

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



April 24, 2018



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

*Tuesday, April 24, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers*

STAFF:

Tracy Hegler, AICPCommunity Planning and Development Director
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

FIRST READING ITEMS [ACTION] - NO PUBLIC HEARING

1. Case # 18-004 MA District 2
Joyce Dickerson
Olman Lobo
GC to LI (1.93) acres
10535 Farrow Road
TMS# R17500-02-02
PDS Recommendation - Approval
Planning Commission - Approval (6-0)
Page 1
2. Case # 18-005 MA District 2
Joyce Dickerson
Salman Muhammad
HI to LI (3) acres
10500 Farrow Road
TMS# R17500-03-02
PDS Recommendation - Approval
Planning Commission - Approval (6-0)
Page 9

OPEN / CLOSE PUBLIC HEARING [ACTION]

1. Case # 18-008 MA District 1
Bill Malinowski
Tony Cates
RU to GC (17.3 acres)
1045 Marina Road
TMS# R02414-01-04
PDS Recommendation - Disapproval
Planning Commission - Disapproval (6-0)
Page 17

2. Case # 18-011 MA
Carl McClure
RU to LI (13.8 acre)
Mount Olivet Church Rd
TMS# R01600-04-01
PDS Recommendation - Disapproval
Planning Commission - Approval (7-0)
Page 25

District 1
Bill Malinowski

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-004 MA
APPLICANT: Olman Lobo

LOCATION: 10535 Farrow Road

TAX MAP NUMBER: R17500-02-02
ACREAGE: 1.93 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 6.** An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC)

The Light Industrial District (LI) property north of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	LI	Undeveloped
<u>South:</u>	GC	Residence
<u>East:</u>	HI	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels north, west and east of the site are undeveloped. South of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT’s). This section of Farrow Road is classified as

a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Farrow 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 Farrow Road through the County Penny Sales Tax program or through SCDOT.

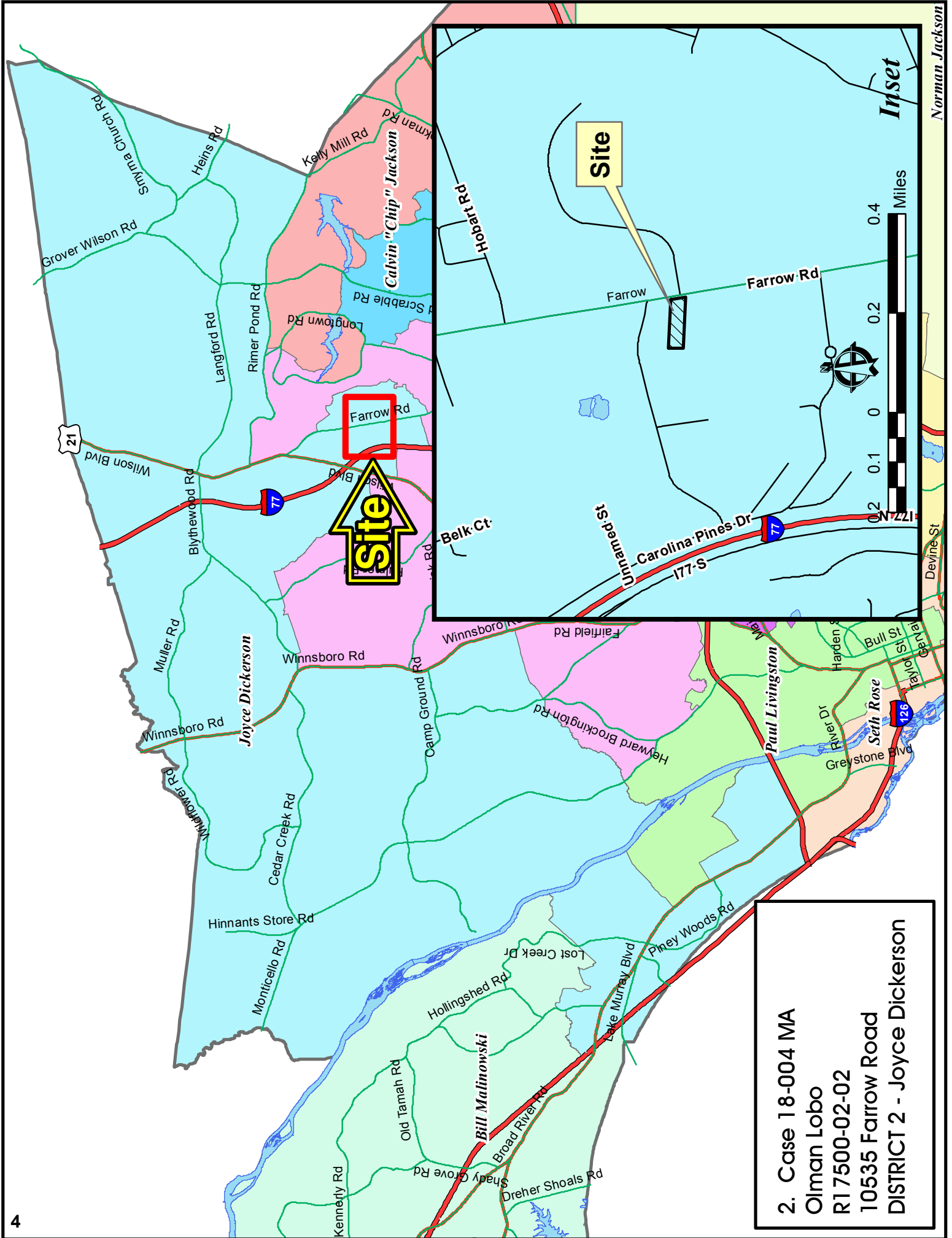
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing industrial uses and zoning districts in the immediate area.

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

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-004 MA**.



Site

Site

2. Case 18-004 MA
 Olman Lobo
 R17500-02-02
 10535 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-004 MA
GC to LI
TMS R17500-02-02

Hobart Rd

Lafayette Pkwy

Unnamed Private Driveway

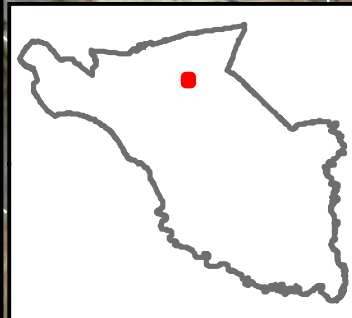
Site →



Farrow Rd

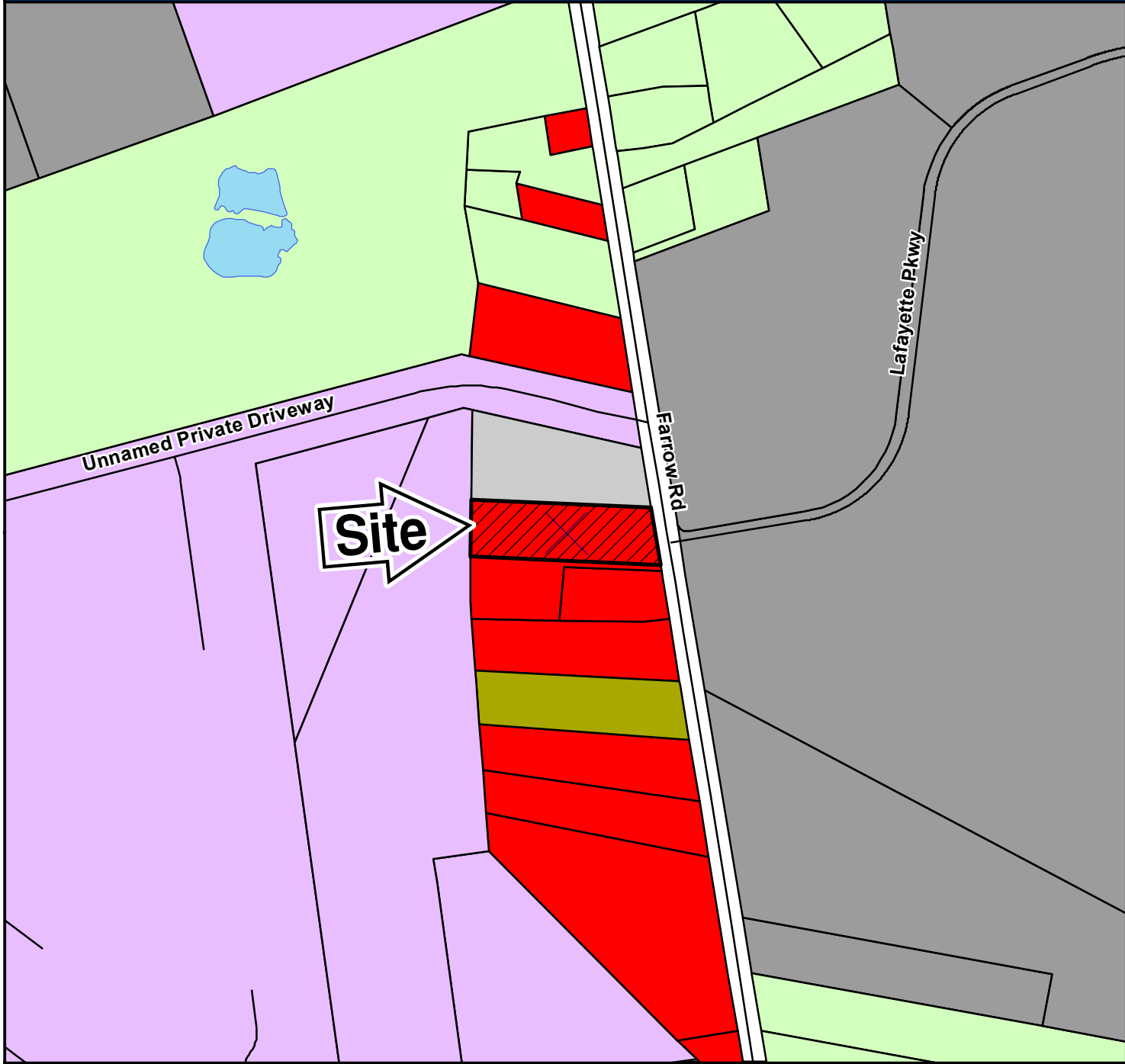
Lularoe Ln

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












Google

Case 18-004 MA GC to LI



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

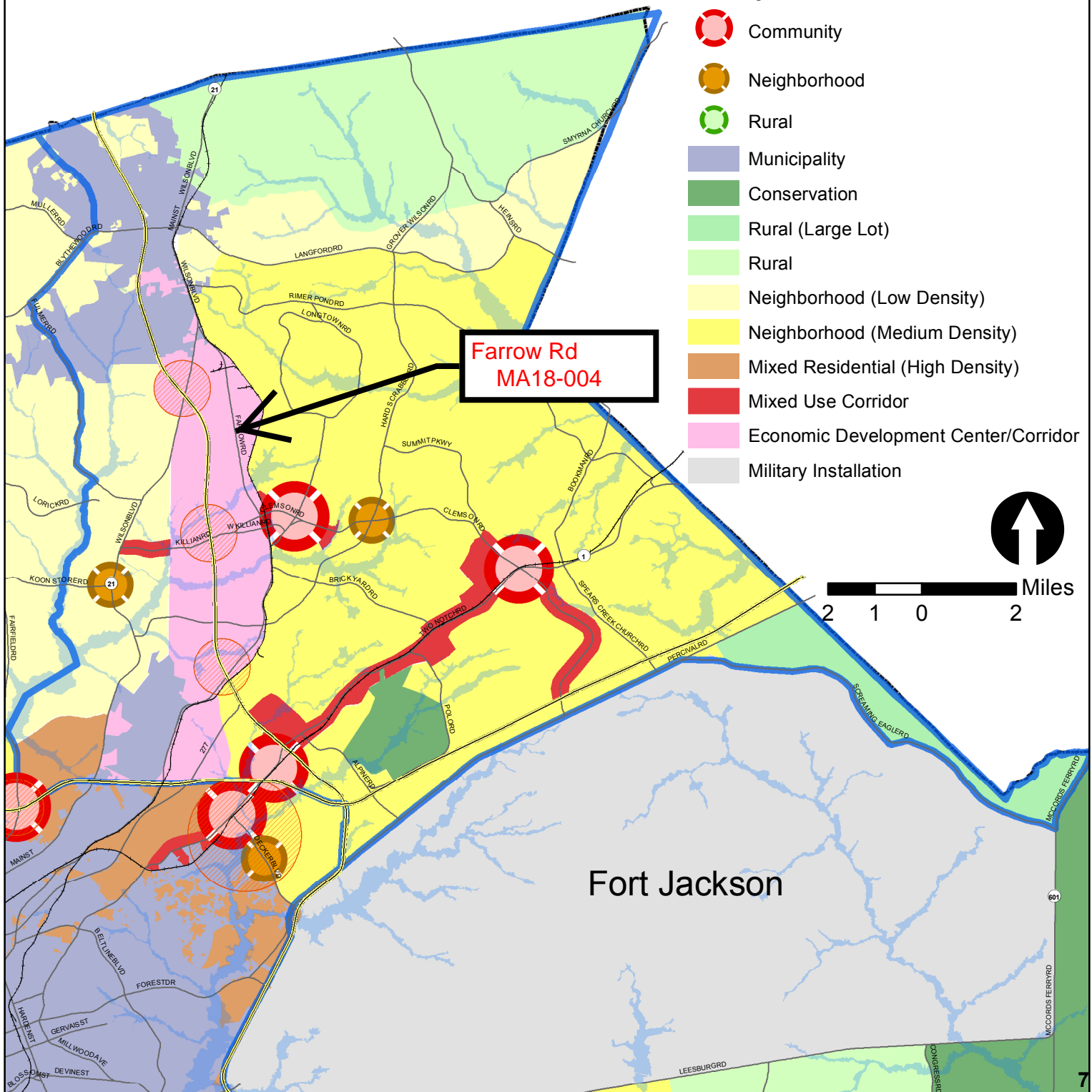


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 5, 2018
RC PROJECT: 18-005 MA
APPLICANT: Salman Muhammad

LOCATION: 10500 Farrow Road

TAX MAP NUMBER: R17500-03-02
ACREAGE: 3 acres
EXISTING ZONING: HI
PROPOSED ZONING: LI

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Approval

Background

Zoning History

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

The Light Industrial District (LI) property northwest of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property northwest of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

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

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, with the majority of the area zoned industrial or commercial. The parcels north, south and east of the site are undeveloped. West of the site is a GC District zoned parcel with a commercial structure.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.23 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located .97 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.33 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT's). This section of Farrow Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Farrow 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 programed improvements for this section of Farrow Road through the County Penny Sales Tax program or through SCDOT.

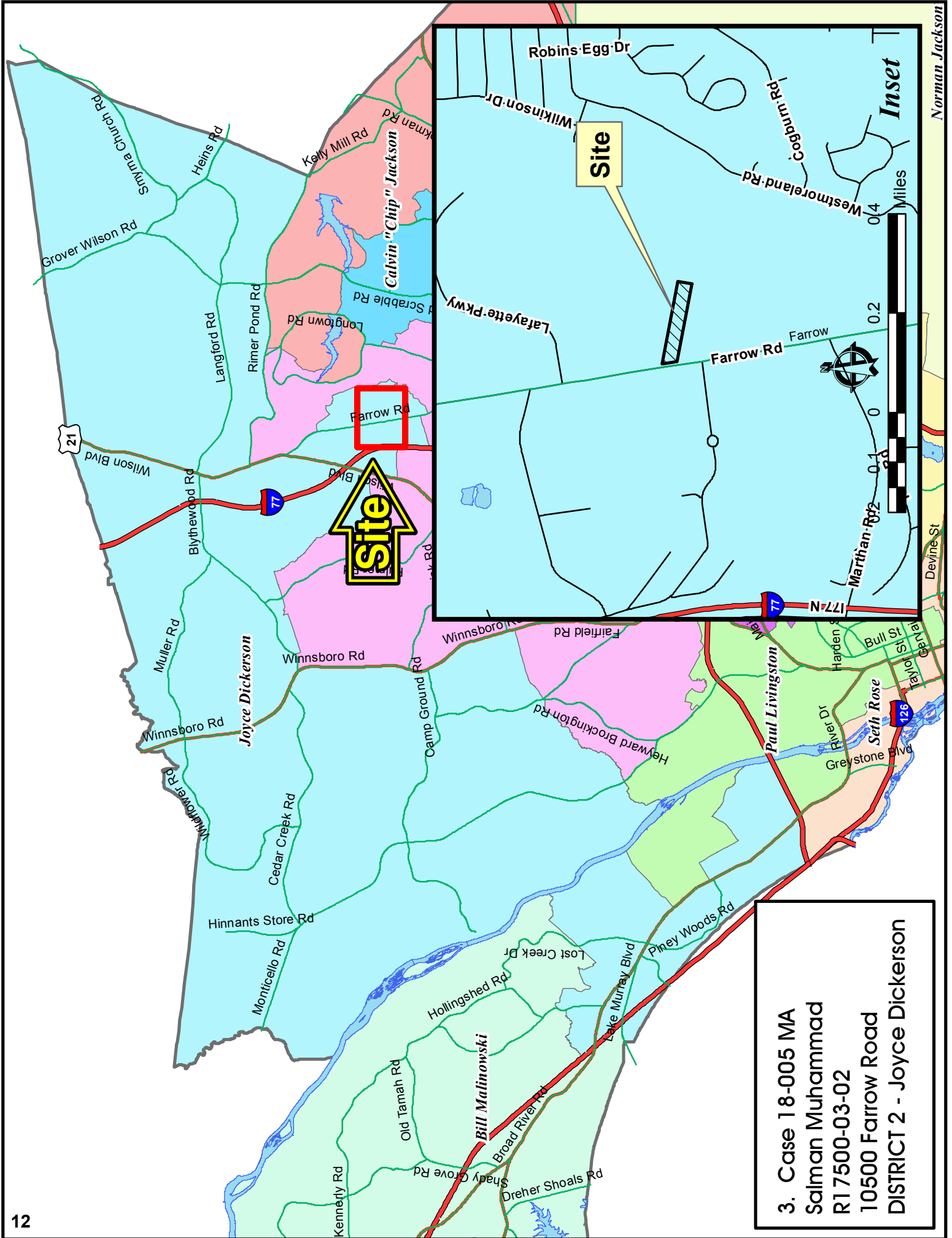
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing zoning districts in the immediate area.

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

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-005 MA**.



3. Case 18-005 MA
 Salman Muhammad
 R1 7500-03-02
 10500 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-005 MA
HI to LI
TMS R17500-03-02

Unnamed Private Driveway

Farrow Rd

Site

Lularoe Ln

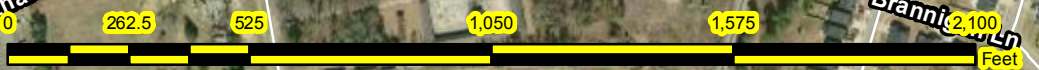
Westmoreland Rd

Brannick Ln

Marthan Rd

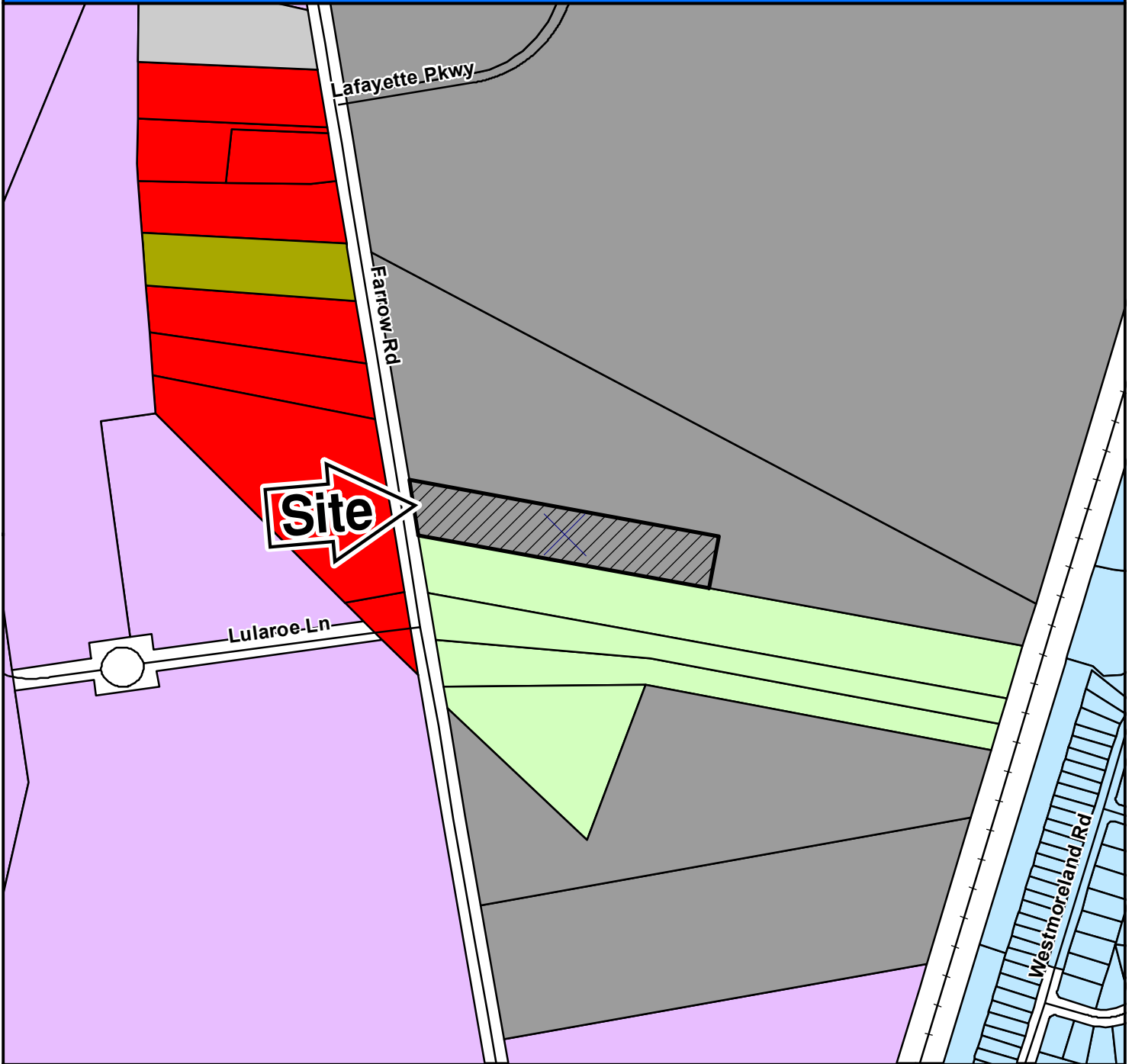
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 18-005 MA HI to LI



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

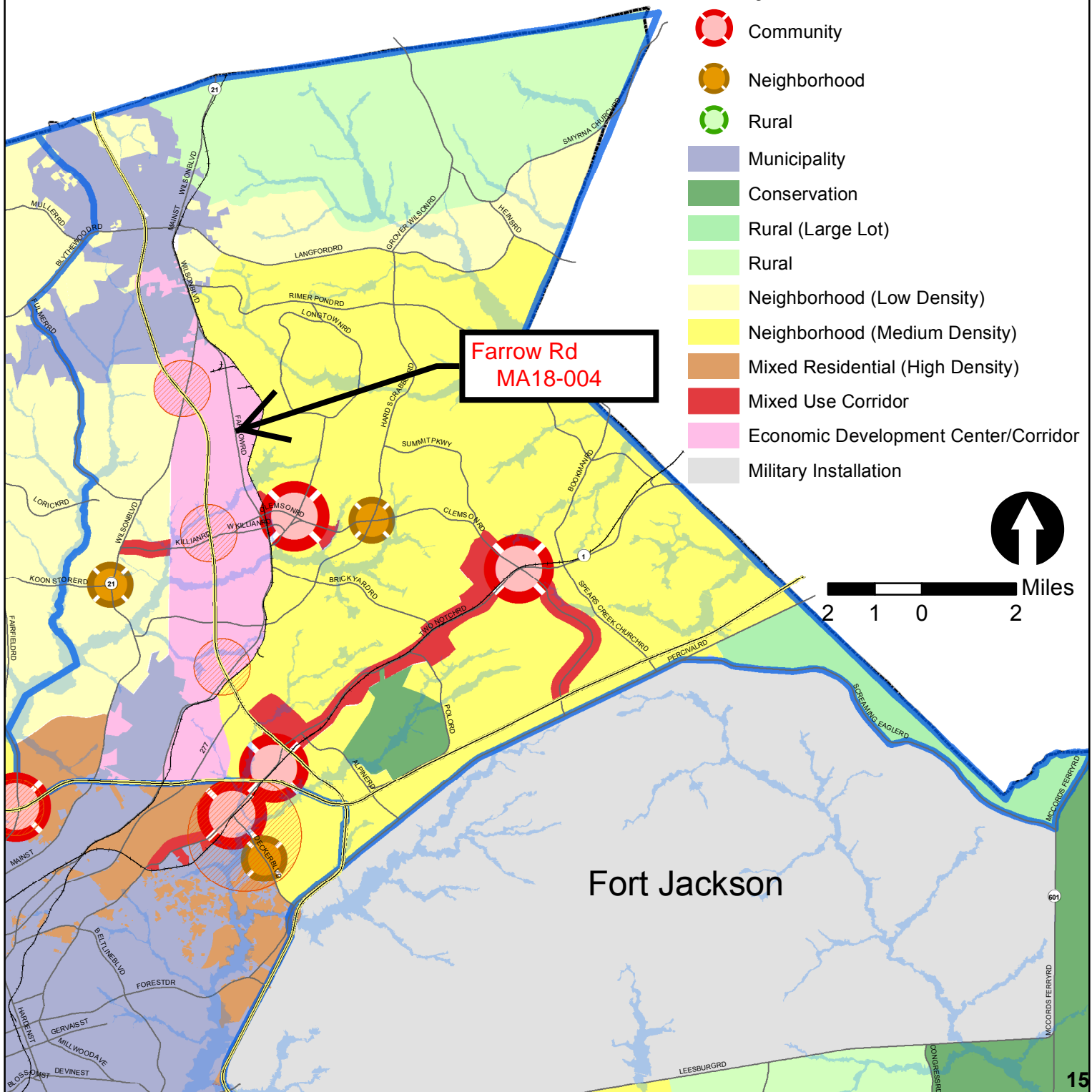


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: April 9, 2018
RC PROJECT: 18-008 MA
APPLICANT: Tony Cates

LOCATION: 1045 Marina Road

TAX MAP NUMBER: R02414-01-04
ACREAGE: 17.3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 9, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A portion of the Rural District (RU) parcel north of the site was rezoned from General Commercial District (GC) to RU District under case number 05-17MA (Ordinance Number 084-04HR).

The GC parcel north of the site was rezoned from RU to GC under case number 05-18MA. (Ordinance Number 085-04HR).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 276 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/Undeveloped
<u>South:</u>	RS-MD	Residence (Ballentine Cove Subdivision)
<u>East:</u>	RU	Residence
<u>West:</u>	RU/RU	Residence/Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Marina Road. Marina Road is a two-lane undivided collector without sidewalks and streetlights along this section. The immediate area is characterized by residential uses. North of the site is a RU District parcel that is undeveloped. West and east of the site are single-family residences zoned RU District. South of the site is a single-family residence that is part of the Ballentine Cove Subdivision.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .3 miles north of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located west of the site on Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.23 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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, 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 2016 SCDOT traffic count (Station #485) located east of the subject parcel on Marina Road identifies 2,700 Average Daily Trips (ADT’s). Marina Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Marina Road is currently operating at Level of Service (LOS) “A”.

The 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 26,300 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Dutch Fork Road is currently operating at Level of Service (LOS) “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.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road or Marina Road through the County Penny Sales Tax program. Marina Road is programed for resurfacing through SCDOT.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses."

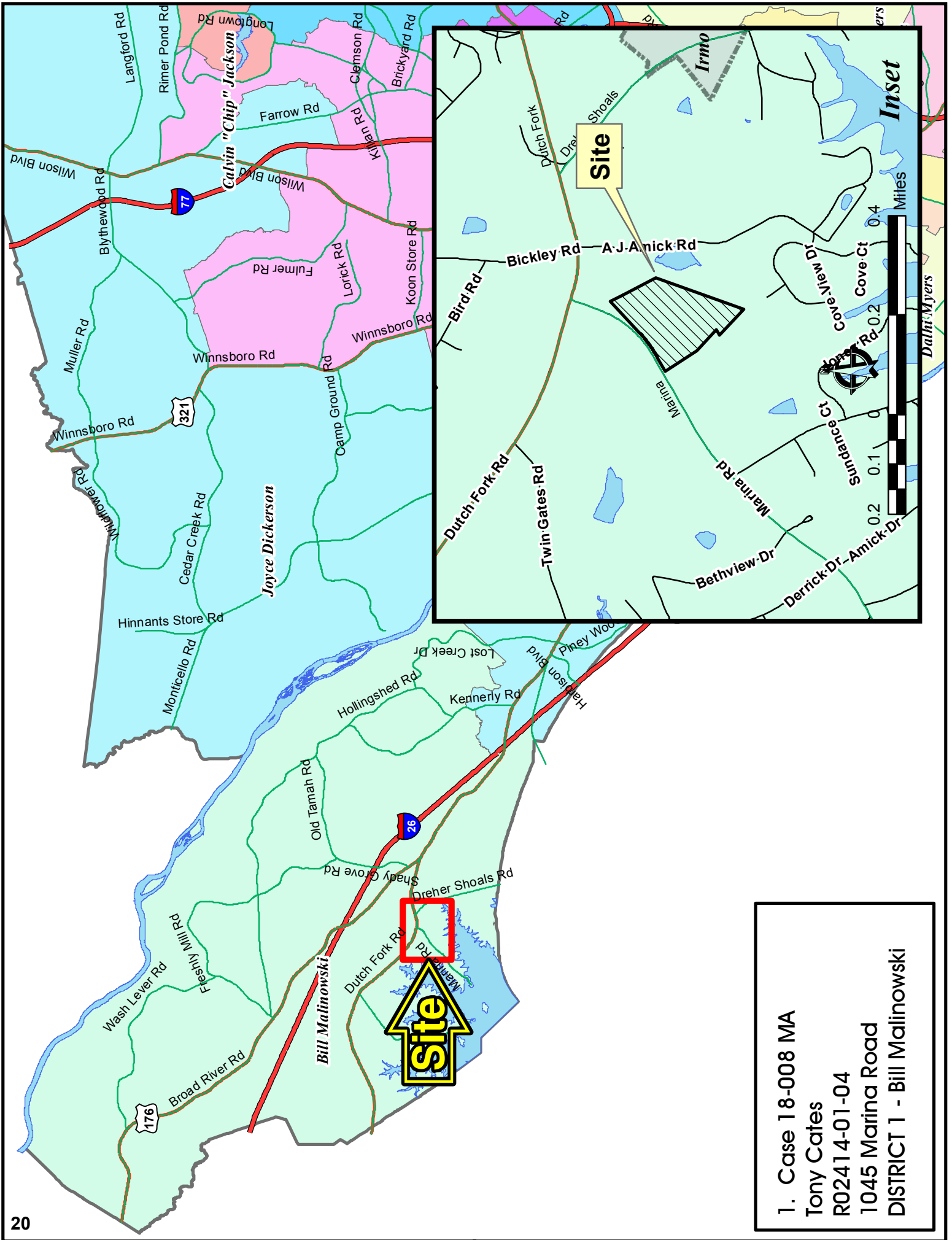
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended.

In addition, the proposed zoning could create a fragmented zoning district pattern along Marina Road by 'leapfrogging' the Rural District Zoned parcel adjacent to the subject parcel.

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

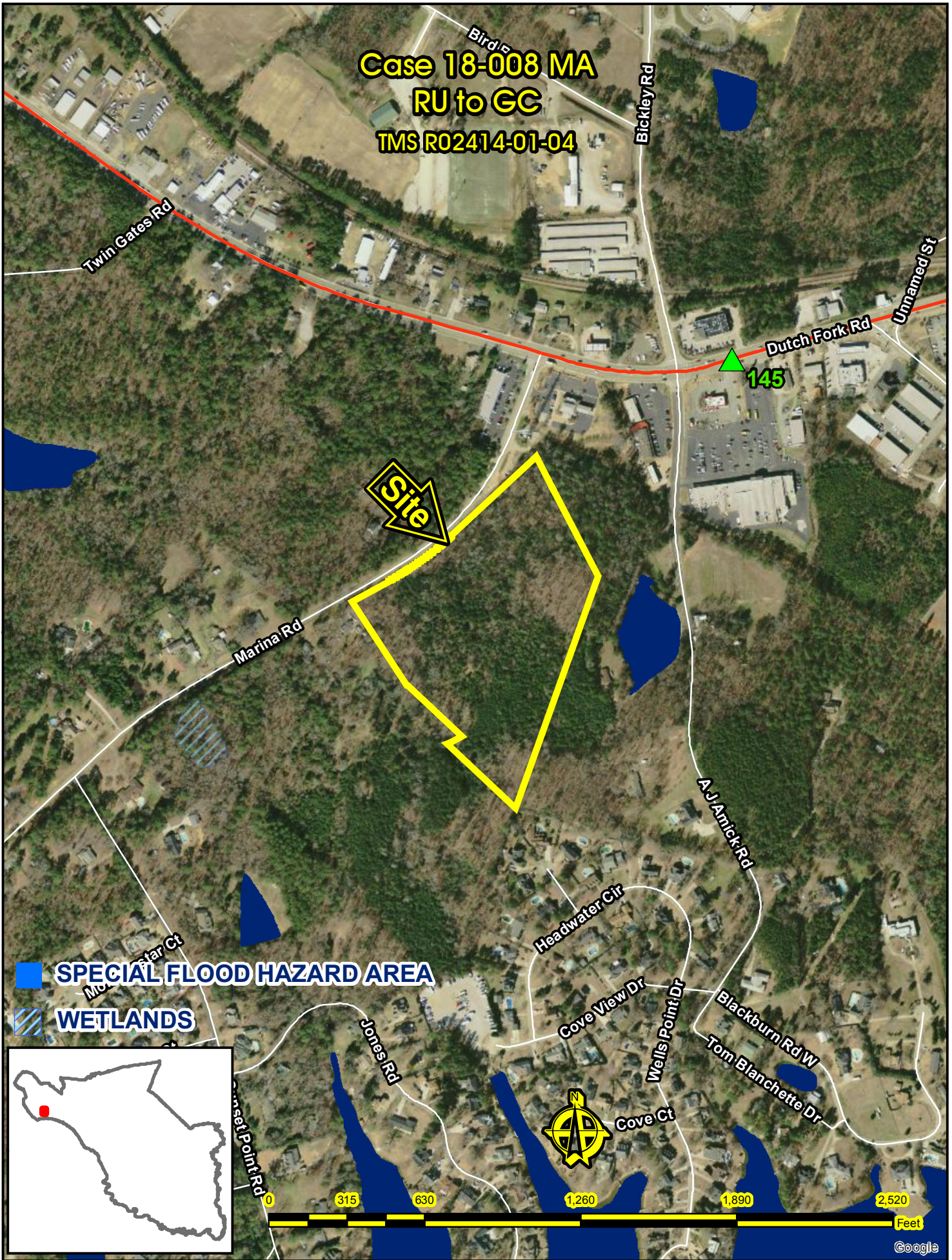
Planning Commission Action

At their **April 9, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-008 MA**.

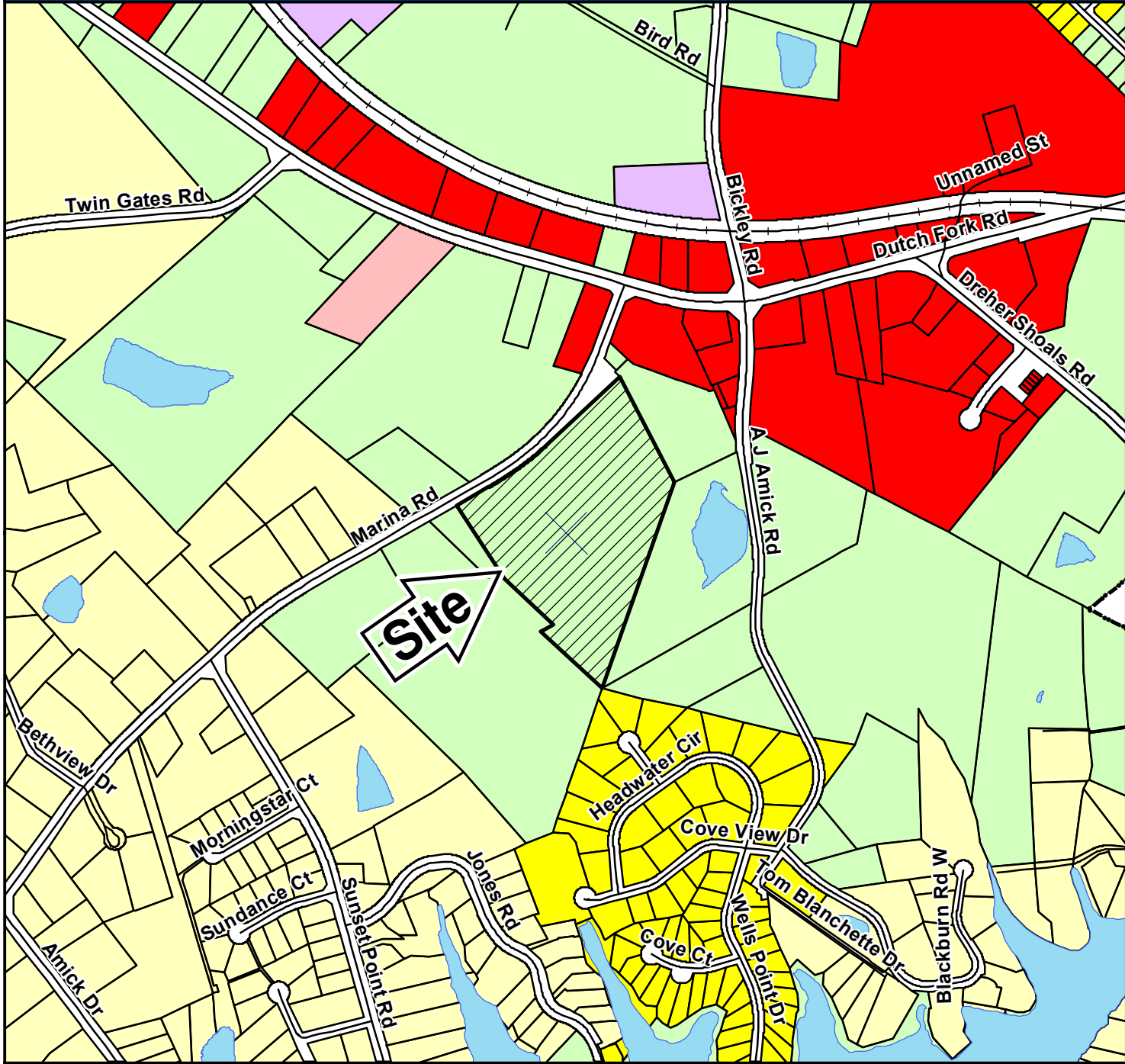


1. Case 18-008 MA
 Tony Cates
 R02414-01-04
 1045 Marina Road
 DISTRICT 1 - Bill Malinowski

**Case 18-008 MA
RU to GC
TMS R02414-01-04**



Case 18-008 MA RU to GC



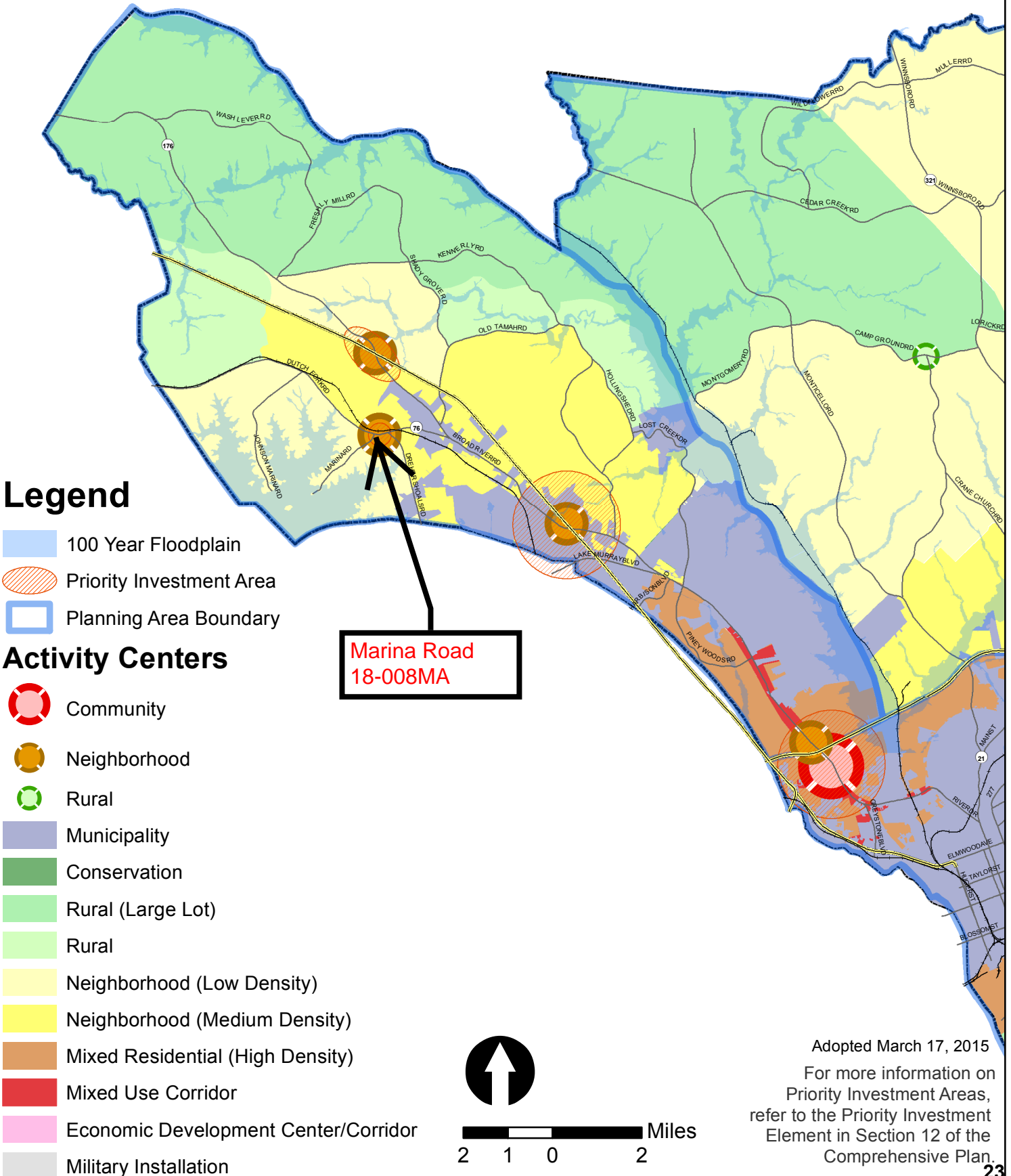
ZONING CLASSIFICATIONS

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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 9, 2018
RC PROJECT: 18-011 MA
APPLICANT: Carl McClure

LOCATION: Mount Olivet Church Rd

TAX MAP NUMBER: R01600-04-01
ACREAGE: 13.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: April 9, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Light Industrial District (M-1) property east of the subject parcel was rezoned under case number 91-030MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU/RU	Residence/Undeveloped/Spring Hill High School
<u>South:</u>	N/A	Interstate 26
<u>East:</u>	RU/RU	Residence/Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has limited frontage along Mount Olivet Church Rd, a two lane local road. There are no sidewalks or streetlights along this section of Mount Olivet Church Rd. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned Rural District. Some of the parcels north and east of the site have residences. The Spring Hill High School is also north of the site. The parcel west of the site is undeveloped. South of the site is Interstate 26

Public Services

The Spring Hill/White Rock fire station (station number 21) is located on 11809 Broad River Road, approximately .7 miles northwest of the subject parcel. The Spring Hill High School is adjacent to the north of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, **"PUTTING THE PIECES IN PLACE"**, designates this area as **Rural**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #1788) located east of the subject parcel on Broad River Road identifies 10,700 Average Daily Trips (ADT's). This section of Broad River Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Broad River Road is currently operating at Level of Service (LOS) "E".

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

There are no planned or programmed improvements for this section of Broad River Road through the County Penny Sales Tax program or through SCDOT. There are surface repairs programmed through SCDOT for maintenance of this section of Broad River Road.

Conclusion

The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Rural land use designation. The proposed zoning district permits light manufacturing, warehousing and other commercial uses that would be out of character with the Comprehensive Plan's recommendation to limit commercial development to Rural Activity Centers. The rezoning request is not in character with the existing residential uses and zoning districts in the immediate area.

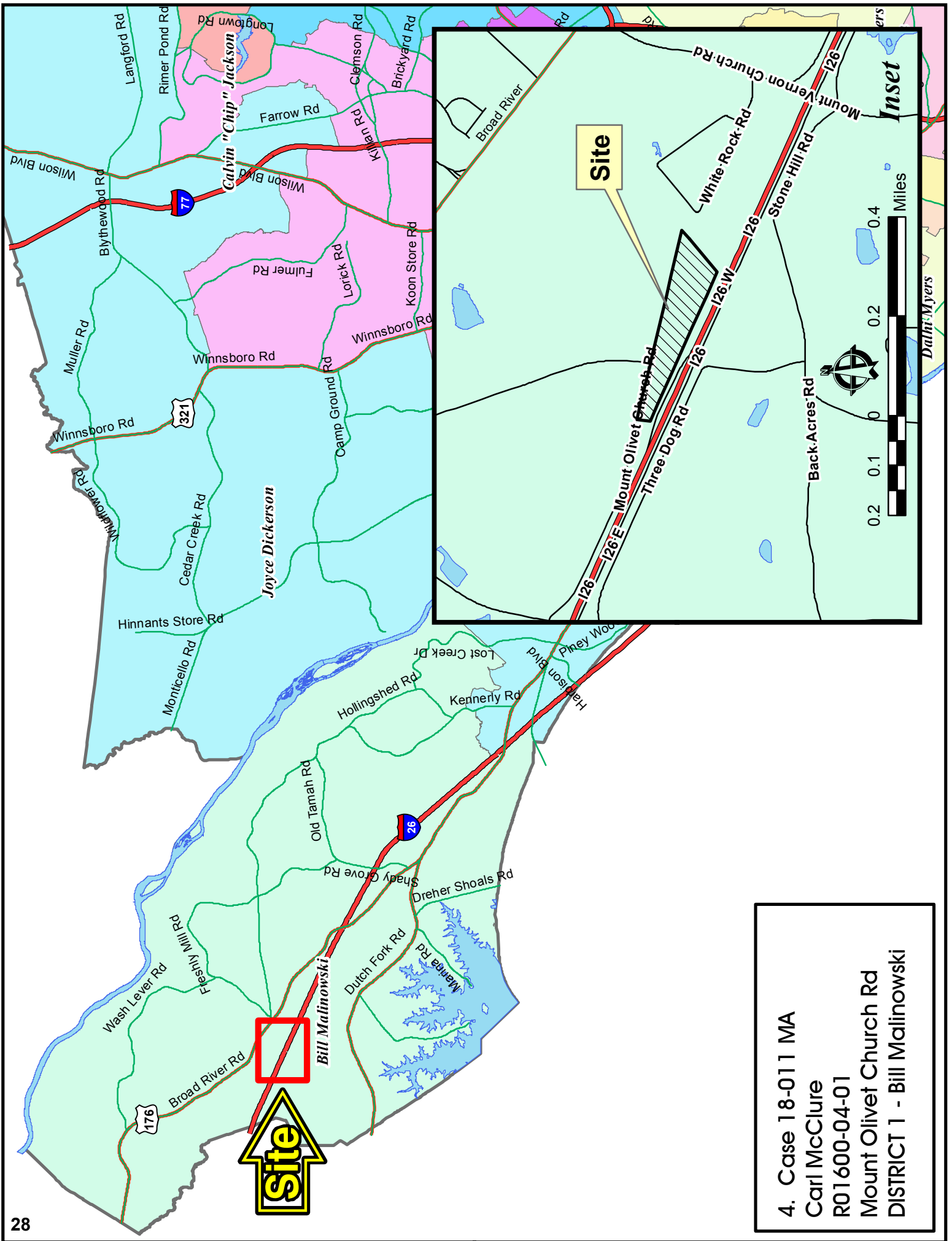
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **April 9, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDS recommendation for the following reasons:

- The rezoning would not impair other properties.
- The RU district is the not the most appropriate zoning designation due to the configuration of the parcel, coupled with its location along I-26.

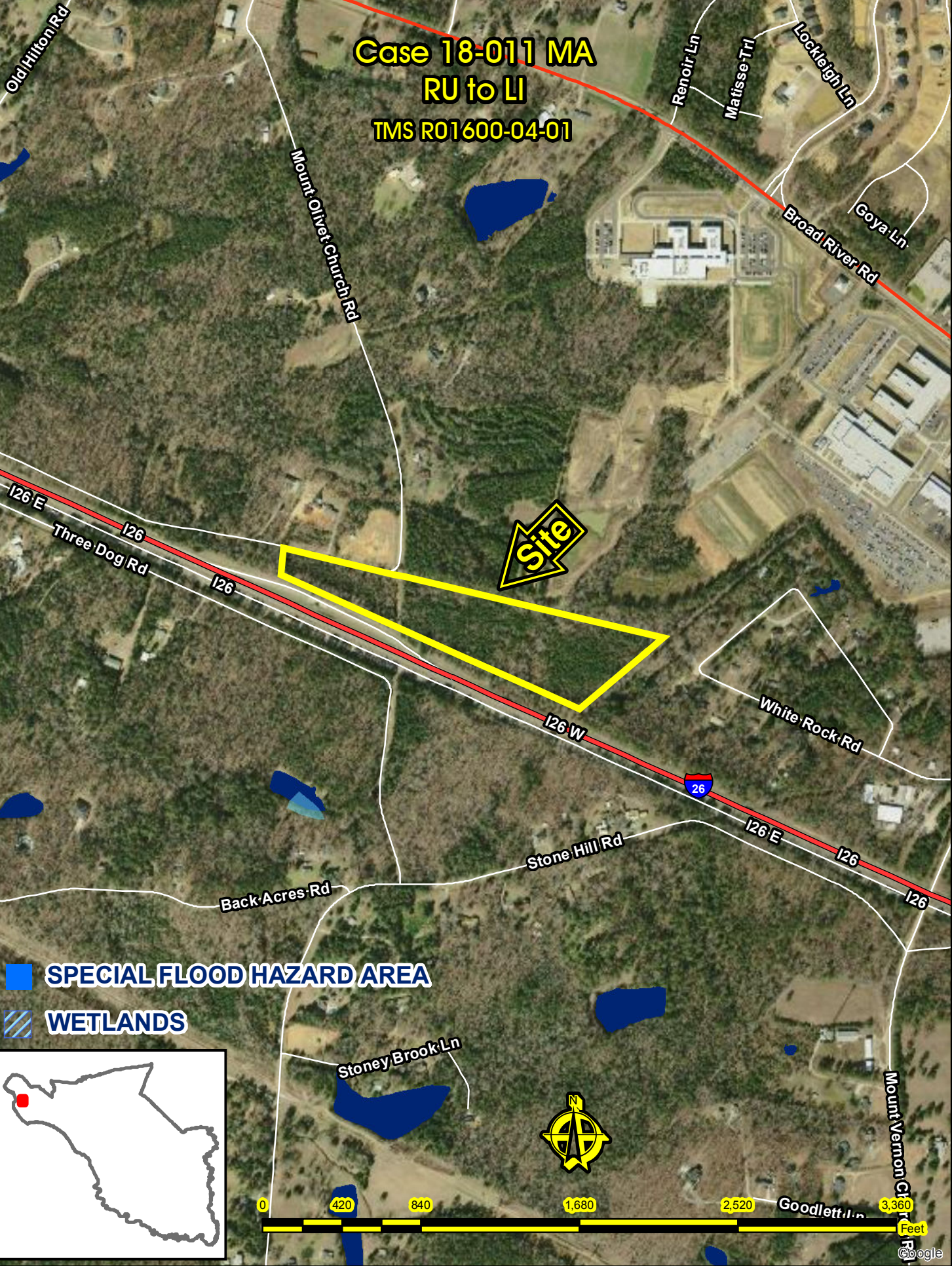
The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 18-011 MA**.



4. Case 18-011 MA
 Carl McClure
 R01600-04-01
 Mount Olivet Church Rd
 DISTRICT 1 - Bill Malinowski

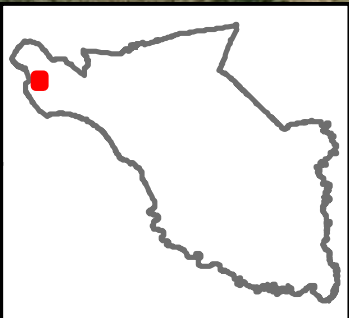
**Case 18-011 MA
RU to LI
TMS R01600-04-01**

Site



SPECIAL FLOOD HAZARD AREA



















WETLANDS



Case 18-011 MA RU to LI



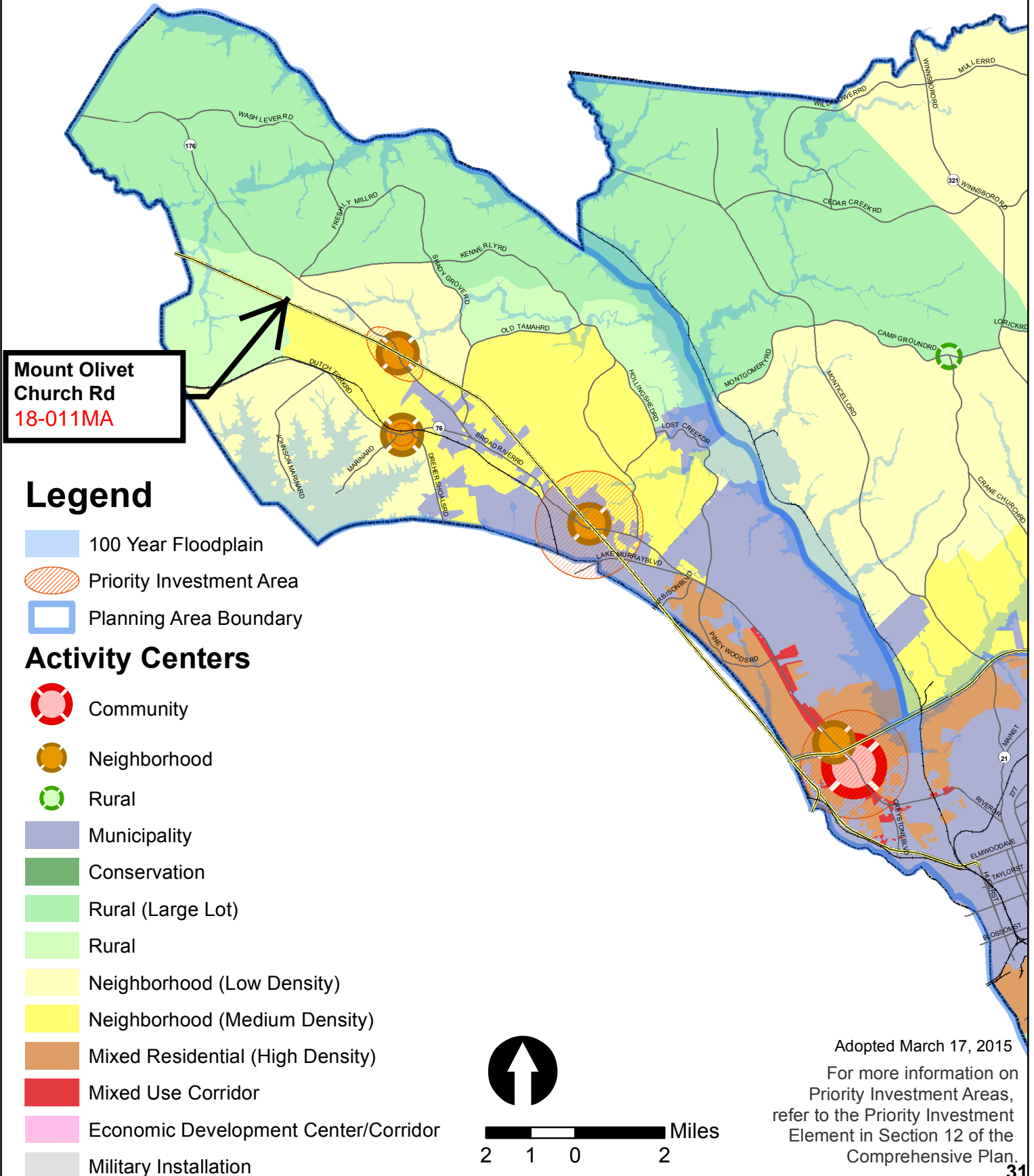
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



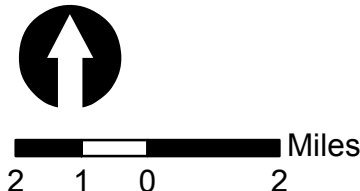
Mount Olivet Church Rd
18-011MA

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



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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