

RICHLAND COUNTY PLANNING COMMISSION



December 4, 2017

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

RICHLAND COUNTY PLANNING COMMISSION

Monday, December 4, 2017

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

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**
November 2017 Minutes

- b. **ROAD NAMES**

- c. **MAP AMENDMENTS**

- 1. Case # 17-038 MA District 10
Dalhi Myers
Jermaine Johnson
RS-MD to NC .25 acres
7901 Richard Street & Winfield Road
TMS# 16212-12-01
PDSD Recommendation – Disapproval
Page 1

- 2. Case # 17-039 District 7
Gwendolyn Kennedy
Troy Berry
RS-LD to NC 2 acres
1215 N Brickyard Road
TMS# 20100-05-01 & 02
PDSD Recommendation– Disapproval
Page 7

- 3. Case # 17-040 MA District 7
Gwendolyn Kennedy
Donald McDaniel
RU to LI 2.9 acres
8612 Wilson Boulevard
TMS# 14507-03-15
PDSD Recommendation– Disapproval
Page 15

4. Case # 17-041 MA
Bruce Gleaton
GC to RS-E 2.99 acres
742 Sharpe Road
TMS# 14402-04-05
PDS Recommendation– Disapproval
Page 23
- District 7
Gwendolyn Kennedy
5. Case # 17-042 MA
Avon Banks
RM-HD to OI 26.14 acres
5071 Percival Road
TMS# 28800-02-25
PDS Recommendation– Disapproval
Page 31
- District 9
Calvin Jackson
6. Case # 17-043 MA
Johnathan P. Holley
HI to GC 1.68 acres
9010 Farrow Road
TMS# 17211-01-08
PDS Recommendation– Approval
Page 39
- District 7
Gwendolyn Kennedy
7. Case # 17-044
Sandy Moseley and Shaffin Valimohamed
RM-MD to NC .27 acres
7004 Hilo Street
TMS# 19203-10-20
PDS Recommendation– Approval
Page 47
- District 11
Norman Jackson
8. Case # 17-045 MA
Jesse Bray
RU & RU to RS-E 72.79 & 8.97 acres (81.76 acres)
Johnson Mariana Road & Forrest Shealy Road
TMS# 01510-01-01 & R01509-01-04
PDS Recommendation– Approval
Page 55
- District 1
Bill Malinowski

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**
- C. Penny Tax Update**

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 4th 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: November 20, 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. Arborvitae Court	H. Shane Alford, Essex Homes	Ashley Oaks, Phases 8 & 9	R14900-01-31, R15000-01-02	Joyce Dickerson (2)
2. Quaking Aspen Court				
3. Slippery Elm Circle				
4. Scarlet Oak Road				



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-038 MA
APPLICANT: Jermaine Johnson

LOCATION: 7901 Richard Street & Winfield Road

TAX MAP NUMBER: R16212-12-01
ACREAGE: .25 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District. With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD).

Zoning History for the General Area

The Manufactured Home District (MH) parcels northeast of the site with frontage along Basil Street and Whitlock Street were rezoned from Residential Single-Family Medium Density District (RS-MD) to Manufactured Home District (MH) under case number 90-034MA.

The Manufactured Home District (MH) parcels south of the site with frontage along Winfield Road was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case numbers 96-008MA and 98-034MA.

The Manufactured Home District (MH) parcel northeast of the site with frontage along Richard Street was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case number 98-051MA.

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RS-MD/MH	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Richard Street and Winfield Road. The parcel is undeveloped, but has a brick structure. Winfield Road is a two lane local road without sidewalks or street lamps. Richard Street is a two lane local road with sidewalks along one side. The immediate area is primarily characterized by residential uses and zoning districts north and south of the site. West and east of the site are residentially zoned parcels that are undeveloped. Further east of the site is a Light Industrial District (M-1) parcel with a manufacturing use.

Public Services

The subject parcels are within the boundaries of Richland School District One. Mill Creek Elementary School is located 1.6 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcels.

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

Plans & Policies

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

Land Use and Character

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 #378) located west of the subject parcel on Atlas Road identifies 13,300 Average Daily Trips (ADT's). The ADT's is the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT. Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas 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 Bluff 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 outlined in the Comprehensive Plan.

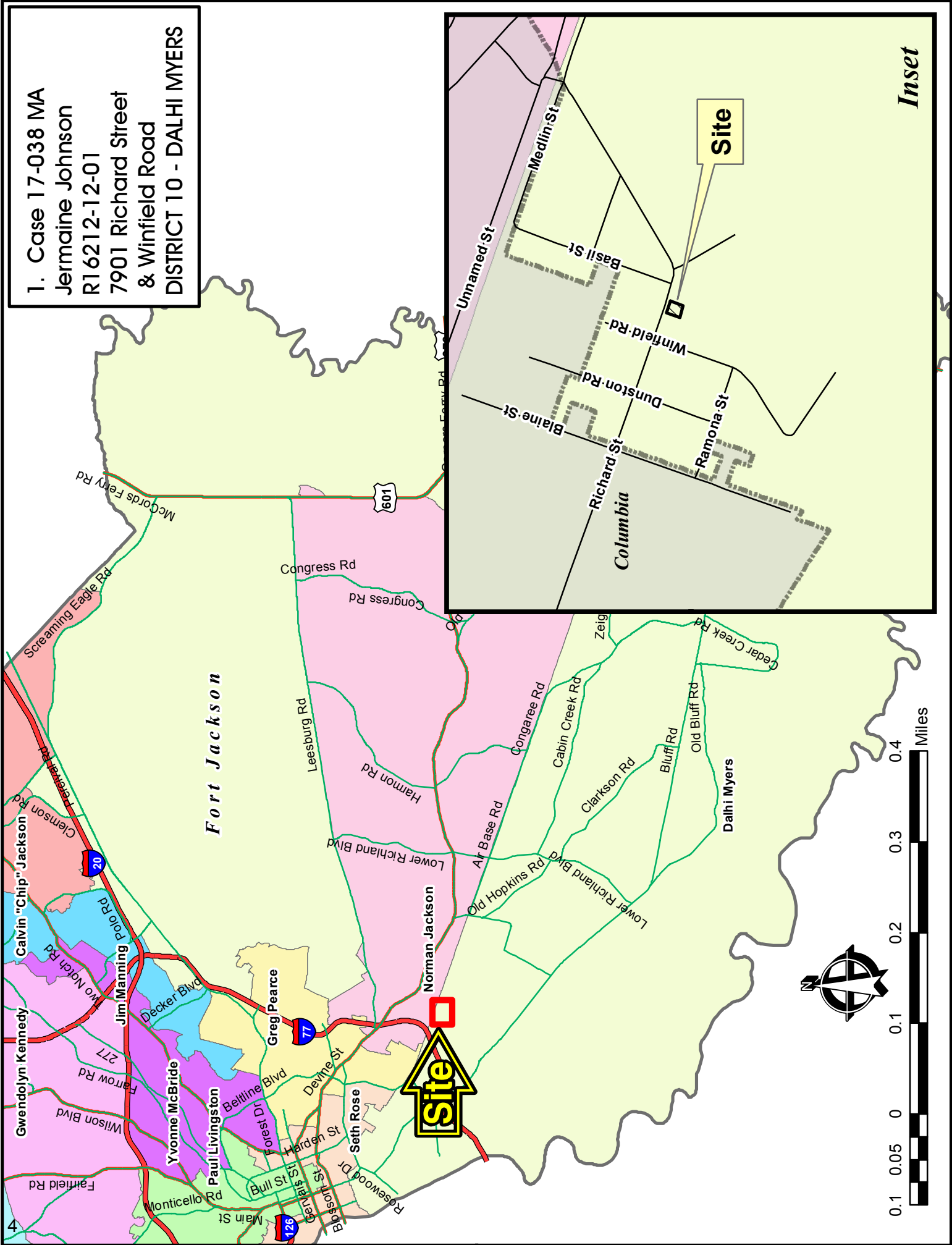
According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and commercial and office uses in locations that will minimally affect surrounding properties. The encroachment of the proposed commercial district could adversely impact the surrounding residential uses and zoning districts.

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

Zoning Public Hearing Date

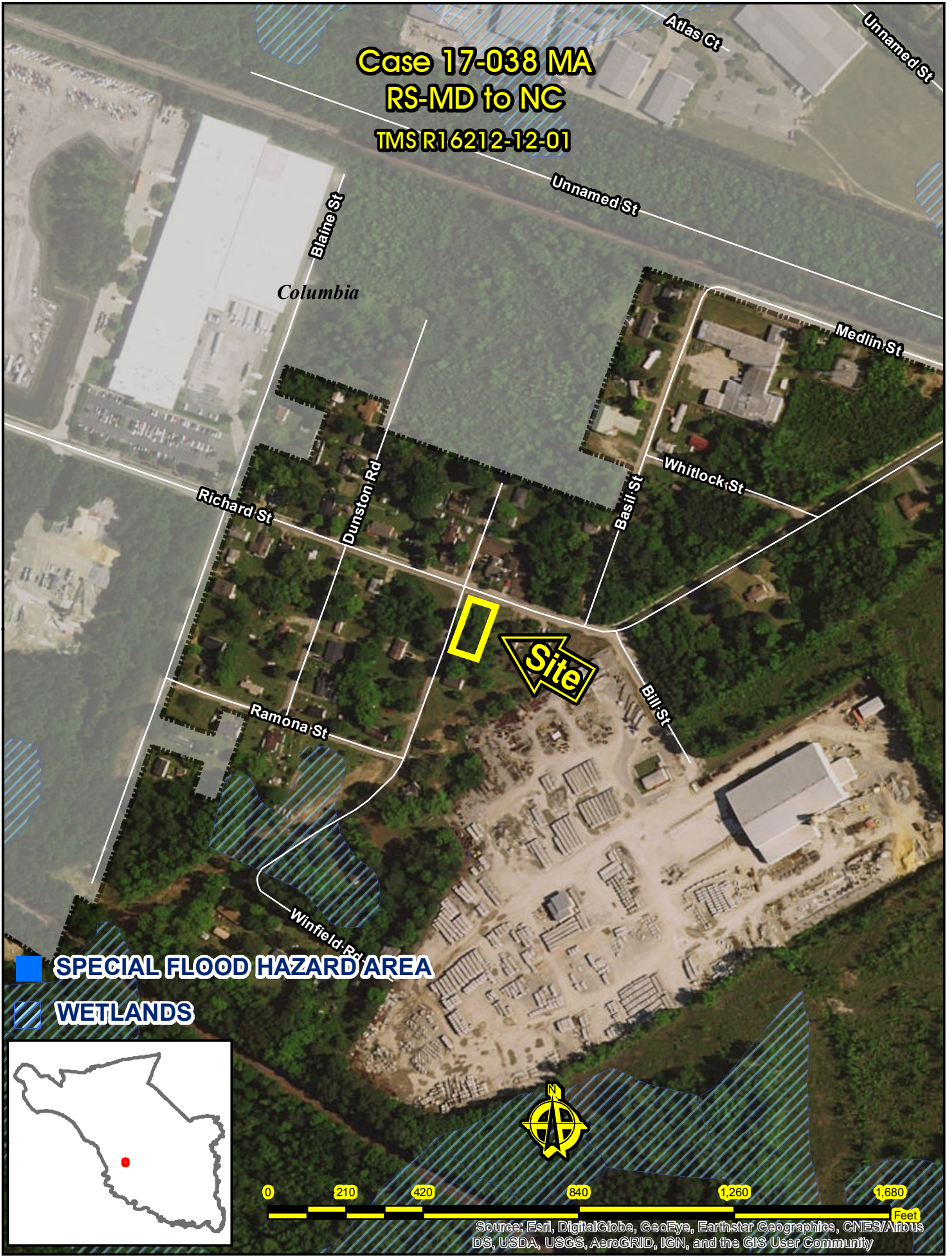
December 19, 2017.

1. Case 17-038 MA
 Jermaine Johnson
 R16212-12-01
 7901 Richard Street
 & Winfield Road
 DISTRICT 10 - DALHI MYERS



Inset

**Case 17-038 MA
RS-MD to NC
TMSR16212-12-01**

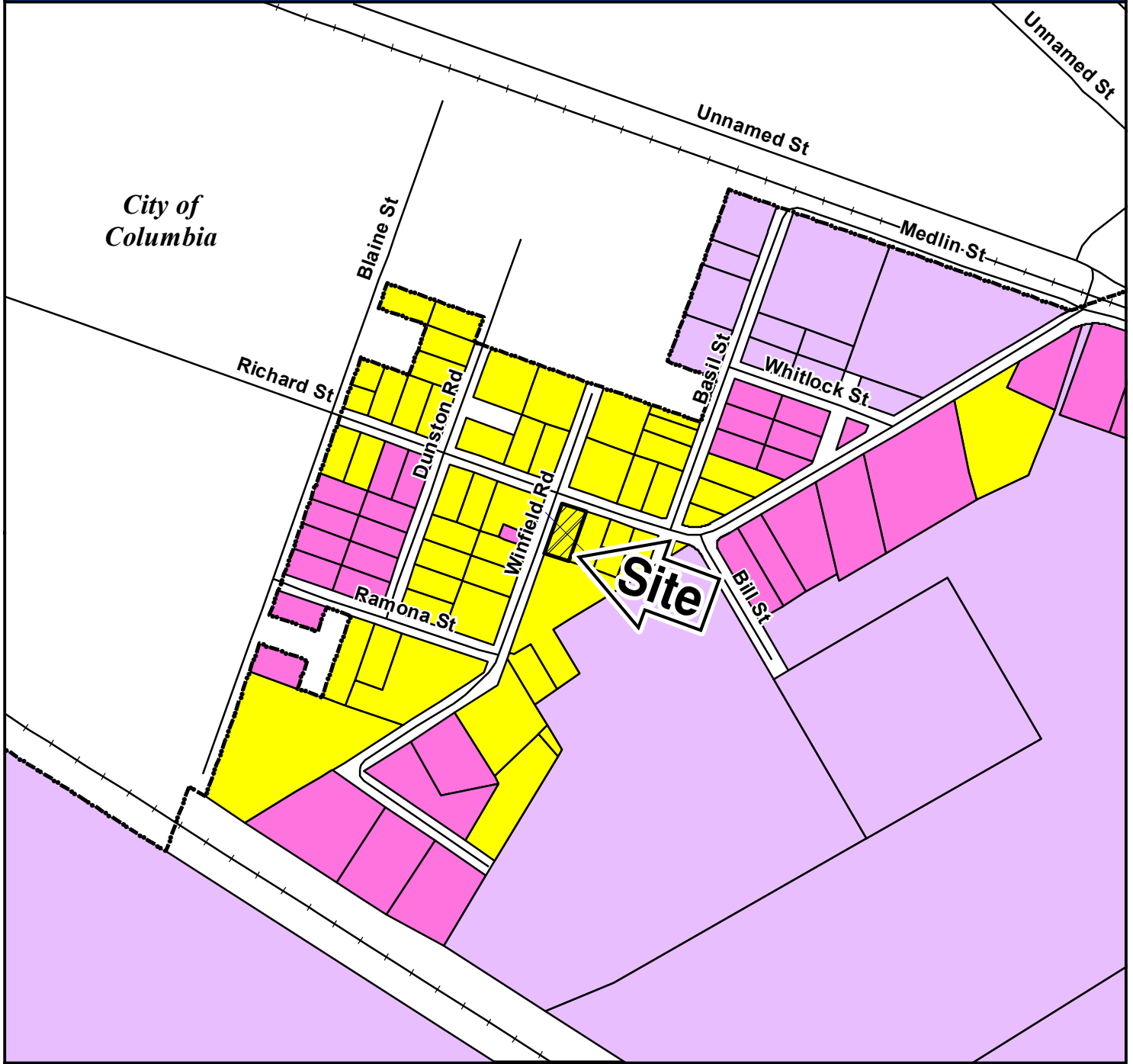


SPECIAL FLOOD HAZARD AREA

WETLANDS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

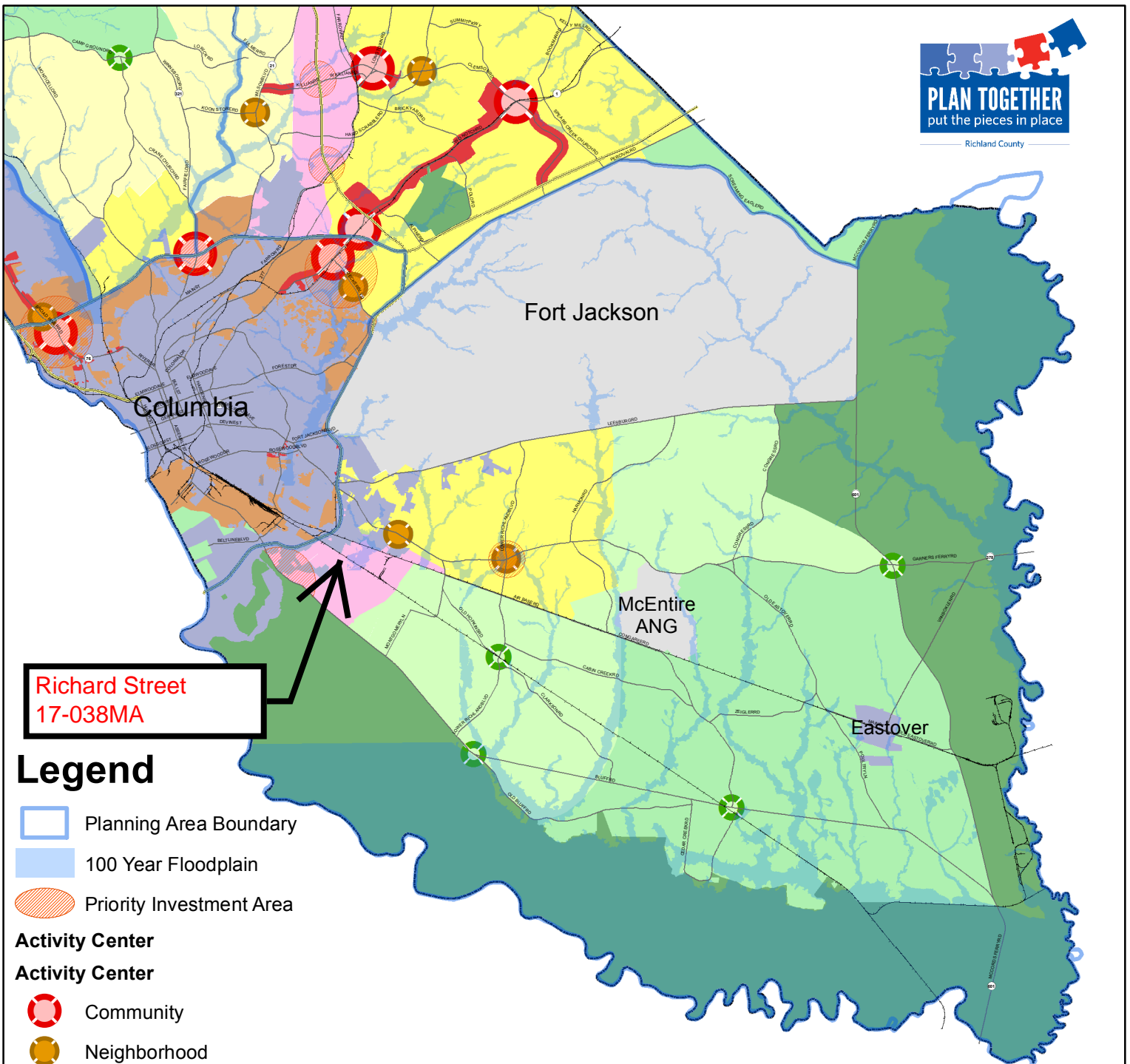
Case 17-038 MA RS-MD to NC



ZONING CLASSIFICATIONS

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





Richard Street
17-038MA

Legend

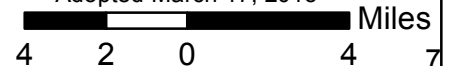
- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS
SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-039MA
APPLICANT: Troy Berry

LOCATION: 1215 North Brickyard Road

TAX MAP NUMBER: R20100-05-01 & 02
ACREAGE: 2 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Homestead subdivision parcels zoned Residential Single-family Medium Density District (RS-MD), located northeast of the site with frontage along North Brickyard, was rezoned from Rural District (RU) under case number 96-048MA.

The Planned Development District (PDD) parcel northwest of the site with frontage on North Brickyard were rezoned under case number 03-034MA.

Zoning District Summary

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

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

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

Discussion

Parcel/Area Characteristics

The parcels have frontage along North Brickyard Road. One parcel is undeveloped. The other parcel contains a single family structure. North Brickyard Road is a two lane collector road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North and east of the site are residentially zoned parcels with single family structures. South and west of the site are undeveloped residentially zoned parcels.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located .86 miles north of the subject parcels on Clemson Road. Records indicate that the parcels are within the City of Columbia's water and sewer service area. There are no fire hydrants located along this section of North Brickyard Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.04 miles northwest of the subject parcels.

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

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 #460) located east of the subject parcel on N Brickyard Road identifies 6,900 Average Daily Trips (ADT's). N Brickyard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

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 N Brickyard Road, either through SCDOT or the County Penny Sales Tax program.

The section of Hard Scrabble Road to the east of the subject site is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT).

Conclusion

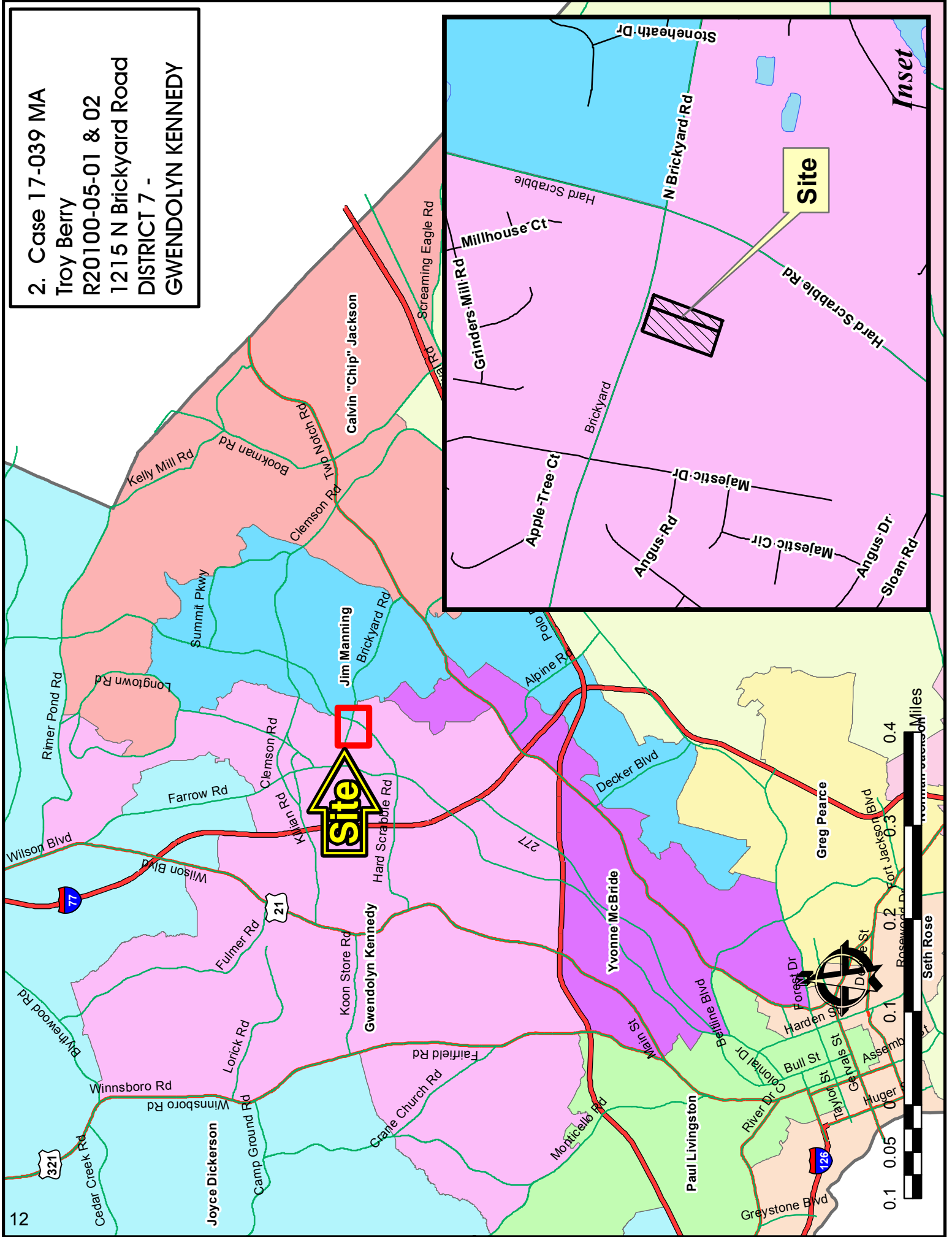
The request **does not** meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as N Brickyard is classified as a two lane undivided collector. In addition, it does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request would initiate the spread of commercial zoning into an area where a more suitable transitional zoning may be more appropriate.

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

Zoning Public Hearing Date

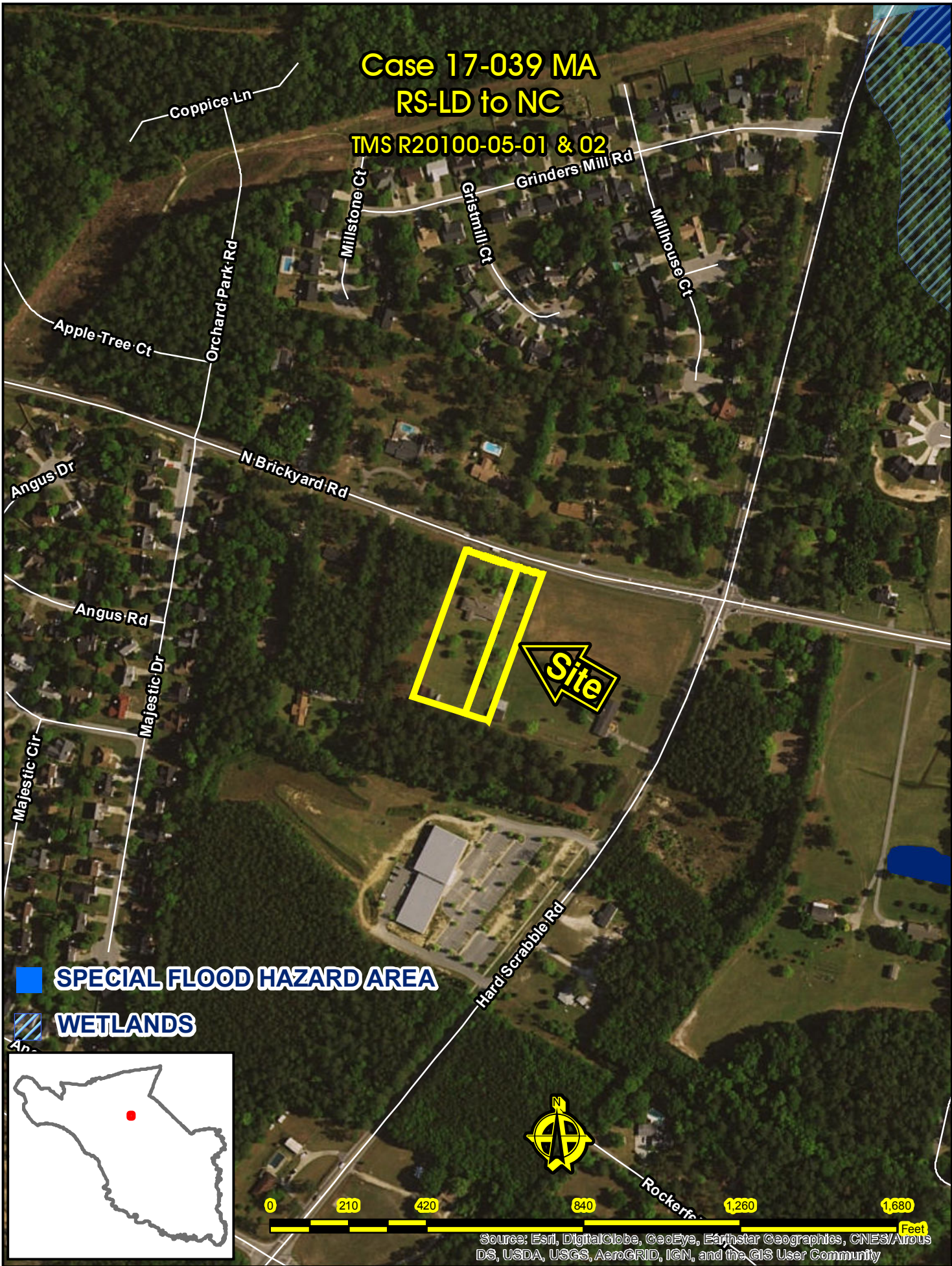
December 19, 2017.

2. Case 17-039 MA
 Troy Berry
 R20100-05-01 & 02
 1215 N Brickyard Road
 DISTRICT 7 -
 GWENDOLYN KENNEDY



**Case 17-039 MA
RS-LD to NC**

TMSR20100-05-01 & 02

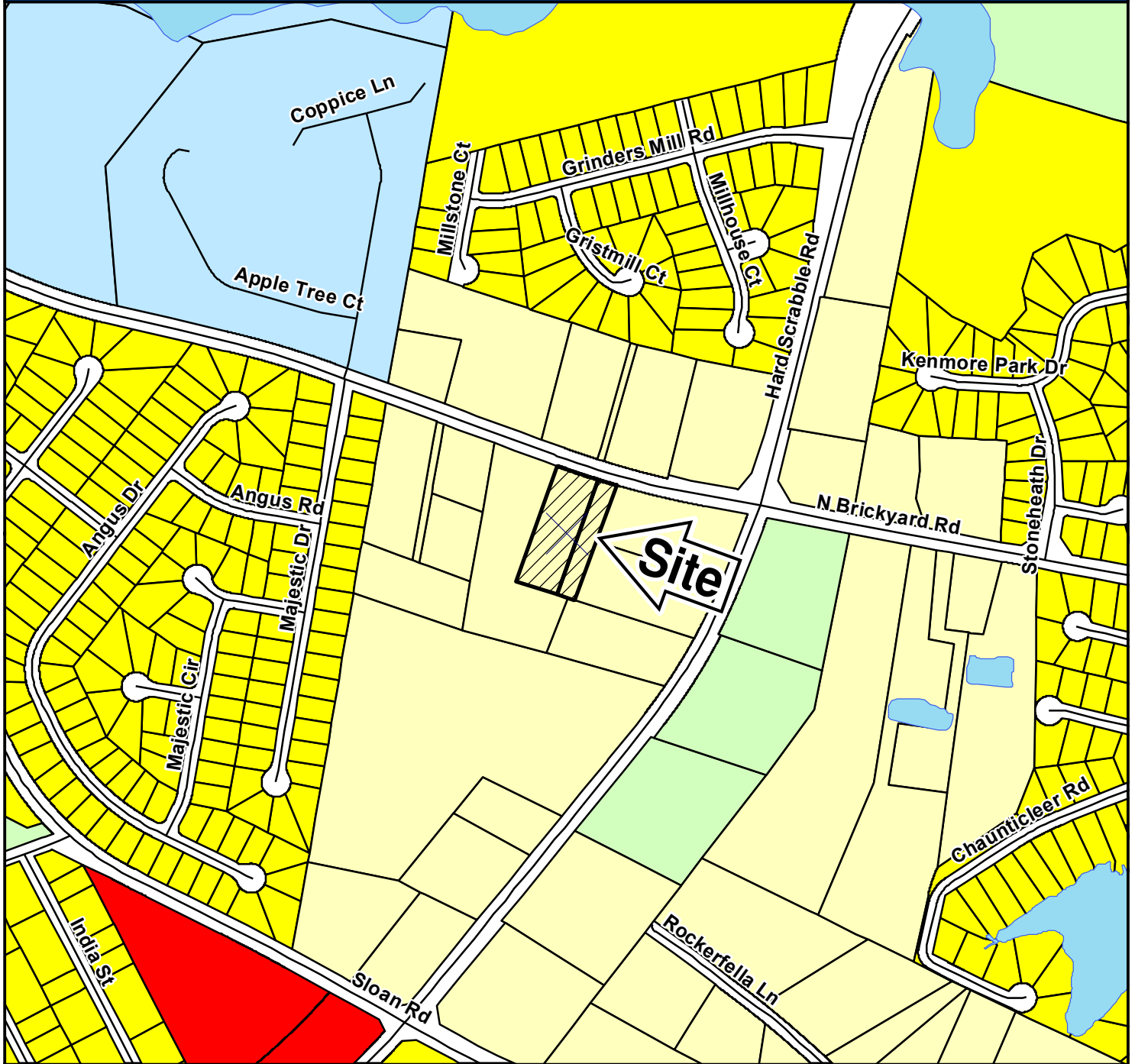


SPECIAL FLOOD HAZARD AREA

WETLANDS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-039 MA RS-LD to NC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

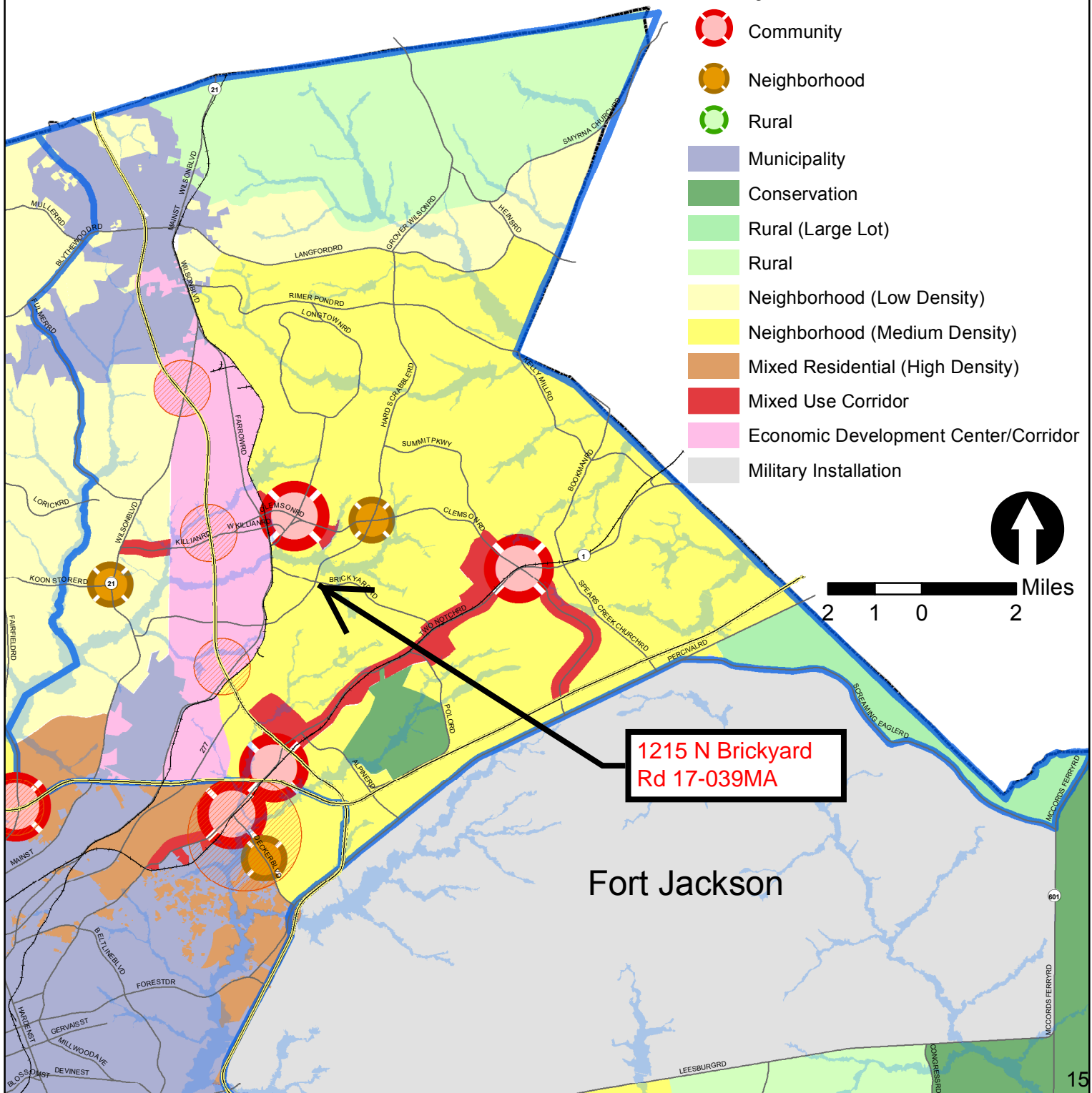


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-040 MA
APPLICANT: Donald McDaniel

LOCATION: 8612 Wilson Boulevard

TAX MAP NUMBER: R14507-03-15
ACREAGE: 2.9 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: November 21, 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

The General Commercial District (GC) parcel northwest of the site was rezoned from Rural District (RU) to GC under case number 90-016MA.

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	Residential/Residential
<u>South:</u>	RU	Residential
<u>East:</u>	RS-MD/RS-MD	Residential/Residential
<u>West:</u>	RU	Residential & Metal Fabrication

Discussion

Parcel/Area Characteristics

The property has road frontage along Wilson Boulevard, a two-lane undivided minor arterial without sidewalks and streetlights. The immediate area is characterized by residential uses and a non-conforming industrial use west of the site. North, east and south of the site are single-family residences.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located .3 miles south of the subject parcel on Wilson Boulevard. 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 south of the site on Wilson Boulevard. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.7 miles south west of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #135) located east of the subject parcel on Wilson Boulevard identifies 9,100 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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 Wilson Boulevard through the County Penny Sales Tax program or through SCDOT.

Conclusion

Staff recommends **disapproval** because the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. According to the Plan, commercial uses should be developed at a neighborhood scale and "...considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed zoning district does not promote neighborhood scale development, nor is its location along a main road.

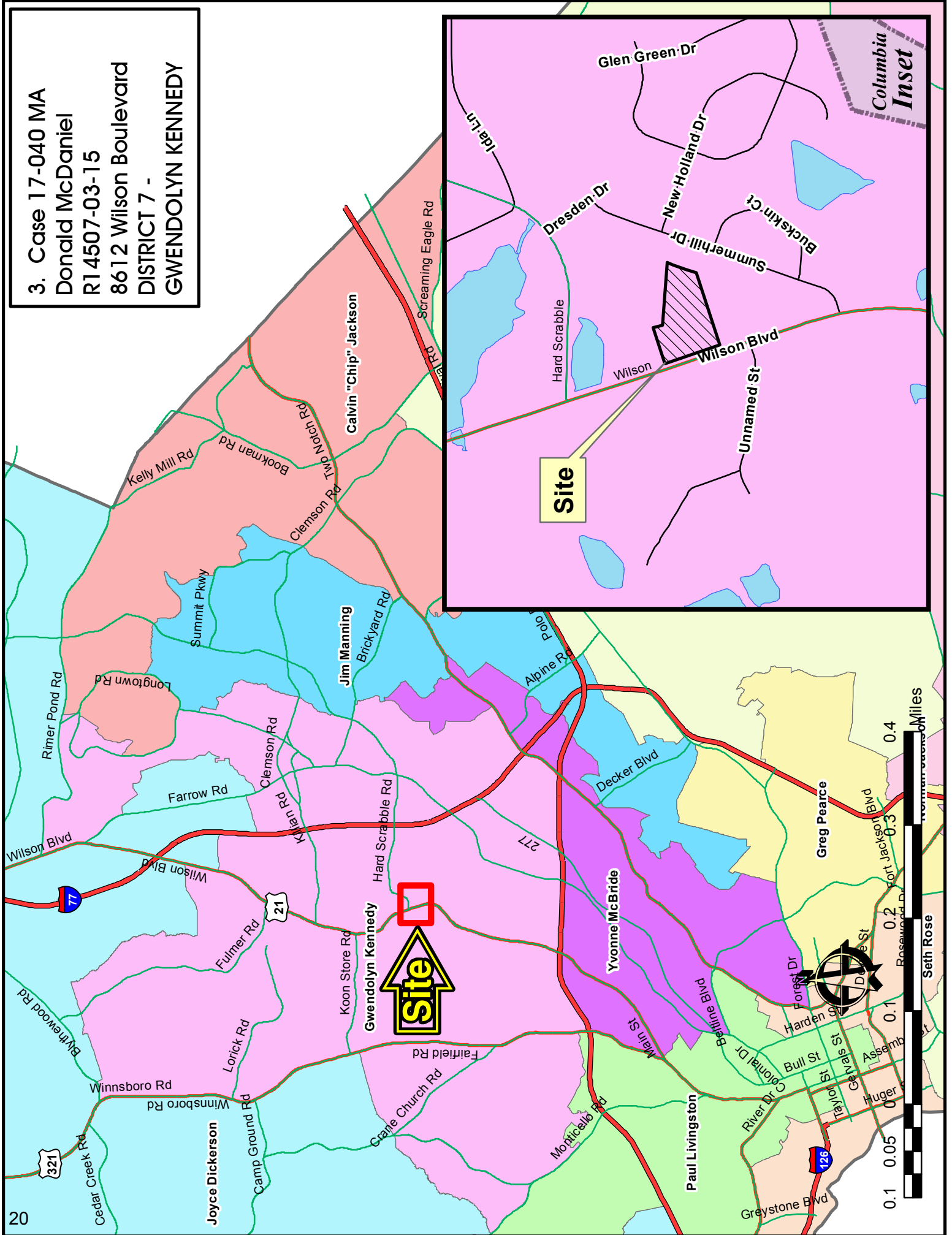
Approval of the request would introduce a zoning designation which would permit uses which are not consistent with the development character of the immediate area.

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

Zoning Public Hearing Date

December 19, 2017.

3. Case 17-040 MA
 Donald McDaniel
 R14507-03-15
 8612 Wilson Boulevard
 DISTRICT 7 -
 GWENDOLYN KENNEDY

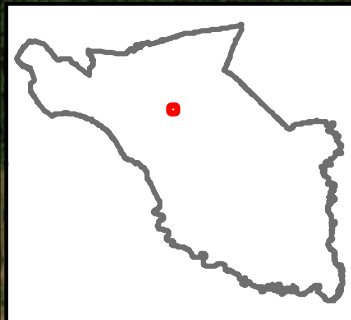


**Case 17-040 MA
RU to LI
TMS R14507-03-15**

Site

 **SPECIAL FLOOD HAZARD AREA**

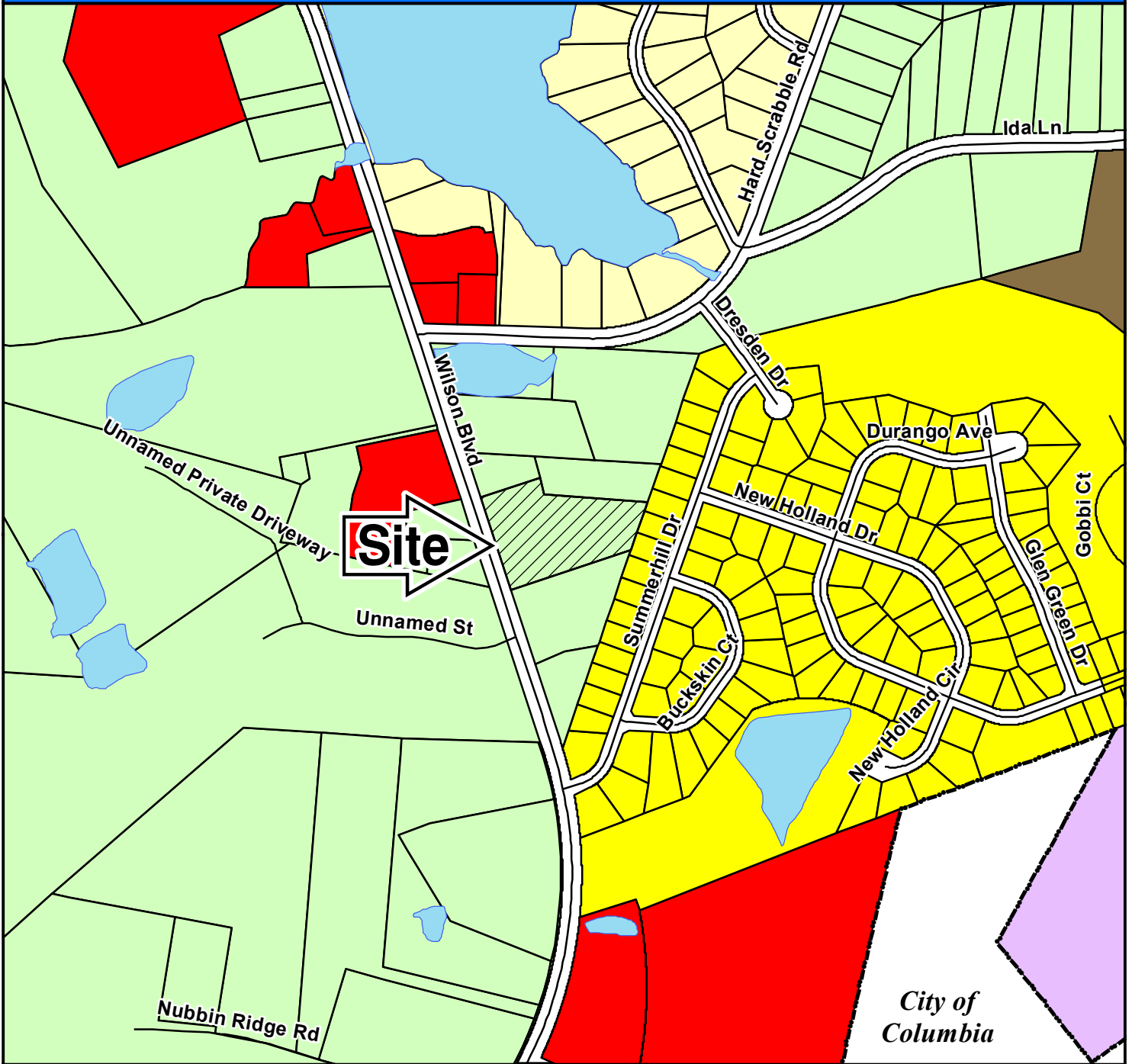
 **WETLANDS**



0 210 420 840 1,260 1,680 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-040 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

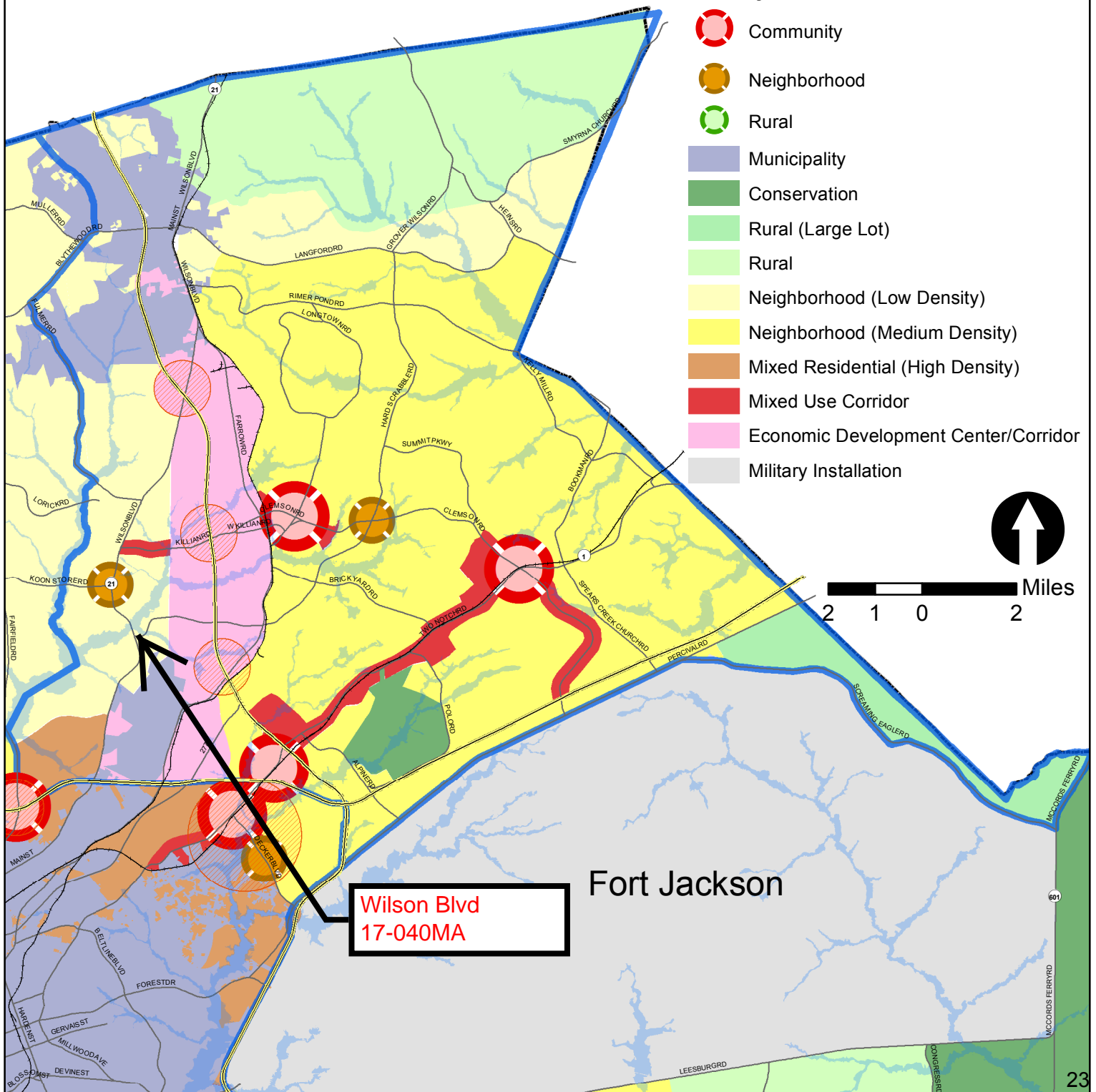


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson

Wilson Blvd
17-040MA



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-041 MA
APPLICANT: Bruce Gleaton

LOCATION: 742 Sharpe Road

TAX MAP NUMBER: R14402-04-05
ACREAGE: 2.99
EXISTING ZONING: GC
PROPOSED ZONING: RS-E

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area/maximum density. Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 6 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
<u>North:</u>	RU/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .61 miles northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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 ***Mixed Residential (High-Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,000 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) "A".

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 Sharpe Road through SCDOT or the County Penny Sales Tax program.

Conclusion

In principal, the request is consistent with the objectives outlined in the 2015 Comprehensive Plan. According to the Comprehensive Plan, Mixed Residential areas should provide a mix of densely developed housing opportunities within individual developments, preferably organized around a neighborhood center or public space.

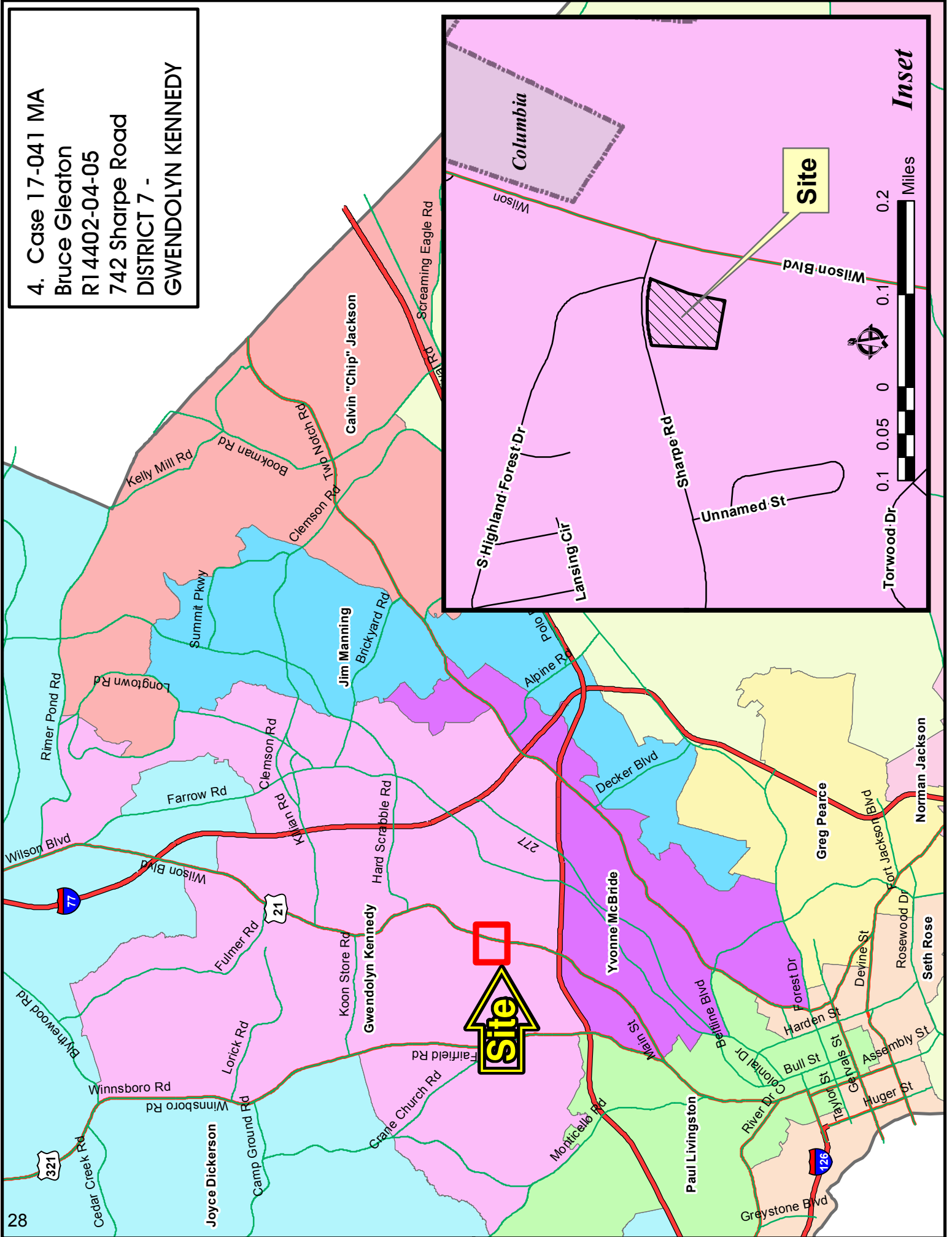
However, there should be some flexibility along the edges of proposed land use designations in the Comprehensive Plan. Approval of this rezoning application in this vicinity would not be out of character with the existing, surrounding, development pattern and zoning districts along Sharpe Road. Staff believes that the proposed rezoning would be consistent with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

December 19, 2017.

4. Case 17-041 MA
Bruce Gleaton
R14402-04-05
742 Sharpe Road
DISTRICT 7 -
GWENDOLYN KENNEDY



Site

Inset

Miles

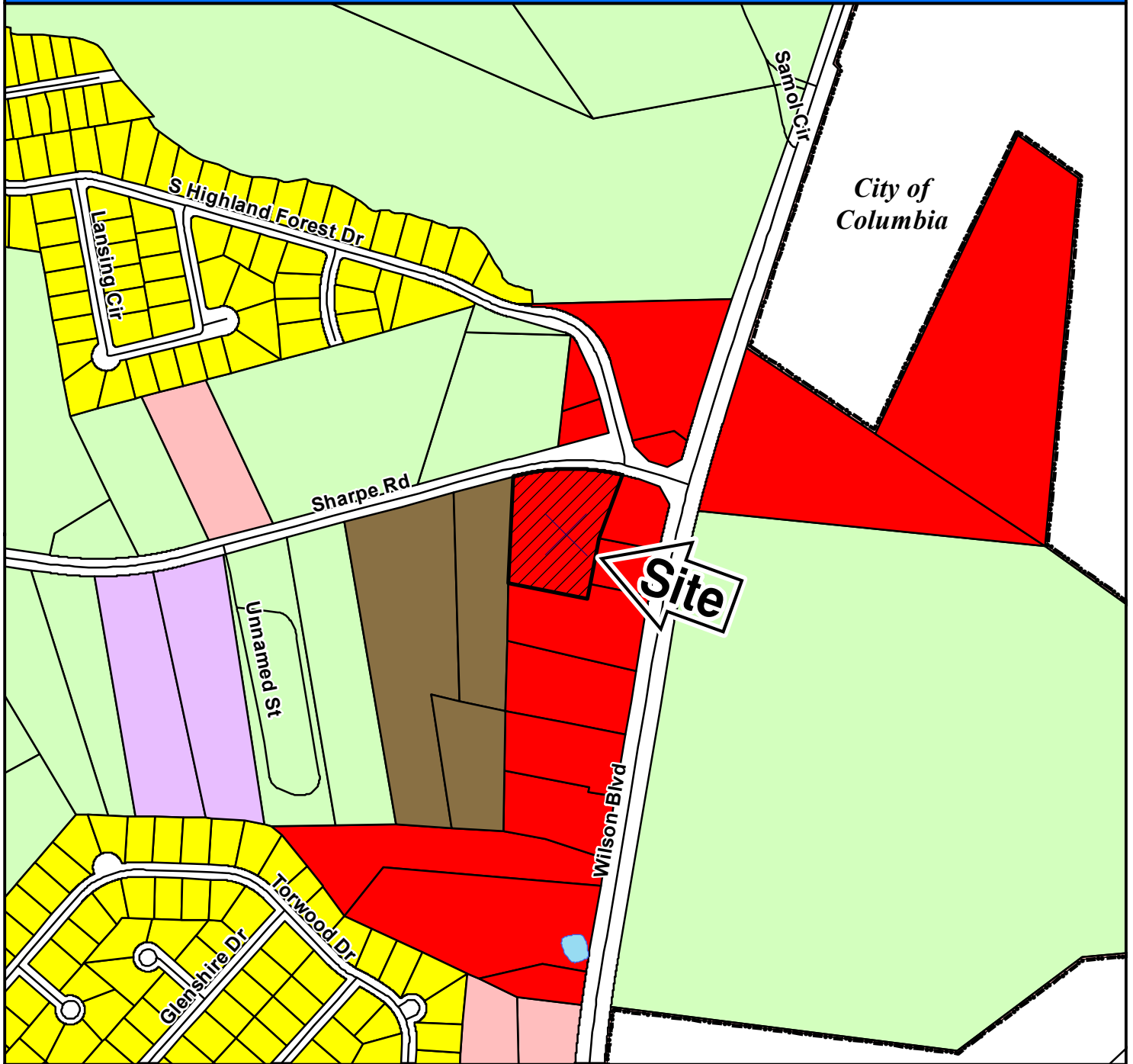


Case 17-041 MA
GC to RS-E
TMS R14402-04-05





























Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-041 MA GC to RS-E



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	

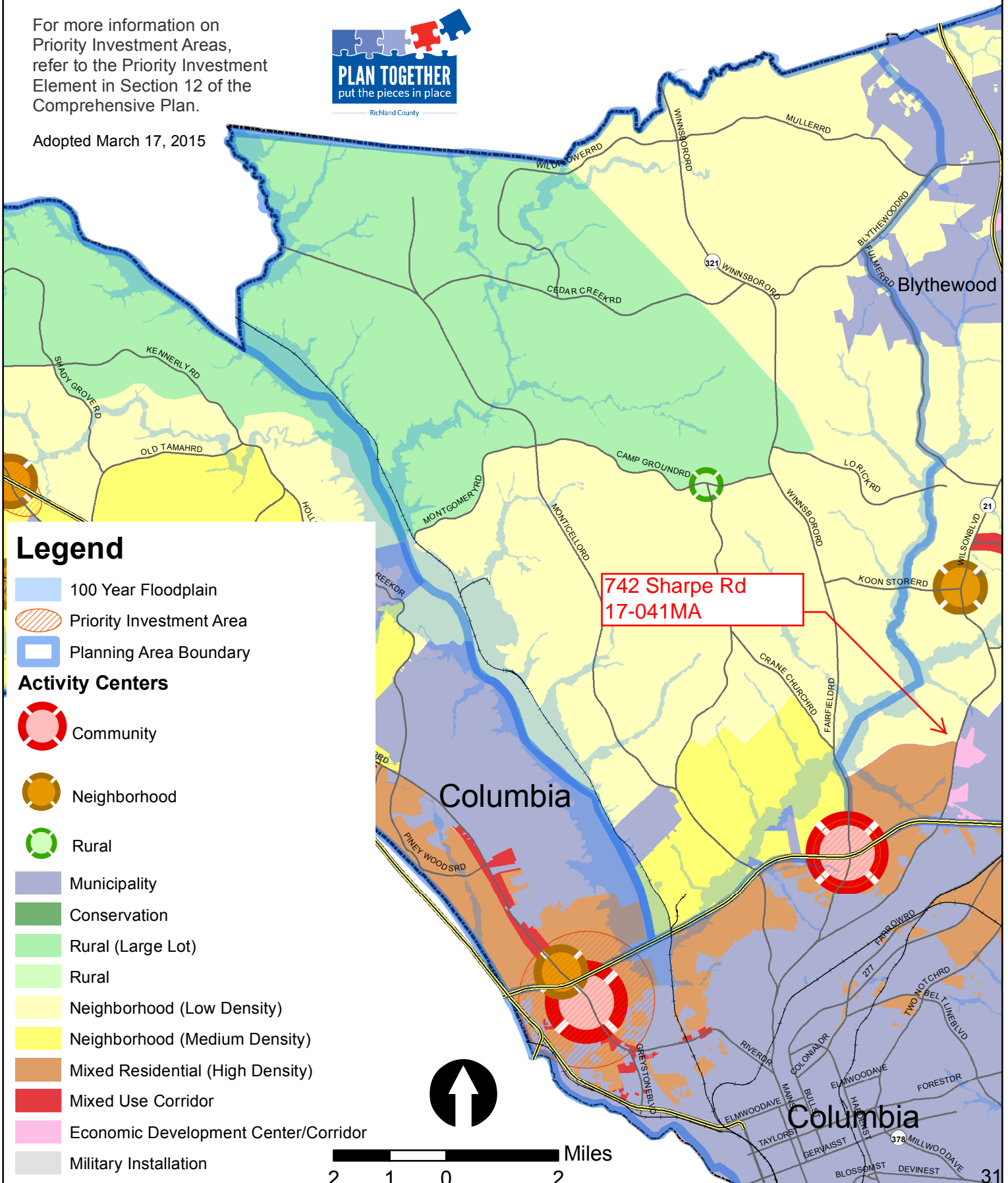


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: December 4, 2017
RC PROJECT: 17-042MA
APPLICANT: Avon Banks

LOCATION: 5071 Percival Road

TAX MAP NUMBER: R28800-02-25
ACREAGE: 26.14 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: OI

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Heavy Industrial District (HI) parcel southeast of the site was rezoned from Rural District (RU) to HI District under case number 12-032MA.

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate I-20
<u>South:</u>	RU/RU/RU	Residence/Undeveloped/Residence
<u>East:</u>	RM-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Percival Road. The site contains place of worship. This section of Percival Road is a two-lane undivided collector without sidewalks or streetlights. The immediate area is primarily characterized by a scattering of residential uses and undeveloped land. South of the site are RU zoned parcels with residences and a few undeveloped parcels. West of the site is undeveloped. Immediately north of the site is Interstate I-20 and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Pontiac Elementary School is located 1.46 miles west of the subject parcel on Spears Creek Church Road. Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. The Spears Creek fire station (station number 4) is located on Spears Creek Church Road, approximately 1.64 miles west of the subject parcel.

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

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. 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 #217) located west of the subject parcel on Percival Road identifies 10,600 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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 Percival Road through the County Penny Sales Tax program or SCDOT.

Conclusion

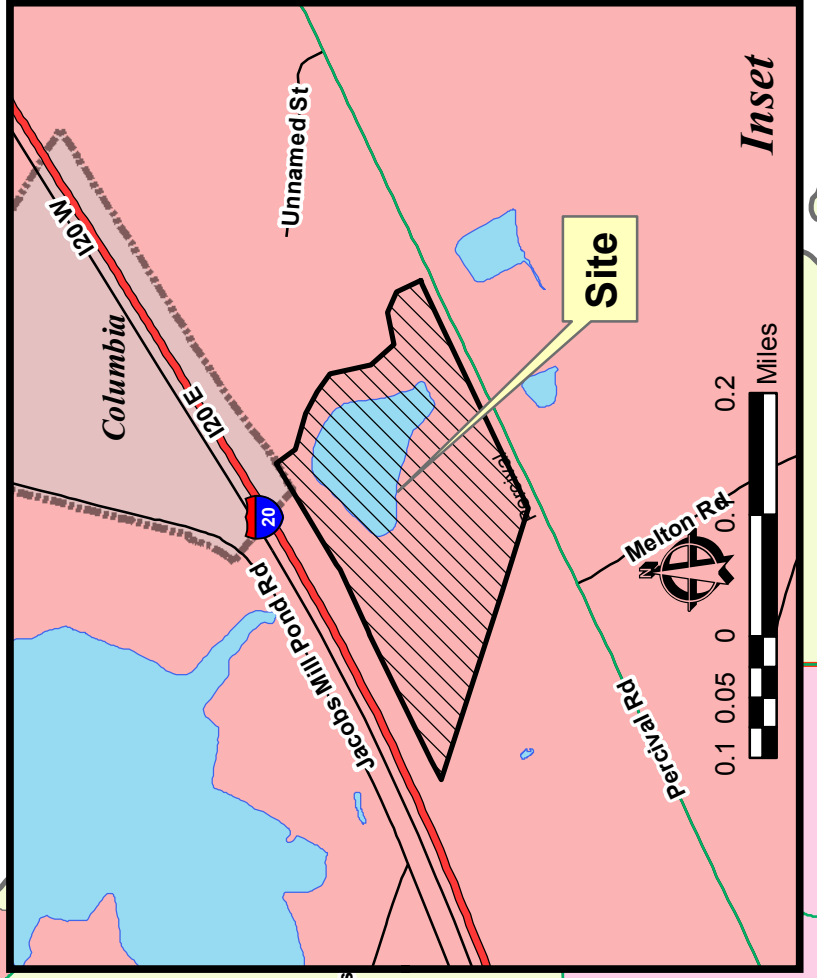
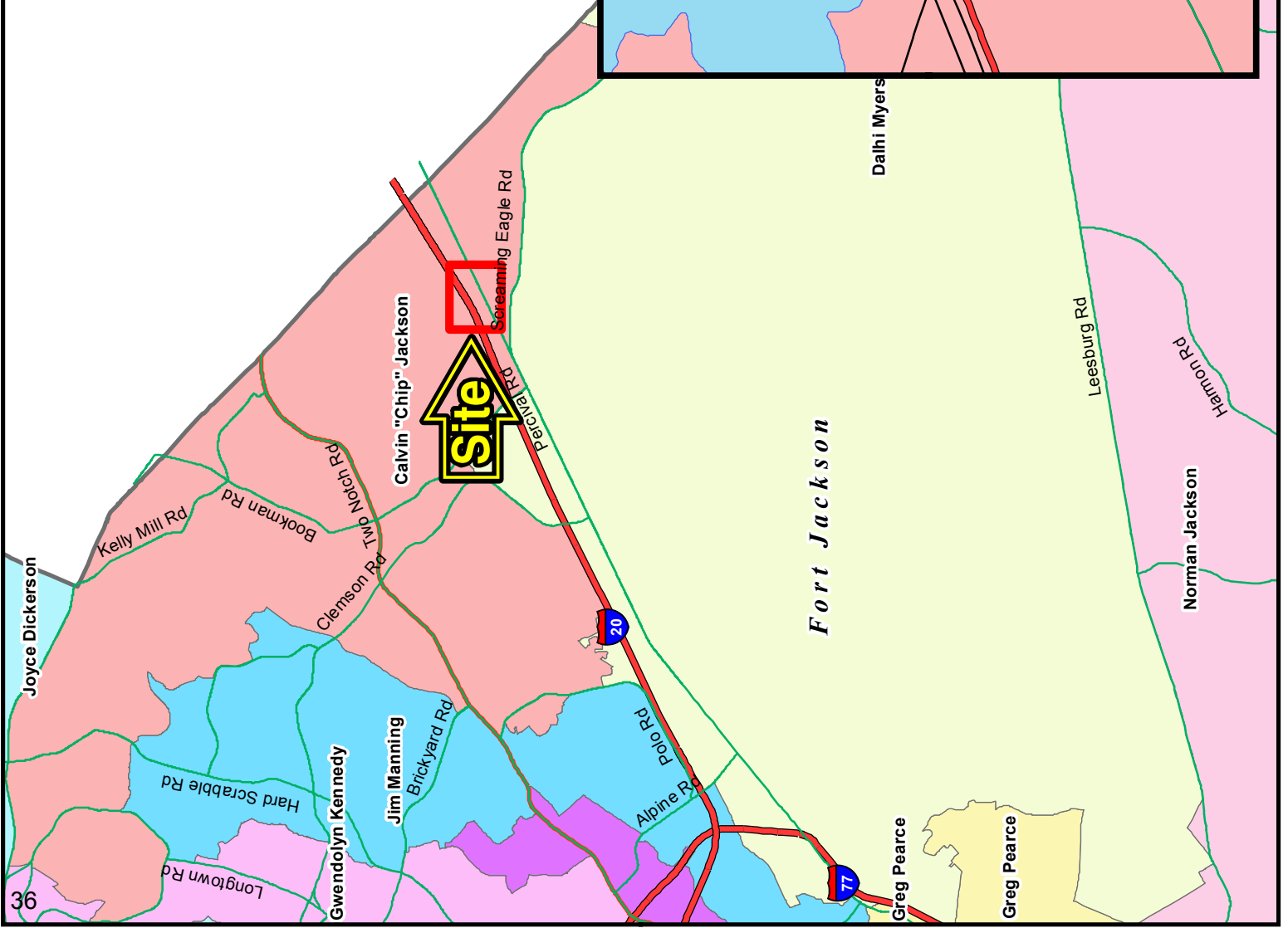
Staff recommends **disapproval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density. According to the Plan, “nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed zoning is not located along a main road corridor, nor is it near an intersection of a primary arterial.

However, looking beyond the pocket area of the request, it can be viewed as being consistent with the development pattern of the general area. In addition, the request would meet the purpose of the proposed zoning district, as the character of the area is neither commercial nor exclusively residential.

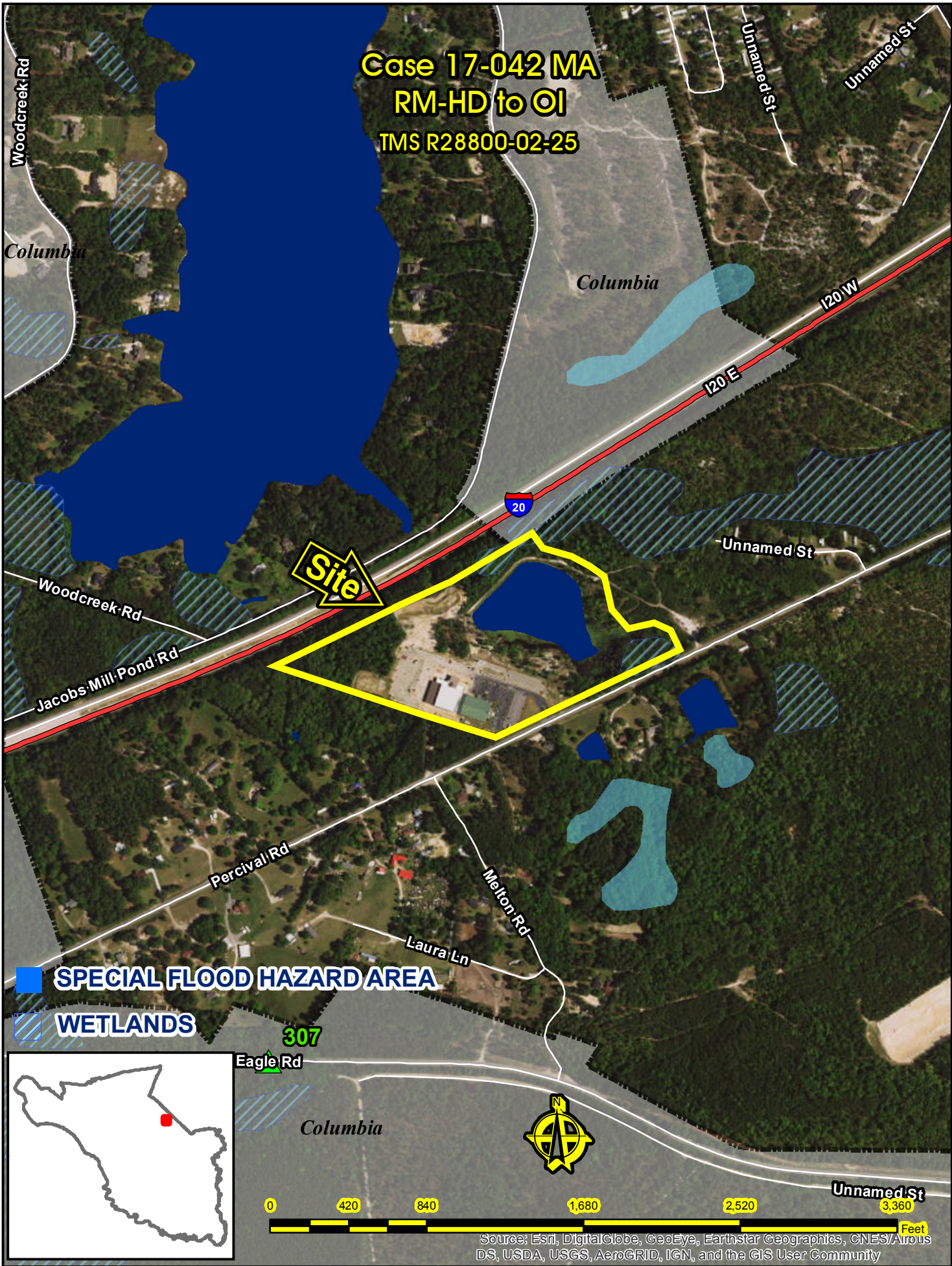
Zoning Public Hearing Date

December 19, 2017.

5. Case 17-042 MA
Avon Banks
R28800-02-25
5071 Percival Road
DISTRICT 9 -
CALVIN "CHIP" JACKSON

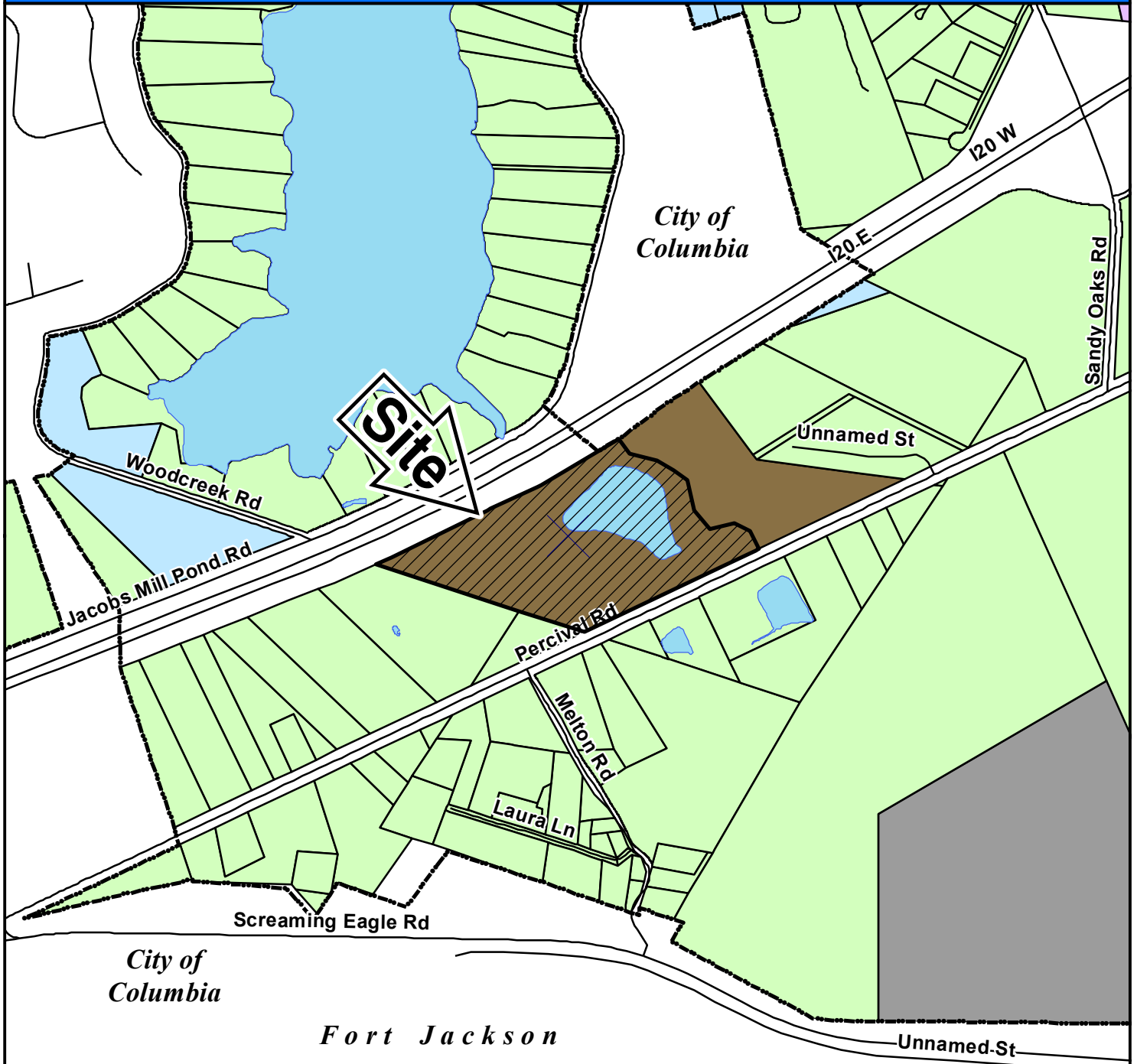


**Case 17-042 MA
RM-HD to OI
TMS R28800-02-25**



Case 17-042 MA

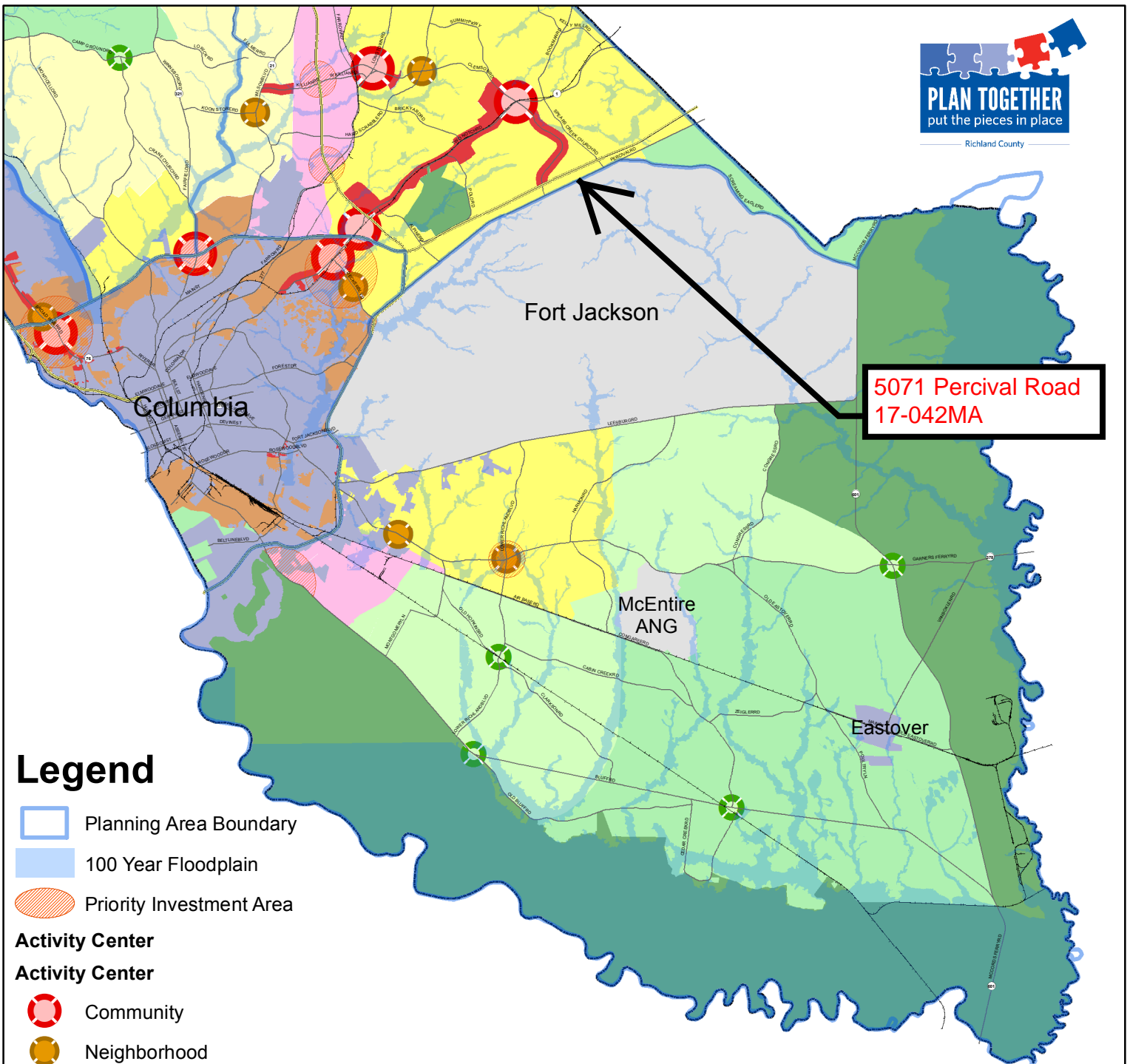
RM-HD to OI



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

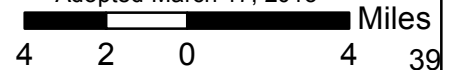
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-043 MA
APPLICANT: Jonathan P. Holley

LOCATION: 9010 Farrow Road

TAX MAP NUMBER: R17211-01-08
ACREAGE: 1.68 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 1.

1. An extension of the same existing zoning district boundary.

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).

Zoning History for the General Area

The General Commercial District (GC) parcels west of the site with frontage on Business Park Boulevard were rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA.

The General Commercial District (GC) parcels north and south of the site with frontage on Farrow Road were also rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA.

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: 26 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	Dentist/Offices
<u>South:</u>	GC	Construction Company
<u>East:</u>	Rail Road R-O-W/ HI	Rail Road Tracks/Warehouse
<u>West:</u>	GC	Office building

Discussion

Parcel/Area Characteristics

The subject property has frontage along Farrow Road and contains a commercial structure. Farrow Road is a five-lane divided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and office uses. North of the site is a dentist office and a multi-tenant office building. East of the site is a warehouse. West of the site is a multi-story office building. South of the site is construction company office building with outside storage.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. High School is located 1.9 miles east of the subject parcel on Pisgah Church Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within East Richland County Public Service District's sewer service area. There is a fire hydrant located along Farrow Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.82 miles north 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 ***Economic Development Center/Corridor***.

Land Use and Character

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 #281) located southwest of the subject parcel on Farrow Road identifies 29,200 Average Daily Trips (ADT’s). Farrow Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Farrow 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 Farrow Road through the County Penny Sales Tax program or SCDOT.

Conclusion

Staff believes that the proposed rezoning **is** consistent with the objectives outlined in the Comprehensive Plan.

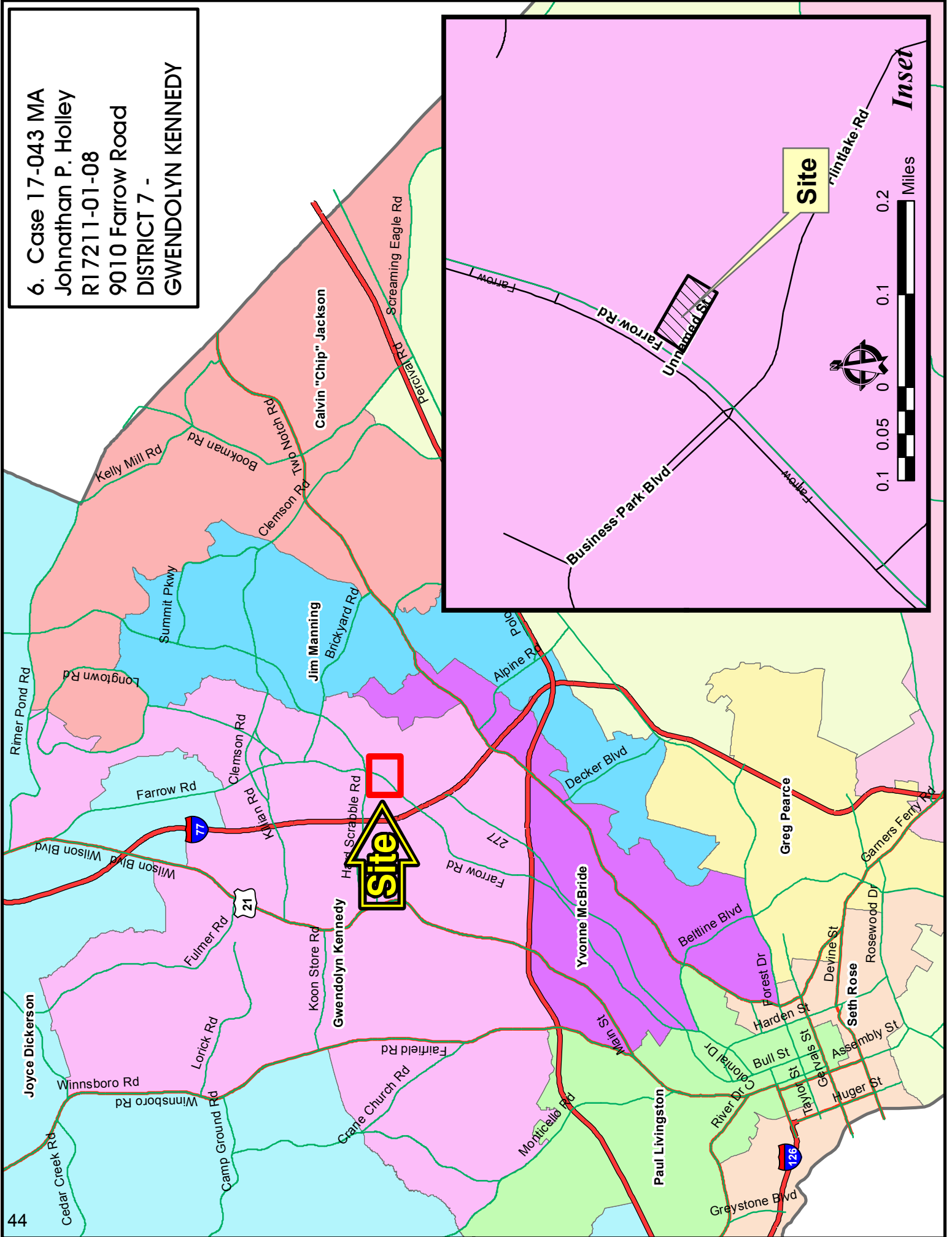
According to the Comprehensive Plan, commercial development or residential development may be considered for location along main road corridors. The subject parcel is located east of a Priority Investment Area (PIA) and is located along a main road corridor.

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

Zoning Public Hearing Date

December 19, 2017.

6. Case 17-043 MA
Johnathan P. Holley
R17211-01-08
9010 Farrow Road
DISTRICT 7 -
GWENDOLYN KENNEDY

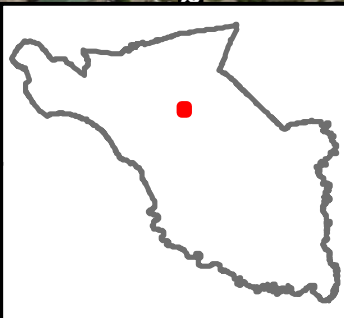




**Case 17-043 MA
HI to GC
TMS R17211-01-08**

Site

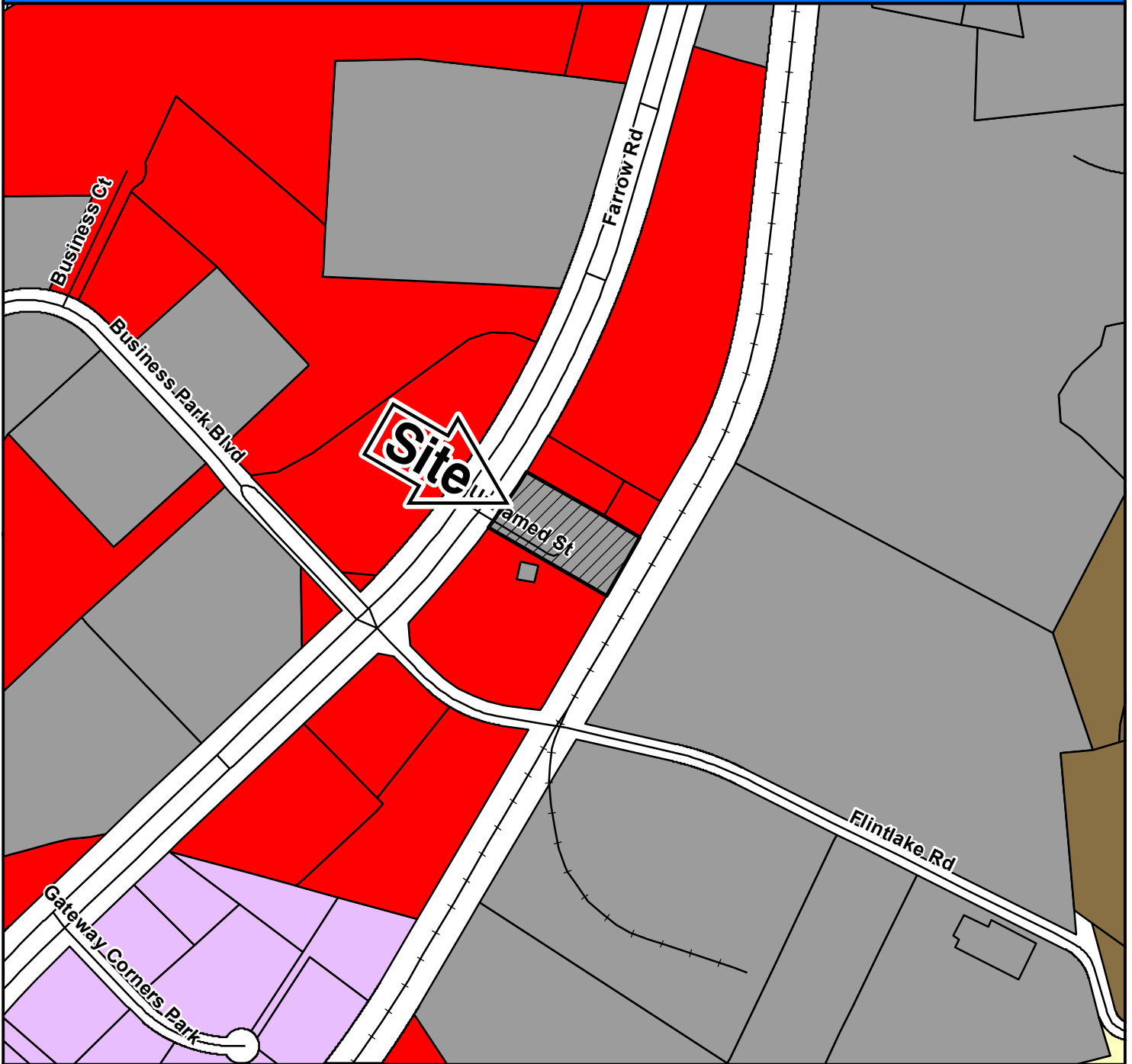
SPECIAL FLOOD HAZARD AREA
WETLANDS



0 262.5 525 1,050 1,575 2,100 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-043 MA HI 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

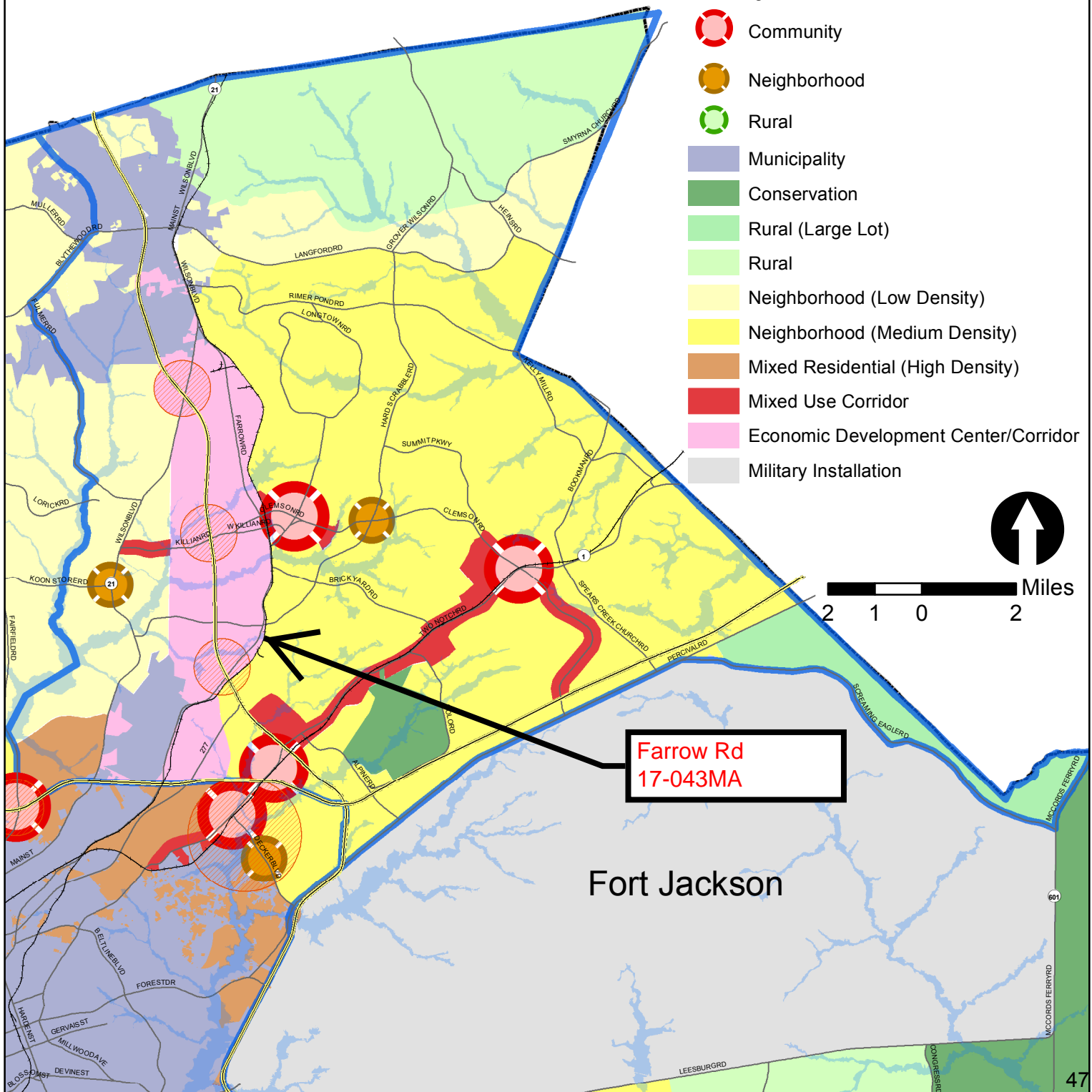


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: December 4, 2017
RC PROJECT: 17-044MA
APPLICANT: Sandy Moseley & Shaffin Valimohamed

LOCATION: 7004 Hilo Street

TAX MAP NUMBER: R19203-10-20
ACREAGE: .27 acres
EXISTING ZONING: NC/RM-MD
PROPOSED ZONING: NC

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Approval

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

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Gas Station
<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

The subject property has road frontage along Hilo Street. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The parcel 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 is a convenience store with pumps zoned GC. 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".

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 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

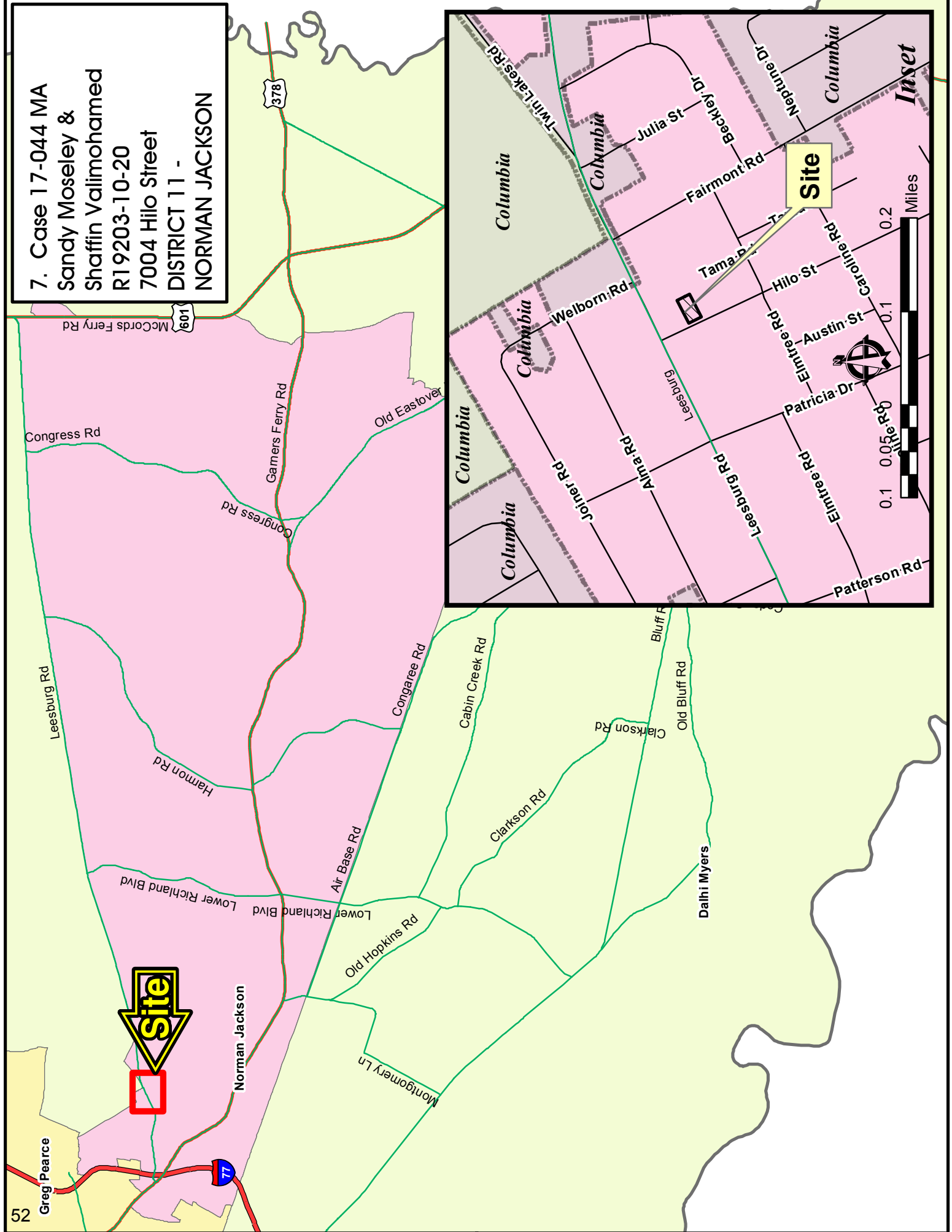
The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development should consist of neighborhood commercial scale development designed in a traditional neighborhood format.

The request is consistent with the character of the existing commercial development pattern and zoning districts along Leesburg Road. For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

December 19, 2017.

7. Case 17-044 MA
Sandy Moseley &
Shaffin Valimohamed
R19203-10-20
7004 Hilo Street
DISTRICT 11 -
NORMAN JACKSON



Columbia

Case 17-044 MA RM-MD to NC TMS R19203-10-20

Columbia

Joiner Rd

Columbia

Alma Rd

Columbia

Welborn Rd

Julia St

Leesburg Rd



Fairmont Rd

Tama Rd

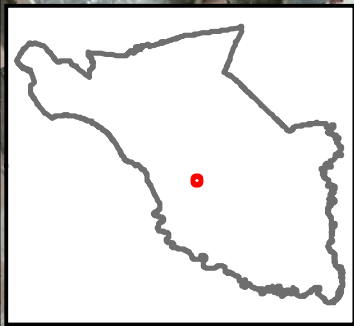
Patricia Dr

Tama Rd

647

 SPECIAL FLOOD HAZARD AREA

 WETLANDS

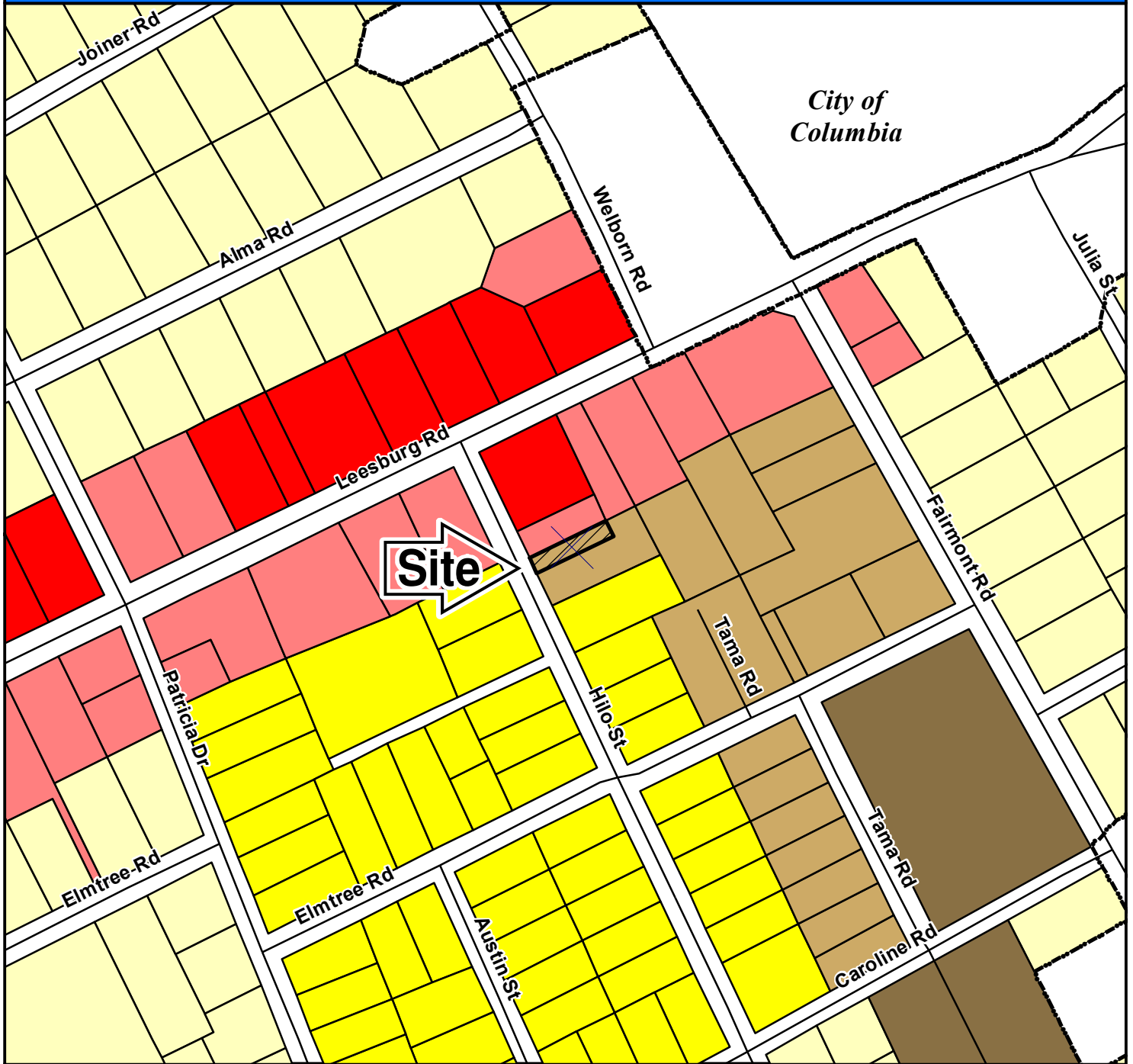


0 155 310 620 930 1,240

Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

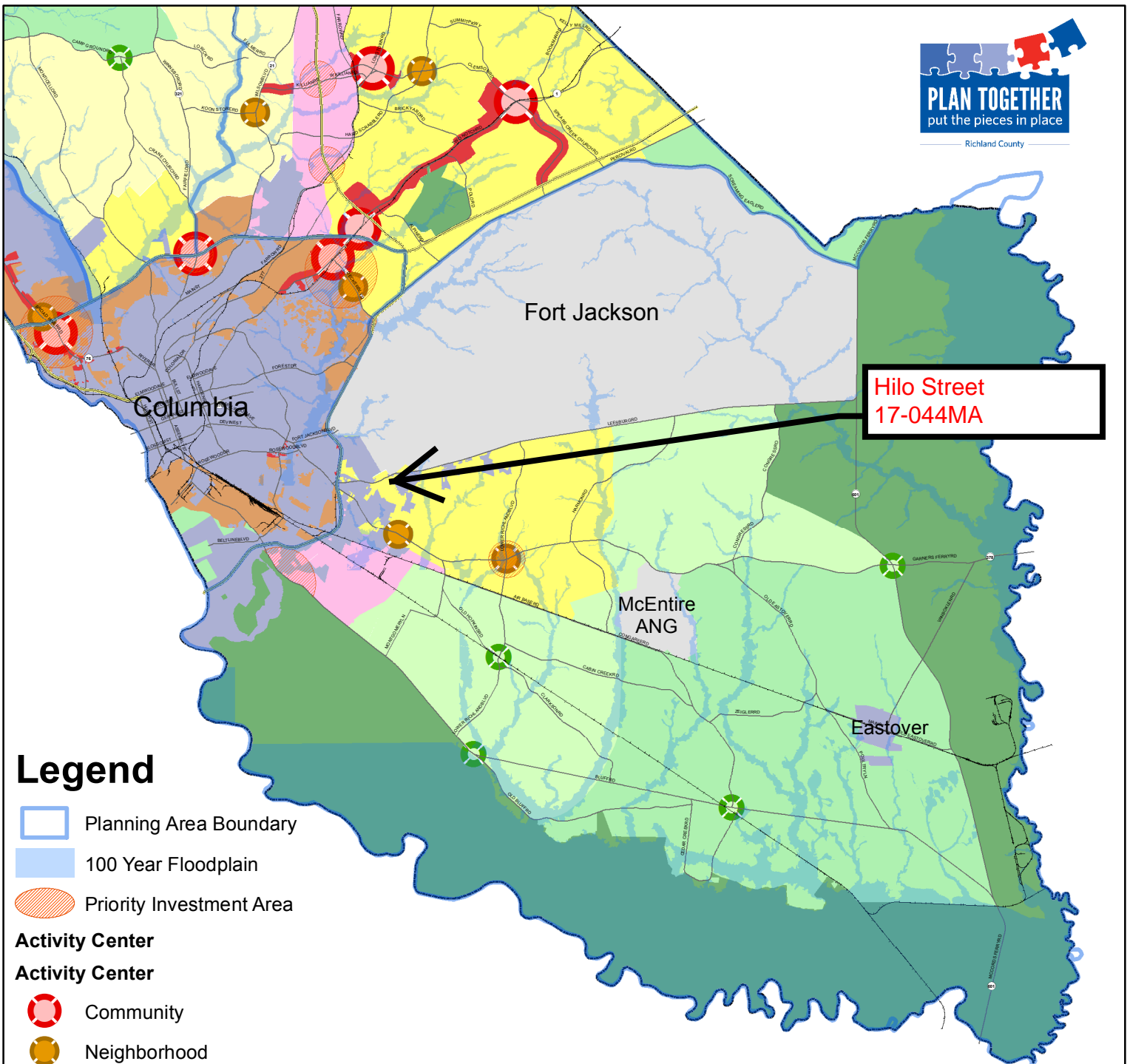
Case 17-044 MA RM-MD to NC



ZONING CLASSIFICATIONS

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





Legend

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

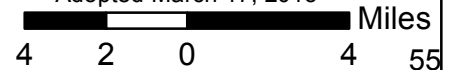
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-045 MA
APPLICANT: Jordan Hammond

LOCATION: Johnson Marina 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-E

PC SIGN POSTING: November 21, 2017

Staff Recommendation

Approval

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 RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 178 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
<u>North:</u>	RU/RU/RU	Undeveloped/Undeveloped/Residence
<u>South:</u>	RU/RS-LD	Residences/ Residential Subdivision
<u>East:</u>	PDD/PDD	Continued Care Development (Lowman Home)/Undeveloped
<u>West:</u>	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”.

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 Johnson Mariana Road or Forest Shealy Road through the County Penny Sales Tax program or through SCDOT.

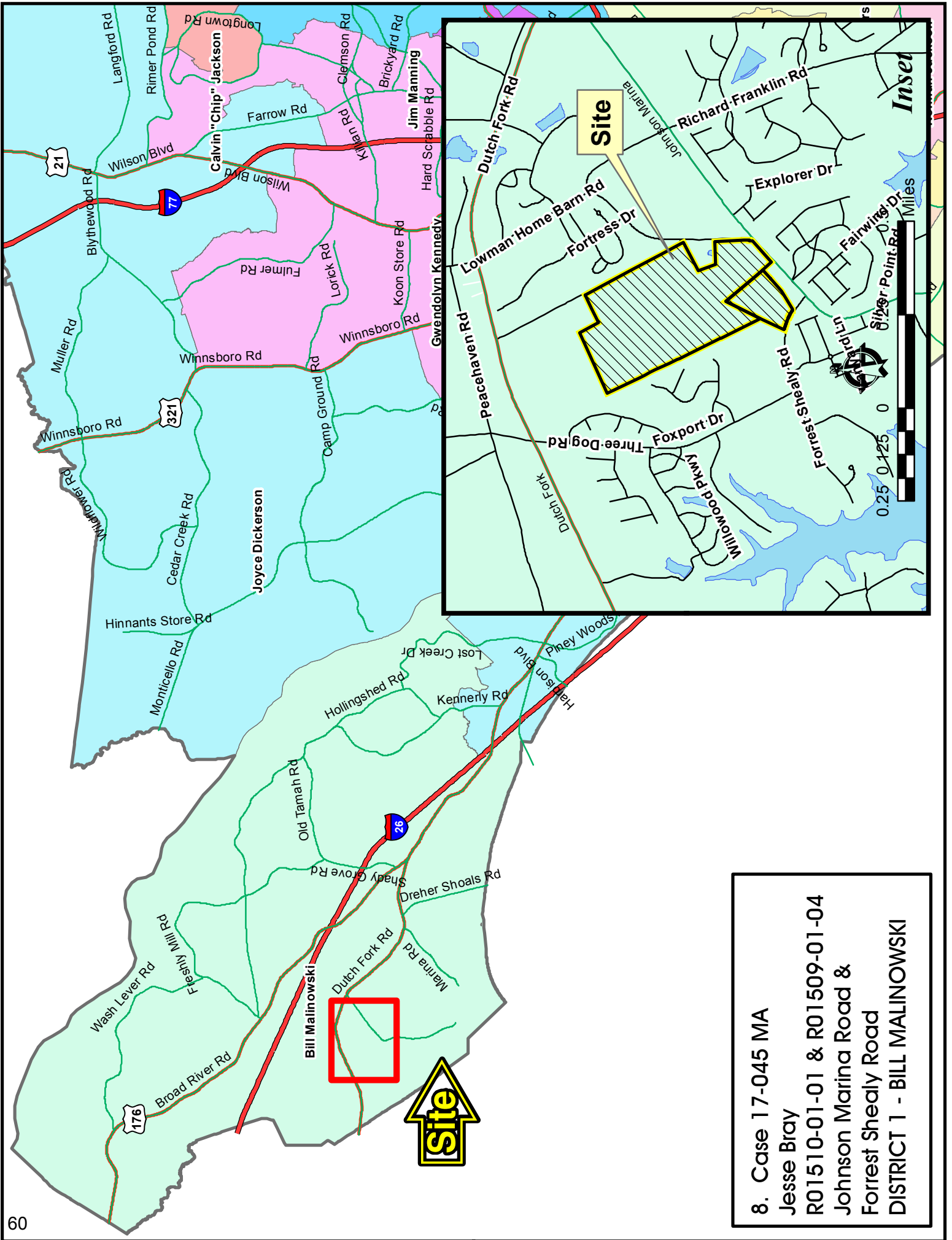
Conclusion

The request **is** consistent with the objectives outlined in the 2015 Comprehensive Plan. According to the Comprehensive Plan, the proposed zoning district promotes the characteristics and development identified within the Neighborhood (Low-Density) future land use recommendations. The proposed rezoning is consistent with the existing residential development pattern and zoning districts along this section of Johnson Marina Road.

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

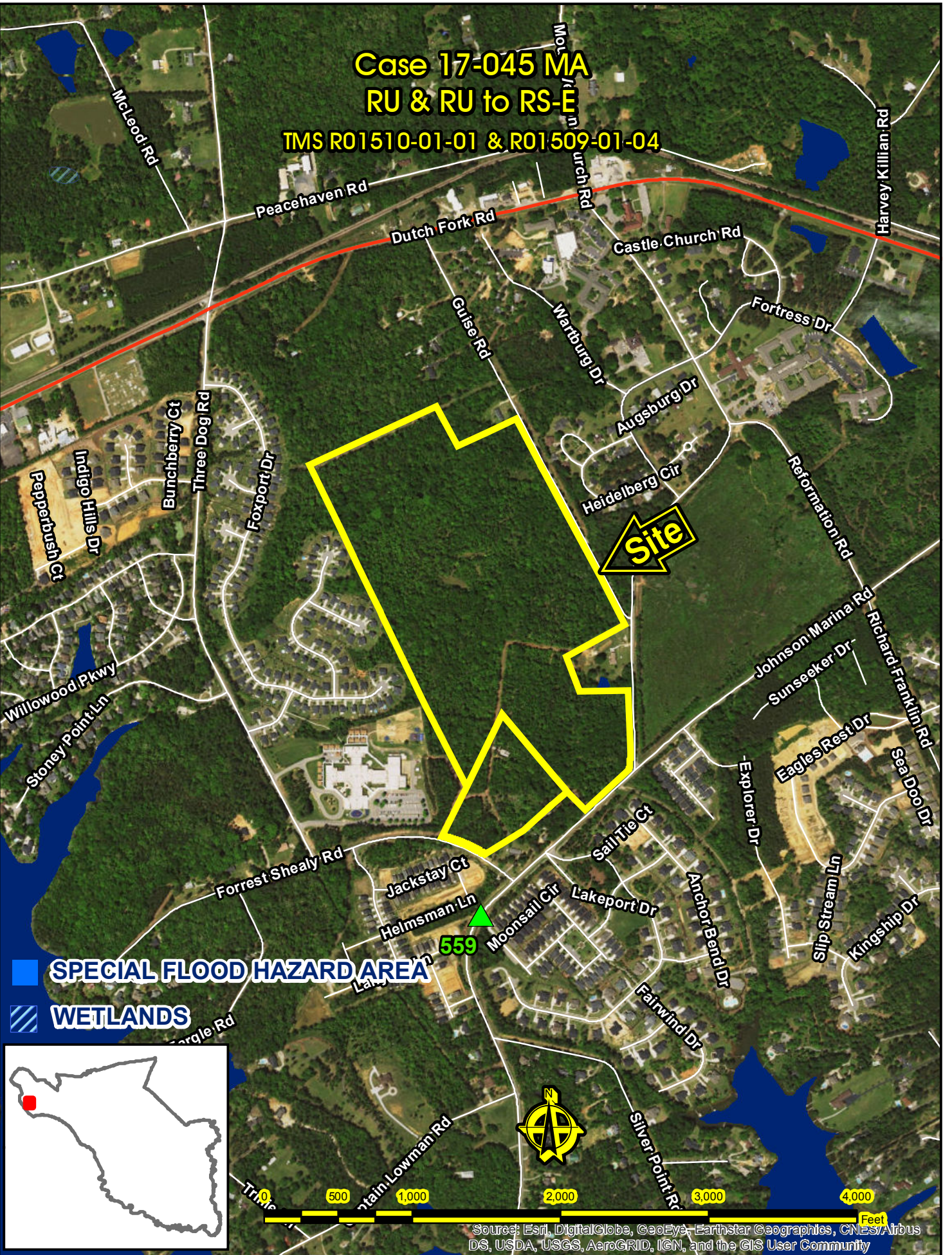
Zoning Public Hearing Date

December 19, 2017.



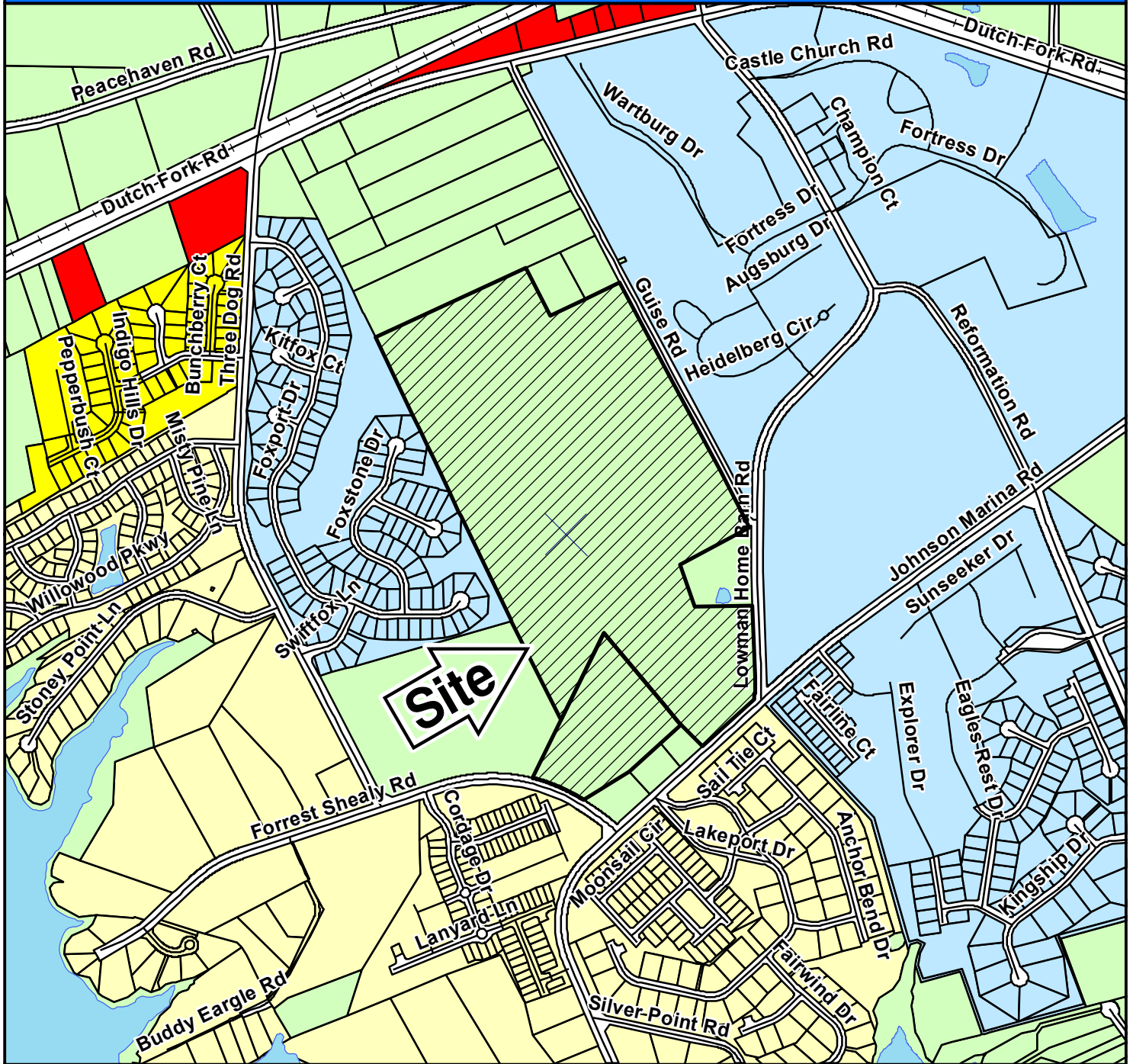
8. Case 17-045 MA
 Jesse Bray
 R01510-01-01 & R01509-01-04
 Johnson Marina Road &
 Forrest Shealy Road
 DISTRICT 1 - BILL MALINOWSKI

Case 17-045 MA
RU & RU to RS-E
TMS R01510-01-01 & R01509-01-04



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-045 MA RU & RU to RS-E



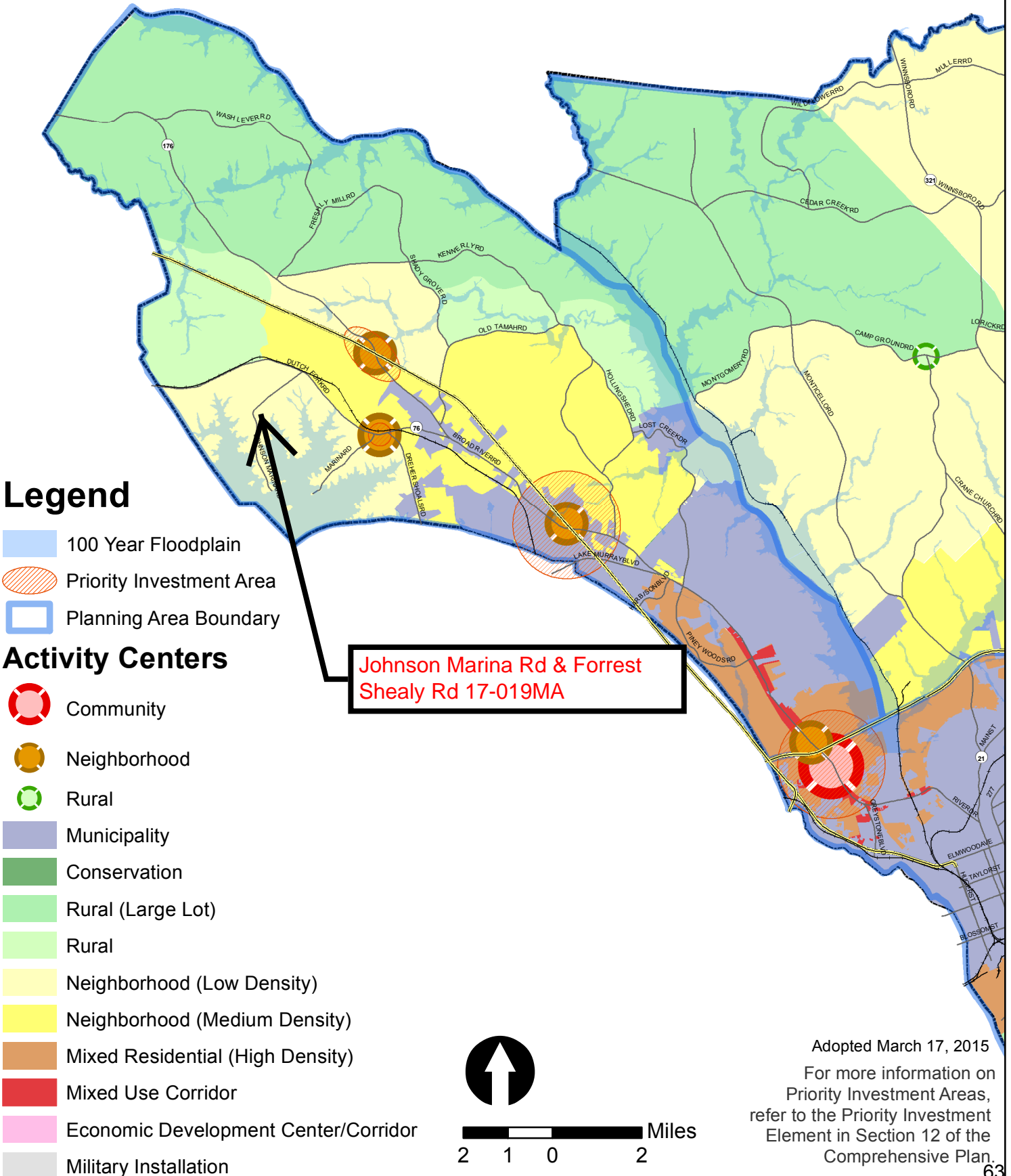
ZONING CLASSIFICATIONS

	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



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



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
November 16, 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 # 17-022 MA District 9
Calvin Jackson
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 approved the rezoning request.

2. Case # 17-028 MA District 1
Bill Malinowski
Jesse Bray
RU to RS-LD (40.67 acres)
Koon Road
TMS# R03400-02-56
PDS Recommendation– Approval
Planning Commission - Approval (5-2)
Council unanimously deferred the rezoning request.

3. Case # 17-033 MA District 7
Gwendolyn Kennedy
Derrick J. Harris, Sr.
RU to LI (1.19 acres)
7640 Fairfield Road
TMS# R12000-02-01
PDS Recommendation– Disapproval
Planning Commission - Approval (7-0)
Council deferred the rezoning request.

4. Case # 17-034 MA District 8
Jim Manning
 Cruddie Torian
 PDD to PDD (.56 acres)
 113 Barton Creek Court
 TMS# R20206-03-03
 PDS Recommendation– Approval
 Planning Commission - Approval (7-0)
Council unanimously approved the rezoning request.
5. Case # 17-035 MA District 7
Gwendolyn Kennedy
 Allen Ackerman
 RU to RS-LD (10.3 acres)
 7525 Fairfield Road
 TMS# R12003-01-05
 PDS Recommendation– Disapproval
 Planning Commission - Approval (4-3)
Council unanimously denied the rezoning request.
6. Case # 17-036 MA District 8
Jim Manning
 Richland County
 PDD to PDD (2 acres)
 1 Summit Parkway
 TMS# R23000-03-07
 PDS Recommendation– Approval
 Planning Commission - Approval (7-0)
Council unanimously deferred the rezoning request.
7. Case # 17-037 MA District 11
Norman Jackson
 Dave Moore IV
 RS-LD to RM-HD (1.09 acres)
 7230 Hilo Street
 TMS# R19202-07-29
 PDS Recommendation– Disapproval
 Planning Commission - Disapproval (6-0)
Council unanimously denied the rezoning request.

a. TEXT AMENDMENT [ACTION]

- 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.
 Planning Commission - Approval (6-0)
Council unanimously deferred the rezoning request.

ADJOURNMENT at 7:44 pm



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