

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



July 27, 2021

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, July 27, 2021
Agenda
7:00 PM

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

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 # 21-010 MA District 11
Chakisse Newton
Kelvin Steelman
PDD to PDD
8930 Rabbit Run
TMS# R21800-01-06
Planning Commission - Approval (5-0)
Staff Recommendation - Approval
Page 1

2. Case # 21-019 MA District 1
Bill Malinowski
Robert F. Fuller
RU to LI (1.16 acres)
1050 Gates Road
TMS# R02509-04-01
Planning Commission - Disapproval (7-0)
Staff Recommendation - Disapproval
Page 13

3. Case # 21-020 MA District 10
Cheryl D. English
Thomas Fowler
GC to RM-HD (0.8 acres)
4725 Alpine Road
TMS# R19712-10-33
Planning Commission - Approval (7-0)
Staff Recommendation - Approval
Page 21

4. Case # 21-021 MA
Matthew Condon
PDD to PDD (191.7 acres)
Farrow Road
TMS# R17404-01-01, R17408-01-01, 02 & 03
Planning Commission - Approval (7-0)
Staff Recommendation - Approval
Page 29

District 7
Gretchen Barron

5. Case # 21-022 MA
Frank McMaster
RU to GC (8.76 acres)
Barbara Drive
TMS# R17109-02-06
Planning Commission - Approval (7-0)
Staff Recommendation - Approval
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District 7
Gretchen Barron

VI. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 5, 2021
RC PROJECT: 21-010 MA
APPLICANT: Kevin Steelman

LOCATION: 8930 Rabbit Run

TAX MAP NUMBER: R21800-01-06
ACREAGE: 175.5
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: July 9, 2021

Staff Recommendation

Approval

Background

Zoning History

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

The subject site was rezoned under case number 07-028MA to Planned Development District (PDD).

Zoning History for the General Area

The General Commercial District (GC) parcel to the southeast of the site was approved under case number 05-079MA.

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD/ RS-MD	Undeveloped / Residential Subdivisions (Alexander Pointe)
<u>South:</u>	M-1 / RS-LD	Office Building (Schneider Electric) / Undeveloped
<u>East:</u>	RM-MD/GC	Lower Richland High School / Gas Station
<u>West:</u>	RU / RS-MD	Undeveloped / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Garners Ferry Road, Lower Richland Boulevard and Rabbit Run Road. The section of Garners Ferry Road is a four-lane divided principal arterial without sidewalks and streetlights. The section of Rabbit Run Road along the subject parcel's northern parcel line is a two-lane undivided local road without sidewalks and streetlights. The section of Lower Richland Boulevard is a two-lane undivided major collector without sidewalks and streetlights. The site is currently undeveloped. The general area is comprised of residential subdivisions, undeveloped parcels, institutional uses and commercial uses.

PDD Standards

The proposed PDD District development standards include no minimum lot sizes for the single-family dwelling units (DU). For front loaded structures, the proposed front yard setback is twenty (20) feet to the garage and allows the front porch to extend into the setback no more than ten (10) feet. For side or rear loaded structures, the setback is ten feet, inclusive of front porch.

Secondary front setbacks are half of the front yard setback or ten feet on the road intersecting the local residential road. The rear setback is twenty feet for front loaded lots (or five (5) feet for rear garage on alley). The side setback is five (5) feet.

Existing PDD	Proposed PDD
Single-family 44 acres at 4 DU per acre (176)	Single-family (detached) 71.8 acres at 6 DU per acre (430)
Single-family 12 acres at 8 DU per acre (96)	Single-family (attached) 10.7 acres at 8 DU per acre (85)
Multi-family 48 acres at 16 DU per acre (768)	Multi-family 20.7 acres at 16 DU per acre (331)
Commercial 62 acres	Commercial 61.9 acres
Open space 11.6 acres	Open space 10.7 acres
Total residential: 1040	Total residential: 846

Public Services

The subject parcel is within the boundaries of Richland School District One. The Lower Richland High School is adjacent to the east of subject parcel on Lower Richland Boulevard. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located east of the site on Lower Richland Boulevard and along Garners Ferry Road.

The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, adjacent to the east of 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 ***Neighborhood Activity Center and Neighborhood (Medium-Density)***.

Neighborhood Activity Center

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

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.

Priority Investment Area

The subject site is located within priority investment area 11. It has an intent which describes an area with an important crossroads within the community that should be developed in a “Village Center” approach, where investment should ensure that adequate infrastructure is in place to support future redevelopment efforts. This PIA coincides with the SERN neighborhood master plan.

Southeast Richland Neighborhood Master Plan (SERN)

The SERN master plan put forth a vision for planning and development where the area will develop with a mixture of housing types and prices, commercial uses, and public amenities balancing the need to grow with the desire to preserve the unique character of the community.

Effectively, this seeks to incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the plan area with more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry's intersection with Lower Richland Boulevard.

Figure 9 of the Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities identifies the parcel as part of the mixed density residential development

Traffic Characteristics

The 2019 SCDOT traffic count (Station #170) located southwest of the subject site on Garners Ferry Road identifies 27,700 Average Daily Trips (ADTs). Garners Ferry Road is classified as a four-lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Garners Ferry Road is currently operating at Level of Service (LOS) "C".

The 2019 SCDOT traffic count (Station #796) located east of the subject site on Rabbit Run Road identifies 1,350 Average Daily Trips (ADTs). Rabbit Run Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Rabbit Run Road is currently operating at Level of Service (LOS) "A".

SCDOT and the Richland County Penny proposes a shared use path from Lower Richland Boulevard to Rabbit Run. The shared use path extents from the Rabbit Run Connector to Lower Richland Boulevard.

The Richland County Penny proposes a road widening from two to five lanes on Lower Richland Boulevard. The proposed scope recommends a 5-lane section (4 travel lanes and a center turn lane) between Rabbit Run and Garners Ferry Road and will include bicycle and pedestrian accommodations.

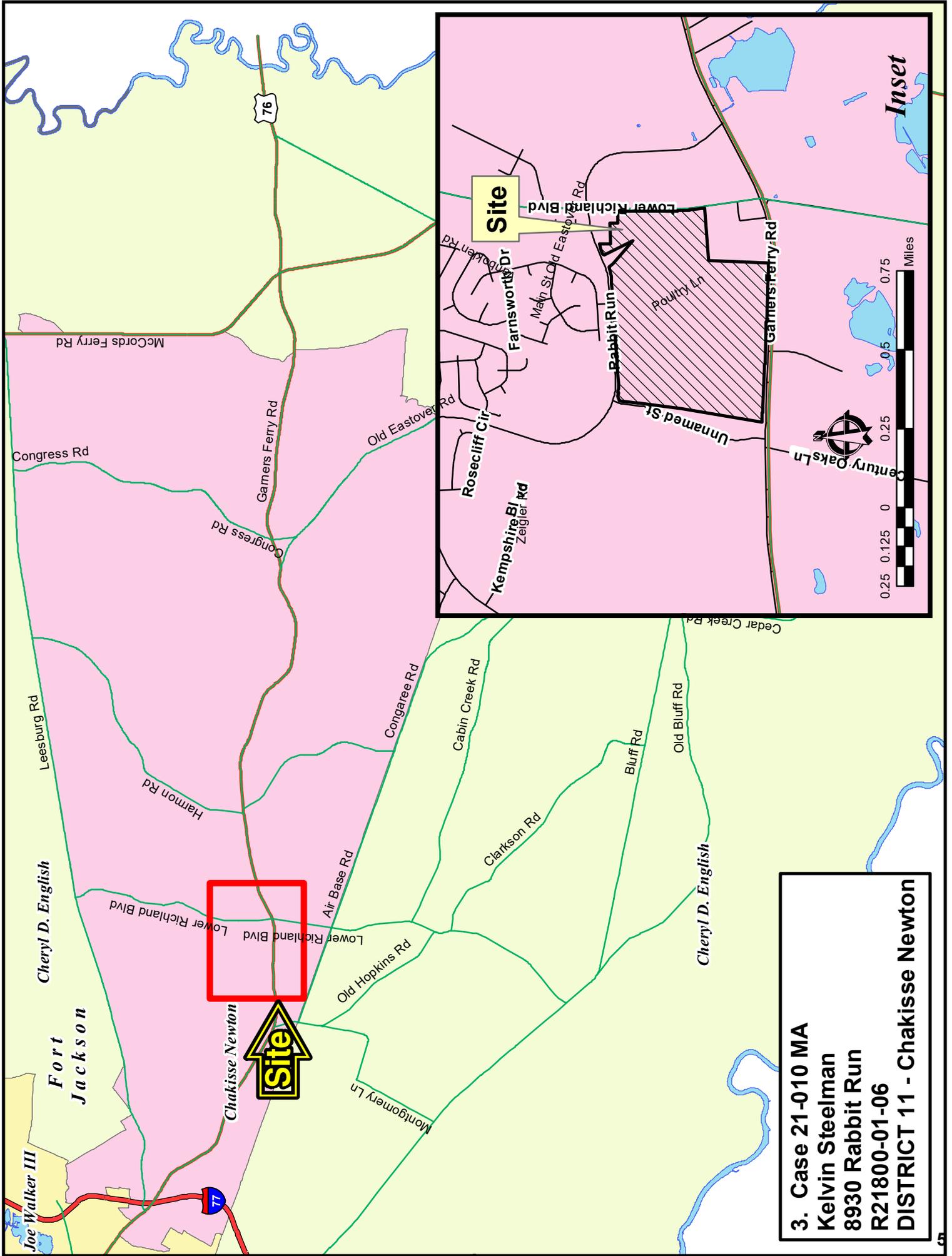
Conclusion

Staff recommends Approval of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan and Southeast Richland Neighborhood Masterplan.

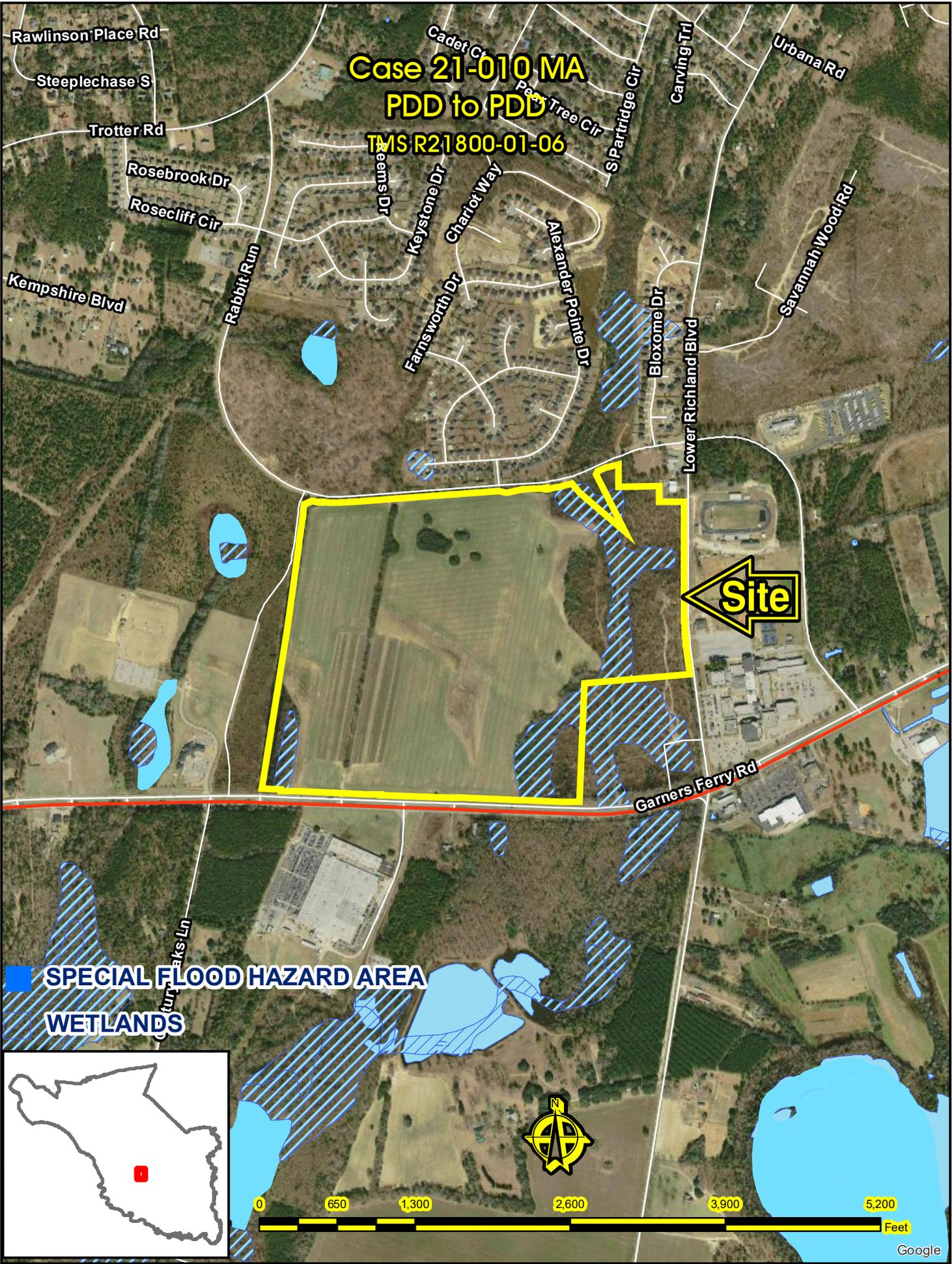
Both the 2015 Comprehensive Plan and the SERN recommends "a mix of residential uses and densities within neighborhoods". The proposed PDD district would allow for residential development consistent with these objectives. Likewise, the amendment from the originally approved PDD would include development at a lower intensity than what is currently allowed.

Planning Commission Action

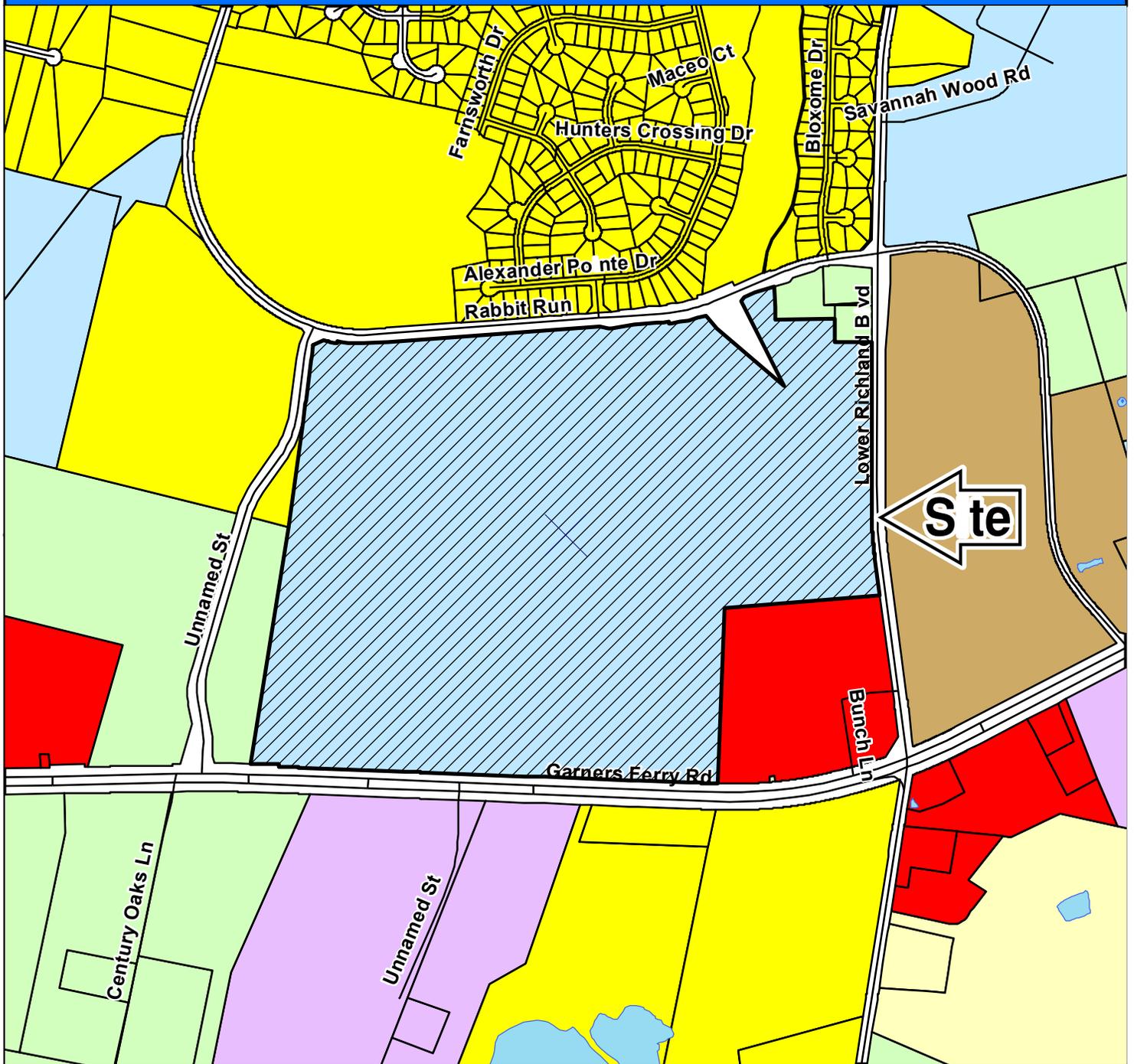
At their **April 5, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-010 MA**.



3. Case 21-010 MA
Kelvin Steelman
8930 Rabbit Run
R21800-01-06
DISTRICT 11 - Chakisse Newton



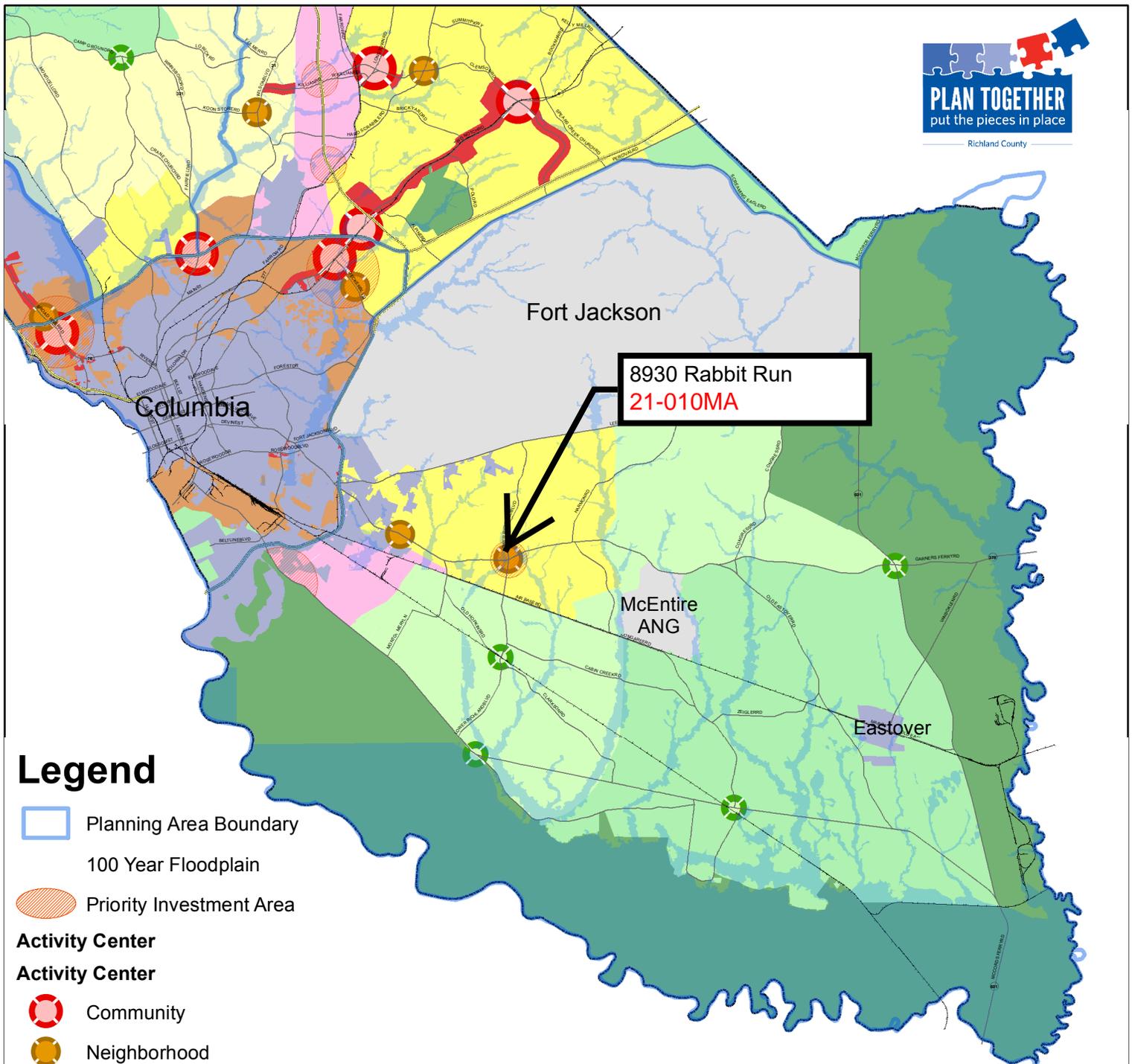
Case 21-010 MA PDD to PDD



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		RU
	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

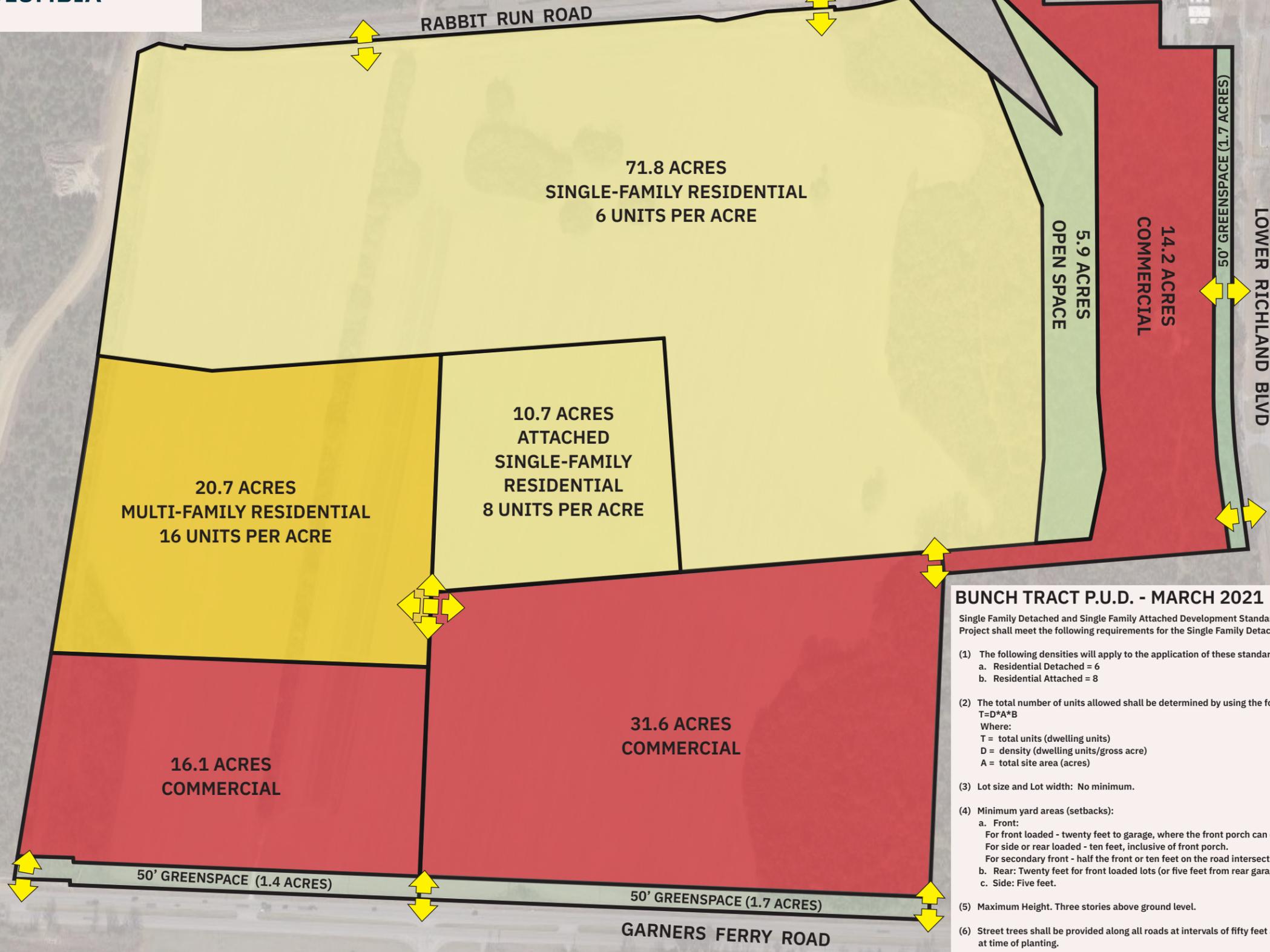
Miles
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Figure 9: Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities





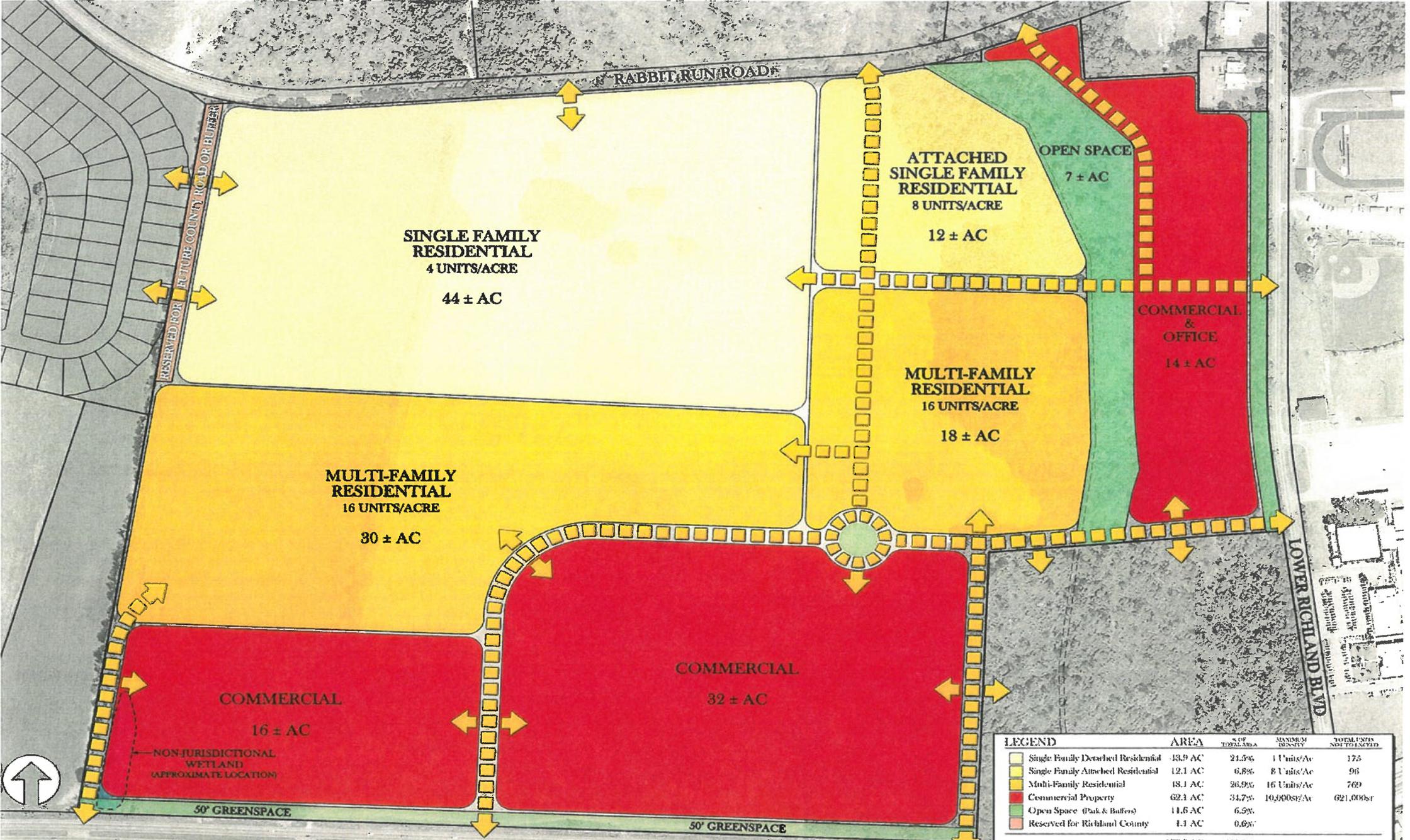
CIVIL ENGINEERING of COLUMBIA



BUNCH TRACT P.U.D. - MARCH 2021

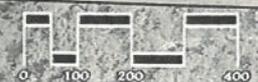
Single Family Detached and Single Family Attached Development Standards.
Project shall meet the following requirements for the Single Family Detached and Single Family Attached Land Uses:

- (1) The following densities will apply to the application of these standards:
 - a. Residential Detached = 6
 - b. Residential Attached = 8
- (2) The total number of units allowed shall be determined by using the following formula:
 $T = D * A * B$
 Where:
 T = total units (dwelling units)
 D = density (dwelling units/gross acre)
 A = total site area (acres)
- (3) Lot size and Lot width: No minimum.
- (4) Minimum yard areas (setbacks):
 - a. Front:
 For front loaded - twenty feet to garage, where the front porch can extend into setback no more than ten feet.
 For side or rear loaded - ten feet, inclusive of front porch.
 For secondary front - half the front or ten feet on the road intersecting the local residential road.
 - b. Rear: Twenty feet for front loaded lots (or five feet from rear garage on alley).
 - c. Side: Five feet.
- (5) Maximum Height. Three stories above ground level.
- (6) Street trees shall be provided along all roads at intervals of fifty feet and shall be 2 inch caliper/8 feet in height at time of planting.
- (7) Proposed utilities shall be located underground.
- (8) Roads shall follow the provisions of Section 26-181 of the Richland County Development Code.
- (9) Street Lighting. If street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).



LEGEND	AREA	% OF TOTAL AREA	MAXIMUM DENSITY	TOTAL UNITS NOT TO EXCEED
Single Family Detached Residential	13.9 AC	21.5%	1 Units/Ac	175
Single Family Attached Residential	12.1 AC	6.8%	8 Units/Ac	96
Multi-Family Residential	48.1 AC	26.9%	16 Units/Ac	769
Commercial Property	62.1 AC	34.7%	10,000sf/Ac	621,000sf
Open Space (Park & Buffer)	11.6 AC	6.5%		
Reserved for Richland County	1.1 AC	0.6%		
	178.9 AC	100.0%		

FEBRUARY 28, 2007 (Revised June 19, 2007)
BUNCH / LOWER RICHLAND P.D.D.
MASTER PLAN



K&S
 Karath B. Shomon Associates, LLC
 landscape architecture & planning
 3152 Millwood Avenue
 Columbia, South Carolina 29205



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-019 MA
APPLICANT: Robert F. Fuller

LOCATION: 1050 Gates Road

TAX MAP NUMBER: R02509-04-01
ACREAGE: 1016 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: July 9, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel northwest of the site was rezoned from GC District GC to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A parcel southeast of the site on Gates Road of the site was rezoned from RU to GC District (under case number 05-22MA).

The Light Industrial District (M-1) parcels west of the site on Gates Road were rezoned from RU District under case number 02-018MA.

The Neighborhood Commercial (NC) District parcel southwest of the site was rezoned from RU District to Neighborhood Commercial District (NC) under case 17-046MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	GC / RU	Commercial Office / Freight Transportation
<u>South:</u>	LI	Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	LI / GC	Undeveloped / Plumbing Company

Discussion

Parcel/Area Characteristics

The subject property has frontage along Gates Road. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial residential and industrial uses. North of the site is a nonconforming freight transportation business and a commercial office that is under development (permitting). West of the site is an undeveloped Light Industrial (LI) zoned parcel that abuts the site and across gates road is a plumbing company. South of the site is an undeveloped Light Industrial (LI) zoned parcel. East of the site is a Rural (RU) District zoned parcel with a single-family residence

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.8 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2020 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 22,400 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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

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

Conclusion

Principally, the request would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

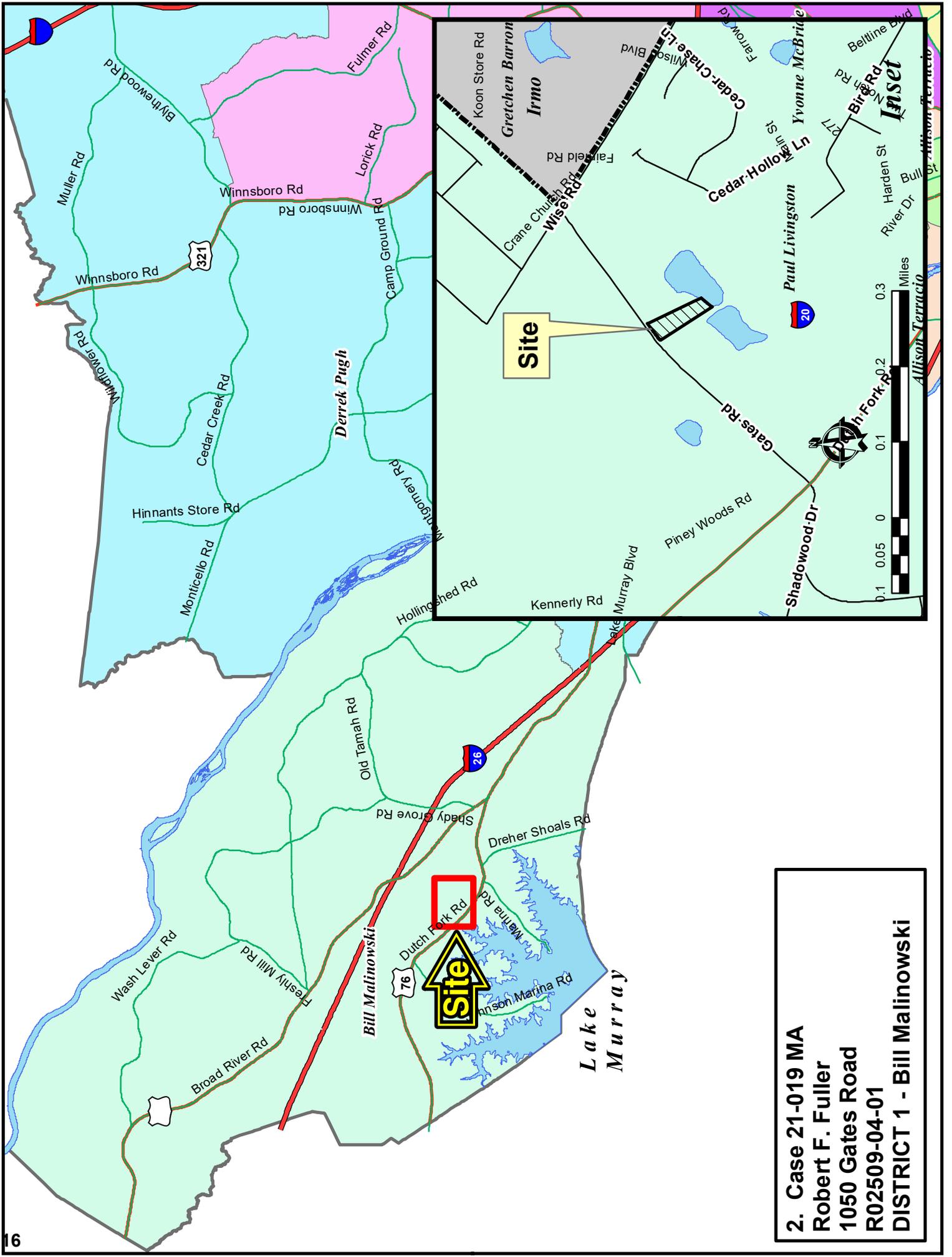
According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

However, the proposed request would be in character with and compatible to the surrounding land uses and zoning districts along Gates Road. A variety of industrial and commercial properties are located adjacent to and nearby the subject property along Gates Road and along the nearby section of Dutch Fork Road.

For these reasons staff recommends **Disapproval** of this request.

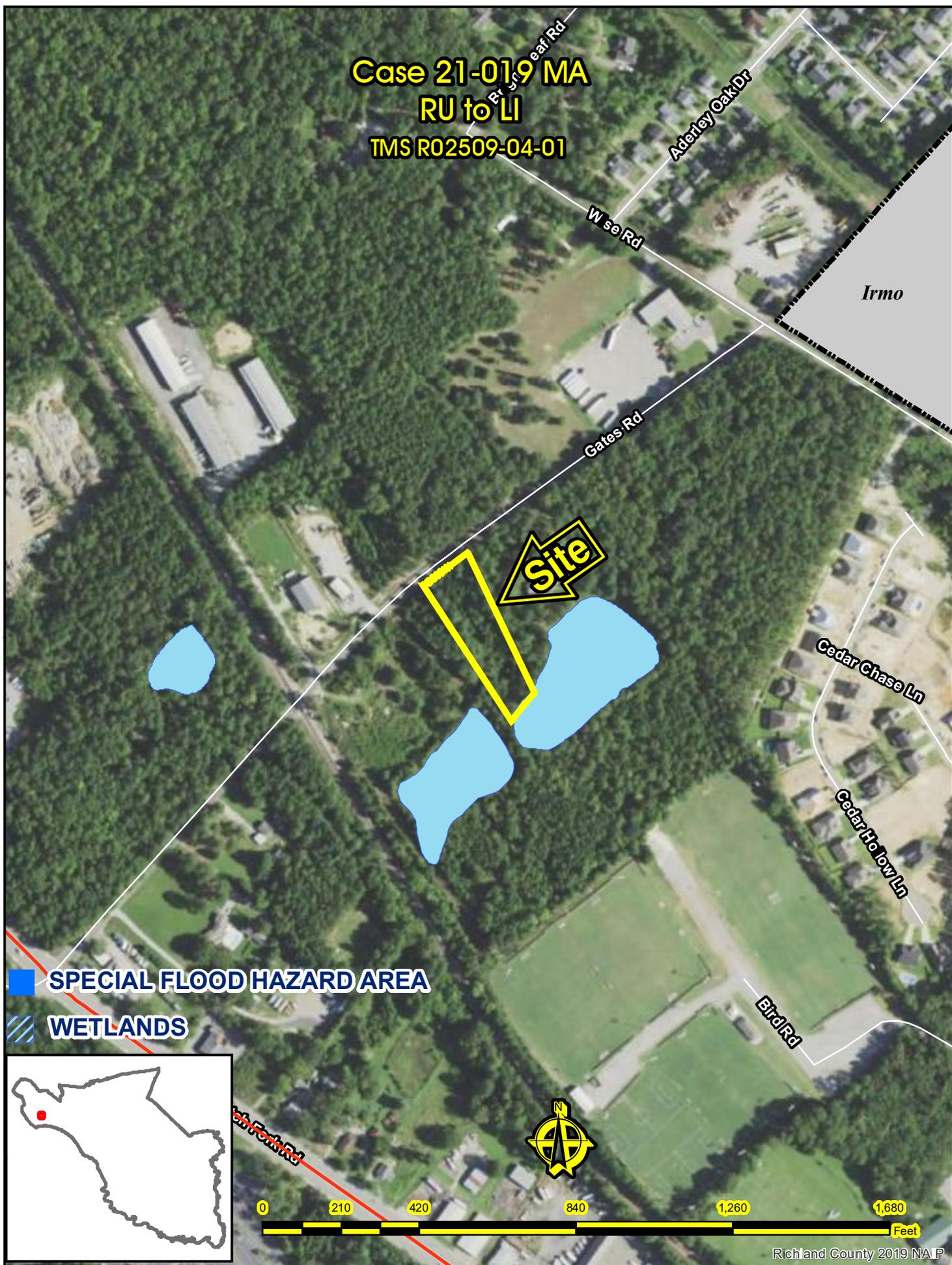
Planning Commission Action

At their **July 12, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-019 MA**.



2. Case 21-019 MA
Robert F. Fuller
1050 Gates Road
R02509-04-01
DISTRICT 1 - Bill Malinowski

Case 21-019 MA
RU to LI
TMS R02509-04-01



Irmo

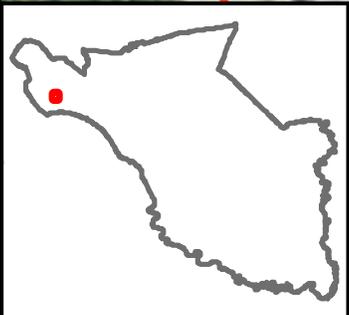
Site

Cedar Chase Ln

Cedar Hollow Ln

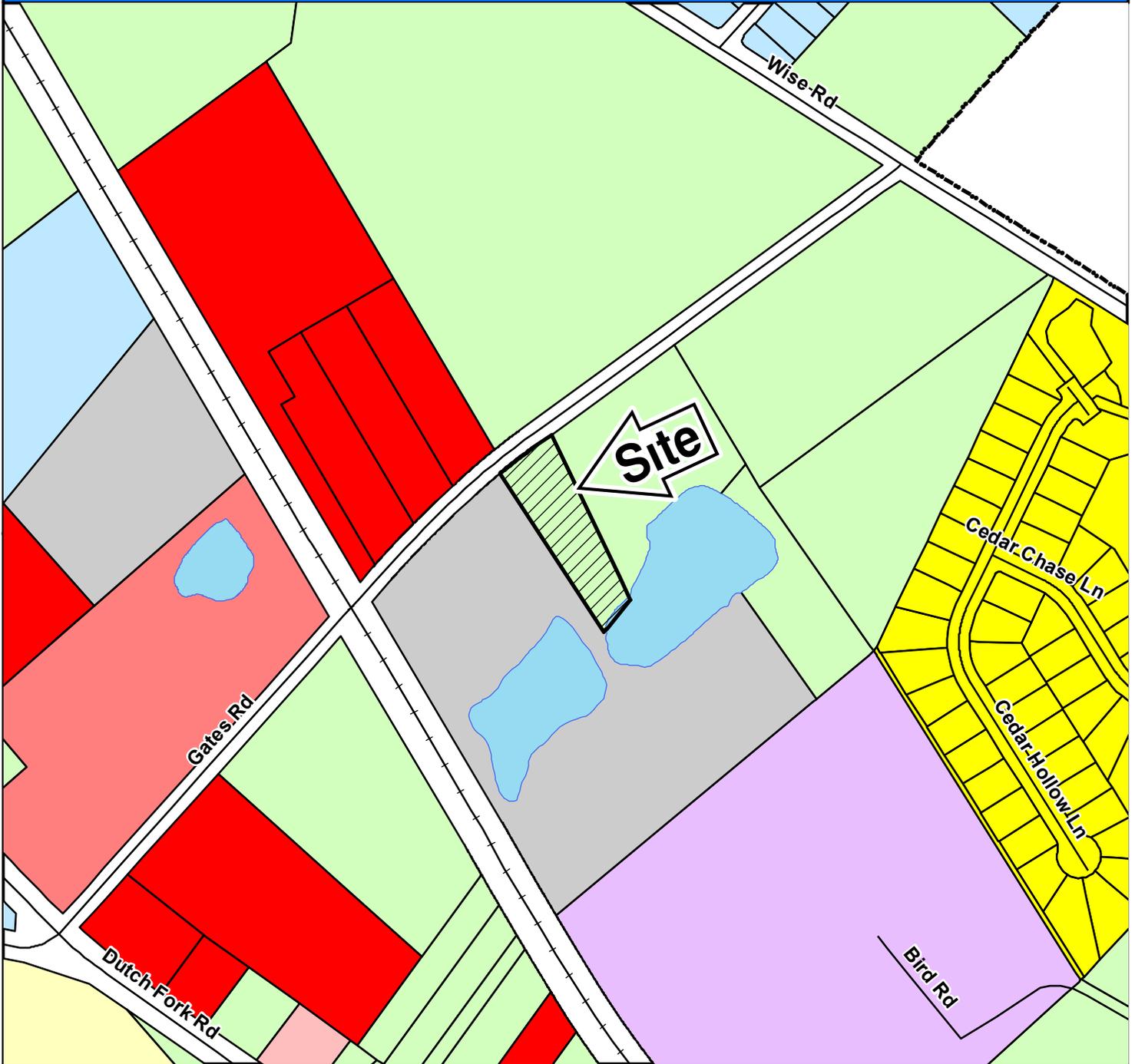
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County 2019 N.A.P

Case 21-019 MA RU to L

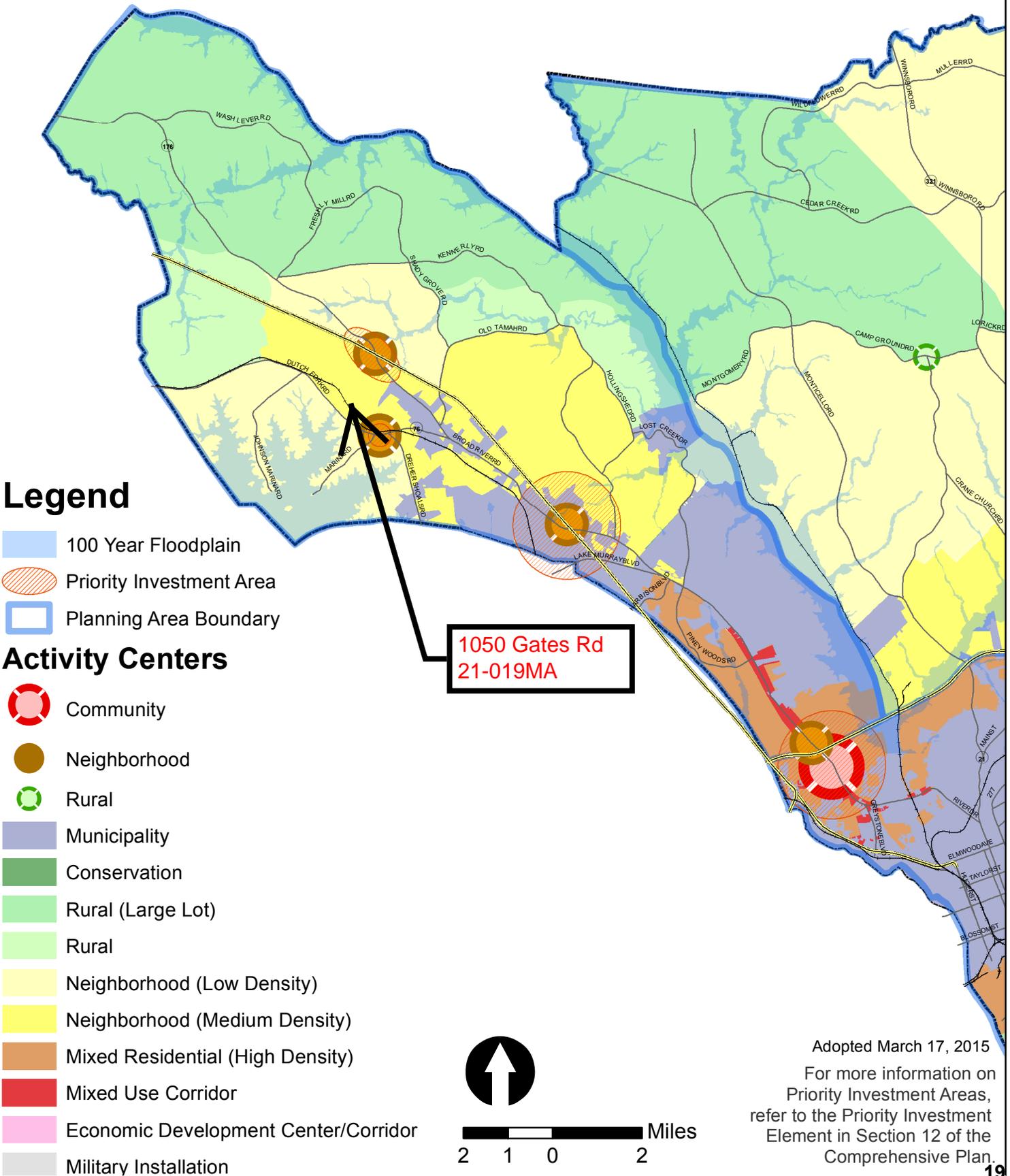


ZONING CLASSIFICATIONS

	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		N

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: July 12, 2021
RC PROJECT: 21-020 MA
APPLICANT: Thomas Fowler

LOCATION: 4725 Alpine Road

TAX MAP NUMBER: R19712-10-33
ACREAGE: .8 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: July 9, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 12 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD / RM-HD	Residence / Residence
<u>South:</u>	RM-HD / GC	Residential Common Area / Place of Worship
<u>East:</u>	GC	Place of Worship
<u>West:</u>	RM-HD / RM-HD	Residence / Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Alpine Road. Alpine is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by a residential structure. The general area is characterized by institutional, commercial and single family residential uses. The properties to the north are single-family residences zoned RM-HD. South and east of the property is a place of worship zoned General Commercial (GC). West of the site are single-family residences zoned Residential Multi-family High Density (RM-HD) District (Cedar Glen Subdivision).

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.42 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.38 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine 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 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 #504) located east of the subject parcel on Alpine Road identifies 6,900 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) "B".

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

Conclusion

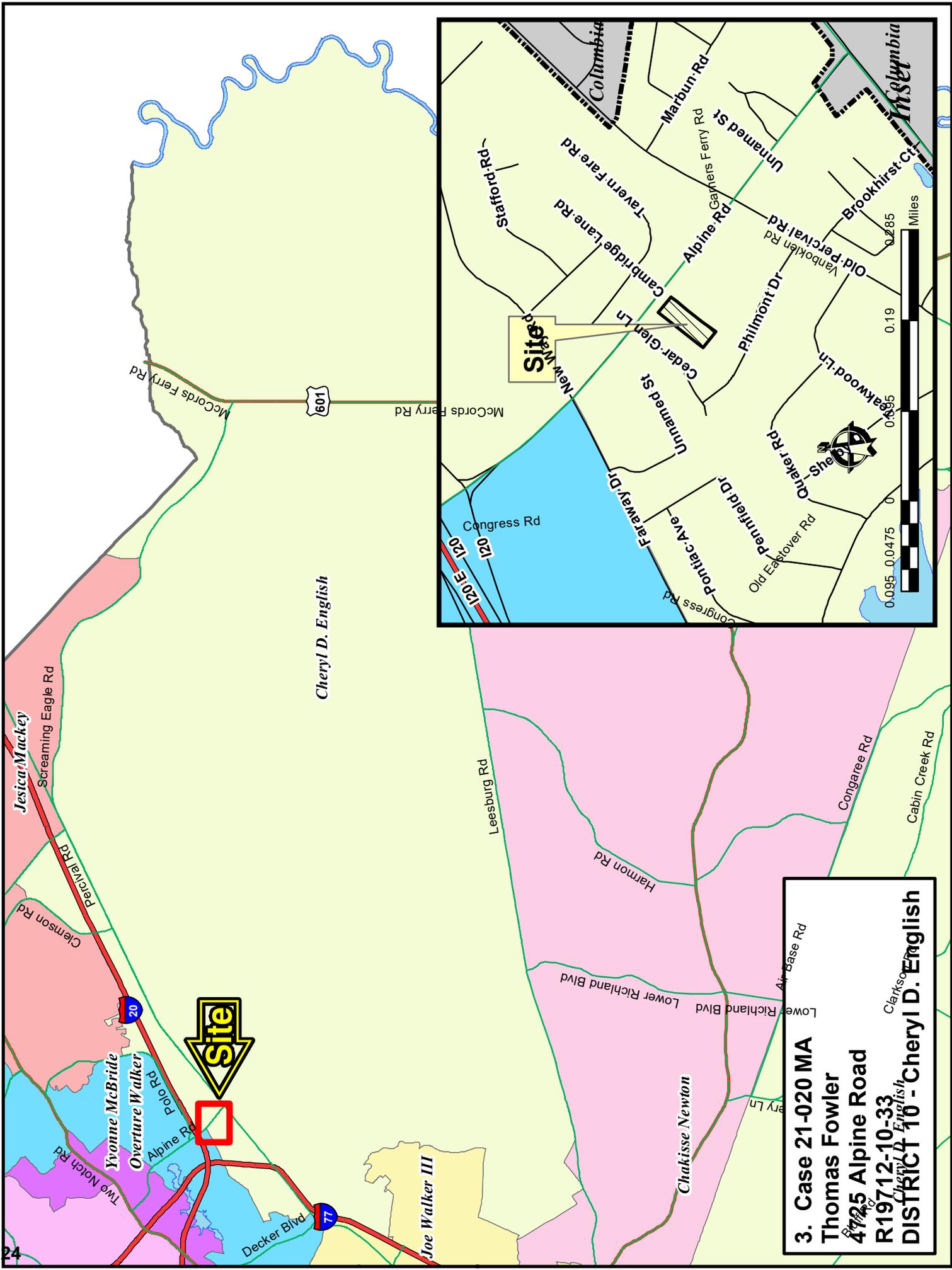
Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

The Plan recommends a desired development pattern that provides mixed-residential uses and densities within neighborhoods. Likewise, the proposed rezoning would be consistent with the current land uses, development pattern, and current zoning districts located within the area.

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

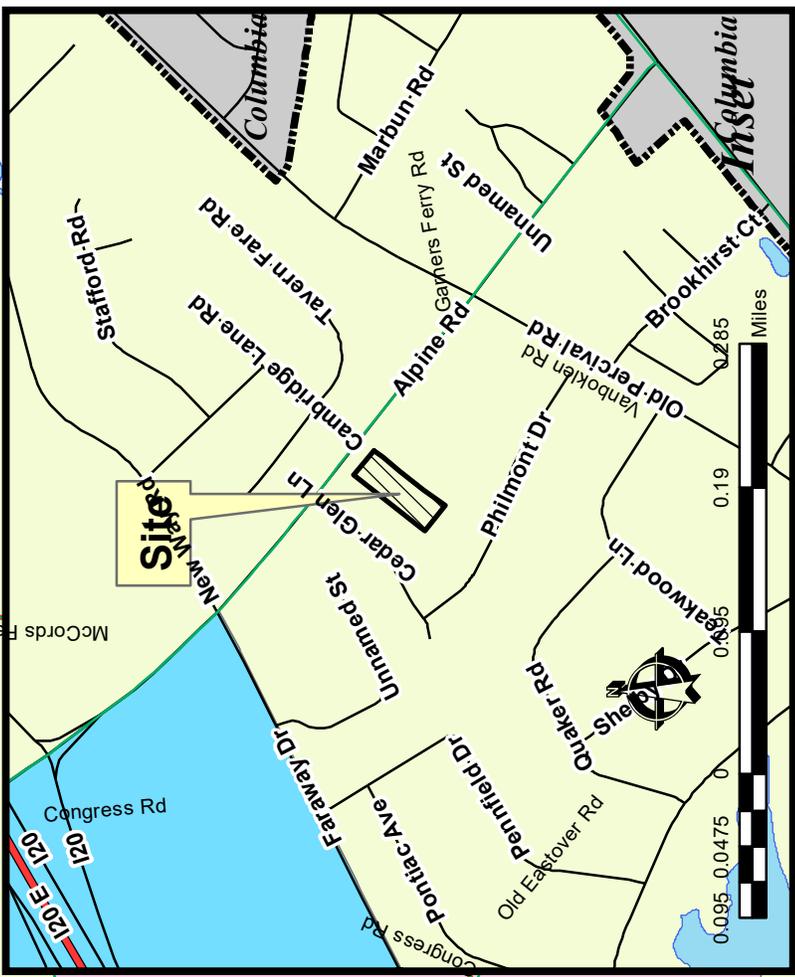
Planning Commission Action

At their **July 12, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-020 MA**.



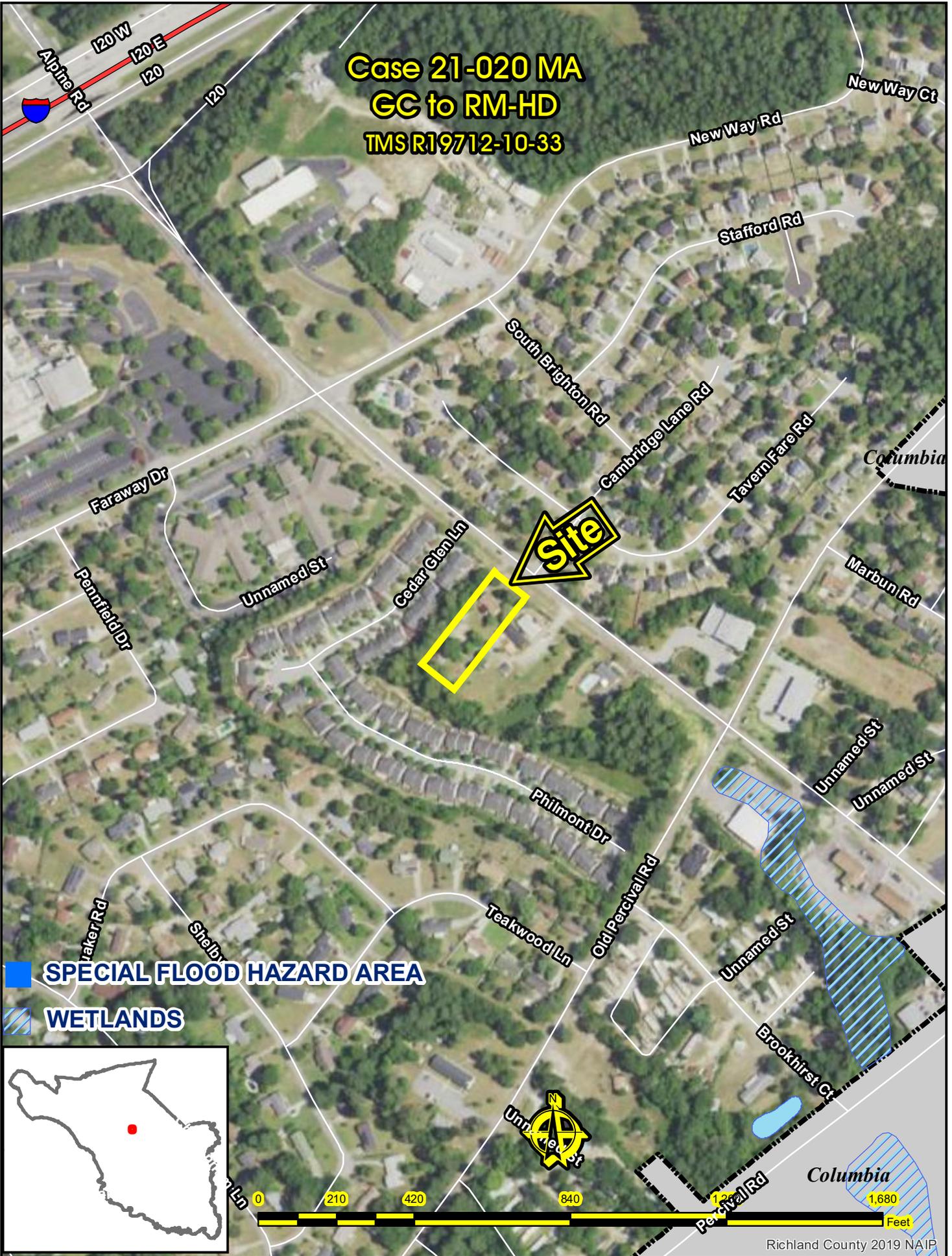
Jessica Mackey
 Screaming Eagle Rd
 Percival Rd
 Clemson Rd
 Yvonne McBride
 Overture Walker
 Polo Rd
 Alpine Rd
 Two Notch Rd
 Decker Blvd
 Joe Walker III

McCords Ferry Rd
 McCords Ferry Rd
 601
 Cheryll D. English
 Leesburg Rd
 Hamon Rd
 Congaree Rd
 Cabin Creek Rd
 Air Base Rd
 Lower Richard Blvd
 Lower Richard Blvd
 Clarkso Rd



3. Case 21-020 MA
Thomas Fowler
4725 Alpine Road
R19712-10-33
DISTRICT 10 - Cheryll D. English

Case 21-020 MA
GC to RM-HD
TMS R19712-10-33



Richland County 2019 NAIP

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

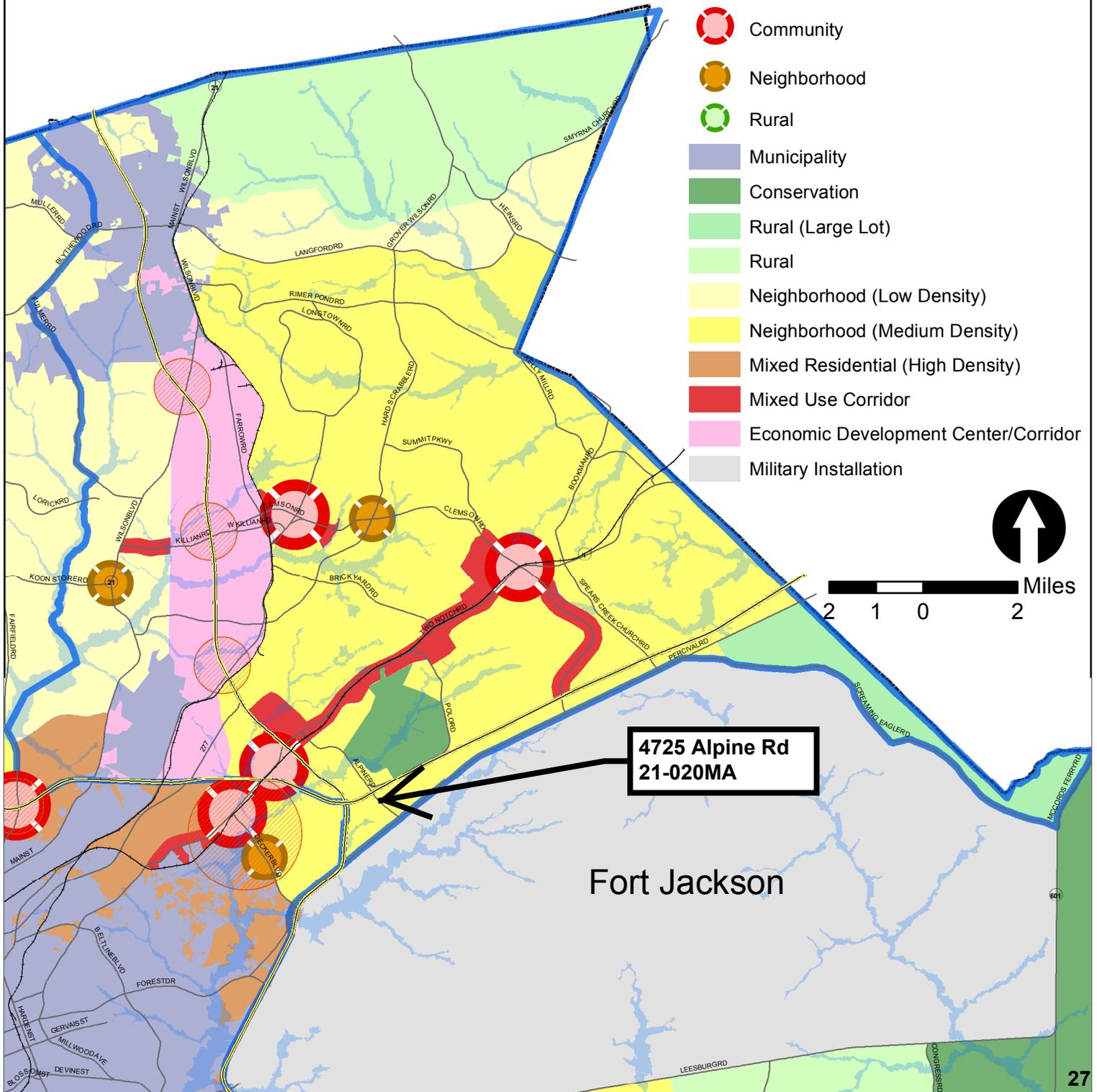


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



**4725 Alpine Rd
21-020MA**

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-021 MA
APPLICANT: Matthew Congdon

LOCATION: Farrow Road

TAX MAP NUMBER: R17404-01-01, R17408-01-01, 02 & 03 (Portion of)

ACREAGE: 191.7 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD
PROPOSED ACREAGE:

ZPH SIGN POSTING: July 9, 2021

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 06-28MA (Ordinance 085-06HR) and under case number 10-003MA.

Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	PDD	Killian Crossing (undeveloped portion)
<u>East:</u>	HI/HI	Landscape Materials/ Undeveloped
<u>West:</u>	PDD	Killian Crossing (undeveloped portion)

Discussion

Parcel/Area Characteristics

The subject site includes several parcels of undeveloped land with access off Farrow Road and N Pines Road, included within an already approved PDD. The subject parcels are currently approved for Residential and Commercial. There are industrial zoning districts and uses east of the subject parcel. The existing PDD identifies Perimeter Heavy Commercial district standards to the south of Killian Road. There are properties zoned RU north of the subject properties along N Pines Road.

The proposed Perimeter Heavy parcel has frontage along Farrow Road. The proposed amendment will increase the Perimeter Heavy Commercial acreage of the PDD from 3 acres to 3.83 acres. The proposed Residential has frontage along N Pines Road. The proposed amendment will increase the Residential acreage of the PDD from 72 acres to 105.16 acres.

Existing PDD	Proposed PDD
Residential: 72 acres w/ 2,100 total units (18%)	Residential: 105.16 acres w/ 1,000 total units (26.38%)
Commercial: 217.10 acres w/ 1,843,000 sf retail and 400 hotel rooms (53.9%)	Mixed Use: 67.79 acres w/ 500,000 sf retail and 750 total units (17%)
Heavy Commercial: 3.0 acres (1.3%)	Perimeter Retail: 88.38 acres w/ 750,000 sf retail and 400 hotel rooms (22.17%)
Green Space: 96.72 acres (24.3%)	Perimeter Heavy Commercial: 3.83 acres w/ 35,000 sf commercial (0.96%)
Common Space: 9.97 acres (2.5%)	Common Areas & Green Space: 113.50 acres (33.49%)
Total residential: 2,100	Total residential: 1,750
Total commercial: 1,850,000 sf and 400 hotel rooms	Total commercial: 1,285,000 sf & 400 hotel rooms

Public Services

The most southern parcel of the PDD is contiguous to fire station "Killian" number 27 on Farrow Road. There are three fire hydrants located along North Pines Road, four fire hydrants located along Farrow Road, and five located along Killian Road. Long Leaf Middle school is .47 miles east of the site while Killian Elementary school is 1.2 miles south east from the subject parcel. Water and sewer service would be provided by the City of Columbia.

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

Plans & Policies

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be 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 2020 SCDOT traffic count (Station #285) located east of the subject parcel on Farrow Road identifies 12,700 Average Daily Trips (ADTs). Farrow Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) “F”.

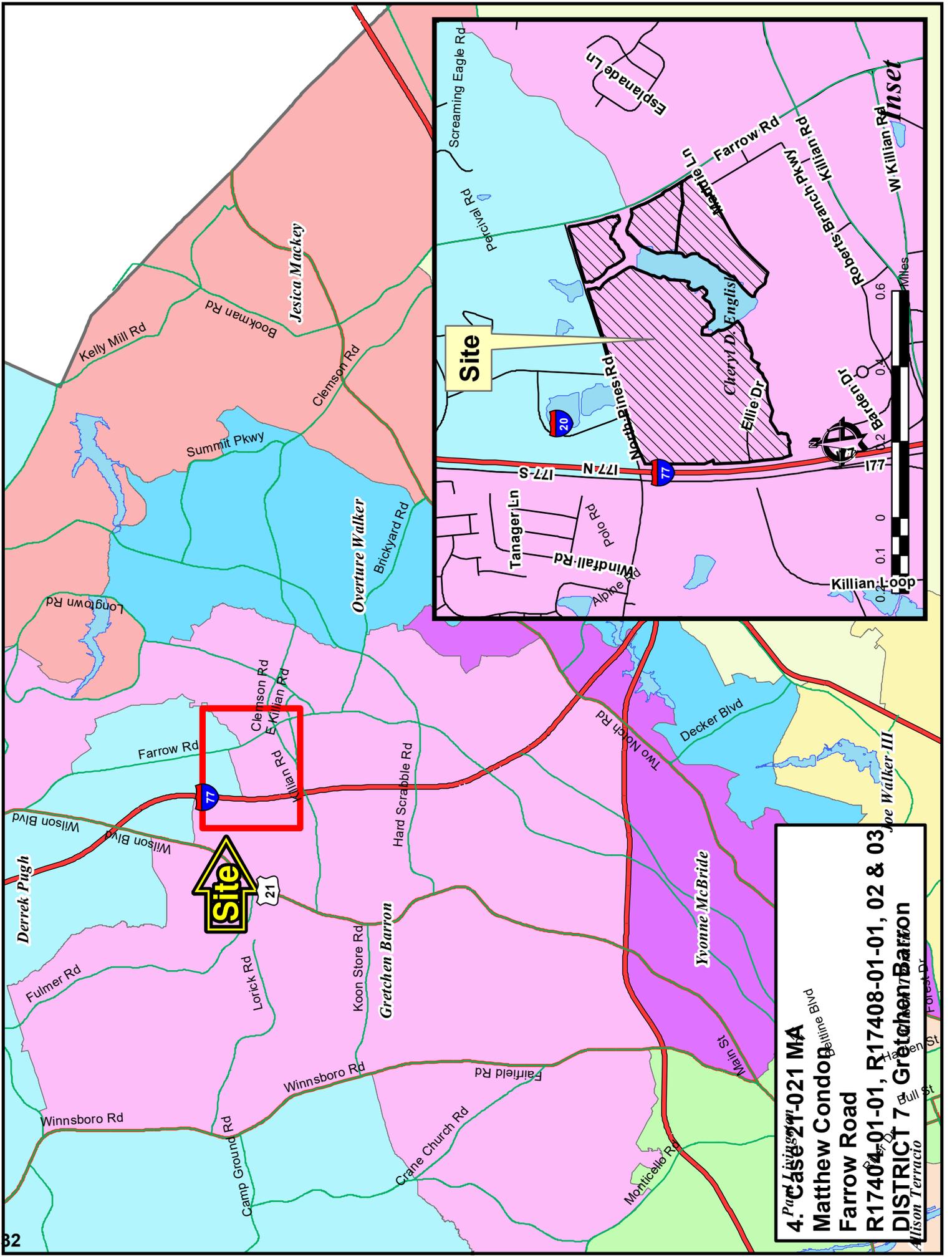
SCDOT currently does not have any programmed projects along Farrow Road. There are no planned improvements for this section of Farrow Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval** of this map amendment as the proposed rezoning request is consistent with the 2015 Comprehensive Plan’s recommendations for the Economic Development Center/Corridor future land use designation and would be compatible with the surrounding land uses and development pattern.

Planning Commission Action

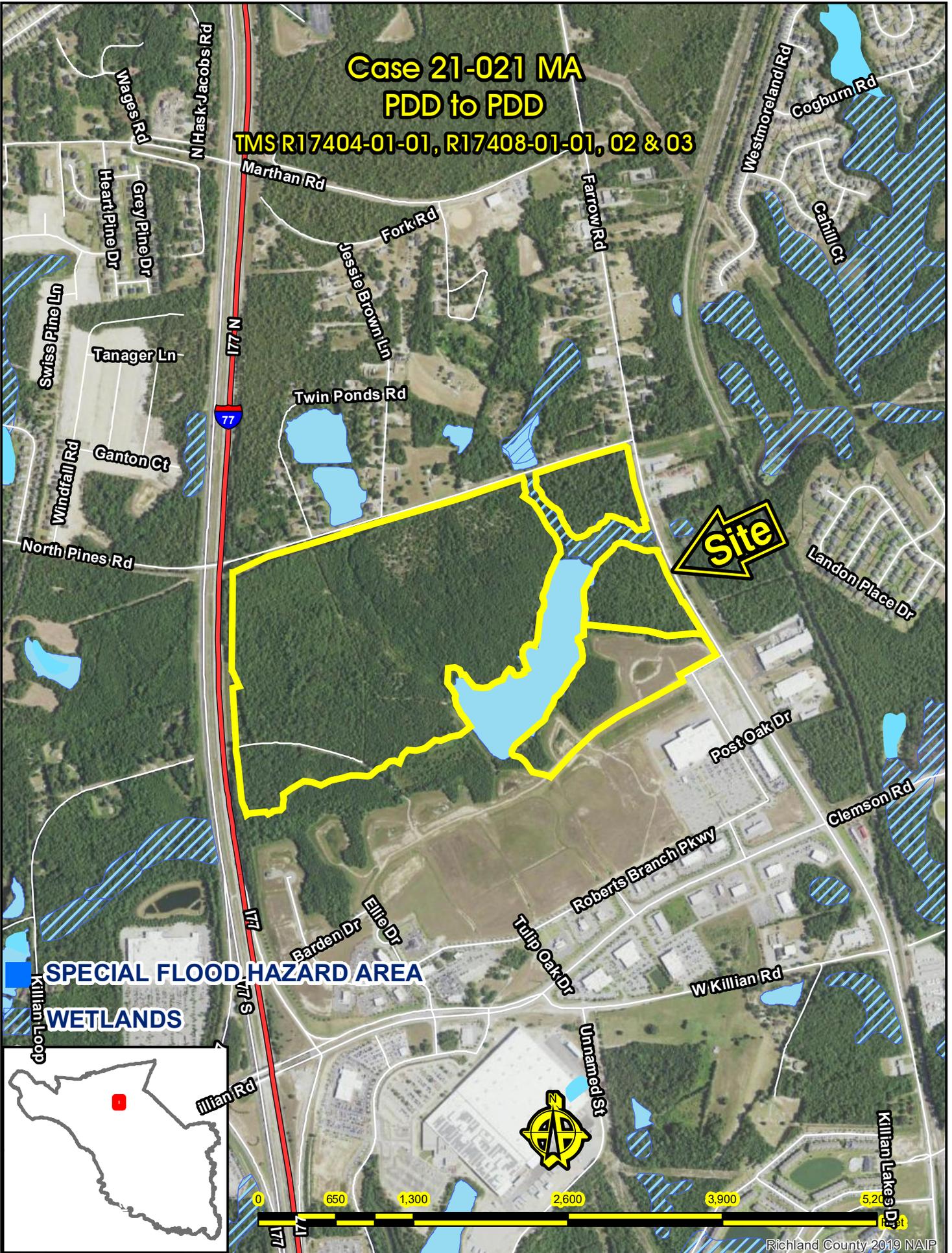
At their **July 12, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-021 MA**.



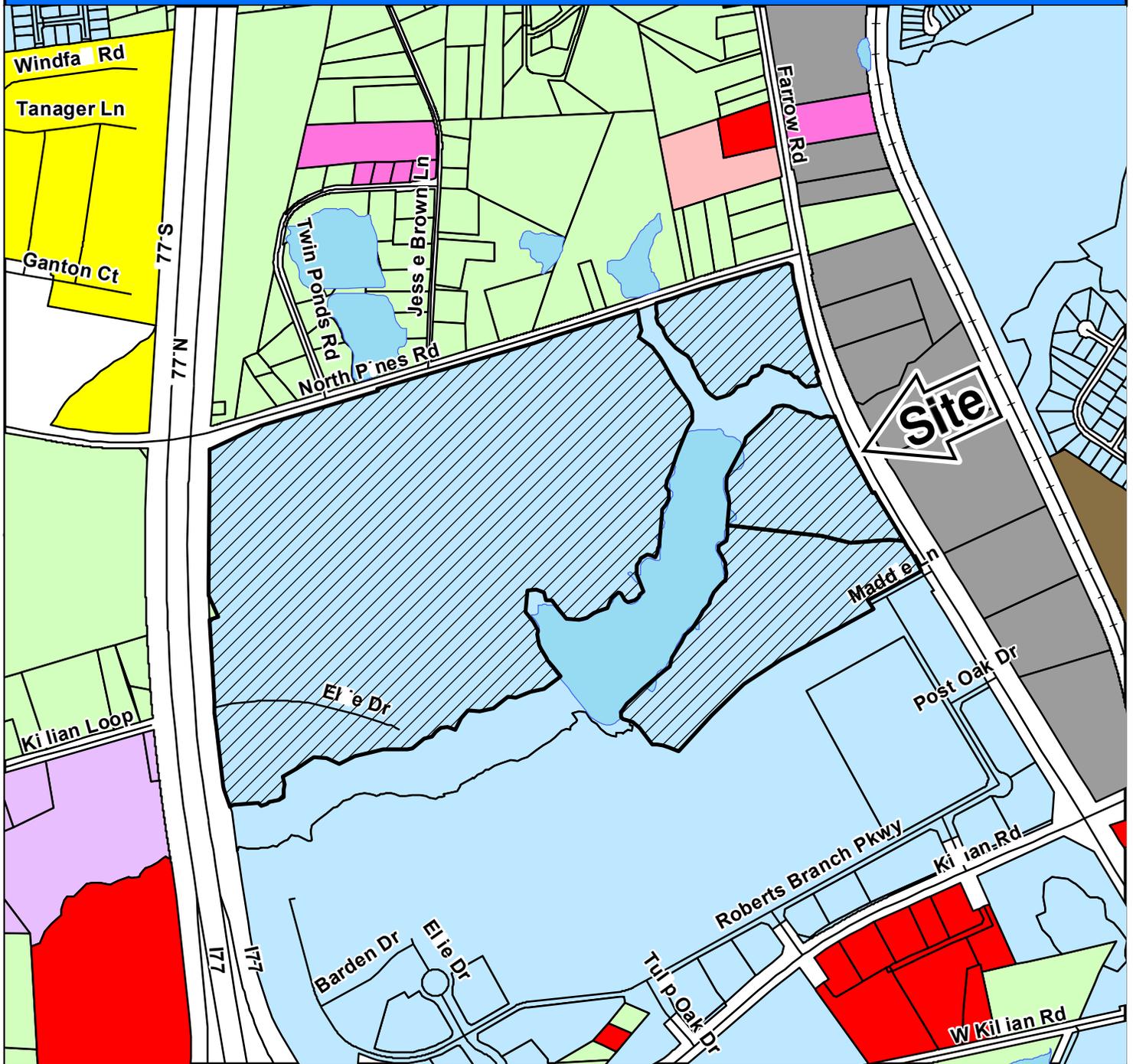
4. Case 21-021 MA
Matthew Condob
Farrow Road
R17404-01-01, R17408-01-01, 02 & 03
DISTRICT 7 Gretchen Barron
Alison Terracio

Case 21-021 MA PDD to PDD

TMSR17404-01-01, R17408-01-01, 02 & 03



Case 21-021 MA PDD to PDD



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		



2013 Land Use Table

Land Use Table

The Primary land use categories within KILLIAN'S CROSSING:

USE	GROSS ACRES (AC)	PERCENT
Residential*	72.00	18.0
Commercial**	217.10	53.9
Perimeter Heavy Commercial	3.00	1.3
Green Space	96.72	24.3
Common Space	9.97	2.5
TOTALS	398.66	100.0

Green space and common space may be increased in acreage as required, but may not be decreased. All other use acreage may be adjusted by 15% as required by market demand provided they do not exceed the following:

Residential:	800 apartment units 54 single family units 882 townhomes <u>364 independent living units</u>
Total	2,100 residential units

Commercial:	400 hotel rooms 500,000 sf office space 50,000 sf theatre 16,000 sf repair and maintenance services automobile major/minor <u>1,284,000 sf retail</u>
Total:	1,850,000 sf and 400 hotel rooms

*Residential uses may include single family, multi family and/or independent living uses.

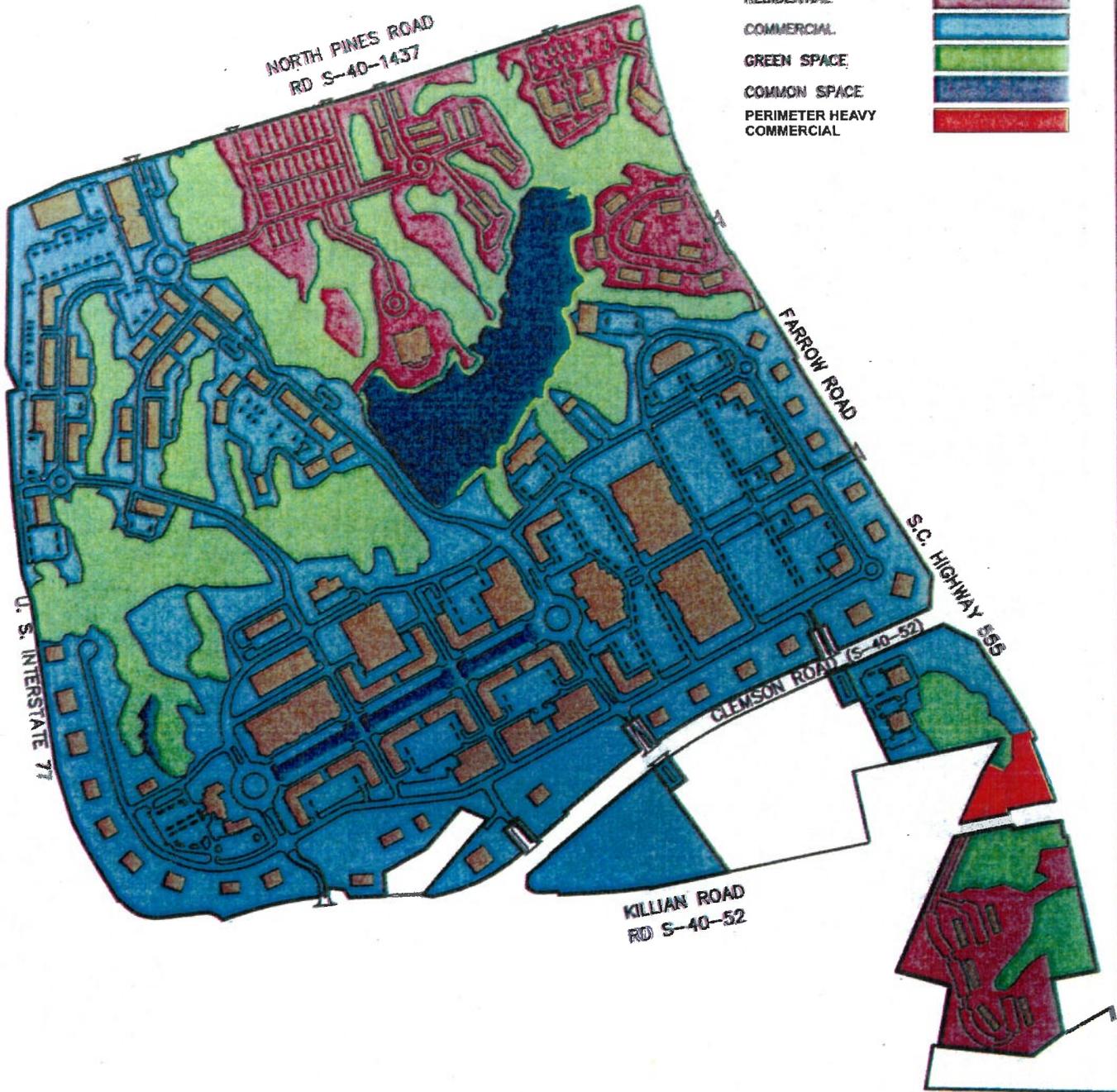
** Commercial uses may include live/work units, hotels, education, office, entertainment, retail and where specified repair and maintenance services automobile major/minor

*** Residential over Retail units are included in the Residential and Commercial totals respectively.

2013 Land Use Map

LEGEND

- RESIDENTIAL
- COMMERCIAL
- GREEN SPACE
- COMMON SPACE
- PERIMETER HEAVY COMMERCIAL



LAND USE



**KILLIAN'S
CROSSING PDD**

DIAGRAM 5



bpb

Case # 21-021 MA

Proposed Land Use Table

Land Use Table

The primary land use categories within Killian’s Crossing:

Use	Gross Acreage (Ac)	Percent
Residential*	105.16	26.38 %
Mixed-Use**	67.79	17.00 %
Perimeter Retail***	88.38	22.17 %
Perimeter Heavy Commercial***	3.83	0.96 %
Common Areas & Green Space	133.50	33.49 %
Totals	398.66	100.0

All uses, except Green Space & Common Areas, may be adjusted up to 15% as required by market demand, provided they do not exceed the following:

Residential District: Up to 1,000 residential units

Mixed Use District: Up to 500,000 Square Feet and 750 residential units

Perimeter Retail District: Up to 750,000 Square Feet and 400 hotel rooms

Perimeter Heavy Commercial District: Up to 35,000 Square Feet of commercial space

*Residential uses may include single family, townhomes, multi-family, and/or independent living uses.

**Mixed-Use uses may include single family, townhomes, multi-family, independent living, live/work units, hotels, office, entertainment, and retail.

***Perimeter Retail may include hotels, retail space, commercial space, and office space.

****Perimeter Heavy Commercial uses may include repair and maintenance services for automobiles, both major and minor, as well as commercial space.

Case # 21-021 MA
Proposed Land Use Map



USAGE AREA PER DISTRICT

RESIDENTIAL DISTRICT.....	105.18 ACRES
PERIMETER RETAIL DISTRICT.....	88.38 ACRES
MIXED USE DISTRICT.....	67.79 ACRES
PERIMETER HEAVY COMMERCIAL.....	3.63 ACRES
GREEN SPACE & COMMON AREAS.....	133.49 ACRES
TOTAL.....	398.65 ACRES

PREPARED FOR:
CROSSINGS DEVELOPMENT, LLC
18 ALUMNI LANE
BLYTHEWOOD, SC 29016
(803) 518-7081



KILLIAN'S CROSSING

LOCATED NEAR CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-022 MA
APPLICANT: Frank McMaster

LOCATION: Barbara Drive & Blarney Drive

TAX MAP NUMBER: R17109-02-06
ACREAGE: 8.76 acre
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 9, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Development (D-1) District. With the adoption of the 2005 Land Development Code the D-1 District was designated Rural (RU) District.

Zoning History for the General Area

The General Commercial District (GC) parcel south of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel east of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels southeast of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further southeast of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 140 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	Right-of-way	Interstate 77
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Blarney Drive which is classified as a two lane local collector street. There are no sidewalks or streetlamps along this section of Blarney Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the east and commercial uses to the south and west. North of the parcel is Interstate 77.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .69 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located on the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .6 miles south of the subject parcels. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within the East Richland County Public Service District 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 **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential

uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

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 five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment 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, either through SCDOT or the County Penny Sales Tax program.

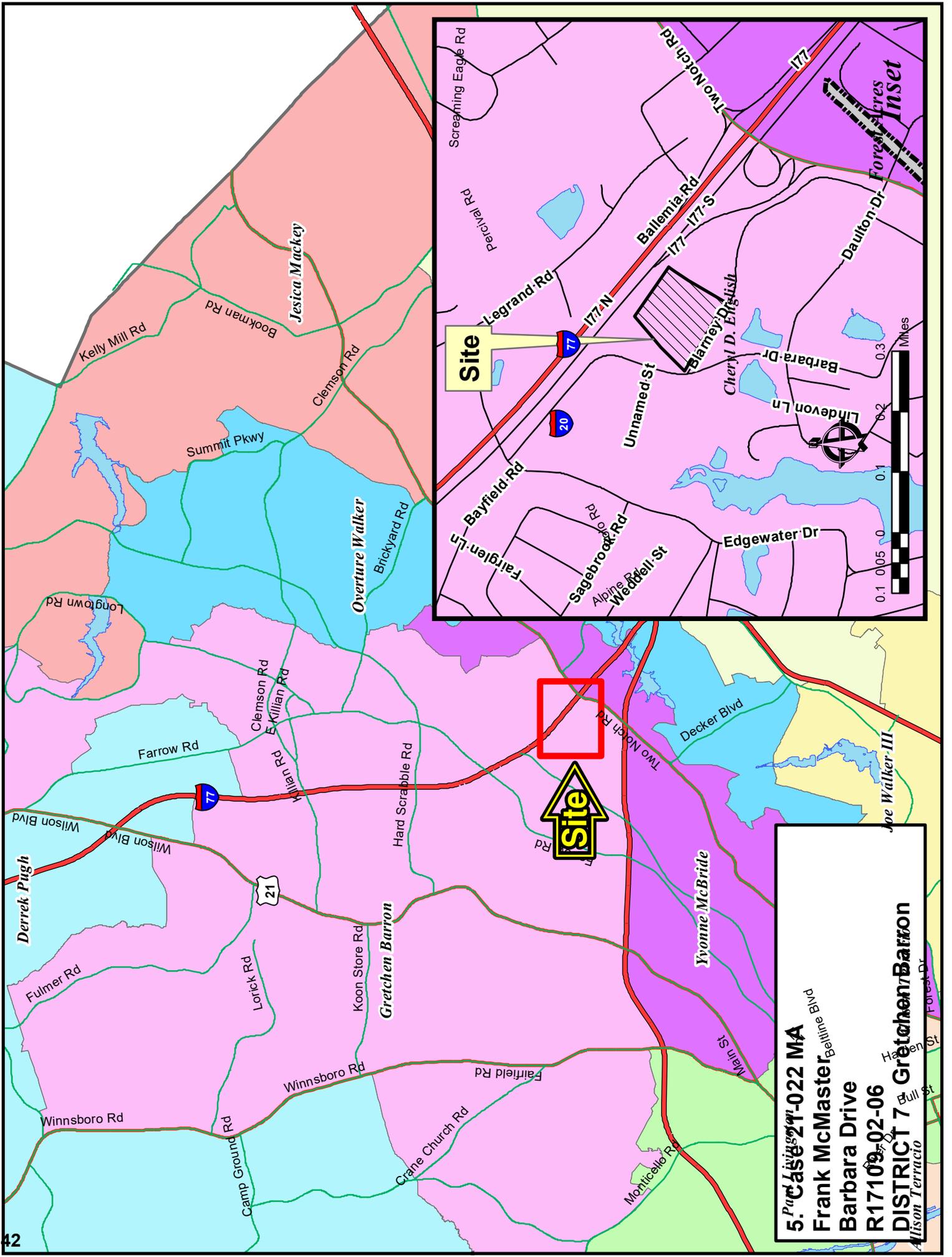
Conclusion

Staff is of the opinion the proposed map amendment is consistent with the recommendations for the Community Activity Center future land use designation as outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be compatible and in character with zoning districts and the development pattern of the surrounding area.

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

Planning Commission Action

At their **July 12, 2021** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-022 MA**.



Site

Site

5. **Case 21-022 MA**
 Frank McMaster
 Barbara Drive
 R17109-02-06
DISTRICT 7
 Gretchen Barron

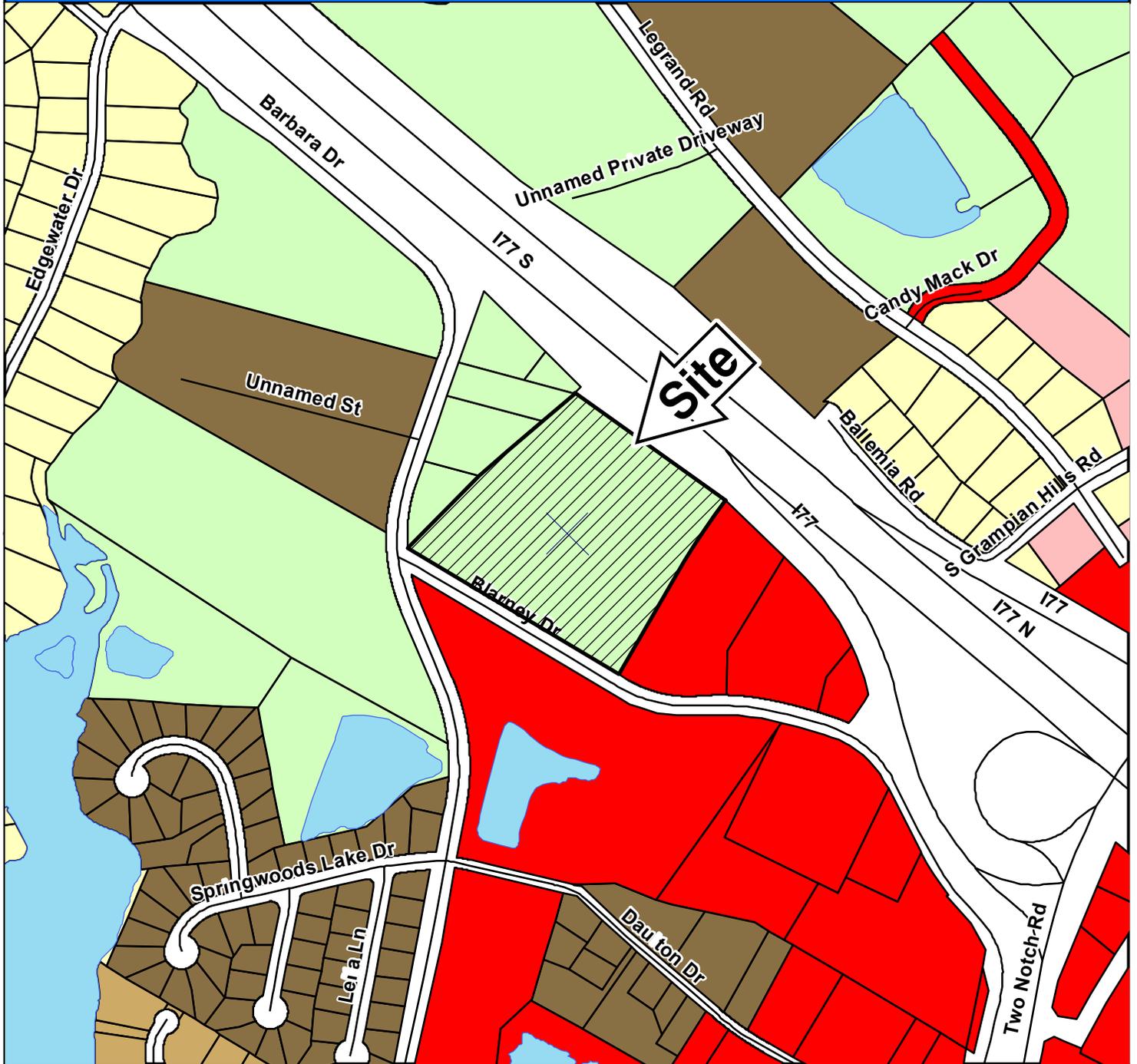
Case 21-022 MA

Edgewater RU to GC

TMSR17404-01-01, R17408-01-01, 02 & 03

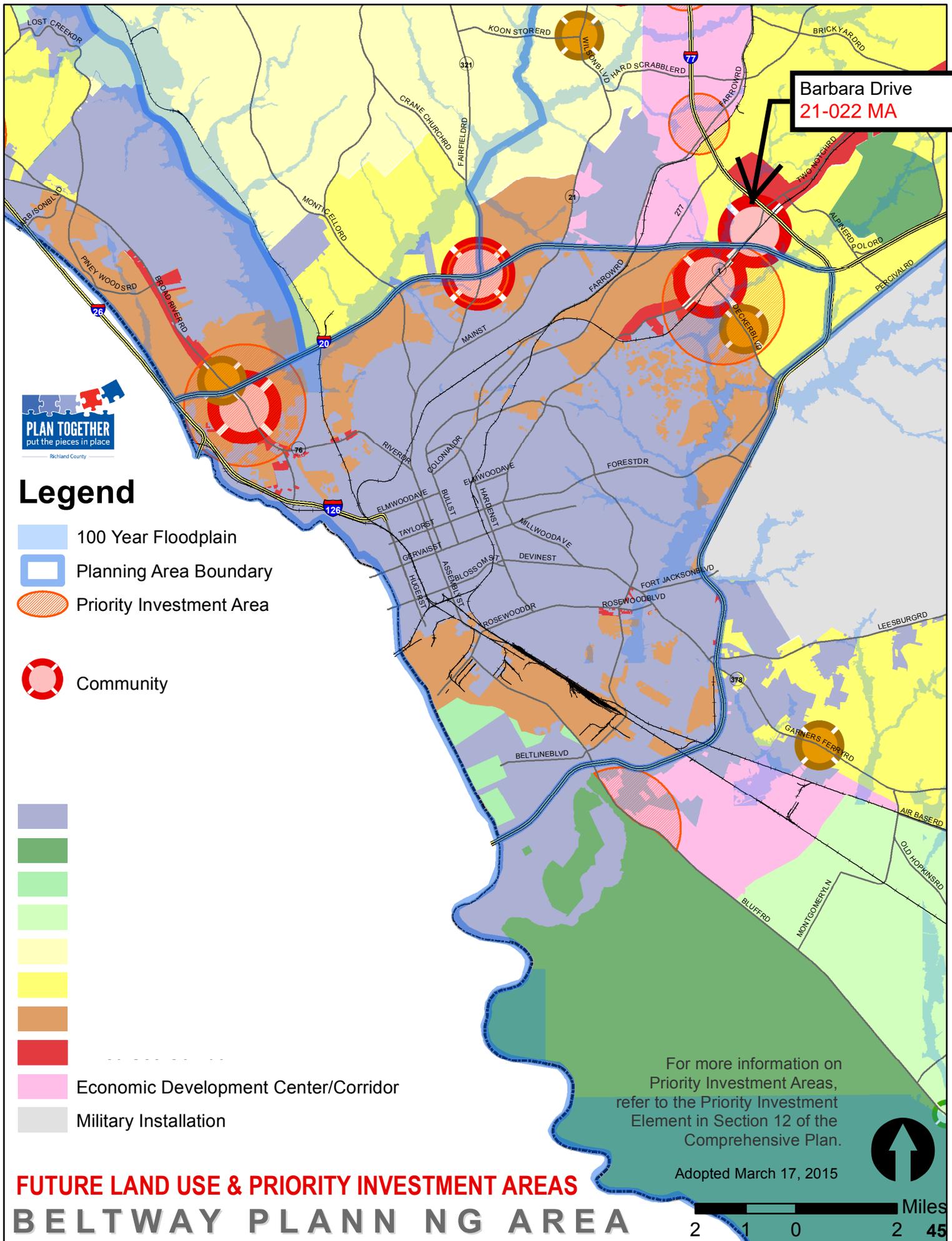


Case 21-022 MA RU to GC



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		



Barbara Drive
21-022 MA



Legend

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

-
-
-
-
-
-
-
- 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





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