

**RICHLAND COUNTY
PLANNING COMMISSION**



November 5, 2018

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, November 5, 2018
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauier Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • 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 – October 2018

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 18-036 MA District 9
Calvin “Chip” Jackson
George R. McElveen III
RU to NC (2.9 acres)
698 Kelly Mill Road
TMS# R26103-03-05
PDS Recommendation – Disapproval
Page 1

2. Case # 18-037 MA District 10
Dalhi Myers
Ben H. Higgins
RU to NC (1.02 acres)
1014 McCords Ferry Road
TMS# R38000-03-02
PDS Recommendation – Disapproval
Page 9

3. Case # 18-038 MA District 7
Gwendolyn Kennedy
Ken Jones
RS-LD to NC (1.62 acres)
3409 Hard Scrabble Road
TMS# R17300-06-08
PDS Recommendation – Disapproval
Page 17

4. Case # 18-039 MA
Gabriel McFadden
RU to NC (1.21 acres)
Dutch Fork Road
TMS# R01507-02-05
PDS Recommendation – Disapproval
Page 25

District 1
Bill Malinowski

5. Case # 18-040 MA
Scott Morrison
GC to RM-HD (7.22 acres)
Brighton Road
TMS# R17004-02-02 (Portion of)
PDS Recommendation – Approval
Page 33

District 7
Gwendolyn Kennedy

6. Case # 18-041 MA
Ridgewood Missionary Baptist Church
RU to OI (1.63 acres)
Lawton Street
TMS# R09310-03-14,16-23
PDS Recommendation – Approval
Page 41

District 4
Paul Livingston

IV. TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO INCORPORATE DEVELOPMENT REQUIREMENTS OF THE RICHLAND COUNTY LAND DEVELOPMENT MANUAL.

Deferred

V. OTHER BUSINESS [ACTION]

VI. LAND DEVELOPMENT CODE REWRITE [ACTION]

- A. Adoption of 2019 Calendar
Page 49

VII. TROS DISCUSSION

VIII. PLANNING COMMISSION RETREAT DATES

IX. CHAIRMAN'S REPORT

X. PLANNING DIRECTOR'S REPORT

- A. Report of Council
Page 51

XI. 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.

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



To: Planning Commission Members, Interested Parties
From: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
Date: October 25, 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 Statute Road Naming Standards.

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

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Edna B Adams Trail	Wilma Jackson	Estate of Edna Bostic Adams Congaree Road	R30300-04-10	Dalhi Myers (10)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2018
RC PROJECT: 18-036 MA
APPLICANT: George R. McElveen III

LOCATION: 698 Kelly Mill Road

TAX MAP NUMBER: R26103-03-05
ACREAGE: 2.9 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: October 19, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

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>	RU/ RU/RU	Residence/ Residence/ Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU/RU	Residence/ Residence

Discussion

Parcel/Area Characteristics

The site contains frontage along Kelly Mill Road and Robin Hood Road. Kelly Mill Road is a two-lane undivided collector road without sidewalks and streetlights along this section. Robin Hood Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and rural zoning districts north, south, east and west of the subject site.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Bridge Creek Elementary School is located .54 miles south of the subject parcel at 121 Bombing Range Rd. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 3.24 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 Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #686) located north of the subject parcel on Kelly Mill Road identifies 5,100 Average Daily Trips (ADT's). Kelly Mill 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 Kelly Mill Road is currently operating at Level of Service (LOS) "B".

The 2017 SCDOT traffic count (Station #682) located north of the subject parcel on Kelly Mill Road identifies 4,800 Average Daily Trips (ADT's). Kelly Mill 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 Kelly Mill Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

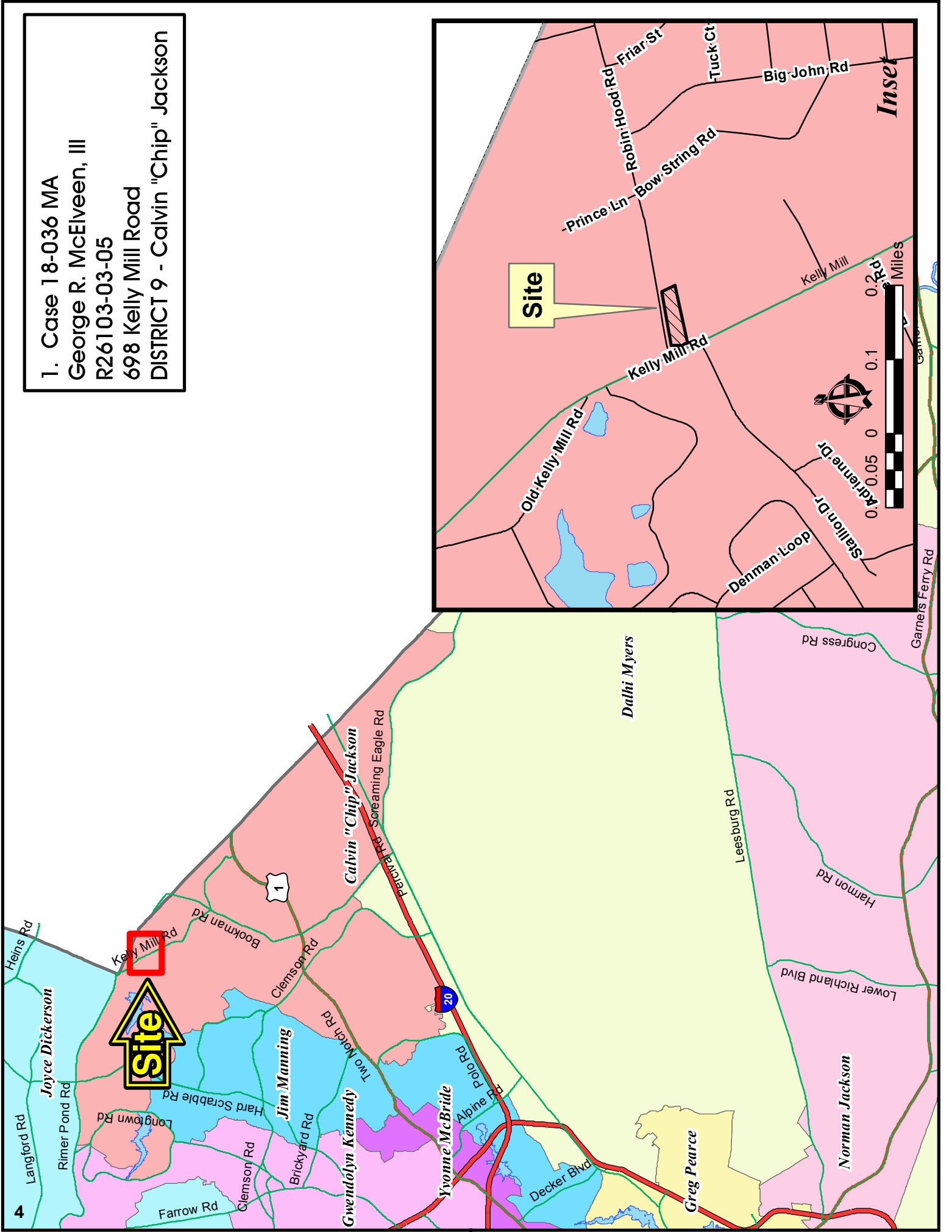
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction of a primary arterial and is not within a contextually-appropriate distance of an Neighborhood Activity Center. The Plan also discourages “..strip commercial development or fragmented ‘leapfrog’ development patterns along corridors.”

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

Zoning Public Hearing Date

November 15, 2018.

1. Case 18-036 MA
George R. McElveen, III
R26103-03-05
698 Kelly Mill Road
DISTRICT 9 - Calvin "Chip" Jackson





























Case 18-036 MA
RU to NC
TMS R26103-03-05



Case 18-036 MA RU 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

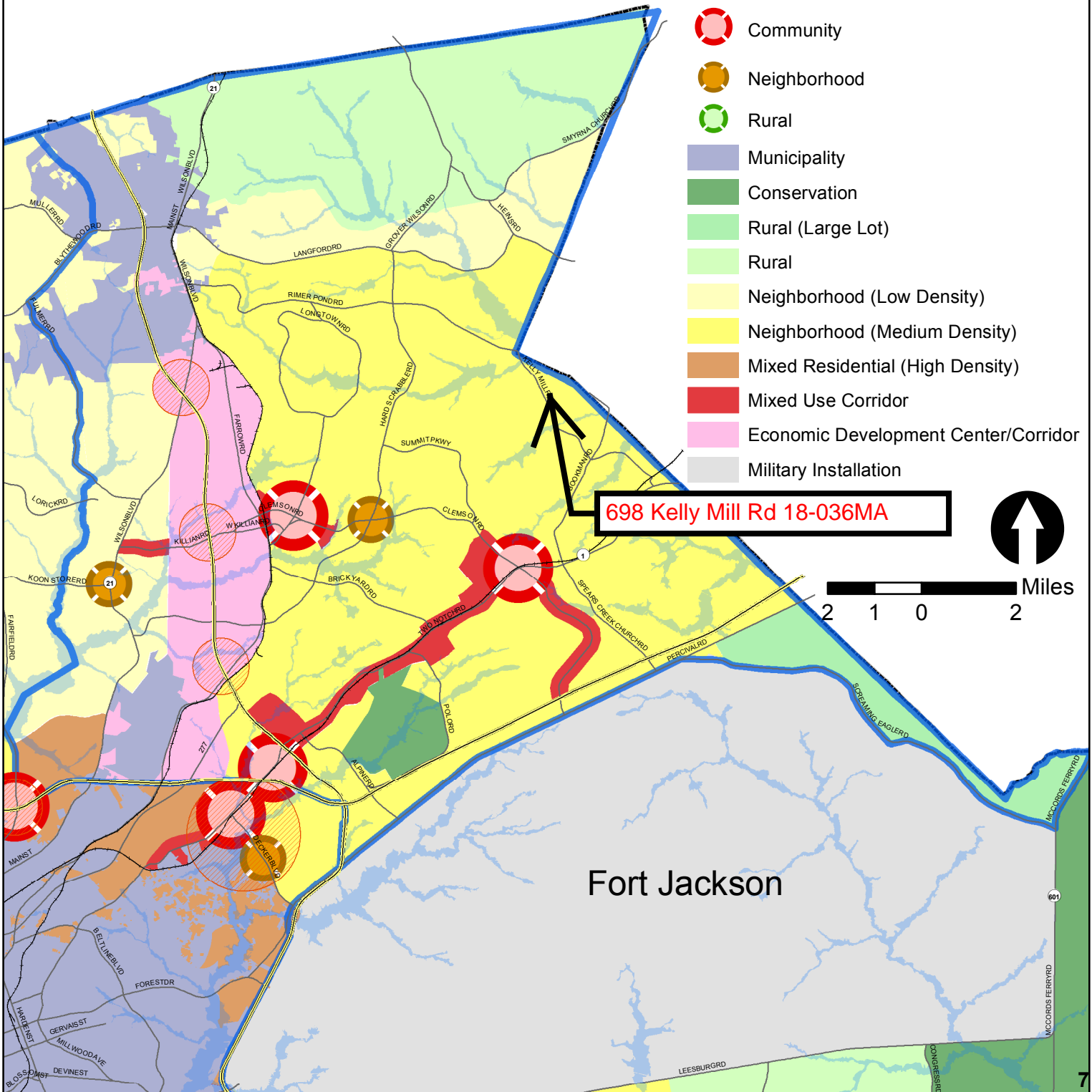


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: November 5, 2018
RC PROJECT: 18-037 MA
APPLICANT: Ben H. Higgins

LOCATION: 1014 McCords Ferry Road

TAX MAP NUMBER: R38000-03-02
ACREAGE: 1.02 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: October 19, 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: (Ord. 038-09HR; 7-21-09).

(b) (2) b. 4.

- 4. An addition of NC zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

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>	RU	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site contains frontage along McCords Ferry Road. McCords Ferry Road is a two-lane undivided principal arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning. North of the site is undeveloped. West south and east of the site are residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located 8.41 miles west, north west of the subject parcel on Spears Creek Church Road. Records indicate that the parcel would be serviced by well and septic. The Leesburg/601 fire station (station number 31) is located on 1901 McCords Ferry Road, approximately 4.9 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 ***Conservation***.

Land Use and Design

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #159) located north of the subject parcel on McCords Ferry Road identifies 2,900 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

The 2017 SCDOT traffic count (Station #201) located south of the subject parcel on McCords Ferry Road identifies 5,800 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

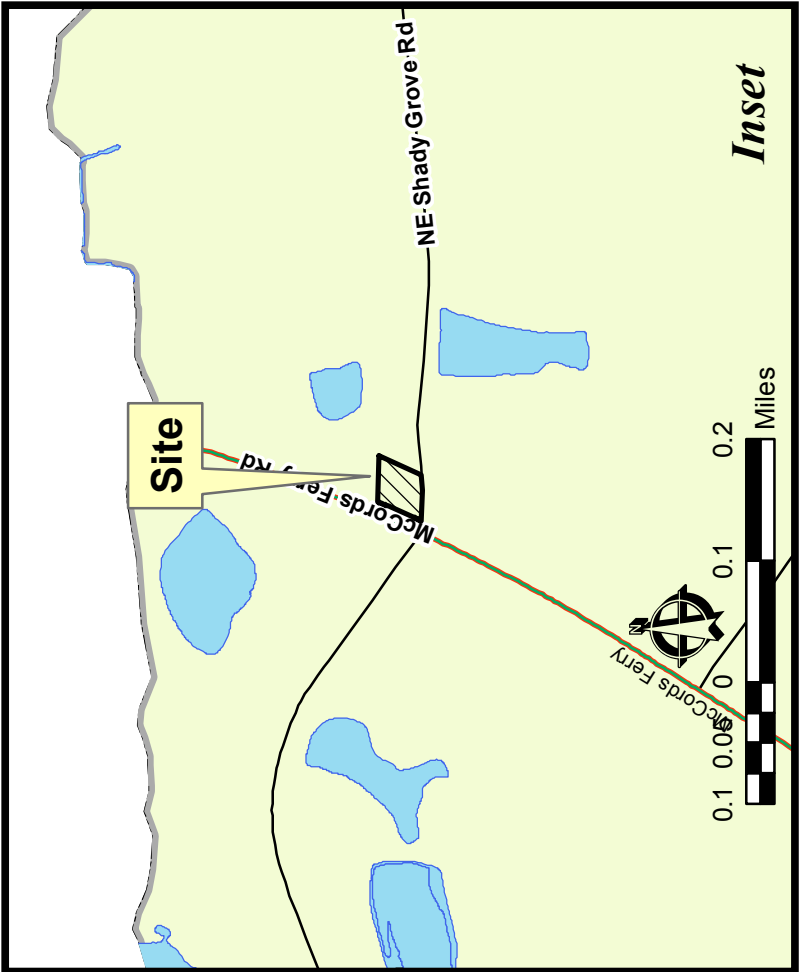
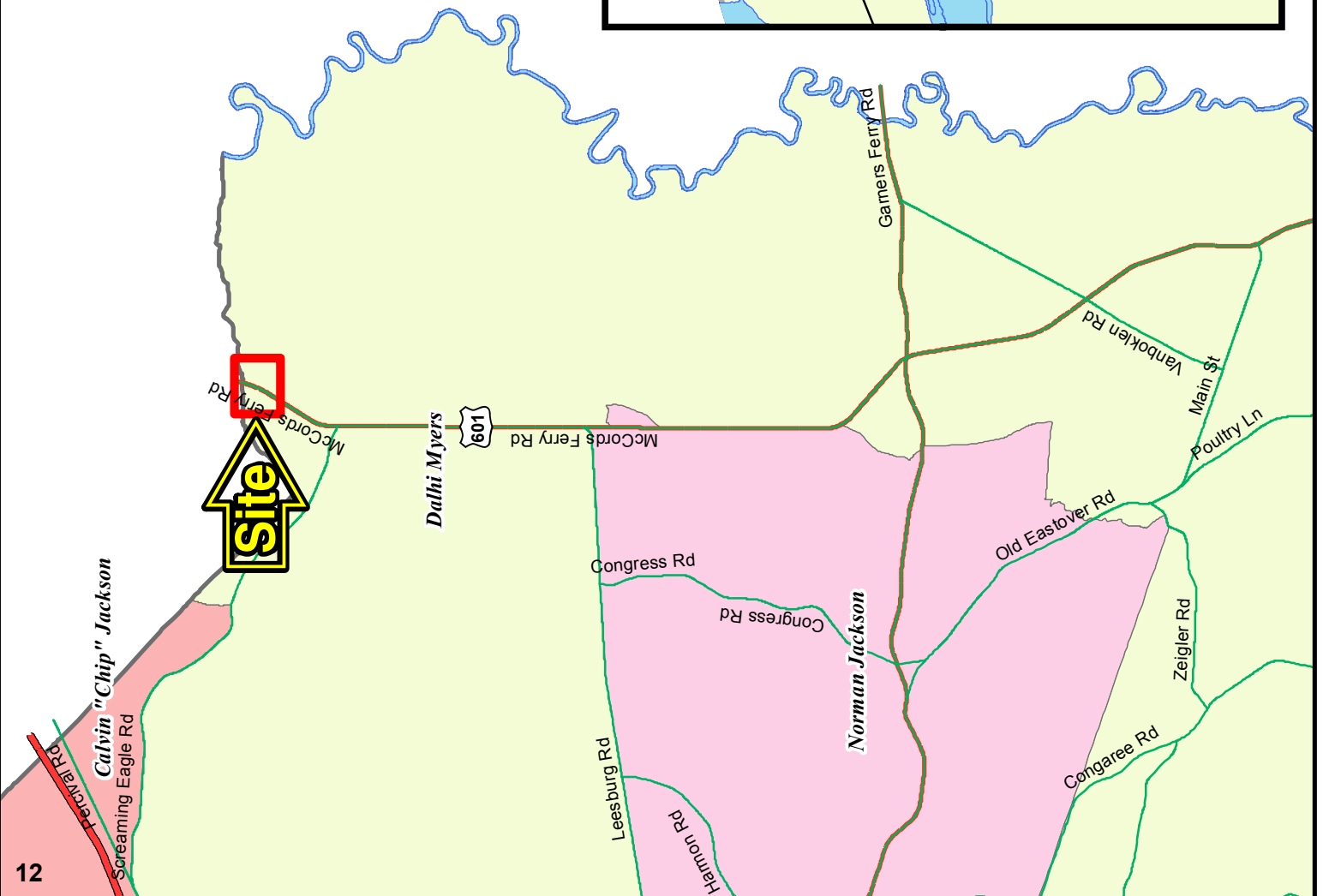
The Plan recommends discouraging commercial development within these areas. The proposed zoning would not be consistent with the surrounding Rural zoning districts and residential uses.

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

Zoning Public Hearing Date

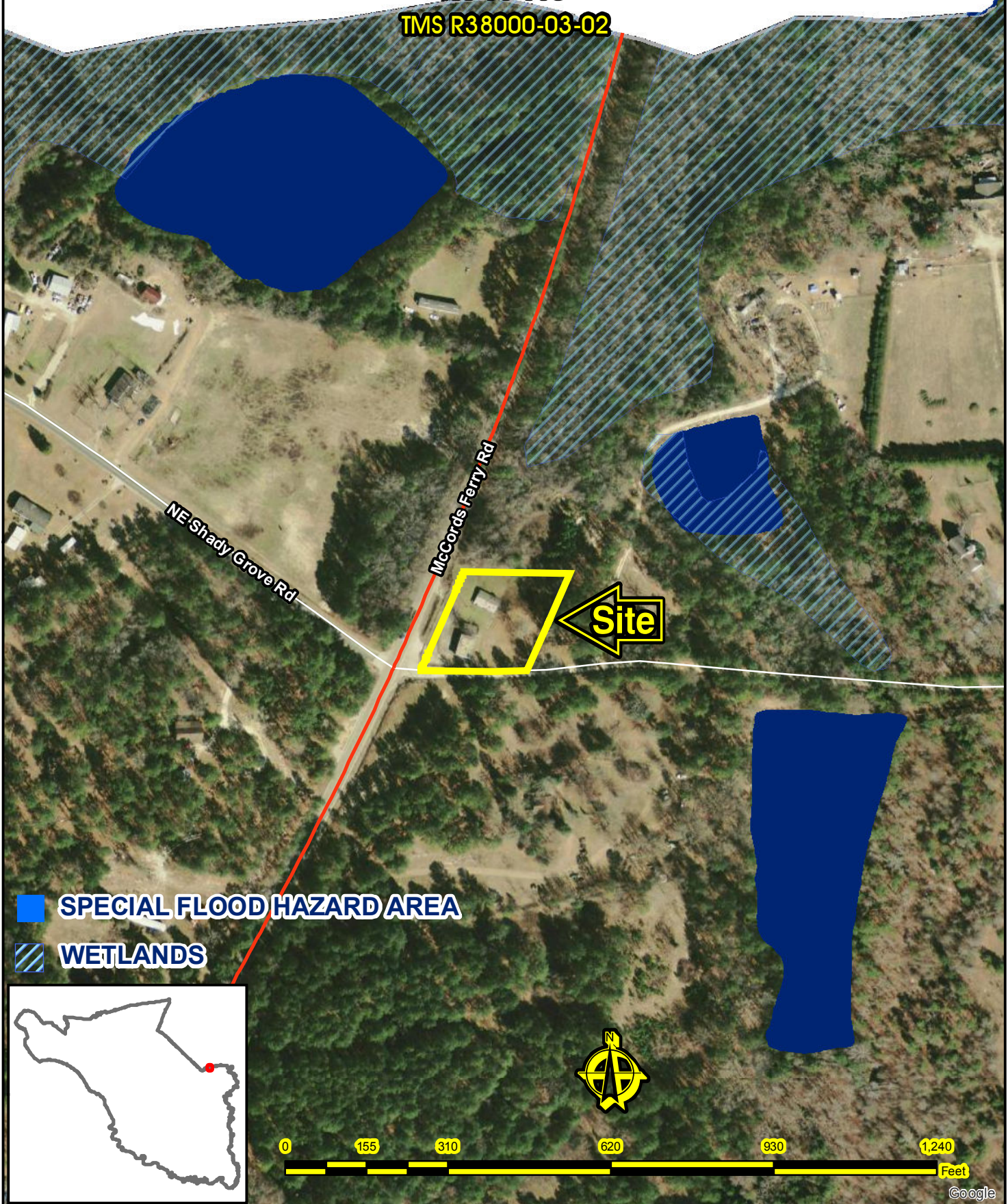
November 15, 2018.

2. Case 18-037 MA
Ben H. Higgins
R38000-03-02
1014 McCords Ferry Road
DISTRICT 10 - Dalhi Myers



Case 18-037 MA
RU to NC
TMS R38000-03-02

*Kershaw
County*





























Case 18-037 MA RU to NC

*Kershaw
County*

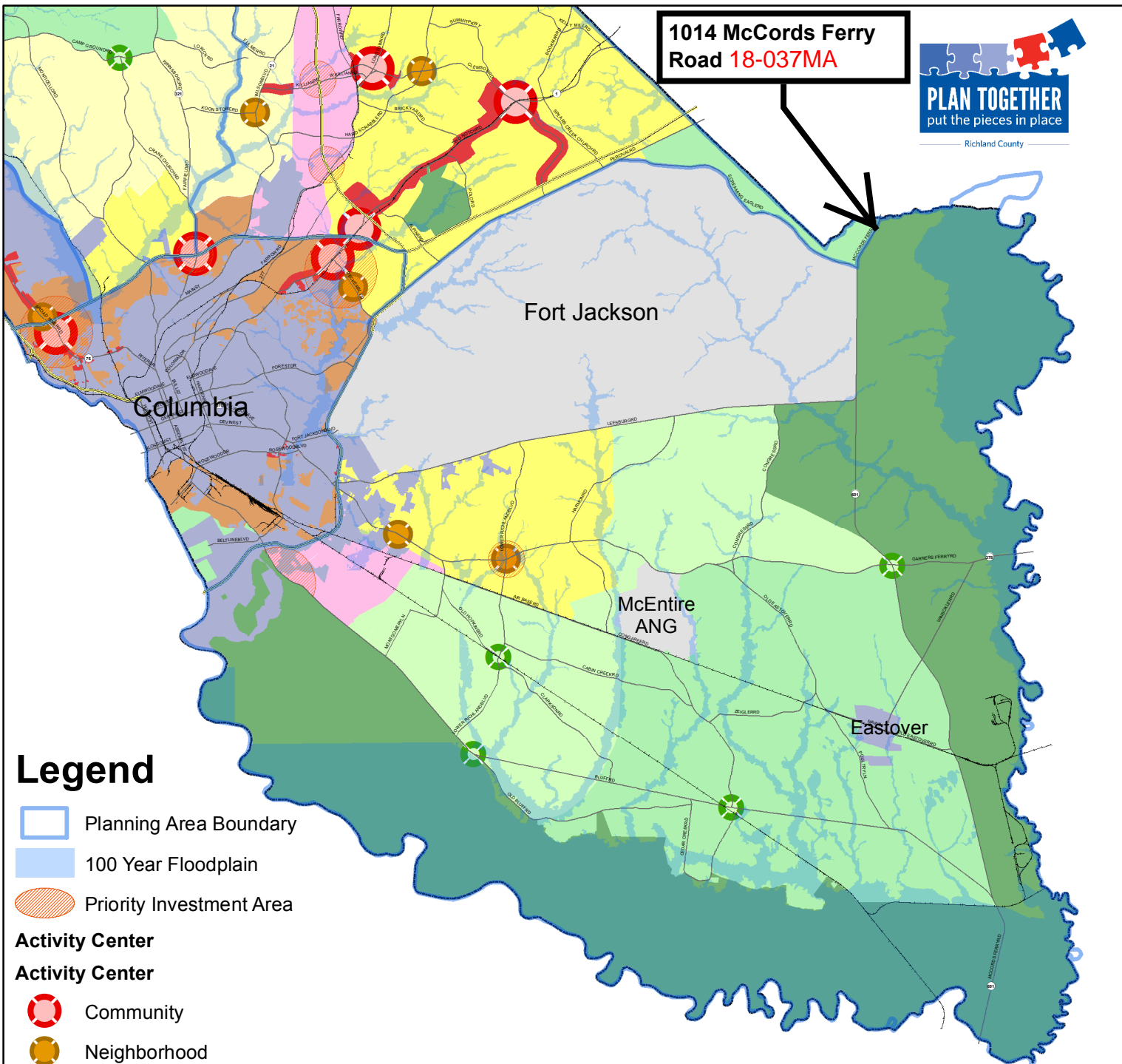


ZONING CLASSIFICATIONS

 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	



1014 McCords Ferry Road 18-037MA



Legend

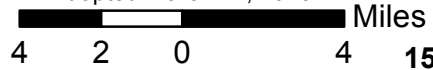
- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- 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: November 5, 2018
RC PROJECT: 18-038 MA
APPLICANT: Ken Jones

LOCATION: 3409 Hard Scrabble Rd

TAX MAP NUMBER: R17300-06-08
ACREAGE: 1.56 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: October 19, 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:

(b) (2) b. 4.

4. An addition of NC zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

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).

The parcel was part of a previous request for General Commercial District (GC) under case number 18-029MA. The case was denied by County Council.

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	Undeveloped
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	GC	SC ETV Telecommunications Tower

Discussion

Parcel/Area Characteristics

The subject property has primary frontage along Hard Scrabble Road and secondary frontage on Sloan Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Sloan Road is a two-lane collector without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels and residential uses. The parcels north and east of the site are undeveloped and zoned RS-LD. South of the site is a Residential Single-family Low Density (RS-LD) District parcel with a residence. West of the site is a General Commercial District zoned parcel with a telecommunications tower.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located 1.45 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant located along south of the parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northwest 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 2017 SCDOT traffic count (Station #708) located west of the subject parcel on Sloan Road identifies 1,050 Average Daily Trips (ADT's). Sloan is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Sloan Road is currently operating at Level of Service (LOS) "A".

The 2017 SCDOT traffic count (Station #438) located south of the subject parcel on Hard Scrabble Road identifies 19,800 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 10,800 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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

The section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

Conclusion

The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors or within a contextually-appropriate distance from the intersection of a primary arterial. Sloan Road is classified as a two lane undivided collector and Hard Scrabble Road is a minor 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 could initiate the spread of commercial zoning districts along this section of Hard Scrabble Road.

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

Zoning Public Hearing Date

November 15, 2018.

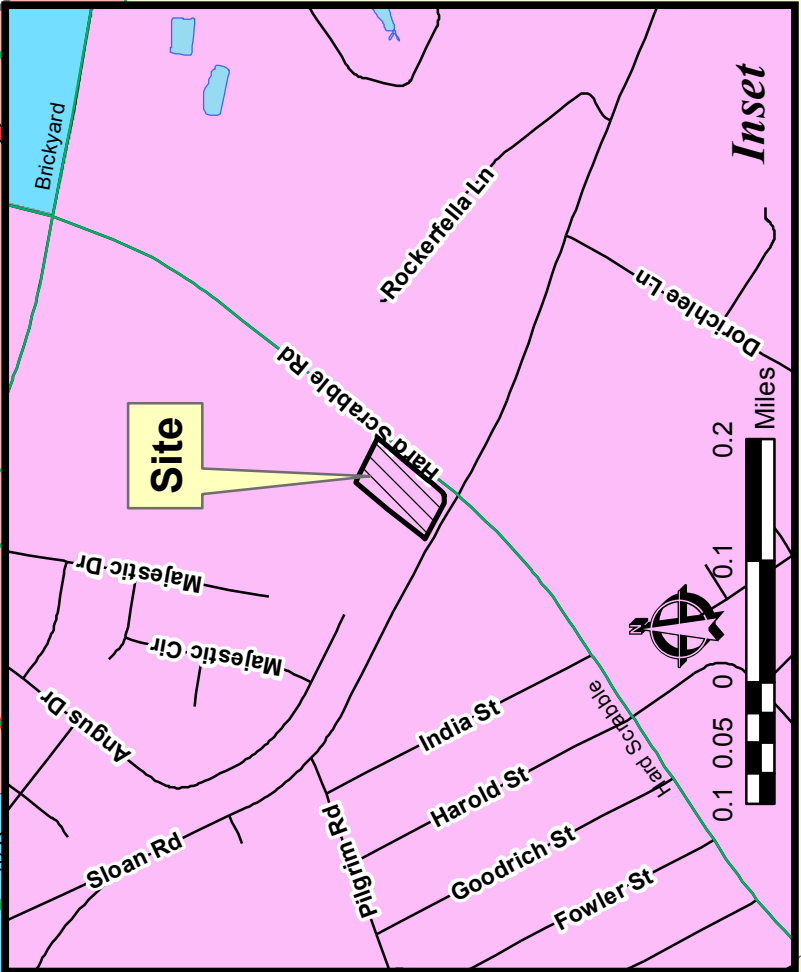
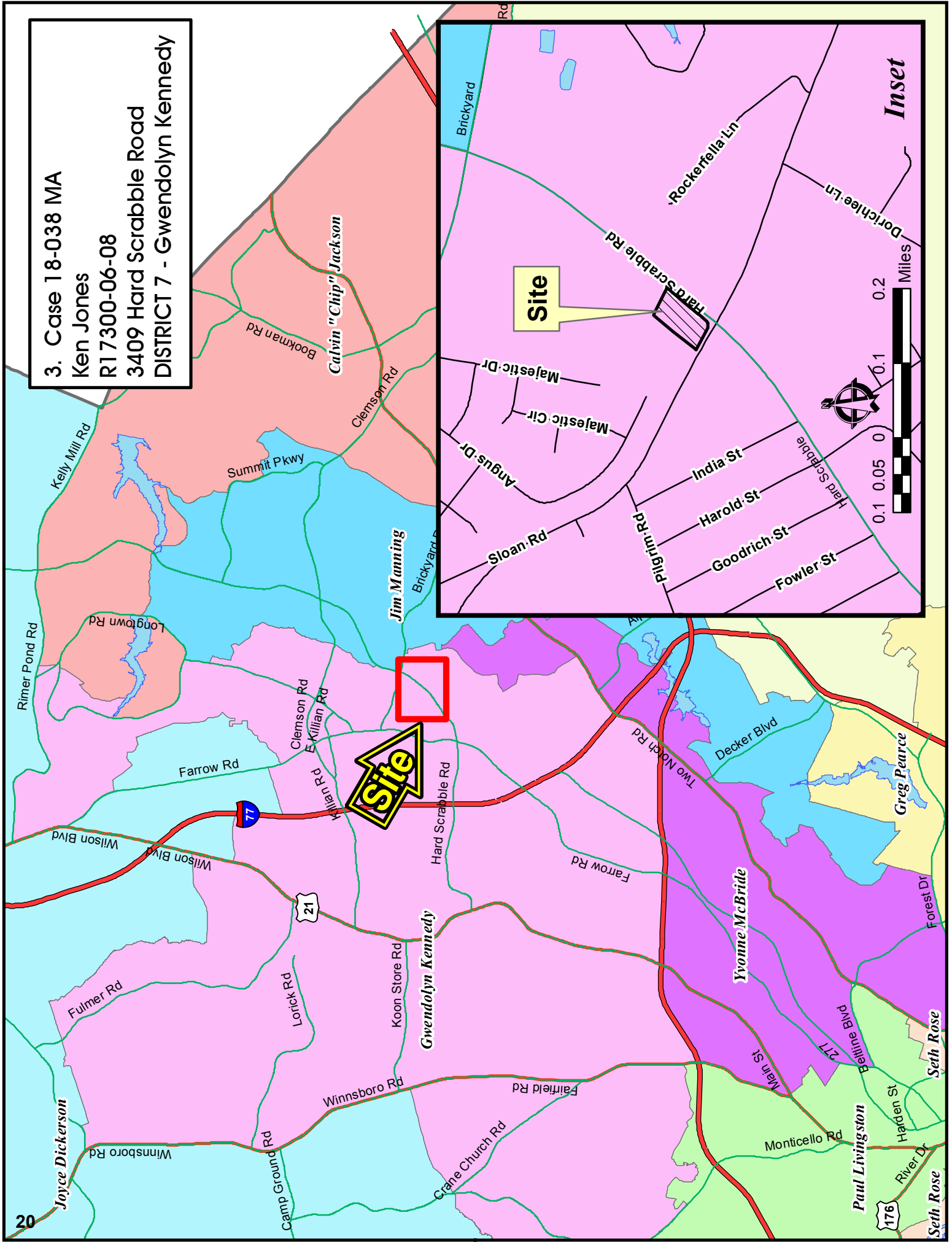
3. Case 18-038 MA

Ken Jones

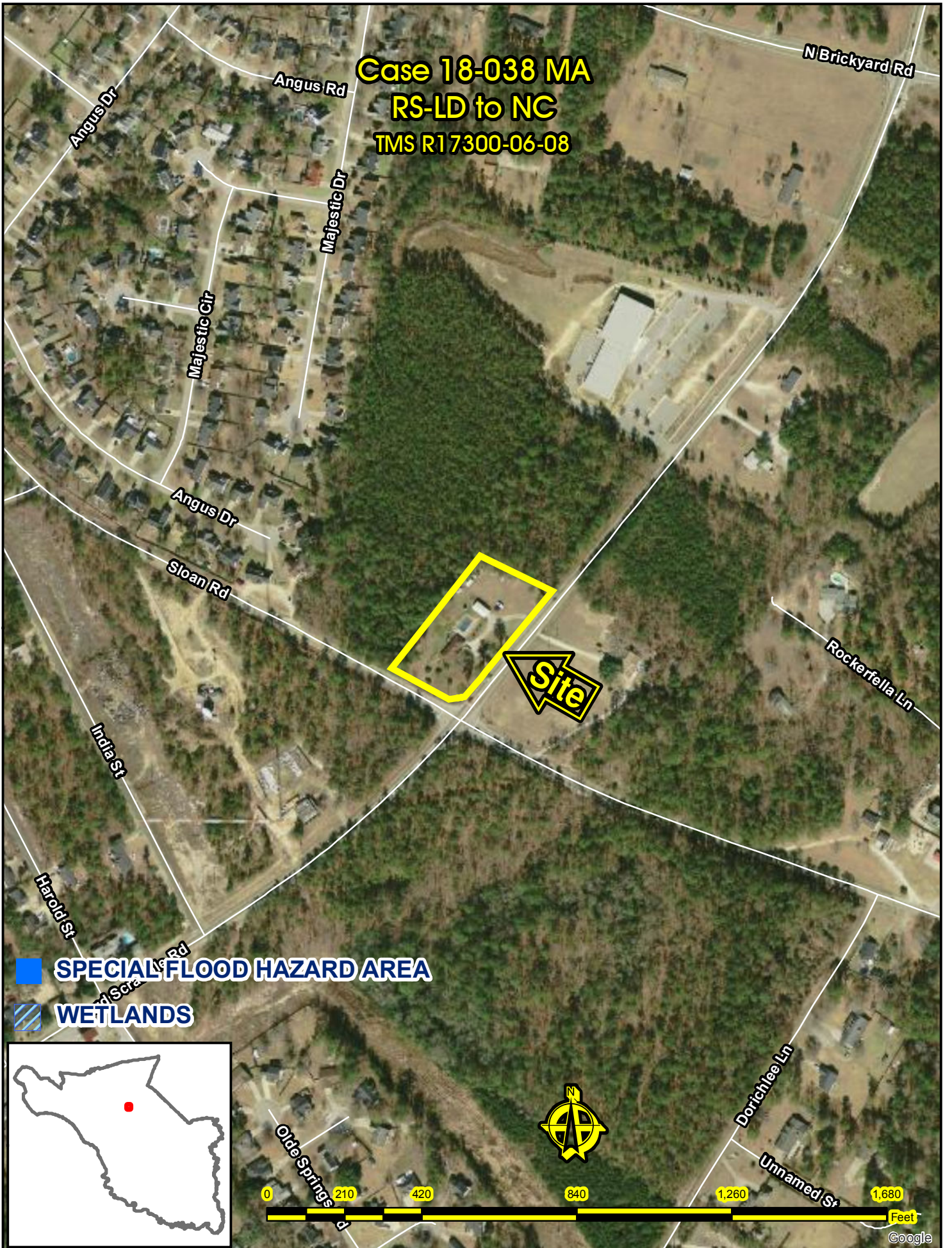
R17300-06-08

3409 Hard Scrabble Road

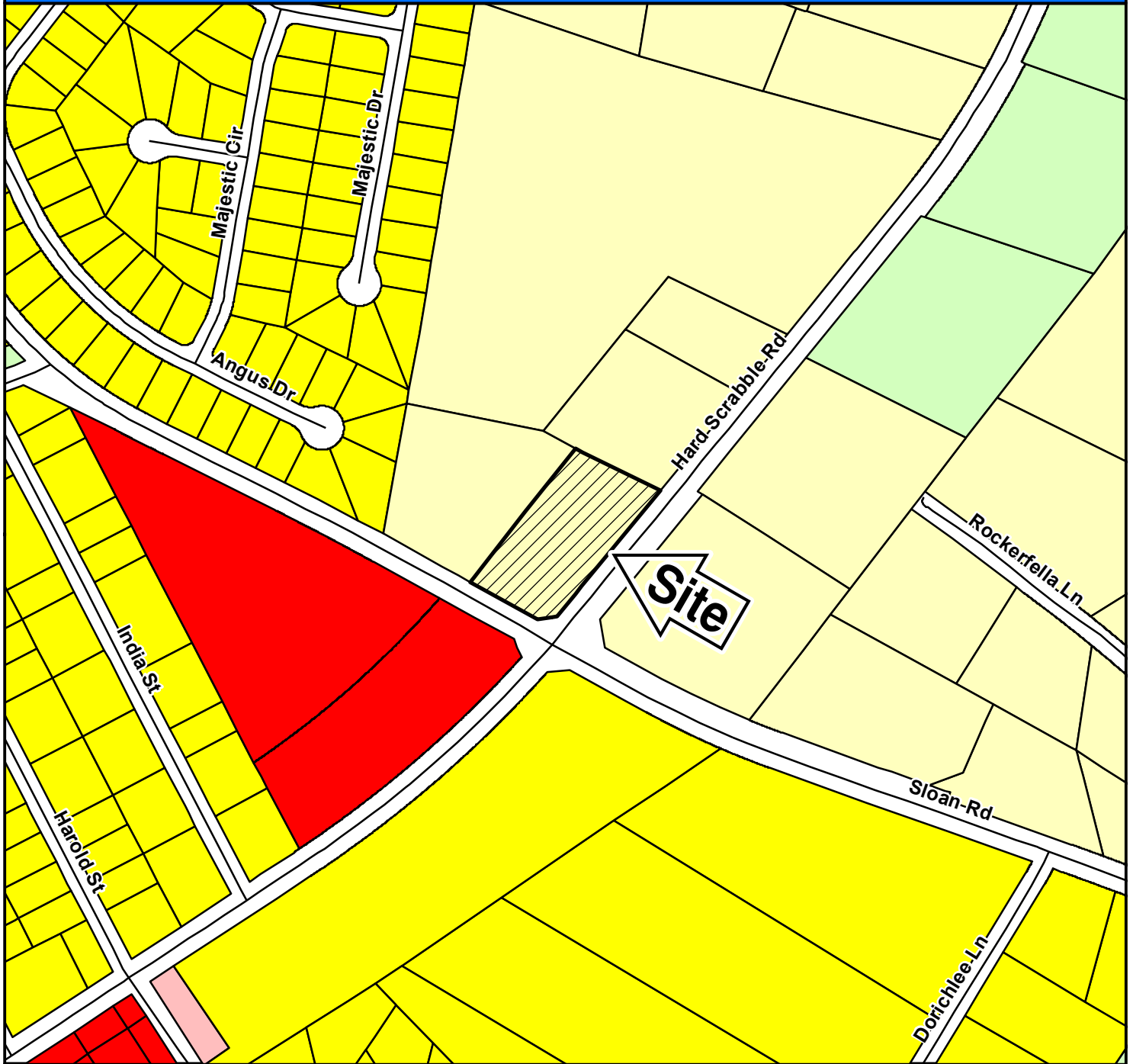
DISTRICT 7 - Gwendolyn Kennedy



**Case 18-038 MA
RS-LD to NC
TMS R17300-06-08**



Case 18-038 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

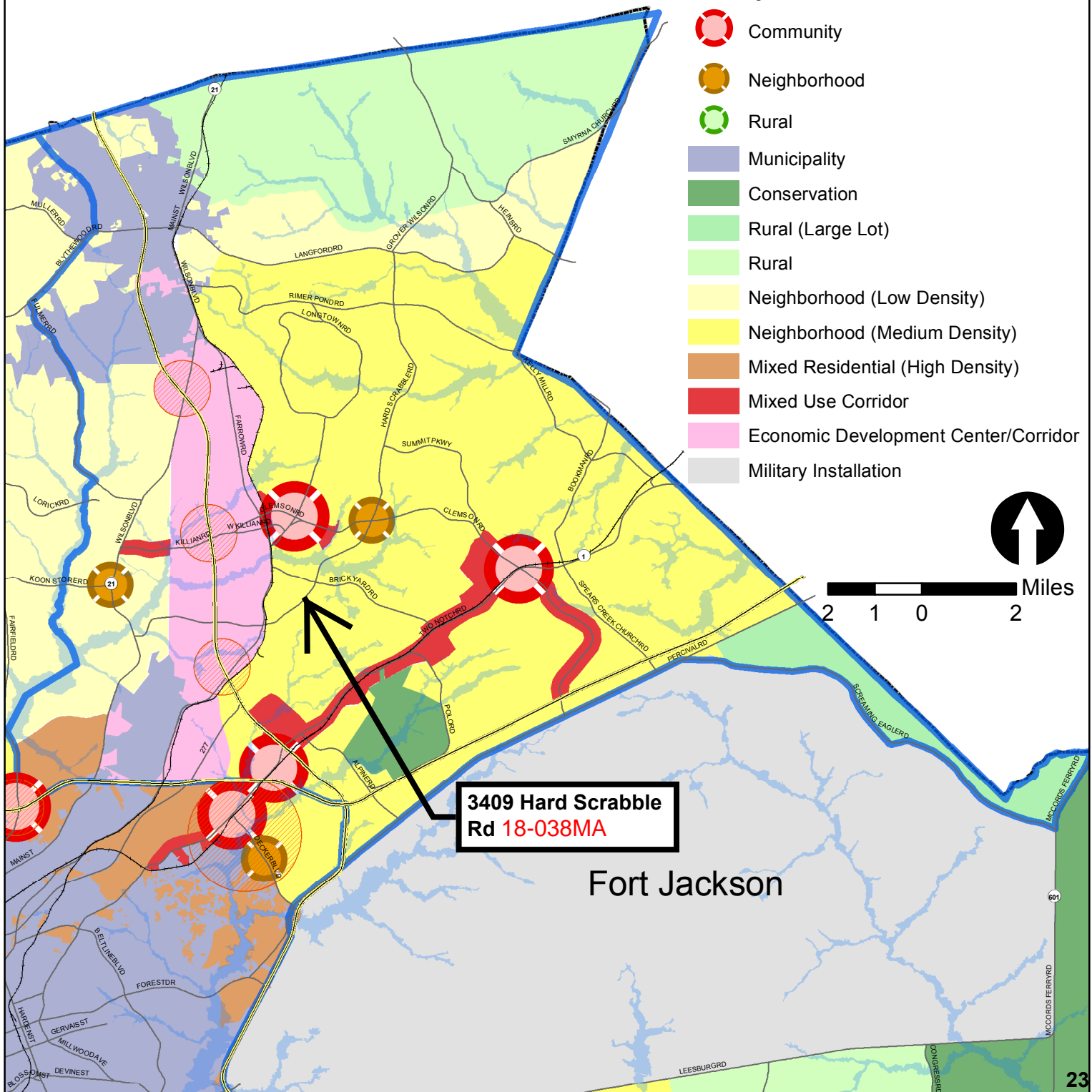


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: November 5, 2018
RC PROJECT: 18-039 MA
APPLICANT: Gabriel McFadden

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01507-02-05
ACREAGE: 1.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: October 19, 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:

(b) (2) b. 4.

4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

The parcel was part of a previous request for General Commercial District (GC) under case number 16-044MA and for Neighborhood Commercial District (NC) under case number 17-016MA. Both cases were withdrawn.

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 17-016MA.

The GC parcel northeast 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 west 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 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	Construction Company (Stanick Roofing/boxing)
<u>South:</u>	RU/RU	Residence/ Undeveloped
<u>East:</u>	NC	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site is railroad ROW and a portion of a GC property that contains roofing equipment.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .53 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.89 miles east of the subject parcels.

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 #144) located west of the subject parcel on Dutch Fork Road identifies 13,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "E".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, a 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

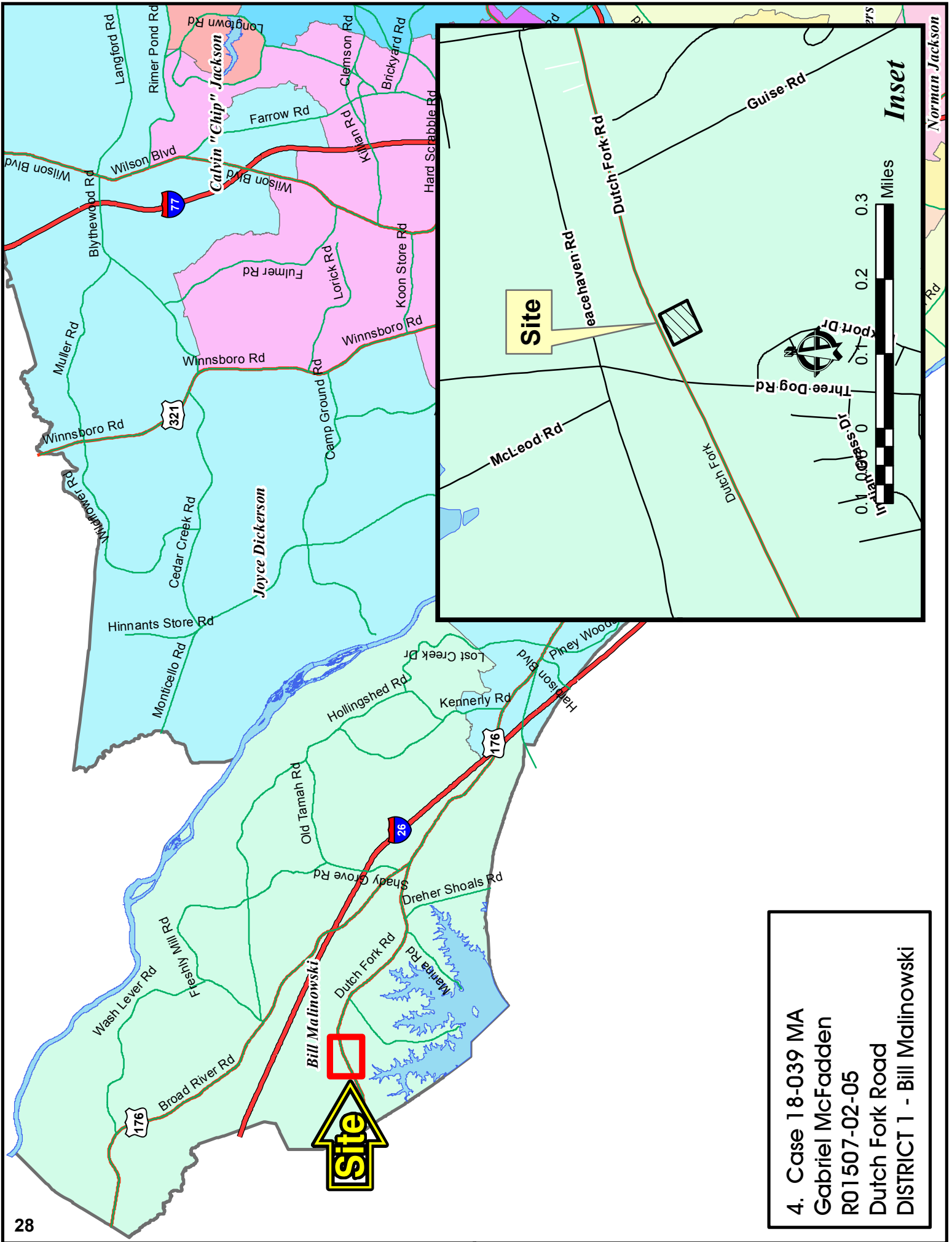
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors."

However, the proposed zoning would be consistent with the adjacent parcel's recently approved zoning district request for the NC District.

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

Zoning Public Hearing Date

November 15, 2018.

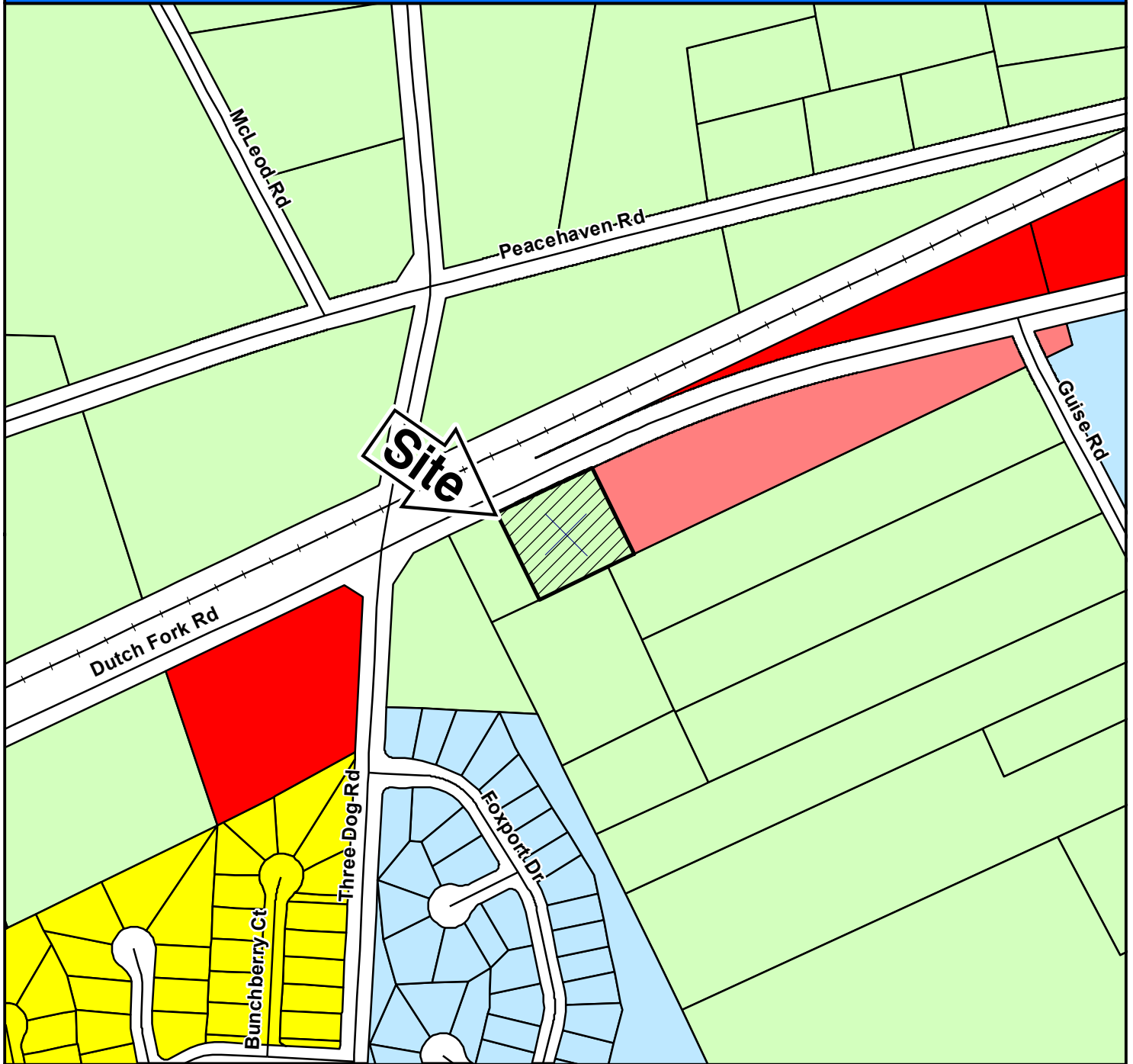


4. Case 18-039 MA
 Gabriel McFadden
 R01507-02-05
 Dutch Fork Road
 DISTRICT 1 - Bill Malinowski

**Case 18-039 MA
RU to NC
TMS R01507-02-05**



Case 18-039 MA RU to NC



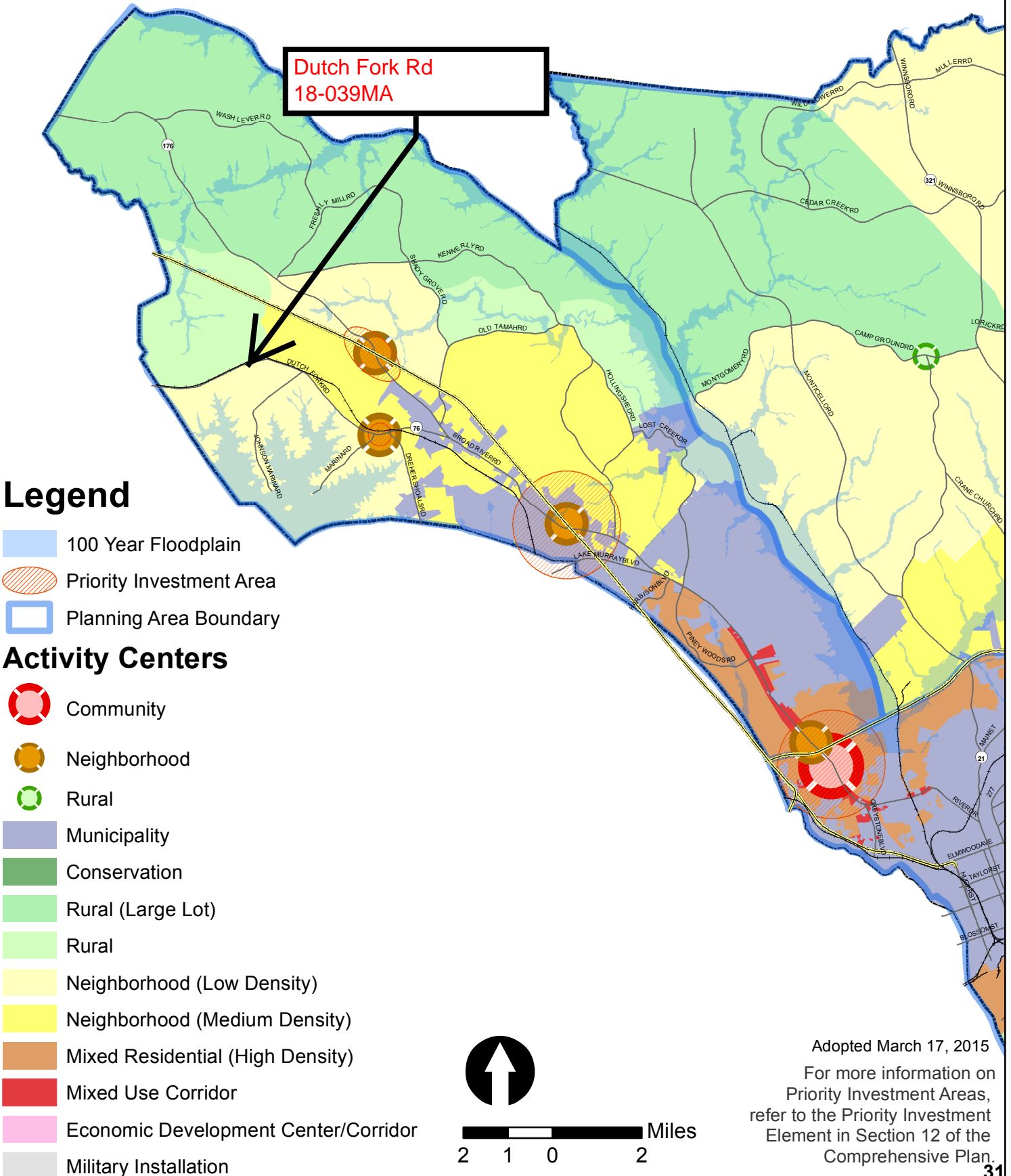
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2018
RC PROJECT: 18-040 MA
APPLICANT: Scott Morrison

LOCATION: Brighton Hill Road

TAX MAP NUMBER: R17004-02-02 (Portion of)
ACREAGE: 7.22 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: October 19, 2018

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 115 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	2-77	Interstate
<u>South:</u>	GC	Multi-family
<u>East:</u>	RM-HD/GC	Multi-family/ Multi-family
<u>West:</u>	RM-HD	Multi-family

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Brighton Hill Road. Brighton Hill Road is classified as a two lane undivided local road without sidewalks or street lights. The subject property is undeveloped. The immediate area is primarily characterized by multi-family residential uses to the south, west and east. North of the site is Interstate 277.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Dent Middle School is located approximately 1.1 miles south on Decker Boulevard. The subject parcel falls within the East Richland Public Sewer service area for sewer and City of Columbia for water service. The Dentsville fire station (Station number 14) is located on Firelane Road approximately 0.8 miles southeast of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designated 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 2017 SCDOT traffic count (Station #298) located east of the subject parcel on Parklane Road identifies 11,500 Average Daily Trips (ADTs). Parklane Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Parklane Road is currently operating at Level of Service (LOS) “A”.

SCDOT is currently managing a bridge maintenance project of the Parklane Road bridge over SC 277. The project is currently in construction. There are no planned improvements for this section of Parklane Road through the County Penny Sales Tax program.

Conclusion

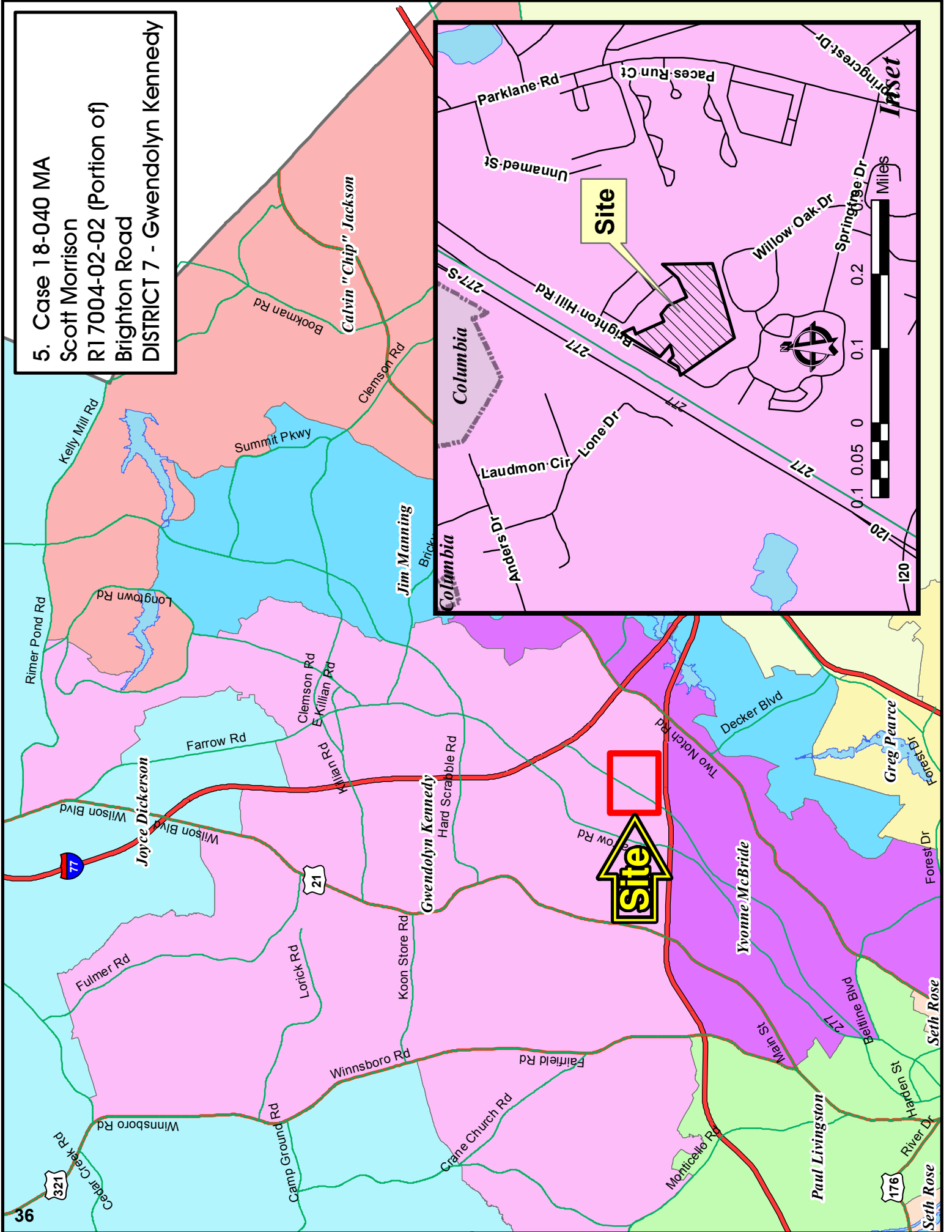
Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encouraged high-density residential uses integrated with or adjacent to complementary retail and commercial uses.

The proposed rezoning would be consistent with the current land uses and development patterns within this section of the designated Economic Development Center/Corridor area. For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

November 15, 2018.

5. Case 18-040 MA
 Scott Morrison
 R17004-02-02 (Portion of)
 Brighton Road
 DISTRICT 7 - Gwendolyn Kennedy



Rimer Pond Rd

Kelly Mill Rd

Longtown Rd

Joyce Dickerson

Farrow Rd

Clemson Rd

Killian Rd

Fulmer Rd

Lorick Rd

Winnsboro Rd

Koon Store Rd

Crane Church Rd

Fairfield Rd

Monticello Rd

Paul Livingston

Seth Rose

Gwendolyn Kennedy

Hard Scabble Rd

Yvonne McBride

Decker Blvd

Greg Pearce

Forest Dr

Seth Rose

Columbia

Jim Manning

Calvin "Chip" Jackson

Summit Pkwy

Bookman Rd

Clemson Rd

Laudmon Cir

Brighton Hill Rd

277

Paces Run Ct

Parklane Rd

Unnamed St

Site

Willow Oak Dr

Springtree Dr

0

0.1

0.2

Miles

120

120

277

277

277

277

277

120

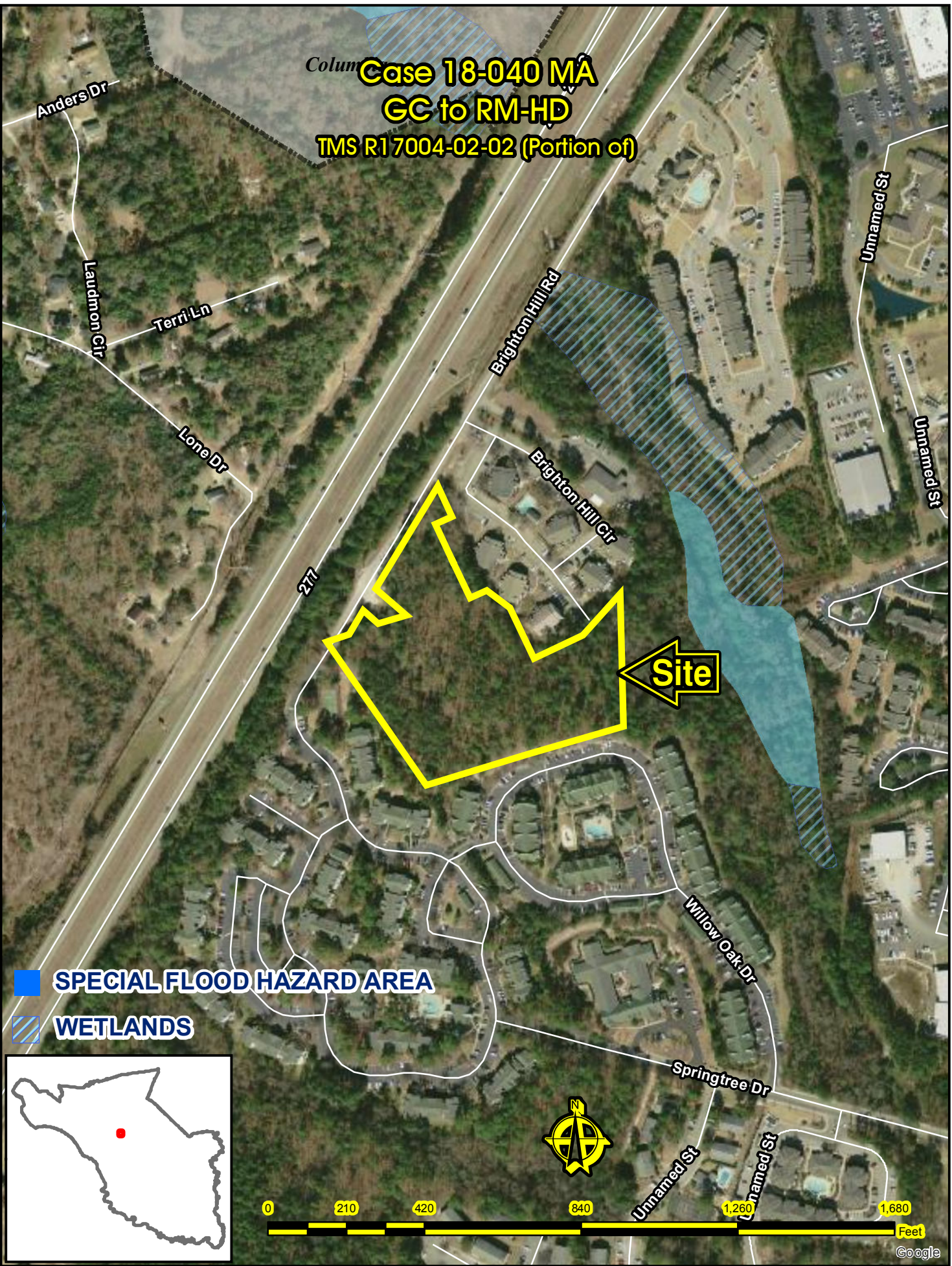
120

Springcrest Dr

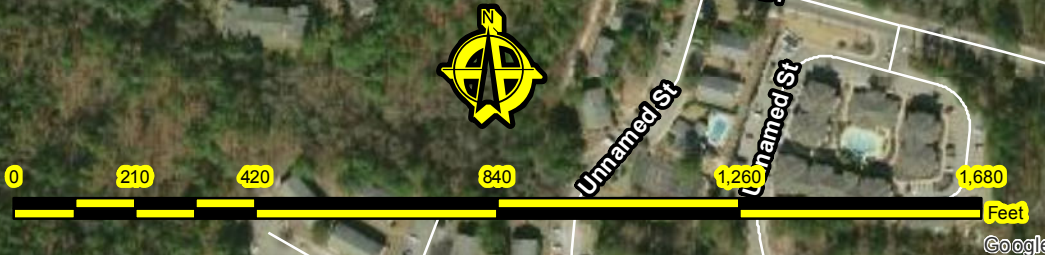
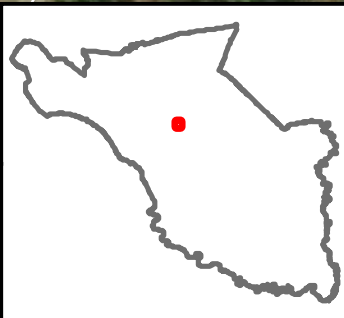
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Site

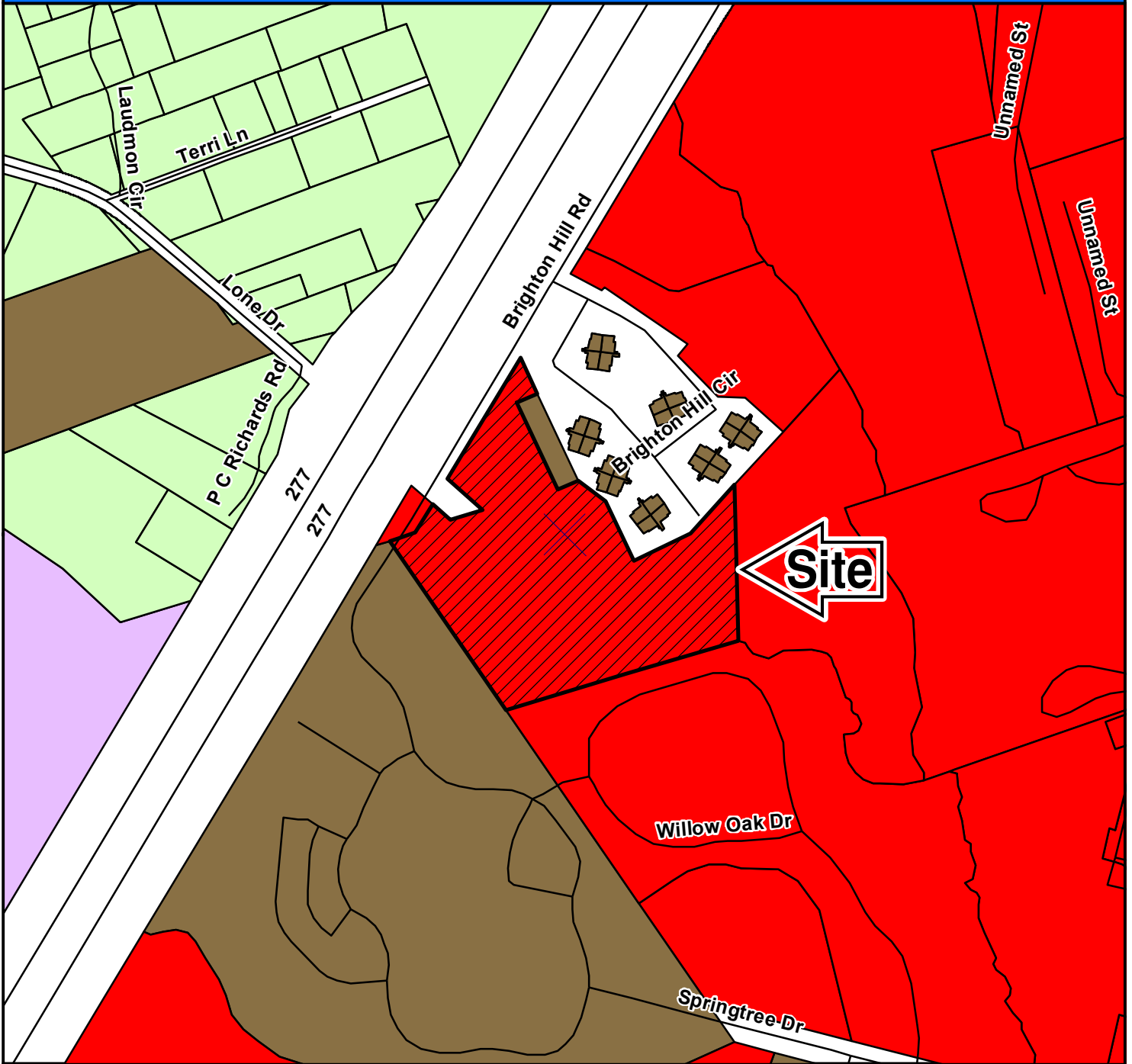
Case 18-040 MA
GC to RM-HD
TMS R17004-02-02 (Portion of)



SPECIAL FLOOD HAZARD AREA
WETLANDS



Case 18-040 MA GC to RM-HD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

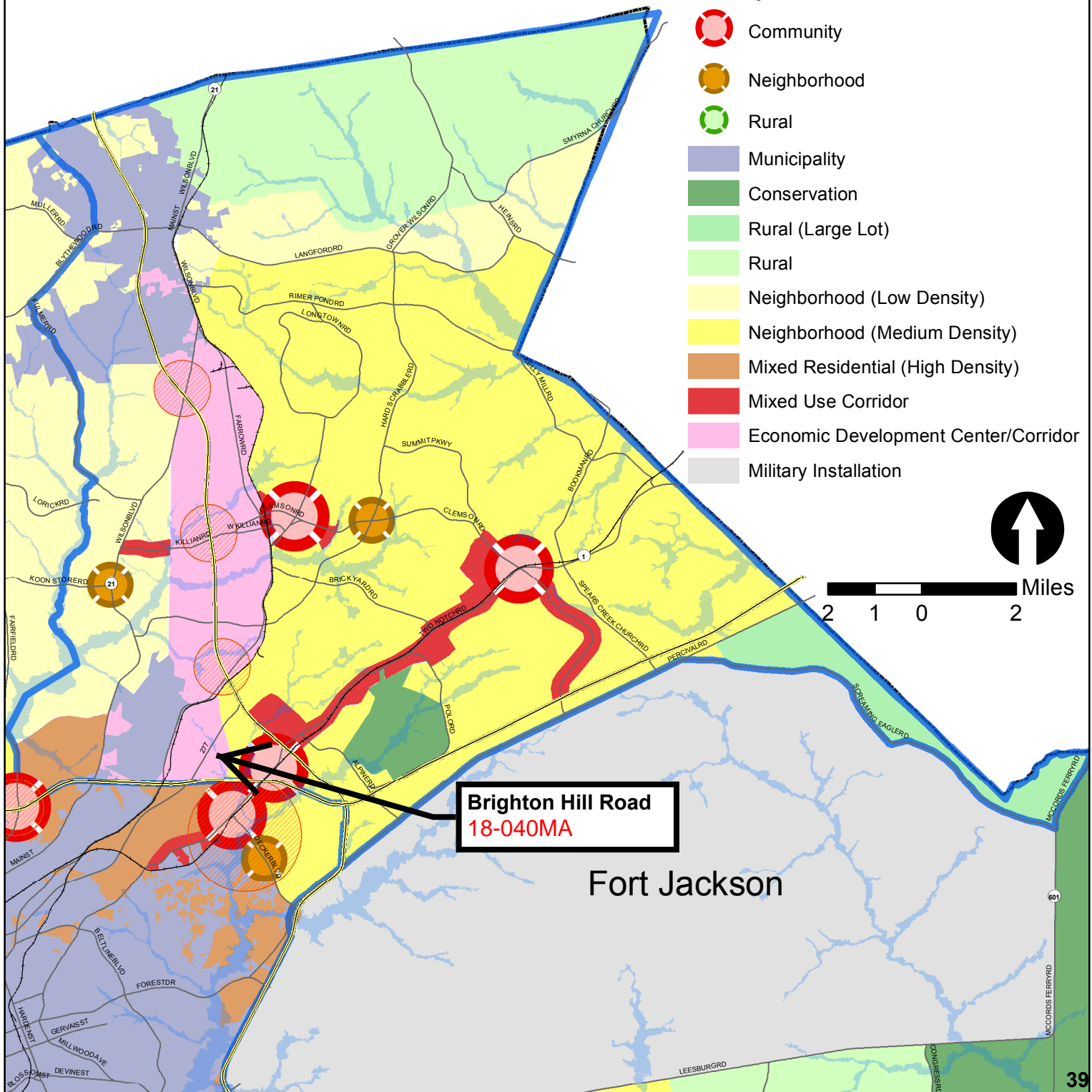


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: 18-041MA
APPLICANT: Ridgewood Missionary Baptist Church

LOCATION: Lawton Street

TAX MAP NUMBER: R09310-10-14,16-23
ACREAGE: 1.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: October 19, 2018

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. 3.

3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

Zoning History for the General Area

The Office and Institutional District (OI) parcel southeast of the site was rezoned from Residential Multi-family Medium Density (RM-MD) District to OI District under case number 11-003MA.

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>	RU/RU	Undeveloped/Undeveloped
<u>South:</u>	GC	Place of Worship
<u>East:</u>	RU	Undeveloped
<u>West:</u>	GC/GC/GC	Undeveloped/Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Lawton Street, Monticello Road, and Ridgeway Street. The site is undeveloped. This section of Lawton Street is a two-lane undivided local without sidewalks or streetlights. This section of Monticello Road is a four lane undivided primary arterial with sidewalks and lights. This section of Ridgeway Street is a two lane undivided local street without sidewalks or lights. The immediate area is primarily characterized by a scattering of residential and commercial uses and undeveloped land. South and West of the site are GC zoned parcels. North and East of the site are RU zoned parcels with residences and undeveloped parcels.

Public Services

The subject parcels are within the boundaries of Richland School District One. Eau Claire High School is located about 0.58 miles south of the subject parcel on Monticello Road. Water and sewer service would be provided by the City of Columbia. The Eau Claire fire station (station number 13) is located on N Main Street, approximately 1.2 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 Character

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. 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, multifamily, 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 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 #247) located west of the subject parcel on Monticello Road identifies 11,700 Average Daily Trips (ADTs). Monticello Road is classified as a four lane undivided primary arterial, maintained by SCDOT with a design capacity of 29,200 ADTs. 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.

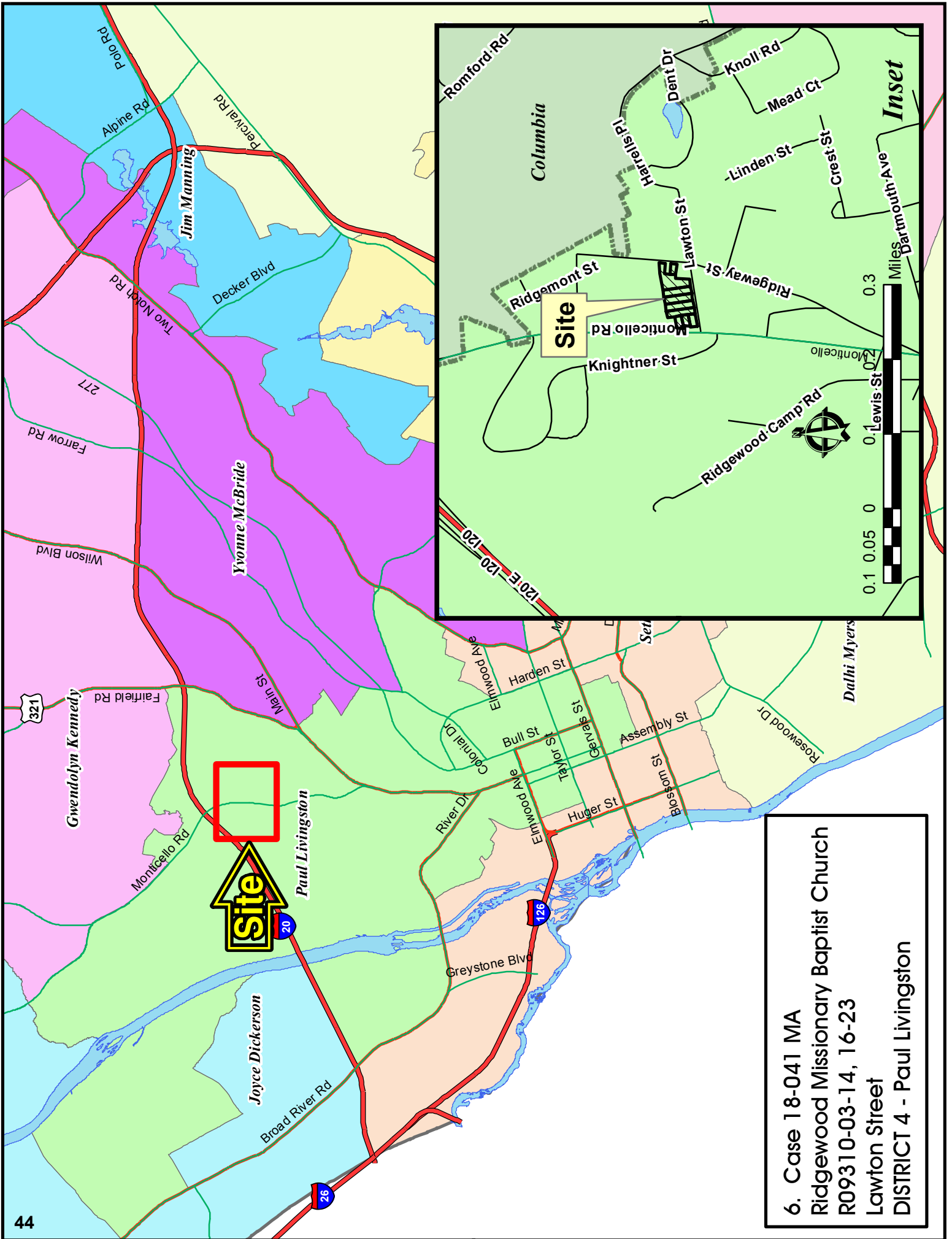
SCDOT currently has an emergency repair project programmed for this section of Monticello Rd under the October 2015 Flood event, currently in design/development. There are no planned or programmed improvements for this section of Monticello Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval**, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, the mixed residential area should include supportive uses which serve the surrounding residential and employment community's needs. The uses permitted in the office and institutional district assist in achieving these needs. of a holistic, self-supporting neighborhood, as this zoning would allow for uses not currently found within the general area. Although the parcels in question are not located within an Activity Center or along a Mixed Use Corridor, the proposed rezoning would allow for contextually appropriate development where potential increases in traffic would be absorbed.

Zoning Public Hearing Date

November 15, 2018.



6. Case 18-041 MA
 Ridgewood Missionary Baptist Church
 R09310-03-14, 16-23
 Lawton Street
 DISTRICT 4 - Paul Livingston

**Case 18-041 MA
RU to OI
TMS R09310-03-14, 16-23**

Columbia

Knightner St



Site (with arrow pointing to the site)

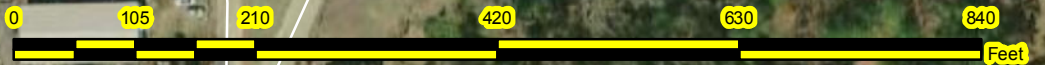
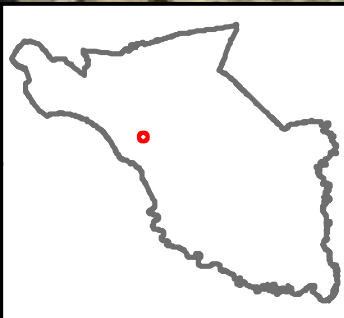
Lawton St

Woodbrier St

Ridgeway St

SPECIAL FLOOD HAZARD AREA

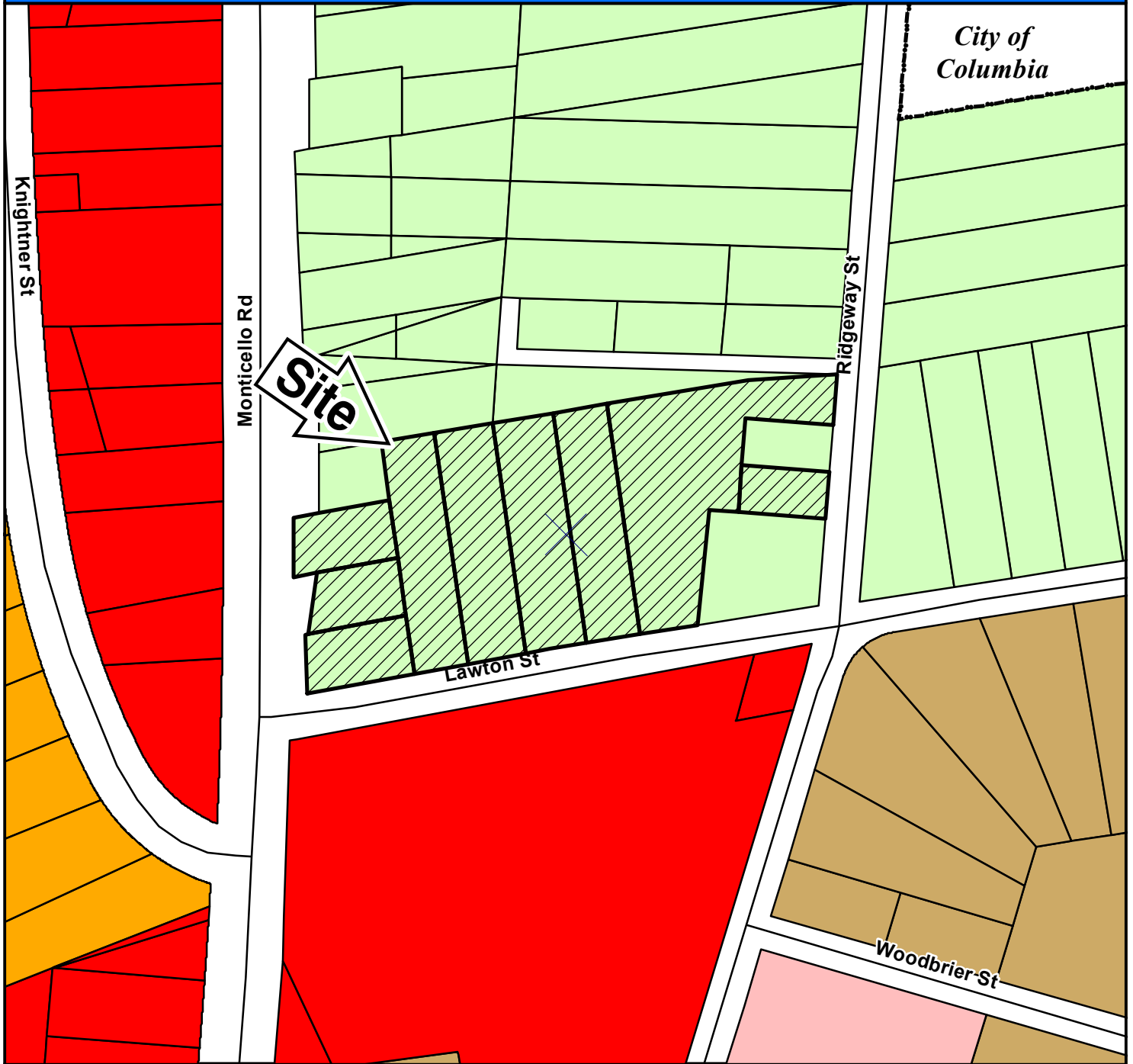
WETLANDS



Feet

©Google

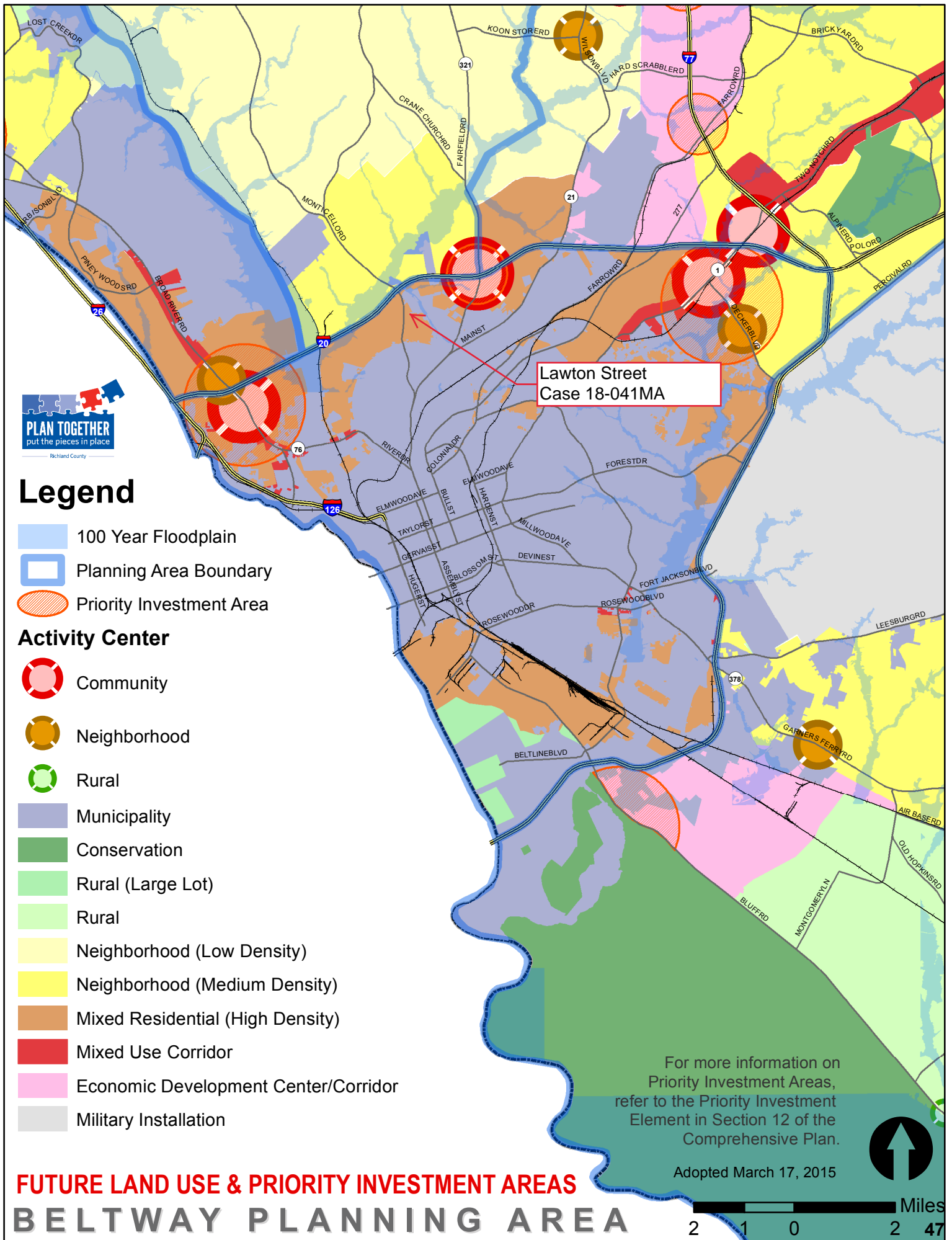
Case 18-041 MA RU to OI



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

- 100 Year Floodplain
- Planning Area Boundary
- 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

Lawton Street
Case 18-041MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





2019 PLANNING COMMISSION MEETINGS

Planning Commission		
*customarily meets on the 1st Monday of the month at 1 pm		
February 4th		
March 4th		
April 1st		
May 6th		
June 3rd		
July 1st		
August 6th		
September 9th		
October 7th		
November 4th		
December 2nd		

The Zoning Public Hearing by Council is not scheduled to be held.



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, September 25, 2018

Agenda

7:00 pm

2020 Hampton Street

2nd Floor, Council Chambers

STAFF:

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

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

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 18-026 MA District 11
Norman Jackson
Tom James
NC to GC (5.53 acres)
Lower Richland Boulevard
TMS# R21800-04-20
PDSD Recommendation – Approval
Planning Commission - Approval (6-0)
Council unanimously approved the rezoning request.

2. Case # 18-027 MA District 1
Bill Malinowski
David Edenfield
RU to RC (2.19 acres)
1024 Mount Vernon Church Road
TMS# R01600-10-28 (Portion of)
PDSD Recommendation – Disapproval
Planning Commission - Approval (8-0)
Council unanimously disapproved the rezoning request.

3. Case # 18-028 MA District 1
Bill Malinowski
Ray Derrick
RU to GC (3.76 acres)
1012 Bickley Road
TMS# R02415-02-01
PDSD Recommendation – Disapproval
Planning Commission – Disapproval (8-0)
Council unanimously disapproved the rezoning request.

- | | |
|---|--|
| <p>4. Case # 18-029 MA
 Ken Jones
 RS-LD to GC (1.62 acres)
 3409 Hardscrabble Road
 TMS# R17300-06-08
 PDS Recommendation – Disapproval
 Planning Commission – No Recommendation (4-4)
 Council unanimously disapproved the rezoning request.</p> | <p><u>District 7</u>
 Gwendolyn
 Kennedy</p> |
| <p>5. Case # 18-030 MA
 Stanley T. Bell
 RS-HD to RU (.44 acre)
 2024 Harlem Street
 TMS# R13515-05-06
 PDS Recommendation – Disapproval
 Planning Commission – Disapproval (8-0)
 Council unanimously deferred the rezoning request.</p> | <p><u>District 10</u>
 Dalhi Myers</p> |
| <p>6. Case # 18-031 MA
 Margaret Chichester
 RU to LI (10 acres)
 E/S Congaree Road
 TMS# R32404-01-01
 PDS Recommendation – Disapproval
 Planning Commission – Disapproval (8-0)
 Council unanimously accepted the applicant’s request to withdraw.</p> | <p><u>District 10</u>
 Dalhi Myers</p> |
| <p>7. Case # 18-033 MA
 Sanjiv Narang
 HI to GC (1.46 acre)
 809 Idlewild Boulevard
 TMS# R11209-02-04
 PDS Recommendation – Approval
 Planning Commission – Approval (8-0)
 Council unanimously deferred the rezoning request.</p> | <p><u>District 10</u>
 Dalhi Myers</p> |

OTHER BUSINESS

a. TEXT AMENDMENT [ACTION]

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Planning Commission – Approval (8-0)
Council unanimously deferred the rezoning request.

ADJOURNMENT - 7:40 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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