

RICHLAND COUNTY  
PLANNING COMMISSION



February 5, 2018

*Council Chambers  
2020 Hampton Street  
Columbia, SC 29202*

Revised



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, February 5, 2018**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauer Carlisle • Prentiss McLaurin  
David Tuttle • Wallace Brown • Ed Greenleaf • Karen Yip

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

a. **PRESENTATION OF MINUTES FOR APPROVAL** - December 2017

b. **ROAD NAMES**

c. **ROAD RENAMING**

- 1. Renaming of Dun Roamin Court (Blythewood, SC) to Cindy Meeks Lane  
TMS# R20513-02-01 and 02, R20509-02-31, R20500-04-22 and R20513-01-01  
PDS Recommendation - Approval  
Page 1

d. **MAP AMENDMENTS**

- 1. Case # 17-045 MA District 1  
Bill Malinowski  
Jesse Bray  
RU to RS-E - 72.79 & 8.97 acres (81.76 acres)  
Johnson Mariana Road & Forrest Shealy Road  
TMS# R01510-01-01 & R01509-01-04  
PDS Recommendation– Approval  
Page 7
- 2. Case # 17-046 MA District 1  
Bill Malinowski  
David Gates  
RU to NC - 8.21 acres  
1700 Dutch Fork Road  
TMS# R02408-02-02  
PDS Recommendation – Approval  
Page 15
- 3. Case # 17-047 District 7  
Gwendolyn Kennedy  
Shorun Mann  
RU to GC - 3.2 acres  
2250 Legrand Rd & Pinnacle Point Drive  
TMS# R17108-01-05  
PDS Recommendation– Approval  
Page 23

4. Case # 17-048 MA  
Mike McCall  
RU to RS-LD - .49 acres  
10 North Drive  
TMS# R02403-01-10  
PDSD Recommendation– Disapproval  
Page 31

District 1  
Bill Malinowski

5. Case # 18-001 MA  
Matt Mungo  
RM-HD to RS-HD - 10.39 acres  
Bush Road  
TMS# R20200-01-53  
PDSD Recommendation– Approval  
Page 39

District 8  
Jim Manning

6. Case # 18-002 MA  
Jesse Bray  
RU to RS-E - 40.67 acres  
Koon Road  
TMS# R03400-02-56  
PDSD Recommendation– Approval  
Page 47

District 1  
Bill Malinowski

#### **IV. LAND DEVELOPMENT CODE REWRITE [ACTION]**

#### **V. RULES AND PROCEDURE**

#### **VI. CHAIRMAN’S REPORT**

#### **VII. PLANNING DIRECTOR’S REPORT**

##### **A. Report of Council**

##### **B. DRT Report**

#### **VIII. 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 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County’s website for dates and times.



## DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

2020 Hampton Street • Columbia, S.C. 29204  
(803) 576-2190

**To:** Planning Commission Members, Interested Parties  
**From:** Betty A. Etheredge, GISP, GIS Technician II  
**Date:** January 16, 2018  
**Subject:** Street Name (s) Approval Request

Pursuant Section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specially, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street names have been reviewed and in compliance with Richland County & State Statue Road Naming Standards.

**Action Requested:** The Planning Commission Board approval of the following street names:

Proposed Street Names	Applicant/Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. High Grove Way	Terri Tiedemann, McQuinn Homes	Hunters Grove	R06200-01-15	Joyce Dickerson (2)
2. Duck Grove Way				
3. Grayson Grove Way				
4. Gregson	Paul Flowers, Mungo Homes, Inc.	Off Ross Rd	R17111-02-01, 04	Gwen Kennedy (7)
5. Keeble				
6. Mapleton				
7. Matchingham				
8. Moresby				
9. Phipps				
10. Travers				
11. Upjohn				
12. Watkin				
13. Wooster				
14. Cindy Meeks Ln (renaming Dun Roamin Ct)	Alan Meeks	Off Adams Pond Rd	R20513-02-01	Calvin "Chip" Jackson (9)
15. Bent Holly Dr	J.T. Stephenson, Power Engineering	Honey Tree (City of Columbia)	R22012-01-01	Norman Jackson (11)
16. Red Cypress Way				
17. Leaning Maple Way				





## Richland County Planning & Development Services Department

### Street Name Change Staff Report

**PC MEETING DATE:** February 5, 2018  
**RC PROJECT:** Renaming of Dun Roamin Court  
**PETITIONER:** Alan Meeks

**TAX MAP NUMBER:** R20513-02-01  
**EXISTING ROAD NAME:** Dun Roamin Court  
**PROPOSED ROAD NAME:** Cindy Meeks Lane

**PC SIGN POSTING:** January 19, 2018

#### Staff Recommendation

Approval

#### History

#### Road Name Change

A petition, dated December 19, 2017, was submitted to the Richland County Community Planning and Development Department requesting the renaming of Dun Roamin Court. Dun Roamin Court is a private roadway located off of Adams Pond Road. The petition has been signed by the abutting property owners along Dun Roamin Court and Adams Pond Road.

#### Relevant Codes

#### South Carolina State Code

**SECTION 6-29-1200.** Approval of street names required; violation is a misdemeanor; changing street name.

- (A) 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. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.
- (B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:
- (1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

- (2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
  - (3) upon any other good and just reason that may appear to the commission.
- (C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.

### **Richland County Land Development Code**

#### ***Changing a road name - Sec. 26-183 (b) (1) and (2)***

(b) *Changing a road name.*

1. Existing road names may only be changed pursuant to Section 6-29-1200, South Carolina of Laws, 1976, as amended, and include the following reasons:
  - a. A road name duplicates or is similar to another, either phonetically or by spelling, within a 9-1-1 community or an emergency service district. In accordance with State Law, "Existing duplicated road names must be changed as necessary by the local government to ensure the efficiency of the emergency response system"; or
  - b. The 9-1-1 Central Dispatch/Communications Department submits a written request to the county that a particular road name is causing confusion with the dispatch and/or delivery of emergency service delivery; or an emergency service provider requests in writing that a particular street name is causing service delivery confusion; or
  - c. The United States Postal Service presents a request in writing stating that a particular road name is causing service delivery confusion; or
  - d. When road configurations exist or change so that a road is split into two (2) or more non-continuous sections; or
  - e. When conditions result in confusion for emergency services delivery; or
  - f. A change may simplify markings or giving directions to persons looking for an address; or
  - g. Any other good and just reason that may appear to the Planning Commission.
2. *Administrative procedures for changing a road name.*
  - a. The Planning Commission shall hold a public hearing regarding the proposed road name change after providing notice of such public hearing in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Planning Department shall mail written notice to the property owners of record, which are adjacent to or abutting the road, of the time, date, and location of the public hearing.
  - b. After the public hearing, the Planning Commission shall either approve, deny, or select an alternative name. The Richland County Planning Commission is

responsible for approving and authorizing street names in its area of jurisdiction pursuant to Section 6-29-1200, Code of Laws of South Carolina, 1976, as amended.

- c. Written notice shall be mailed to the affected property owners of the Planning Commission's determination.

# DUN ROAMIN CT





2020 Hampton St., 1st Floor  
Columbia, SC 29204-1002  
Addressing Office: (803) 576-2147  
Fax: (803) 576-2182  
www.rcgov.us

## ROAD NAME CHANGE PETITION AND APPLICATION

APPLICANT SECTION	
Date: <u>12-4-17</u>	
Contact Person: <u>Alan Meeks</u> <small>(person filling out form)</small>	Phone: <u>(803) 446-7157</u>
Address: <u>11 Dun Roamin Ct</u>	
City/State/Zip Code: <u>Blythewood, SC 29016</u>	

Current Road Name: Dun Roamin Ct.

Alternate Road Name Choice(s):

<sup>2<sup>nd</sup></sup> First Choice: Cynthia Doreen Ct.

<sup>3<sup>rd</sup></sup> Second Choice: Cynthia Meeks Lane

<sup>1<sup>st</sup></sup> Third Choice: Cindy Meeks ~~Lane~~

NOTE: Changing the suffix of a name does not constitute an alternate choice. For example, Book Ln, Book Rd, Book Ct)

We, the undersigned property owners give permission to Richland County Development Services Department to name our road. We understand that this petition does not obligate the County in any way towards the maintenance, repair or replacement of the roadway. Also, a minimum of 75% of the property owners possessing property that borders this private roadway must concur with the suggested names. (Attach a separate sheet if necessary)

Name of Property Owner (Signature)	Tax Map Number or existing address	Phone
1. <u>[Signature]</u>	<u>11 Dun Roamin Ct.</u>	<u>803-446-7157</u>
2. <u>[Signature]</u>	<u>20 Dun Roamin Ct.</u>	<u>609-903-5056</u>
3. <u>[Signature]</u>	<u>135 Adams Pond</u>	<u>803-210-7011</u>
4. <u>[Signature]</u>	<u>138 Adams Pond</u>	<u>803-767-0107</u>
5. <u>[Signature]</u>	<u>139 Adams Pond Rd</u>	<u>803-429-7759</u>
6. <u>[Signature]</u>	<u>139 Adams Pond Rd</u>	<u>803-348-2492</u>
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

\*\*\* All signatures will be verified \*\*\*

Return Petition to: Richland County Development Services Department, Addressing Division  
P.O. Box 192, 2020 Hampton Street, Columbia, SC 29204



Planning

# CERTIFICATE OF STREET NAME CHANGE

## RICHLAND COUNTY PLANNING COMMISSION BOARD

P.O. Box 192  
2020 Hampton Street  
Columbia, SC 29204

This certificate is issued pursuant to the requirements of  
Section 6-29-1200(c) of South Carolina Code of Laws, 1976,  
as amended, certifying STREET NAME CHANGE.

New Street Name Cindy Meeks Lane

Formerly known as Dun Roamin Ct

Road shown on Richland County Tax Map Sheet(s) TMS#R20513-02-01 & 02,  
R20509-02-31, R20500-04-22 and R20513-01-01

Petitioner Name Mr. Alan Meeks

Address 11 Dun Roamin Ct

City Blythewood State SC Zip 29016

Preliminary approval by: *Alfreda W. Vido* Date 1/8/2018  
E-911 Address Coordinator or Designee

Final approval by: \_\_\_\_\_ Date \_\_\_\_\_  
Richland County Planning Commission, Chair

Revised 1-15-02



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 5, 2018  
**RC PROJECT:** 17-045 MA  
**APPLICANT:** Jordan Hammond

**LOCATION:** Johnson Marina Road & Forrest Shealy Road

**TAX MAP NUMBER:** R01510-01-01 & R01509-01-04  
**ACREAGE:** 72.79 & 8.97 acres (81.76 acres total)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** January 19, 2018

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

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

The subject parcels were part of a previous zoning request from RU to Residential Single-family Low Density (RS-LD) District under case number 17-019MA. That case was withdrawn.

**Zoning History for the General Area**

The PDD parcels (Eagles Rest) south 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 (Foxport) west of the site with frontage on Three Dog Road was rezoned from RU to PDD under case number 03-36MA.

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

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel northwest of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

**Zoning District Summary**

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 178 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), or application of open space provisions are not taken into consideration

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU/RU/RU	Undeveloped/Undeveloped/Residence
<b><u>South:</u></b>	RU/RS-LD	Residences/ Residential Subdivision
<b><u>East:</u></b>	PDD/PDD	Continued Care Development (Lowman Home)/Undeveloped
<b><u>West:</u></b>	PDD/RU	Residential Subdivision/School

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Forrest Shealy Road, Johnson Marina Road, Guise Road and Lowman Home Barn Road. The site is undeveloped and wooded. There are no sidewalks or streetlights along this section of Forrest Shealy Road, Johnson Marina Road, Guise Road or Lowman Home Barn Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a residence and an undeveloped parcels. West of the site is a residential subdivision (Foxport) and Lake Murray Elementary School. East is a continued care development (Lowman Home). One of the parcels is residentially developed while the other is part of the Lowman Home undeveloped. South of the subject properties is a residential subdivision (Lakeport and Lakeport Courtyards).

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is 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 is a fire hydrant located west of the site on Forest Shealy Road and east of the site at the intersection of Johnson Marina Road and Lowman Home Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.37 miles east of the subject parcel.

## **Plans & Policies**

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

### **Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

## **Traffic Characteristics**

The 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 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 2016 SCDOT traffic count (Station #559) located south of the subject parcel on Johnson Marina Road identifies 2,400 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 or Forest Shealy Road through the County Penny Sales Tax program. There are no planned or programmed improvements for this section of Forest Shealy Road through SCDOT.

There are planned improvements for a section of Johnson Mariana Road through SCDOT. The project includes intersection improvements at the intersection of Johnson Marina Road and Dutch Fork Road. The design includes realigning the intersection into a “T” intersection and a left turn lane from Dutch Fork Road onto Johnson Marina Road.

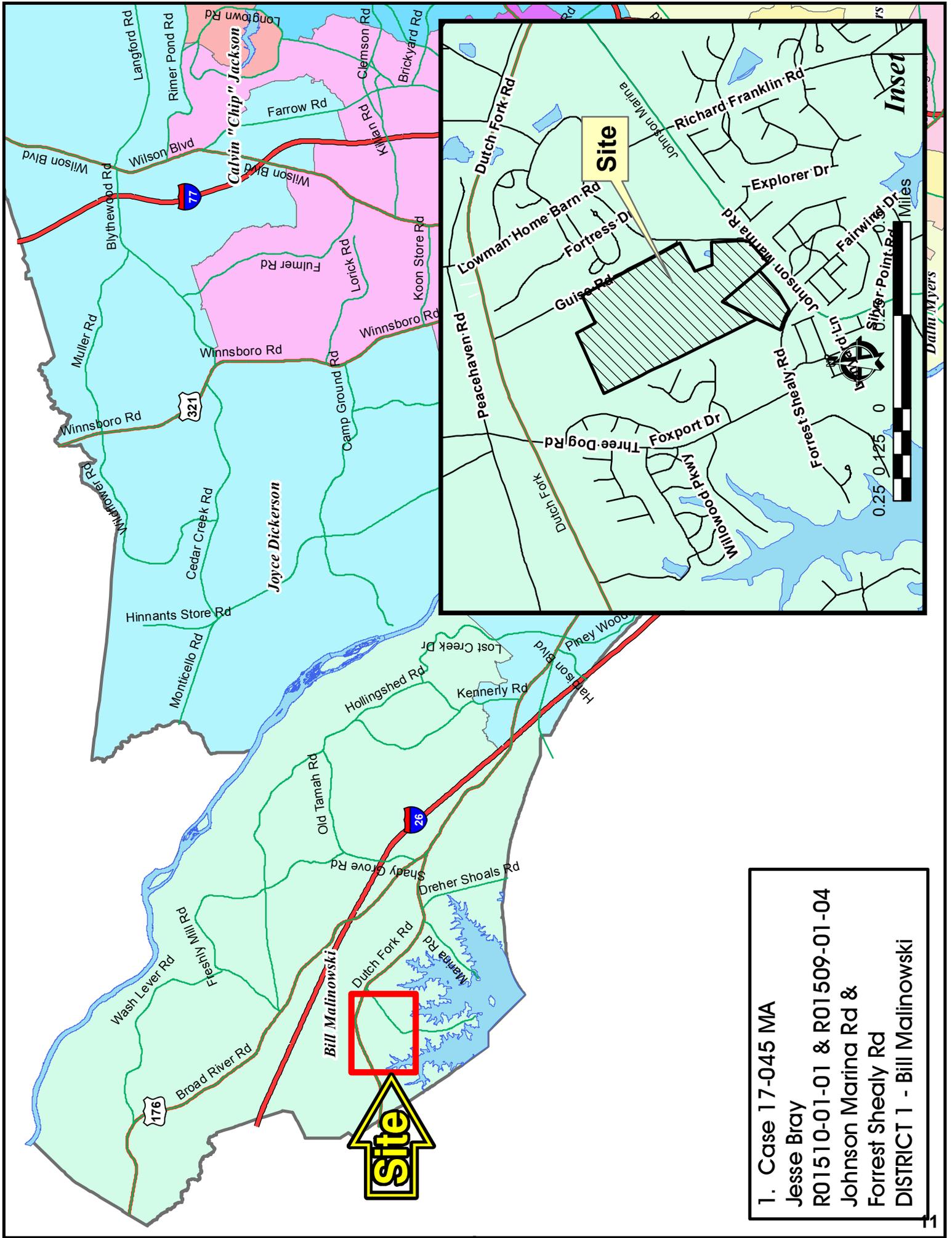
## Conclusion

The request **is** consistent with the objectives outlined in the 2015 Comprehensive Plan. According to the Comprehensive Plan, the proposed zoning district promotes the characteristics and development identified within the Neighborhood (Low-Density) future land use recommendations. The proposed rezoning is consistent with the existing residential development pattern and zoning districts along this section of Johnson Marina Road.

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

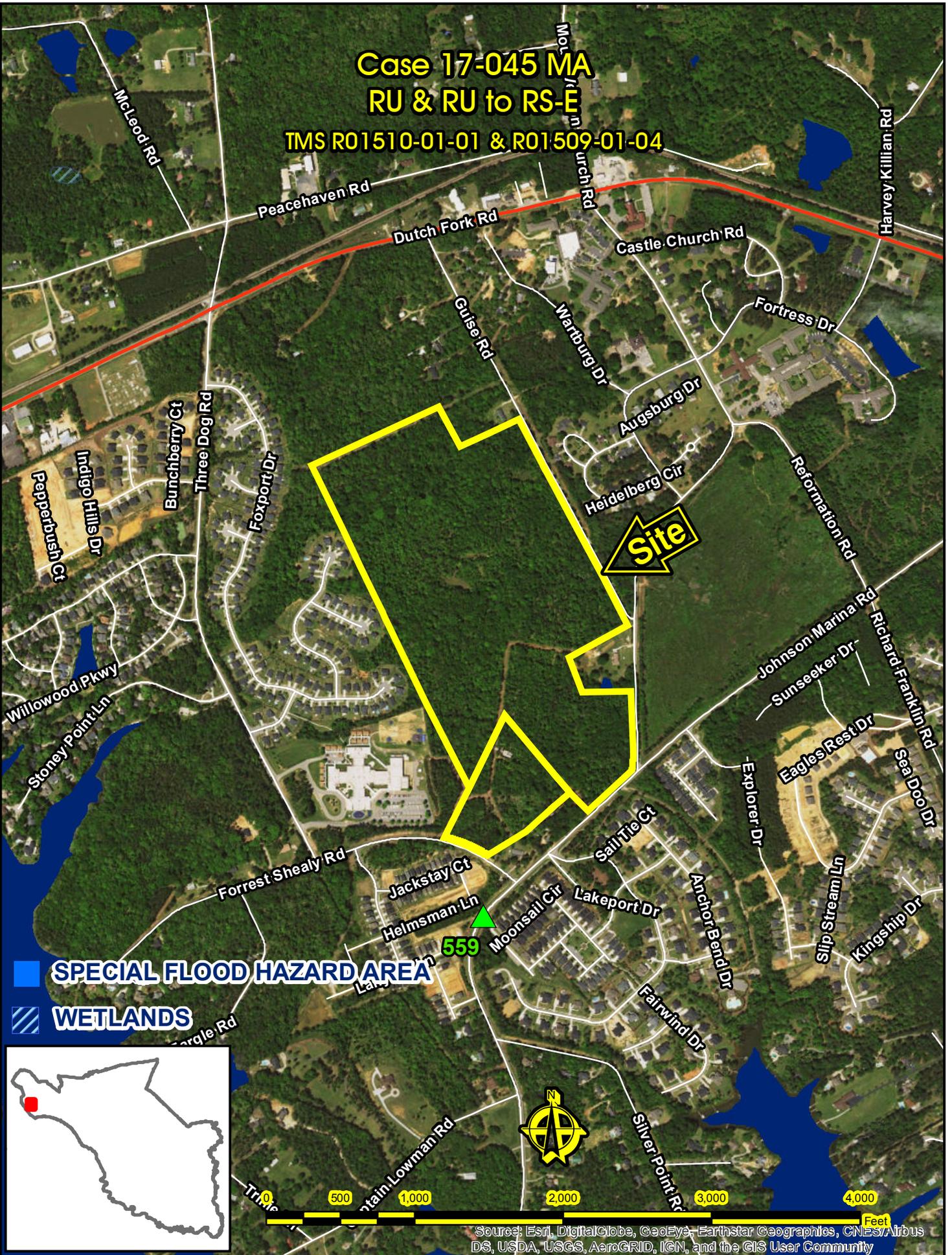
## Zoning Public Hearing Date

**February 27, 2018.**



1. Case 17-045 MA  
 Jesse Bray  
 R01510-01-01 & R01509-01-04  
 Johnson Marina Rd &  
 Forrest Shealy Rd  
 DISTRICT 1 - Bill Malinowski

**Case 17-045 MA**  
**RU & RU to RS-E**  
**TMS R01510-01-01 & R01509-01-04**



**Site**

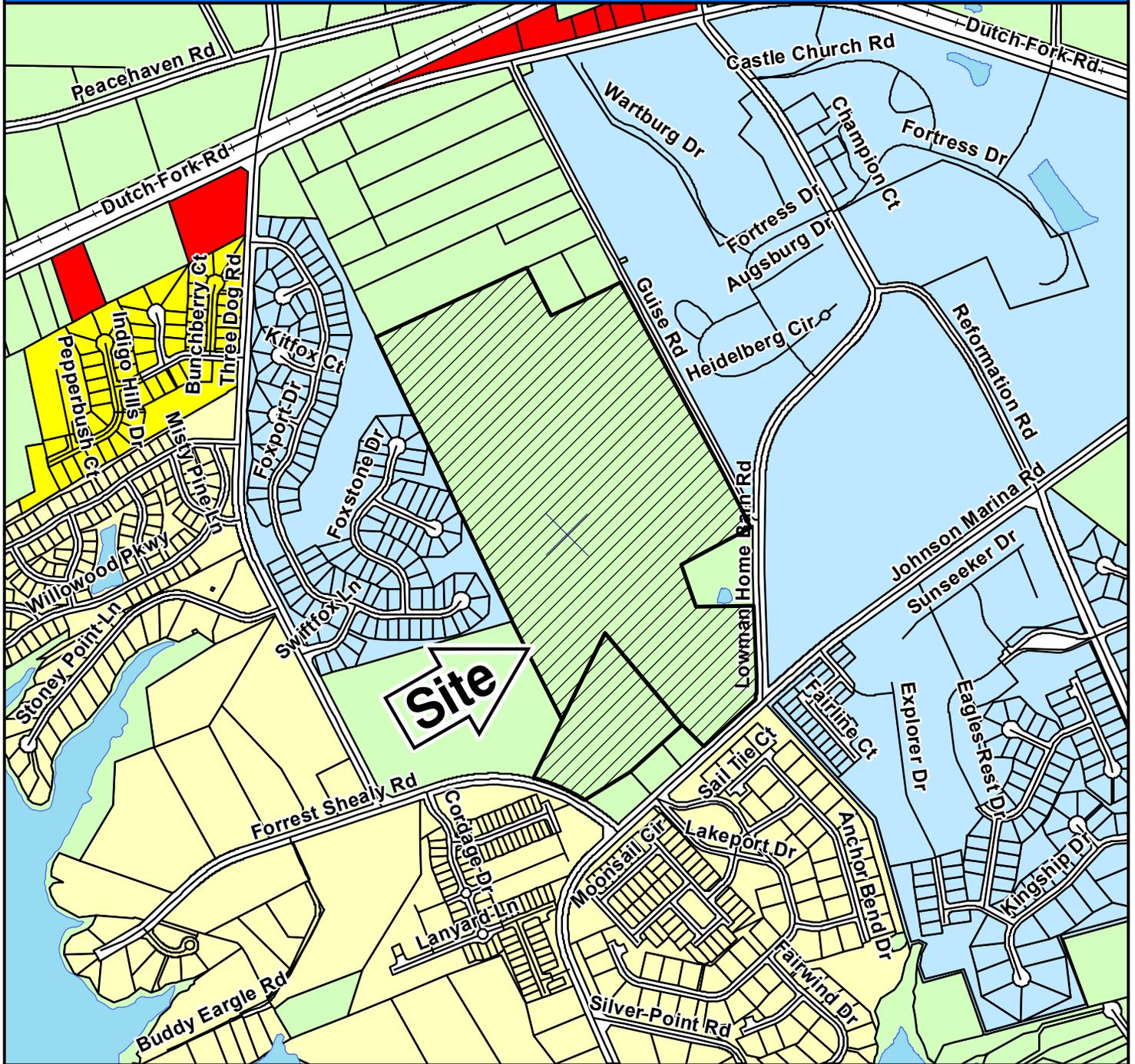
559

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Case 17-045 MA RU & RU to RS-E



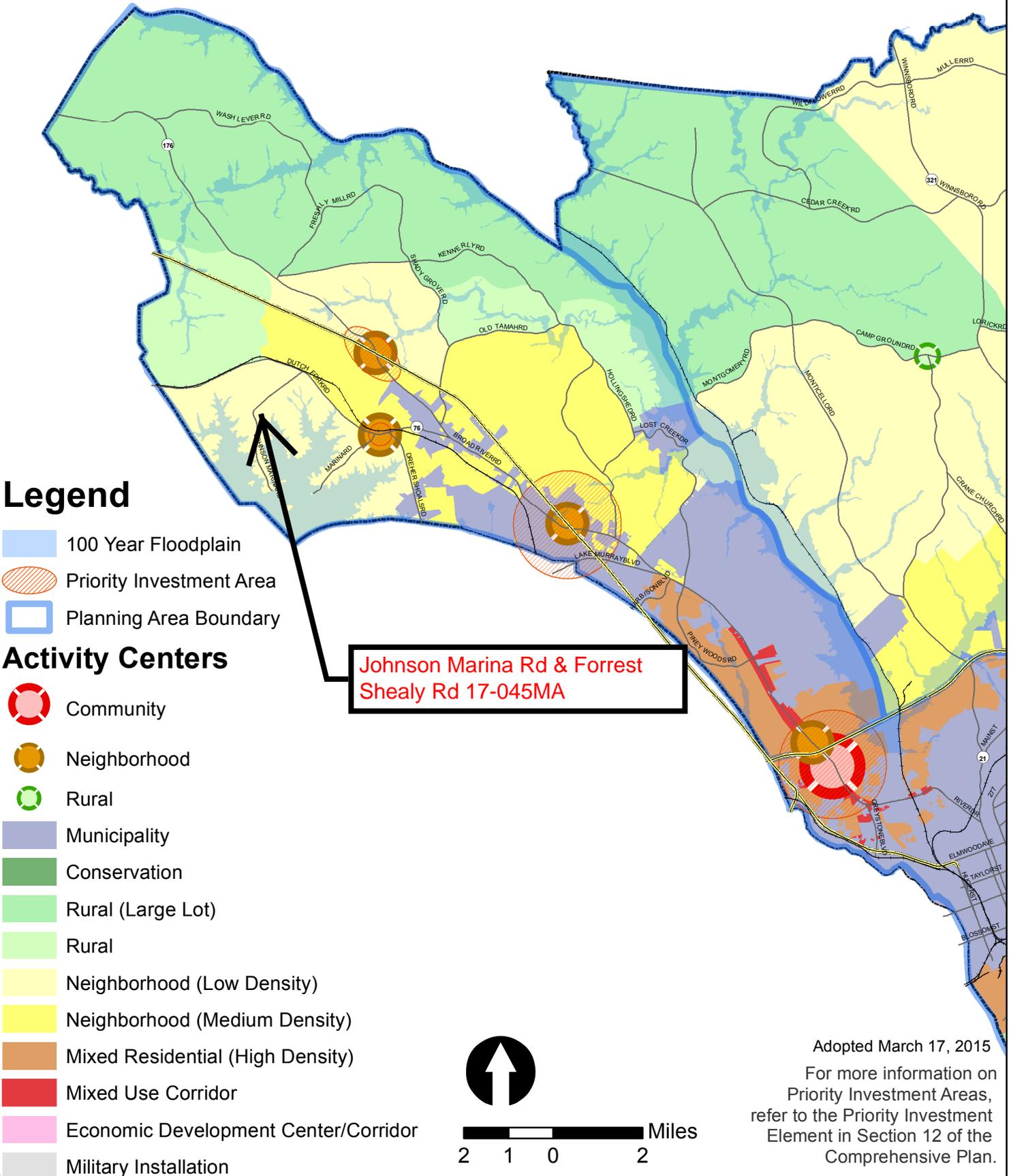
## ZONING CLASSIFICATIONS

	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:** February 5, 2018  
**RC PROJECT:** 17-046 MA  
**APPLICANT:** David Gates

**LOCATION:** 1700 Dutch Fork Road

**TAX MAP NUMBER:** R02408-02-02  
**ACREAGE:** 8.21 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** January 19, 2018

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

The subject property was part of a previous request from RU District to General Commercial District (GC) under case 17-021MA. That case was withdrawn.

**Zoning History for the General Area**

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

A GC parcel west of the site on Dutch Fork Road was rezoned from Rural District (RU) to Office and Institutional District (OI) under case number 17-011MA.

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

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU District to PDD under case number 05-40MA.

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

**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
<b><u>North:</u></b>	GC/GC	Strip Development/Commercial Storage
<b><u>South:</u></b>	PDD/GC	Place of Worship/ Produce Stand
<b><u>East:</u></b>	GC/RU	Storage & Residence/Residence
<b><u>West:</u></b>	PDD/RU/GC	Dock Construction/Auto repair/Welding Business

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

The subject property has frontage along Dutch Fork Road and Gates Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial and industrial uses. North of the site is a strip retail building and north east of the site is a commercial storage area. West of the site is a non-conforming welding business, automobile repair service and dock construction company. South of the site is a place of worship and produce stand. East of the site is a GC zoned parcel with a single-family residence with a boat/RV storage facility. There is also a single-family residence on RU zoned property east of the site.

**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 1.85 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 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,600 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.

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

**Conclusion**

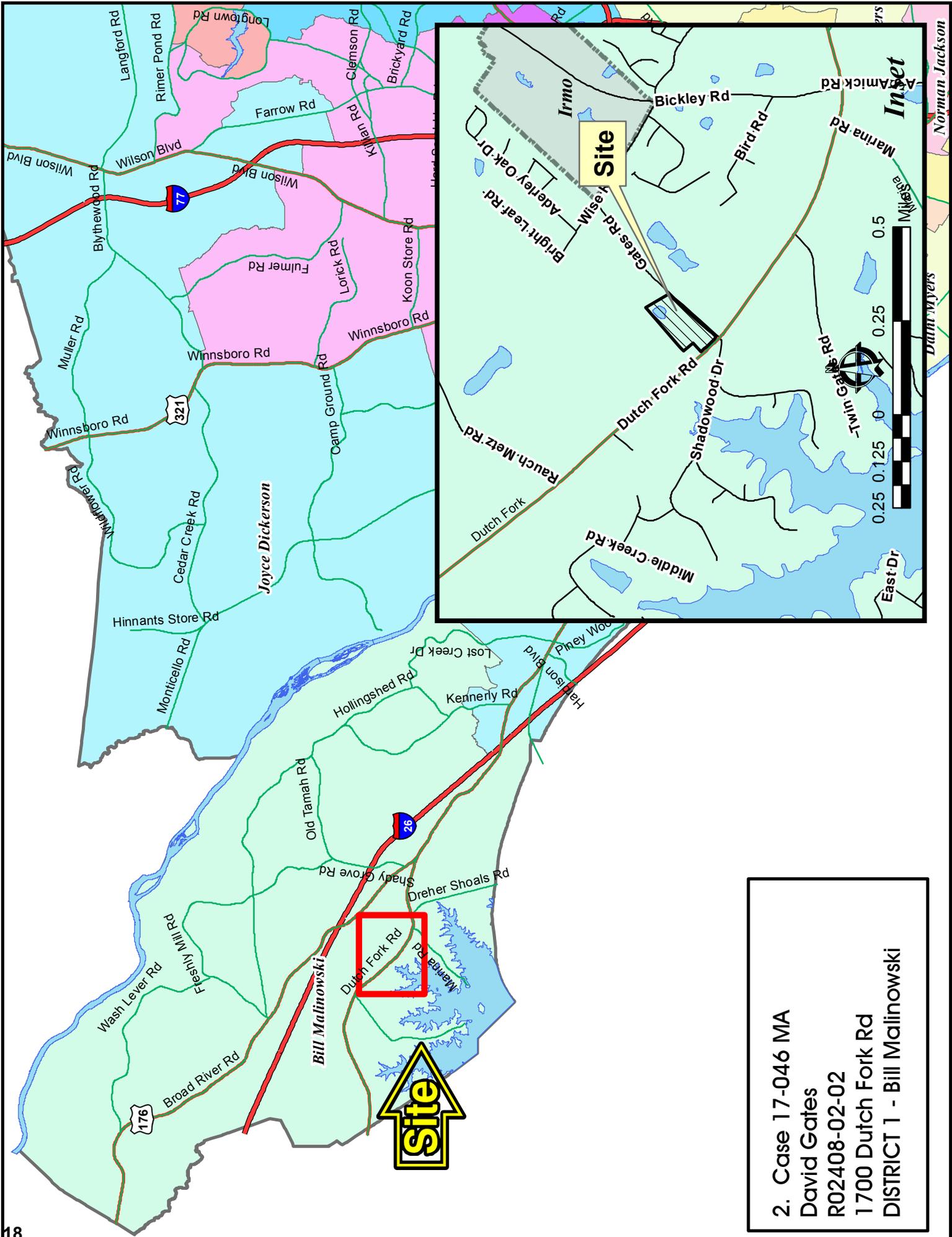
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

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. The subject parcel is located west of a neighborhood activity center and is located along a main road corridor.

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

**Zoning Public Hearing Date**

**February 27, 2018.**

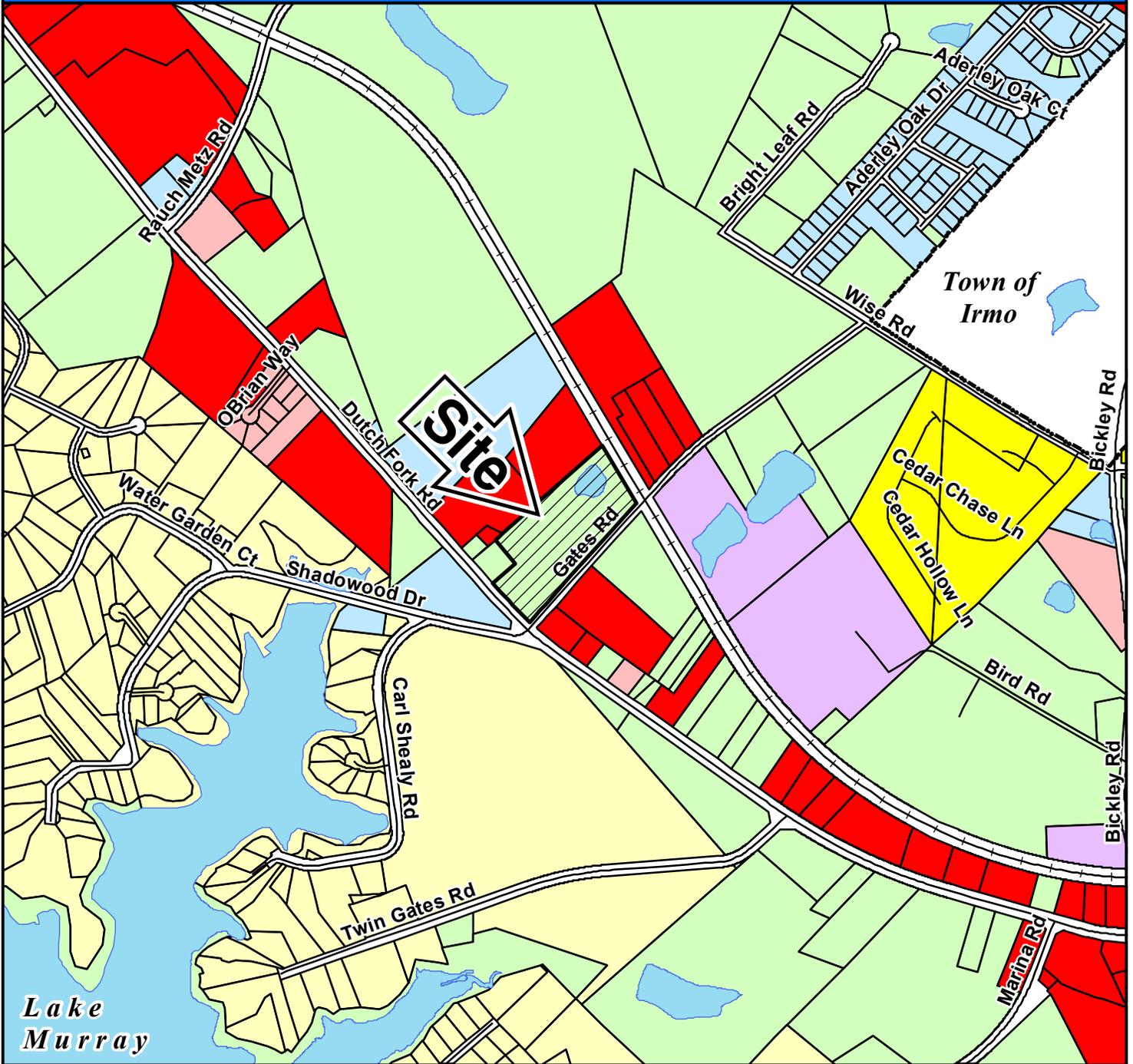


2. Case 17-046 MA  
 David Gates  
 R02408-02-02  
 1700 Dutch Fork Rd  
 DISTRICT 1 - Bill Malinowski

**Case 17-046 MA**  
**RU to NC**  
**TMS R02408-02-02**



# Case 17-046 MA RU to NC



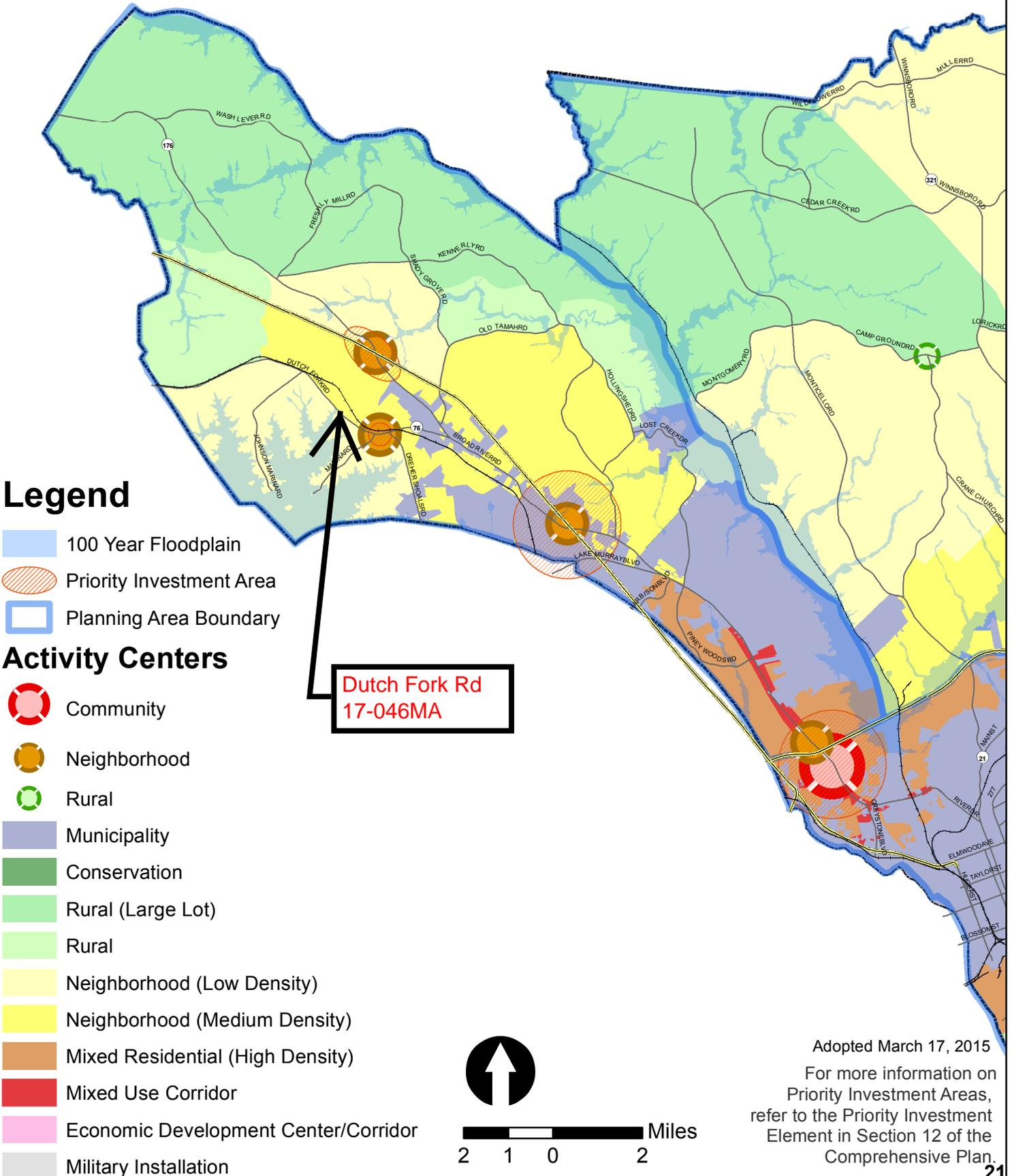
## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS		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				



# 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:** February 5, 2018  
**RC PROJECT:** 17-047 MA  
**APPLICANT:** Shorun Mann

**LOCATION:** 2250 Legrand Rd & Pinnacle Point Drive

**TAX MAP NUMBER:** R17108-01-05  
**ACREAGE:** 3.2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 19, 2018

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Light Industrial District (M-1) parcels east of the site on Legrand Road were rezoned from Rural District (RU) under case number 02-024MA and case number 03-013MA.

**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: 49 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>	M-1	Office building
<u>South:</u>	RU/RU	Manufactured home/Place of worship
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	RU	Residence

**Discussion**

***Parcel/Area Characteristics***

The subject property has frontage along Legrand Road and Pinnacle Point Drive. Legrande Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane collector road without sidewalks or street lights. Pinnacle Point Drive is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of commercial uses to the north and residential uses to the south. North of the site is a multi-story office building. East of the site are undeveloped light industrial zoned parcels. West of the site is a residence. South of the site is a place of worship and a manufactured home.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. E.L. Wright Elementary School is located 1.79 miles southeast of the subject parcel on Alpine Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within East Richland County’s Public Service District sewer service area. There is a fire hydrant located northeast of the site on Pinnacle Point Drive and a hydrant west of the site on Legrande Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.72 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 2016 SCDOT traffic count (Station #745) located northwest of the subject parcel on Legrande Road identifies 1,150 Average Daily Trips (ADT's). Legrande Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Legrande 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 Legrange Road or Pinnacle Point Drive through the County Penny Sales Tax program or through SCDOT.

### **Conclusion**

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

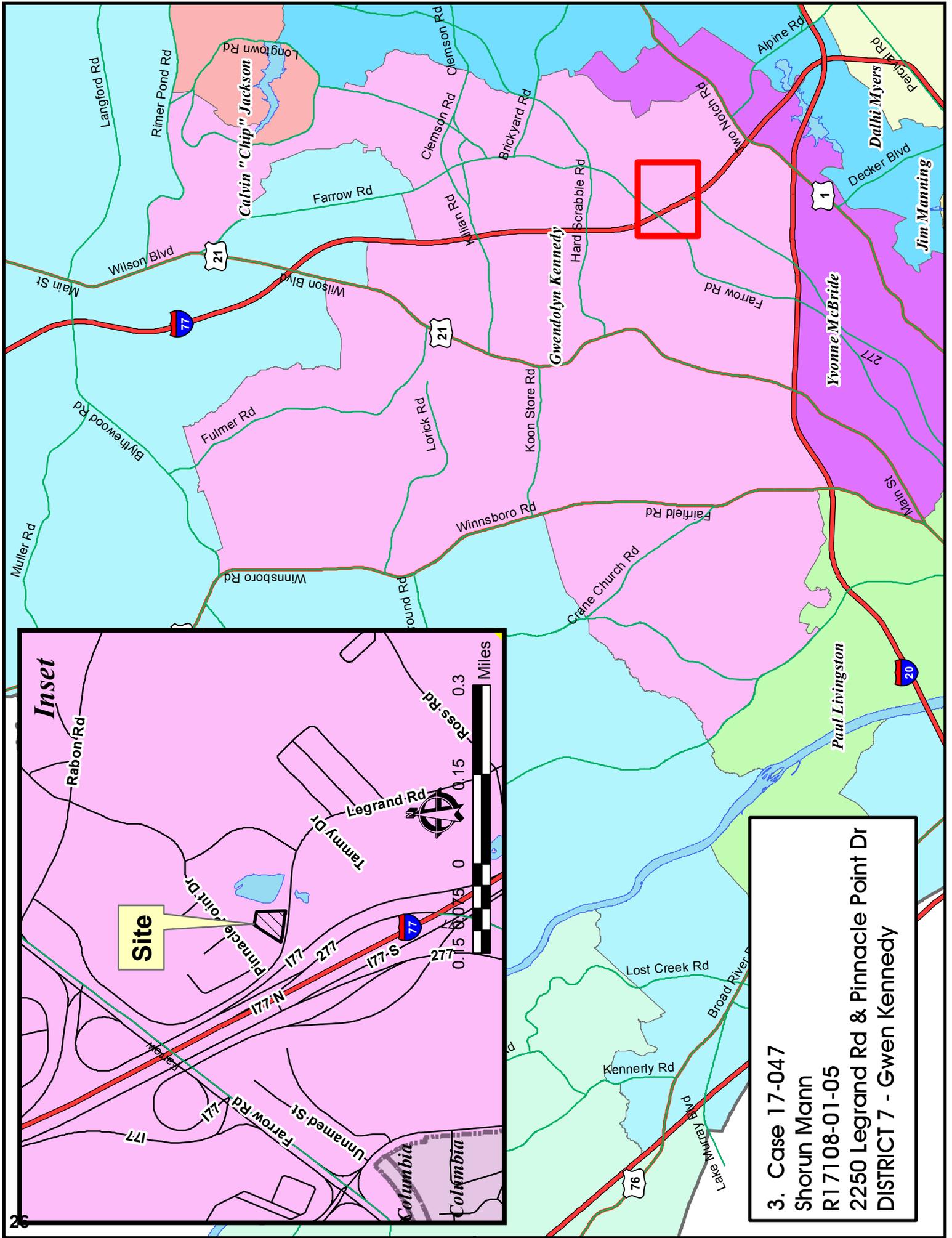
According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located along a main road corridor or located near an intersection.

However; the subject parcel is located within a Priority Investment Area is adjacent to multiple parcels zoned Light Industrial District in addition to commercial uses to the north.

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

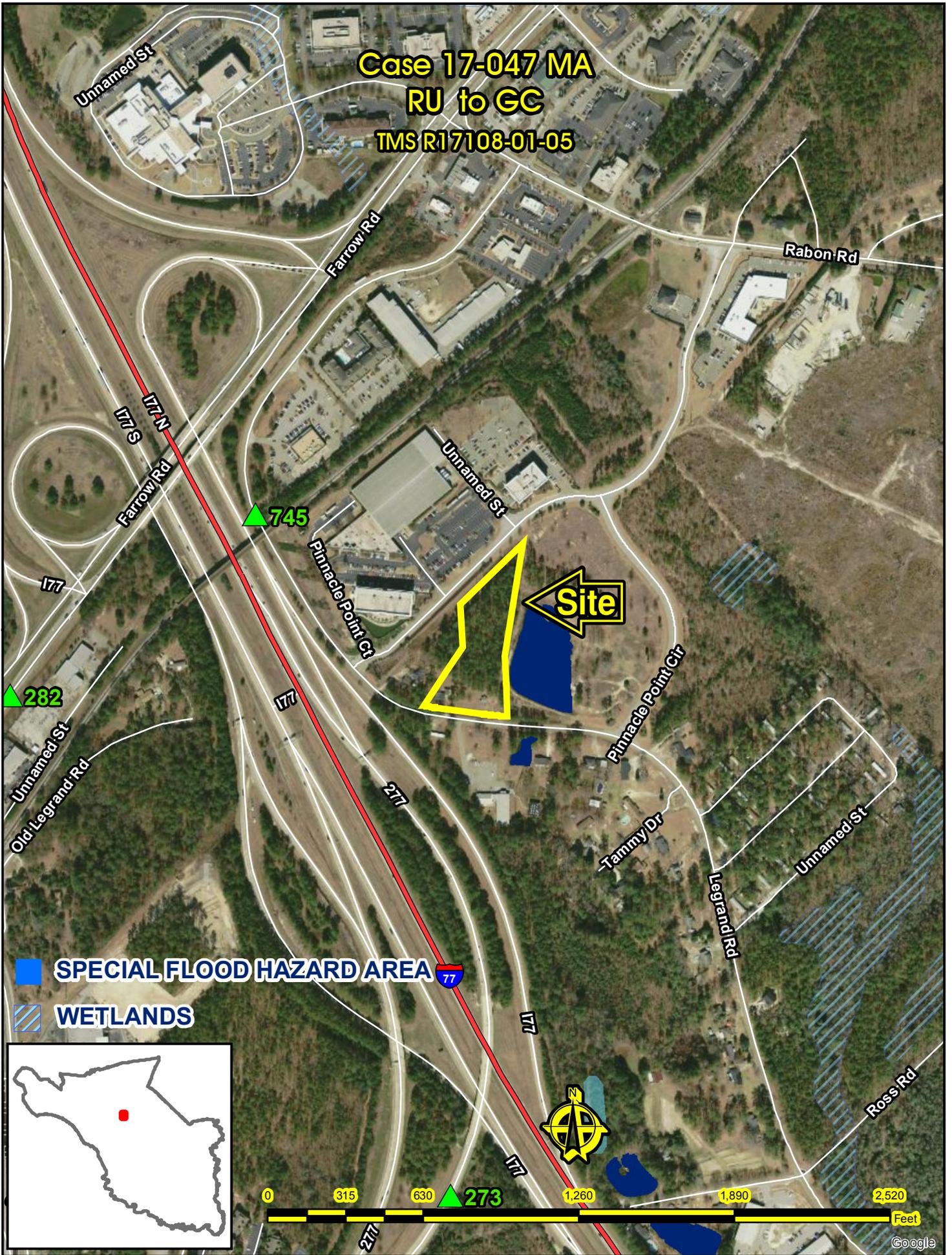
### **Zoning Public Hearing Date**

**February 27, 2018.**

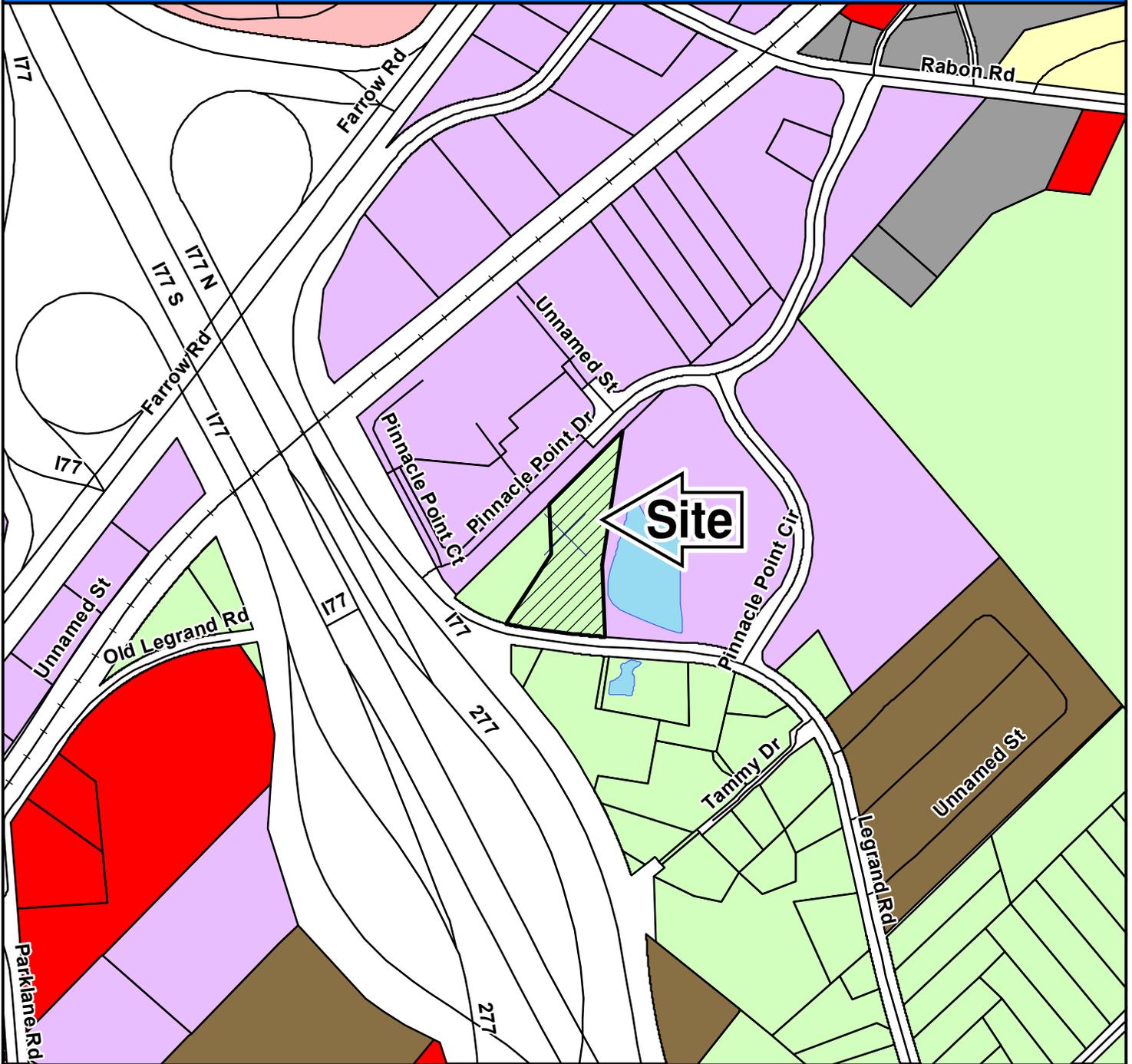


**3. Case 17-047**  
**Shorun Mann**  
**R17108-01-05**  
**2250 Legrand Rd & Pinnacle Point Dr**  
**DISTRICT 7 - Gwen Kennedy**

**Case 17-047 MA**  
**RU to GC**  
**TMS R17108-01-05**



# Case 17-047 MA RU to GC



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

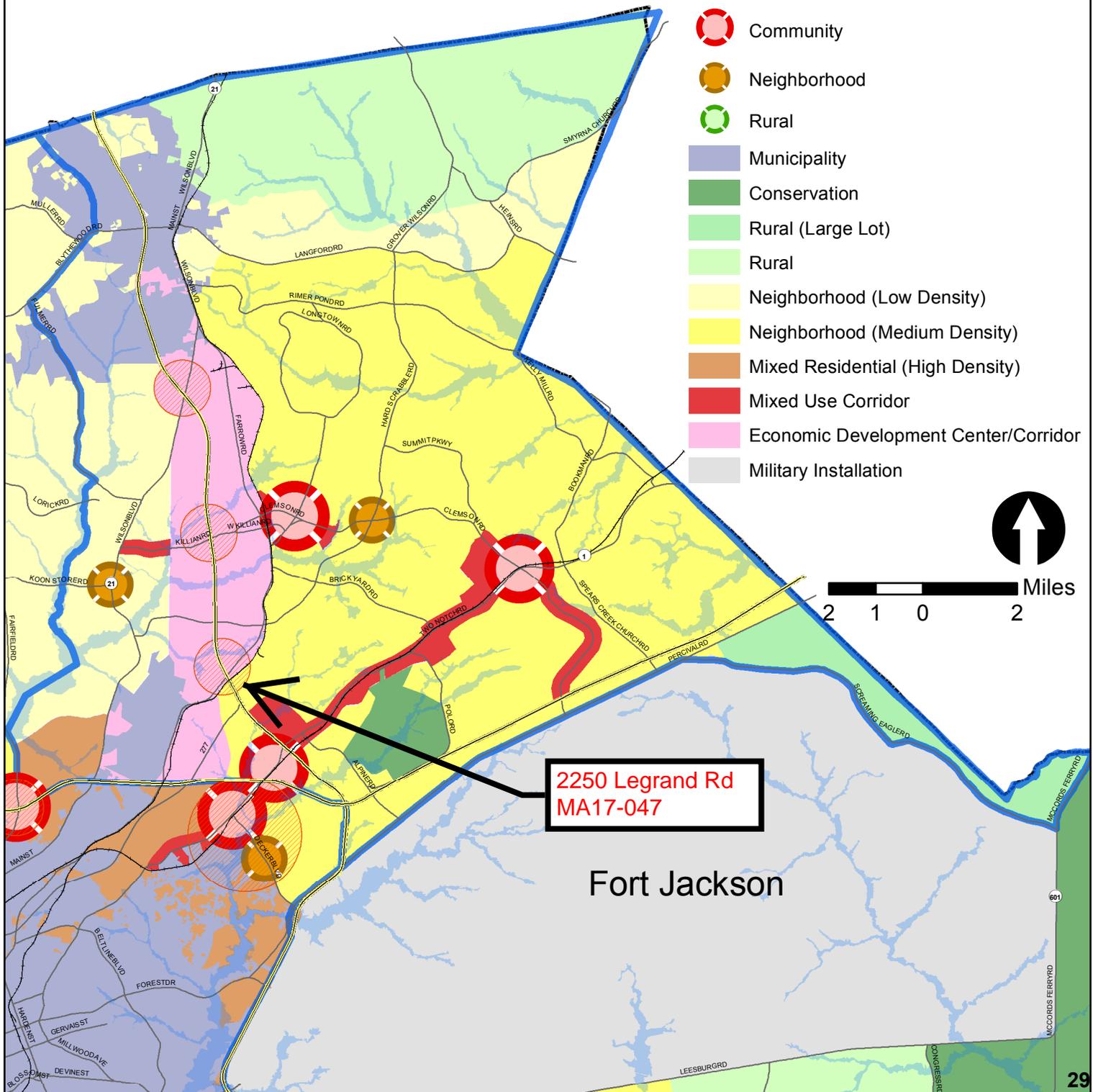


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** February 5, 2018  
**RC PROJECT:** 17-048 MA  
**APPLICANT:** Mike McCall

**LOCATION:** 10 North Drive

**TAX MAP NUMBER:** R02403-01-10  
**ACREAGE:** .49 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** January 19, 2018

### Staff Recommendation

Disapproval

### Background

#### Zoning History

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

#### Zoning History for the General Area

A group of parcels (previously one parcel) north of the site was rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 1816-88HR (case number 88-006MA).

The parcels north of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number case number 84-0064MA.

#### 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, but in no case shall it be less than 12,000 square feet. 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: 1 dwelling unit.

\*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), or application of open space provisions are not taken into consideration

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD & RU/RU	Residence / Subdivision outside storage
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	N/A	Lake Murray
<b><u>West:</u></b>	RU	Residence

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

The site does not have frontage along North Drive but an easement for ingress egress. The site has a single-family residence. There are no sidewalks or streetlights along this section of North Drive or Wonder Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. North of the site is a cluster subdivision (Murray Point) that was approved in 1989 under the previous land development code.

**Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.58 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structure is on well and septic.

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

**Plans & Policies**

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

**Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

**Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management

techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

### **Traffic Characteristics**

The 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 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 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 or Forest Shealy Road through the County Penny Sales Tax program or through SCDOT.

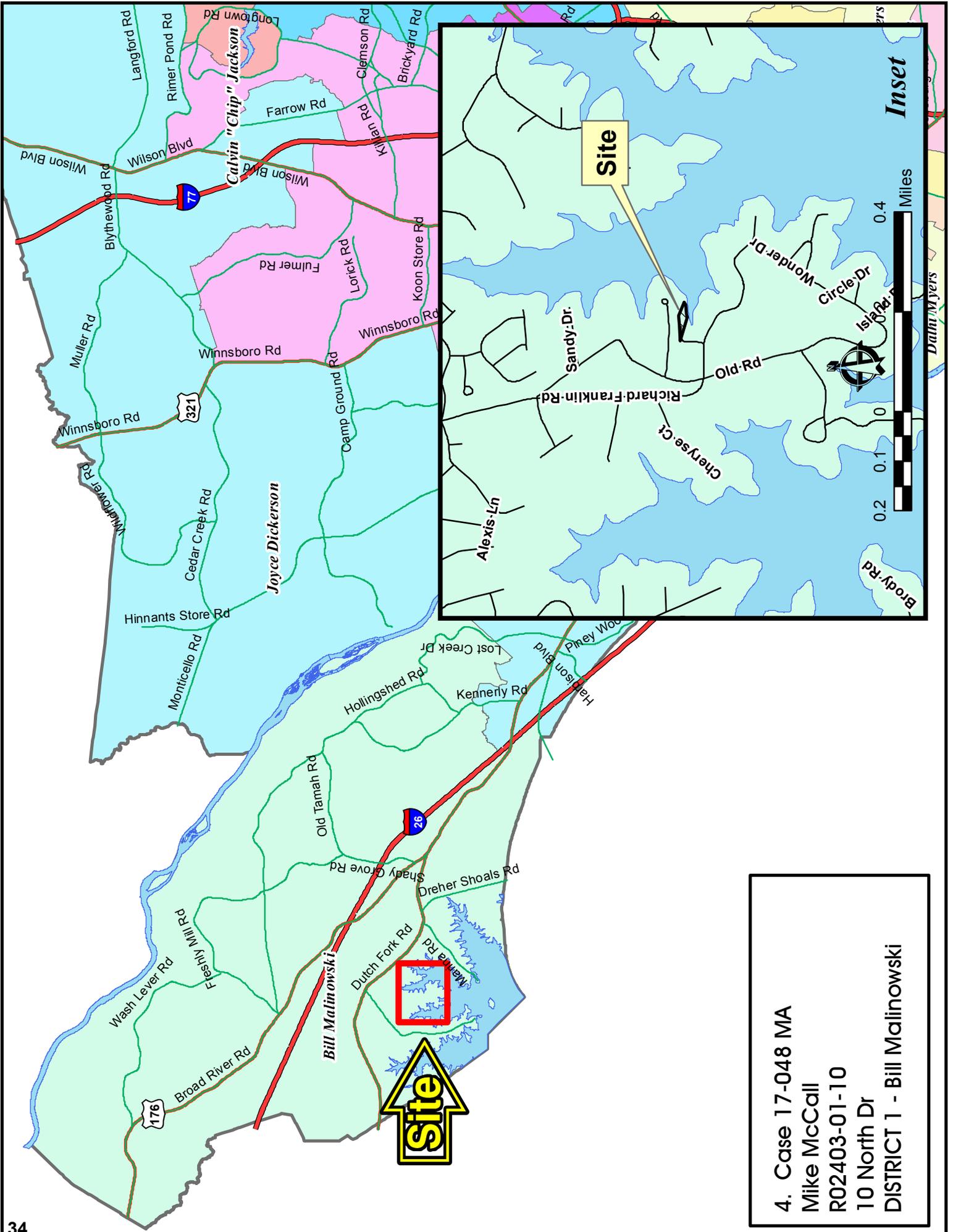
### **Conclusion**

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is not in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan. Principally for these reasons, staff recommends **Disapproval** of this map amendment.

However, approval of the rezoning request would be in character with the existing residential development pattern and zoning district north of the site.

### **Zoning Public Hearing Date**

**February 27, 2018.**



4. Case 17-048 MA  
 Mike McCall  
 R02403-01-10  
 10 North Dr  
 DISTRICT 1 - Bill Malinowski

**Case 17-048 MA  
RU to RS-LD  
TMS R02403-01-10**



*Lake Murray*

**Site**

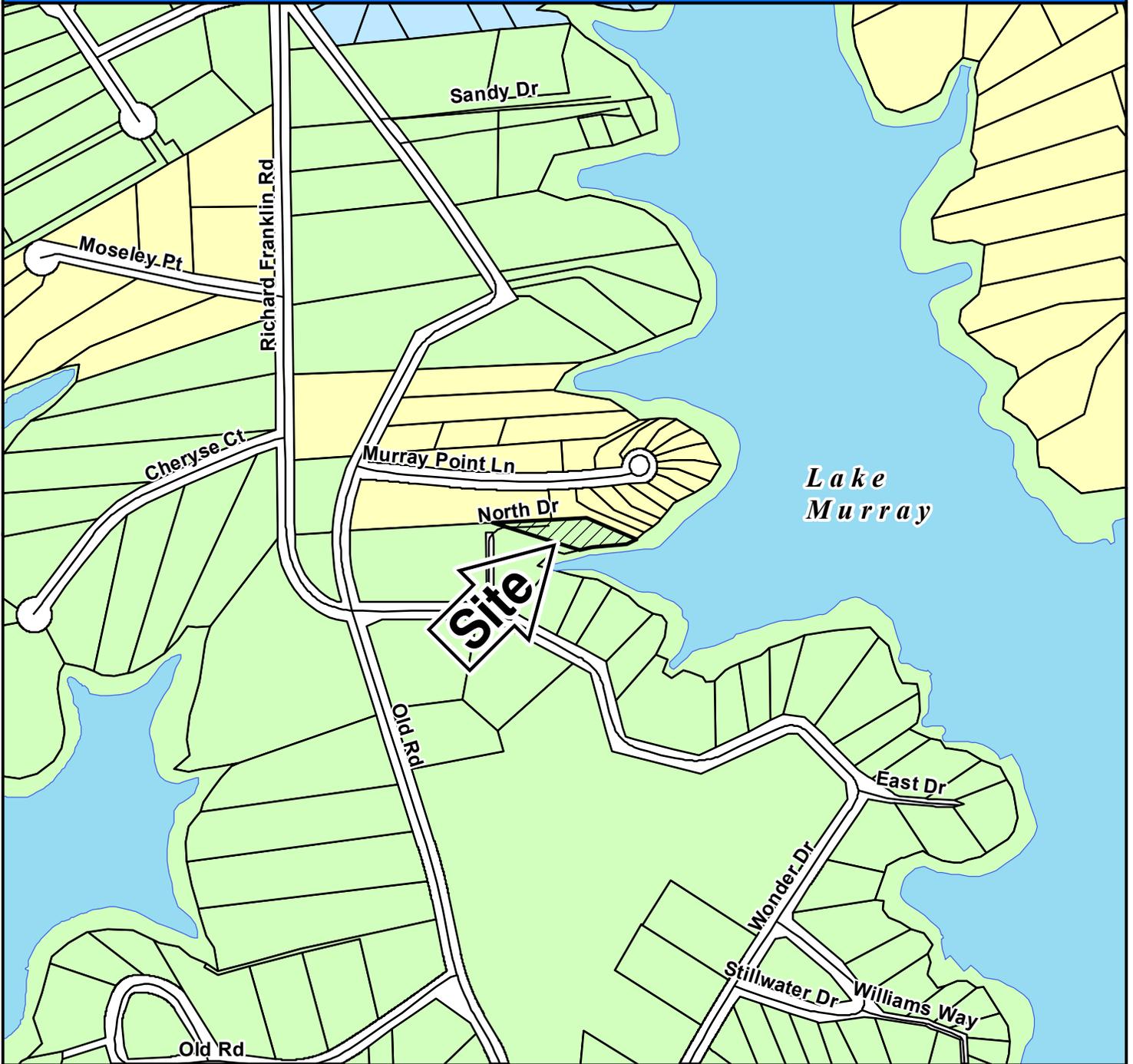
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

0 210 420 840 1,260 1,680 Feet

# Case 17-048 MA

## RU to RS-LD



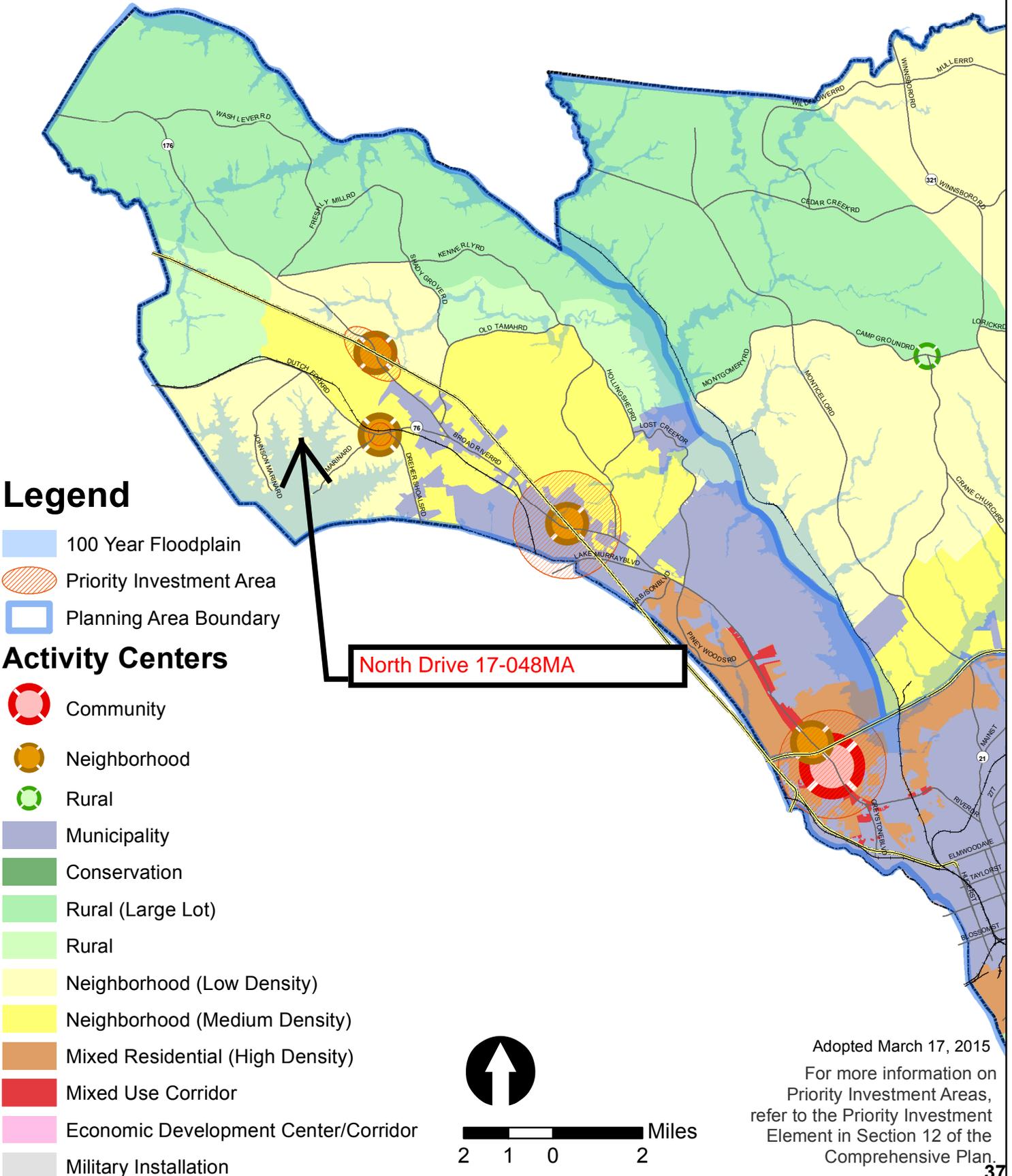
### ZONING CLASSIFICATIONS

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



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 5, 2018  
**RC PROJECT:** 18-001MA  
**APPLICANT:** Matt Mungo

**LOCATION:** Bush Road

**TAX MAP NUMBER:** R20200-01-53  
**ACREAGE:** 10.39 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** RS-HD

**PC SIGN POSTING:** January 19, 2018

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was RG-2 District. With the adoption of the 2005 Land Development Code, the RG-2 District was designated Residential Multi-family High Density District (RM-HD).

##### Zoning History for the General Area

The Planned Development District (PDD) parcel, located southeast of the site with frontage along Hard Scrabble Road and Clemson Road, was rezoned from Rural District (RU) under case number 95-026MA.

##### 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/maximum density: 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: 90 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), or application of open space provisions are not taken into consideration

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-MD	Common area for single-family subdivision (Ashley Hall)
<b><u>South:</u></b>	RS-HD	Single-family subdivision (Timbervale)
<b><u>East:</u></b>	GC/GC/GC	Undeveloped/ Vacant commercial structure/ Self storage
<b><u>West:</u></b>	RU	Residence

**Discussion**

***Parcel/Area Characteristics***

The parcel has frontage along Bush Road, which is undeveloped. Bush Road is an unpaved two lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts to the north, west and south. East of the site are three commercially zoned parcels. One parcel is undeveloped while the other two parcels are developed. One parcel has a self-storage facility and the other parcel contains a vacant commercial structure.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .9 miles southwest of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water and located near the boundary of Palmetto Utilities and City of Columbia’s sewer service area. There are no fire hydrants located along this section of Bush Road. The Elders Pond fire station (station number 34) is located on Farrow Road, approximately .27 miles northeast of the subject parcel.

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

**Plans & Policies**

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

***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.

***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 2016 SCDOT traffic count (Station #430) located northeast of the subject parcel on Hard Scrabble Road identifies 24,900 Average Daily Trips (ADT's Hard Scrabble Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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

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

The section of Hard Scrabble Road to the east of the subject site is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is currently under construction.

**Conclusion**

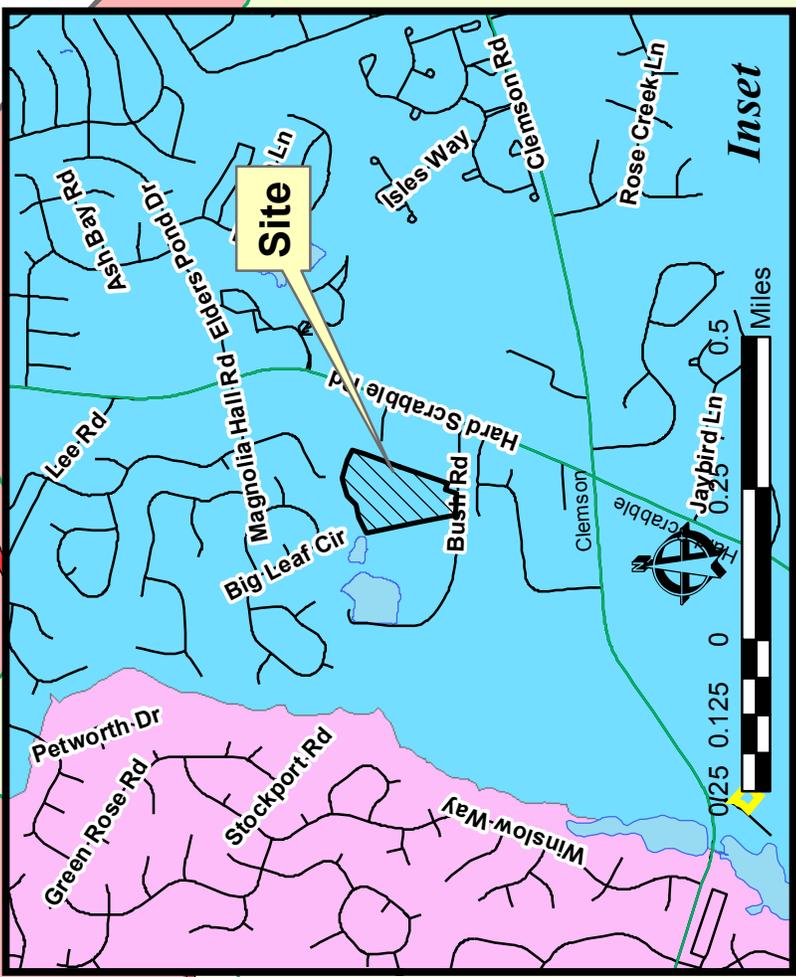
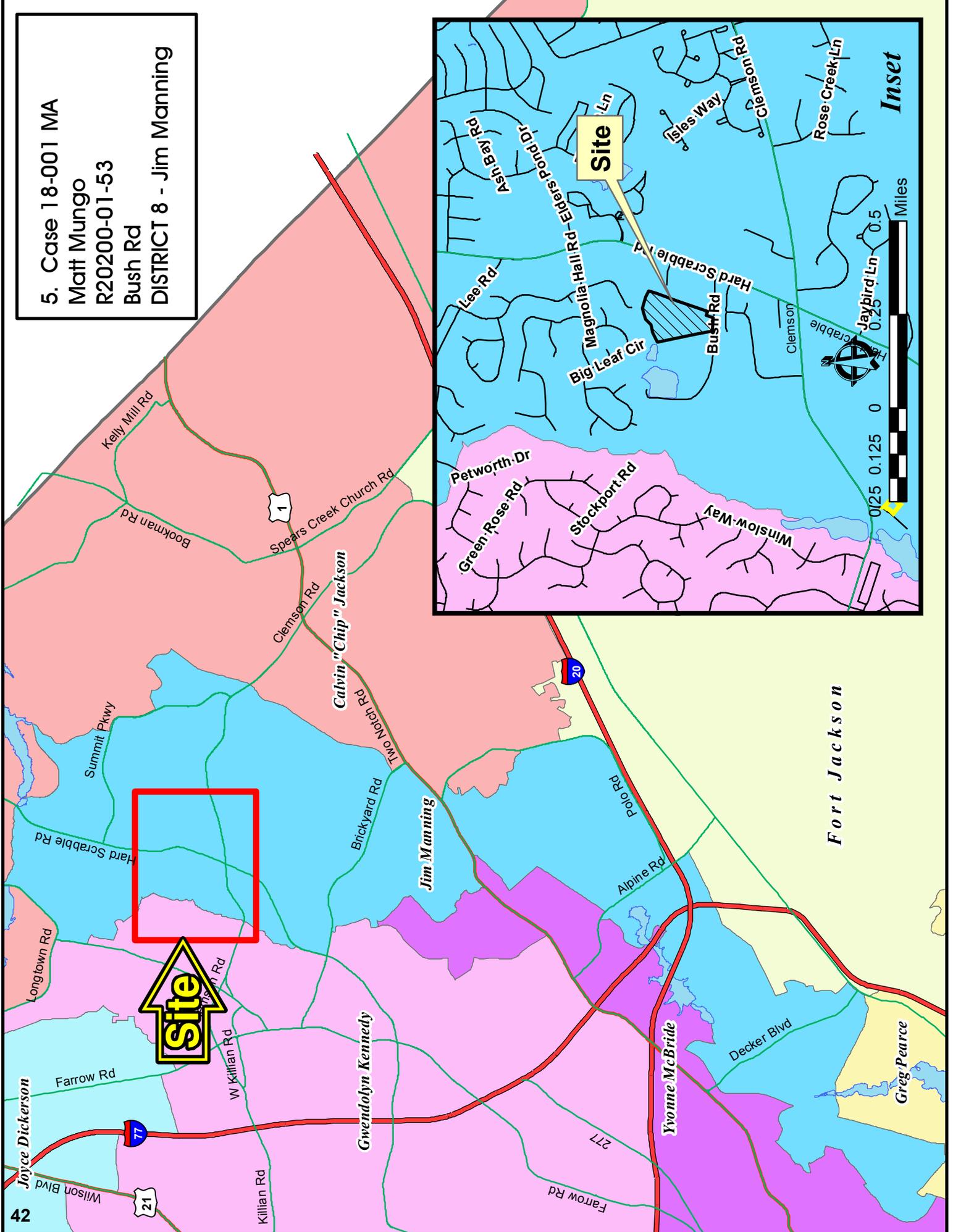
The request is consistent with the objectives and future land use recommendations outlined in the 2015 Comprehensive Plan for the Neighborhood Activity Center, as the proposed zoning district promotes the desired characteristics and development pattern. Although the subject parcel is located within two land use designations (Neighborhood Activity Center and Neighborhood (Medium Density), the policies and recommendations of the designations are cooperative. In addition, the proposed rezoning is consistent with the existing single-family residential uses north and south of the site.

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

**Zoning Public Hearing Date**

**February 27, 2018.**

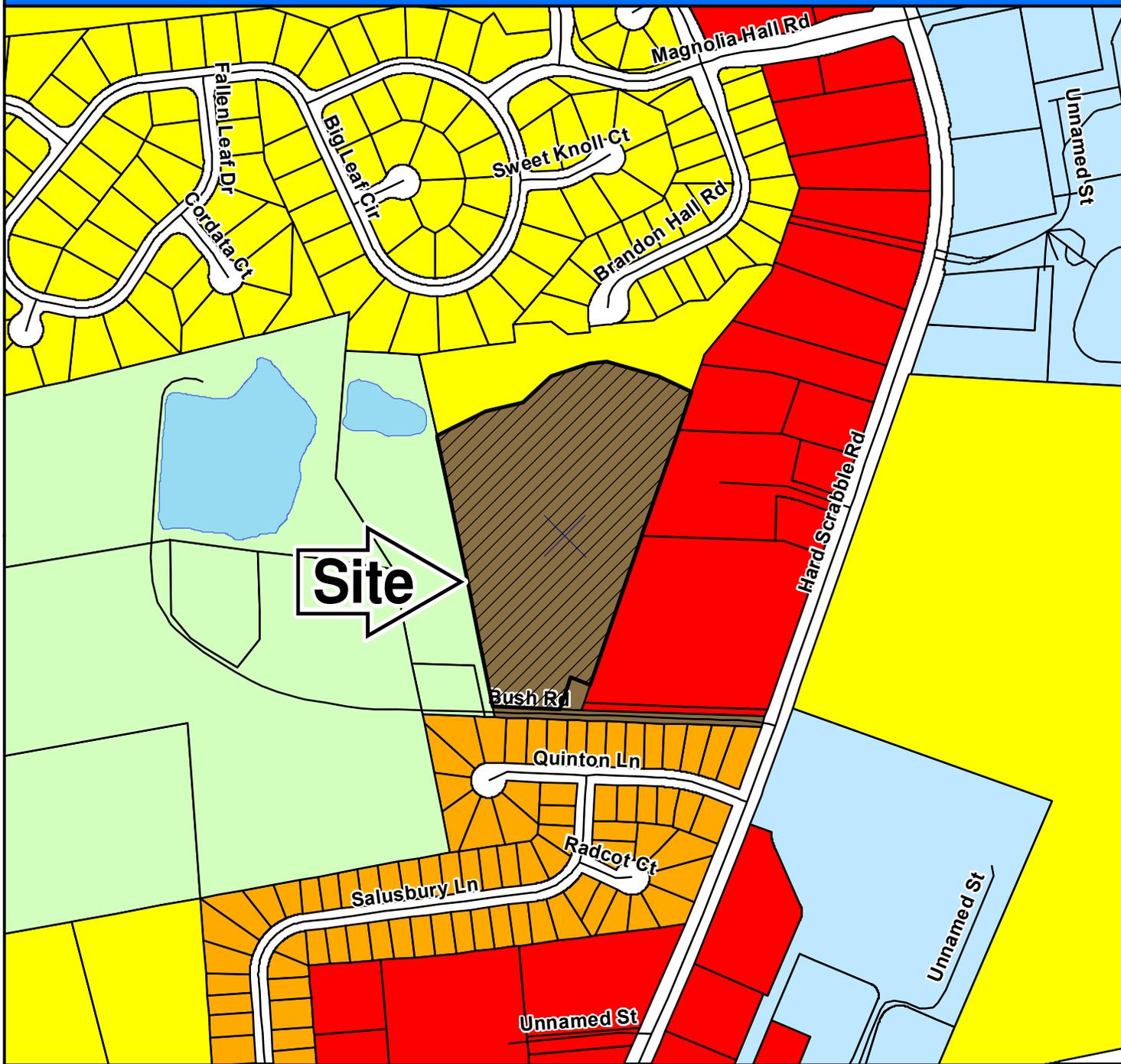
5. Case 18-001 MA  
Matt Mungo  
R20200-01-53  
Bush Rd  
DISTRICT 8 - Jim Manning



**Case 18-001 MA  
RM-HD to RS-HD  
TMS R02403-01-10**



# Case 18-001 MA RM-HD 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

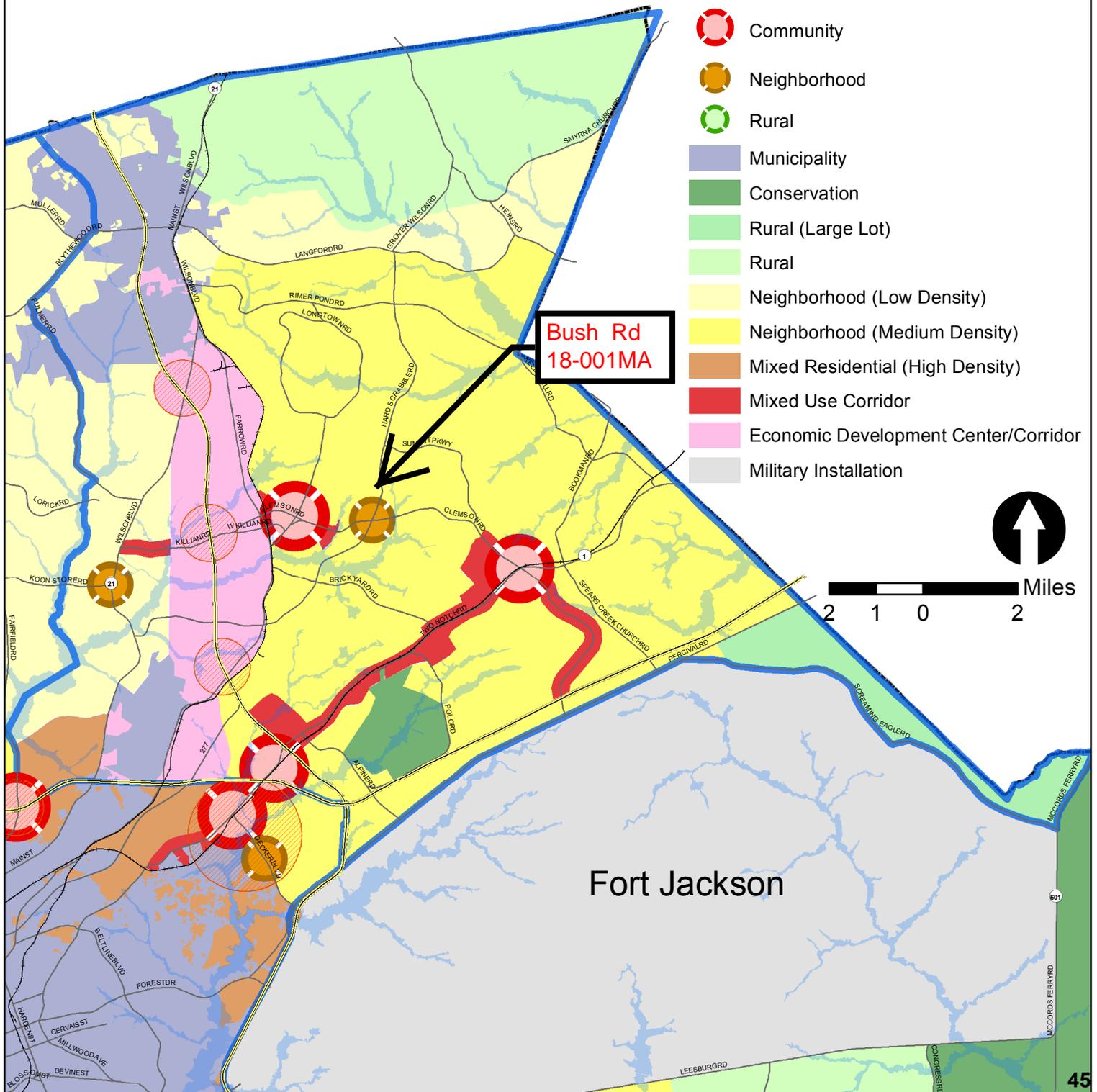


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 5, 2018  
**RC PROJECT:** 18-002 MA  
**APPLICANT:** Jesse Bray

**LOCATION:** Koon Road

**TAX MAP NUMBER:** R03400-02-56  
**ACREAGE:** 40.67 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** January 19, 2018

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North & South, located northeast of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgecreek, located north and west of the subject parcel was approved under Ordinance No. 2192-92HR (case number 91-035MA).

**Zoning District Summary**

The RS-E District is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 88 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), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD/ RS-MD	Residential Subdivisions(RidgeCreek) (Palmerston N & S)
<b><u>South:</u></b>	RS-MD	Residential Subdivision (Stonegate)
<b><u>East:</u></b>	RS-LD/RS-MD	Residential Subdivisions(Stonegate)/ (Palmerston N & S)
<b><u>West:</u></b>	RS-MD/RU	Residential Subdivision (RidgeCreek)/Undeveloped

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

The site has frontage along Koon Road. The site is undeveloped and wooded. There are sidewalks along this section of Koon Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, and south of the site are single-family residential subdivisions. West of the site is an undeveloped Rural District (RU) zoned parcel.

**Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.59 miles southwest of the subject parcel. There are no fire hydrants located along Koon Road. There are fire hydrants internal to the Palmerston North and Ridge Creek Subdivisions. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood (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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2016 SCDOT traffic count (Station # 573) located north of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Old Tamah Road is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station # 632) located south of the subject parcel on Koon Road identifies 3,400 Average Daily Trips (ADT's). Koon Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Koon Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section Koon Road or Old Tamah Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The subject site is located near Old Tamah Road which is the dividing line between the Neighborhood Medium Density Future Land Use classification and the Rural Land Use classification. While the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan for Neighborhood (Medium-Density), the proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan for the Rural Future Land Use Classification.

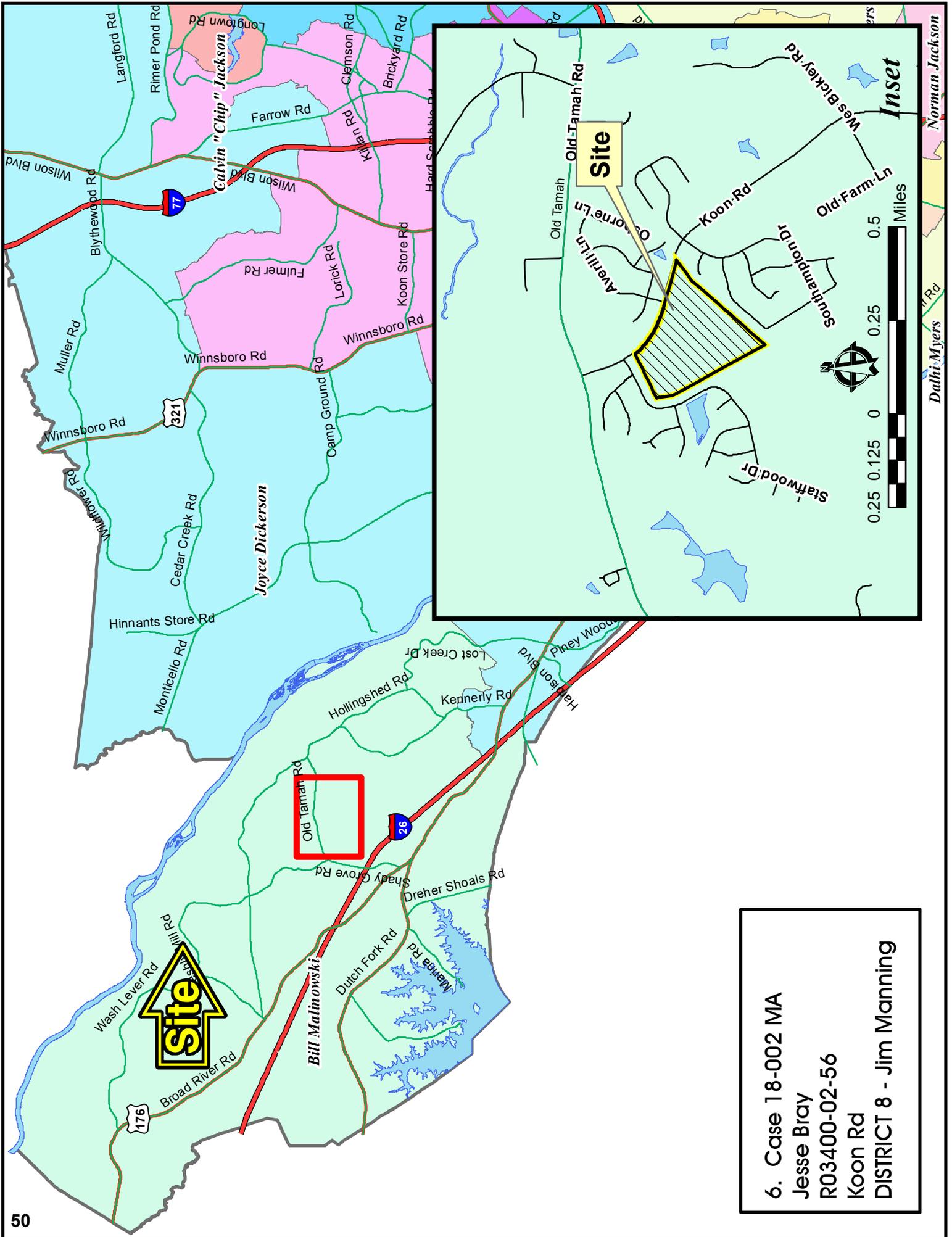
According to the Comprehensive Plan Rural Future Land Use classification Land Use and Character;

*"These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value."*

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

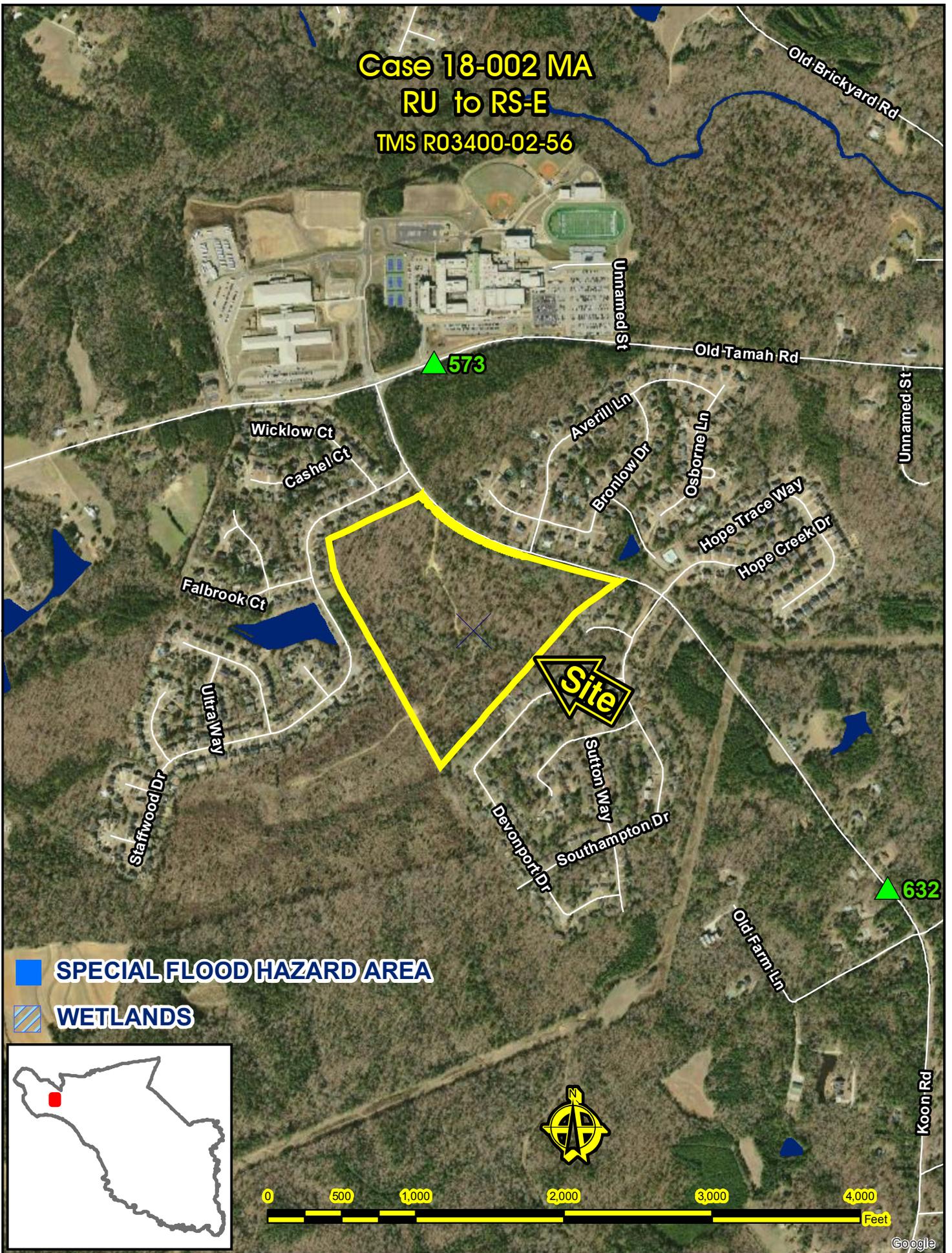
### **Zoning Public Hearing Date**

**February 27, 2018.**

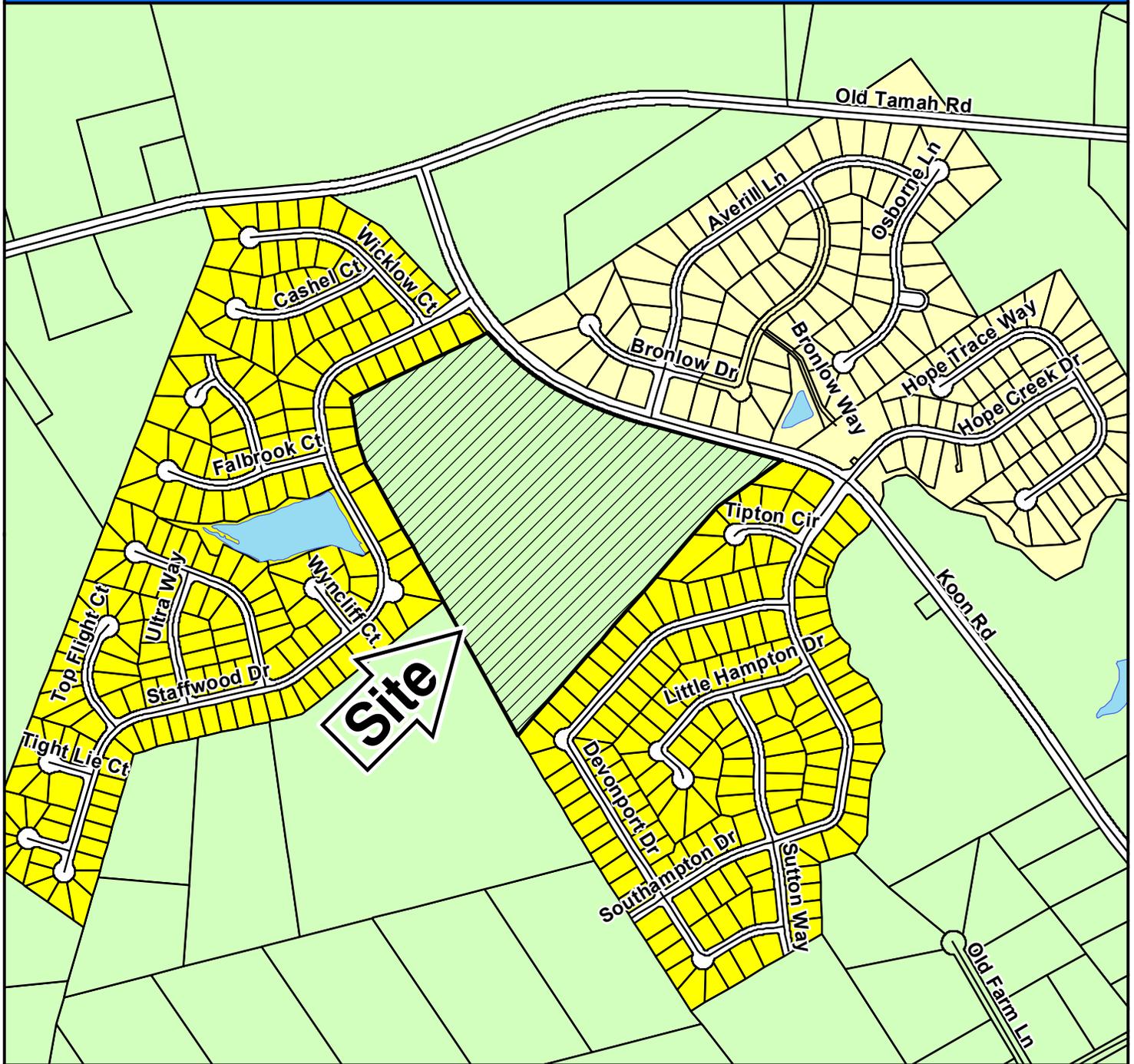


6. Case 18-002 MA  
 Jesse Bray  
 R03400-02-56  
 Koon Rd  
 DISTRICT 8 - Jim Manning

**Case 18-002 MA**  
**RU to RS-E**  
**TMS R03400-02-56**



# Case 18-002 MA RU to RS-E



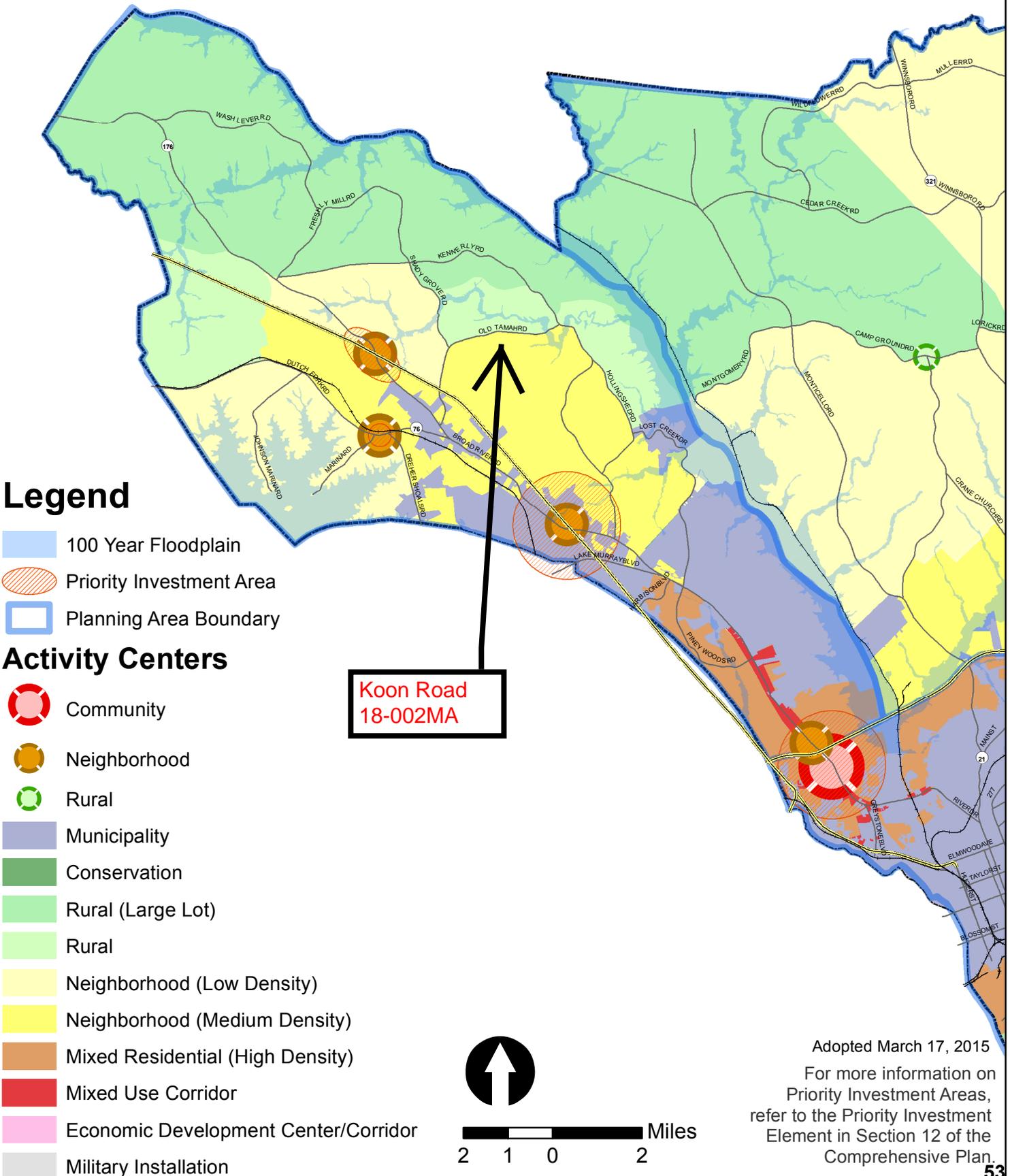
## ZONING CLASSIFICATIONS

	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 GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING  
December 19 , 2017  
7:00 PM**

**Call to Order:** Honorable Joyce Dickerson, Chair

**Additions/Deletions to the Agenda:** None

**Adoption of the Agenda:** Adopted.

**MAP AMENDMENTS [ACTION]**

1. Case # 17-021 MA District 7  
Bill Malinowski  
David Gates  
RU to GC (8.21 acres)  
Dutch Fork Road  
TMS# R02408-02-02  
PDSD Recommendation - Approval  
Planning Commission - Approval (8-0)  
**Council unanimously approved the request to withdraw the rezoning request.**
  
2. Case # 17-025 MA District 7  
Gwendolyn Kennedy  
Hugh Palmer  
RS-MD to NC (5.23 acres)  
502 Rimer Pond Road  
TMS# R20500-04-27  
PDSD Recommendation - Approval  
Planning Commission - No Recommendation (4-4)  
**Council unanimously deferred the rezoning request.**
  
3. Case # 17-027 MA District 7  
Bill Malinowski  
Robert Beckham Jr.  
PDD to RU (3.23 acres)  
1304 Peace Haven Road  
TMS# R01500-02-09  
PDSD Recommendation - Approval  
Planning Commission - Approval (8-0)  
**Council unanimously denied the rezoning request.**
  
4. Case # 17-033 MA District 7  
Gwendolyn Kennedy  
Derrick J. Harris, Sr.  
RU to LI (1.19 acres)  
7640 Fairfield Road  
TMS# R12000-02-01  
PDSD Recommendation - Disapproval  
Planning Commission - Approval (7-0)  
**Council unanimously approved the rezoning request.**

5. Case # 17-036 MA District 8  
Jim Manning  
 Richland County  
 PDD to PDD (2 acres)  
 1 Summit Parkway  
 TMS# R23000-03-07  
 PDS Recommendation - Approval  
 Planning Commission - Approval (7-0)  
**Council unanimously approved the rezoning request.**
6. Case # 17-038 MA District 10  
Dalhi Myers  
 Jermaine Johnson  
 RS-MD to NC (.25) acres  
 7901 Richard Street & Winfield Road  
 TMS# 16212-12-01  
 PDS Recommendation - Disapproval  
 Planning Commission - Disapproval (5-0)  
**Council unanimously denied the rezoning request.**
7. Case # 17-039 District 7  
Gwendolyn Kennedy  
 Troy Berry  
 RS-LD to NC (2) acres  
 1215 North Brickyard Road  
 TMS# 20100-05-01 & 02  
 PDS Recommendation - Disapproval  
 Planning Commission - Approval (4-1)  
**Council unanimously approved the rezoning request.**
8. Case # 17-040 MA District 7  
Gwendolyn Kennedy  
 Donald McDaniel  
 RU to LI (2.9) acres  
 8612 Wilson Boulevard  
 TMS# 14507-03-15  
 PDS Recommendation - Disapproval  
 Planning Commission - Disapproval (5-0)  
**Council unanimously denied the rezoning request.**
9. Case # 17-041 MA District 7  
Gwendolyn Kennedy  
 Bruce Gleaton  
 GC to RS-E (2.99) acres  
 742 Sharpe Road  
 TMS# 14402-04-05  
 PDS Recommendation - Approval  
 Planning Commission - Approval (5-0)  
**Council unanimously approved the rezoning request.**
10. Case # 17-042 MA District 9  
Calvin Jackson  
 Avon Banks  
 RM-HD to OI (26.14) acres  
 5071 Percival Road  
 TMS# 28800-02-25  
 PDS Recommendation - Disapproval  
 Planning Commission - Approval (5-0)  
**Council unanimously deferred the rezoning request.**

11. Case # 17-043 MA District 7  
Gwendolyn Kennedy  
Johnathan P. Holley  
HI to GC (1.68) acres  
9010 Farrow Road  
TMS# 17211-01-08  
PDS Recommendation - Approval  
Planning Commission - Approval (5-0)  
**Council unanimously approved the rezoning request.**
12. Case # 17-044 District 11  
Norman Jackson  
Sandy Moseley and Shaffin Valimohamed  
RM-MD to NC (.27) acres  
7004 Hilo Street  
TMS# 19203-10-20  
PDS Recommendation - Approval  
Planning Commission - Approval (5-0)  
**Council unanimously approved the rezoning request.**

**TEXT AMENDMENT [ACTION]**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROADS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (4), CUL-DE-SACS; SUBPARAGRAPH (C), CUL-DE-SAC DESIGN; SO AS TO AMEND THE REQUIREMENT FOR A LANDSCAPED INTERIOR ISLAND.

Planning Commission - Approval (6-0)

**Council unanimously approved the rezoning request.**

**ADJOURNMENT: 8:25 pm**





**Development Review Team**  
**Projects for Wednesday,**  
**December 20, 2017**  
**at 1:00 pm**

Project #	Development	Location	Council District	Lots/ Units/ Square Feet	Acres
SD17-067	Northwest Columbia Lands TMS #R02500-05-10 Sketch Plan	E/S Broad River Road <b>Disapproved</b>	1	4 lots	29.96
SD17-071	Cora Drive Subdivision TMS #R09501-03-08 Sketch Plan	Heyward Brockington Road <b>Disapproved</b>	7	98 lots	37/8
SD17-072	Fairfield Road Tract TMS #R12003-01-05 Sketch Plan	7525 Fairfield Road <b>Disapproved</b>	7	17 lots	10.3
SD17-073	Rimer Pond Road Tract TMS #R20500-04-06 Sketch Plan	5339 Hard Scrabble Road <b>Disapproved</b>	9	88 lots	38
SD17-074	Bush Road Tract TMS #R20200-01-53 Sketch Plan	N/S Bush Road <b>Disapproved</b>	8	55 lots	10

**Development Review Team Members**

Geonard Price, Deputy Planning Director/Zoning Administrator  
 William Simon, Engineer II—Development Division Manager  
 Heather Brown, Acting Assistant Floodplain Administrator  
 Monica Eustace, Land Development  
 Tina Robinette, Fire Marshal

Development Review Team  
on January 25, 2018  
at 1:00 pm  
Administration Conference Room



Project #	Development	Location	Council District	Lots/ Units/ Square Feet	Acres
SD17-076	Travers Park	NE/S Legrand Road	7	280	66.9 acres

Disapproved

**Development Review Team Members**

- Geonard Price, Deputy Planning Director/Zoning Administrator
- Kathleen Hatchell, New Development
- Heather Brown, Acting Assistant Floodplain Administrator
- Monica Eustace, Land Development
- Tina Robinette, Fire Marshal





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