

RICHLAND COUNTY  
PLANNING COMMISSION



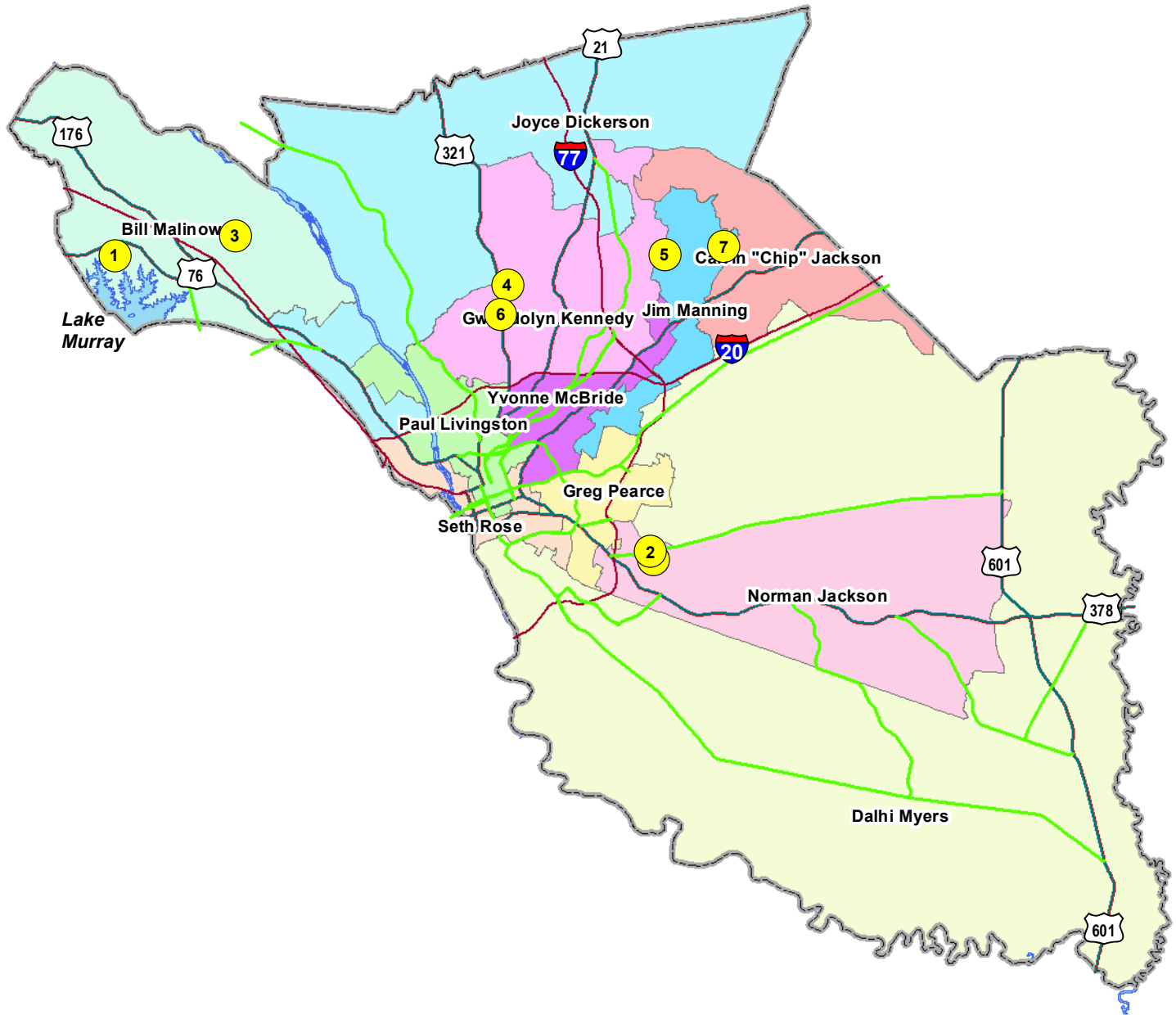
November 6, 2017

*Decker Center  
2500 Decker Boulevard  
Columbia, SC 29206*

Revised: 3 November 2017



# RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 6, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-019 MA	Jordan Hammond	R01510-01-01 & R01509-01-04	Johnson Mariana Road & Forrest Shealy Road	Malinowski
2. 17-026 MA	Sandy Moseley and Shaffin Valimohamed	R19203-10-02 & 20	1712 Leesburg Road & 7004 Hilo Street	N. Jackson
3. 17-028 MA	Jesse Bray	R03400-02-56	Koon Road	Malinowski
4. 17-033 MA	Derrick J. Harris, Sr.	R12000-02-01	7640 Fairfield Road	Kennedy
5. 17-034 MA	Cruddie Torian	R20206-03-04	113 Barton Creek Court	Manning
6. 17-035 MA	Allen Ackerman	R12003-01-05	7525 Fairfield Road	Kennedy
7. 17-036 MA	Richland County	R23000-03-07	1 Summit Parkway	Manning
8. 17-037 MA	Dave Moore, IV	R19202-07-29	7230 Hilo Street	N. Jackson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, November 6, 2017**

**Agenda  
1:00 PM**

**Decker Center  
2500 Decker Boulevard  
Columbia, SC 29206**

**Revised 11/03/17**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Christopher Anderson • Prentiss McLaurin  
David Tuttle • Wallace Brown • Ed Greenleaf • Karen Yip

**I. PUBLIC MEETING CALL TO ORDER** ..... Stephen Gilchrist, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT** ..... Stephen Gilchrist, Chairman

**III. CONSENT AGENDA [ACTION]**

**a. PRESENTATION OF MINUTES FOR APPROVAL**

**b. ROAD NAMES**

**c. MAP AMENDMENTS**

1. Case # 17-019 MA  
Jordan Hammond  
RU & RU to RS-LD 72.79 & 8.97 acres (81.76 acres)  
Johnson Mariana Road & Forrest Shealy Road  
TMS# R01510-01-01 & R01509-01-04  
PDS Recommendation – Disapproval

**WITHDRAWN**  
~~Withdrawn~~

2. Case # 17-026  
Sandy Moseley and Shaffin Valimohamed  
NC/RM-MD to GC (.2 acres & .27 acres (.47 acres total))  
1712 Leesburg Road and 7004 Hilo Street  
TMS# R19203-10-02 & 20  
PDS Recommendation– Disapproval

**WITHDRAWN**

3. Case # 17-028 MA  
Jesse Bray  
RU to RS-LD (40.67 acres)  
Koon Road  
TMS# R03400-02-56  
PDS Recommendation– Approval

4. Case # 17-033 MA  
Derrick J. Harris, Sr.  
RU to LI (1.19 acres)  
7640 Fairfield Road  
TMS# R12000-02-01  
PDS Recommendation– Disapproval

5. Case # 17-034 MA  
Cruddie Torian  
PDD to PDD (.56 acres)  
113 Barton Creek Court  
TMS# R20206-03-03  
PDS Recommendation– Approval
6. Case # 17-035 MA  
Allen Ackerman  
RU to RS-LD (10.3 acres)  
7525 Fairfield Road  
TMS# R12003-01-05  
PDS Recommendation– Disapproval
7. Case # 17-036 MA  
Richland County  
PDD to PDD (2 acres)  
1 Summit Parkway  
TMS# R23000-03-07  
PDS Recommendation– Approval
8. Case # 17-037 MA  
Dave Moore IV  
RS-LD to RM-HD (1.09 acres)  
7230 Hilo Street  
TMS# R19202-07-29  
PDS Recommendation– Disapproval

**d. TEXT AMENDMENT**

- I. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROADS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (4), CUL-DE-SACS; SUBPARAGRAPH (C), CUL-DE-SAC DESIGN; SO AS TO AMEND THE REQUIREMENT FOR A LANDSCAPED INTERIOR ISLAND.

**IV. LAND DEVELOPMENT CODE REWRITE [ACTION]**

**V. RULES AND PROCEDURE**

**VI. CHAIRMAN'S REPORT**

**VII. PLANNING DIRECTOR'S REPORT**

- A. Report of Council
- B. DRT Report

**VIII. ADJOURNMENT**

## **NOTES:**

### MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

### ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.







**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

2020 Hampton Street • Columbia, S.C. 29204

(803) 576-2190

**To:** Planning Commission Members, Interested Parties

**From:** Alfreda W. Tindal, 9-1-1 Addressing Coordinator

**Date:** October 25, 2017

**Subject:** Street Name (s) Approval Request

Pursuant Section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specially, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street names have been reviewed and in compliance with Richland County & State Statute Road Naming Standards.

**Action Requested:** The Planning Commission Board Approval of the following street names:

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Hunters Grove Drive	Terri Tiedemann, McGuinn Hybrid Homes	Hunters Grove	R06200-01-15	Joyce Dickerson (2)
2. Angel Grove Lane				





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-019 MA  
**APPLICANT:** Jordan Hammond

**LOCATION:** Johnson Mariana Road & Forrest Shealy Road

**TAX MAP NUMBER:** R01510-01-01 & R01509-01-04  
**ACREAGE:** 72.79 & 8.97 acres (81.76 acres total)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** October 25<sup>th</sup>, 2017

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The PDD parcels (Eagles Rest) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 05-008MA (Ordinance number 076-05HR).

The PDD parcels (Foxport) west of the site with frontage on Three Dog Road was rezoned from RU to PDD under case number 03-36MA.

The PDD parcels (Lowman Home) east of the site was rezoned from RU to PDD under case number 06-51MA.

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel northwest of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

**Zoning District Summary**

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a

suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 317 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/RU/RU	Undeveloped/Undeveloped/Residence
<b><u>South:</u></b>	RU/RS-LD	Residences/ Residential Subdivision
<b><u>East:</u></b>	PDD/PDD	Continued Care Development (Lowman Home)/Undeveloped
<b><u>West:</u></b>	PDD/RU	Residential Subdivision/School

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Forrest Shealy Road, Johnson Marina Road, Guise Road and Lowman Home Barn Road. The site is undeveloped and wooded. There are no sidewalks or streetlights along this section of Forrest Shealy Road, Johnson Marina Road, Guise Road or Lowman Home Barn Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a residence and an undeveloped parcels. West of the site is a residential subdivision (Foxport) and Lake Murray Elementary School. East is a continued care development (Lowman Home). One of the parcels is residentially developed while the other is part of the Lowman Home undeveloped. South of the subject properties is a residential subdivision (Lakeport and Lakeport Courtyards).

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is west of the subject parcels on Three Dog Road.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located west of the site on Forest Shealy Road and east of the site at the intersection of Johnson Marina Road and Lowman Home Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.37 miles east of the subject 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 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

The 2016 SCDOT traffic count (Station #559) located south of the subject parcel on Johnson Marina Road identifies 2,400 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

### **Conclusion**

The proposed rezoning can be viewed as being consistent with the existing residential development pattern and zoning districts along this section of Johnson Marina Road.

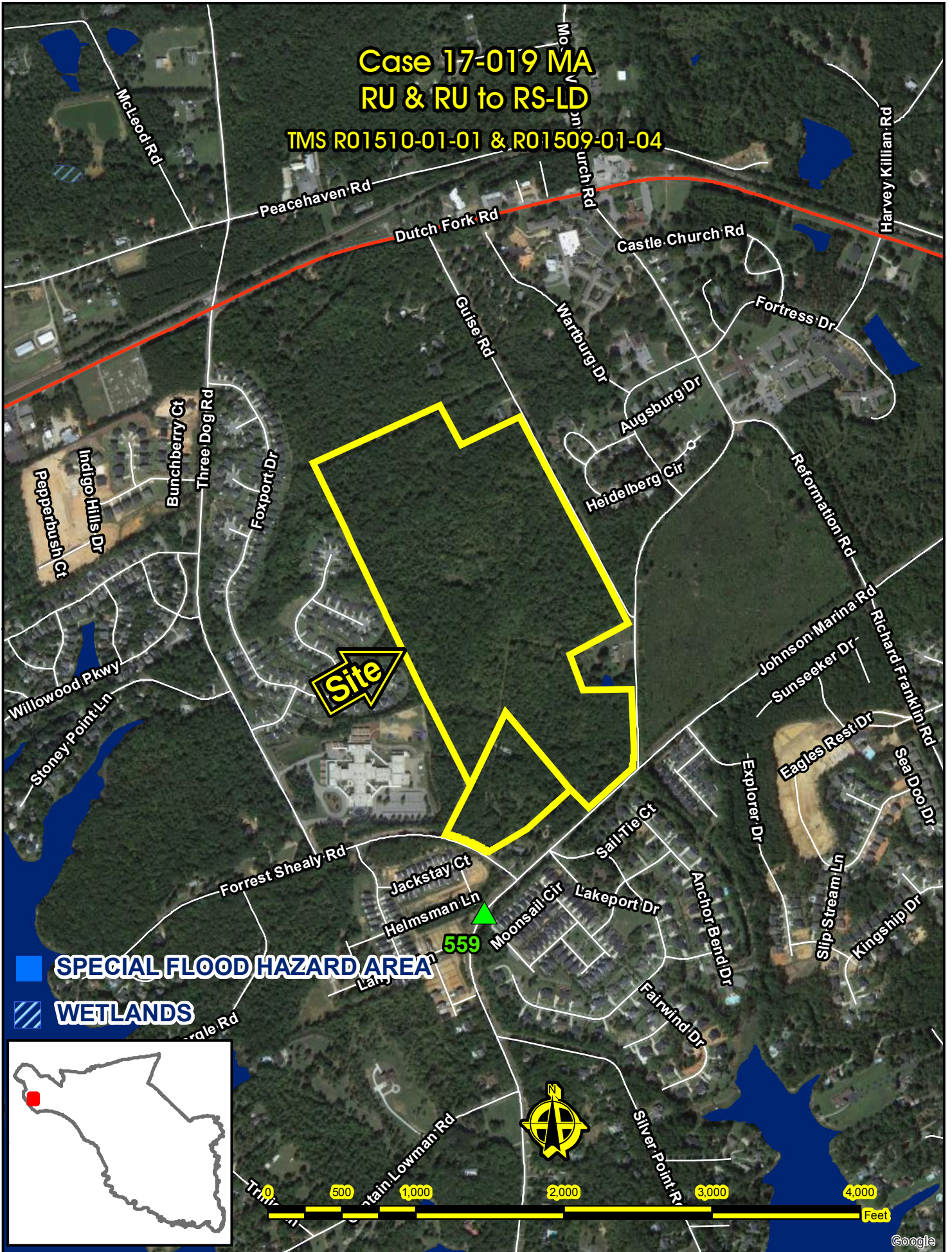
However, the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan or in character with the recommended land use and desired development pattern. According to the Comprehensive Plan, the zoning districts which promote the characteristics and development within the Neighborhood (Low-Density) are: Rural (RU), Rural Residential (RR) and Residential Single-family Estate (RS-E).

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

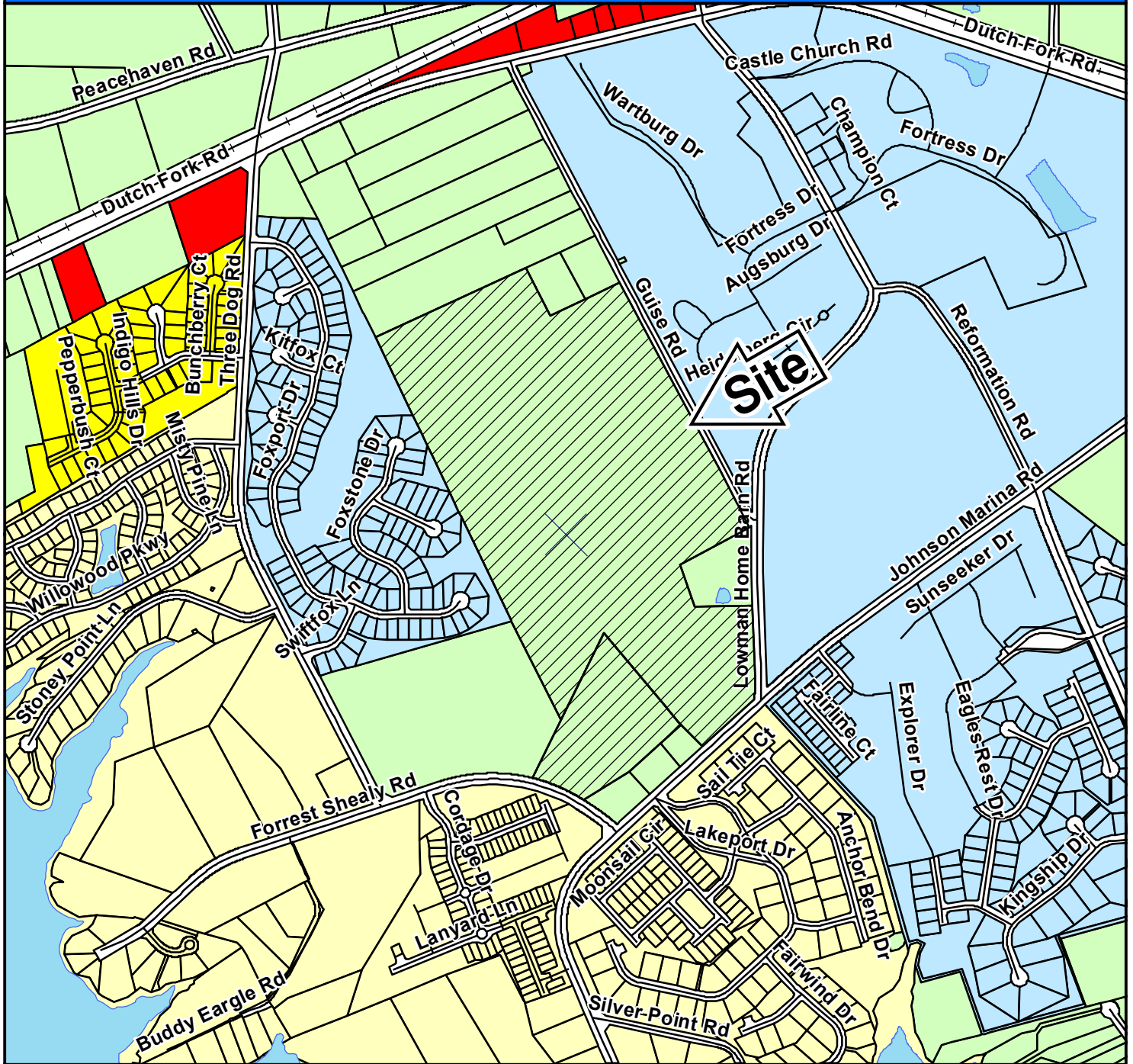
### **Zoning Public Hearing Date**

**November 16<sup>th</sup>, 2017.**

**Case 17-019 MA  
RU & RU to RS-LD  
TMS R01510-01-01 & R01509-01-04**



# Case 17-019 MA RU & RU to RS-LD



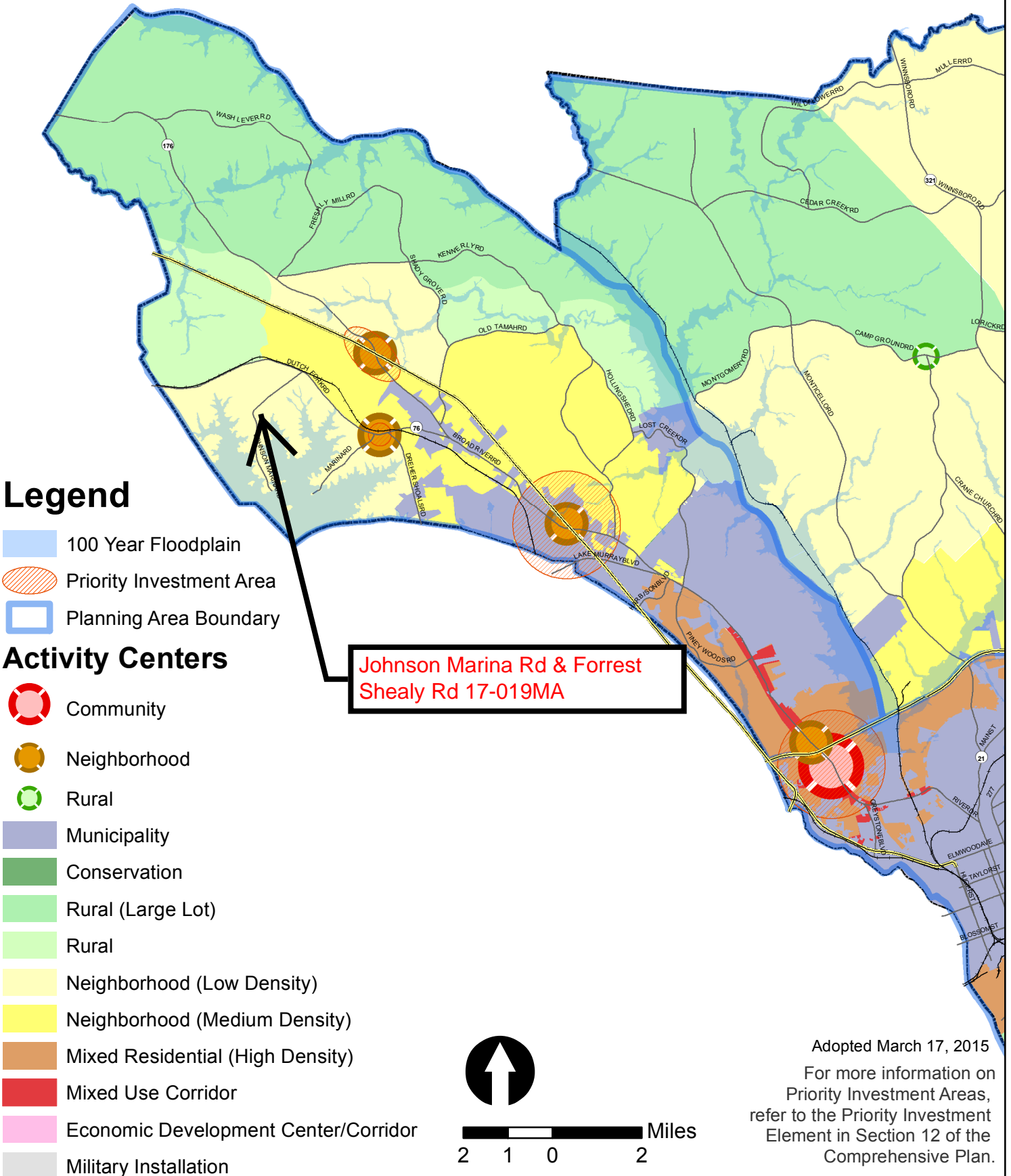
## ZONING CLASSIFICATIONS

	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:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-026 MA  
**APPLICANT:** Sandy Moseley & Shaffin Valimohamed

**LOCATION:** 1712 Leesburg Road & 7004 Hilo Street

**TAX MAP NUMBER:** R19203-10-02 & 20  
**ACREAGE:** .2 acres & .27 acres (.47 acres total)  
**EXISTING ZONING:** NC/RM-MD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** October 25<sup>th</sup>, 2017

#### Staff Recommendation

Disapproval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2) and General Residential (RG-1). With the adoption of the 2005 Land Development Code the C-2 District was designated Neighborhood Commercial District (NC) and the RG-1 District was designated Residential Multi-family Medium Density District (RM-MD).

##### Zoning History for the General Area

A Residential Single-family Low Density District (RS-LD) parcel North of the site was part of a rezoning request from RS-LD District (RS-LD) to Neighborhood Commercial District (NC) under case number 16-038MA.

##### 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: 7 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>	GC/GC	Gas Station/Electric Substation
<u>South:</u>	RM-MD	Residence
<u>East:</u>	NC/RM-MD	Office/Residence
<u>West:</u>	NC/RS-MD	Salon/Residence

**Discussion**

***Parcel/Area Characteristics***

One of the subject properties has road frontage along Leesburg Road and the other property has frontage along Hilo Street. Leesburg Road is a four-lane undivided major arterial with sidewalks and sporadic streetlights along this section. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The parcel with frontage on Leesburg Road contains an office structure. The parcel with frontage on Hilo Street contains a multi-family residential structure. The immediate area is primarily characterized by residential uses south of Leesburg Road and commercial uses/zoning districts along Leesburg Road. North of the site are two GC zoned parcels. One contains a convenience store with pumps (gas station) and the other contains an electric substation. South of the site is an RM-MD parcel that contains a residential structure and a non-conforming manufactured home. East of the site is an office on a NC zoned parcel. West of the site are two parcels zoned NC and RS-MD with a barber/beauty shop (salon) and a single-family residence.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. The Annie Burnside Elementary School is located .6 miles southwest of the subject parcel on Patterson. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site at the intersection of Hilo Street and Leesburg Road. The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1.32 miles southwest 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 2016 SCDOT traffic count (Station #255) located southwest of the subject parcel on Leesburg Road identifies 25,600 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

There are planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

### **Conclusion**

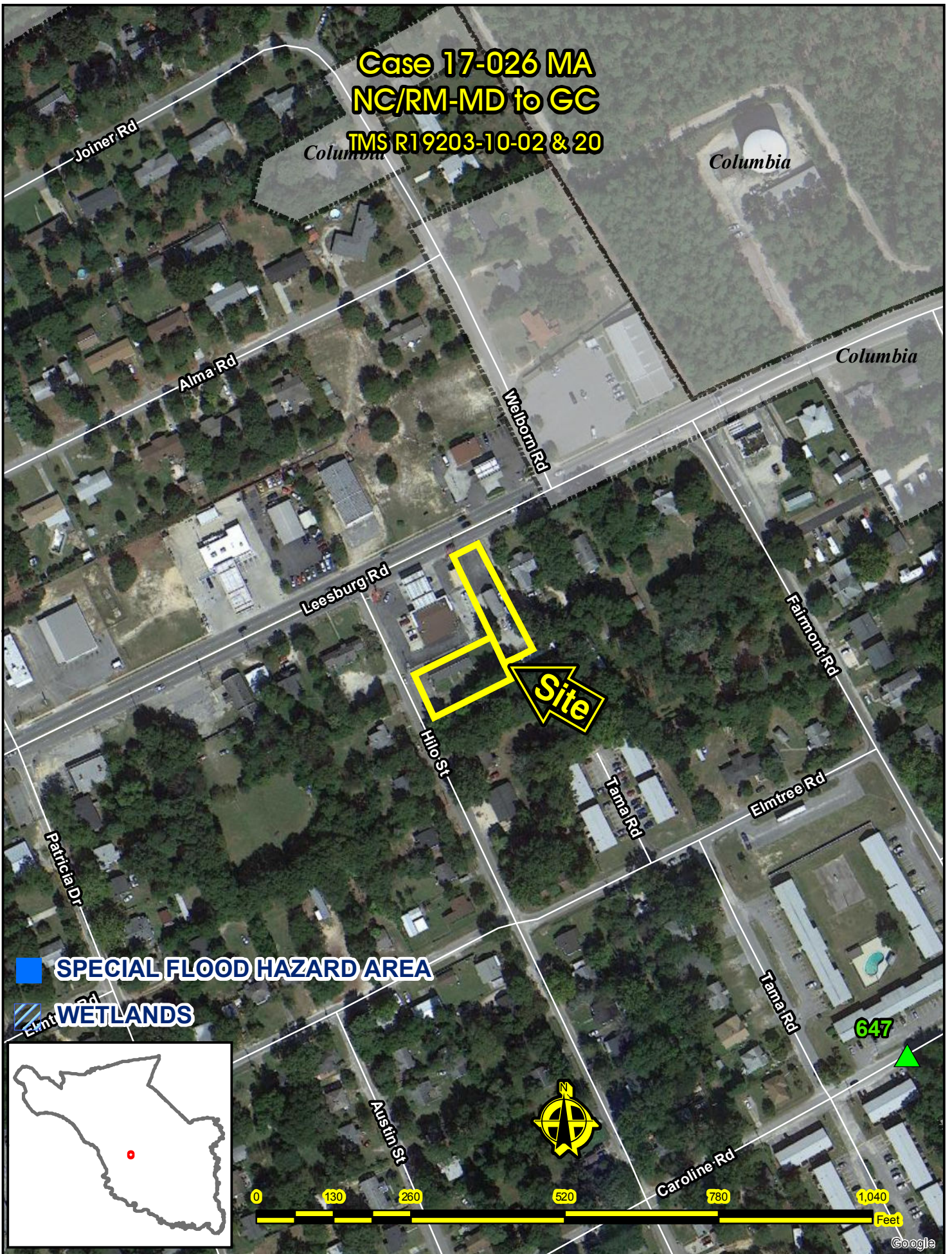
Staff recommends **disapproval** essentially because the proposed zoning request would not be consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development should consist of neighborhood commercial scale development designed in a traditional neighborhood format.

While the request can be viewed as being consistent with the character of the existing general commercial development pattern and zoning districts along Leesburg Road, the request can also be viewed as an encroachment into the residential zoning districts on Hilo Street.

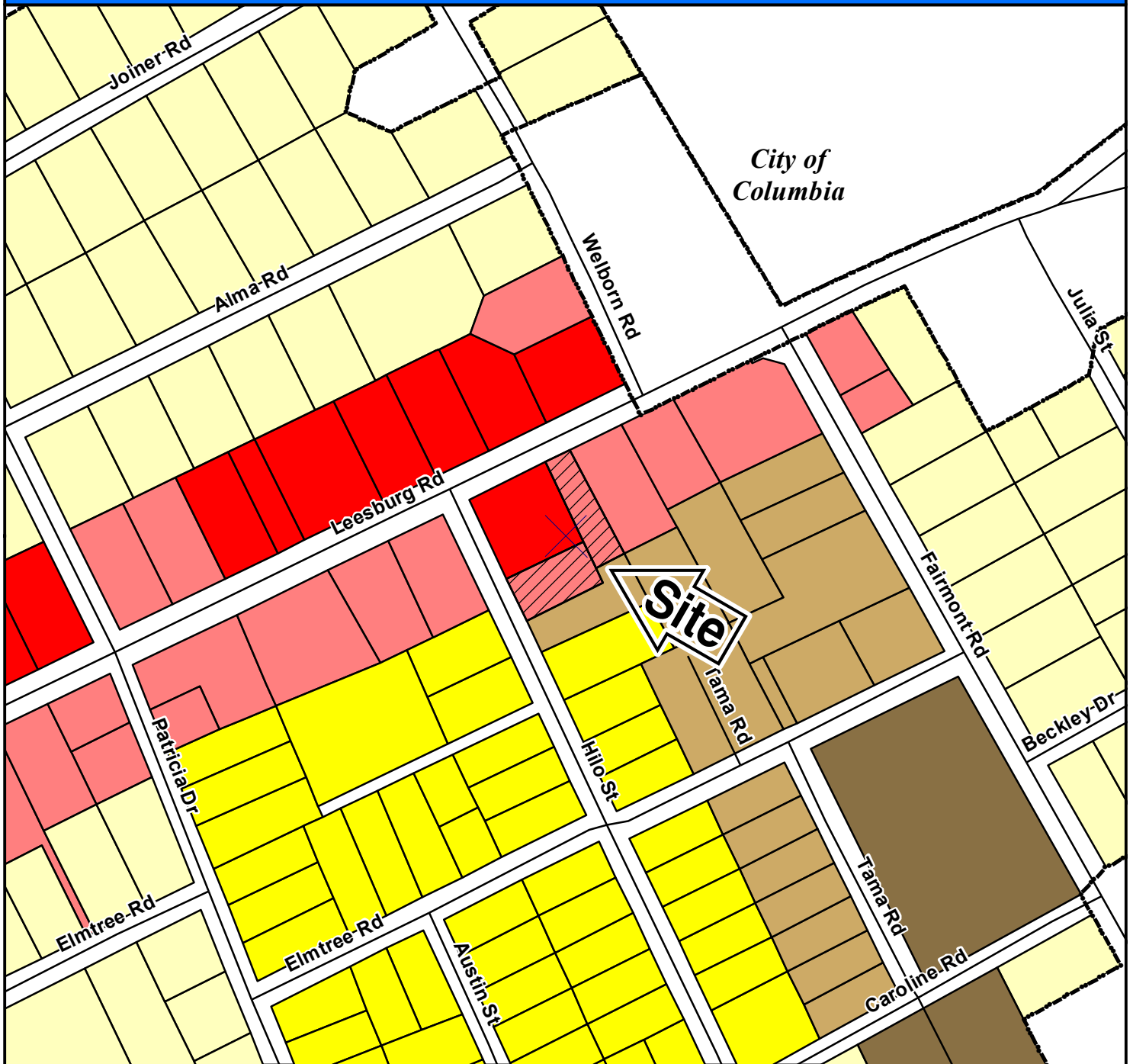
### **Zoning Public Hearing Date**

**November 16<sup>th</sup>, 2017.**

**Case 17-026 MA  
NC/RM-MD to GC  
TMS R19203-10-02 & 20**



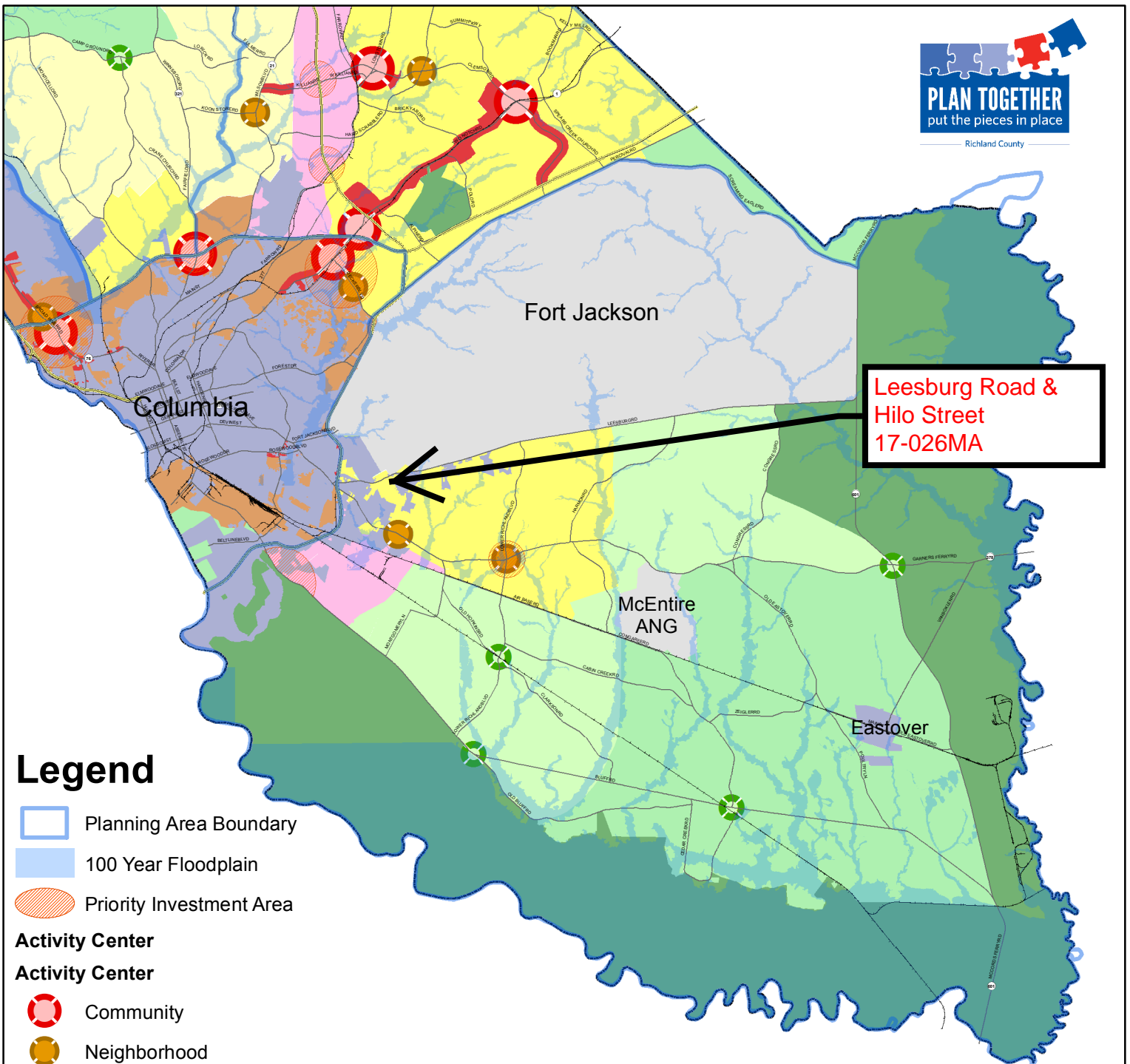
# Case 17-026 MA NC/RM-MD to GC



## ZONING CLASSIFICATIONS

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





### Legend

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

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-028 MA  
**APPLICANT:** Jesse Bray

**LOCATION:** Koon Road

**TAX MAP NUMBER:** R03400-02-56  
**ACREAGE:** 40.67 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** October 25, 2017

**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 Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North & South, located northeast of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgecreek, located north and west of the subject parcel was approved under Ordinance No. 2192-92HR (case number 91-035MA).

**Zoning District Summary**

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 147 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD/ RS-MD	Residential Subdivisions(RidgeCreek) (Palmerston N & S)
<b><u>South:</u></b>	RS-MD	Residential Subdivision (Stonegate)
<b><u>East:</u></b>	RS-LD/RS-MD	Residential Subdivisions(Stonegate)/ (Palmerston N & S)
<b><u>West:</u></b>	RS-MD/RU	Residential Subdivision (RidgeCreek)/Undeveloped

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

The site has frontage along Koon Road. The site is undeveloped and wooded. There are sidewalks along this section of Koon Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, and south of the site are single-family residential subdivisions. West of the site is an undeveloped Rural District (RU) zoned parcel.

**Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.59 miles southwest of the subject parcel. There are no fire hydrants located along Koon Road. There are fire hydrants internal to the Palmerston North and Ridge Creek Subdivisions. Records indicate that the parcel is in the City of Columbia’s water service area and located in 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 **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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2016 SCDOT traffic count (Station # 573) located north of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah 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 Old Tamah Road is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station # 632) located south of the subject parcel on Koon Road identifies 3,400 Average Daily Trips (ADT's). Koon 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 Koon Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section Koon Road or Old Tamah Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

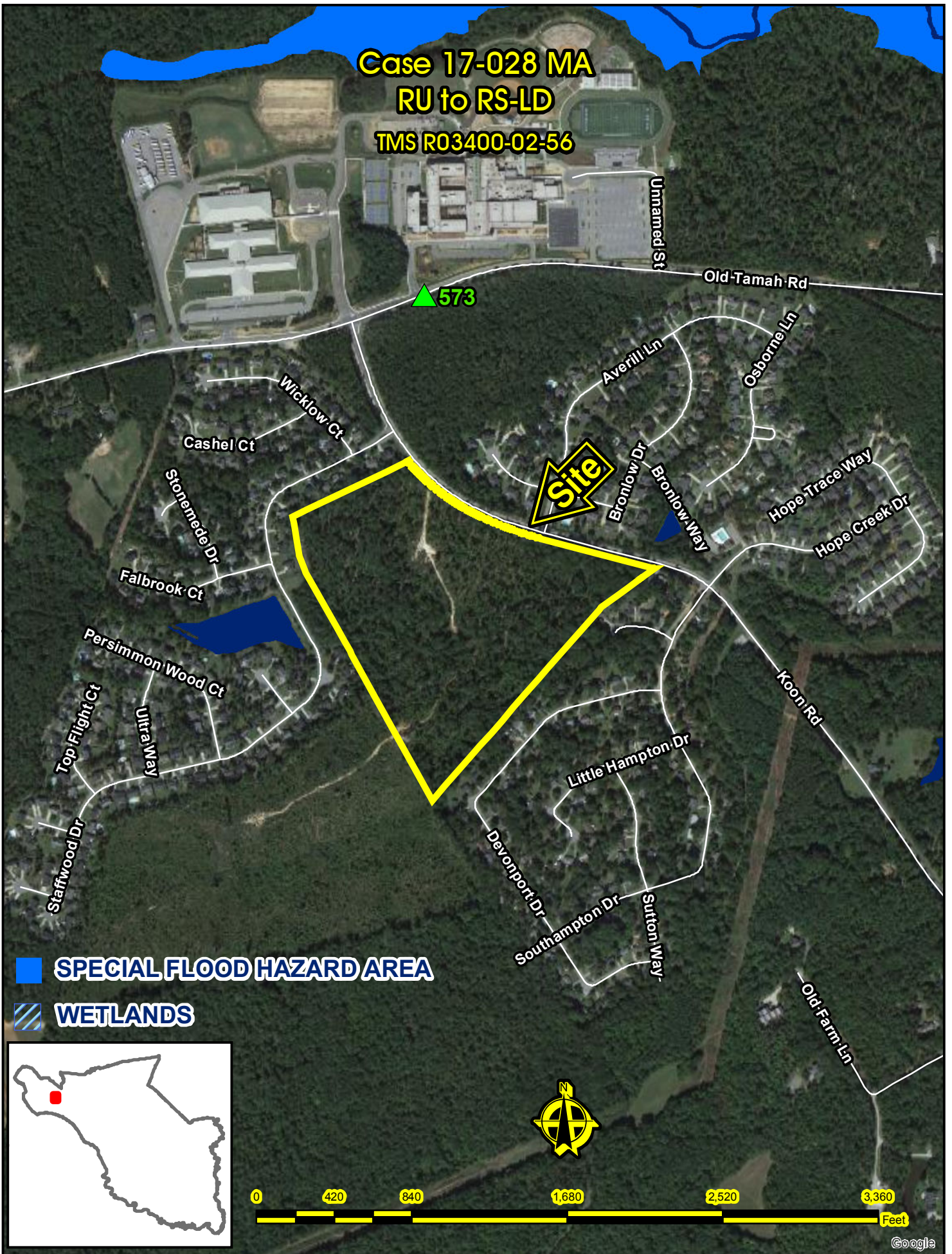
The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Koon Road.

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

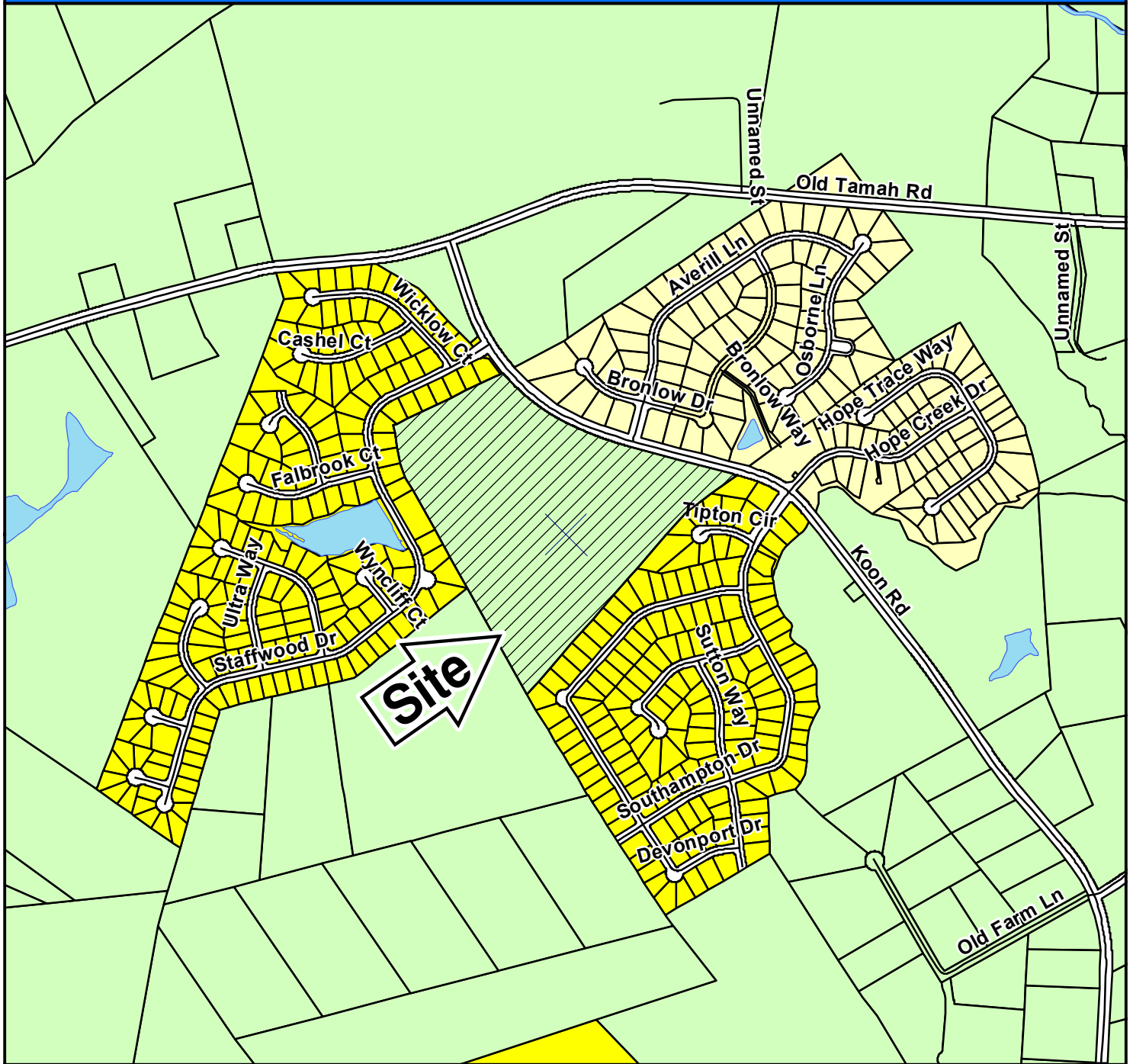
### **Zoning Public Hearing Date**

**November 16<sup>th</sup>, 2017.**

**Case 17-028 MA**  
**RU to RS-LD**  
**TMS R03400-02-56**



# Case 17-028 MA RU to RS-LD



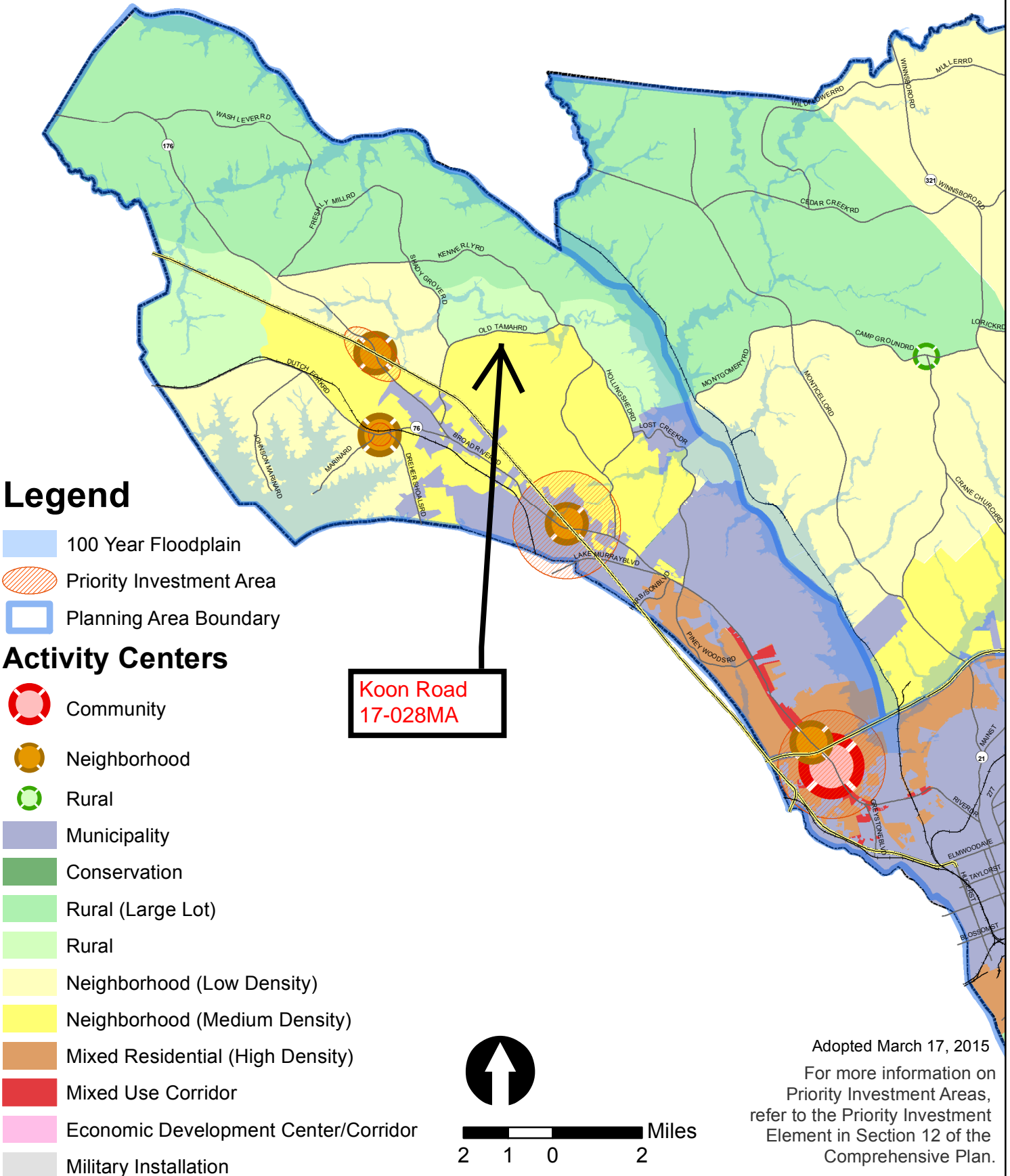
## ZONING CLASSIFICATIONS

	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:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-033 MA  
**APPLICANT:** Derrick J. Harris, Sr.

**LOCATION:** 7640 Fairfield Road

**TAX MAP NUMBER:** R12000-02-01  
**ACREAGE:** 1.19 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** October 20<sup>th</sup>, 2017

**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) (1) 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 Rural District (RU).

The property north of the site was part of a previous request for the General Commercial District under case number 15-25MA. The case was denied by County Council.

The property north of the site was part of a previous request for the Office and Institutional District under case number 16-17MA. The case was denied by County Council.

**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	Nonresidential Structure/ Residence
<u>South:</u>	M-1/RS-MD	Warehouse/Undeveloped
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Residence/Residence

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Fairfield Road. The site contains a residential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a warehouse and undeveloped Residential Single-family Medium Density District (RS-MD) parcels. West of the subject parcel are residences. North of the site is a non-residential structure and residence.

**Public Services**

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

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

**Plans & Policies**

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

**Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

**Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. 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 2016 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 7,500 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

### **Conclusion**

Staff is of the opinion that the proposed rezoning is inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

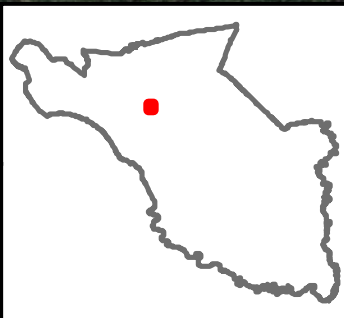
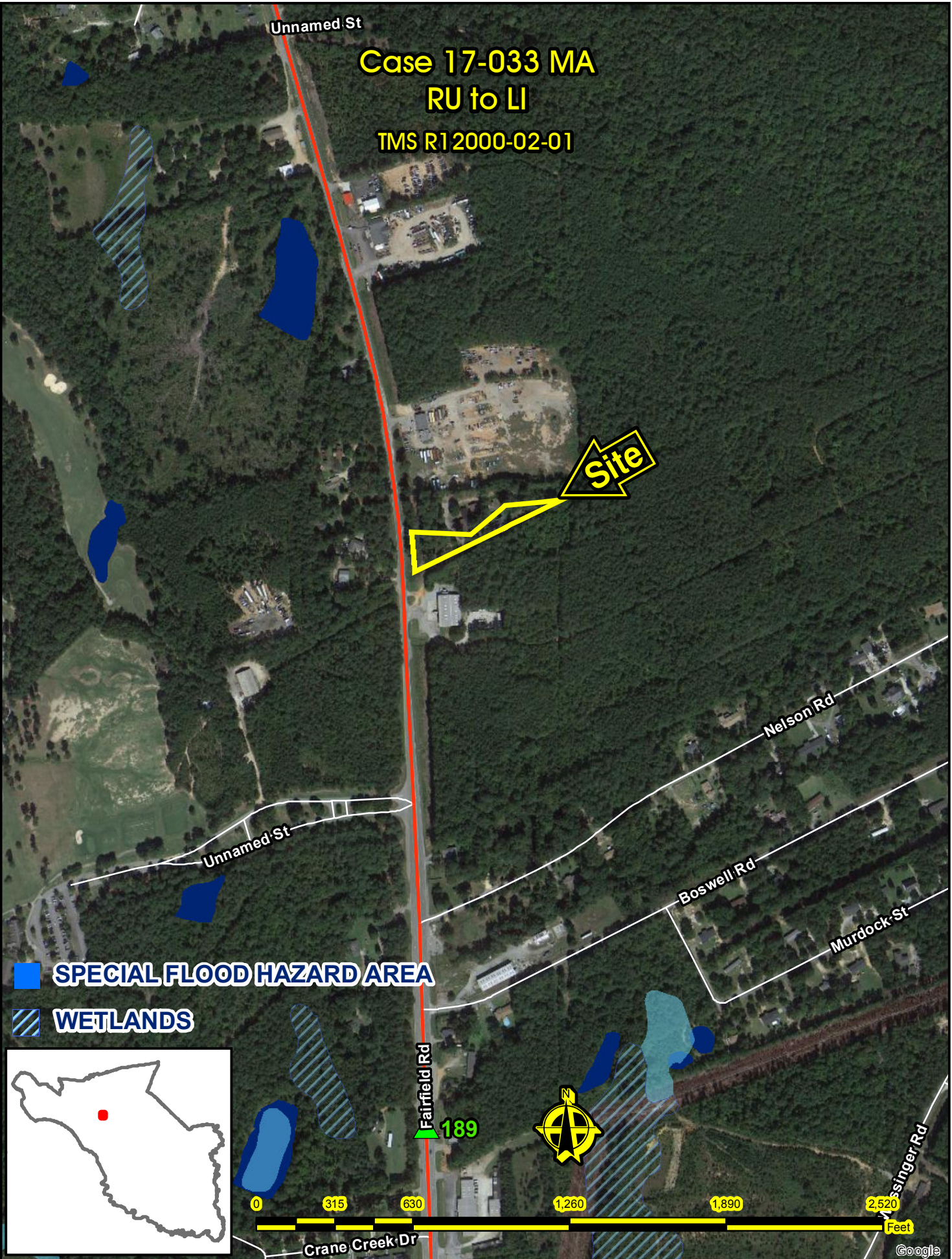
While it could be argued that the rezoning request would be in character with the immediate, existing industrial uses and zoning, approval of the request does not provide for single-family neighborhoods or open space developments as desired by the Comprehensive Plan.

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

### **Zoning Public Hearing Date**

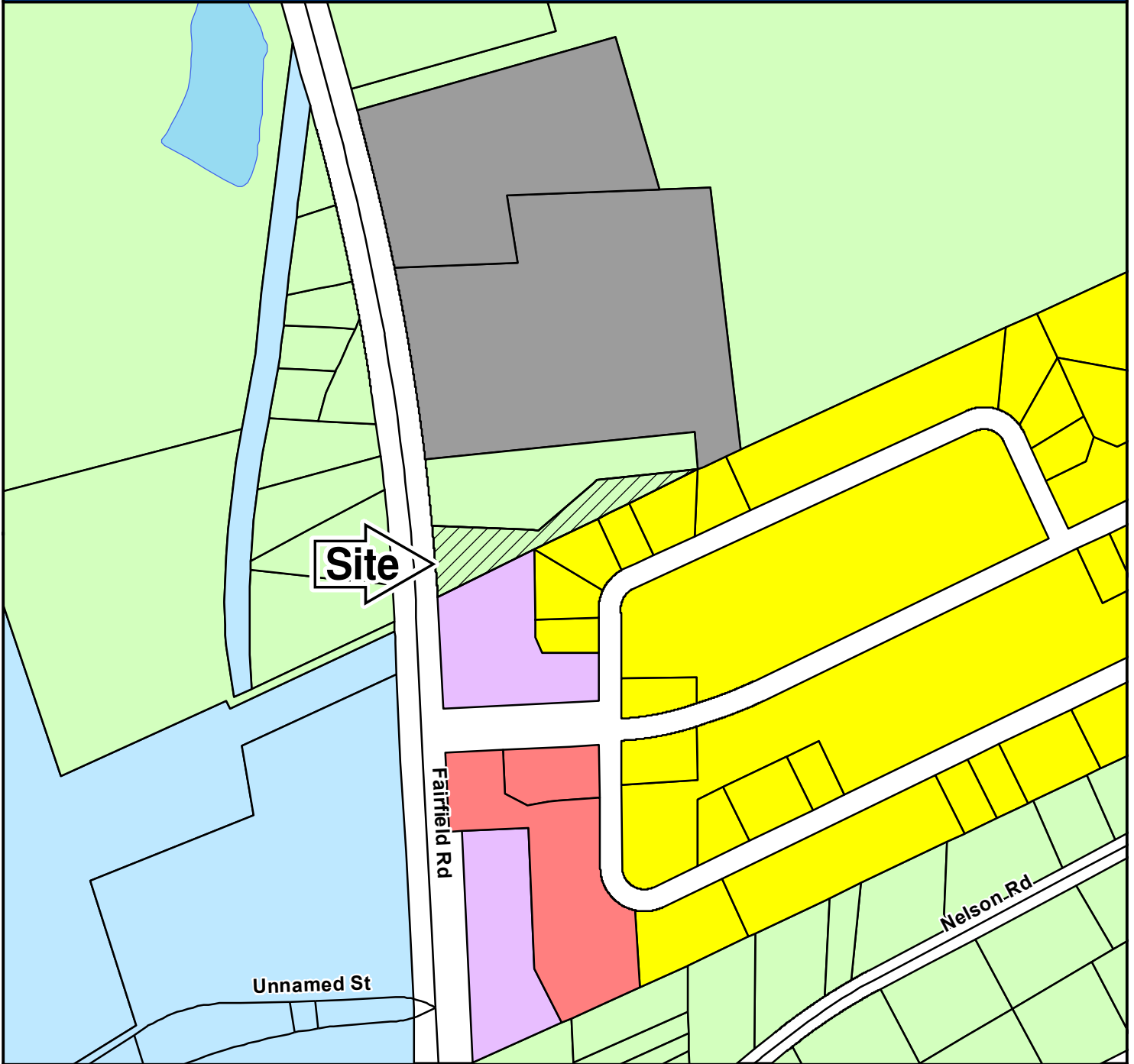
**November 16<sup>th</sup>, 2017.**

Case 17-033 MA  
RU to LI  
TMS R12000-02-01





# Case 17-033 MA RU to LI



## ZONING CLASSIFICATIONS

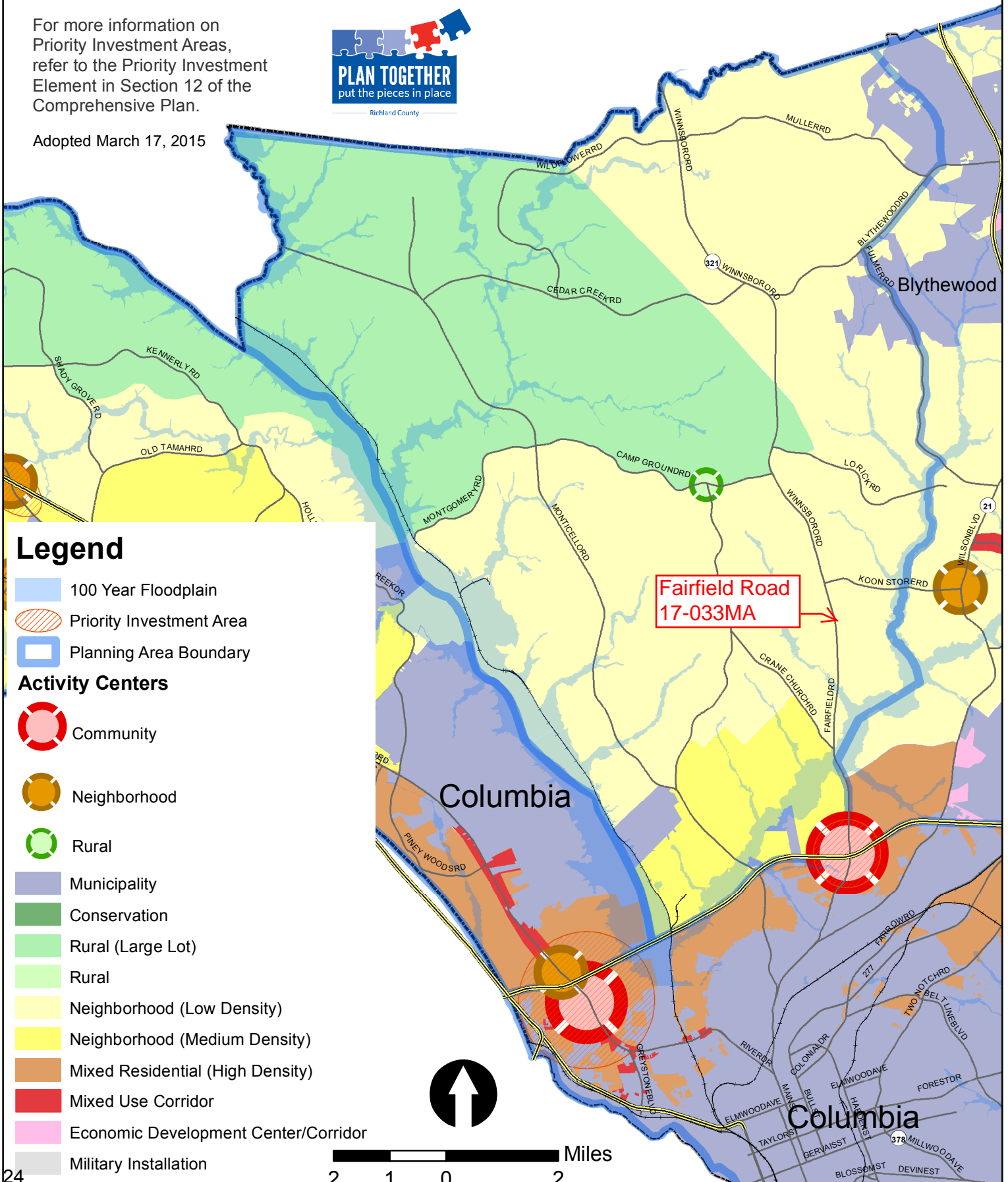
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

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

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



Adopted March 17, 2015



## Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

## Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-034 MA  
**APPLICANT:** Cruddie Torian

**LOCATION:** 113 Barton Creek Court

**TAX MAP NUMBER:** R20206-03-03  
**ACREAGE:** .56 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** October 25<sup>th</sup>, 2017

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The subject parcel is part of the Killian Station Planned Development District (PDD). The parcels north, west and south were rezoned under case number 04-047MA (Ordinance number 060-03HR).

**Zoning History for the General Area**

The adjacent Office and Institutional District (OI) parcels, northwest of the subject parcel were rezoned from Residential Single-family Medium Density District (RS-MD) to OI under case numbers 13-019MA and 15-026MA.

**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.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Office uses
<b><u>South:</u></b>	RS-LD	Single-family dwelling
<b><u>East:</u></b>	RU	Single-family dwelling
<b><u>West:</u></b>	PDD	Office uses

## Discussion

### **Parcel/Area Characteristics**

The subject parcel has frontage along Barton Creek Court. The parcel contains an office structure. There are intermittent sidewalks along Barton Creek Court. The surrounding area is characterized by residential uses east and south. There are office and commercial uses within the PDD parcels along Barton Creek Court.

### **PDD Land Use Plan**

The PDD land use designation for the subject parcel would be as follows:

- Graphic design
- Comic book design
- Environmental design / model production
- Production design
- Clothing design / production
- Movie concept design
- Tattoo design / tattooing
- Portraits / caricatures
- Acrylic, oil, watercolor paintings
- Magazine design
- Vehicle design / model production
- Gallery artworks / murals

### **Public Services**

The subject parcel is within the boundaries of School District Two. The Killian Elementary School is located .34 miles west of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.26 miles west of the subject parcel. Records indicate that the parcel is within 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 ***Neighborhood Medium Density***.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

### **Traffic Characteristics**

The 2016 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 24,000 Average Daily Trips (ADT's). This section of Clemson Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Clemson Road through SCDOT. There are proposed bike-lane improvements (Longtown Rd to Brook Hollow Dr.) and sidewalk improvements (Longtown Rd. to Two Notch Rd.) through the County Penny Sales Tax program. The bike lane improvements are subject to change based on impacts and public input.

### **Conclusion**

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed uses would be in character with the land uses and desired development pattern recommended in the 2014 Comprehensive Plan.

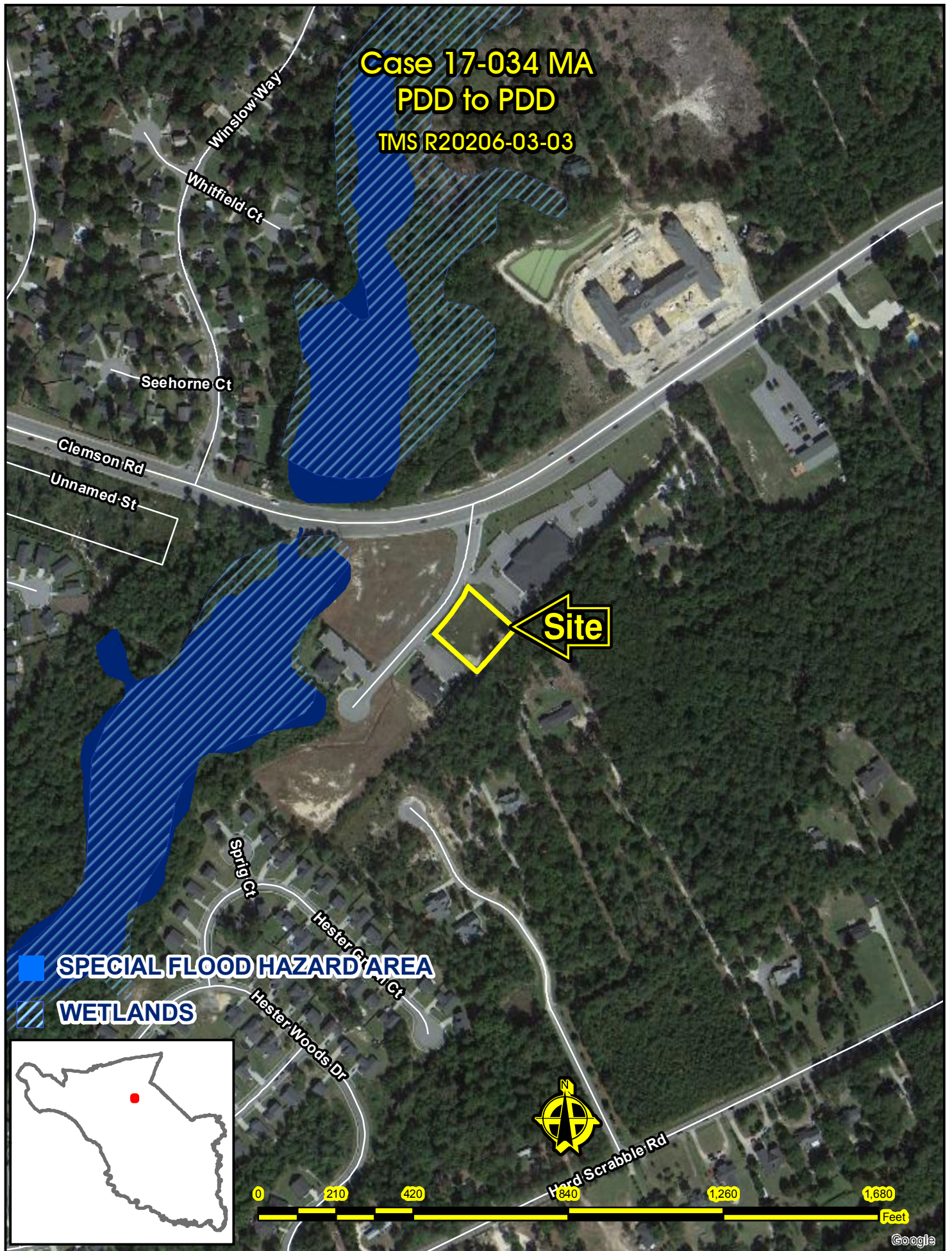
Further, approval of the rezoning request would be in character with the existing residential and commercial development patterns and zoning districts along this section of Clemson Road.

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

### **Zoning Public Hearing Date**

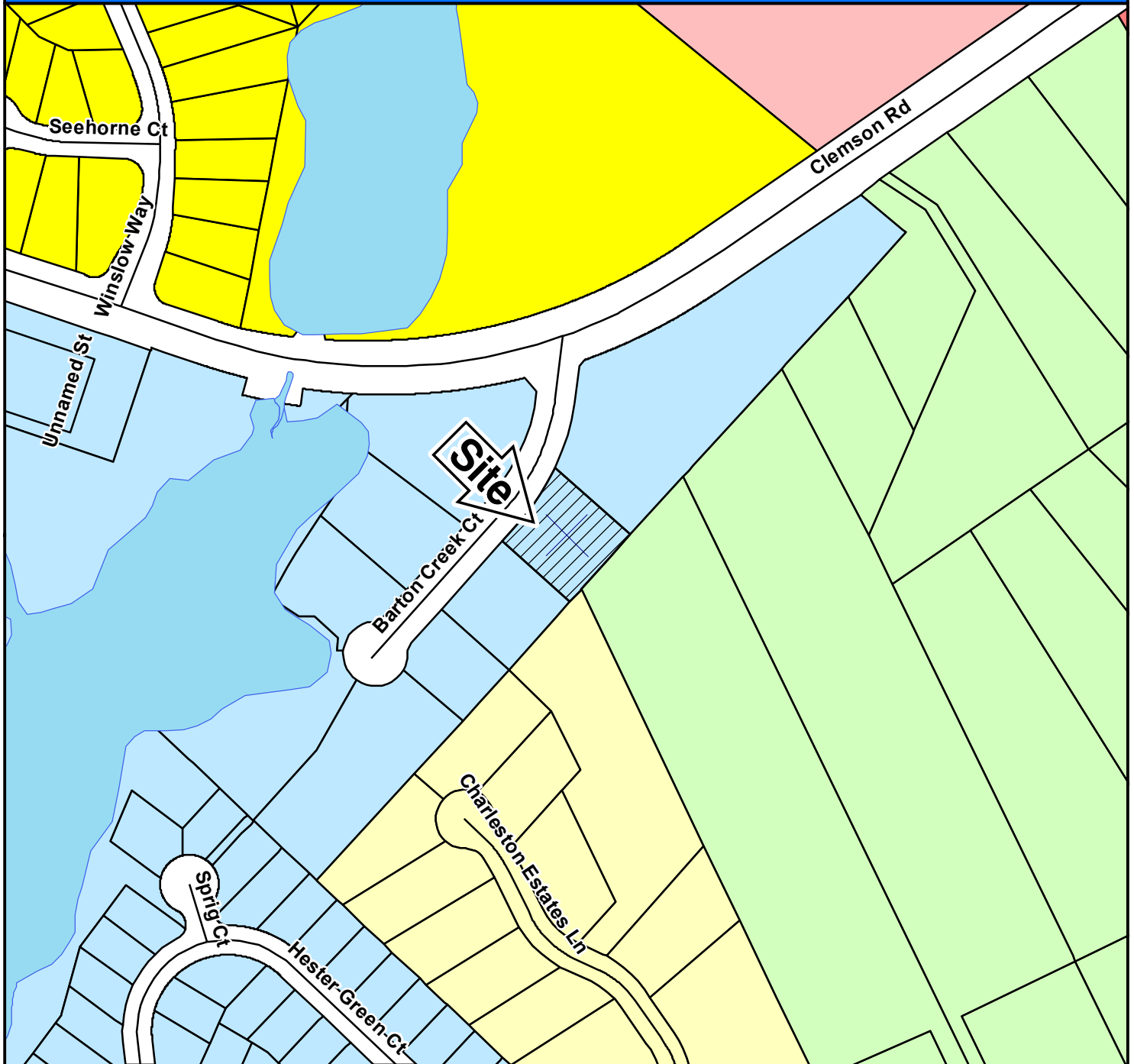
**November 16<sup>th</sup>, 2017.**

Case 17-034 MA  
PDD to PDD  
TMS R20206-03-03



# Case 17-034 MA

## PDD 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

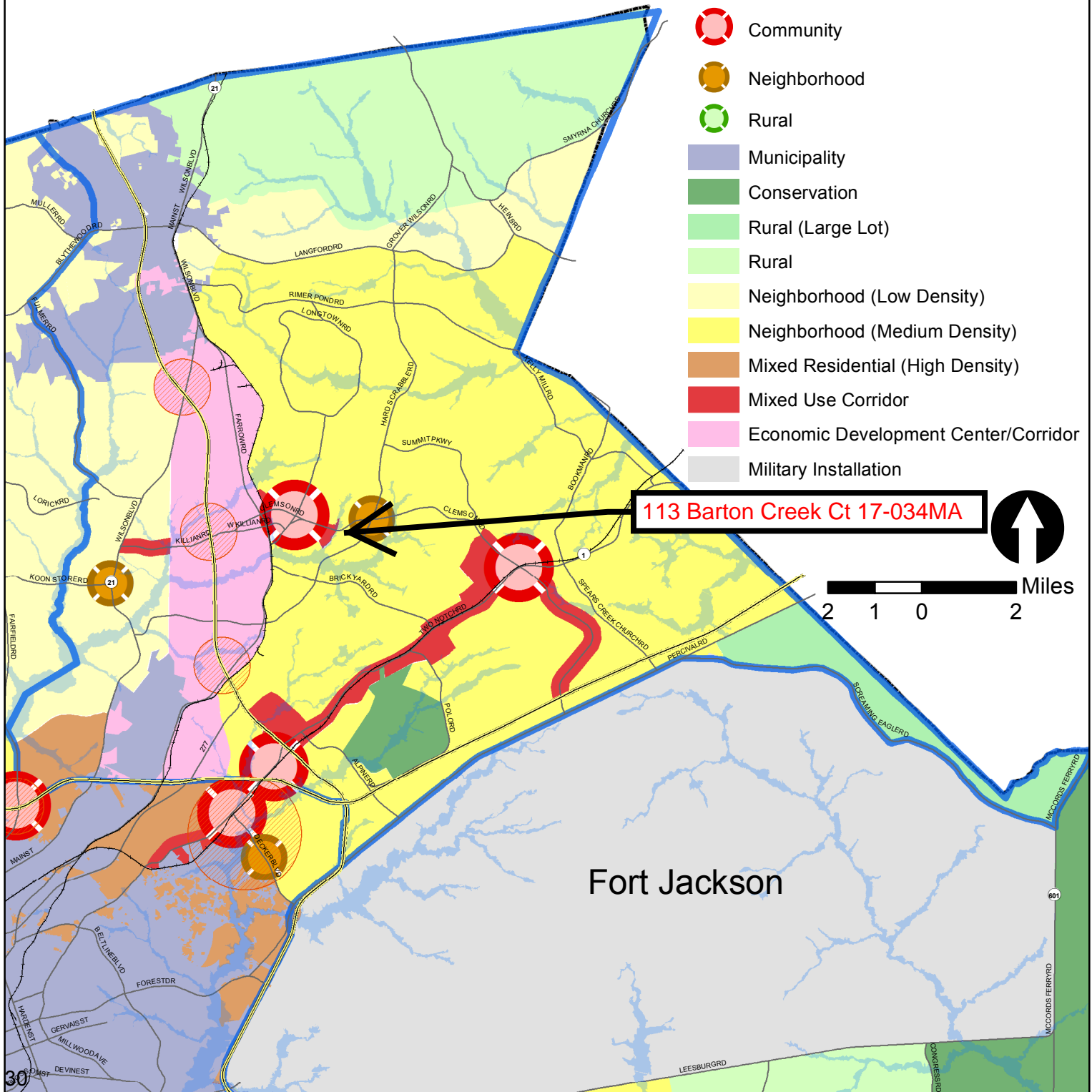


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-035 MA  
**APPLICANT:** Allen Ackerman

**LOCATION:** 7525 Fairfield Road

**TAX MAP NUMBER:** R12003-01-05  
**ACREAGE:** 10.3 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** October 25<sup>th</sup>, 2017

#### Staff Recommendation

Disapproval

#### Background

##### Zoning History

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

##### Zoning History for the General Area

Two (2) Light Industrial District (M-1) parcels west of the site on Wessinger Road were part of four (4) previous map amendments. Case number 09-05MA proposed a change to RM-HD and was withdrawn. Case number 09-18MA proposed a change to RS-HD and was also withdrawn. Case 13-30MA proposed a change to RM-HD and was denied by County Council. Case number 14-012MA proposed a change to RM-HD and was denied by County Council.

The Planned Development District (PDD) parcels, northwest of the subject parcel was rezoned from Rural District (RU) to PDD under case number 94-003MA (Ordinance Number 057-94HR). The PDD was amended under case number 07-043MA (Ordinance Number 100-07HR).

##### Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 37 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Mixed Use (currently undeveloped)
<b><u>South:</u></b>	RS-HD	Residence (Crane Creek Estates)
<b><u>East:</u></b>	RU/RU/RU	Residences
<b><u>West:</u></b>	RS-HD/PDD	Residences (Crane Creek Estates Subdivision)/ Mixed Use (currently undeveloped)

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Fairfield Road. The site is undeveloped. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses along Fairfield Road. The parcels east of the site are undeveloped. South of the site is a residential subdivision. West and north of the subject parcel is an undeveloped PDD. The approved PDD is 713.36 acres. The land use plan permits eight hundred and four (804) single-family units, two hundred and four (204) town homes, 30 acres of commercial uses, 28 acres for a retirement campus, 3 acres for “county services”, and 276 acres of open space (included golf course) and seven hundred and four (704) multifamily units.

**Public Services**

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

**Plans & Policies**

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

**Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. 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 2016 SCDOT traffic count (Station #189) located east of the subject parcel on Fairfield Road identifies 7,500 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

### **Conclusion**

Staff is of the opinion that the proposed rezoning is not consistent with the objectives of the 2015 Comprehensive Plan. The proposed residential district does meet the desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Low-Density) are identified as Rural (RU), Rural Residential (RR) and Residential Single-family Estate (RS-E).

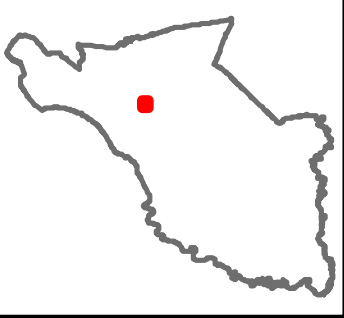
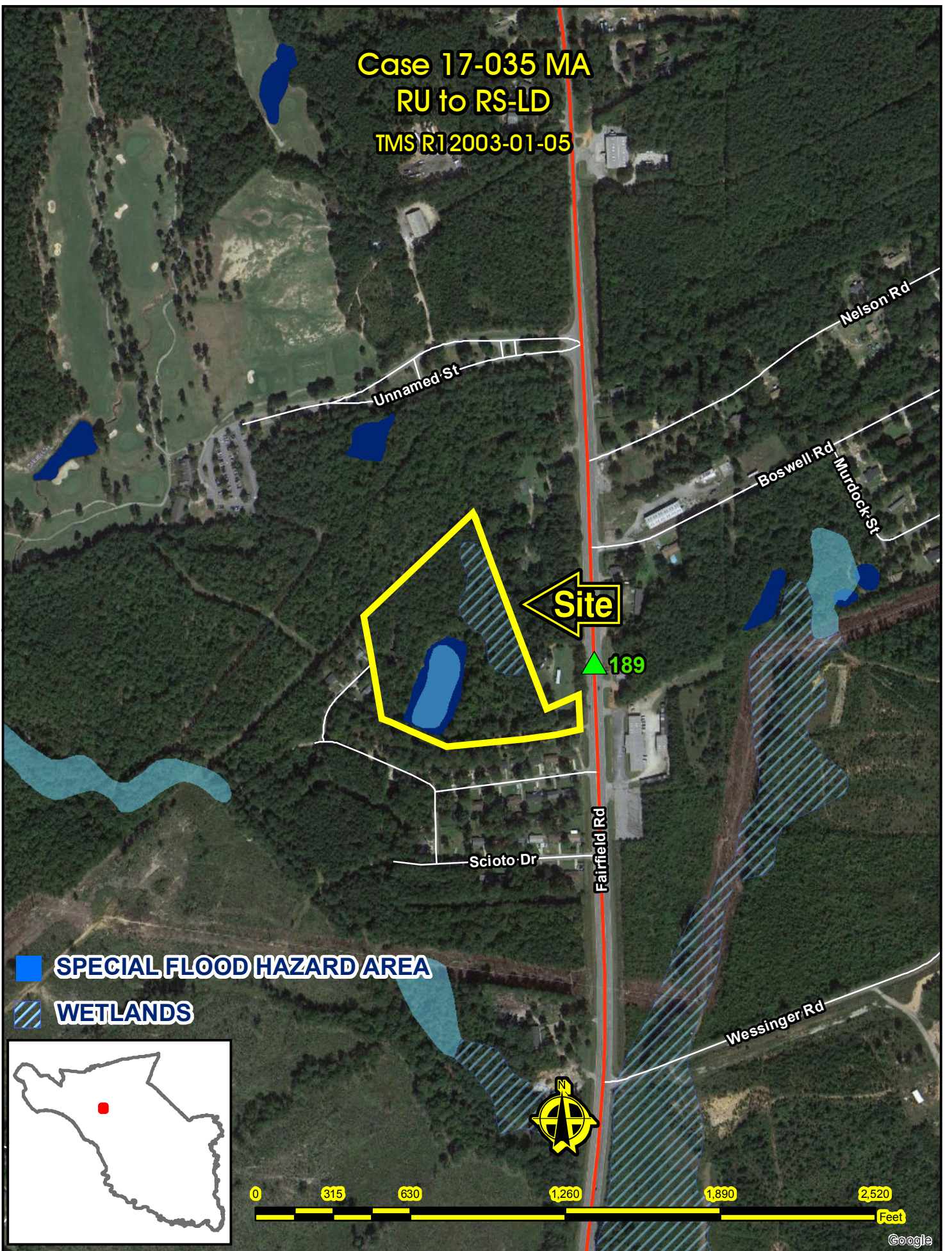
The request can be viewed as being inconsistent with the existing density south of the site and the proposed densities northwest of the site.

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

### **Zoning Public Hearing Date**

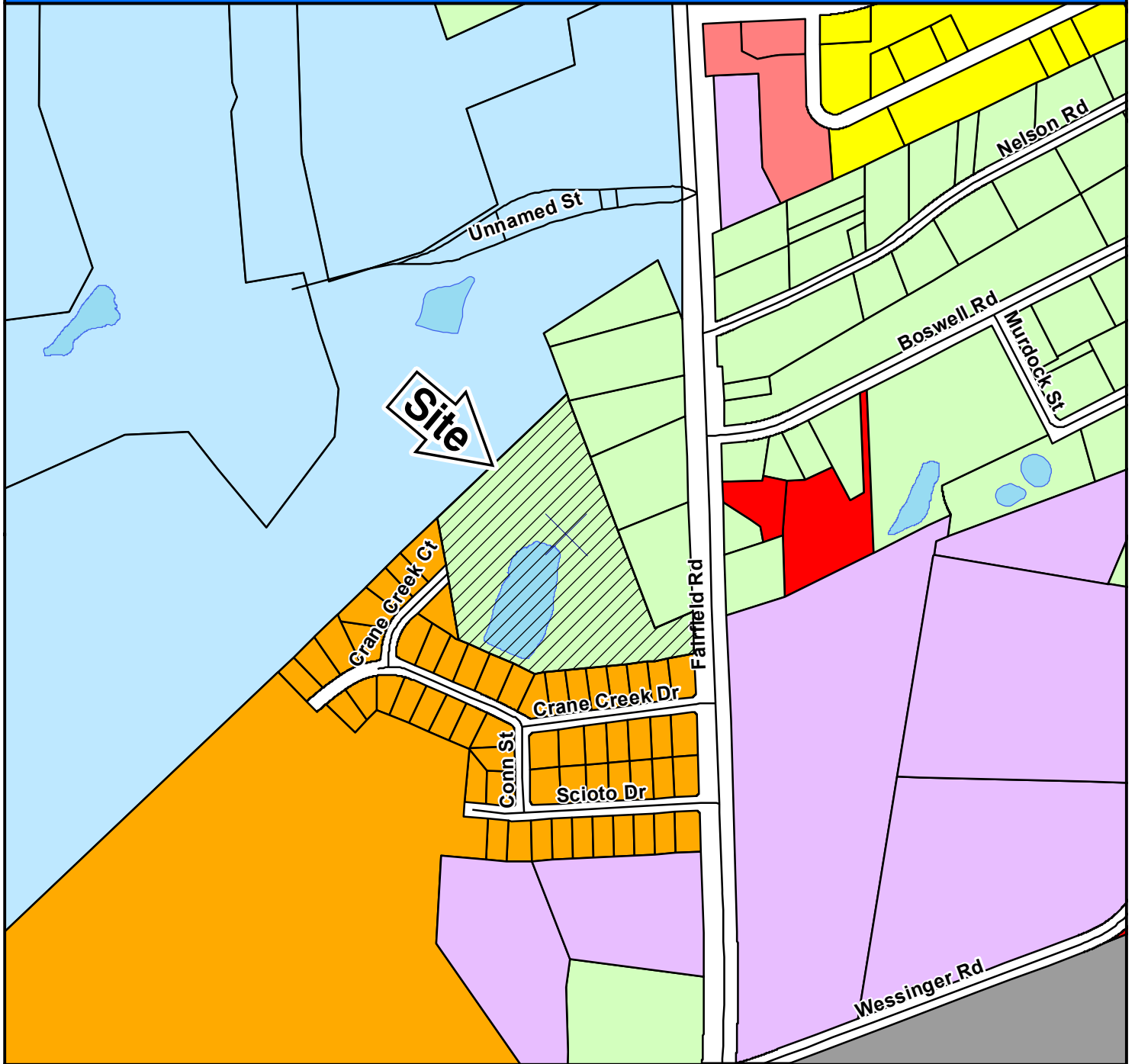
**November 16<sup>th</sup>, 2017.**

Case 17-035 MA  
RU to RS-LD  
TMS R12003-01-05



# Case 17-035 MA

## RU to RS-LD



### ZONING CLASSIFICATIONS

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

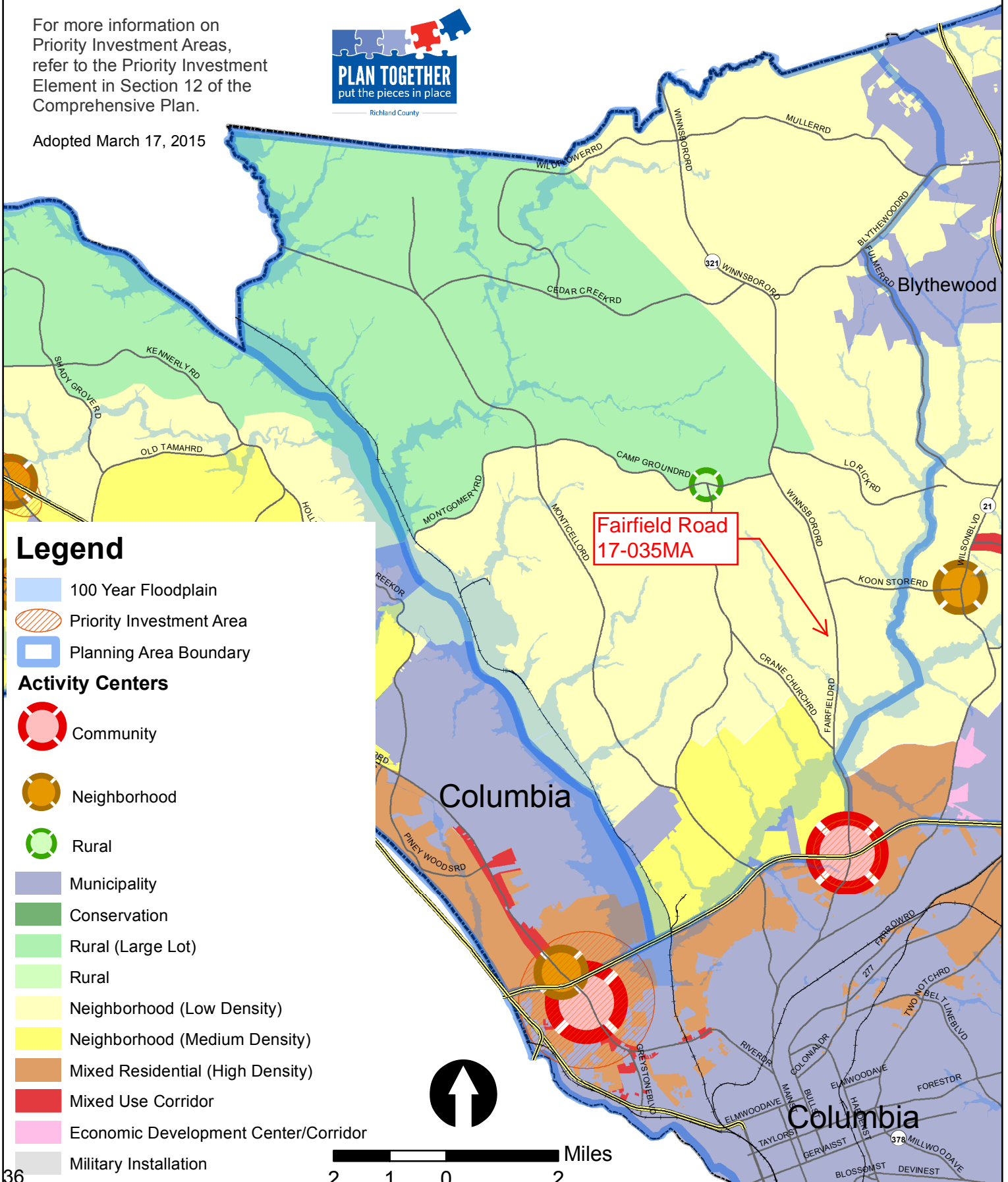


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



## Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

## Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-036 MA  
**APPLICANT:** Richland County

**LOCATION:** 1 Summit Parkway

**TAX MAP NUMBER:** R23000-03-07  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** October 25<sup>th</sup>, 2017

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The subject parcel is part of the Summit Planned Development District (PDD). The parcels north, west and east were rezoned under case number 88-040MA (Ordinance number 1792-88HR) and further amended under 93-10MA.

**Zoning History for the General Area**

A portion of the Planned Development District (PDD) parcels, northwest of the subject parcel was rezoned from PDD to PDD under case number 02-058MA (Ordinance Number 045-02HR).

A parcel northeast of the site was rezoned under case number 13-023MA to add office uses.

Further northeast of the site a parcel was rezoned under case number 16-044MA to add a telecommunication use.

**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.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Offices
<b><u>South:</u></b>	PDD/RS-LD	Summit Common area/Single-family dwellings
<b><u>East:</u></b>	PDD	Single-family dwellings
<b><u>West:</u></b>	PDD	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The subject parcel has frontage along Summit Parkway and Summit Centre Drive. The parcel's access for ingress and egress is limited to Summit Centre Drive. The parcel contains a structure that was formerly used as a library (Richland Public Library). There are sidewalks and street lights along Summit Centre Drive and Summit Parkway.

The surrounding area is characterized by office uses north, residential uses to the south and east. West of the parcel is undeveloped, however, the PDD land use designation permits office uses.

**Master Plan**

The PDD land use designation for the subject parcel is Office (O) which permits office uses and specifically shows a library. The following additional use is proposed for the site:

Continued Care Retirement Communities	Places of Worship	Computer Systems Design and Related Services
Clubs or Lodges	Police Stations, Neighborhood	Clothing Alterations/Repairs; Footwear Repairs
Martial Arts Instructional Schools	Post Offices	Construction, Building, General Contracting, without Outside Storage
Physical Fitness Centers	Schools, Administrative Facilities	Employment Services
Ambulance Services, Emergency	Schools, Business, Computer and Management Training	Engineering, Architectural, and Related Services
Ambulance Services, Transport	Schools, Fine Arts Instruction	Exterminating and Pest Control Services
Community Food Services	Schools, Junior Colleges	Management, Scientific, and Technical Consulting Services
Day Care, Adult, Home Occupation	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	Medical/Health Care Offices
Fire Stations	Schools, Technical and Trade (Except Truck Driving)	Medical, Dental or Related Laboratories
Government Offices	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	Office Administrative and Support Services, Not Otherwise Listed
Hospitals	Advertising, Public Relations, and Related Agencies	Packaging and Labeling Services
Libraries	Automatic Teller Machines	Picture Framing Shops
Museums and Galleries	Banks, Finance, and Insurance Offices	Professional, Scientific, and Technical Services, Not Otherwise Listed
Nursing and Convalescent Homes	Bed and Breakfast Homes/Inns	Real Estate and Leasing Offices
Art Dealers	Watch and Jewelry Repair Shops	Office Supplies and Stationery Stores
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	Weight Reducing Centers	Restaurant, Full Service (Dine-In Only)
Travel Agencies (without Tour Buses or Other Vehicles)	Rental Centers, without Outside	Restaurants, Limited Service (Delivery, Carry Out)
Utility Company Offices	Drugstores, Pharmacies, with Drive-Thru	Radio and Television Broadcasting Facilities (Except Towers)
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		



### **Public Services**

The subject parcel is within the boundaries of School District Two. The Summit Parkway Middle Elementary School is located .1 miles northeast of the subject parcel. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1.58 miles northwest of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Palmetto Utilities 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 **Neighborhood Medium Density**.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2016 SCDOT traffic count (Station #441) located south of the subject parcel on Clemson Road identifies 27,600 Average Daily Trips (ADT's). This section of Clemson Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Clemson Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for these sections of Summit Parkway or Clemson Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request permits uses which are similar to those uses allowed in the adjacent Office land use designation.

Approval of the rezoning request would be in character with the existing surrounding development pattern and uses.

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

### **Zoning Public Hearing Date**

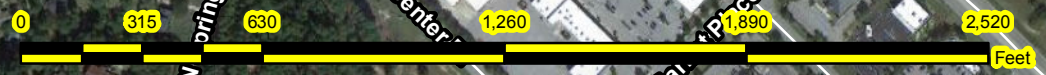
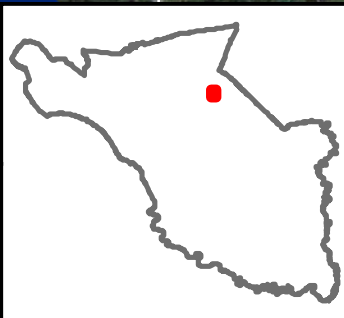
**November 16<sup>th</sup>, 2017.**

**Case 17-036 MA**  
**PDD to PDD**  
**TMS R23000-03-07**



 **SPECIAL FLOOD HAZARD AREA**

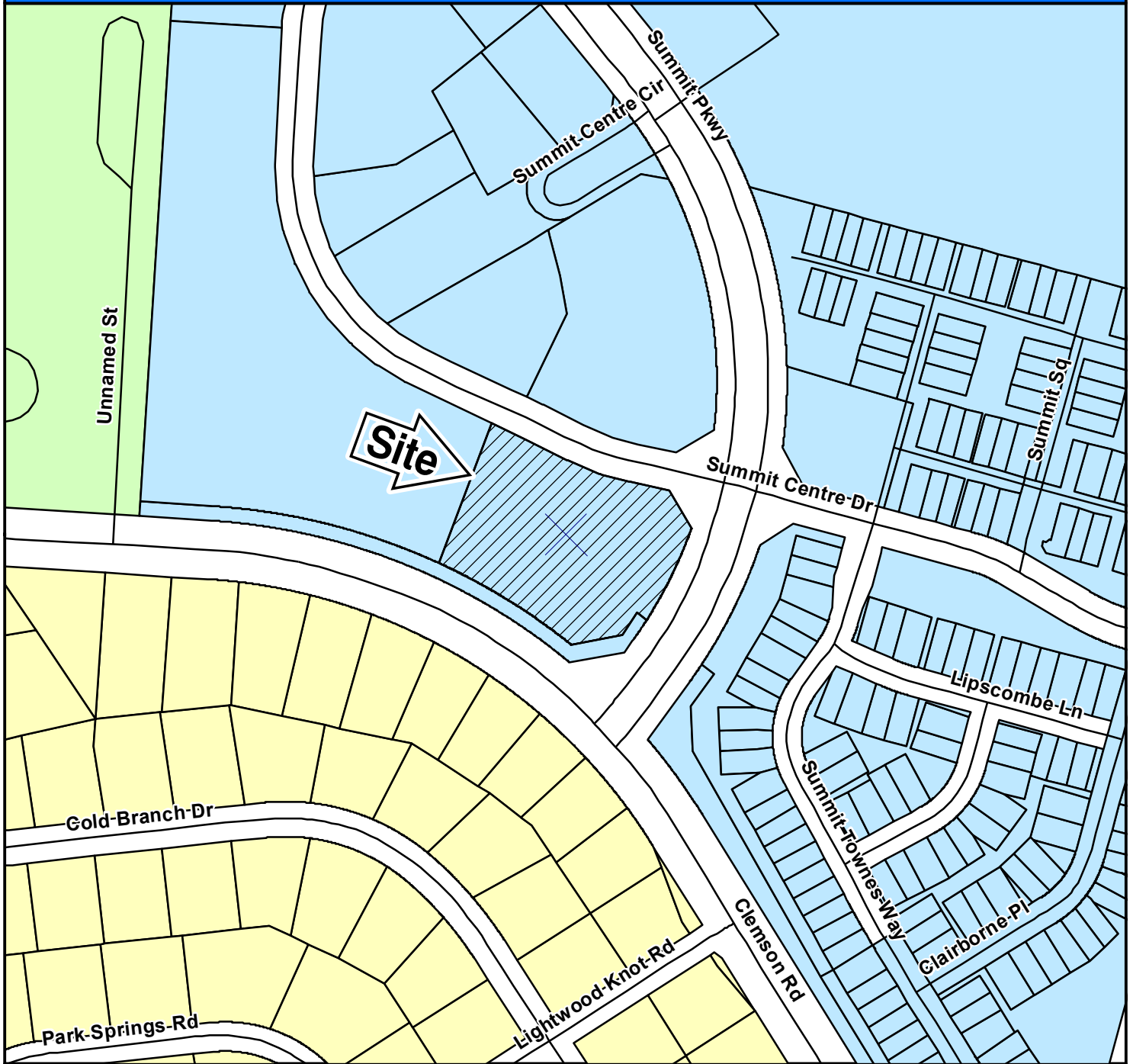
 **WETLANDS**



Google

# Case 17-036 MA

## PDD 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		RU
	CC-4		RR		RS-HD		OI		M-1		RU		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

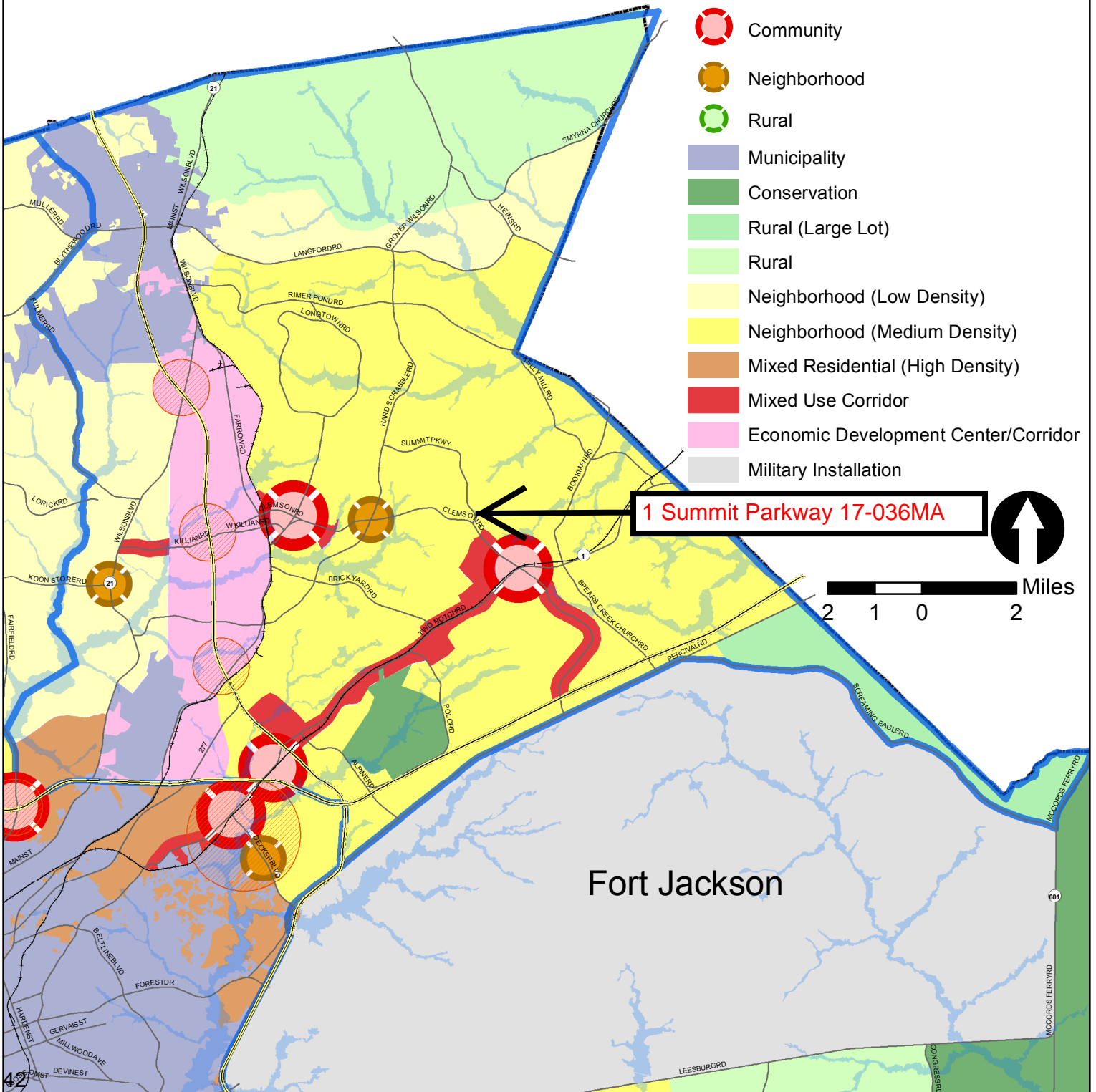


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



1 Summit Parkway 17-036MA



Fort Jackson



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 6<sup>th</sup>, 2017  
**RC PROJECT:** 17-037 MA  
**APPLICANT:** Dave Moore IV

**LOCATION:** 7230 Hilo Street

**TAX MAP NUMBER:** R19202-07-29  
**ACREAGE:** 1.09 acres total  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** October 20<sup>th</sup>, 2017

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Single-family (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

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

Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RM-HD	Manufactured Homes/ Multi-Family
<u>South:</u>	RS-LD/RS-LD	Residence/Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Residence

## Discussion

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

One of the subject properties has road frontage along Hilo Street. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The subject property is undeveloped. The immediate area is primarily characterized by residential uses. North of the site are manufactured homes and a multi-family development. South of the site are RS-LD parcels that contain single-family residences. East and west of the site are residential uses.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. The Annie Burnside Elementary School is located .6 miles southwest of the subject parcel on Patterson. Records indicate that the parcel is within the City of Columbia's water and sewer service area. There is a fire hydrant located west of the site at the intersection of Hilo Street and Leesburg Road. The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1.32 miles southwest 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 2016 SCDOT traffic count (Station #255) located southwest of the subject parcel on Leesburg Road identifies 25,600 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

There are planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements).

### **Conclusion**

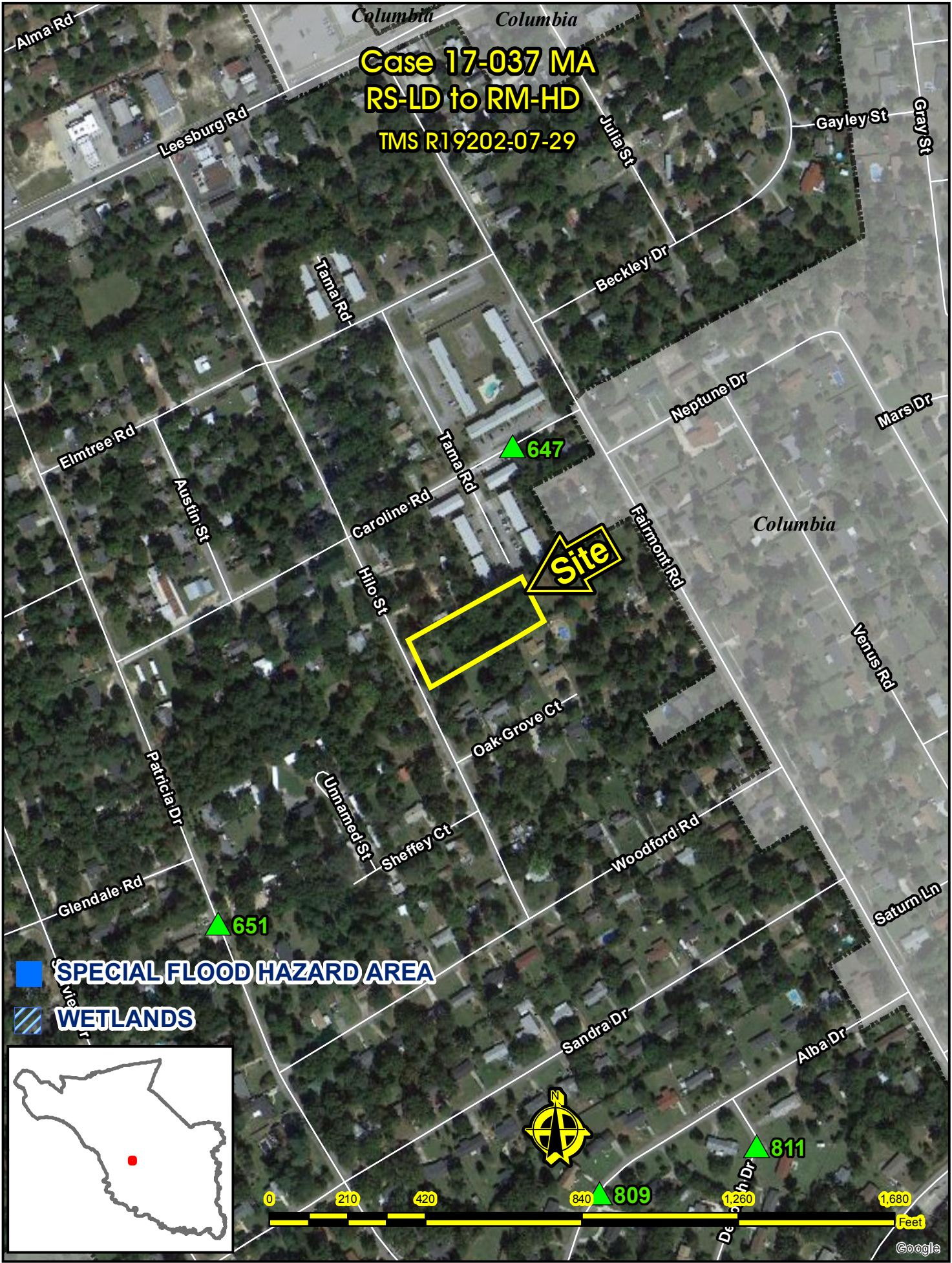
Staff is of the opinion that the proposed rezoning is not consistent with the objectives of the 2015 Comprehensive Plan. The proposed residential district does meet the desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as RS-LD, RS-MD, MH and PDD.

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

### **Zoning Public Hearing Date**

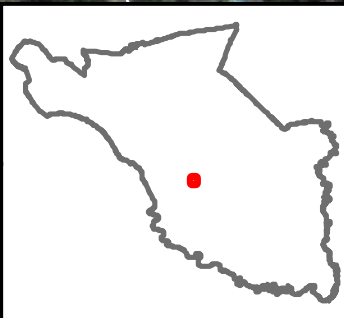
**November 16<sup>th</sup>, 2017.**

**Case 17-037 MA  
RS-LD to RM-HD  
TMS R19202-07-29**



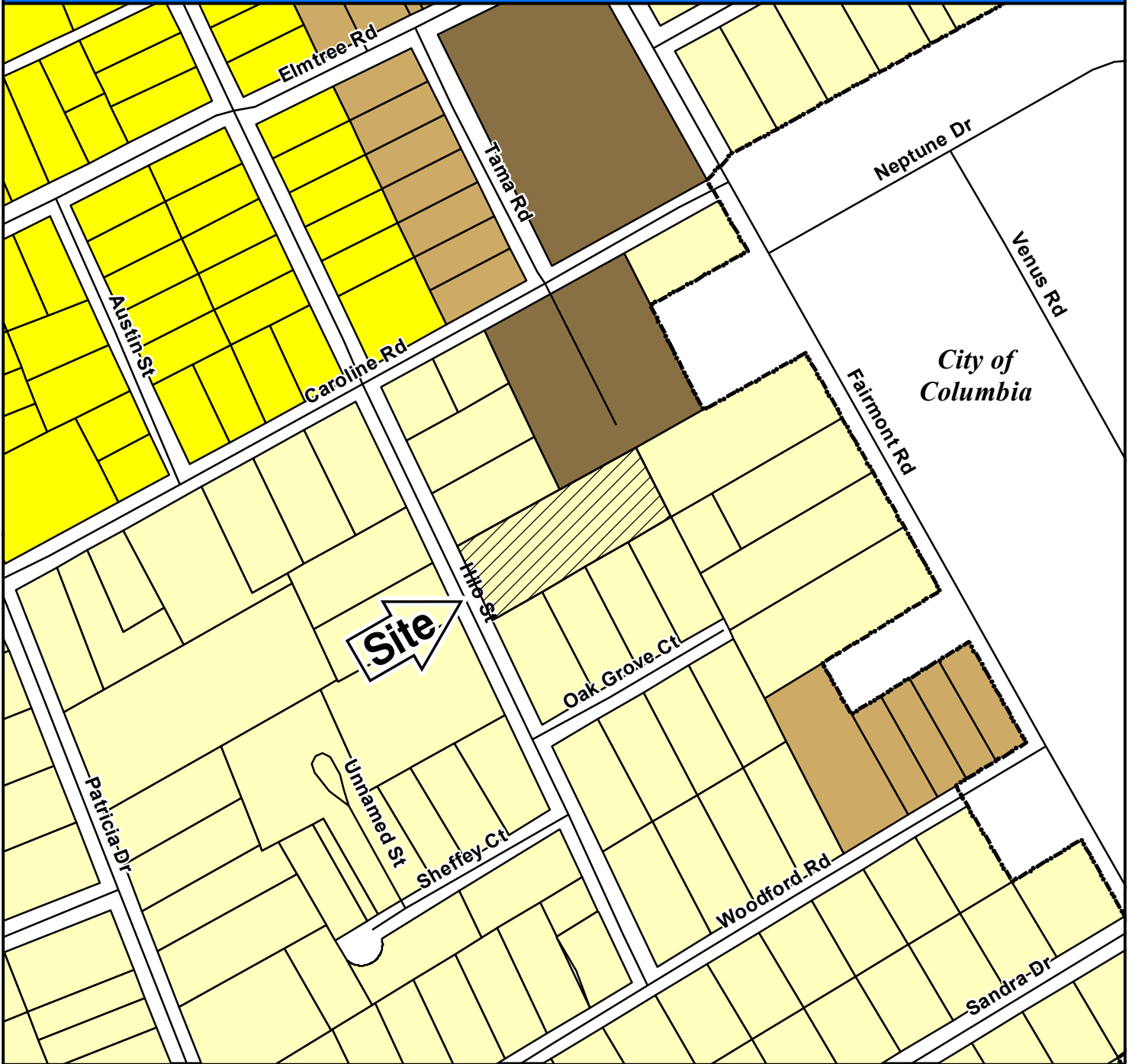
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**























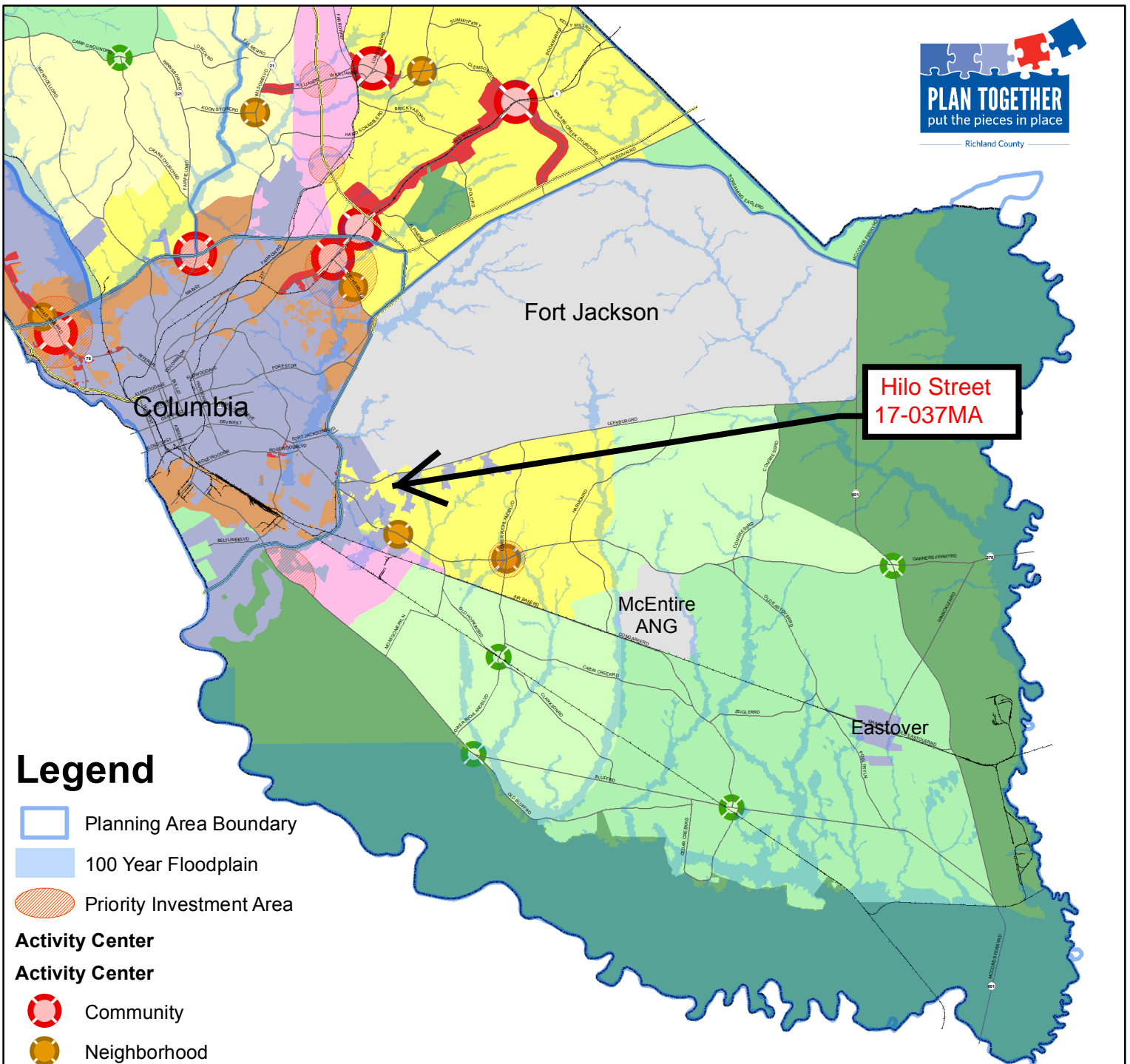
# Case 17-037 MA RS-LD to RM-HD



## ZONING CLASSIFICATIONS

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





### Legend

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

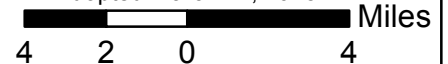
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-17HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROADS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (4), CUL-DE-SACS; SUBPARAGRAPH (C), CUL-DE-SAC DESIGN; SO AS TO AMEND THE REQUIREMENT FOR A LANDSCAPED INTERIOR ISLAND

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-181, Roads; Subsection (b), Design standards for public or private roads; Paragraph (4) Cul-de-sacs; Subparagraph (C), Cul-De-Sac Design; is hereby amended to read as follows:

*Cul-de-sac design.* Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet, or other approved type of turn around, including T's, Y's or landscaped islands with a minimum right-of-way sufficient for county maintenance. In addition, all cul-de-sacs must have either a landscaped interior island; at least forty (40) feet in diameter or a minimum of 5,024 square feet or the area of the proposed cul-de-sac of natural land preserved to increase pervious area within the development. This preserved natural area cannot be wetlands, streams, buffers, already preserved lands, or other sensitive areas. The minimum pavement width around a cul-de-sac island shall be sixteen (16) feet, and this portion of the pavement shall be designated as a one-way for traffic purposes. A provision for adequate drainage must be designed for the island; and a provision for maintenance of landscaping on the island must be included in the recorded restrictive covenants for the subdivision.

SECTION II. 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 III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2017.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joyce Dickerson, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2017

\_\_\_\_\_  
Michelle Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 16, 2017 (tentative)  
First Reading: November 16, 2017 (tentative)  
Second Reading: December 5, 2017 (tentative)  
Third Reading: December 12, 2017 (tentative)

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING  
October 24, 2017  
7:00 PM**

**Call to Order:** Honorable Joyce Dickerson, Chair

**Additions/Deletions to the Agenda:** None

**Adoption of the Agenda:** Adopted.

**MAP AMENDMENTS [ACTION]**

1. Case # 17-016 MA  
Gabriel McFadden  
RU to NC (1.21 acres)  
Dutch Fork Road  
TMS# R01507-02-05  
PDS Recommendation - Disapproval  
Planning Commission - Disapproval (7-1)  
**Council unanimously approved the request to withdraw the rezoning request.**
  
2. Case # 17-017 MA  
Larry S. Umberger  
GC and RM-MD to OI (2.06 & 1.6 acres (3.66 acres total))  
2605 Seminole Road  
TMS# R06015-04-03 & 06  
PDS Recommendation – Approval  
Planning Commission - Approval (8-0)  
**Council unanimously approved the rezoning request.**
  
3. Case # 17-018 MA  
James Huggins  
RU to LI (4 acres)  
Dutch Fork Road  
TMS# R02408-02-04 (Portion of)  
PDS Recommendation – Disapproval  
Planning Commission - Approval (8-0)  
**Council unanimously approved the rezoning request.**

4. Case # 17-020 MA  
Jimmy L. Thompson  
RR to RU (22.79 acres)  
510 Koon Store Road  
TMS# R12110-01-14  
PDS Recommendation – Approval  
Planning Commission - Approval (6-0)  
**Council unanimously approved the rezoning request.**
  
5. Case # 17-021 MA  
David Gates  
RU to GC (8.21 acres)  
Dutch Fork Road  
TMS# R02408-02-02  
PDS Recommendation – Approval  
Planning Commission - Approval (8-0)  
**Council unanimously deferred the rezoning request.**
  
6. Case # 17-022 MA  
Chuck Munn  
RU to RS-LD (38 acres)  
5339 Hard Scrabble Road  
TMS# R20500-04-06  
PDS Recommendation – Approval  
Planning Commission - Approval (5-3)  
**Council unanimously deferred the rezoning request.**
  
7. Case # 17-023 MA  
Andy Gandolfo  
RS-LD to GC (1.4 acres)  
915 Skyland Drive  
TMS# R07313-01-03  
PDS Recommendation – Approval  
Planning Commission - Disapproval (8-0)  
**Council unanimously denied the rezoning request.**
  
8. Case # 17-024 MA  
Inga Brooks  
RS-HD and NC to GC (1.01 acres)  
4120 Bluff Road  
TMS# R13509-02-36,37 & 38  
PDS Recommendation – Approval  
Planning Commission - Approval (8-0)  
**Council unanimously approved the rezoning request.**
  
9. Case # 17-027 MA  
Robert Beckham Jr.  
PDD to RU (3.23 acres)  
1304 Peace Haven Road  
TMS# R01500-02-09  
PDS Recommendation – Approval  
Planning Commission - Approval (8-0)  
**Council unanimously deferred the rezoning request.**

10. Case # 17-030 MA  
Thomas O. Milliken  
RU and OI to GC (50.54 acres)  
Legrand Road  
TMS# R17110-02-02,03,05 R17113-01-19, R17113-09-02,  
R17114-01-10,11,13, R17109-04-01  
PDS Recommendation– Approval  
Planning Commission - Approval (7-1)  
**Council unanimously approved the rezoning request.**

11. Case # 17-031 MA  
Thomas O. Milliken  
RU and OI to RS-MD (72.6 acres)  
Legrand Road  
TMS# R17110-02-01, R17111-02-01 & 04  
PDS Recommendation– Approval  
Planning Commission - Approval (8-0)  
**Council unanimously approved the rezoning request.**

**a. TEXT AMENDMENT [ACTION]**

- I. Flood Ordinance - An Ordinance Amending The Richland County Code Of Ordinances; Chapter 26, Land Development; So As To Remain In Compliance With The National Flood Insurance Program Upon The Adoption Of The New Flood Insurance Rate Map.  
Planning Commission - Approval (7-0)  
**Council unanimously approved the text amendment.**
  
- II. Capital City Mill District Area and Corridor Plan - A Resolution To Recommend That Richland County Council Enact An Ordinance Amending The “2015 Richland County Comprehensive Plan”, By Incorporating The “Capital City Mill District Area And Corridor Plan” Into The Plan.  
Planning Commission - Approval (8-0)  
**Council approved the text amendment.**

**ADJOURNMENT at 7:56 pm**









Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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