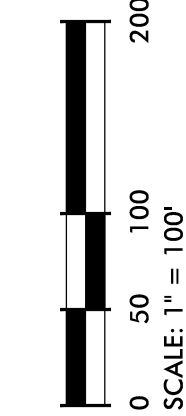
CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





VICINITY MAP

SITE DATA:
TMS #: R02500-05-10
Site Area: ± 29.96 Acres
Current Zoning: M-1
Proposed Zoning: PDD
Proposed Development:
Multi-Family: ± 25 Acres of Total Site
264 Multifamily Units
± 555 Total Parking Spaces (2.10 Per Unit)
Commercial Outparcels: ± 4.96 Acres of Total Site
+ Uses TBD, shall conform to statement of intent allowed uses.
+ Individual Outparcel parking to meet Section 26-173 of Richland County Ordinance
*Note: Individual outparcel lot lines may change or combine as needed on a per tenant basis

Exhibit "A"

May 23, 2023

Richland County Community Planning & Development Services
2020 Hampton St.
Columbia SC 29204
(803) 576-2172

The Streams at Metts Woods PDD– Statement of Intent

To Whom it May Concern:

Please see below for the Statement of Intent ("SOI") and attached supporting documentation for The Streams at Metts Woods PDD:

Property Information:

The tax parcel number is as follows:

- Richland County R02500-05-10

1. Statement as to what the property is to be used for:

- The applicant's intent is to develop a mixed-use development, which will include ~~approximately~~ 264 multi-family units and approx. 4.96 acres of commercial outparcels.

The multi-family units will be spread across among 11 primary buildings with a mix of 1, 2, and 3-bedroom units, ~~as well as 3 garage buildings with units above~~. There will also be a leasing office / clubhouse amenity building.

Parking will be provided via surface parking areas with approximately 555 parking spaces. Amenities will include a dog park, green space, security cameras, BBQ grills, fitness center, detached garages, a pool & gazebo, fire pit, business center, package delivery reception, front and rear rocking porch for gatherings, carwash, and clubhouse. The apartment complex will be accessed via a planned road off Broad River Road.

The commercial outparcels will front Broad River Road. These outparcels may be adjusted pending tenant selection. Each outparcel will be parked according to Richland County off-street parking requirements.

2. Acreage or size of the tract:

- This development consists of ±29.96 contiguous acres.

3. Land use requested:

- Multifamily Residential (Apartments)
- Commercial Outparcels. All proposed uses for commercial outparcels will match those listed as permitted under Neighborhood Commercial zoning district with the addition of Restaurants, Limited Service (Drive-Thru)

4. Number of lots and number of dwelling units or number of buildings proposed:

- The project will include approximately 264 units among 11 buildings with a mix of 1, 2, and 3-bedroom units. The development will include ~~3 garage buildings~~, a pool, maintenance building, and clubhouse.

5. Building size(s) proposed:

The scope of work includes the construction of 11 three-story multi-family residential buildings as depicted on the attached site plan. The buildings consist of one-, two- and three-bedroom units. Each unit type has the option for a deck or an office / sunroom. There is also a two-bedroom roommate plan. Supporting the residential units are detached, single car garage buildings. The site also includes an amenity building with a pool.

The eleven apartment buildings are comprised of: -

- Max building size is +/- 12,000 gross SF per floor
- Each is three stories with an approximate building height of 45' above grade.
- The exterior cladding materials will include brick, fiber cement siding in various applications, and accents of painted or stained wood and/or prefinished metal.
- Some units will have an exterior balcony or covered patio with a prefinished metal railing.
- Covered open breezeways connecting the units with prefinished metal railings.
- The roof will be primarily asphalt shingle with metal roof accents.

The garage buildings are four separate buildings comprised of:

- Six single-car garages each, for a total of 24 garages.
- Maximum building height of 18' with an asphalt shingle roof.
- The exterior cladding materials will include brick and fiber cement siding. All sides of the building will be the same level of finish.
- Garage doors will have raised panels and be pre-finished.

The amenity building includes:

- Approximately 4800 SF in a single story.
- Amenities include Exercise room, Cyber Café, Mail Room and large welcoming porches.
- Exterior materials will also align with the residential building construction: exterior cladding materials will consist of fiber cement siding in various applications, and accents of painted or stained wood and/or prefinished metal.
- The roof will be metal.
- The amenity building will open onto a pool deck, which will be surrounded by a prefinished aluminum fence and screened with landscaping.

6. Additional information:

- Utilities are available to serve the site through these service providers:
 - Sewer -TBD
 - Water – Sandy Springs Water District
 - Power – Duke Energy
 - Natural Gas – Piedmont Natural Gas
 - Fiber Optic – AT&T

- The development will meet the requirements of Richland County and SCDHEC for stormwater.
- Any signage related to the proposed development will meet the requirements of Richland County's sign ordinance.
- The development will meet the requirements of Richland County for buffering and landscaping.



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-23HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R02500-05-10 FROM LIGHT INDUSTRIAL DISTRICT (M-1) TO PLANNED DEVELOPMENT DISTRICT (PDD); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R02500-05-10 from Light Industrial District (M-1) to Planned Development District (PDD), as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The site development plan is attached hereto as Exhibit “A” and shall be limited to the following:
 - 1. The residential portion of the development shall not exceed twenty-five (25) acres; and
 - 2. The commercial portion of the development shall not exceed five (5) acres; and
 - 3. The development is limited to 264 multi-family dwelling units; and
 - 4. Eleven (11) primary multi-family buildings; and
 - 5. The maximum height of any structure is three (3) stories or forty-five (45) feet; and
 - 6. Four (4) garage structures, containing no more than twenty-four (24) garages; and
 - 7. One (1) leasing office; and
 - 8. One (1) clubhouse amenity building which shall not exceed 4,800 square feet; and
 - 9. The developer(s) must reserve at least ten percent (10%) of the total project area as park land or open space, which shall be usable, i.e. common areas made accessible for pedestrian and/or aquatic use, and which meet all requirements of section 26-102 (8) (c), (d) and (e); and
- b) The General Development Plan (“Statement of Intent”) is attached hereto as Exhibit “B”; and
- c) The permitted uses, attached as Exhibit “C”, shall be limited to:
 - 1. Accessory Uses and Structures (Customary) – See Also Sec. 26-185 P
 - 2. Accounting, Tax Preparation, Bookkeeping, and Payroll Services P
 - 3. Advertising, Public Relations, and Related Agencies P
 - 4. Ambulance Services, Emergency P
 - 5. Amusement Arcades P
 - 6. Antennas SR
 - 7. Antique Stores (See Also Used Merchandise Shops and Pawn Shops) P
 - 8. Art Dealers P
 - 9. Arts and Crafts Supply Stores P
 - 10. Athletic Fields SR
 - 11. Automatic Teller Machines P
 - 12. Automobile Parking (Commercial) P
 - 13. Bakeries, Retail P
 - 14. Banks, Finance, and Insurance Offices SR
 - 15. Barber Shops, Beauty Salons, and Related Services P
 - 16. Bars and Other Drinking Places SR
 - 17. Bed and Breakfast Homes/Inns SR

18.	Bicycle Sales and Repair	P
19.	Book, Periodical, and Music Stores	P
20.	Bus Shelters/Bus Benches	SR
21.	Camera and Photographic Sales and Service	P
22.	Candle Shops	P
23.	Candy Stores (Confectionery, Nuts, Etc.)	P
24.	Caterers, No On Site Consumption	P
25.	Cemeteries, Mausoleums	SR
26.	Cigar Bars	SR
27.	Clothing Alterations/Repairs; Footwear Repairs	P
28.	Clothing, Shoe, and Accessories Stores	P
29.	Clubs or Lodges	P
30.	Coin, Stamp, or Similar Collectibles Shops	P
31.	Common Area Recreation and Service Facilities	P
32.	Community Food Services	P
33.	Computer and Software Stores	P
34.	Computer Systems Design and Related Services	P
35.	Construction, Building, General Contracting, without Outside Storage	P
36.	Construction, Special Trades, without Outside Storage	P
37.	Convenience Stores (with Gasoline Pumps)	P
38.	Convenience Stores (without Gasoline Pumps)	P
39.	Cosmetics, Beauty Supplies, and Perfume Stores	P
40.	Courts	P
41.	Dance Studios and Schools	P
42.	Day Care Centers, Adult	SR
43.	Day Care, Child, Licensed Center	SR
44.	Department, Variety or General Merchandise Stores	P
45.	Drugstores, Pharmacies, without Drive- Thru	P
46.	Employment Services	P
47.	Engineering, Architectural, and Related Services	P
48.	Fabric and Piece Goods Stores	P
49.	Fire Stations	P
50.	Florists	P
51.	Food Service Contractors	P
52.	Food Stores, Specialty, Not Otherwise Listed	P
53.	Formal Wear and Costume Rental	P
54.	Fruit and Vegetable Markets	P
55.	Funeral Homes and Services	P
56.	Garden Centers, Farm Supplies, or Retail Nurseries	P
57.	Gift, Novelty, Souvenir, or Card Shops	P
58.	Government Offices	P

59. Grocery/Food Stores (Not Including Convenience Stores)	P
60. Group Homes (10 to 15)	SR
61. Hardware Stores	P
62. Health and Personal Care Stores, Not Otherwise Listed	P
63. Hobby, Toy, and Game Stores	P
64. Home Furnishing Stores, Not Otherwise Listed	P
65. Home Occupations	SR
66. Individual and Family Services, Not Otherwise Listed	P
67. Jewelry, Luggage, and Leather Goods (May Include Repair)	P
68. Laundromats, Coin Operated	P
69. Laundry and Dry-Cleaning Services, Non- Coin Operated	P
70. Legal Services (Law Offices, Etc.)	P
71. Libraries	P
72. Liquor Stores	P
73. Locksmith Shops	P
74. Management, Scientific, and Technical Consulting Services	P
75. Martial Arts Instructional Schools	P
76. Massage Therapists	P
77. Meat Markets	P
78. Medical, Dental, or Related Laboratories	P
79. Medical/Health Care Offices	P
80. Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
81. Museums and Galleries	P
82. Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
83. News Dealers and Newsstands	P
84. Nursing and Convalescent Homes	P
85. Office Administrative and Support Services, Not Otherwise Listed	P
86. Office Supplies and Stationery Stores	P
87. Optical Goods Stores	P
88. Orphanages	P
89. Packaging and Labeling Services	P
90. Paint, Wallpaper, and Window Treatment Sales	P
91. Pet and Pet Supplies Stores	P
92. Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
93. Photocopying and Duplicating Services	P
94. Photofinishing Laboratories	P
95. Photography Studios	P
96. Physical Fitness Centers	P
97. Picture Framing Shops	P
98. Places of Worship	P
99. Police Stations, Neighborhood	P

100	Post Offices	P
101	Professional, Scientific, and Technical Services, Not Otherwise Listed	P
102	Public or Private Parks	SR
103	Public Recreation Facilities	SR
104	Radio, Television, and Other Similar Transmitting Towers	SE
105.	Real Estate and Leasing Offices	P
106.	Record, Video Tape, and Disc Stores	P
107.	Repair and Maintenance Services, Personal and Household Goods	P
108.	Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
109.	Restaurants, Cafeterias	SR
110.	Restaurants, Full Service (Dine-In Only)	SR
111.	Restaurants, Limited Service (Delivery, Carry Out Only)	P
112.	Restaurants, Limited Service (Dine-In)	SR
113.	Restaurants, Limited Service (Drive-Thru)	P
114.	Restaurants, Snack and Nonalcoholic Beverage Stores	P
115.	Rooming and Boarding Houses	SR
116.	Schools, Administrative Facilities	P
117.	Schools, Business, Computer and Management Training	P
118.	Schools, Fine Arts Instruction	P
119.	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
120.	Schools, Junior Colleges	P
121.	Schools, Technical and Trade (Except Truck Driving)	P
122.	Sporting Goods Stores	P
123.	Swim and Tennis Clubs	SE
124.	Swimming Pools	SR
125.	Swimming Pools	SR
126.	Tanning Salons	P
127.	Theaters, Motion Picture, Other Than Drive-Ins	SR
128.	Tobacco Stores	P
129.	Travel Agencies (without Tour Buses or Other Vehicles)	P
130.	Used Merchandise Stores	P
131.	Utility Company Offices	P
132.	Utility Lines and Related Appurtenances	P
133.	Utility Substations	SR
134.	Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
135.	Video Tape and Disc Rental	P
136.	Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
137.	Watch and Jewelry Repair Shops	P
138.	Weight Reducing Centers	P
139.	Yard Sales	P

- d) Commercial structures shall have a building footprint of not more than 6,000 square feet and a gross floor area of not more than 12,000 square feet; and
- e) Commercial structures shall have the following minimum setbacks for principal structures:
 - 1. Front: 25 feet.
 - 2. Side: None.
 - 3. Rear: 10 feet.
- f) Signage for the commercial development must meet regulations of section 26-180 (h) of the Land Development Code,
- g) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission; and
- h) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- i) All landscape, parking and pedestrian requirements shall adhere to all current relevant land development regulations; and
- j) Proposed changes to the approved Planned Development shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code; and
- k) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and
- g) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- h) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

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

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

Section V. Effective Date. This ordinance shall be effective from and after _____, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Overture Walker, Chair

Attest this _____ day of
_____, 2023

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

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

Public Hearing: February 27, 2024
First Reading: February 27, 2024
Second Reading: March 5, 2024
Third Reading: March 19, 2024



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-026MA
APPLICANT: Tony Lawton

LOCATION: 113 Sease Road

TAX MAP NUMBER: R04003-02-17
ACREAGE: 1.14 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 9, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Development District (D-1). With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU).

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.

Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 44 dwelling unit.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU / GC	Residential / Undeveloped / Commercial
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	ROW / RU	Railroad ROW / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is an undeveloped parcel. The site has frontage along Sease Road. This section of Sease Road is a two lane local unpaved road without sidewalks and streetlights. The general area is characterized by commercial uses with scattered residences. North, south and west of the subject site are residential and undeveloped parcels. East of the subject site is an undeveloped commercial parcel.

Public Services

The subject parcel is within the boundaries of Richland School District Five. Dutch Fork Elementary School is located approximately 0.52 miles southeast of the subject parcel on Broad River Road. Records indicate that the parcel has no water or sewer connections. There are two fire hydrants located north and south along Broad River Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.79 miles northeast of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non- residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2022 SCDOT traffic count (Station #150) located southeast of the subject parcel on Broad River Road identifies 16,100 Average Daily Trips (ADT). Broad River Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADTs. This portion of Broad River 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. ADT data is collected by SCDOT.

There is a planned Traffic Signal Upgrade and a Road Widening Project scheduled for completion by July 2023 for this section of Broad River Road through SCDOT and County Penny Sales Tax programs.

Conclusion

Principally, staff recommends **Disapproval** of this Map Amendment as the proposed rezoning would be inconsistent with the general objectives outlined in the Comprehensive Plan for the Neighborhood Medium Density Future Land Use Classification recommendations.

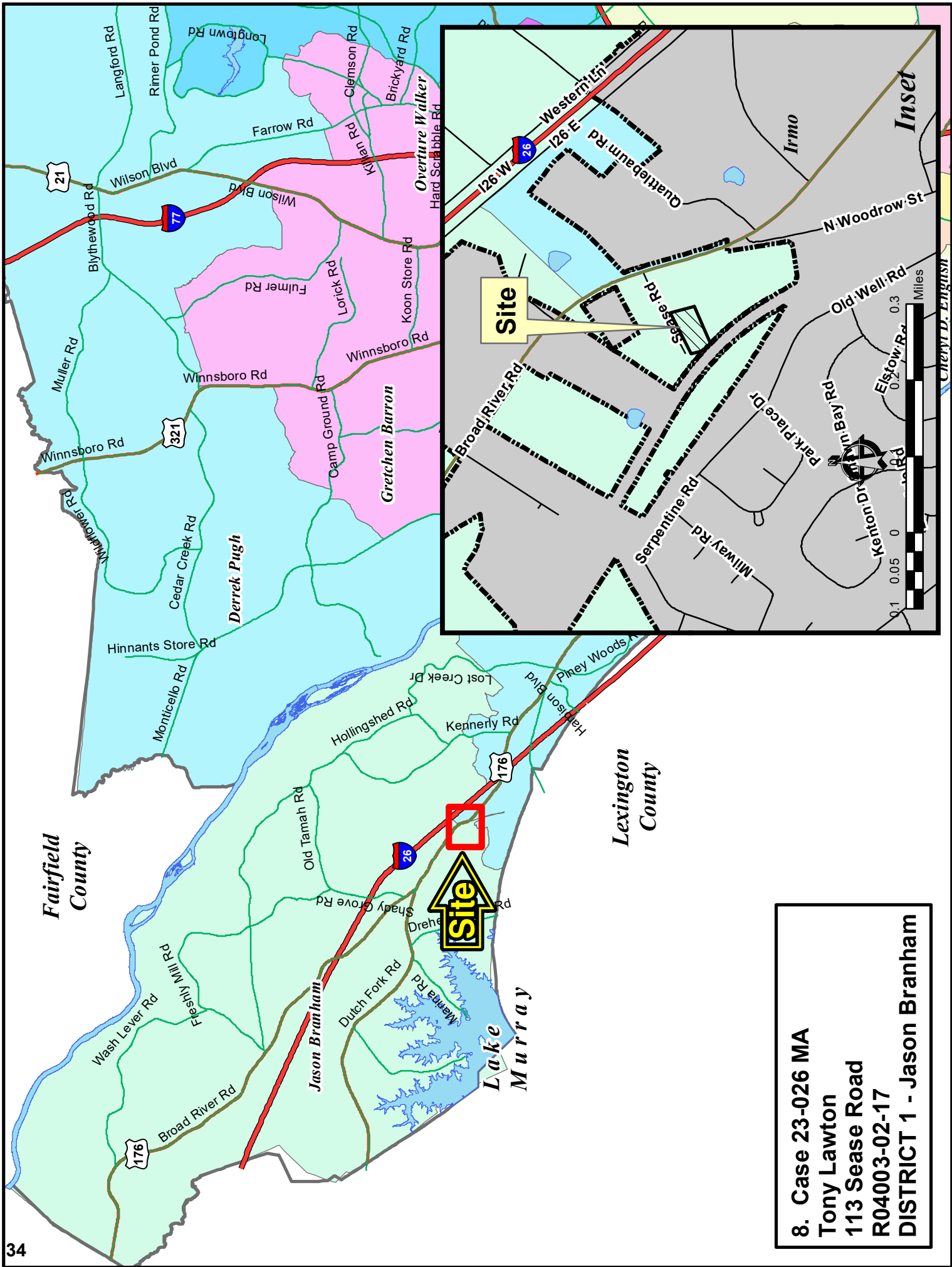
However, the proposed zoning would be in character with the adjacently zoned GC District parcels.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The prior recommendation of the PC was to approve the request.
- The requested zoning is compatible with the zoning and uses in the area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-026 MA**.



8. Case 23-026 MA
Tony Lawton
113 Sease Road
R04003-02-17
DISTRICT 1 - Jason Branham

Case 23-026 MA
RU to GC
TMS R04003-02-17



Case 23-026 MA RU to GC

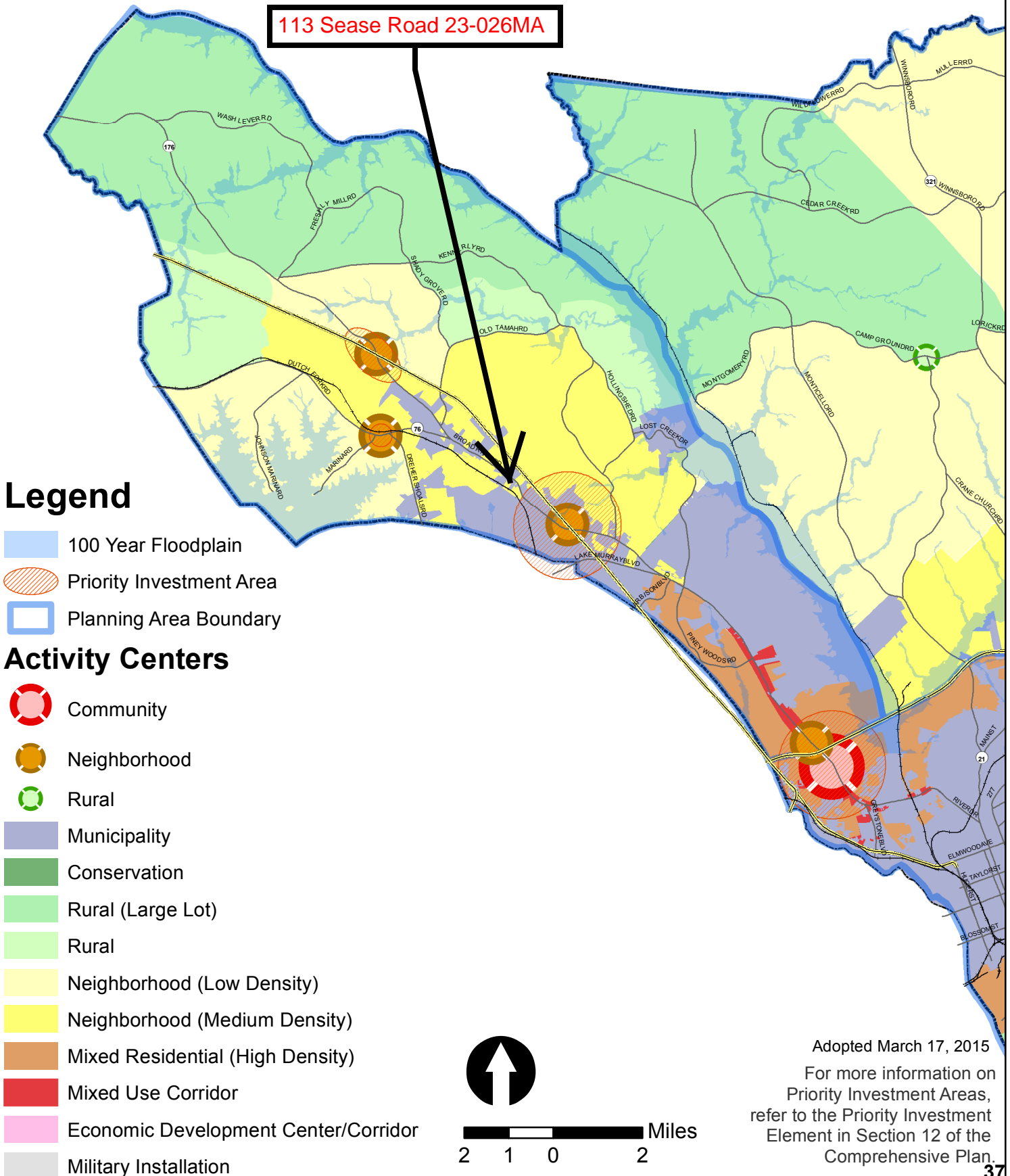


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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