RICHLAND COUNTY
PLANNING COMMISSION

June 4, 2018
Council Chambers
2020 Hampton Street
Columbia, SC 29202
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 – April 2018 & May 2018

b. ROAD NAMES

c. MAP AMENDMENTS [ACTION]

1. Case # 18-019 MA
   Mohammad Tabassum
   RU to NC (1.7 acres)
   7125 Monticello Road
   TMS# R07600-02-25
   PDSD Recommendation – Disapproval
   Page 1

   District 4
   Paul Livingston

2. Case # 18-020 MA
   Robert L. Legette
   NC to GC (.51 acres)
   441 Percival Road
   TMS# R16712-06-03
   PDSD Recommendation - Disapproval
   Page 9

   District 6
   Greg Pearce

3. Case # 18-021 MA
   Christopher Alford
   CC-4 to CC-2 (2 acre)
   7430 Fairfield Road
   TMS# R11904-02-05
   PDSD Recommendation - Disapproval
   Page 17

   District 7
   Gwendolyn Kennery
IV. OTHER ITEMS [ACTION]
   1. Presentation of the Draft Richland County Land Development Design Manual

V. LAND DEVELOPMENT CODE REWRITE [ACTION]

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 4th Tuesday of the month at 7:00 p.m. Check the County’s website for dates and times.
To: Planning Commission Members, Interested Parties
From: Alfreda W. Tindal, 9-1-1 Addressing Coordinator
Date: May 24, 2018
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 Statue Road Naming Standards.

**Action Requested:** The Planning Commission Board approval of the following street name(s):

<table>
<thead>
<tr>
<th>Proposed Street Name (s)</th>
<th>Applicant/ Contact</th>
<th>Development Name/Location</th>
<th>Property TMS #</th>
<th>Council District (Honorable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cassiopeia</td>
<td>Mark Schimmoeller, II LandTech Inc of SC</td>
<td>Proposed Autumn Pond Subdivision</td>
<td>R20500-04-06</td>
<td>Calvin “Chip” Jackson (9)</td>
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<tr>
<td>2. Casting Spoon</td>
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<td>3. Cotton Chestnut</td>
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<td>4. Falling Leaves</td>
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<td>5. Isham</td>
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<td>6. Lolliberry</td>
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<td>7. Mistletoe</td>
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<td>8. Quiet Oak</td>
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<tr>
<td>9. Silver Bluff</td>
<td></td>
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<td>10. Smooth water</td>
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<tr>
<td>11. Spincast</td>
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<tr>
<td>12. Stony Mews</td>
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<tr>
<td>13. Tawny Forest</td>
<td></td>
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<tr>
<td>14. Topwater</td>
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<tr>
<td>15. Triggerspin</td>
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<tr>
<td>16. Vervain</td>
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<tr>
<td>17. Wassaw</td>
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<tr>
<td>18. Whisk Fern</td>
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</table>

“Making the Safety of the Richland County Citizens Our #1 Priority, One Address at a Time”
PC MEETING DATE: June 4, 2018
RC PROJECT: 18-019 MA
APPLICANT: Mohammad Tabassum
LOCATION: 7125 Monticello Road
TAX MAP NUMBER: R07600-02-25
ACREAGE: 1.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC
PC SIGN POSTING: May 21, 2018

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:

In accordance with Section 26-52. Amendments (b) (2) b. 4. An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

The subject parcel previously requested General Commercial (GC) District under case number 18-09 MA. The request was withdrawn by the applicant.

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.
No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is eight (8) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 13 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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South:</td>
<td>M-1</td>
<td>Automobile Repair</td>
</tr>
<tr>
<td>East:</td>
<td>CC-1/CC-1</td>
<td>Residence/Residence</td>
</tr>
<tr>
<td>West:</td>
<td>D-1</td>
<td>College (City of Columbia)</td>
</tr>
</tbody>
</table>

Discussion

Parcel/Area Characteristics

The subject property has frontage along Monticello Road. Monticello Road is a five-lane undivided principal arterial road with sidewalks along one side. The immediate area is characterized by a mix of residential, commercial uses and an institutional use. South of the site is an automobile repair shop. North of the site is an undeveloped parcel. West of the site is Columbia International University. East of the site are two parcels containing single-family residences.

Public Services

The subject parcel is within the boundaries of School District One. Eau Claire High School is located 2.3 miles southeast of the subject parcel on Monticello Road. The Crane Creek fire station (number 18) is located 2.3 miles northeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City’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 Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.
Desired Development Pattern
The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics
The 2016 SCDOT traffic count (Station # 249) located south of the subject parcel on Monticello Road identifies 9,200 Average Daily Trips (ADT’s). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Monticello 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 Monticello Road through the County Penny Sales Tax program or through SCDOT.

Conclusion
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The subject parcel is located within the Neighborhood (Medium Density) future land use classification. According to the Plan’s desired development pattern, “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 subject parcel is not located near the intersection of a primary arterial.

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

Zoning Public Hearing Date
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)
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

Monticello Rd 18-019MA
Richland County  
Planning & Development Services Department  

Map Amendment Staff Report

PC MEETING DATE: June 4, 2018  
RC PROJECT: 18-020 MA  
APPLICANT: Robert L. Legette  

LOCATION: Percival Road  
TAX MAP NUMBER: R16712-06-03  
ACREAGE: .51 acres  
EXISTING ZONING: NC  
PROPOSED ZONING: GC  

PC SIGN POSTING: May 21, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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

In accordance with Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2). With the adoption of the 2005 Land Development Code, the C-2 District was designated Neighborhood Commercial District (NC).

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: 8 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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RM-HD</td>
<td>Multi-family (Quail Run Apartments)</td>
</tr>
<tr>
<td>South:</td>
<td>C-1</td>
<td>Office (City of Columbia)</td>
</tr>
<tr>
<td>East:</td>
<td>GC/RG-2</td>
<td>Convenience Store with pumps &amp; Restaurant /Telecommunications Tower (City of Columbia)</td>
</tr>
<tr>
<td>West:</td>
<td>NC/RM-HD</td>
<td>Undeveloped/Multi-family (Hunters Run Apartments)</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**

The subject property has frontage on Lake Avenue and Percival Road. Lake avenue is a two lane undivided local Road without sidewalks and streetlights along this section. Percival Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by a mix of residential and commercial uses. North of the site is a Residential Multi-family High Density (RM-HD) District parcel with a multi-family development (Quail Run Apartments). South of the site is an office structure zoned C-1 District and located in the City of Columbia’s jurisdiction. East of the site is a telecommunications tower zoned RG-2 District and located in the City of Columbia’s jurisdiction. There is also a GC District parcel east of the site with a convenience store with pumps and a restaurant. West of the site is an undeveloped Neighborhood Commercial District and a RM-HD District parcel with a multi-family development.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Brockman Elementary School is located 1.71 miles west of the subject parcel at 2245 Montclair Dr. 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 sewer service area. There is a fire hydrant located northwest of the site on Percival Road. The Gills Creek fire station (station number 33) is located on Old Forest Drive, approximately .42 miles south 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 **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 2017 SCDOT traffic count (Station #214) located south of the subject parcel on Percival Road identifies 11,000 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. Percival Road is currently operating at Level of Service (LOS) “D”.

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

There are planned improvements for this section of Percival Road through the County Penny Sales Tax program. There are sidewalks proposed from Forest Drive to Northshore Road. Construction has not been started this time.

There are no planned or programmed improvements for this section of Percival Road through the COATS 2035 Long Range Transportation Plan (LRTP).

**Conclusion**

The subject parcel is located within the Mixed Residential (High Density) land use designation of the Comprehensive Plan. The proposed zoning district is not consistent with the recommendations outlined in the Comprehensive Plan for nonresidential development to be considered for location in or in proximity to Activity Centers or in Mixed Use Corridors. In addition, the proposed zoning designation would permit uses which are not in character with the existing development pattern of the surrounding area.

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

**Zoning Public Hearing Date**

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

Adopted March 17, 2015
**Zoning History**

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

**Zoning History for the General Area**

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

The CC-4 Industrial District parcels east and south of the site were rezoned under case number 10-006MA.

The CC-3 Activity Center Mixed Use District parcels southeast of the site were rezoned under case number 10-006MA.

**Zoning District Summary**

CC-2, Neighborhood Mixed Use: The CC-2 sub-district permits a mixture of uses that create a land use transition between existing residential neighborhoods and potential commercial areas that abut this area. The zone allows a variety of building types, including civic/institutional, townhouses, detached single-family housing, loft dwelling units, and commercial/office with encouragement of mixed-use buildings that meet a variety of daily needs of residents in surrounding neighborhoods.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses are:
Neighborhood Mixed Use CC-2 District Density Summary

<table>
<thead>
<tr>
<th>Use</th>
<th>Base Density</th>
<th>Bonus Density</th>
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<tbody>
<tr>
<td>Single-family, detached</td>
<td>3 du/acre</td>
<td>4.5 du/acre</td>
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<tr>
<td>Townhouse</td>
<td>6 du/acre</td>
<td>9 du/acre</td>
</tr>
<tr>
<td>Live-Work Units</td>
<td>6 du/acre</td>
<td>9 du/acre</td>
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<tr>
<td>Loft Dwelling Units</td>
<td>8 du/acre</td>
<td>12 du/acre</td>
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<th>Direction</th>
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<td>North:</td>
<td>CC-4</td>
<td>Office</td>
</tr>
<tr>
<td>South:</td>
<td>CC-4</td>
<td>Building Supply Sales (Marble and Granite)</td>
</tr>
<tr>
<td>East:</td>
<td>M-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West:</td>
<td>CC-4</td>
<td>Office</td>
</tr>
</tbody>
</table>

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by industrial uses and undeveloped parcels. The parcel east of the site is undeveloped. South of the site is a building supply store. West and north of the subject parcel are office structures.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately .54 miles southeast of the subject parcel. The Carolina School for Inquiry is located .39 miles southeast 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.

**Crane Creek Neighborhood Master Plan**

The “Crane Creek” Neighborhood Master Plan recommends that Redevelopment and New Development limit industrial growth and promote rezoning industrial to commercial.

**Traffic Characteristics**

The 2017 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,700 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”.

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

**Conclusion**

The proposed rezoning request will allow commercial uses which are consistent with the objectives of the 2015 Comprehensive Plan. However, the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center, as recommended by the Comprehensive Plan for commercial development. The request will also allow residential type uses which aren’t consistent with the Plan.

In addition, the immediate area’s development pattern and existing industrial uses and zoning, are in conflict with the recommendations of the Crane Creek Master Plan, which deemphasizes industrial and promotes commercial.

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

**Zoning Public Hearing Date**

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)
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

Fairfield Road 18-021MA
Richland County  
Planning & Development Services Department  

Map Amendment Staff Report  

PC MEETING DATE: June 4, 2018  
RC PROJECT: 18-022 MA  
APPLICANT: Scott Morrison  

LOCATION: 204 Langford Road  
TAX MAP NUMBER: R15200-05-02 (Portion of)  
ACREAGE: 10.81 acres  
EXISTING ZONING: RU  
PROPOSED ZONING: RS-E  

PC SIGN POSTING: May 21, 2018  

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 Planned Development District (PDD) parcels east, west and south of the subject parcel were approved under Ordinance No. 061-06HR (case number 06-012MA).  

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: 23 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.
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<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
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<tbody>
<tr>
<td>North:</td>
<td>D-1/ RS-1 (both in Town of Blythewood)</td>
<td>Residence/ Undeveloped</td>
</tr>
<tr>
<td>South:</td>
<td>PDD</td>
<td>Undeveloped Residential PDD</td>
</tr>
<tr>
<td>East:</td>
<td>PDD</td>
<td>Undeveloped Residential PDD</td>
</tr>
<tr>
<td>West:</td>
<td>PDD</td>
<td>Undeveloped Residential PDD</td>
</tr>
</tbody>
</table>

**Discussion**

*Parcel/Area Characteristics*

The site has frontage along Langford Road. The site is mostly undeveloped with the exception of a telecommunications tower. There are sidewalks or street lamps along this section of Langford Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. South, west and east of the site is an undeveloped single-family residential PDD. North of the site is a residence and undeveloped parcel.

*Public Services*

The Blythewood fire station (station number 26) is located on Main Street, approximately .4 miles northwest of the subject parcel. There is a fire hydrant located west of the site along Langford Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County's sewer service area. The property is also adjacent to Palmetto Utilities 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 (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 2017 SCDOT traffic count (Station # 494) located west of the subject parcel on Blythewood Road identifies 19,500 Average Daily Trips (ADT’s). Blythewood 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 Blythewood Road is currently operating at Level of Service (LOS) “F”.

The 2017 SCDOT traffic count (Station # 305) located west of the subject parcel on Langford Road identifies 6,700 Average Daily Trips (ADT’s). Langford 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 Langford Road is currently operating at Level of Service (LOS) “C”.

There are planned improvements for this section Blythewood Road through the County Penny Sales Tax program. The proposed scope recommends a 5-lane (4 travel lanes with a center turn lane) improvement from I-77 west to Syrup Mill Road. Provisions for bicycle and pedestrian accommodation are proposed through the construction of offset, shared-use paths. This project also includes the Phase 2 roundabout at the intersection of Community Rd and Cobblestone.

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

Conclusion

The subject site is located in the Neighborhood (Low Density) Land Use classification and would be in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan for the this classification.

In addition, the proposed density of the request (2.2/acre) is consistent with the density of the surrounding PDD (2.8/acre).

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

Zoning Public Hearing Date

Case 18-022 MA
RU to RS-E
TMS R15200-05-02

Blythewood

Patriots Way

Sandfield Rd

Main St

McNulty St

Alvina Hagood Ctr

Wilson Blvd

McNulty St

Sandfield Rd

Blythewood

Site

SPECIAL FLOOD HAZARD AREA

WETLANDS
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

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

Adopted March 17, 2015
RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, May 22, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:
Tracy Hegler, AICP .............................. Community Planning and Development Director
Geonard Price ........................................ Division Manager/Zoning Administrator

CALL TO ORDER ................................................................. Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS

1. Case # 18-007 MA
   Phil Savage
   RU to NC (3.95 acres)
   2241 Dutch Fork Road
   TMS# R01507-02-01
   PDSD Recommendation - Disapproval
   Planning Commission - Disapproval (6-2)
   Council unanimously approved the rezoning request.

   District 1
   Bill Malinowski

2. Case # 18-012 MA
   LM Drucker
   OI to RS-LD (.71 acres)
   1344 Omarest Drive
   TMS# R07405-06-05
   PDSD Recommendation - Disapproval
   Planning Commission - Approval (8-0)
   Council unanimously approved the rezoning request.

   District 4
   Paul Livingston

3. Case # 18-013 MA
   Derrick J. Harris, Sr.
   RU to LI (1.83 acres)
   7708 Fairfield Road
   TMS# R12000-02-22
   PDSD Recommendation - Disapproval
   Planning Commission - Approval (8-0)
   Council unanimously approved the rezoning request.

   District 7
   Gwendolyn Kennedy
4. Case # 18-014 MA
   Jermaine Johnson
   RS-MD to MH (.26 acre)
   7901 Richard Street
   TMS# R16212-12-01
   PDSD Recommendation - Disapproval
   Planning Commission - Approval (8-0)
   **Council unanimously approved the rezoning request.**

   District 10
   Dalhi Myers

5. Case # 18-015 MA
   Charlotte & Randy Huggins
   RU to GC (.59 acres)
   Horrell Hill Road
   TMS# R24700-09-02
   PDSD Recommendation - Disapproval
   Planning Commission - Approval (7-1)
   **Council unanimously approved the rezoning request.**

   District 11
   Norman Jackson

6. Case # 18-016 MA
   Kamal Shlon
   RU to RS-HD (16.2 acres)
   825 Hallbrook Road
   TMS# R19100-07-01
   PDSD Recommendation - Disapproval
   Planning Commission - Approval (8-1)
   **Council unanimously approved applicant’s request to withdraw.**

   District 11
   Norman Jackson

**OTHER BUSINESS**

**ADJOURNMENT: 7:27 pm**