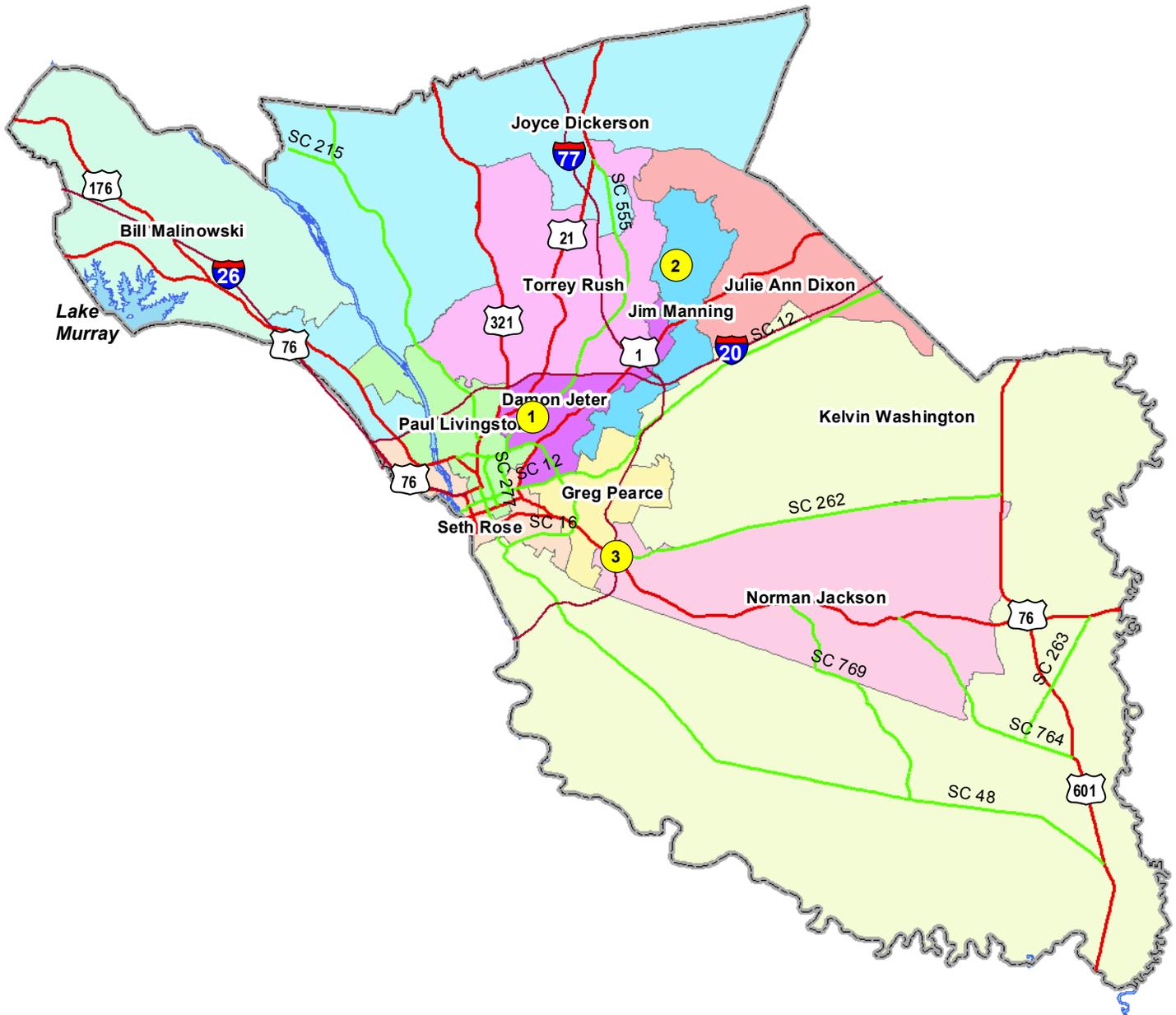


RICHLAND COUNTY
PLANNING COMMISSION



DECEMBER 7, 2015
1:00 p.m.

RICHLAND COUNTY PLANNING COMMISSION DECEMBER 7, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-45 MA	I.S. Leevy Johnson	11616-01-04	Ruby St.	Jeter
2. 15-46 MA	Robert Burger	20200-03-29	4126 Hardscrabble Rd.	Manning
3. 15-47 MA	Keith Moore	16407-08-04 & 09	Leesburg Rd.	Jackson

RICHLAND COUNTY PLANNING COMMISSION

Monday, December 7, 2015

Agenda

1:00 PM

***2020 Hampton Street
2nd Floor, Council Chambers***

Chairman - Patrick Palmer

Vice Chairman - David Tuttle

Heather Cairns · Beverly Frierson · Christopher Anderson · William Theus
Stephen Gilchrist · Wallace Brown · Ed Greenleaf

I. PUBLIC MEETING CALL TO ORDER Patrick Palmer, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Patrick Palmer, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL
November 2015 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 15-45 MA
I.S. Leevy Johnson
RU to GC (15+ acres)
Cushman Drive
TMS# 11616-01-04
Page 1
2. Case # 15-46 MA
Robert Burger
RU to NC (4.51 acres)
4126 Hardscrabble Rd.
TMS# 20200-03-29
Page 9
3. Case # 15-47 MA
Keith Moore
GC to LI (2.58 acres)
Leesburg Road and Pepper Street
TMS# 16407-08-04 & 09
Page 17

V. OTHER BUSINESS [ACTION]

1. ADOPTION OF 2016 CALENDAR

VI. PRESENTATION

TRANSPORTATION PENNY TAX

VII. CHAIRMAN'S REPORT

RULES OF PROCEDURE

VIII. DIRECTOR'S REPORT OF ACTION

DEVELOPMENT REVIEW TEAM REPORT (Page 25)

IX. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: November 13, 2015

SUBJECT: December Street Name(s) Approval Request

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, 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 name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 Emergency Road Naming Requirements.

Action Requested: The Planning Commission Board approval.

PROPOSED STREET NAME(S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Woodstream Way 2. Buckview Lane 3. Millpoint Way 4. Clubview Dr	Josh Rabon Consulting Engineering	Woodcreek Ph5B	R28900-01-15	Julie Ann Dixon (9)





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-45 MA
APPLICANT: I.S. Leevy Johnson

LOCATION: Cushman Drive

TAX MAP NUMBER: R11616-01-04
ACREAGE: 15.62 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request under case 90-049MA. The request was withdrawn by the applicant.

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: 249 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-3/D-1 (City Of Columbia)	Residential/ Residential
<u>South:</u>	N/A	Interstate 2-77
<u>East:</u>	RS-3 (City Of Columbia)	Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels does have some frontage along Cushman Drive (approximately 20 feet). Cushman Drive has sidewalks and street lights. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses to the north and undeveloped parcels east and west. South of the parcel is Interstate 277.

Public Services

The subject parcel is within the boundaries of School District One. The Pendergrass Fairwold Elementary School is located .51 miles north of the subject parcel on Token Street. The Belvedere fire station (number 11) is located .65 miles southeast of the subject parcel on Blume Court. There are no fire hydrants along this portion of Cushman Drive. There is a fire hydrant located at the intersection of Cushman Drive and Roscoe Street. Water and sewer service is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Mixed Residential***. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uer-2)**.

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.

[Urban Edge] Mixed Residential (uer-2)

Urban Edge Residential Large Lot neighborhoods represent many of the city's older residential neighborhoods in the outer areas of the city. This development type is appropriate as development on remaining large lots or as redevelopment in the outer areas of Columbia.

Most of the existing developments occurred after 1950. Urban Edge Residential Large Lot developments generally do not continue the grid and block pattern found in the urban neighborhoods, but do tend to have a consistently organized internal street network with loops and interconnections.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 671) located north of the subject parcel on Cushman Drive identifies 5,500 Average Daily Trips (ADT's). This segment of Cushman Drive is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cushman Drive is currently operating at Level of Service (LOS) "B".

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

Conclusion

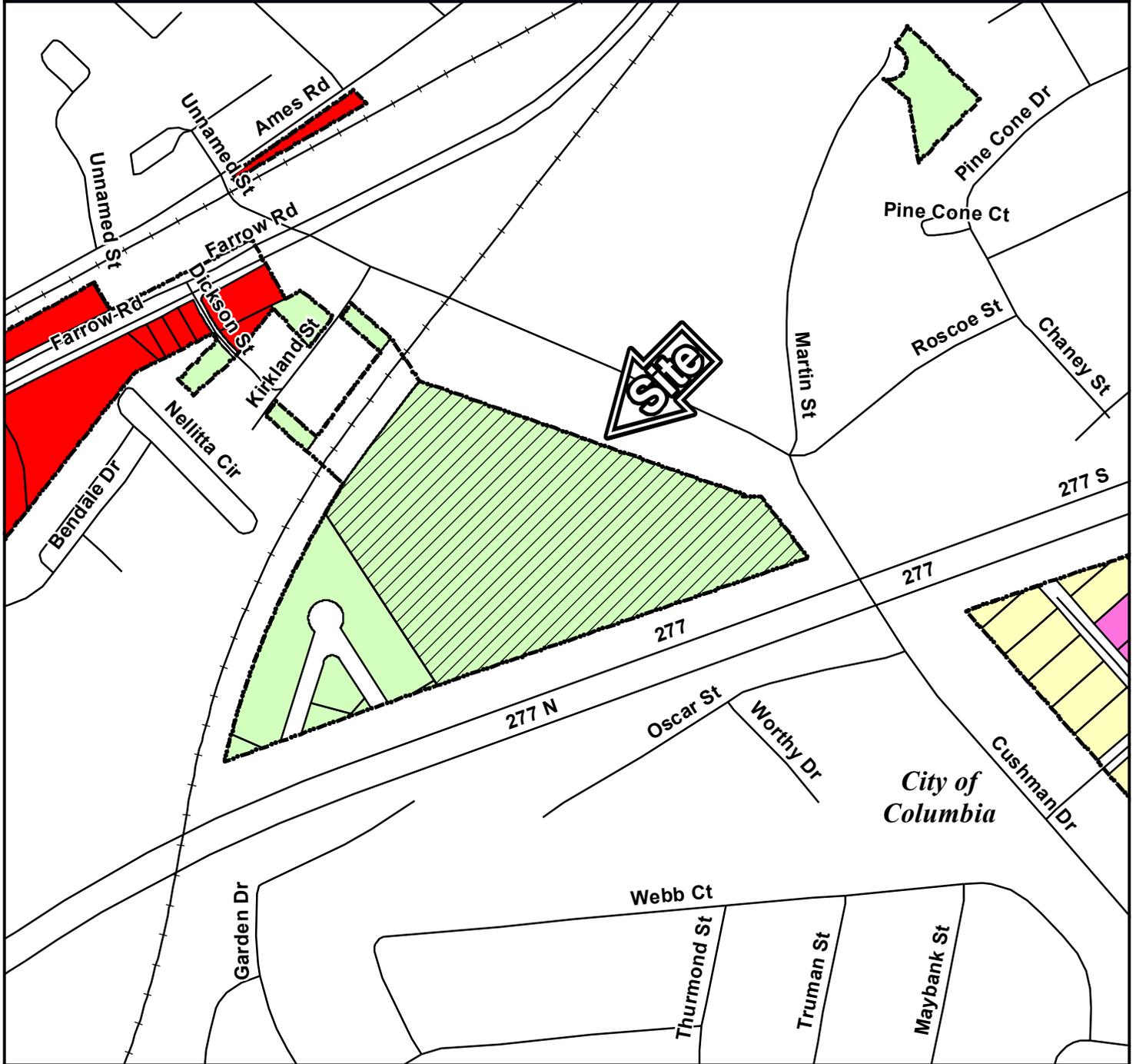
The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial use is located in an area identified as mixed residential, which supports intense residential-only development. Further, approval of the rezoning request would be not in character with the existing residential development patterns and zoning districts north, east and west of the subject parcel. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity.

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

Zoning Public Hearing Date

December 17, 2015.

Case 15-45 MA RU to GC

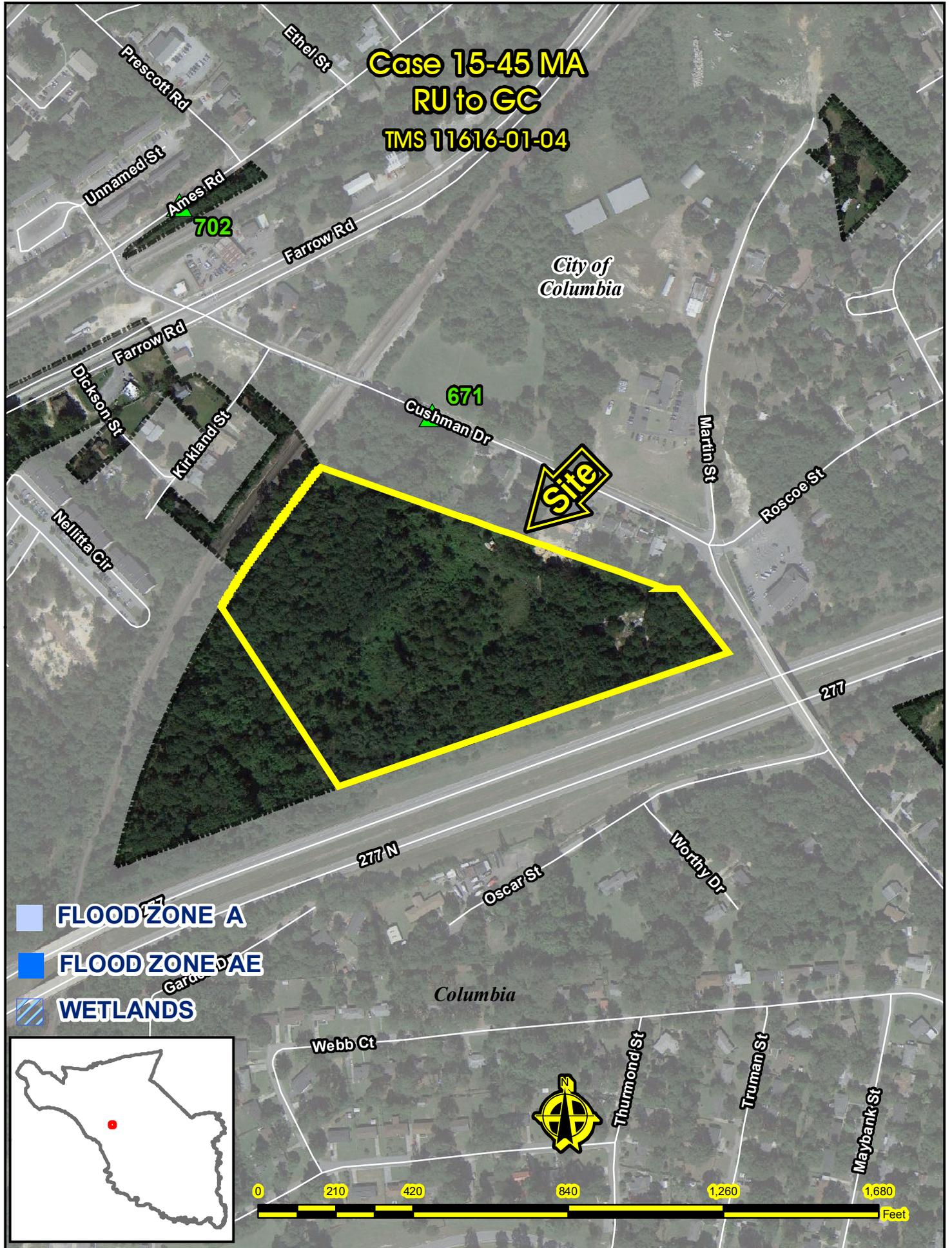


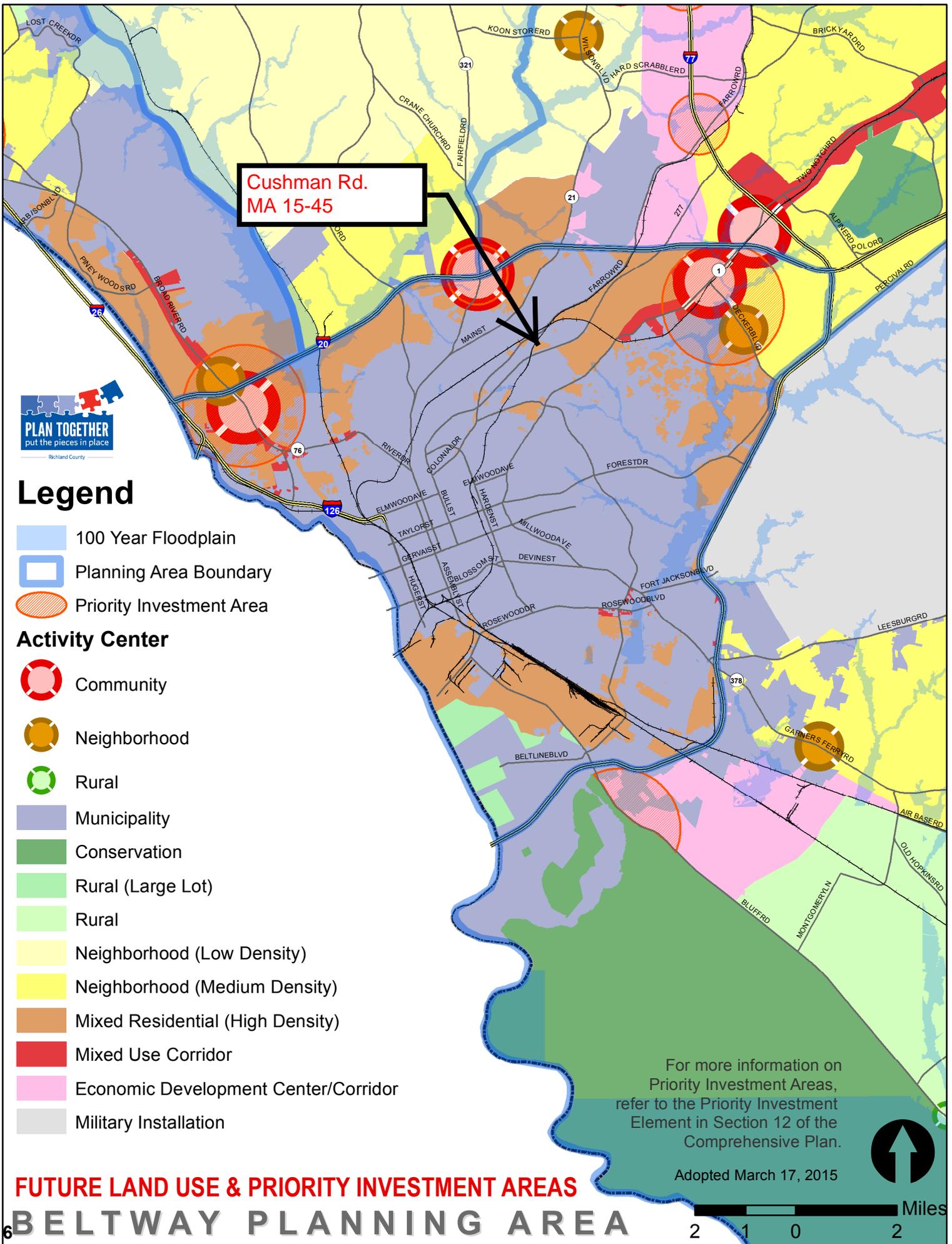
ZONING CLASSIFICATIONS

	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		



**Case 15-45 MA
RU to GC
TMS 11616-01-04**





**Cushman Rd.
MA 15-45**



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

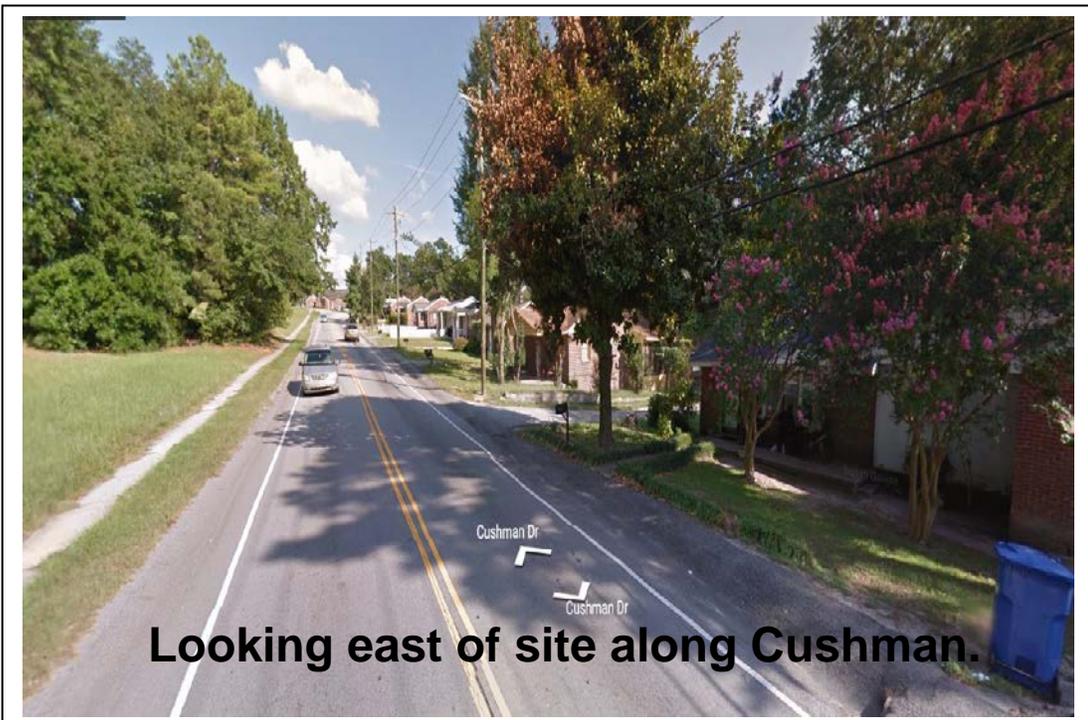


CASE 15-45 MA

From RU to GC

TMS# R11616-01-04

Cushman Drive





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-46 MA
APPLICANT: Robert F. Berger

LOCATION: 4126 Hardscrabble Road

TAX MAP NUMBER: R20200-03-29
ACREAGE: 4.51
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Rural Density (RU), reflects the original zoning as adopted September 7, 1977.

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel north of the site was approved on July 21, 2015 under Ordinance No. 030-15HR (case number 15-27 MA).

The Neighborhood Commercial District (NC) parcel south west of the site was approved on April 24th, 2001 under Ordinance No. 24-01HR (case number 01-15MA).

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

Discussion

Parcel/Area Characteristics

The parcel has frontage along Hardscrabble Road and Mann Road. The subject parcel contains an accessory structure. The immediate area is characterized by institutional and residential uses, with no sidewalks or streetlights in the vicinity. Contiguous east of the subject parcel is an undeveloped parcel and a parcel with a residence. North is an undeveloped parcel. The parcels south contain residences. West of the subject parcel is a place of worship and a residence. The parcel is approximately a quarter mile south from the intersection of Clemson Road and Hardscrabble Road, which is designated as a Neighborhood Activity Center in the 2014 Comprehensive Plan.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located .77 miles west of the subject parcel. The Elders Pond fire station (number 34) is located .93 miles north of the subject parcel on Elders Pond Drive. There is a fire hydrant located on the southwest corner of the site at the intersection of Hardscrabble Road and Mann Road. Water and sewer is provided by the City of Columbia.

Plans & Policies

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

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.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 428) located adjacent to the subject parcel on Hard Scrabble Road identifies 16,100 Average Daily Trips (ADT’s). This segment of Hard Scrabble Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Hard Scrabble Road is currently operating at Level of Service (LOS) “F”.

Hard Scrabble Road is scheduled to be widened from Farrow Road to Kelly Mill Road as part of the County Penny Sales Tax program. Construction is expected to begin in 2015 or early 2016 and last for approximately 24 months. The proposed design calls for a five lane (four travel lanes and one center turn lane) section with sidewalks.

Conclusion

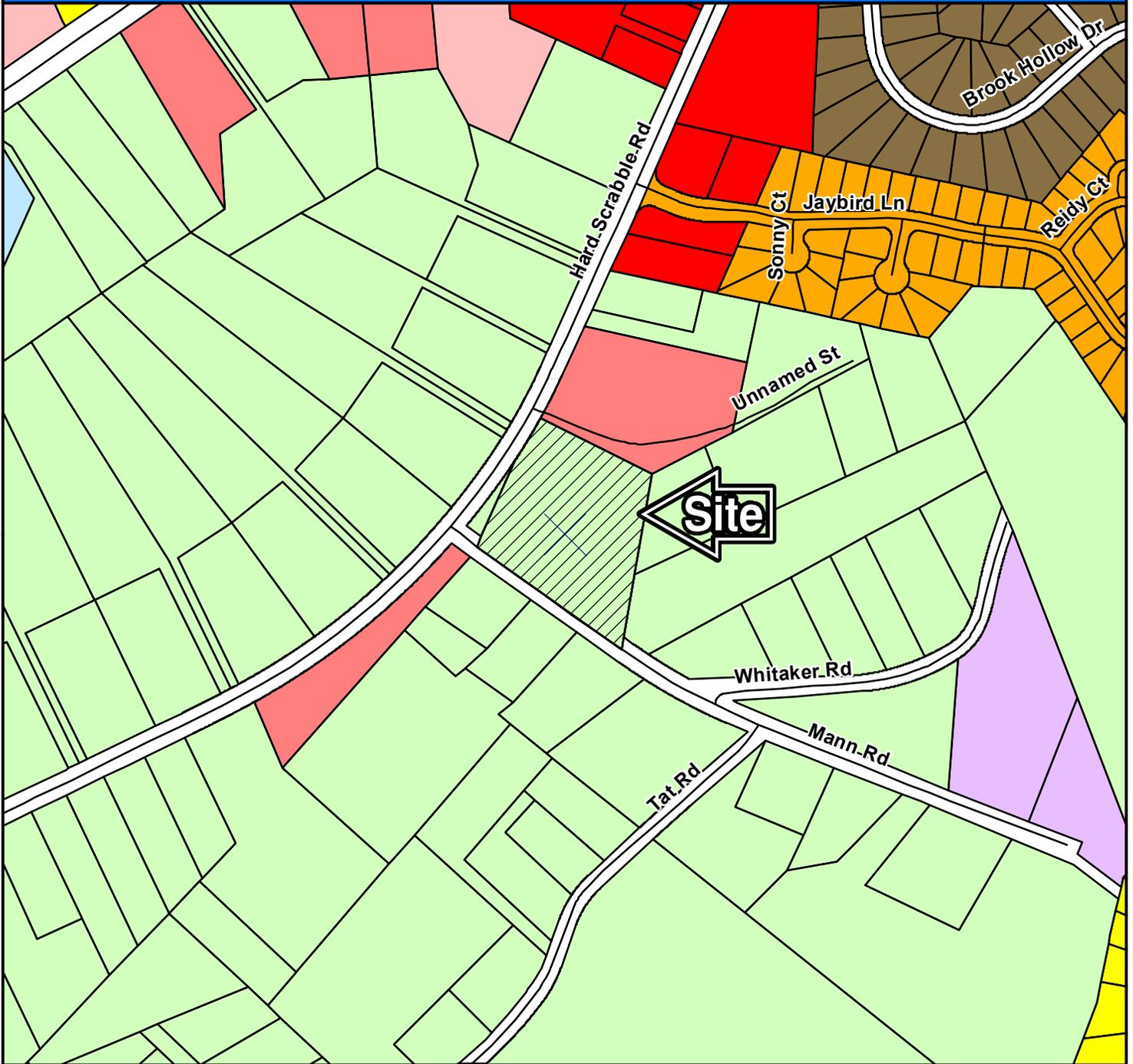
Being surrounded by properties developed with a mix of residential and institutional uses, the proposed amendment meets the intent of the zoning district and is in compliance with the design and land use characteristics described in the 2014 Comprehensive Plan. Staff feels the scheduled Hard Scrabble Road widening along with the addition of sidewalks and streetlamps would significantly change the character of the immediate area making it more suitable for neighborhood scale commercial uses, in line with the "Neighborhood Activity Center" future land use designation.

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

Zoning Public Hearing Date

December 17th, 2015.

Case 15-46 MA RU to NC



ZONING CLASSIFICATIONS

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



Clemson Rd

Case 15-46 MA
RU to NC
TMS 2020-03-29

Hard Scrabble Rd
City of
Columbia

Jaybird Ln

Moody View Ct

Unnamed St

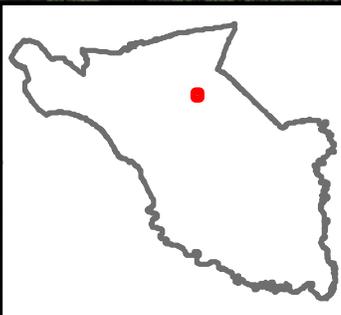
Site

Whitaker Rd

Mann Rd

Tat Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

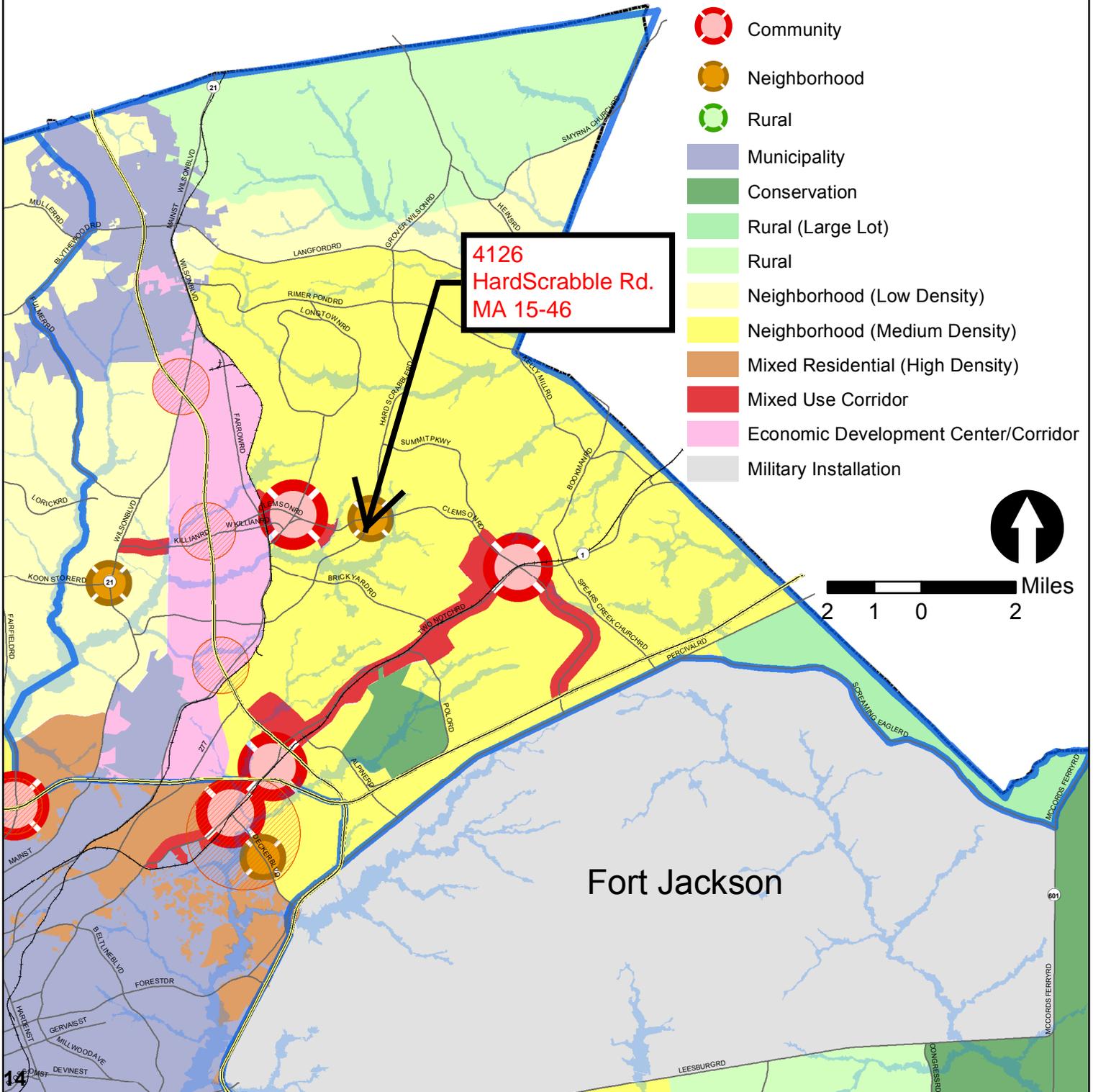


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



CASE 15-46 MA

From RU to NC

TMS# R20200-03-29

Hardscrabble Road





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2015
RC PROJECT: 15-47 MA
APPLICANT: Keith Moore

LOCATION: 819 & 821 Leesburg Road

TAX MAP NUMBER: R16407-08-04 & 09
ACREAGE: .85 acres & 1.73 acres (2.58 total acres)
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: November 23, 2015

Staff Recommendation

Disapproval

Background

Zoning History

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

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>	M-1	Major Automobile Repair
<u>South:</u>	C-1	Cemetery (City of Columbia)
<u>East:</u>	M-1/GC	Major Automobile Repair/Undeveloped
<u>West:</u>	C-3	Medical Offices (City of Columbia)

Discussion

Parcel/Area Characteristics

The parcels have frontage along Leesburg Road and Pepper Street, a two lane local road. The larger of the subject properties is undeveloped. The smaller parcel contains a structure that was previously an auto repair shop. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along Pepper Street. There are sidewalks along this section of Leesburg Road. The surrounding area is characterized by office and industrial uses. East of the subject properties is a major automobile repair business and an undeveloped parcel. North of the subject properties is a major automobile repair business. West of the subject properties is a medical building with multiple suites. South of the properties is Greenlawn Memorial Park (Cemetery).

Public Services

The subject parcel is within the boundaries of School District One. Meadowfield Elementary School is located .58 miles southwest of the subject parcel on Galway Lane. The Atlas Road fire station (number 8) is located on Atlas Road, approximately .82 miles southeast of the subject parcel. There is a fire hydrant located at the intersection of Pennington Road and Leesburg Road. Records indicate water service sewer service would be provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Neighborhood Medium Density**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **Community Activity Corridor (AC-2)**.

Comprehensive Plan

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.

Community Activity Corridor (AC-2)

Community Activity Corridors are a linear extension of a Community Activity Center. They contain nearly identical building types and uses to a Community Activity Center; the primary difference is the configuration of the lots and the lack of an internal subdivision or street network. Uses are built on frontage lots along principal and minor arterial roadways. They serve surrounding neighborhoods within a 3-5 mile drive and typically consist of a variety of commercial and service uses.

Traffic Characteristics

The 2014 SCDOT traffic count (Station # 255) located east of the subject parcel on Leesburg Road identifies 24,000 Average Daily Trips (ADT's). Leesburg Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Leesburg Road is currently operating at Level of Service (LOS) "C".

Leesburg Road has been designated for road widening as well as intersection improvements through SCDOT.

The County Penny Sales Tax program identifies this section of Leesburg Road for sidewalk improvements from Garners Ferry Road to Semmes Road as well as bike lanes along the same section.

Conclusion

The request is adjacent to industrial zoned parcels in the City of Columbia and Richland County; however, the area is identified by both Richland County's and the City of Columbia's comprehensive plans as appropriate areas for mixed density residential uses. Staff is of the opinion that the request is not compatible with the surrounding uses along this section of Leesburg Road. The Comprehensive Plan supports discretion in determining the appropriate use of a property near the boundaries of other future land use categories based on factors such as the existing development context and the surrounding development activity or proposed activity.

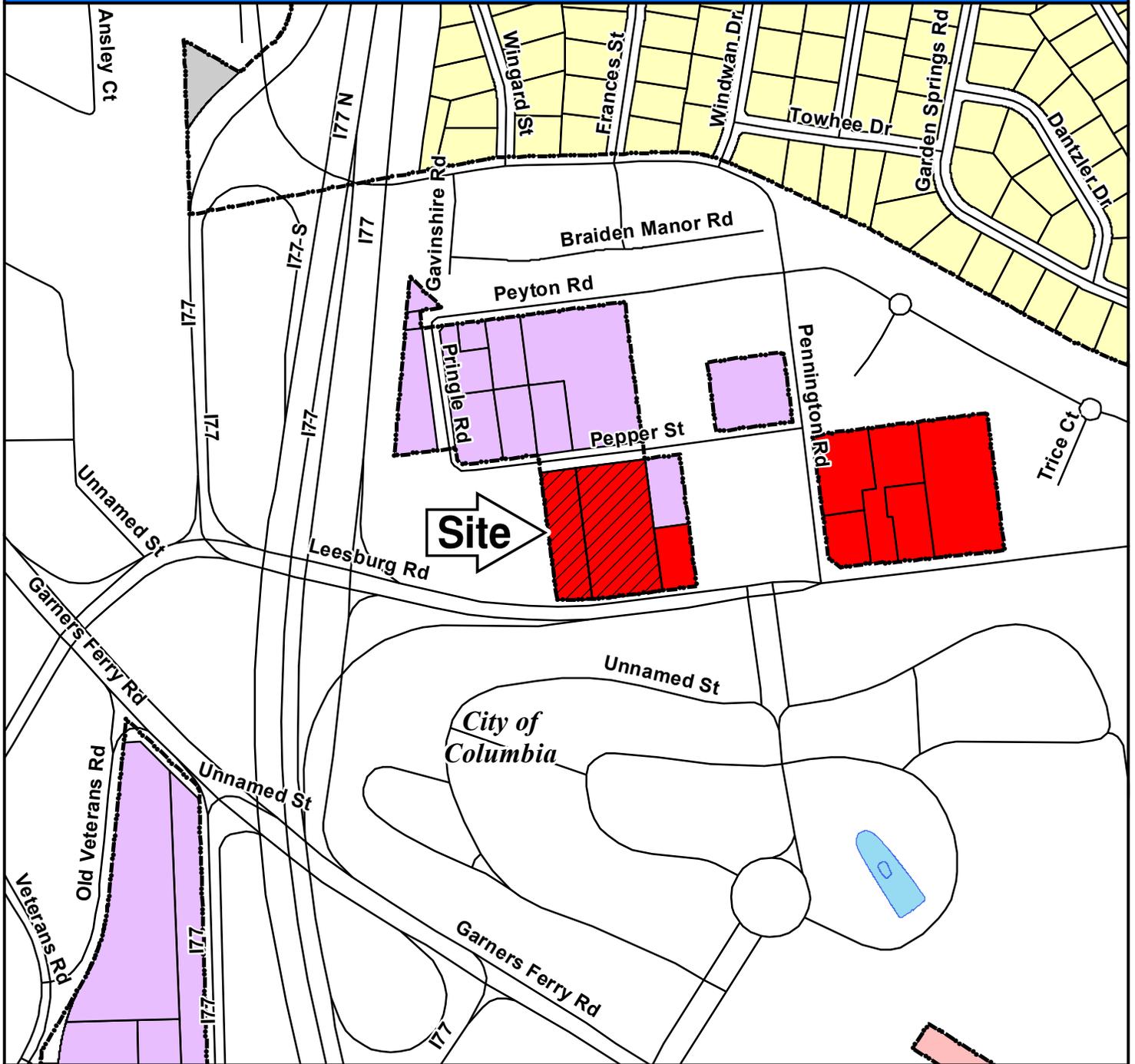
Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

December 17, 2015.

Case 15-47 MA GC to LI



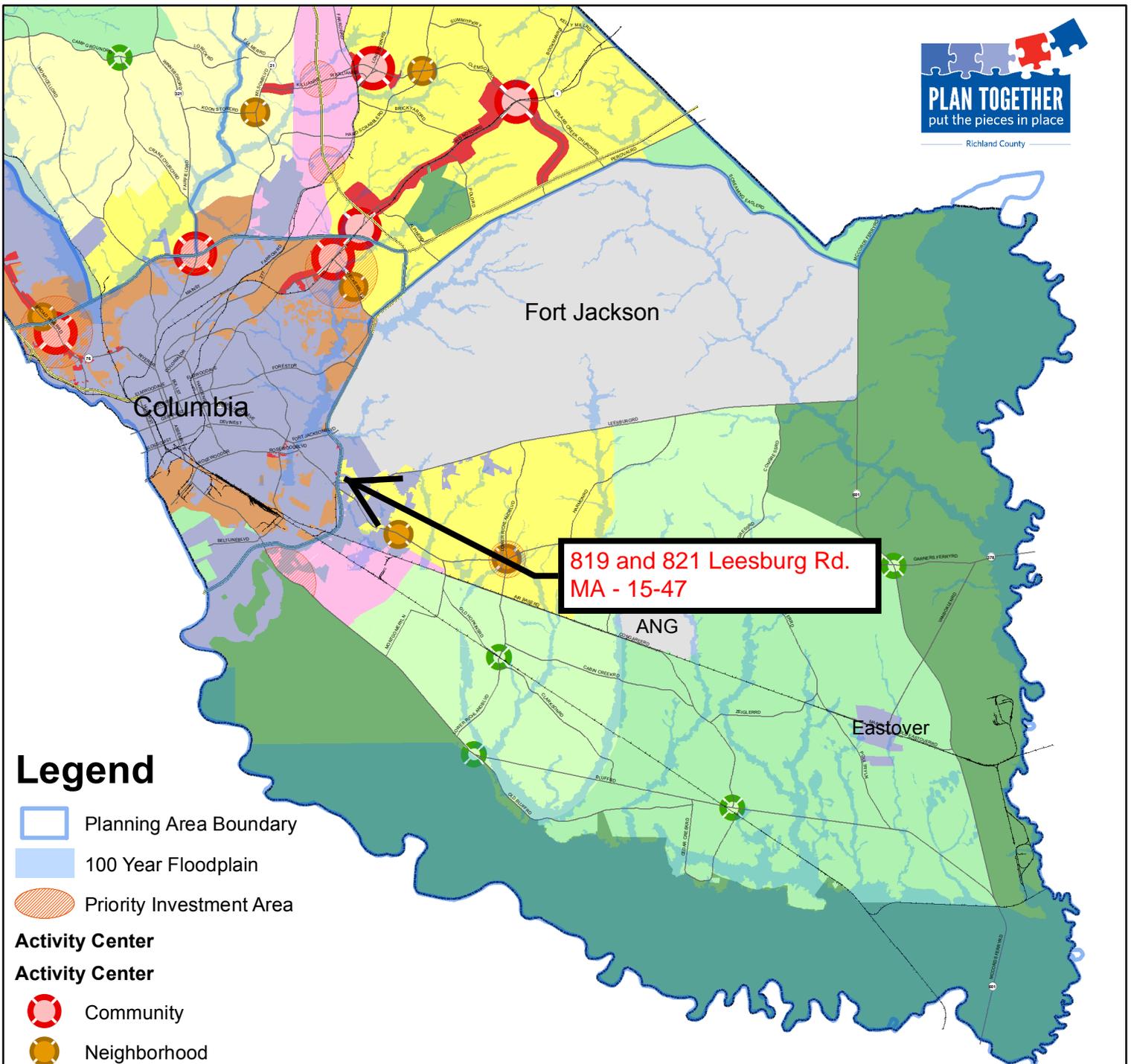
ZONING CLASSIFICATIONS

	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		



Case 15-47 MA
GC to LI
TMS 16407-08-04 & 09





**819 and 821 Leesburg Rd.
MA - 15-47**

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

CASE 15-47 MA

From GC to LI

TMS# R16407-08-04 & 09

Leesburg Rd & Pepper St





Development Review Team
Project for October 29, 2015
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD15-069	Woodcreek B-5 TMS # R28900-01-15 Sketch Plan	Jacobs Mill Pond Road	9	60	20.5

Approved

Development Review Team Members

Tracy Hegler, Planning Director
Geonard Price, Deputy Planning Director/Zoning Administrator
William Simon, Engineer II—Development Division Manager
Andrea Bolling, Floodplain Administrator
Carroll Williamson, Land Development Administrator
Miranda Spivey, Fire Marshal



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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