

# **RICHLAND COUNTY PLANNING COMMISSION**



**November 1, 2021**

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



# RICHLAND COUNTY PLANNING COMMISSION



**November 1, 2021**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Beverly Frierson

Christopher Yonke • Mettauer Carlisle • Gary Dennis • John Metts  
Bryan Grady • Terrence Taylor • Jason Branham

- I. **PUBLIC MEETING CALL TO ORDER** .....Stephen Gilchrist, Chairman
- II. **PUBLIC NOTICE ANNOUNCEMENT** .....Stephen Gilchrist, Chairman
- III. **CONSENT AGENDA [ACTION]**

- a. **ROAD NAMES**

- b. **MAP AMENDMENTS**

- 1. Case # 21-029 MA District 1  
Bill Malinowski  
Scott Morrison  
RU to RS-LD (4.77 acres & 22.33 acres)  
Johnson Marina Road  
TMS# R01514-01-01- & R02502-02-07  
Staff Recommendation: Approval  
Page 1
  
- 2. Case # 21-035 MA District 3  
Yvonne McBride  
Laurent Meyer  
M-1 to RM-HD (4.2 acres)  
8104 Two Notch Road  
TMS# R17016-03-02  
Staff Recommendation: Approval  
Page 9
  
- 3. Case # 21-036 MA District 1  
Bill Malinowski  
Ann Altman Morris  
RU to RS-HD (9.52 acres & 12.37 acres)  
1307 & 1309 Farming Creek Road  
TMS# R03210-01-73 & R03206-01-06  
Staff Recommendation: Disapproval  
Page 17

4. Case # 21-038 MA  
Jatin Patel  
RU to GC (32.21 acres)  
S/S Killian Road  
TMS# R14600-03-05  
Staff Recommendation: Disapproval  
Page 25

District 7  
Gretchen Barron

**V. LAND DEVELOPMENT CODE REWRITE UPDATES [ACTION]**

- a. Map Amendment Signage Posting Requirements
- b. Neighborhood Pre-Application Meeting Criteria

**VI. CHAIRMAN'S REPORT**

- a. Report of Action  
Page 33

**VII. OTHER ITEMS FOR DISCUSSION**

**VIII. PLANNING DIRECTOR'S REPORT**

**IX. ADJOURNMENT**



## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

November 1, 2021

3:00 pm

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**Council District:** Gretchen Barron (7)  
**Development:** Crane Landing (f/k/a Cypress Grove SD)  
**Tax Map Amendment:** TMS# R14600-03-44  
**Applicant:** Elissa Filson, Civil Engineering of Cola  
**Proposed Use:** Single- Family Residential Subdivision  
**Proposed Street Name (s):** Crane Landing Drive  
**Staff Recommendation:** Approval

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**Detail:** Pursuant to SC Code 6-29-1200 (a), a local planning commission 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.

**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

November 1, 2021

3:00 pm

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**Council District:** Cheryl D English (10)

**Development:** Proposed Wood Green Park SD

**Tax Map Amendment:** TMS# R19813-01-02

**Applicant:** Keith E Utheim, Hussey Gay Bell

**Proposed Use:** Single- Family Residential Subdivision

**Proposed Street Name (s):** Flint Ridge Dr, Fox Glen Rd, Glenover Way, Kellybrook Dr, Kingfield Dr, Laurenfield Dr, Lorain, Mantario Dr, McCahan Ln, Meridale Forest Dr, Pullman

**Staff Recommendation:** Approval

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**Detail:** Pursuant to SC Code 6-29-1200 (a), a local planning commission 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.

**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

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**Map:**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2021  
**RC PROJECT:** 21-029 MA  
**APPLICANT:** Scott Morrison

**LOCATION:** Johnson Marina Road

**TAX MAP NUMBER:** R01514-01-01 & R02502-02-07  
**ACREAGE:** 4.77 acres & 22.33 acres (27.1 acres total)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** October 15, 2021

### Staff Recommendation

Approval

### Background

#### Zoning History

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

#### Zoning History for the General Area

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

The PDD parcels (Lakeside at Ballentine) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 99-033MA.

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

#### Zoning District Summary

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 98 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Continued Care Development (Lowman Home)
<b><u>South:</u></b>	PDD / RS-LD	Residential Subdivision (Lakeside @ Ballentine) / Residential Subdivision (Shadowood Cove)
<b><u>East:</u></b>	RU / RU	Undeveloped/Undeveloped
<b><u>West:</u></b>	PDD	Undeveloped Common Area (Lakeside @ Ballentine)

**Discussion**

**Parcel/Area Characteristics**

The subject site consists of two parcels with frontage along Johnson Marina Road. The larger parcel is undeveloped, while the smaller tract has a residence. There are no sidewalks or streetlights along this section of Johnson Marina Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a partially undeveloped parcel with continued care residences and Lowman Home PDD. South and west of the site is a residential subdivision (Lakeside at Ballentine). East of the site are undeveloped parcels. Southeast of the subject properties is a residential subdivision (Shadowood Cove).

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is .59 west of the subject parcels on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There are no fire hydrants along this section of Johnson Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.73 miles east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

**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 2020 SCDOT traffic count (Station #637) located north of the subject parcel on Johnson Marina Road identifies 5,000 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

The 2020 SCDOT traffic count (Station #638) located southwest of the subject parcel on Johnson Marina Road identifies 3,300 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

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

### **Conclusion**

Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

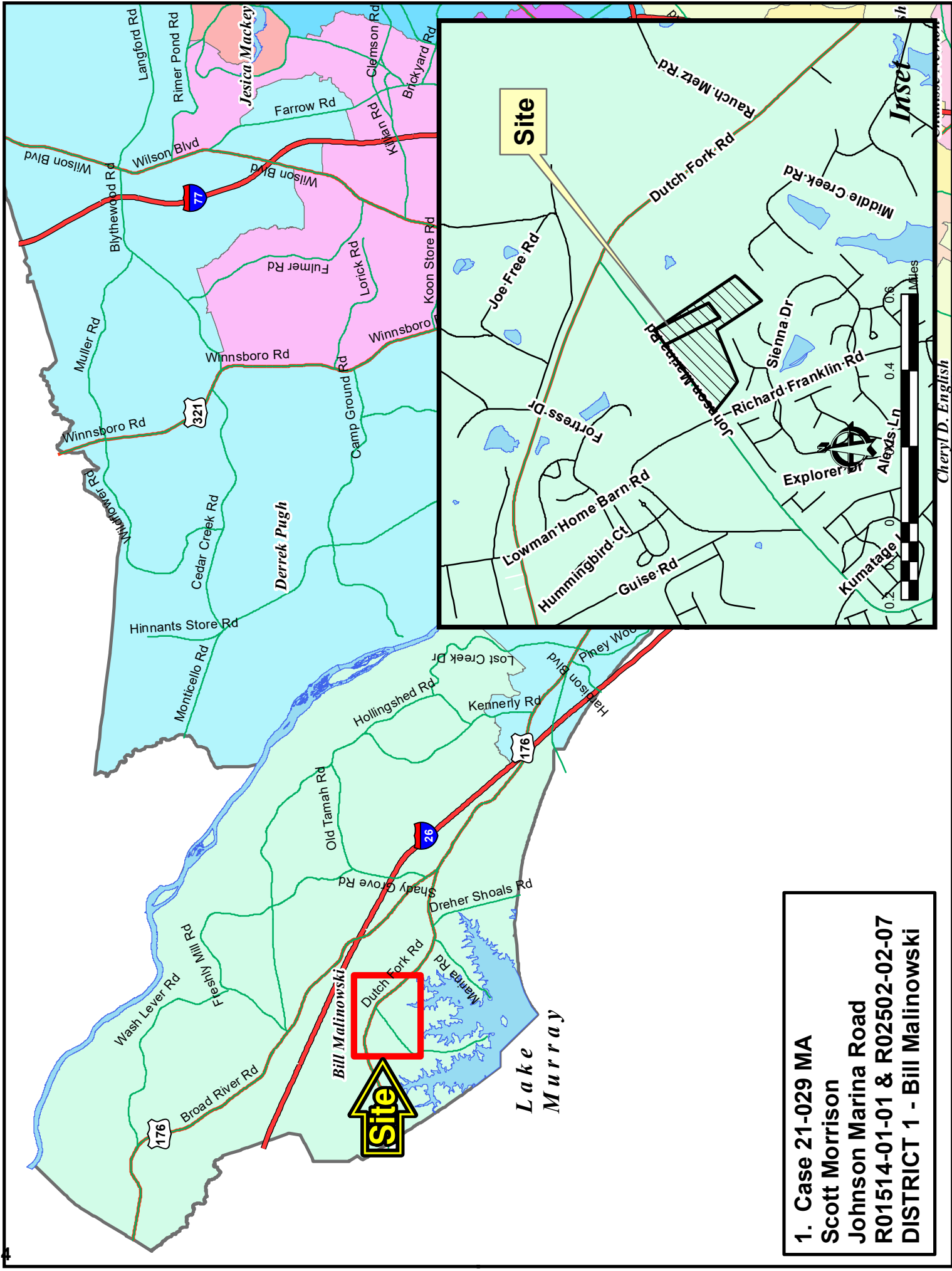
Per the Plan, low-density residential is the primary land use and character. Likewise, the area should serve as a transition between Rural and Neighborhood (Medium-density) areas providing for opportunities for low-density traditional neighborhood development.

In addition, the proposed rezoning is consistent with the current zoning districts and is congruous to the existing development pattern for residential development.

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

### **Zoning Public Hearing Date**

**October 26, 2021.**



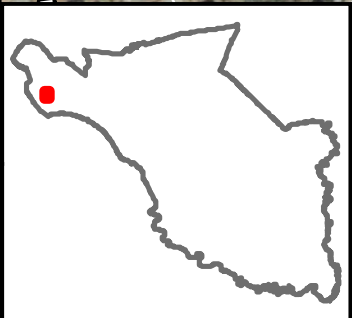
**1. Case 21-029 MA**  
**Scott Morrison**  
**Johnson Marina Road**  
**R01514-01-01 & R02502-02-07**  
**DISTRICT 1 - Bill Malinowski**

Cheryl D. English

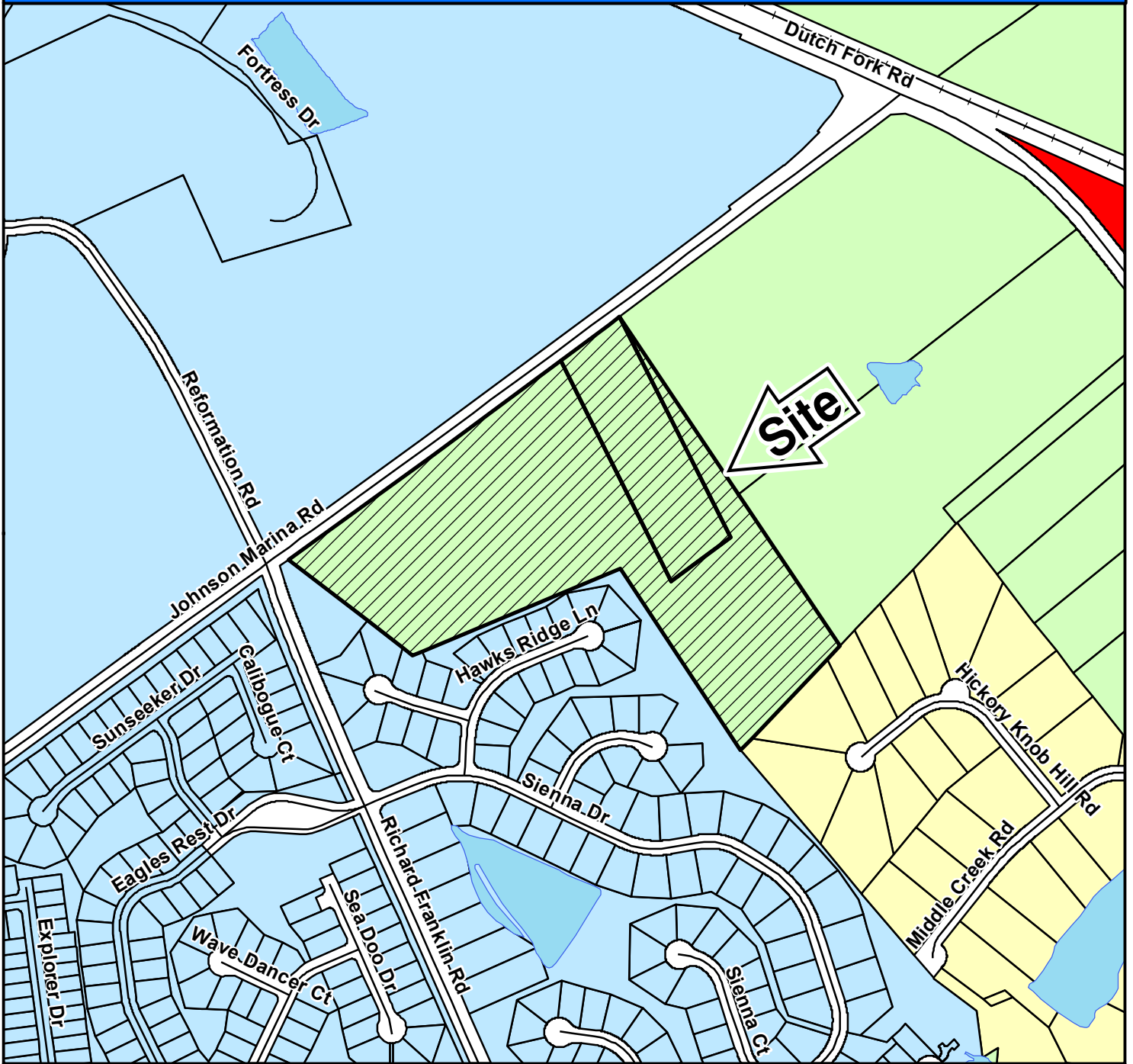
**Case 21-029 MA**  
**RU to RS-LD**  
**TMS R01514-01-01 & R02502-02-07**

**Site**

**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



# Case 21-029 MA RU to RS-LD

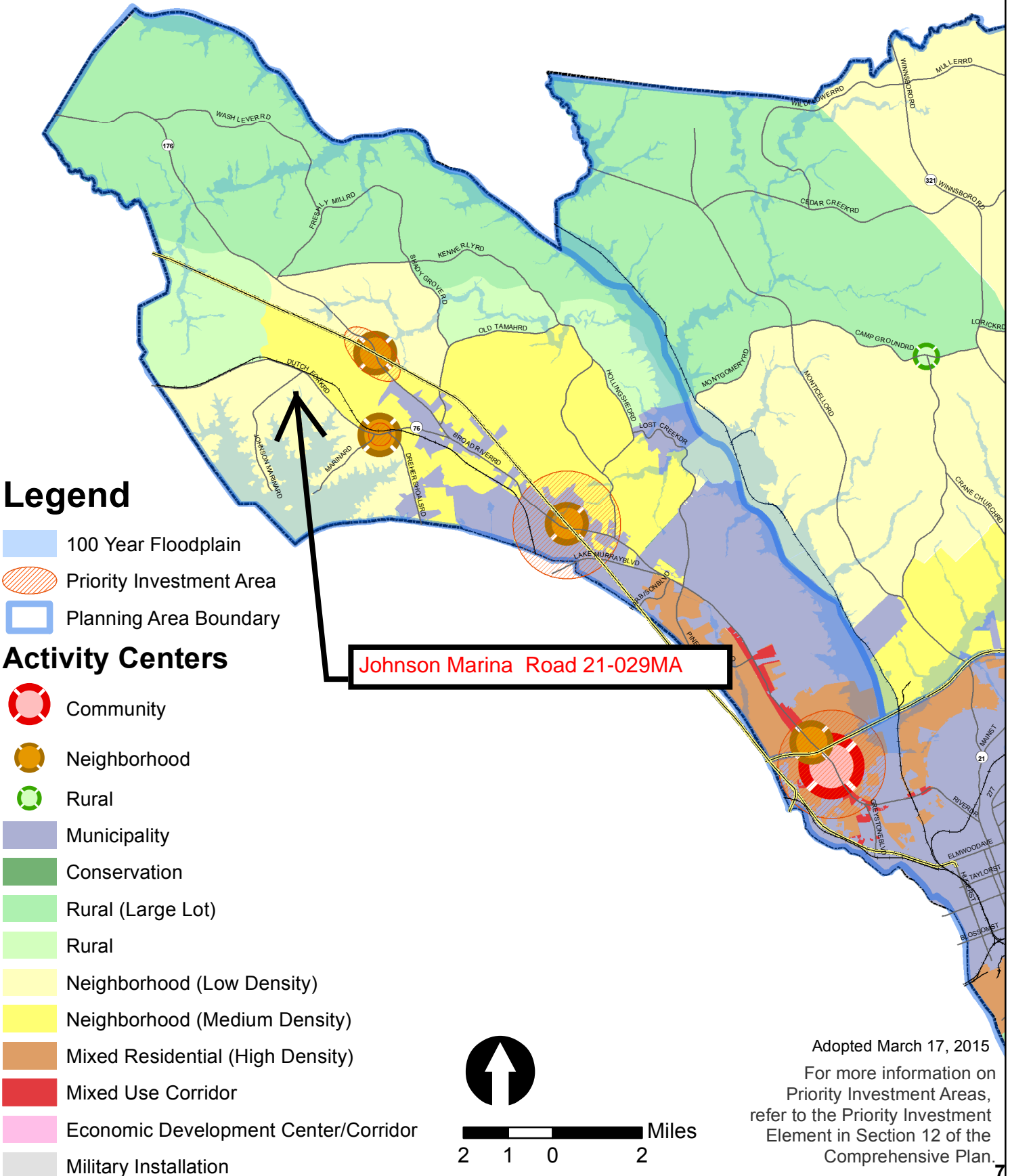


## ZONING CLASSIFICATIONS

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

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** November 1, 2021  
**RC PROJECT:** 21-035 MA  
**APPLICANT:** Laurent Meyer

**LOCATION:** 8104 Two Notch Rd

**TAX MAP NUMBER:** R17016-03-02  
**ACREAGE:** 4.20 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** October 15, 2021

### Staff Recommendation

Approval

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 for both properties was Light Industrial (M-1)

#### Zoning History for the General Area

The GC parcel east of the site was rezoned from RG-2 (Residential Multifamily High Density) to C-3 (General Commercial) under case number 96-070MA.

The GC parcels east of the site was rezoned from D-1 (Rural) to C-3 (General Commercial) under case number 99-039MA.

A request to rezone from RU to RM-HD under case number 99-30MA was denied.

The RM-HD parcels southeast of the site were rezoned from RU under case number 07-45MA.

#### 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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 67 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC / GC / GC / M-1	Retail / Retail / Retail / Hotel
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	I-77	Interstate 77

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

The subject site consists of one parcel with frontage along Trenholm Road Extension and Two Notch Road. The parcel is currently a Quality Inn motel. There are no sidewalks or streetlights along this section of Trenholm Road Extension. The surrounding area is primarily characterized by commercial retail, hotels, and undeveloped parcels. North of the site is Abbey Carpet and Floor, Outdoor Sports Store, Exxon Gas Station, and a Holliday Inn. South and west of the site is an undeveloped parcel and I-77 with an off ramp on to Two Notch Rd. East of the site is an undeveloped parcel and a Holliday Inn Express.

**Public Services**

The subject parcel is within the boundaries of Richland School District 2. E.L. Wright Middle School is 0.80 miles east of the subject parcel on Windsor Lake Blvd. Water service and sewer would be provided by the City of Columbia. There is one fire hydrant at the entrance of the property along Trenholm Road Extension. The Dentsville fire station (station number 14) is located on Firelane Road, approximately 0.98 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

**Land Use and Design**

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

**Desired Development Pattern**

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.



**Traffic Characteristics**

The 2020 SCDOT traffic count (Station #113) located southeast of the subject parcel on Two Notch Road identifies 29,200 Average Daily Trips (ADT's). Two Notch Road is classified as a four lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Two Notch Road is currently operating at Level of Service (LOS) "C".

There is a Safety Improvement project currently underway along this section of Two Notch Road that extends northeast from the I-77 to Vahalla Drive through SCDOT. There are no planned improvements through the County Penny Sales Tax program.

The 2020 SCDOT traffic count (Station #318) located south of the subject parcel on Trenholm Road Extension identifies 10,700 Average Daily Trips (ADT's). Trenholm Road Extension is classified as a four lane divided collector road, maintained by SCDOT with a design capacity of 19,600 ADT's. This portion of Trenholm Road Extension is currently operating at Level of Service (LOS) "B".

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

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.

**Conclusion**

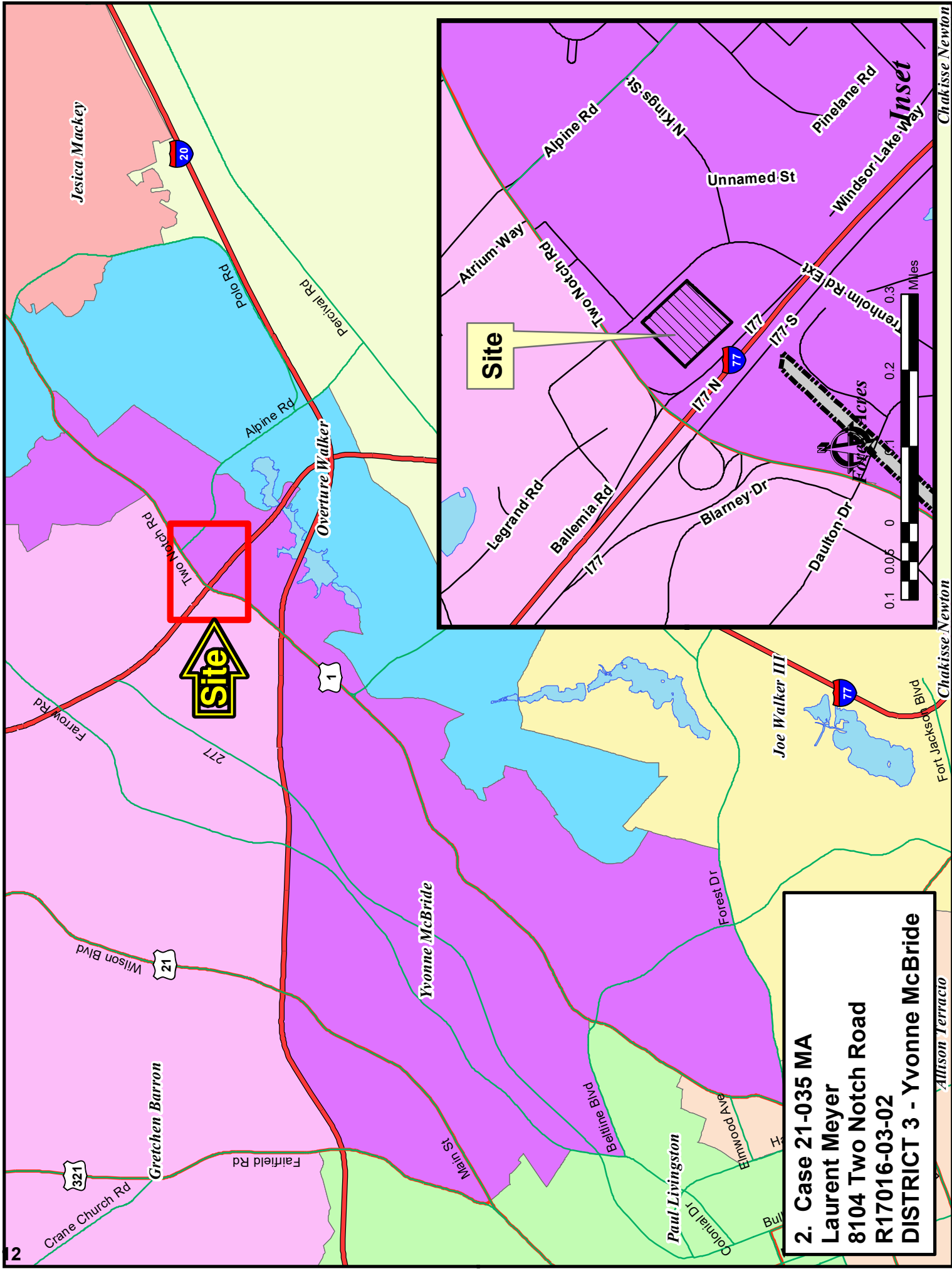
Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

Per the Plan, mixed use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses.

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

**Zoning Public Hearing Date**

**November 16, 2021**



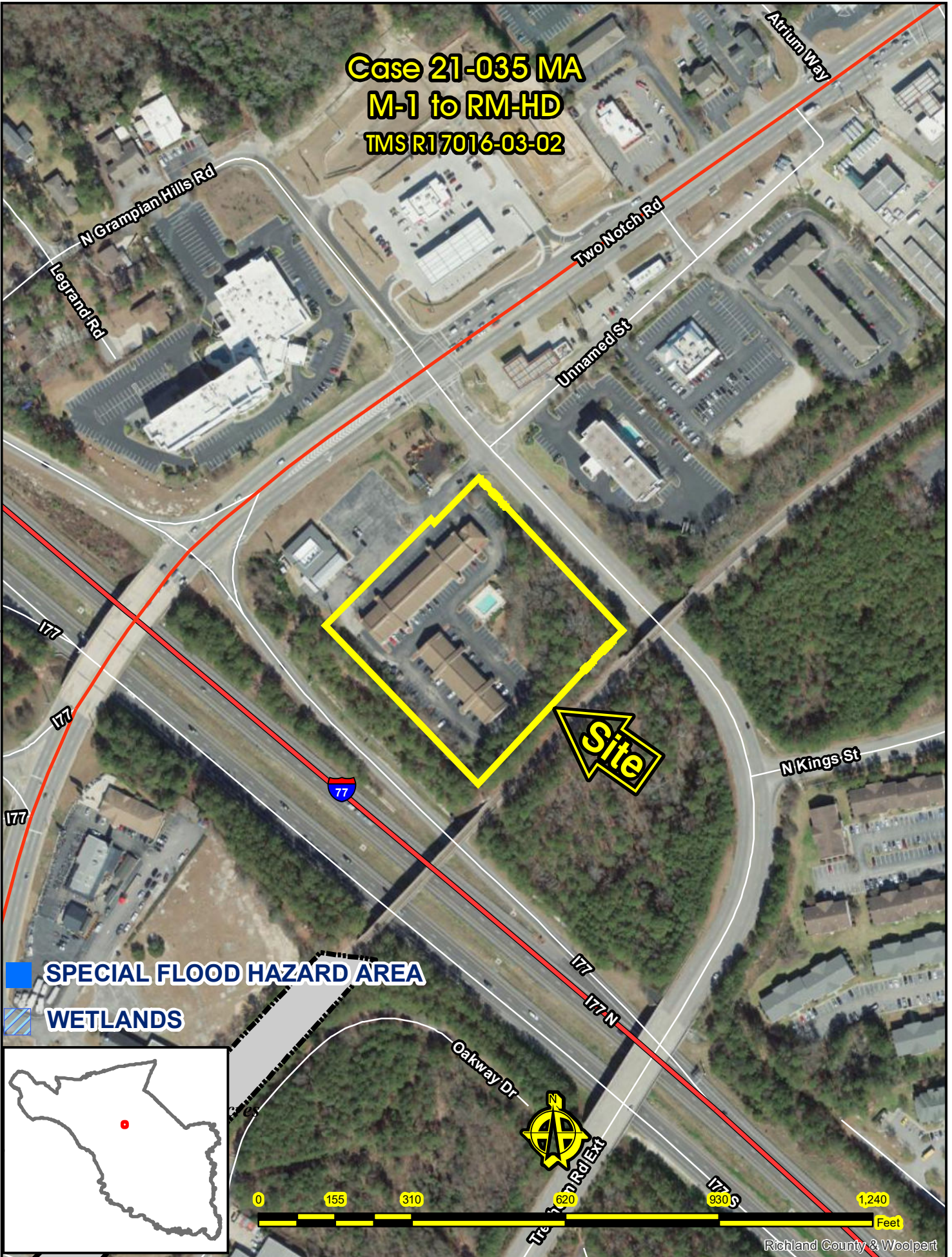
**2. Case 21-035 MA**  
**Laurent Meyer**  
**8104 Two Notch Road**  
**R17016-03-02**  
**DISTRICT 3 - Yvonne McBride**

Allison Terracio

Chakisse Newton

Chakisse Newton

**Case 21-035 MA**  
**M-1 to RM-HD**  
**TMS R17016-03-02**



# Case 21-035 MA

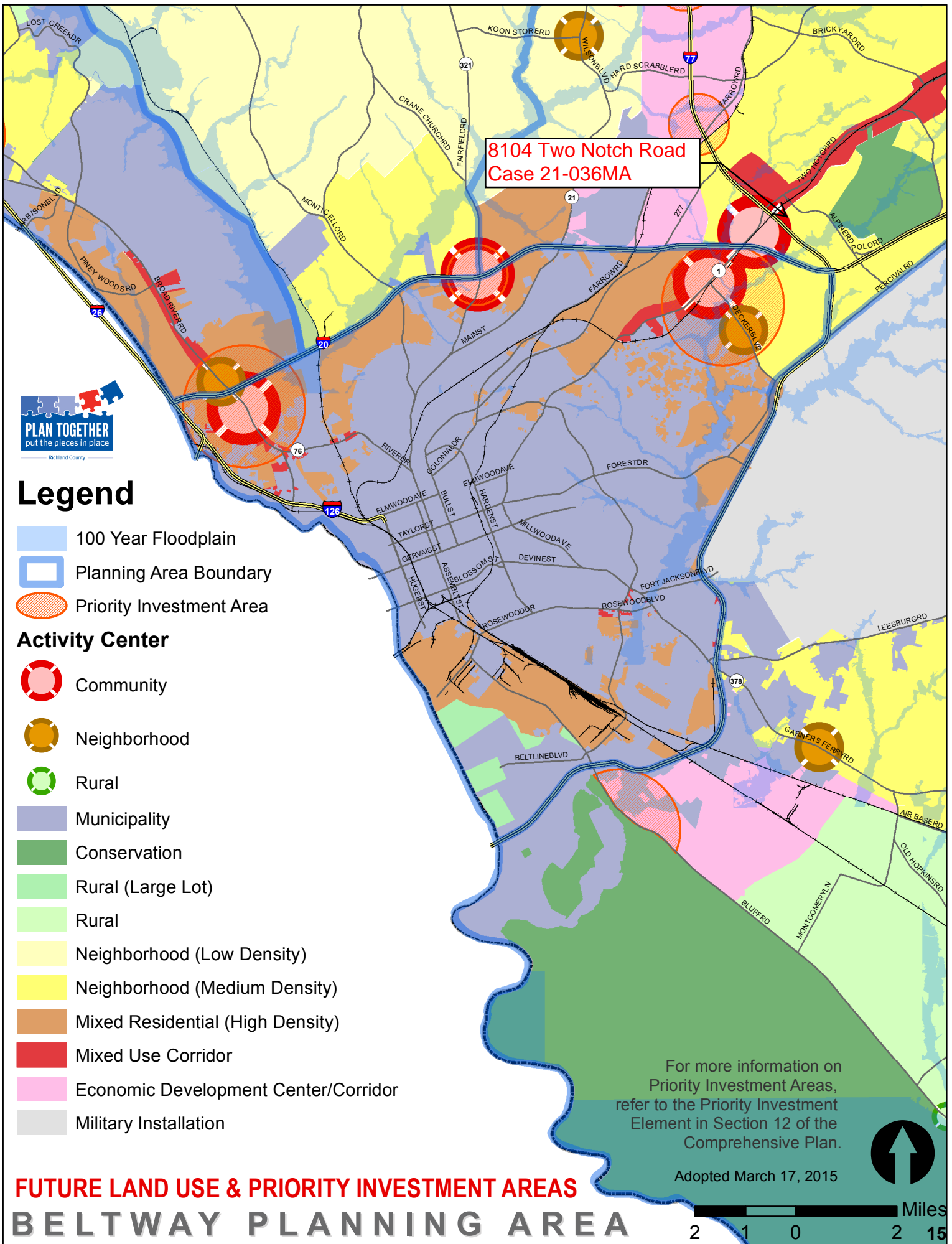
## M-1 to RM-HD



### 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		





**8104 Two Notch Road  
Case 21-036MA**



# 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:** November 1, 2021  
**RC PROJECT:** 21-036 MA  
**APPLICANT:** Ann Altman Morris

**LOCATION:** 1307 & 1309 Farming Creek Road

**TAX MAP NUMBER:** R03210-01-73 & R03206-01-06  
**ACREAGE:** 9.52 acres & 12.37 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-HD

**PC SIGN POSTING:** October 15, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There have been no recent rezonings in this area.

**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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 190 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residential / Residential
<b><u>South:</u></b>	RS-MD	Residential
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	RU	Residential

**Discussion**

**Parcel/Area Characteristics**

The subject sites consists of two single parcel with frontage along Farming Creek Road. The subject sites are currently undeveloped. There are no sidewalks or streetlights along this section of Farming Creek Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North, west, and south of the subject site are single family homes. East of the subject site is Friarsgate Park.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland District 5. H.E. Corley Elementary School is 0.30 miles east of the subject parcel on Chadford Road. Water and septic service is available by the City of Columbia, but currently is on well/septic. There is one fire hydrant approximately 200 feet northeast of subject site along Farming Creek Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.30 miles north of the subject site.

Being within a service area is not a guarantee that service is available at a site.

**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 2020 SCDOT traffic count (Station #684) located west of the subject parcel on Farming Creek Road identifies 3,700 Average Daily Trips (ADT's). This section of Farming Creek 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 Farming Creek Road is currently operating at Level of Service (LOS) "A".

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

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.

### **Conclusion**

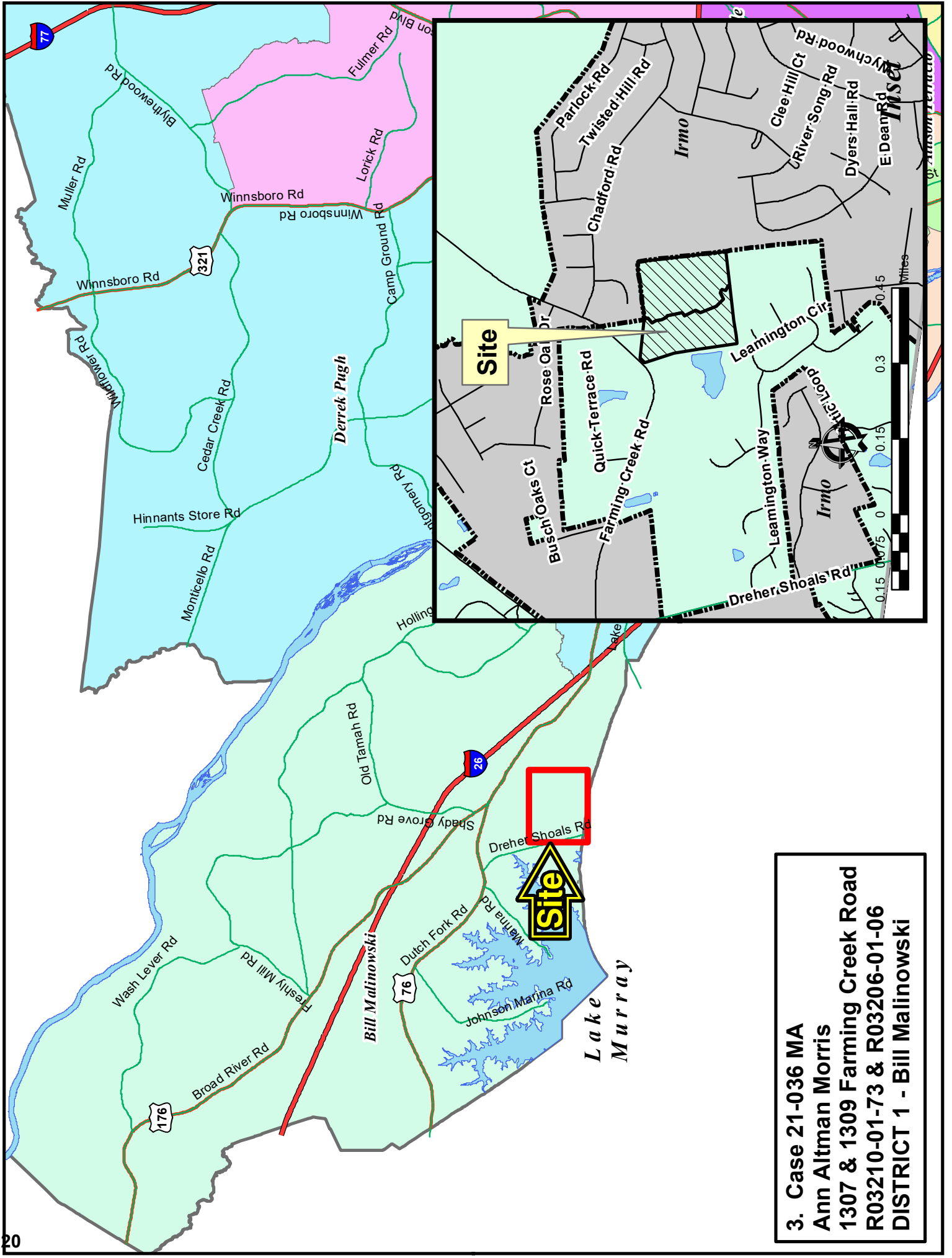
Staff recommends **Disapproval** of the map amendment as the request is inconsistent with the objectives outlined in the 2015 Comprehensive Plan.

Per the Plan, the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.

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

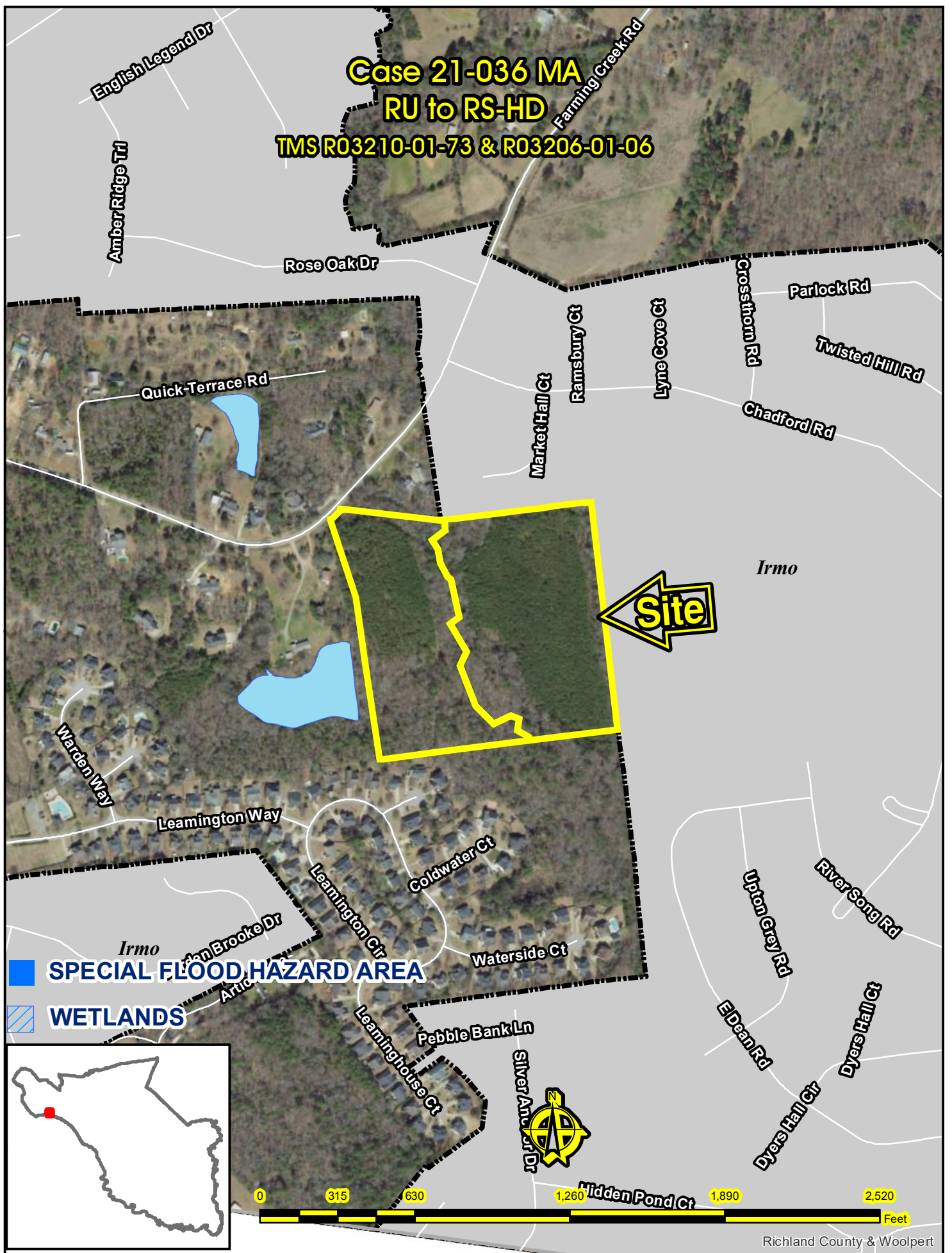
### **Zoning Public Hearing Date**

**November 16, 2021**

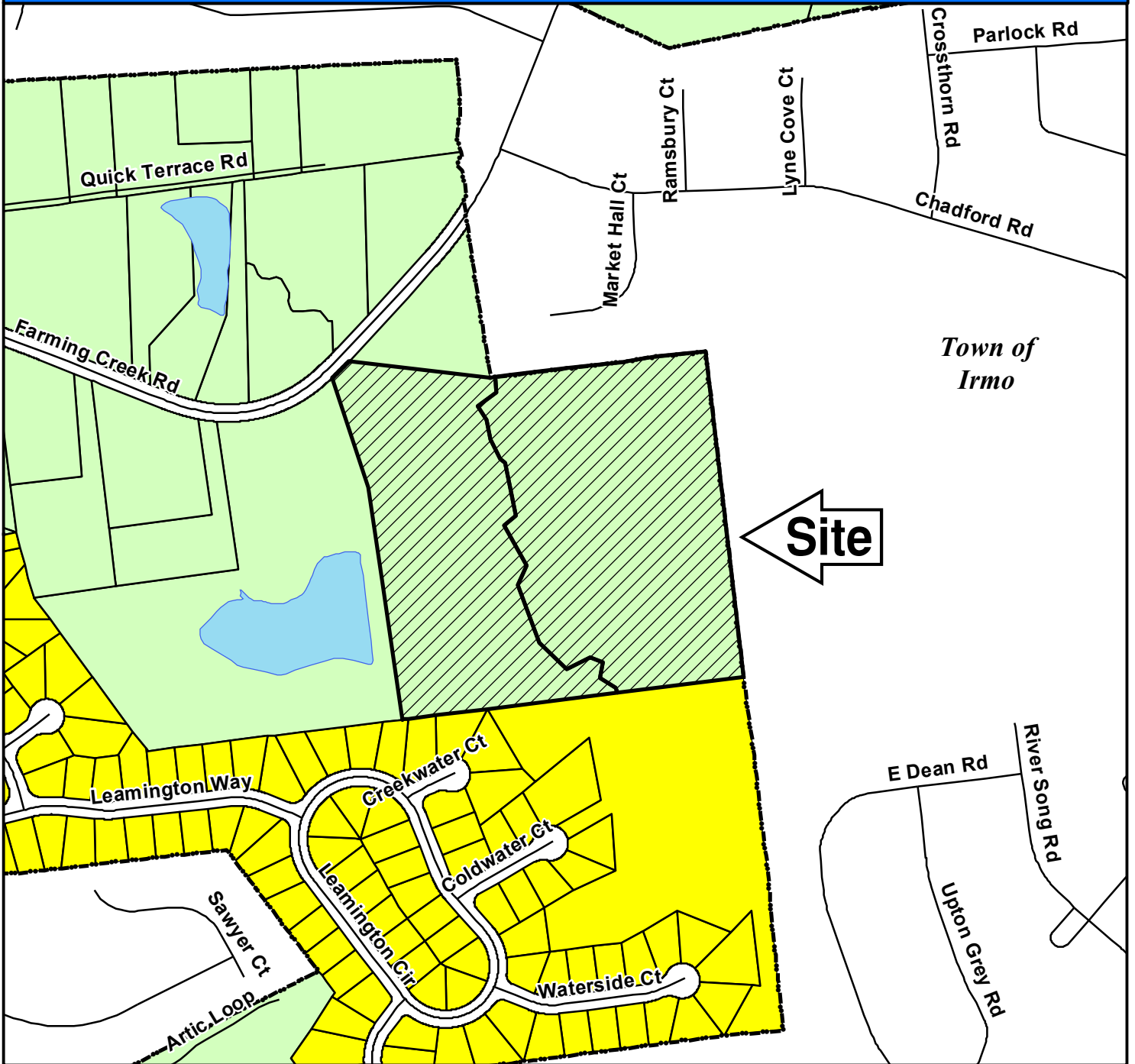


**3. Case 21-036 MA**  
**Ann Altman Morris**  
**1307 & 1309 Farming Creek Road**  
**R03210-01-73 & R03206-01-06**  
**DISTRICT 1 - Bill Malinowski**

**Case 21-036 MA**  
**RU to RS-HD**  
**TMS R03210-01-73 & R03206-01-06**



# Case 21-036 MA RU to RS-HD



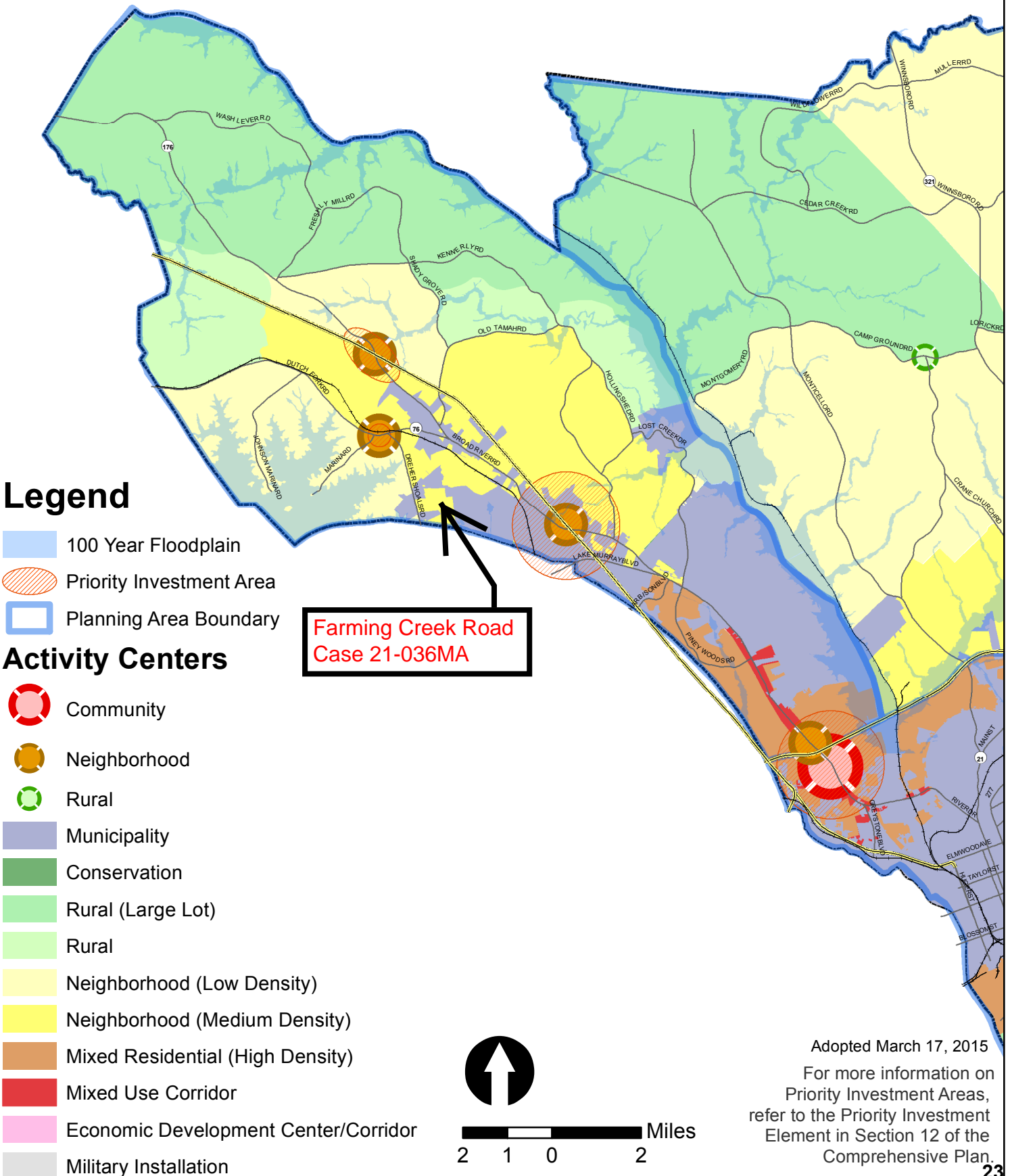
## ZONING CLASSIFICATIONS

	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		



# 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:** November 1, 2021  
**RC PROJECT:** 21-038 MA  
**APPLICANT:** Jatin Patel

**LOCATION:** S/S Killian Road

**TAX MAP NUMBER:** R14600-03-05  
**ACREAGE:** 32.21 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** October 15, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

A request to rezone from M-1 to GC was denied under case number 07-40M.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

**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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 515 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residential / Residential / Residential / Residential
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	RC / RU	Residential / Residential / Residential

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

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

**Public Services**

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

**Land Use and Design**

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

**Desired Development Pattern**

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.



### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT's). This section of Killian 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 Two Notch Road is currently operating at Level of Service (LOS) "E".

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

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.

### **Conclusion**

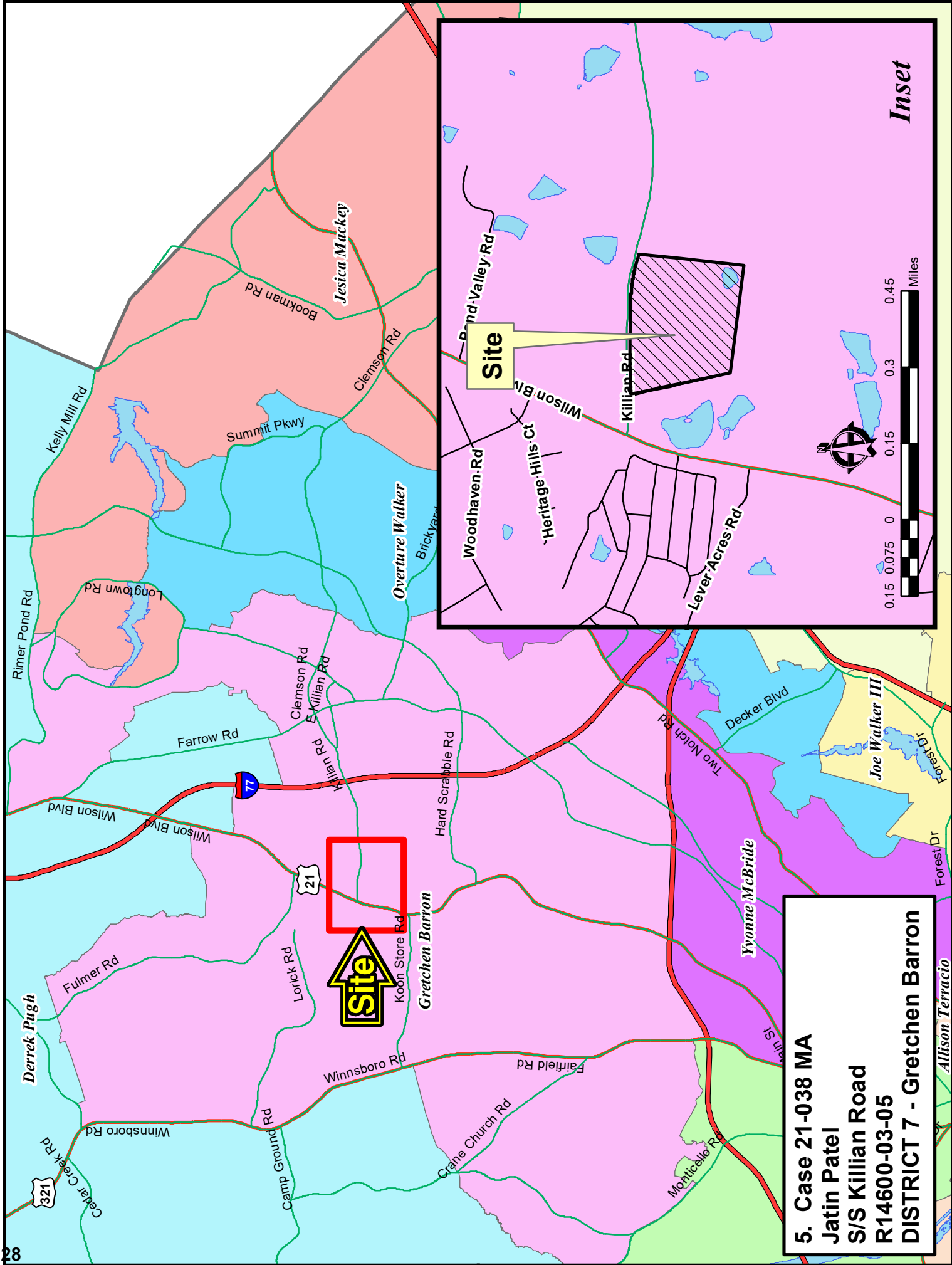
Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. More intensive commercial uses, such as those permitted in the requested GC district, are deemed to be more appropriate near and within Activity Centers. The area of the subject request is not designated as an Activity Center.

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

### **Zoning Public Hearing Date**

**November 16, 2021**



**5. Case 21-038 MA**  
**Jatin Patel**  
**S/S Killian Road**  
**R14600-03-05**  
**DISTRICT 7 - Gretchen Barron**

*Inset*



**Site**

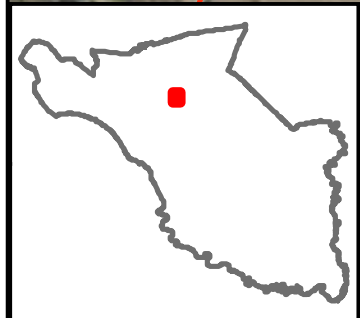
*Allison Terracio*

**Case 21-038 MA  
RU to GC  
TMS R14600-03-05**

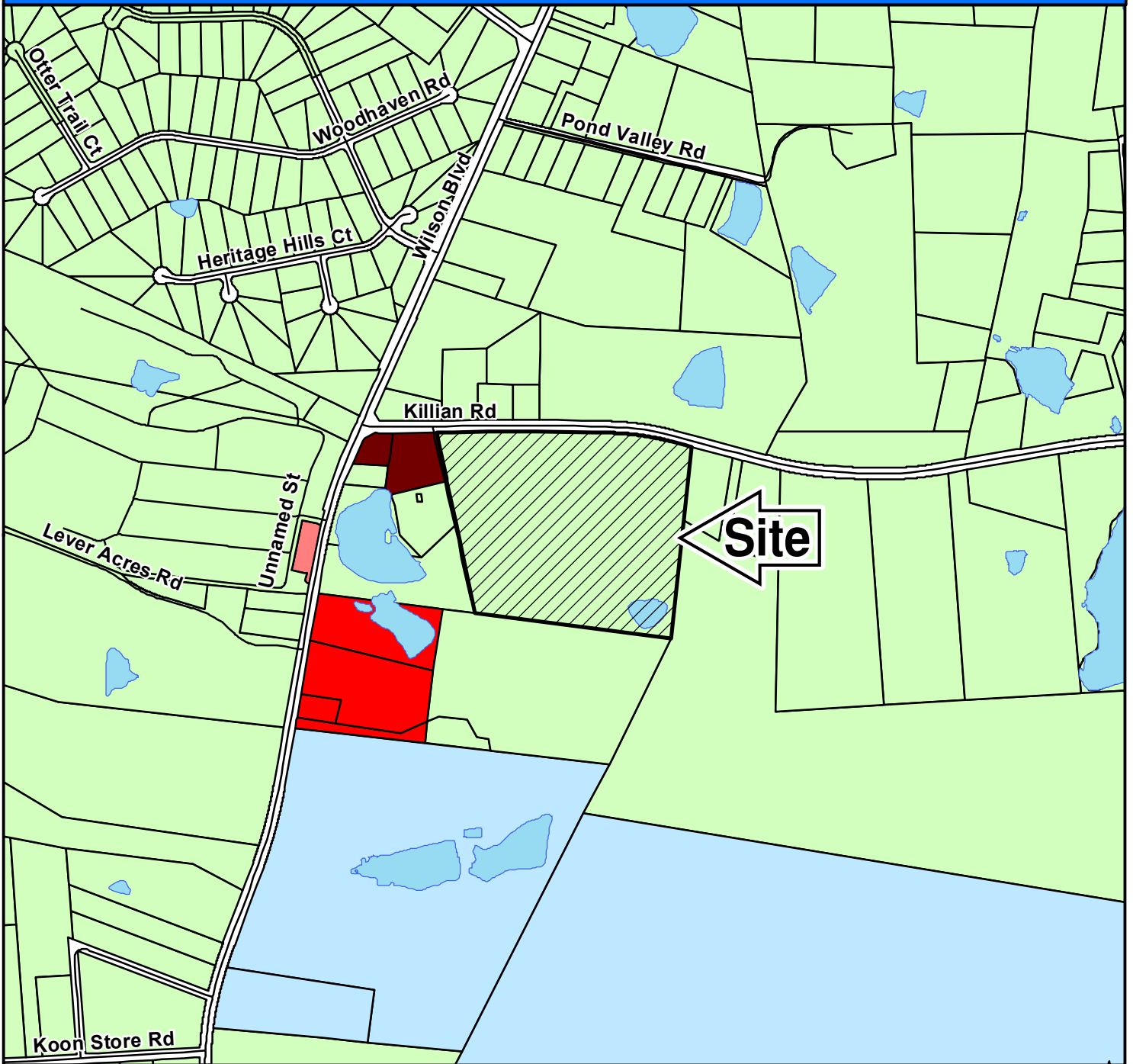


**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 21-038 MA RU to GC



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N Subject Property
	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

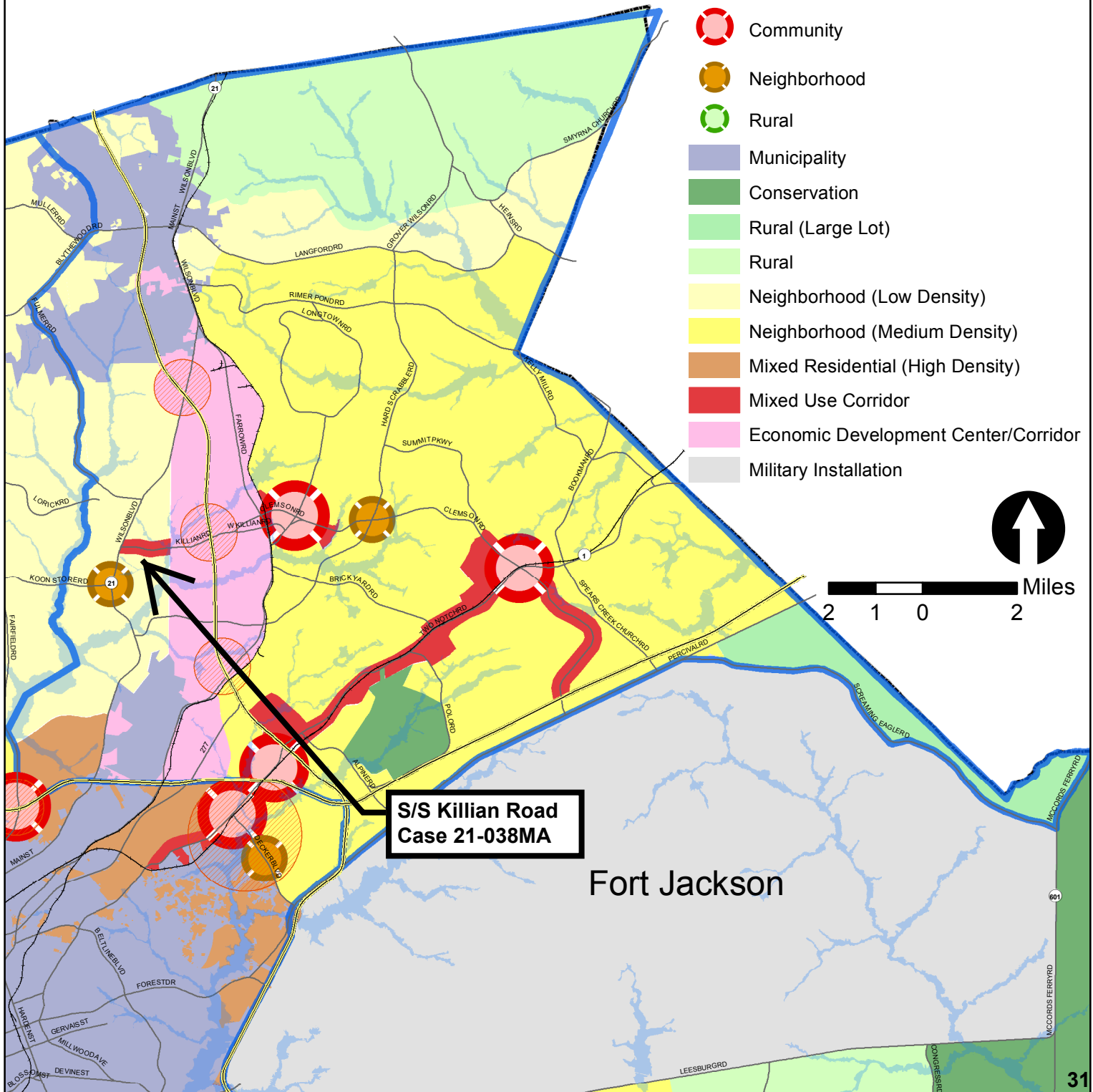


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 COUNCIL ZONING PUBLIC HEARING



*Tuesday, September 28, 2021*  
*Agenda*  
*7:00 PM*

## I. STAFF:

Geonard Price ..... Division Manager/Zoning Administrator  
Brian Crooks ..... Interim Planning Services Manager  
Thomas DeLage ..... Deputy 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. OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

1. Case # 21-022 MA District 7  
Gretchen Barron  
Frank McMaster  
RU to GC (8.76 acres)  
Barbara Drive  
TMS# R17109-02-06  
Planning Commission - Approval (7-0)  
Staff Recommendation - Approval  
**Council unanimously approved the rezoning request.**
  
2. Case # 21-023 MA District 10  
Cheryl D. English  
Norman Harvin  
M-1 to GC ( 2.18 acres)  
3041 Bluff Road  
TMS# R13507-01-07  
Planning Commission - Approval (8-0)  
Staff Recommendation - Disapproval  
**Council unanimously deferred the rezoning request.**
  
3. Case # 21-025 MA District 7  
Gretchen Barron  
Matthew Condon  
RU to RM-HD (5.94 acres)  
9569 & 9579 Farrow Road  
TMS# R17400-09-05, 06 & 07  
Planning Commission - Approval (8-0)  
Staff Recommendation - Approval  
**Council unanimously approved the rezoning request.**

4. Case # 21-027 MA  
Chip Goforth  
RU to RC (3.35 acres)  
7742 Bluff Road  
TMS# R32403-02-04 & 05  
Planning Commission - Approval (7-0)  
Staff Recommendation - Approval

District 10  
Cheryl English

**Council unanimously approved the rezoning request.**

#### **TEXT AMENDMENT [ACTION]**

1. County Council approval of the updated Land Development Manual which will update the County's standards for water quality, storm drainage design, and roads.

**Council unanimously approved the adoption of the Land Development Manual.**

2. An ordinance to adopt a new Land Development Code which will regulate development of land and the types of uses permitted in the unincorporated areas of Richland County.

**Council approved the 1<sup>st</sup> Reading of the ordinance to adopt a new Land Development Code.**

#### **VI. ADJOURNMENT**







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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