

RICHLAND COUNTY PLANNING COMMISSION



**June 1, 2020
3 pm**

Virtual Meeting

<https://www.youtube.com/user/richlandonline/videos>

Revised: 28 May 2020
Case #20-013 MA - deferred

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



Subject: Zoning Map Amendment before the Richland County Planning Commission.

The Richland County Planning Commission will hold a virtual meeting to discuss the map amendments listed items on the linked agenda on Monday, 1 June 2020 at 3:00 pm.

The agenda can be viewed at:

<http://www.rcgov.us/Government/Commissions/PlanningCommission/Agendas.MinutesActions.aspx>

The meeting can be viewed at:

<https://www.youtube.com/user/richlandonline/videos>

Citizens wishing to comment on agenda items may send written comments by:

Email: planningcommission@richlandcountysc.gov

or

Mail: **Richland County Community Planning & Development
Planning and Development Services
2020 Hampton Street
Columbia, SC 29204**

The submitted comments will be read during the meeting with the corresponding agenda item. Written comments must be received by noon on Monday, 1 June 2020.

You may also contact the Zoning and Development Services Division of the Richland County Community and Planning Development Department, planningcommission@richlandcountysc.gov or (803) 576-2190, for additional information.

The Planning Commission's vote is a **recommendation** to County Council. The Planning Commission will recommend either approval or denial of the request. The recommendations are forwarded to County Council for their review and action at the Zoning Public Hearing (ZPH), which is scheduled for Tuesday, 23 June 2020.

In order for County Council to enact a rezoning request, an ordinance amending the official zoning map must pass three (3) readings by majority vote.

To track the status of an amendment, you may contact the Planning Department, (803) 576-2190, or the Clerk of Council's Office, (803) 576-2060.

Sincerely,

Richland County Planning Staff

RICHLAND COUNTY PLANNING COMMISSION



Monday, June 1, 2020
Agenda
3:00 PM
Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauier Carlisle • Gary Dennis
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

- 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** – February 2020 and March 2020

b. **ROAD NAMES**

c. **MAP AMENDMENTS**

- 1. Case # 20-010 MA District 9
Calvin "Chip" Jackson
Yong M. Han & Kyu H. Han
RU to GC (.071 acres)
10804 Two Notch Road
TMS# R25915-02-05
PDS Recommendation - Disapproval
Page 1

- 2. Case # 20-012 MA District 3
Yvonne McBride
Anna Fonseca
GC/M1 to RM-HD (14.31 acres)
Fontaine Center Drive
TMS# R14201-05-02 (portion of), 07 and 08
PDS Recommendation - Approval
Page 9

- 3. Case # 20-013 MA District 11
Chakisse Newton
Anna Fonseca
RU to RS-HD (191.2 acres)
1113 Ridge Rd
TMS# R24900-07-03
PDS Recommendation - Disapproval
Page 17

Deferred until July

4. Case # 20-014 MA
Alex Serkes
GC to HI (6 acres)
10501 Farrow Rd
TMS# R17500-02-07 and 16
PDSD Recommendation - Approval
Page 25
District 2
Joyce Dickerson
5. Case # 20-015 MA
Brenda Miller
RU to RS-MD
8104 Brookmount Lane
TMS# R14414-02-04
PDSD Recommendation - Approval
Page 33
District 7
Gwendolyn Kennedy
6. Case # 20-016 MA
John Ecton
RU to RS-LD
2304, 2312, and 2314 Johnson Marina Road
TMS# R01315-01-17; R01315-01-14;
and R01311-02-20
PDSD Recommendation - Approval
Page 41
District 1
Bill Malinowski
7. Case # 20-017 MA
Robert F. Fuller
RU to GC
3691 Kennerly Road
TMS# R01700-06-05
PDSD Recommendation - Disapproval
Page 49
District 1
Bill Malinowski

IV. OTHER BUSINESS [ACTION]

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

A. Report of Council

Page 57

VII. ADJOURNMENT

**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: May 20, 2020
Subject: June '2020 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specifically, it 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 are 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. Knutsford Road	Kimberly Swygert, Civil Engineering of Cola	Bowden Village	R22006-02-03	Chakisse Newton (11)
2. Bank Hall Road				
3. Belmont Green				
4. Delahays				
5. Carr Wood				
6. Mass				
7. Elmridge				
8. Cranage				
9. Budworth				
10. Sandbach				
11. Dunham				
12. Bowden Village				
13. Emerald Cove	Scottie Newman, Civil Engineering of Cola	Emerald Cove (f/k/a Muskrat Run)	R03202-01-01	Bill Malinowski (1)
14. Moonstone				
15. Jasper				
16. Ruby				



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-010 MA
APPLICANT: Kyu Han or Yong Han

LOCATION: 10804 Two Notch Road

TAX MAP NUMBER: R25915-02-05
ACREAGE: .7 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 22, 2020

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).

Zoning History for the General Area

The parcel zoned Office and Institutional (OI) District to the east of the site was rezoned under case number 05-012.

The parcels zoned General Commercial (GC) District north of the site were rezoned under case number 88-046 and 88-047.

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 and characteristics.

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: 11 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Convenience Store
<u>South:</u>	RU	Automobile repair
<u>East:</u>	RU	Residential
<u>West:</u>	GC	Office Use

Discussion

Parcel/Area Characteristics

The subject site currently has a nonconforming use. The parcel has frontage along Two Notch Road and Lockman Road. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. Lockman Road is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and smaller-scale commercial uses. The property north of the site is zoned GC with a convenience store. West of the site is zoned GC with office and professional uses. East of the site is a residence zoned RU. South of the site is zoned RU with an automobile repair business.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately 0.825 miles south of the subject parcel on Old National Highway. Records indicate that the parcel is currently served via septic sewer and private water system. The Northeast fire station (number 4) is located 2.05 miles south of the subject parcel on Spears Creek Church Road.

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 2019 SCDOT traffic count (Station #119) located northeast of the subject parcel on Two Notch Road identifies 12,200 Average Daily Trips (ADTs). This segment of Two Notch Road is classified as a two-lane undivided Principal Arterial, maintained by SCODT with a design capacity of 14,600 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

In principal, staff recommends **Disapproval** as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan.

Per the Plan, non-residential development in the Neighborhood (Medium Density) designation 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 at a traffic junction along an arterial road and at the intersection of a primary arterial. Additionally, approval of the rezoning request would permit uses that are of a scale and intensity that are not consistent with the land use recommendation of neighborhood commercial scale development.

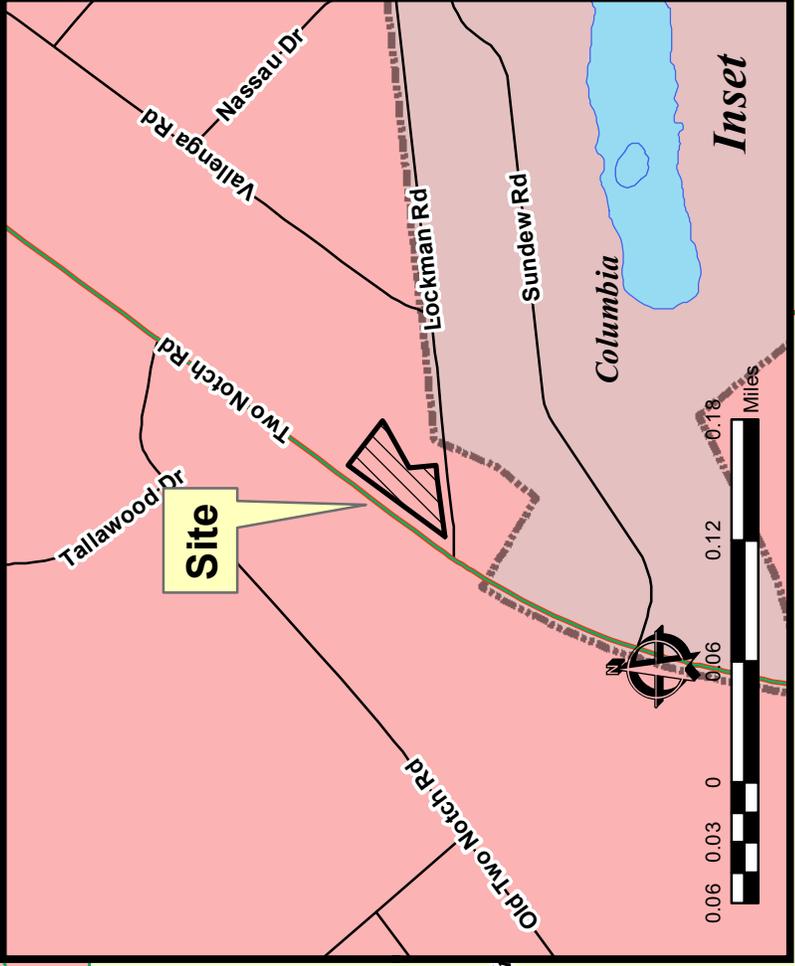
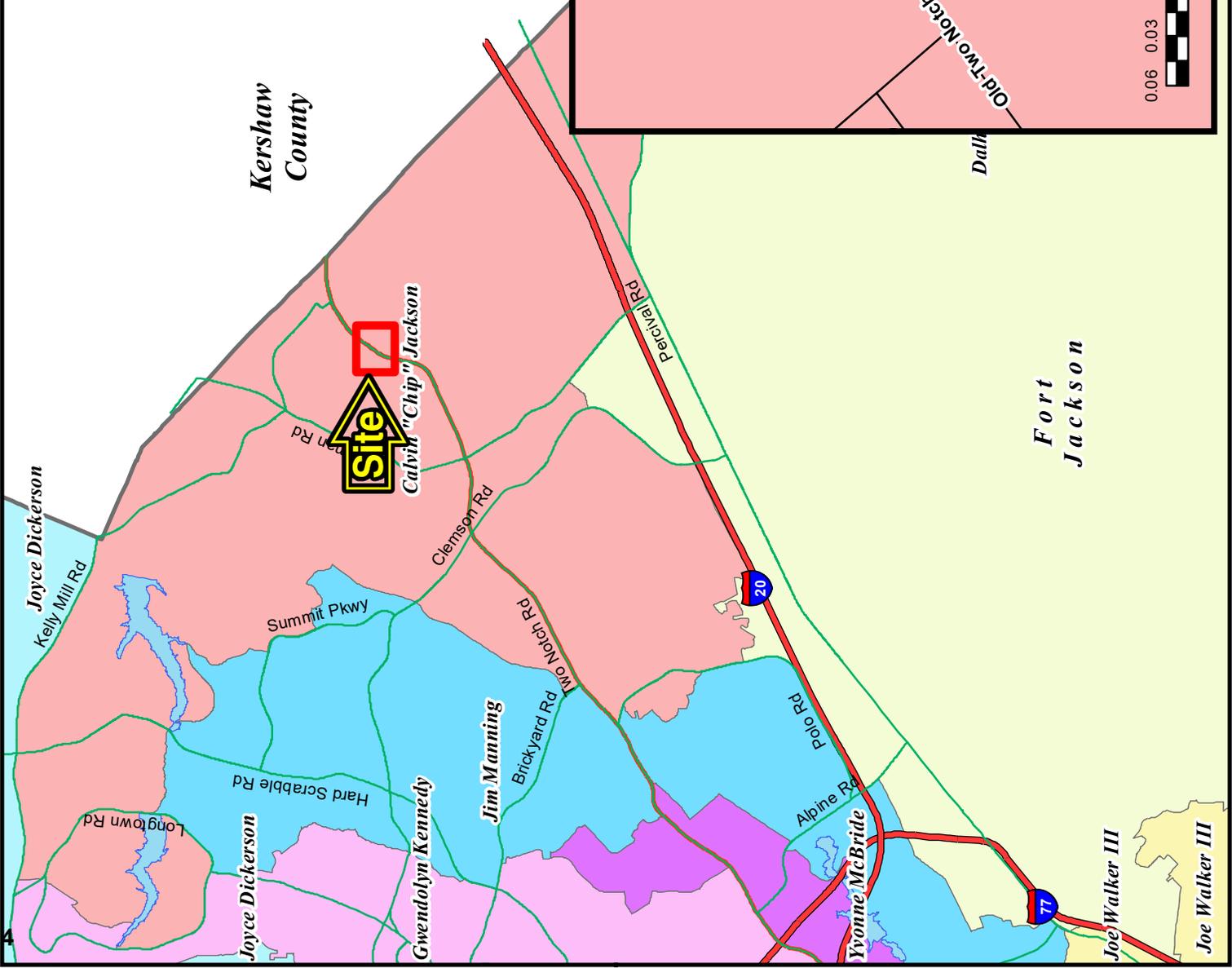
However, the requested zoning would be in character with the existing zoning pattern in the general area.

For these reasons, staff recommends **Disapproval**.

Zoning Public Hearing Date

June 23, 2020.

1. Case 20-010 MA
Yong M. Han & Kyu H. Han
R25915-02-05
10804 Two Notch Road
DISTRICT 9 - Calvin "Chip" Jackson



Case 20-010 MA
RU to GC
TMS R25915-02-05

Tallwood Dr

Old Two Notch Rd

Two Notch Rd

Vallenga Rd

Lockman Rd

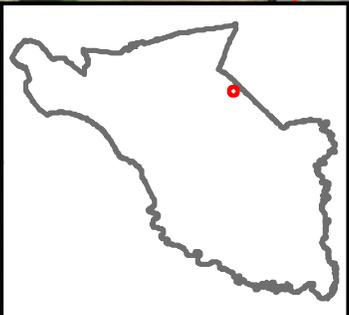
Sundew Rd

Columbia

 SPECIAL FLOOD HAZARD AREA

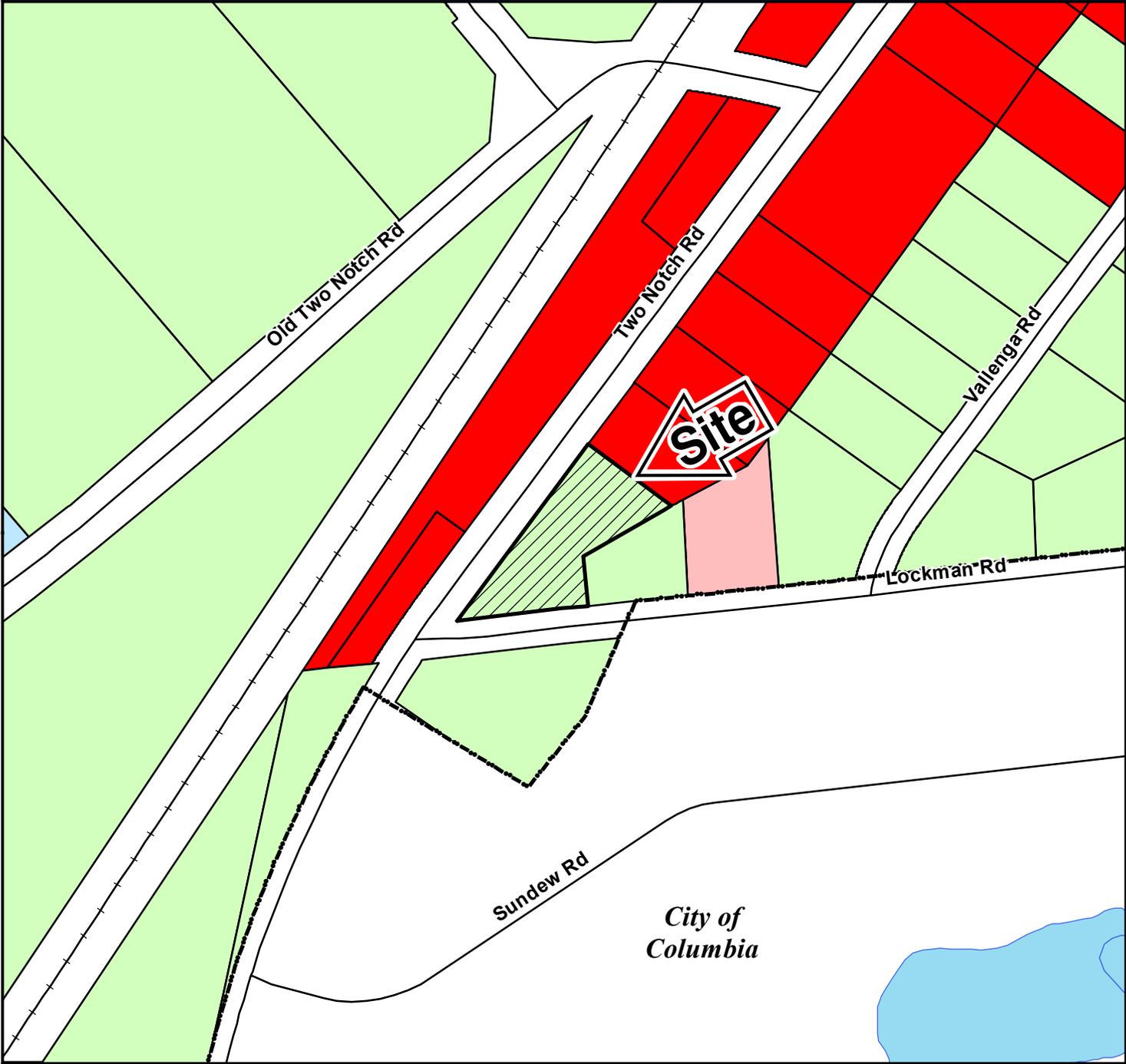
 WETLANDS

Site



Google

Case 20-010 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

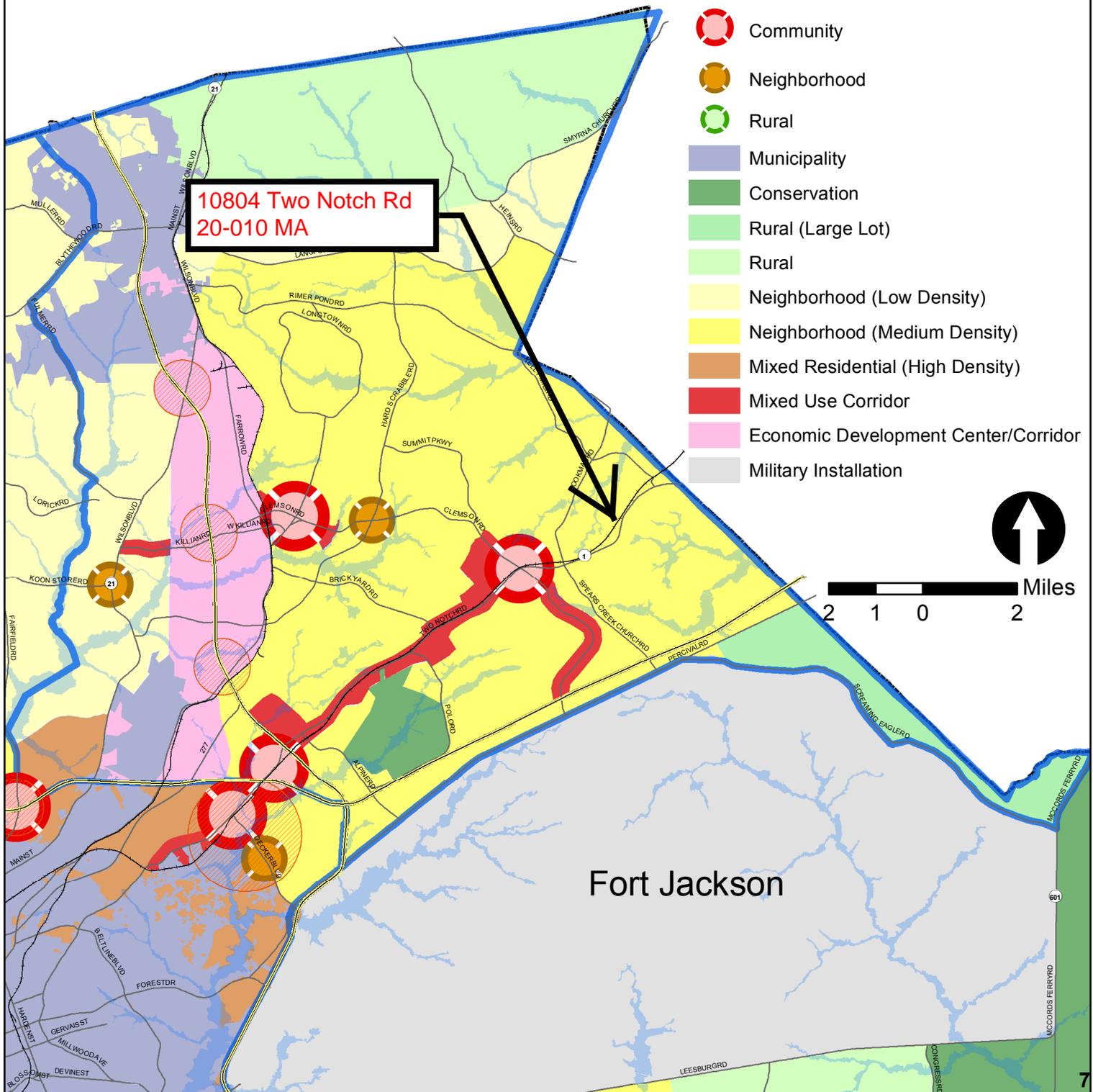


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: June 1, 2020
RC PROJECT: 20-012 MA
APPLICANT: Anna Fonseca

LOCATION: Fontaine Center Drive

TAX MAP NUMBER: R14201-05-02 (portion of), -07, & -08

ACREAGE: 14.31 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RM-HD

PC SIGN POSTING: May 22, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

N/A

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: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 229 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	Highway ROW (City of Columbia / M-1 (City of Columbia) / M-1	SC 277 (City of Columbia) / Instructional Fitness (City of Columbia) / Warehousing and Auto Repair
<u>South:</u>	RS-LD / RM-HD	Residences (Happy Valley Subdivision) / Residential
<u>East:</u>	RS-MD	Residences (Mossley Hills Subdivision)
<u>West:</u>	OI / Highway ROW (City of Columbia)	Assisted Living Facility / SC 277 (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject site is comprised of three parcels, all of which are currently undeveloped. The parcels have frontage along Fontaine Commerce Drive. Fontaine Commerce Drive is a two-lane local road without sidewalks or streetlights. The general area is characterized by commercial and light warehousing uses, along with residential subdivisions and other residential uses nearby. The subject site is along the boundary with the City of Columbia on the west. The properties north of the site are zoned M-1, with one within the City of Columbia. West of the site is a property zoned OI along with SC 277 ROW. East and south of the subject parcel are residential uses zoned RS-MD, RS-LD, and RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Pendergrass Fairwold Elementary School is located approximately 0.76 miles northwest of the subject parcel on Token Street. Records indicate the parcels are served via City of Columbia water and sewer. The Belvedere fire station (number 11) is located 0.9 miles south of the subject parcel on Blume Court. There are two fire hydrants adjacent to the subject site.

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 2019 SCDOT traffic count (Station #314) located east of the subject parcel on Fontaine Road identifies 15,600 Average Daily Trips (ADTs). This segment of Fontaine Road is currently classified as a five-lane divided major collector, maintained by SCODT with a design capacity of 22,600 ADTs. This section of Fontaine Road is currently operating at Level of Service (LOS) "B".

There are currently no programmed to this section of Fontaine Road through SCDOT or the Richland County Transportation Penny Program.

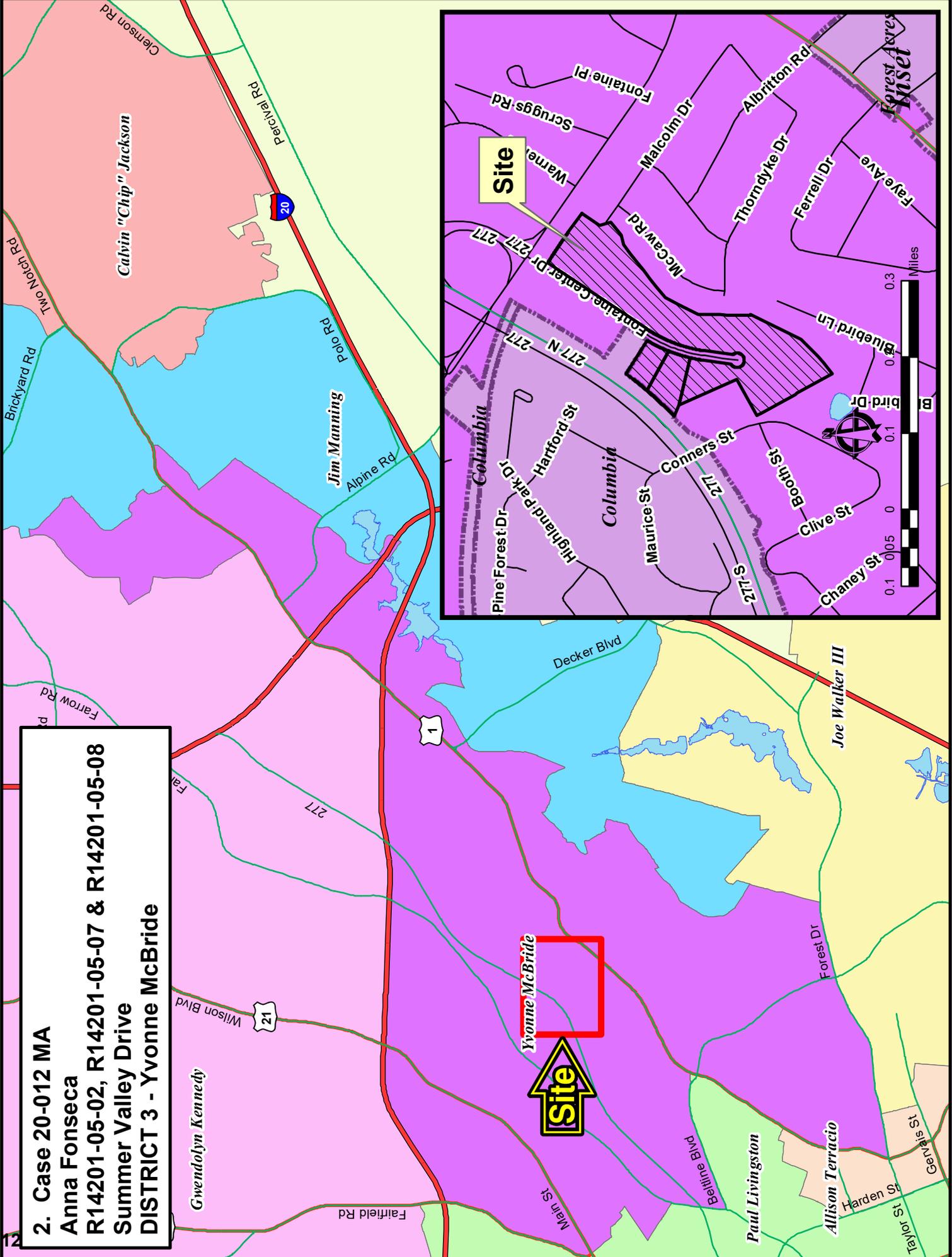
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential future land use designation.

Zoning Public Hearing Date

June 23, 2020.

**2. Case 20-012 MA
Anna Fonseca
R14201-05-02, R14201-05-07 & R14201-05-08
Summer Valley Drive
DISTRICT 3 - Yvonne McBride**



Site

Yvonne McBride

Site

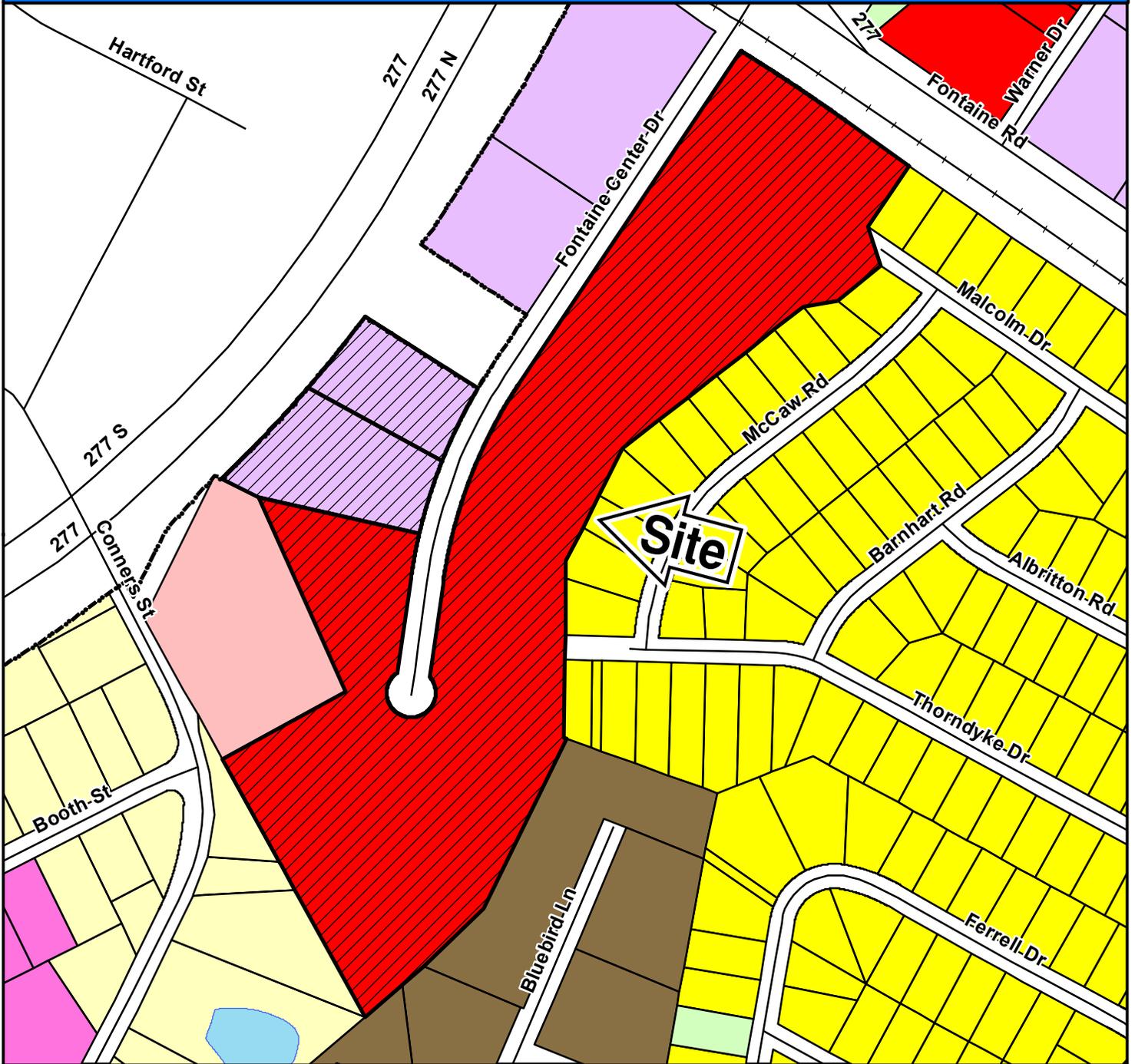


**Case 20-013 MA
RU to RS-HD**

TMSR14201-05-02, R14201-05-07 & R14201-05-08



Case 20-012 MA GC/M-1 to RM-HD



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		GC		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			

Fontaine Center Dr
20-012MA



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

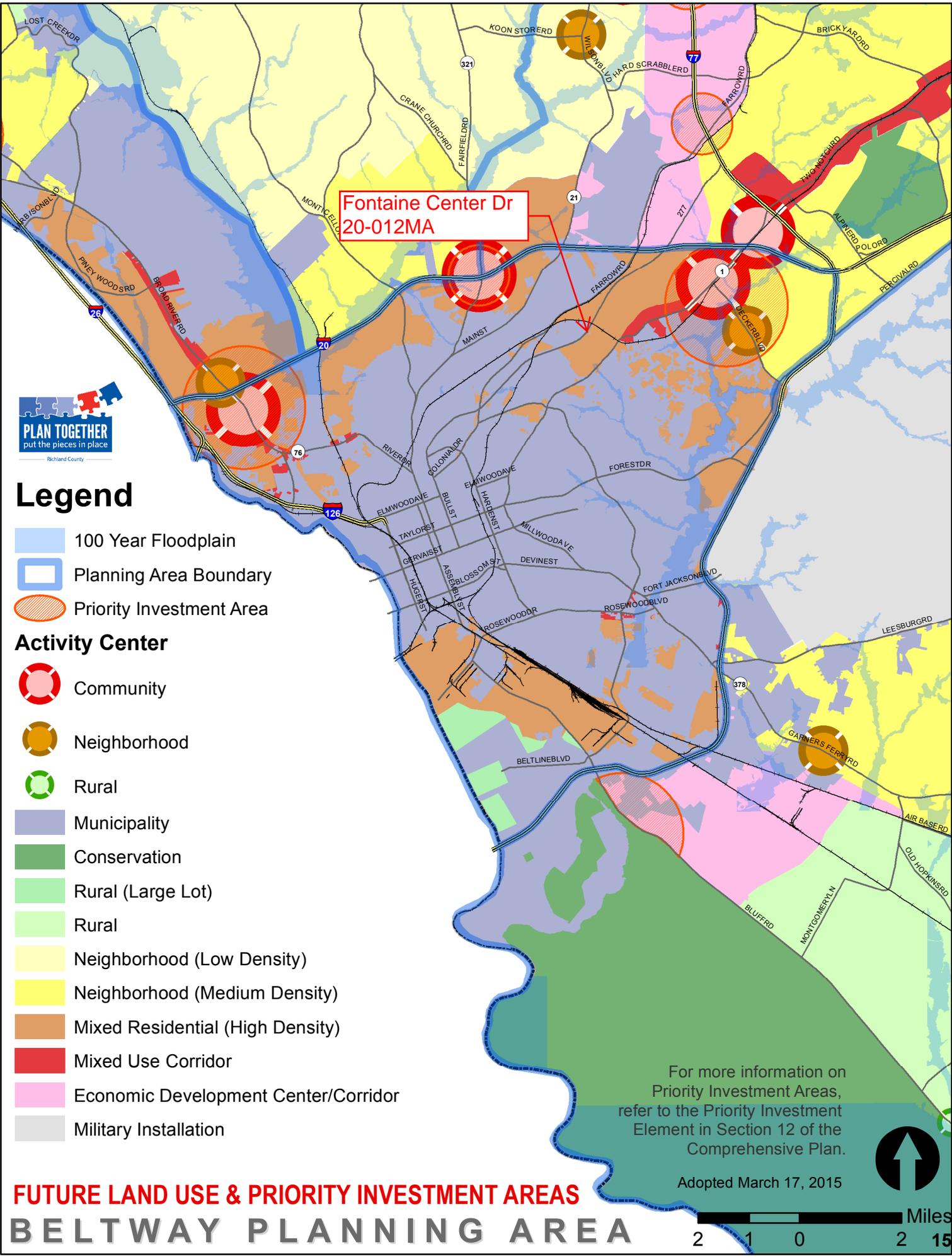
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-013 MA
APPLICANT: Anna Fonseca

LOCATION: 1113 Ridge Road

TAX MAP NUMBER: R24900-07-03
ACREAGE: 191.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-HD

PC SIGN POSTING: May 22, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

A request to rezone under case number 05-99MA from RU to RS-MD was withdrawn.

Zoning History for the General Area

The parcel northwest of the site is zoned Single-family High-density (RS-HD). The original zoning, as adopted September 7, 1977, was Single Family Residential District (RS-3). With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-family High Density District (RS-HD).

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 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) and the special exception provisions for single-family zero lot line dwellings at Section 152(d) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 1,665 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RS-HD	Residences / Undeveloped
<u>South:</u>	RU	Residences / Undeveloped
<u>East:</u>	RS-HD / RU	Undeveloped
<u>West:</u>	RU / RS-HD	Residences

Discussion

Parcel/Area Characteristics

The subject site currently undeveloped. The parcel has frontage along Ridge Road. Ridge Road is a two-lane undivided major collector without sidewalks or streetlights. Undeveloped parcels and residences, ranging in size from estate lots to smaller lot residential subdivisions, characterize the general area. The properties north, east, and west of the site are properties zoned RU and RS-HD. South of the site are properties zoned RU. Adjacent parcels are either undeveloped or have a residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. Horrell Hill Elementary School is located approximately 2.37 miles south of the subject parcel on Horrell Hill Road. The subject parcel would be served via City of Columbia water and sewer and has water and sewer easements on the property. The Lower Richland fire station (number 22) is located 2.05 miles south of the subject parcel on Lower Richland Boulevard. There is a fire hydrant location approximately 0.13 miles south of the site on Ridge Road.

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.

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #438) located south of the subject parcel on Ridge Road identifies 1,150 Average Daily Trips (ADTs). This segment of Ridge Road is currently classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of Ridge Road is currently operating at Level of Service (LOS) “A”.

There are currently no programmed improvements to Ridge Road through SCDOT or the Richland County Transportation Penny Program.

Conclusion

Principally, staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan for residential development in the Neighborhood Medium Density future land use designation.

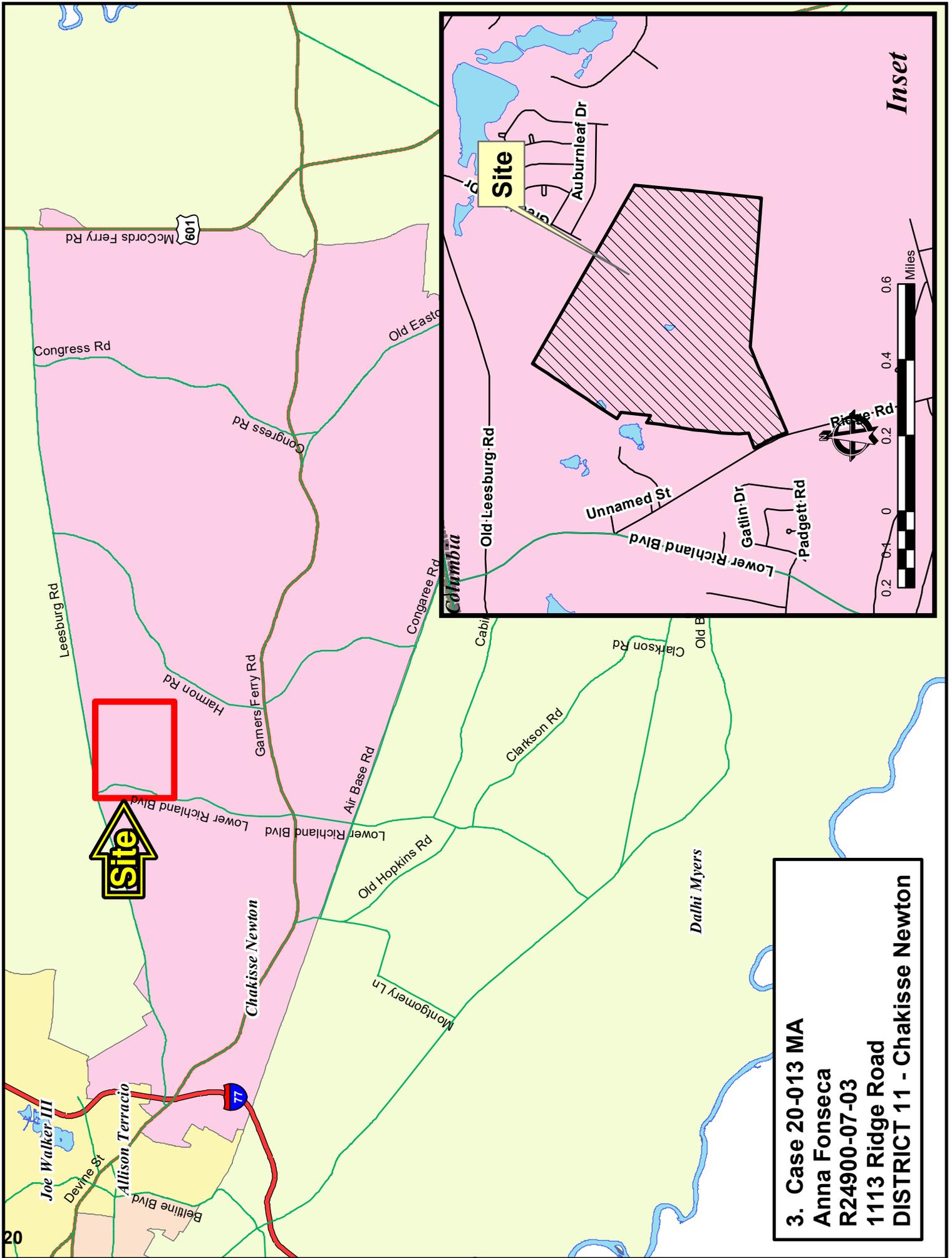
Per the plan, the Neighborhood Medium Density designation recommends “medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments.” Further, the plan recommends, “medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.”

The RS-HD district provides for uses and intensities inconsistent with the Neighborhood Medium Density designation that do not provide for “medium-density residential neighborhoods” rather for “densities and smaller permitted lot sizes.”

However, the rezoning would be consistent with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

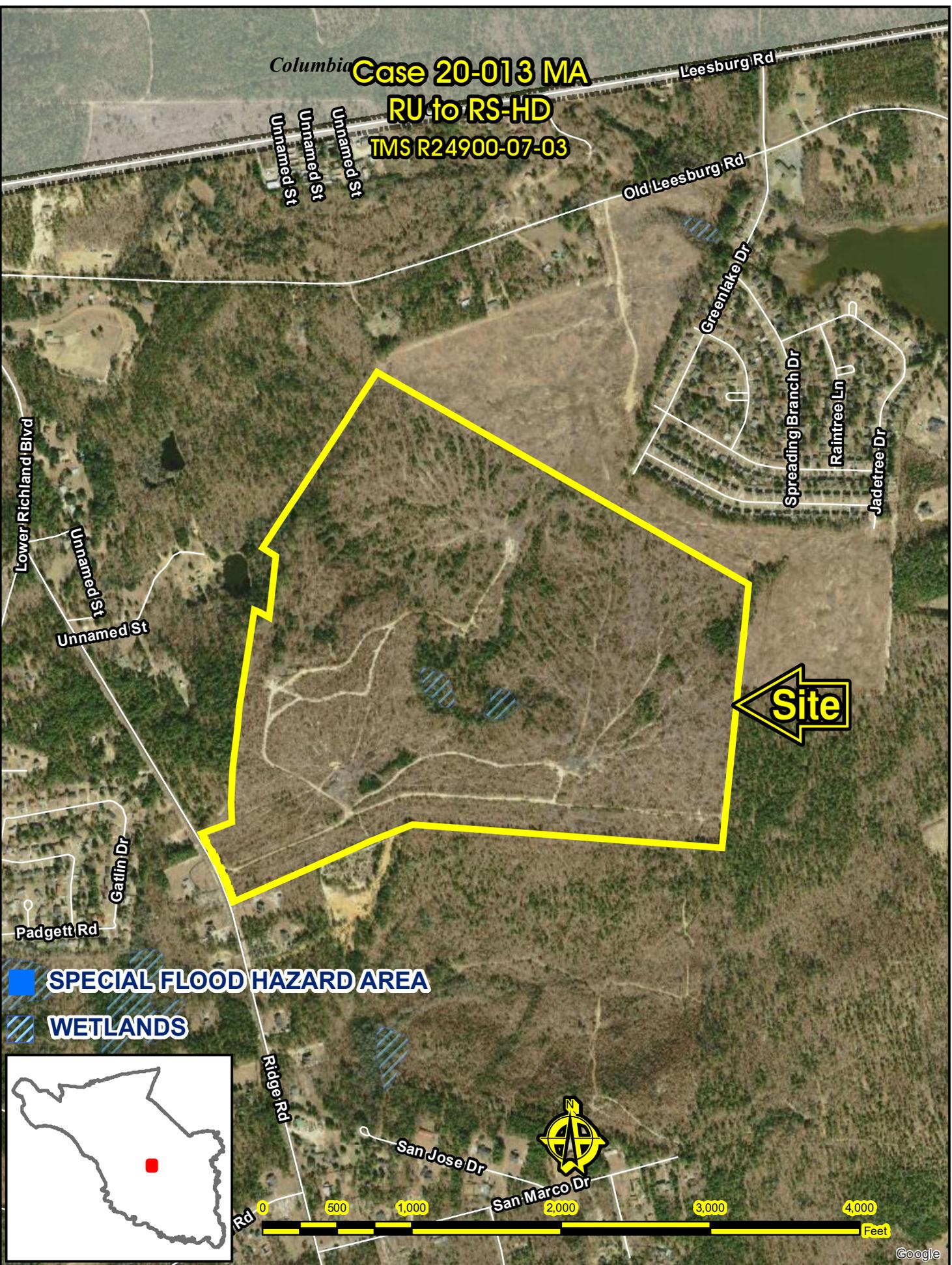
Zoning Public Hearing Date

June 23, 2020.

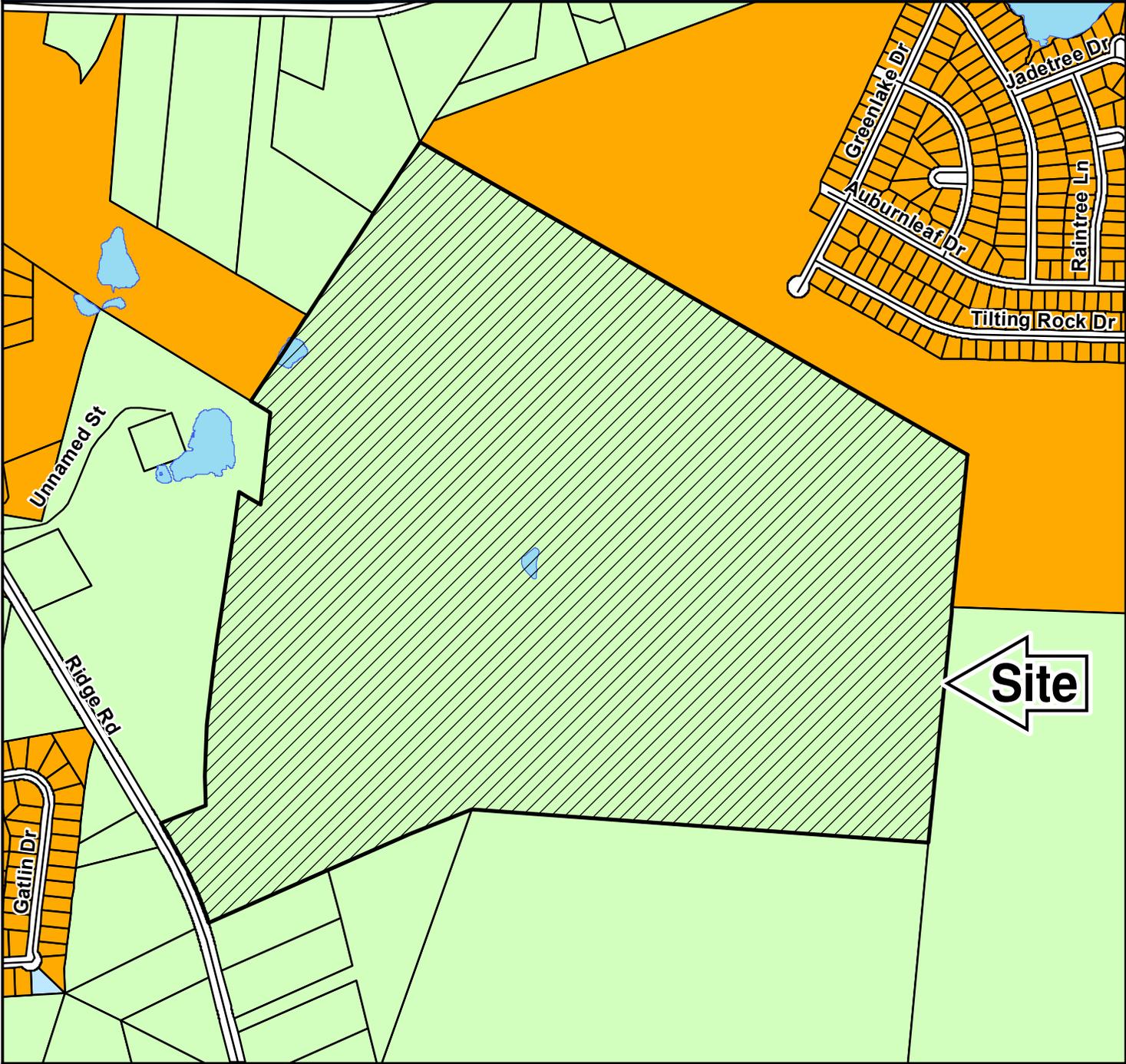


3. Case 20-013 MA
Anna Fonseca
R24900-07-03
1113 Ridge Road
DISTRICT 11 - Chakisse Newton

Case 20-013 MA
RU to RS-HD
TMS R24900-07-03



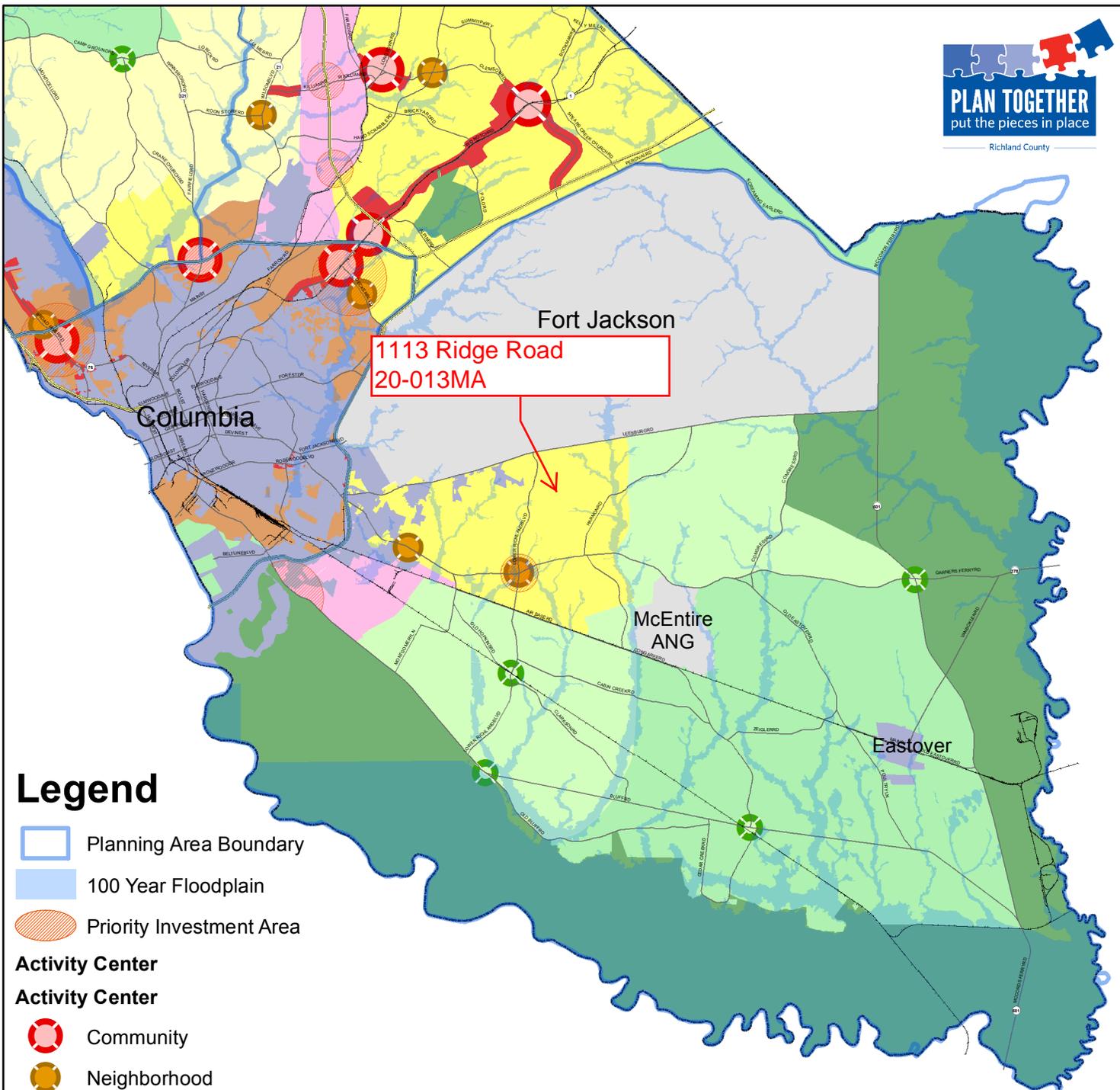
Case 20-013 MA RU to RS-HD



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-014 MA
APPLICANT: Alex Serkes

LOCATION: 10501 Farrow Road

TAX MAP NUMBER: R17500-02-07 & -15
ACREAGE: 5.52 ± acres
EXISTING ZONING: GC
PROPOSED ZONING: HI

PC SIGN POSTING: May 22, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (GC).

Zoning History for the General Area

The parcel zoned Residential Single-family Estate (RS-E) north of the subject site was rezoned under case number 05-009MA.

The parcel zoned Heavy Industrial (HI) directly east of the subject site was rezoned under case number 06-021MA.

The parcel zoned General Commercial (GC) south of the site was rezoned under case number 11-005MA.

The parcels zoned Light Industrial (LI) north of the subject site were rezoned under case number 17-009MA and 18-004MA.

Zoning District Summary

The HI District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: no maximum density standard.

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

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

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels. The smaller of the two sites is undeveloped, with a warehouse structure on the larger. The parcel has frontage along Farrow Rd and LuLaroe Ln. Farrow Rd is a three-lane undivided major collector without sidewalks or streetlights. Undeveloped parcels, scattered residences, and industrial uses characterize the general area. North of the subject parcels is a property zoned GC with a residence. South and west of the subject site are undeveloped parcels zoned M-1. East of the subject site are four parcels, with two zoned HI and two zoned RU, all of which are undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle School is located approximately 1.06 miles south of the subject parcel on Longreen Parkway. Records indicate the subject site served via City of Columbia water and sewer. The Killian fire station (number 27) is located 1.83 miles south of the subject parcel on Farrow Road. There is a fire hydrant location approximately 0.12 miles south of the site on Farrow Road.

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- to 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 2019 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,300 Average Daily Trips (ADTs). This segment of Farrow Road is classified as a three-lane undivided major collector, maintained by SCODT with a design capacity of 9,800 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) "F".

There are currently no programmed improvements to this section Farrow Road through SCDOT or the Richland County Transportation Penny Program.

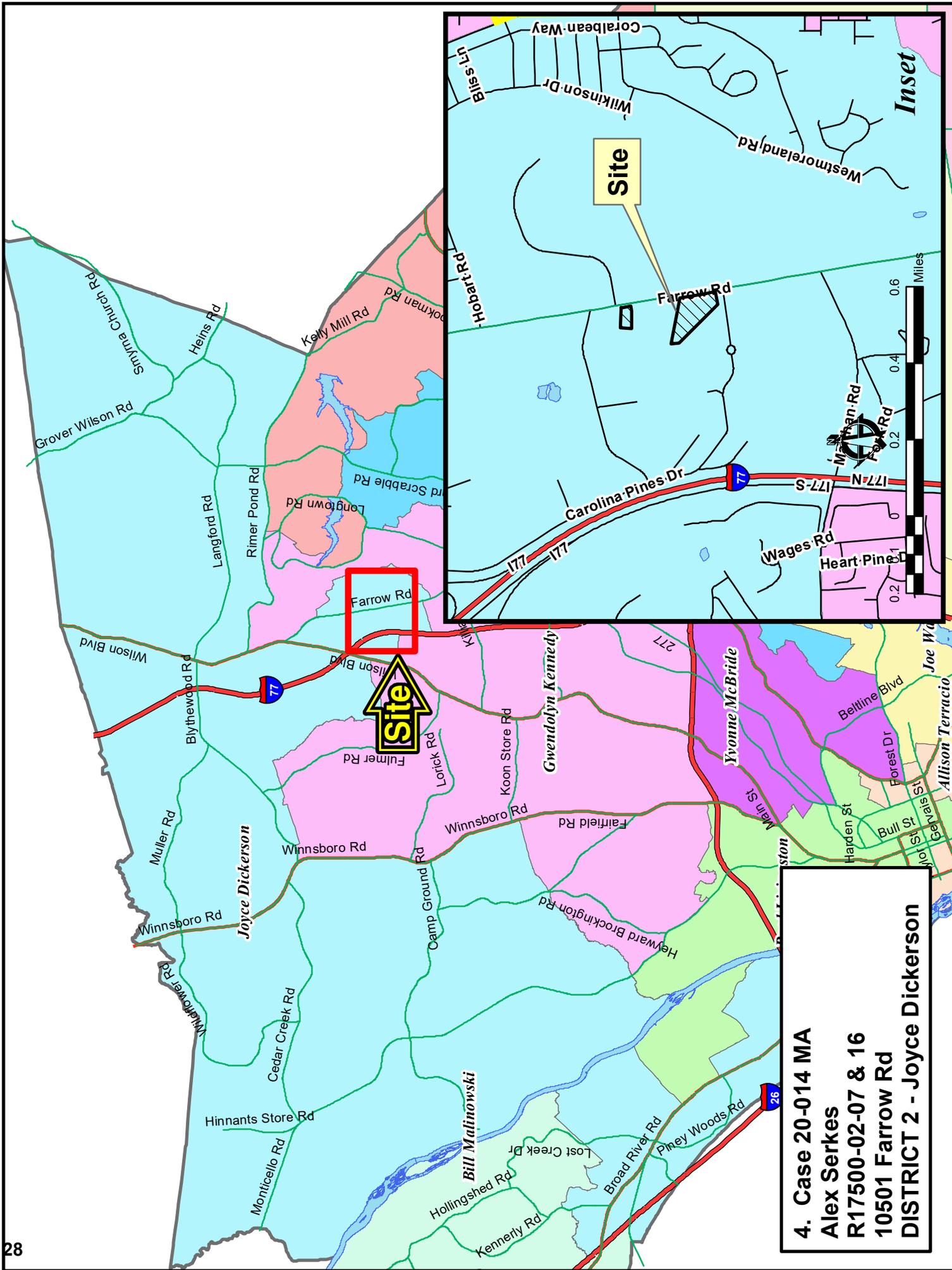
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Economic Development Center/Corridor future land use designation.

The Plan recommends a land use and character that "encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties." The general area includes parcels zoned as light and heavy industrial, in addition to several parcels zoned general commercial. While there may be residences nearby, those uses are non-conforming within an area that is designated for employment (industrial and heavy commercial) uses. As such, development of this parcel as an employment-type use will have minimal impacts to the surrounding properties due to the current development pattern and land uses of an industrial character.

Zoning Public Hearing Date

June 23, 2020.



4. Case 20-014 MA
Alex Serkes
R17500-02-07 & 16
10501 Farrow Rd
DISTRICT 2 - Joyce Dickerson

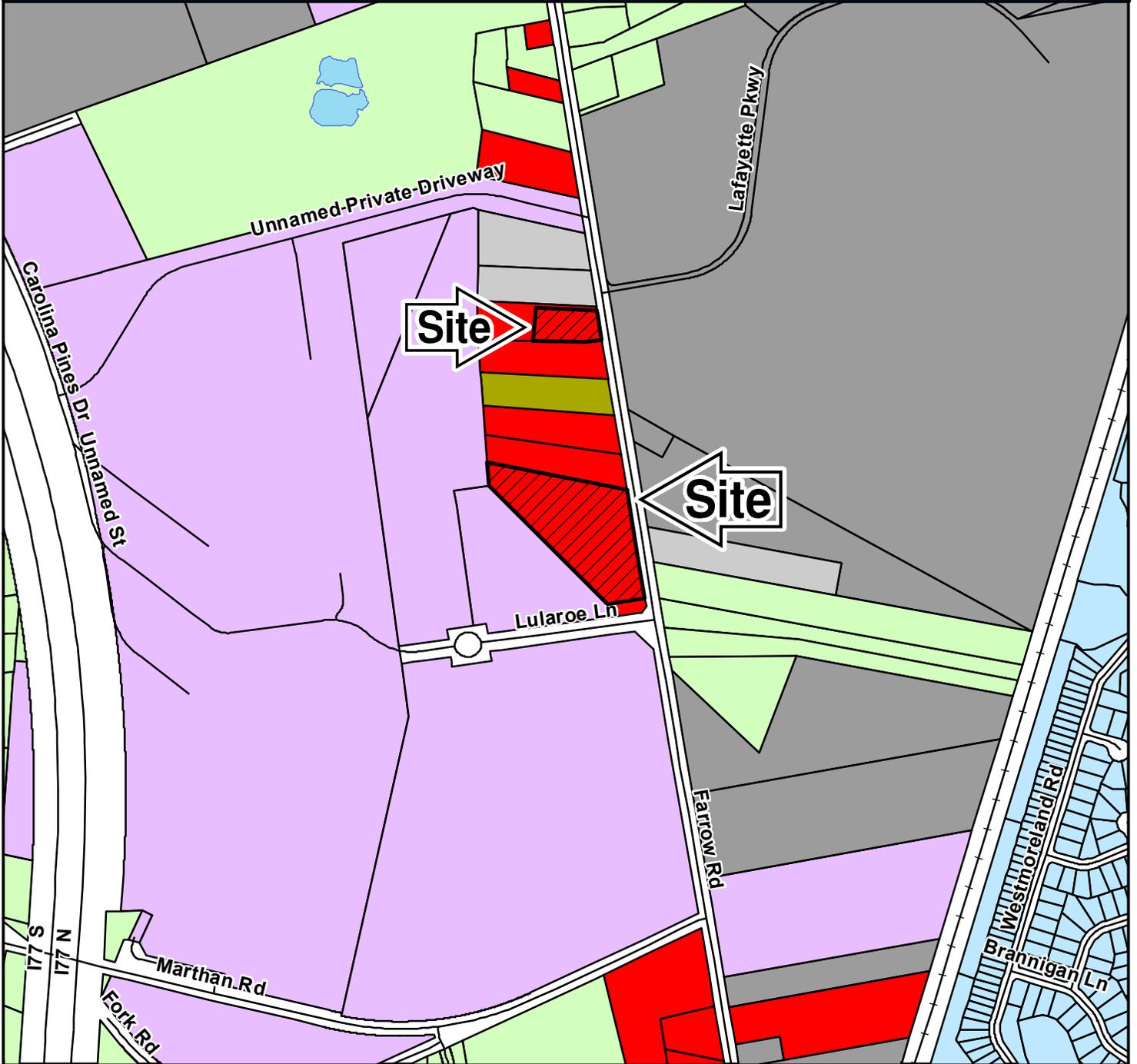
Case 20-014 MA
GC to HI
TMS R17500-02-07 & 16



SPECIAL FLOOD HAZARD AREA

WETLANDS

Case 20-014 MA GC to HI



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

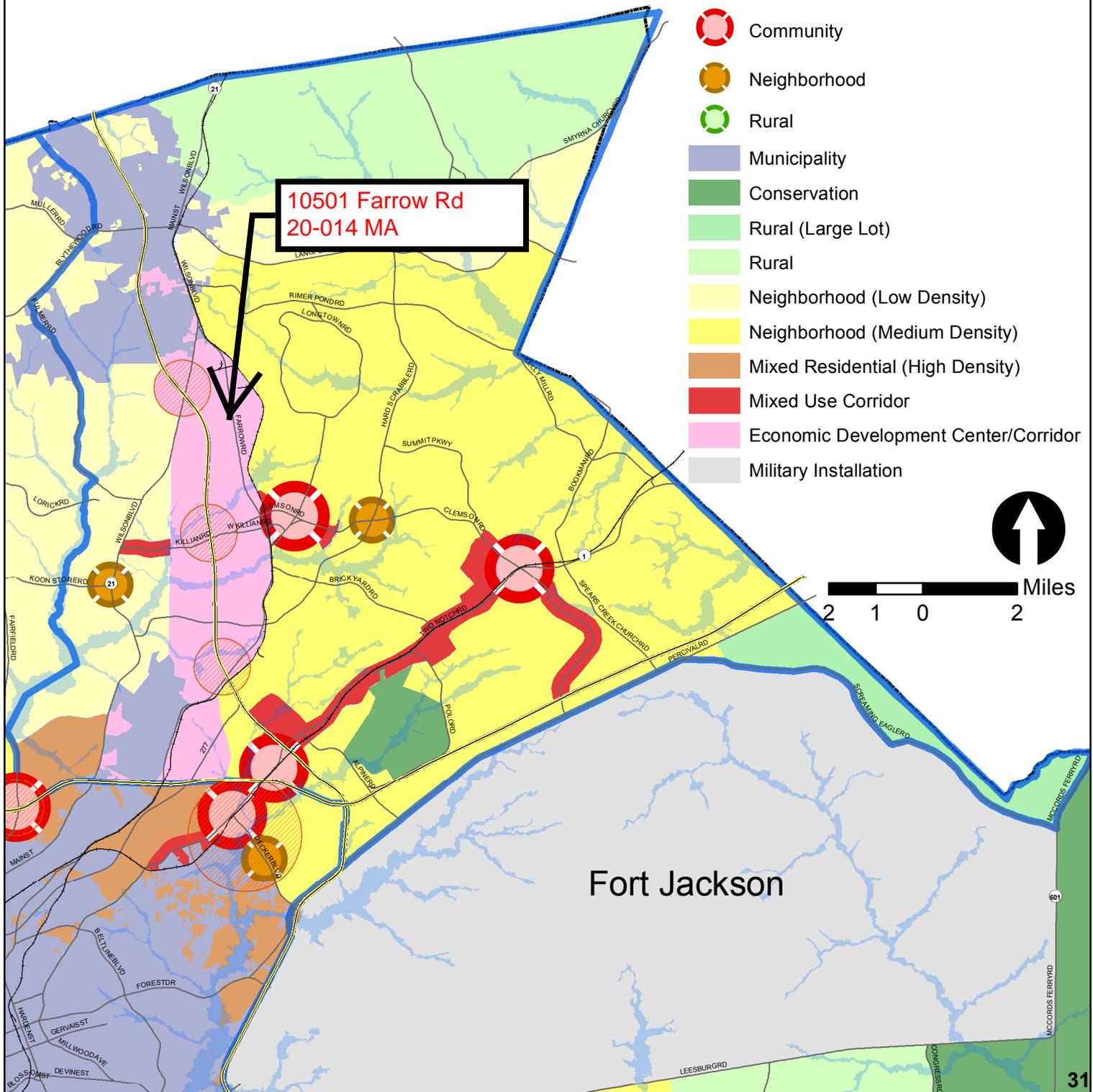


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-015 MA
APPLICANT: Brenda Miller

LOCATION: 8104 Brookmont Lane

TAX MAP NUMBER: R14414-02-04
ACREAGE: .64 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: May 22, 2020

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. 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).

Zoning History for the General Area

There have been no recent map amendment cases in this area.

Zoning District Summary

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory

dwelling. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 26-152(d) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: three (3) dwelling unit.

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

Discussion

Parcel/Area Characteristics

The subject site currently has an existing residential structure. The parcel has frontage along Brookmont Lane and Hinton Street. Both are local roads without sidewalks or streetlights. Residences and larger institutional uses characterize the general area. The properties north, south, and east of the subject site are zoned RU with residences. West of the site are properties zoned RS-MD with residences.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Anna Boyd School is located approximately 0.31 miles south of the subject parcel on Brookmont Lane. Records indicate that the parcel is currently served via septic sewer and private water system. The Dentsville fire station (number 14) is located 1.52 miles southeast of the subject parcel on Firelane Road.

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- to 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 2019 SCDOT traffic count (Station #280) located north of the subject parcel on Farrow Road identifies 15,500 Average Daily Trips (ADTs). This segment of Farrow Road is classified as a three-lane undivided minor arterial, maintained by SCODT with a design capacity of 12,400 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) "E".

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

Conclusion

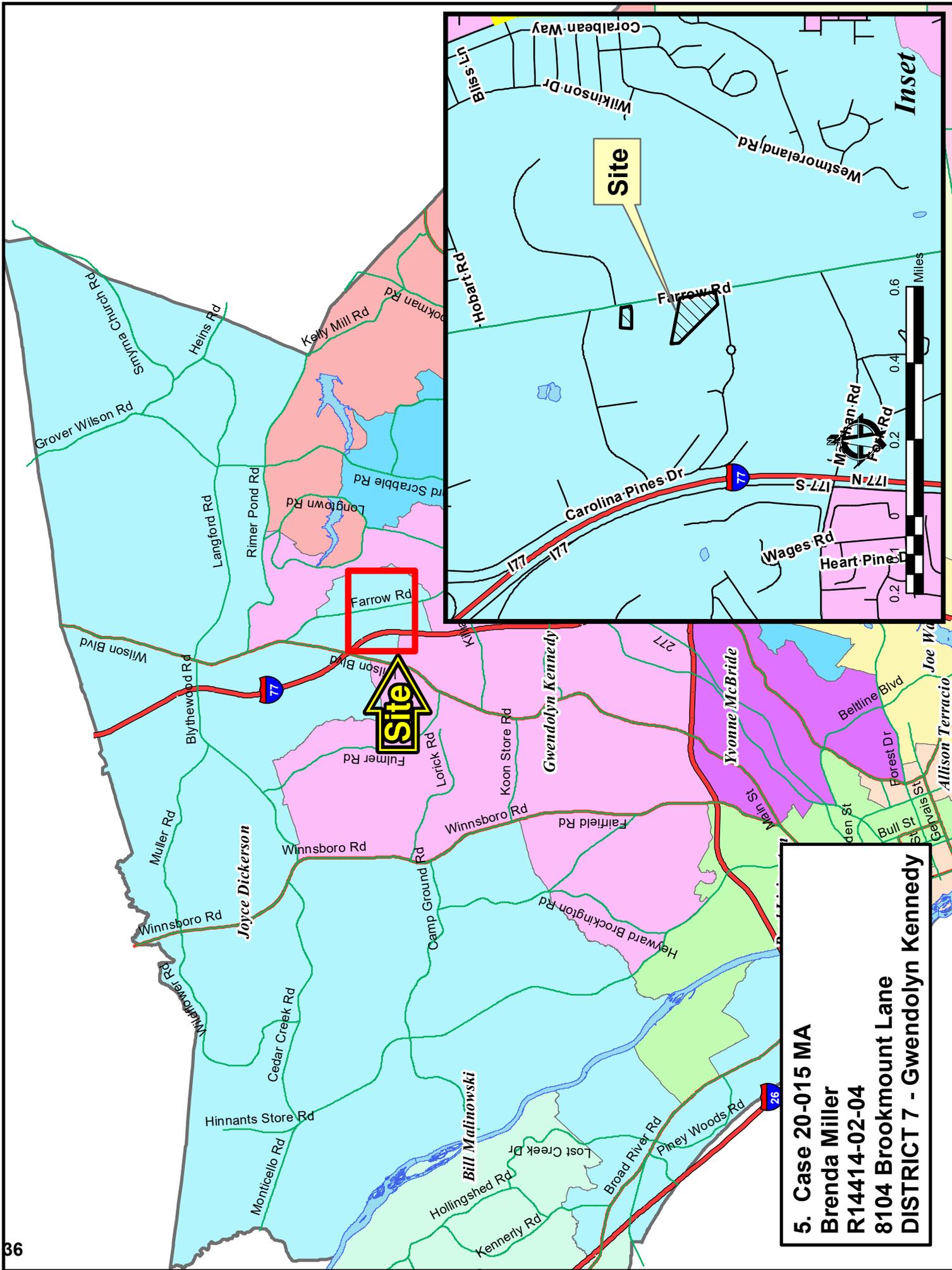
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

Within the Economic Development Center/Corridor designation, the Plan recommends residential development be "secondary to employment uses" and "located along primary road corridors proximate to employment centers."

The area where the subject site is located is proximate to large employment centers off Farrow Road and Parklane Road. Likewise, it is located within an area of predominately residential, which would be supportive of any employment-type uses.

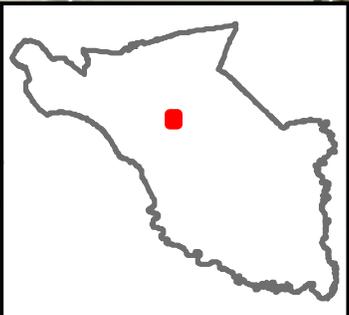
Zoning Public Hearing Date

June 23, 2020.

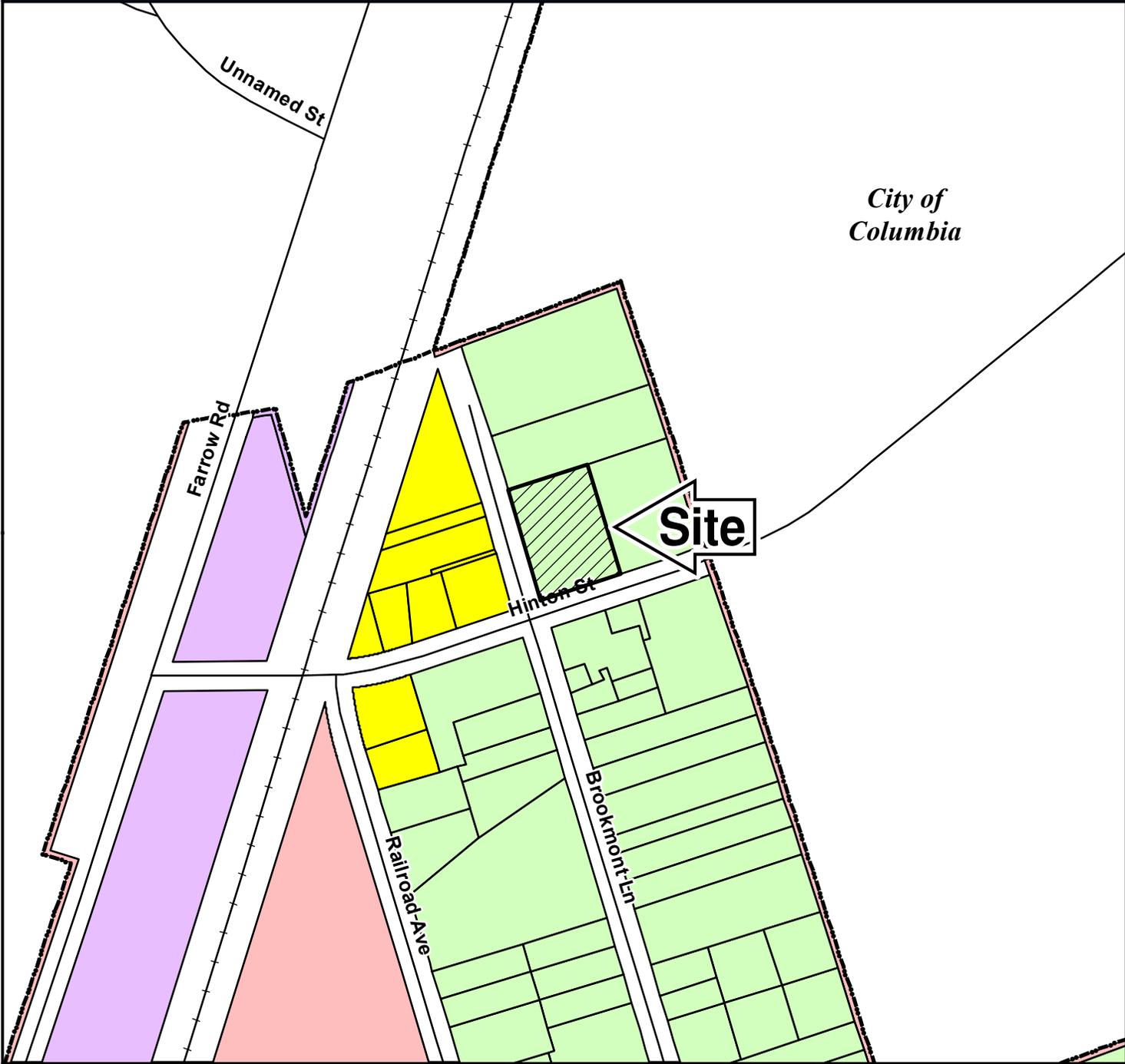


5. Case 20-015 MA
Brenda Miller
R14414-02-04
8104 Brookmount Lane
DISTRICT 7 - Gwendolyn Kennedy

Case 20-015 MA
RU to RS-MD
TMS R14414-02-04



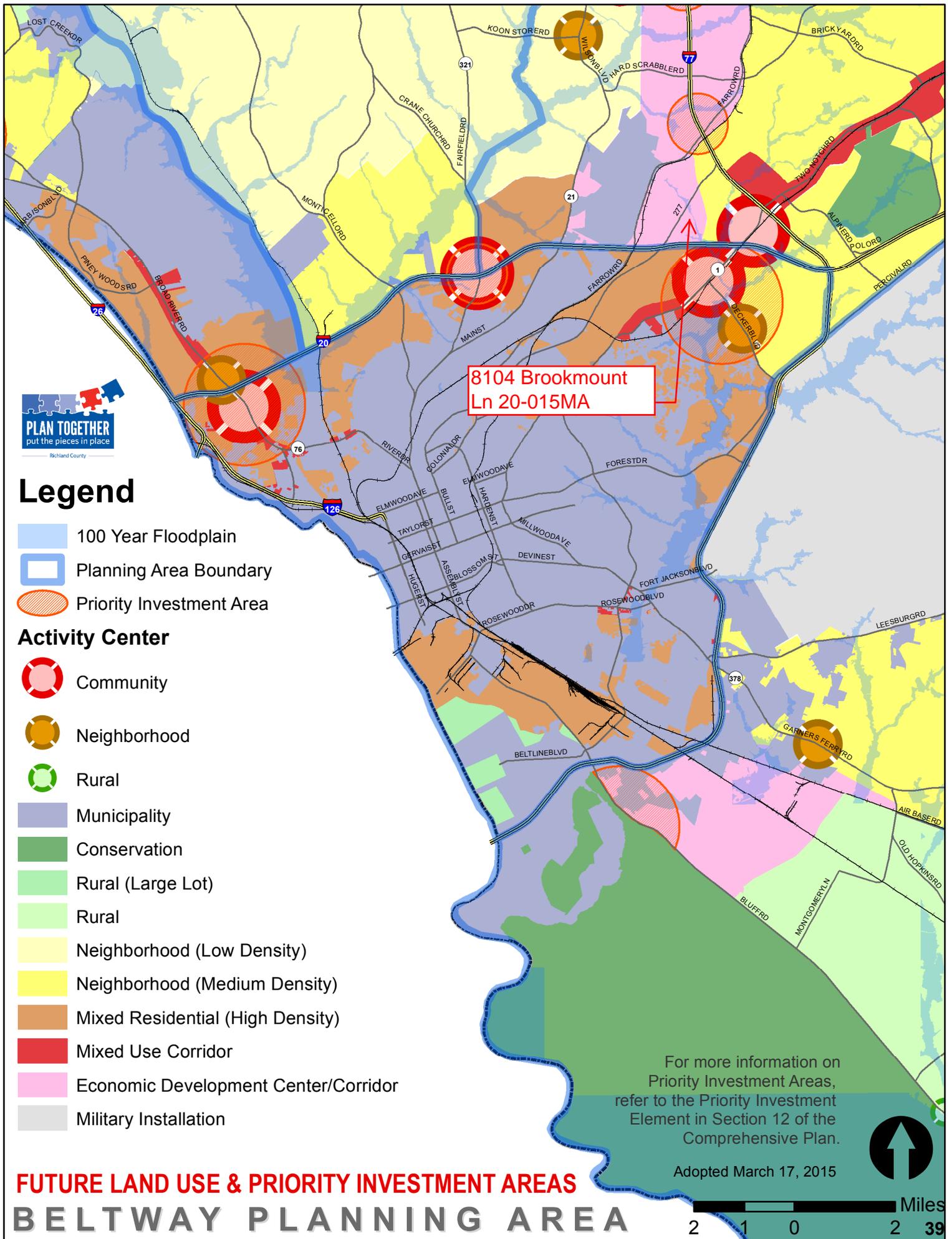
Case 20-015 MA RU to RS-MD



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

8104 Brookmount
Ln 20-015MA

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-016 MA
APPLICANT: John Ecton

LOCATION: 2304, 2312, 2314 Johnson Marina Road

TAX MAP NUMBER: R01315-01-14 & -17, R01311-02-20
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: May 22, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A group of parcels south of the site was rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

A group of parcels further south of the site with frontage along Rucker Road were rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

Zoning District Summary

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

Minimum lot area: 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12, 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. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 7 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	RU	Residences
<u>East:</u>	RU	Residences
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site consists of three (3) parcels, two (2) of which have existing structures and one that is undeveloped. All three parcels have frontage along Johnson Marina Rd. Johnson Marina Road is a two-lane undivided major collector without any sidewalks or streetlights. Two of the parcels have abut Lake Murray. Residences and undeveloped properties characterize the general area. The properties north, south, and east of the subject site are zoned RU with residences. West of the site are undeveloped properties zoned RU.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.25 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structures are on well and septic.

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 2019 SCDOT traffic count (Station #559) located north of the subject parcel on Johnson Marina Road identifies 1,950 Average Daily Trips (ADTs). This segment of Johnson Marina Road is classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of Johnson Marina Road is currently operating at Level of Service (LOS) "A".

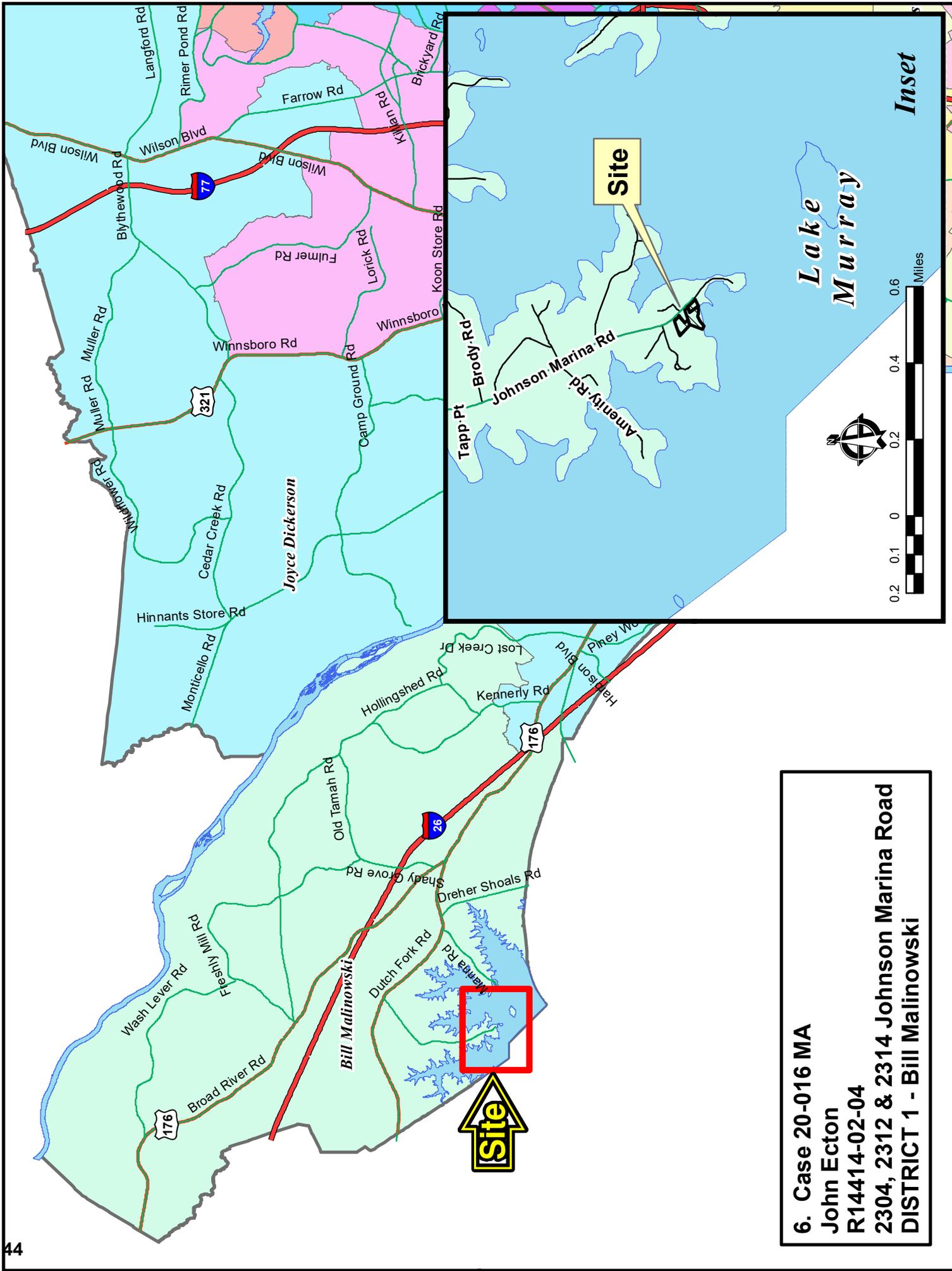
There are no planned or programmed improvements for this section of Johnson Marina Road through the SCDOT or the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for residential development in the Neighborhood (Low-Density) future land use designation.

Zoning Public Hearing Date

June 23, 2020.



6. Case 20-016 MA
 John Ecton
 R14414-02-04
 2304, 2312 & 2314 Johnson Marina Road
 DISTRICT 1 - Bill Mainowski

**Case 20-016 MA
RU to RS-LD**

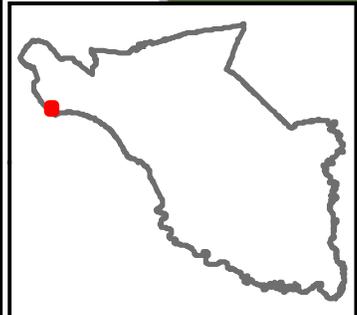
TMS R01315-01-17; R01315-01-14; R01311-02-20



*Lake
Murray*

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 20-016 MA RU to RS-LD



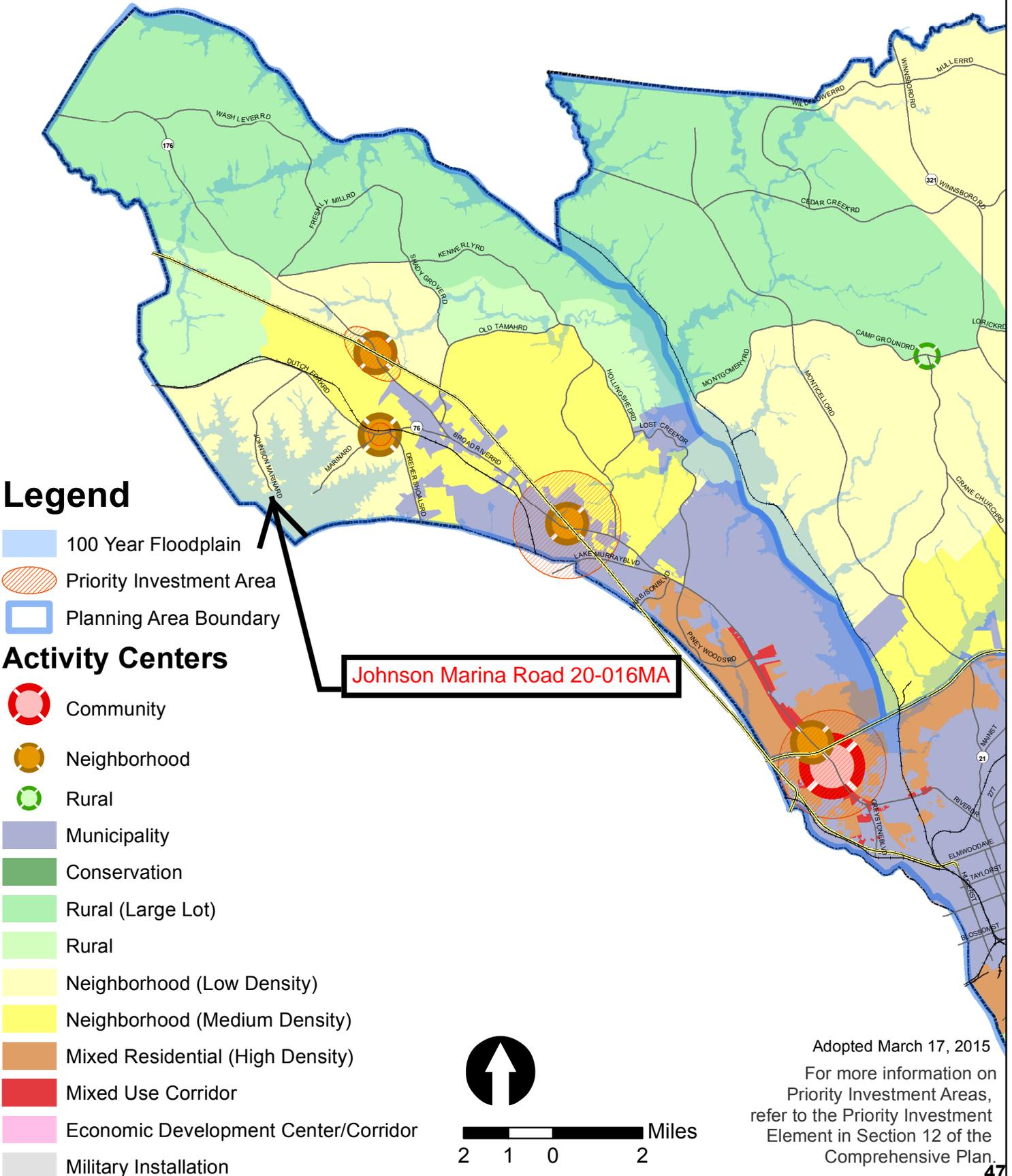
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-017 MA
APPLICANT: Robert Fuller

LOCATION: 3691 Kennerly Road

TAX MAP NUMBER: R01700-06-05
ACREAGE: 2.56 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 22, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) property north of the subject parcel was rezoned under case number 04-041MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 40 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU	Undeveloped
<u>South:</u>	RU / RU	Residence / Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU / RU	Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Broad River Road, Kennerly Road, and Freshly Mill Road. Kennerly Road and Freshly Mill Road are both a two-lane collector roads. There are no sidewalks or streetlights along these sections of Kennerly Road or Freshly Mill Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The site is undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses in the general area.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located approximately 0.15 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within Richland County’s sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **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 2019 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 12,600 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) "E".

The 2019 SCDOT traffic count (Station #456) located northeast of the subject site on Kennerly Road identifies 1,400 ADTs. This section of Kennerly Road is classified as at two-lane undivided major collector with a design capacity of 8,600 ADTs. This segment of Kennerly Road is currently operating at a Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #456) located north of the subject site on Freshly Mill Road identifies 1,050 ADTs. This section of Freshly Mill Road is classified as at two-lane undivided major collector with a design capacity of 8,600 ADTs. This segment of Freshly Mill Road is currently operating at a Level of Service (LOS) "A".

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

There are no planned or programmed improvements for any of these road segments through SCDOT or the County Penny Sales Tax program.

Conclusion

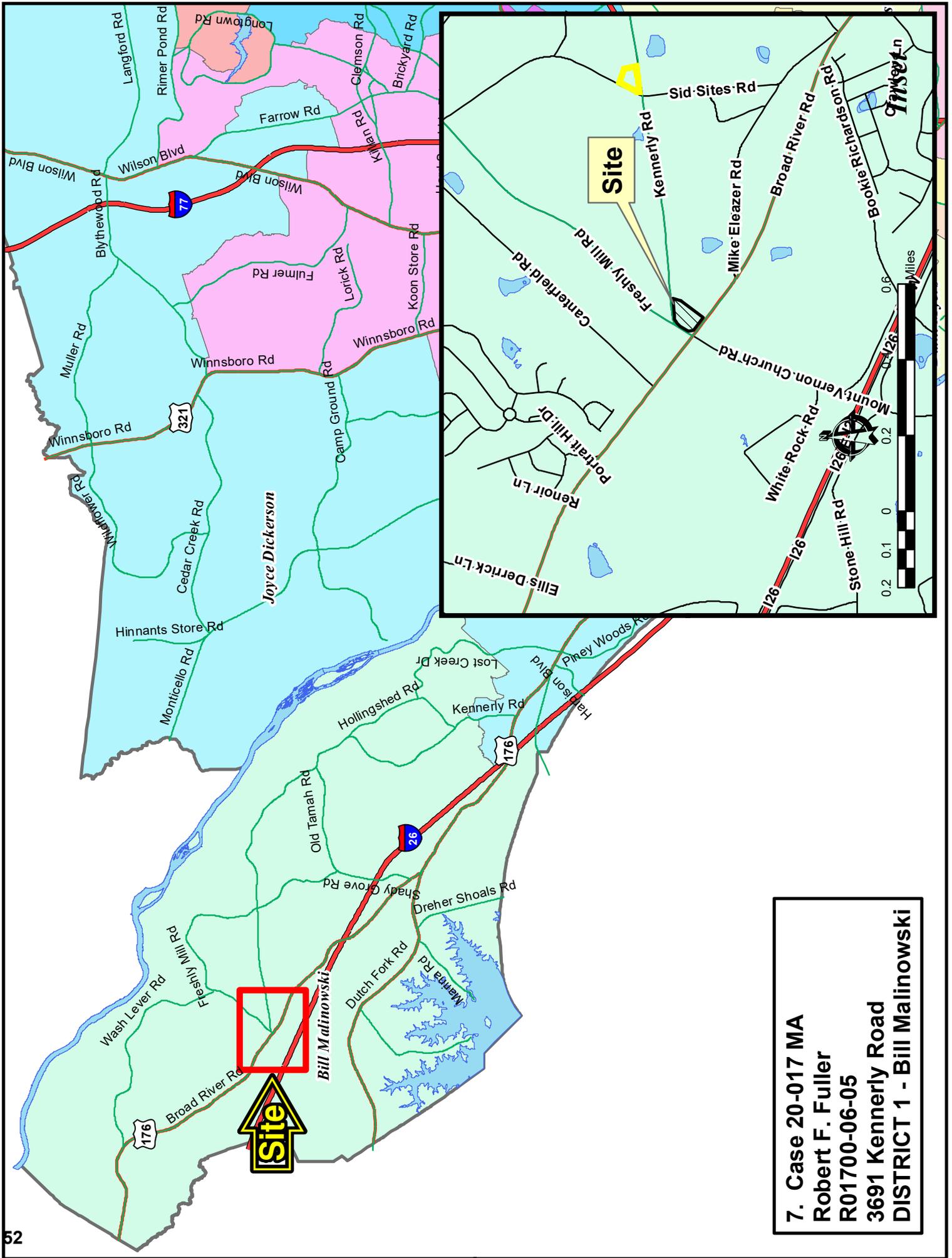
The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits commercial, along with residential, uses of an intensity and scale that would be out of character with the Comprehensive Plan's recommendations to limit commercial development to Activity Centers and along within main road corridors within a contextually appropriate distance from the intersection of a primary arterial. Likewise, the GC district allows for uses that are out of context to the character prescribed by the future land use designation.

Further, the rezoning request is not in character with the existing residential uses and zoning districts in the immediate area and would constitute "leap-frog" development.

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

Zoning Public Hearing Date

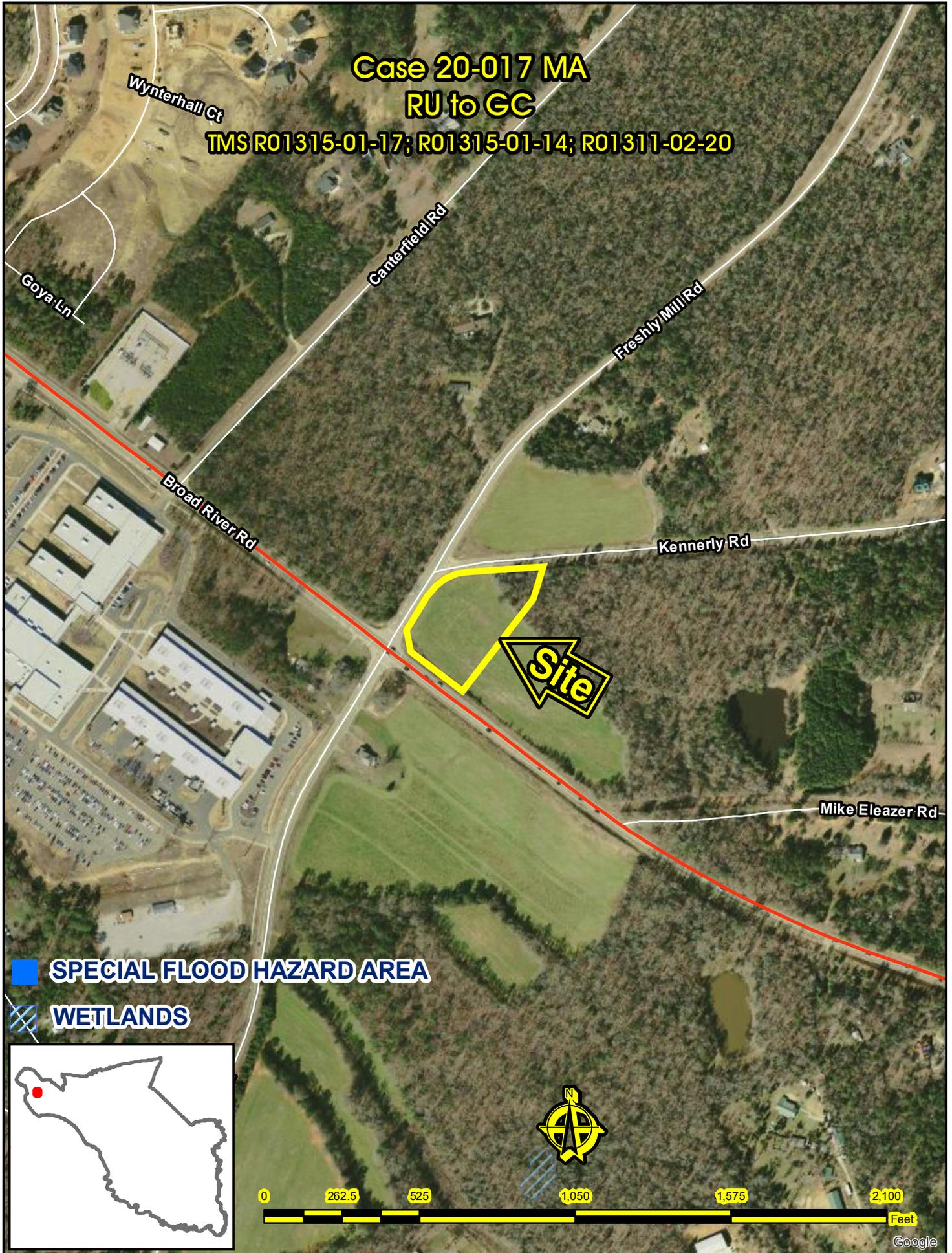
June 23, 2020.



7. Case 20-017 MA
Robert F. Fuller
R01700-06-05
3691 Kennerly Road
DISTRICT 1 - Bill Mainowski

**Case 20-017 MA
RU to GC**

TMS R01315-01-17; R01315-01-14; R01311-02-20



Case 20-017 MA RU to GC



ZONING CLASSIFICATIONS

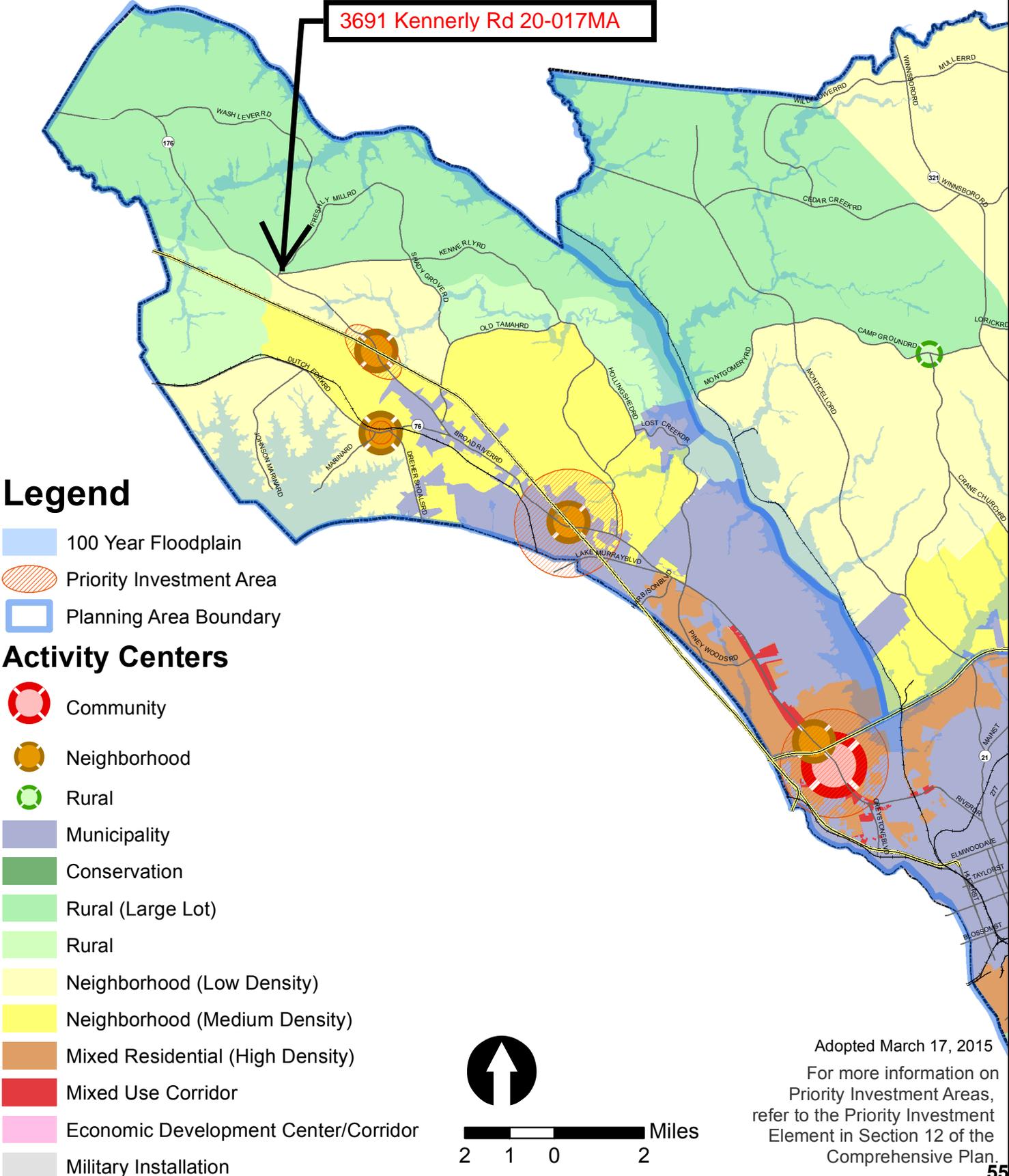
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



3691 Kennerly Rd 20-017MA



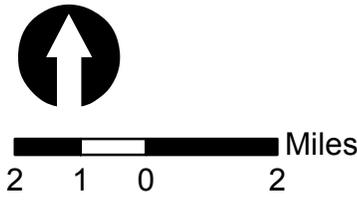
Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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



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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, February 25, 2020
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

I. STAFF:

Clayton Voignier..... Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER..... Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

OPEN PUBLIC HEARING

1. Case # 19-049 MA District 7
Gwendolyn Kennedy
Donald G. Jones
RU to RC (.764 & 1.236 (2 acres total))
7812 Fairfield Road
TMS# R12100-02-26 & R12100-02-01 (portion of)
Planning Commission - Disapproval (6-2)
PDSB Recommendation – Disapproval
Council unanimously deferred the rezoning request.

2. Case # 20-001 MA District 10
Dalhi Myers
Robert Giles
RM-HD to NC (2 acres)
Ohio Street & Olympia Avenue
TMS# R11203-01-01, 03, 04 & 05
Planning Commission - Approval (8-0)
PDSB Recommendation – Approval
Council unanimously deferred the rezoning request.

3. Case # 20-002 MA District 4
Paul Livingston
Tommy Wood
RS-MD to GC (1.46 acres)
7220 Frost Avenue
TMS# R09402-02-01 (P)
Planning Commission - Approval (8-0)
PDSB Recommendation – Disapproval
Council unanimously approved the rezoning request.

4. Case # 20-003 MA
Chad Monteith
RU to GC (5 acres)
6505 N Main Street
TMS# R11716-01-04
Planning Commission - Approval (7-0)
PDSB Recommendation – Approval
Council unanimously deferred the rezoning request.
- District 3
Yvonne McBride
5. Case # 20-004 MA
Deborah Stratton
RU to NC (2.17 acres)
4133 Clemson Road
TMS# R20281-01-27
Planning Commission - Approval (8-0)
PDSB Recommendation – Approval
Council unanimously approved the rezoning request.
- District 8
Jim Manning
6. Case # 20-005 MA
Angie Dodson
NC to GC (1.46 acres)
1526 Leesburg Road
TMS# R16415-07-04
Planning Commission - Approval (7-1)
PDSB Recommendation – Disapproval
Council unanimously approved the rezoning request.
- District 11
Chakisse Newton

VI. OTHER BUSINESS

VII. ADJOURNMENT



Richland County Government
2020 Hampton Street
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