

RICHLAND COUNTY PLANNING COMMISSION



March 5, 2018

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

Updated
27 February 2018

RICHLAND COUNTY PLANNING COMMISSION



Monday, March 5, 2018
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers
Updated

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauier 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** - February 2018
 - b. ROAD NAMES**
 - c. MAP AMENDMENTS**
 - 1. Case # 18-003 MA District 3
Yvonee McBride
Mustafa Zahran
RM-HD to GC (1.24 acres)
1722 Bluebird Lane
TMS# R14108-01-01
PDS Recommendation– Disapproval
 - 2. Case # 18-004 MA District 2
Joyce Dickerson
Olman Lobo
GC to LI (1.93 acres)
10535 Farrow Road
TMS# R17500-02-02
PDS Recommendation– Approval
 - 3. Case # 18-005 MA District 2
Joyce Dickerson
Salman Muhammad
HI to LI (3 acres)
10500 Farrow Road
TMS# R17500-03-02
PDS Recommendation– Approval

4. Case # 18-006 MA
Royce Wayne Richmond Jr.
RU to RS-LD (1 acre)
209 Summer Haven Drive
TMS# R01312-02-02
PDSD Recommendation– Disapproval

District 1
Bill Malinowski

5. Case # 18-007 MA
Phil Savage
RU to NC (3.95 acres)
2241 Dutch Fork Road
TMS# R01507-02-01
PDSD Recommendation– Disapproval

District 1
Bill Malinowski

Deferred

6. Case # 18-008 MA
Tony Cates
RU to GC (17.3 acres)
1045 Marina Road
TMS# R02414-01-04
PDSD Recommendation– Disapproval

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 4th 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: February 23, 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.				
3.				
4.				
5.				
6.				
7.				
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14.				
15.				
16.				



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-003 MA
APPLICANT: Mustafa Zahran

LOCATION: 1722 Bluebird Lane

TAX MAP NUMBER: R14108-01-01
ACREAGE: 1.24 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: February 16, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 5.

5. An extension of the same existing zoning district boundary.

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 Heavy Industrial (HI) District parcel south of the site was rezoned from General Commercial (GC) District to HI under case number 91-008MA.

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: 19 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>	RM-HD	Manufactured Home
<u>South:</u>	HI	Warehouses
<u>East:</u>	RS-MD/RS-MD	Residence/Residence
<u>West:</u>	RM-HD/RM-HD	Manufactured homes/Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Bluebird Lane. Bluebird Lane is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of residential and a few light industrial uses south of the site. North of the site is a RM-HD District parcel with a manufactured home. West of the site are two RM-HD District zoned parcels. One parcel is undeveloped while the other is nonconforming and contains numerous manufactured homes.

Public Services

The subject parcel is within the boundaries of Richland School District One. Burton-Pack Elementary School is located .98 miles west of the subject parcel on Garden Drive. W.G. Sanders Middle School is located .63 miles west of the subject parcel on Pine Belt 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’s sewer service area. There is a fire hydrant located north of the site on Bluebird Lane. The Belvedere fire station (station number 11) is located on Blume Court, approximately .79 miles southwest 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 ***Mixed Residential (High Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged,

unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #673) located east of the subject parcel on Cushman Road identifies 5,400 Average Daily Trips (ADT's). Cushman Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cushman 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 Cushman Road through the County Penny Sales Tax program or through SCDOT.

Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The subject parcel is located within a Mixed Residential (High Density) future land use classification. According to the Plan's desired development pattern, "To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors.". The subject parcel is located within a Mixed Residential (High Density) future land use classification. In addition Bluebird Lane is a two lane local road that dead ends.

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

Zoning Public Hearing Date

March 27, 2018.

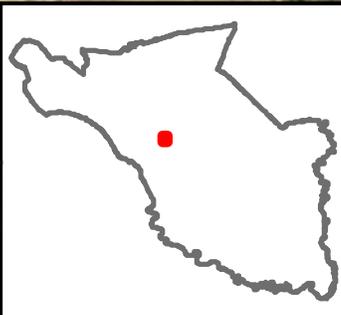
**Case 18-003 MA
RM-HD to GC
TMS R17108-01-05**

Site



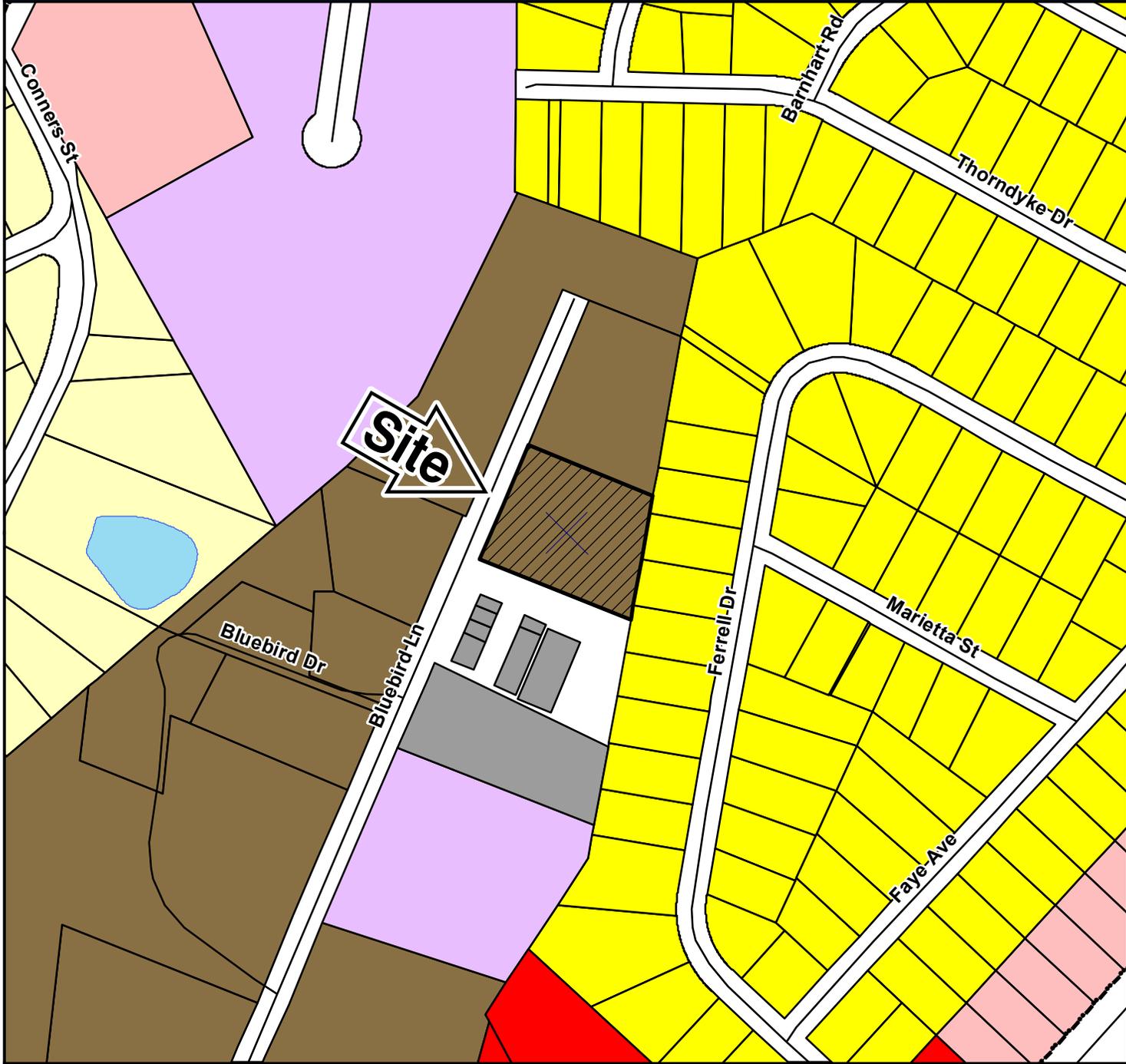
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 18-003 MA RM-HD 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

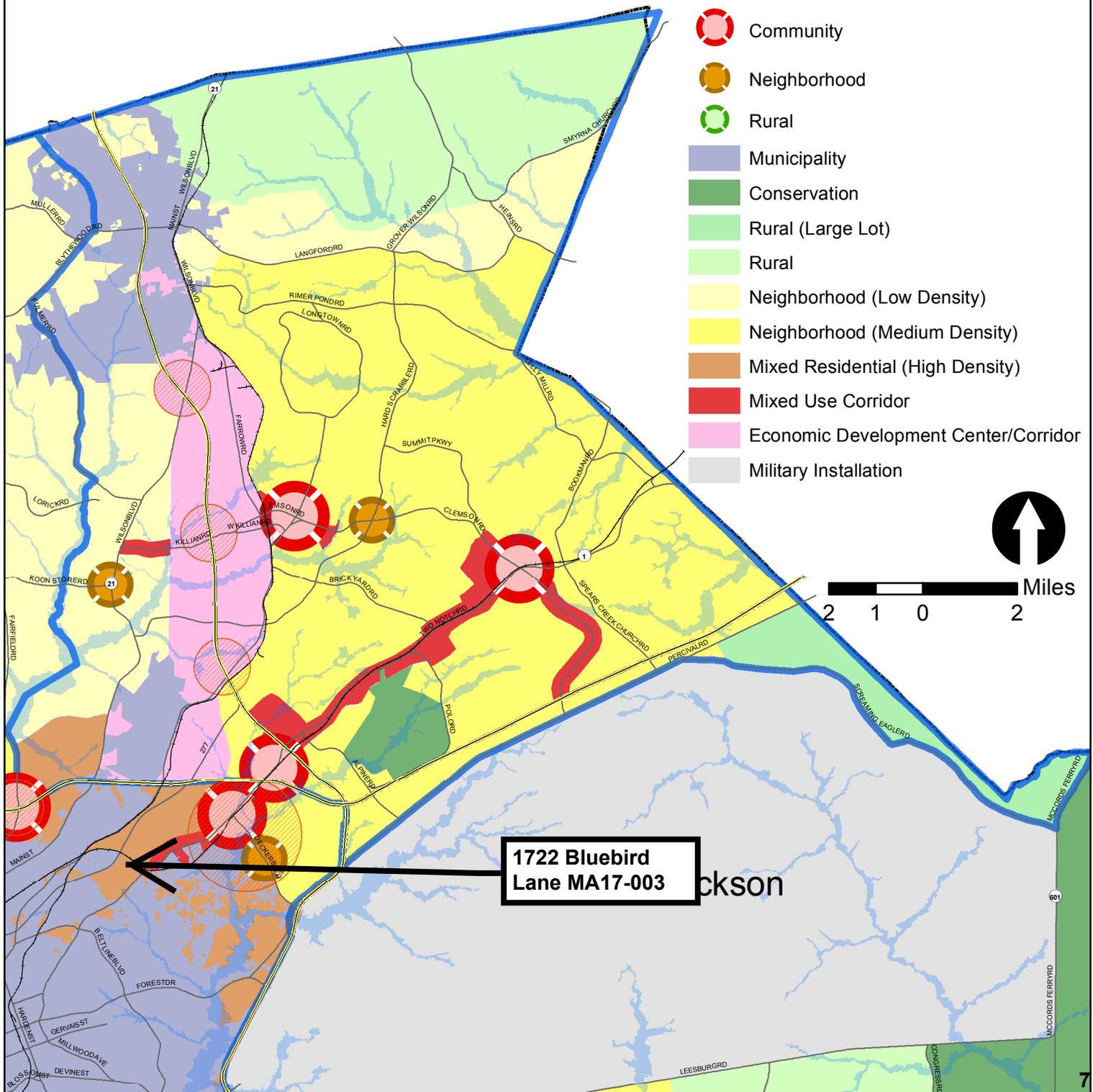


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 5, 2018
RC PROJECT: 18-004 MA
APPLICANT: Olman Lobo

LOCATION: 10535 Farrow Road

TAX MAP NUMBER: R17500-02-02
ACREAGE: 1.93 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: February 16, 2018

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 6.** An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

The Light Industrial District (LI) property north of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

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>	LI	Undeveloped
<u>South:</u>	GC	Residence
<u>East:</u>	HI	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels north, west and east of the site are undeveloped. South of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water and 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 ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT's). This section of Farrow 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 Farrow Road is currently operating at Level of Service (LOS) "D".

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 Farrow Road through the County Penny Sales Tax program or through SCDOT.

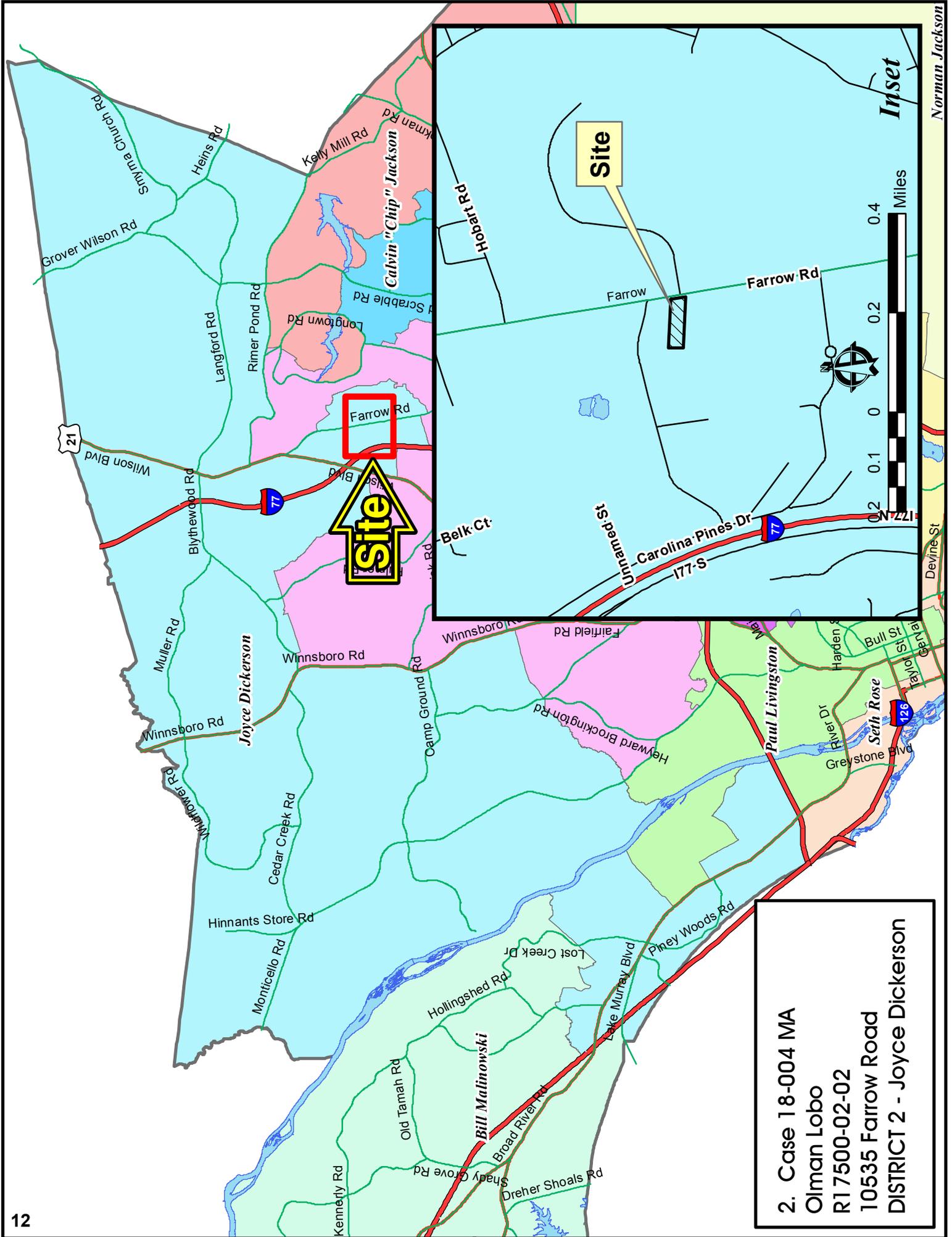
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing industrial uses and zoning districts in the immediate area.

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

Zoning Public Hearing Date

March 27, 2018.



Site

Site

2. Case 18-004 MA
 Olman Lobo
 R17500-02-02
 10535 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-004 MA
GC to LI
TMS R17500-02-02

Hobart Rd

Lafayette Pkwy

Unnamed Private Driveway

Site →



Farrow Rd

Lularoe Ln

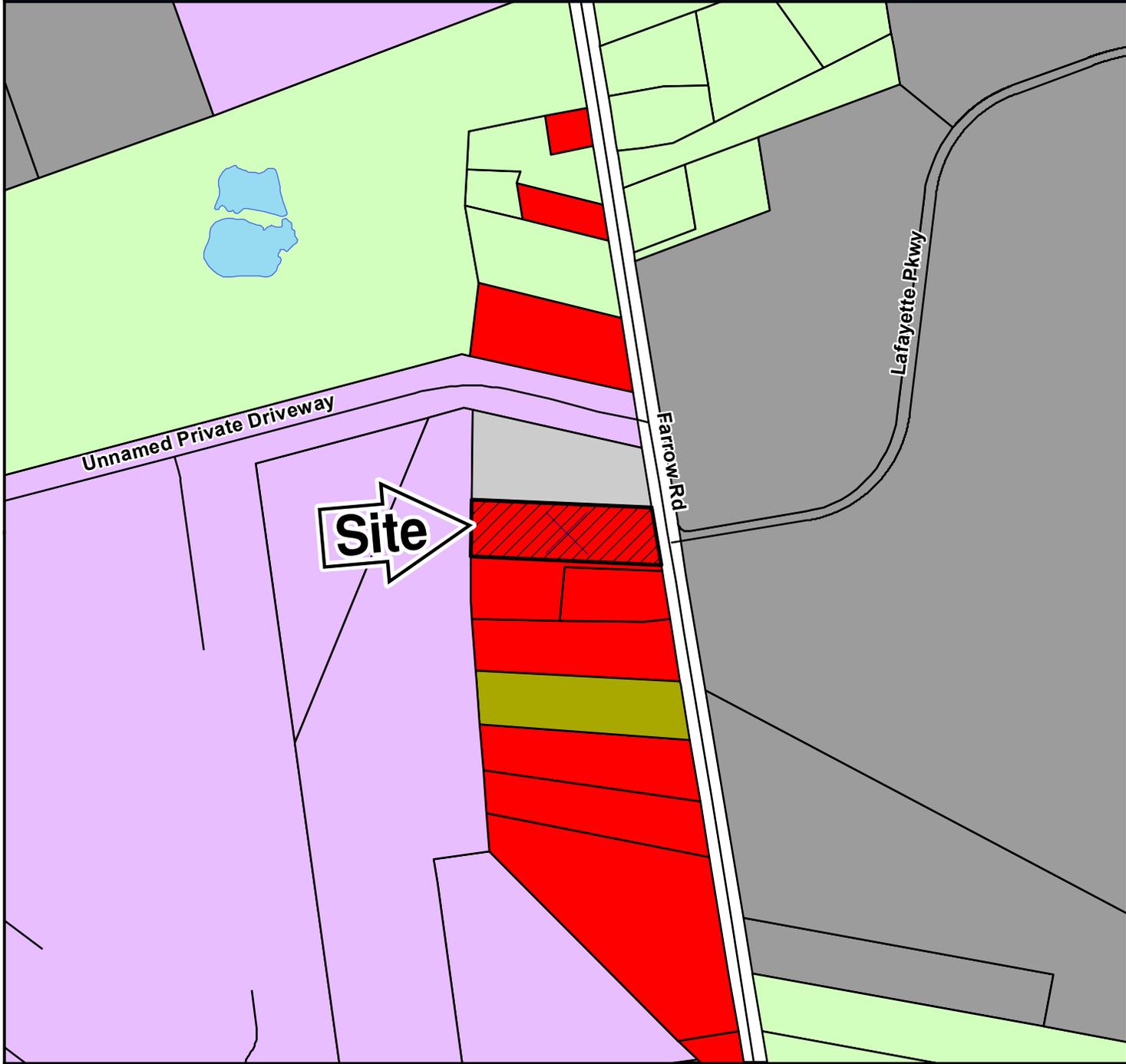
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 18-004 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

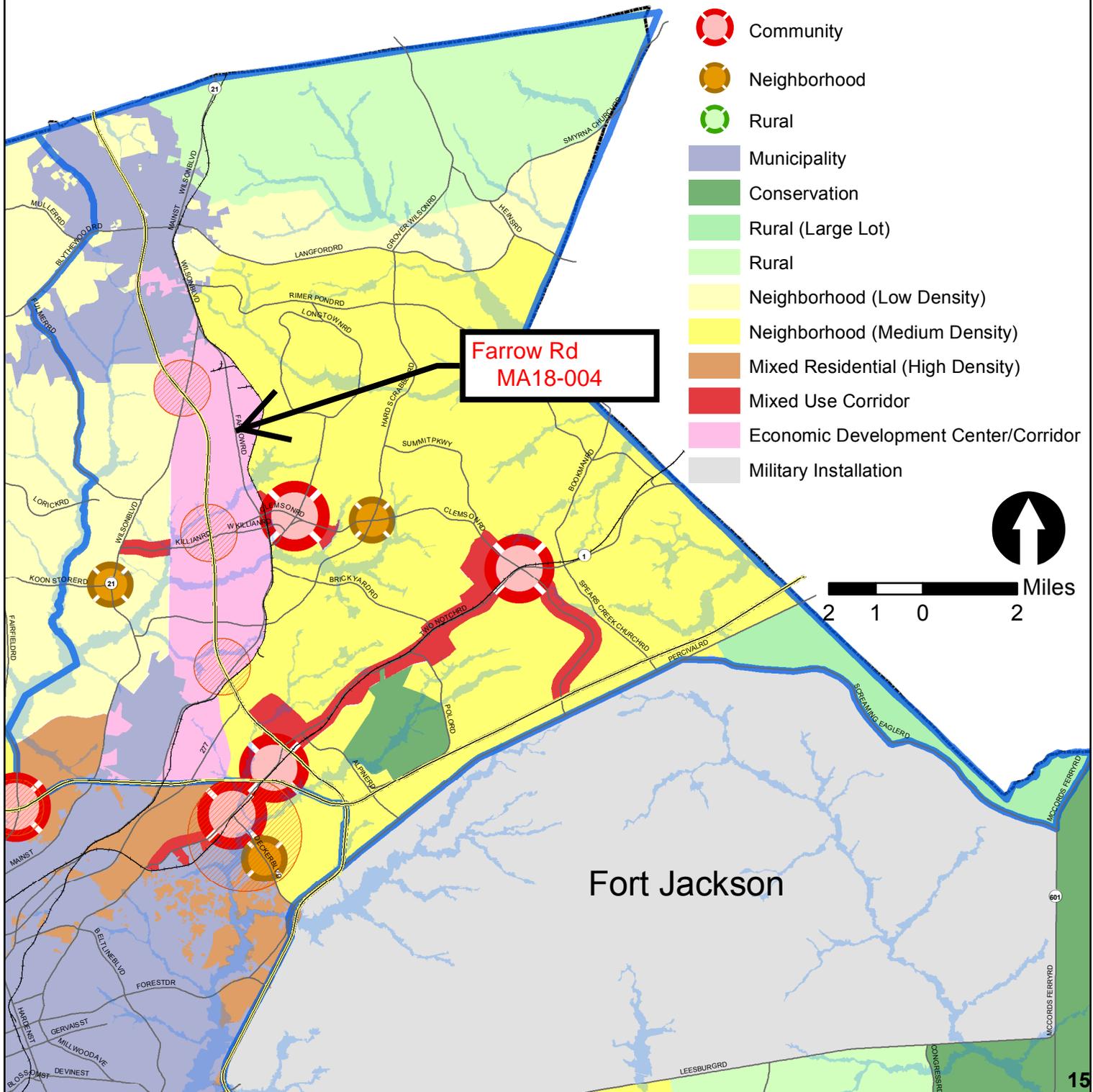


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 5, 2018
RC PROJECT: 18-005 MA
APPLICANT: Salman Muhammad

LOCATION: 10500 Farrow Road

TAX MAP NUMBER: R17500-03-02
ACREAGE: 3 acres
EXISTING ZONING: HI
PROPOSED ZONING: LI

PC SIGN POSTING: February 16, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI)

The Light Industrial District (LI) property northwest of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property northwest of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

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>	HI	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	GC	Commercial Structure

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, with the majority of the area zoned industrial or commercial. The parcels north, south and east of the site are undeveloped. West of the site is a GC District zoned parcel with a commercial structure.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.23 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located .97 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.33 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and 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 **Economic Development Center/Corridor**.

Land Use and Design

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

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT's). This section of Farrow 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 Farrow Road is currently operating at Level of Service (LOS) "D".

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 programed improvements for this section of Farrow Road through the County Penny Sales Tax program or through SCDOT.

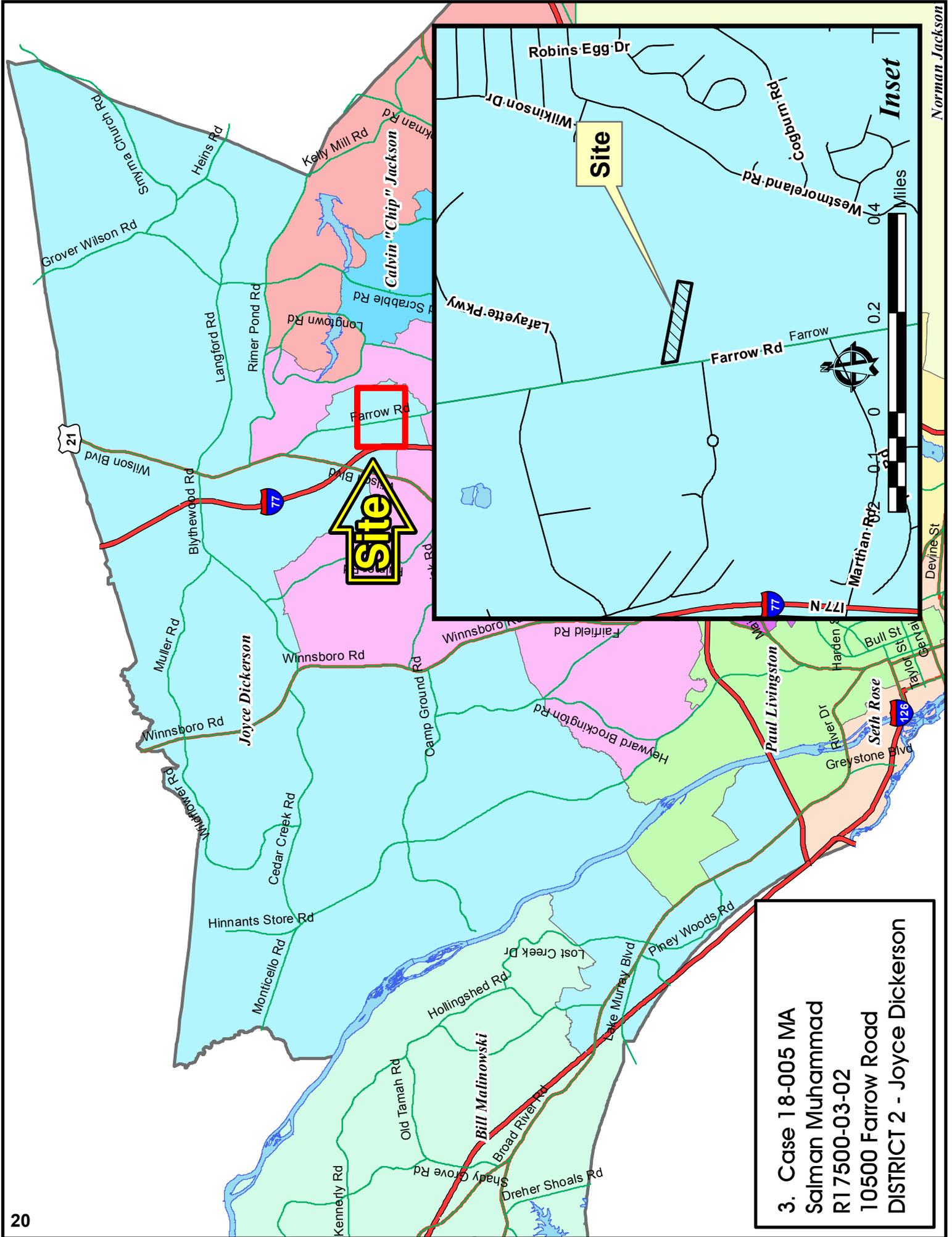
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing zoning districts in the immediate area.

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

Zoning Public Hearing Date

March 27, 2018.



3. Case 18-005 MA
 Salman Muhammad
 R1 7500-03-02
 10500 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-005 MA
HI to LI
TMS R17500-03-02

Unnamed Private Driveway

Farrow Rd

Site

Lularoe Ln

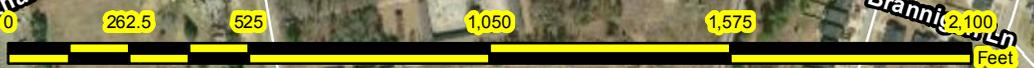
Westmoreland Rd

Brannick Ln

Marthan Rd

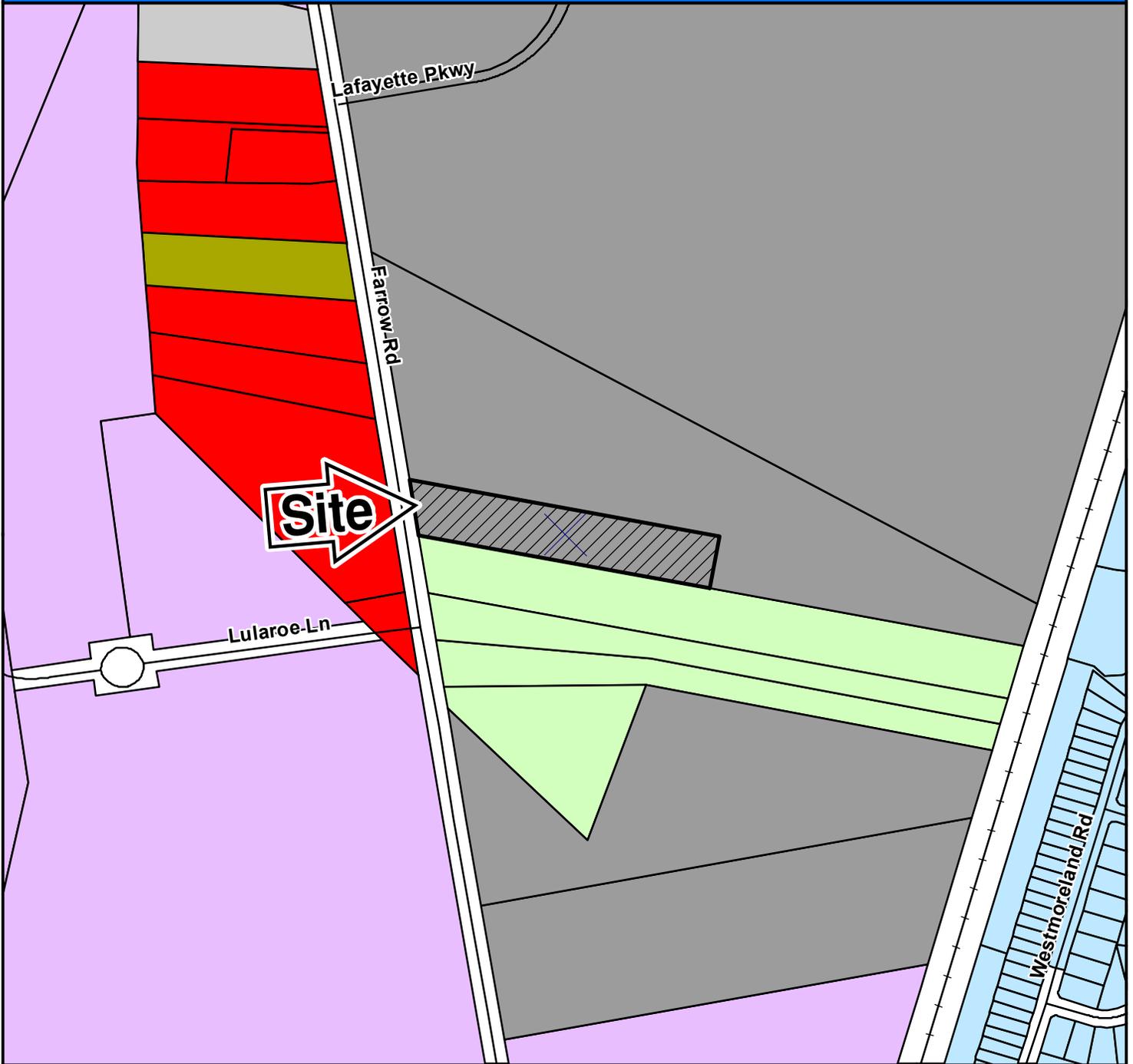
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 18-005 MA HI 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		

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

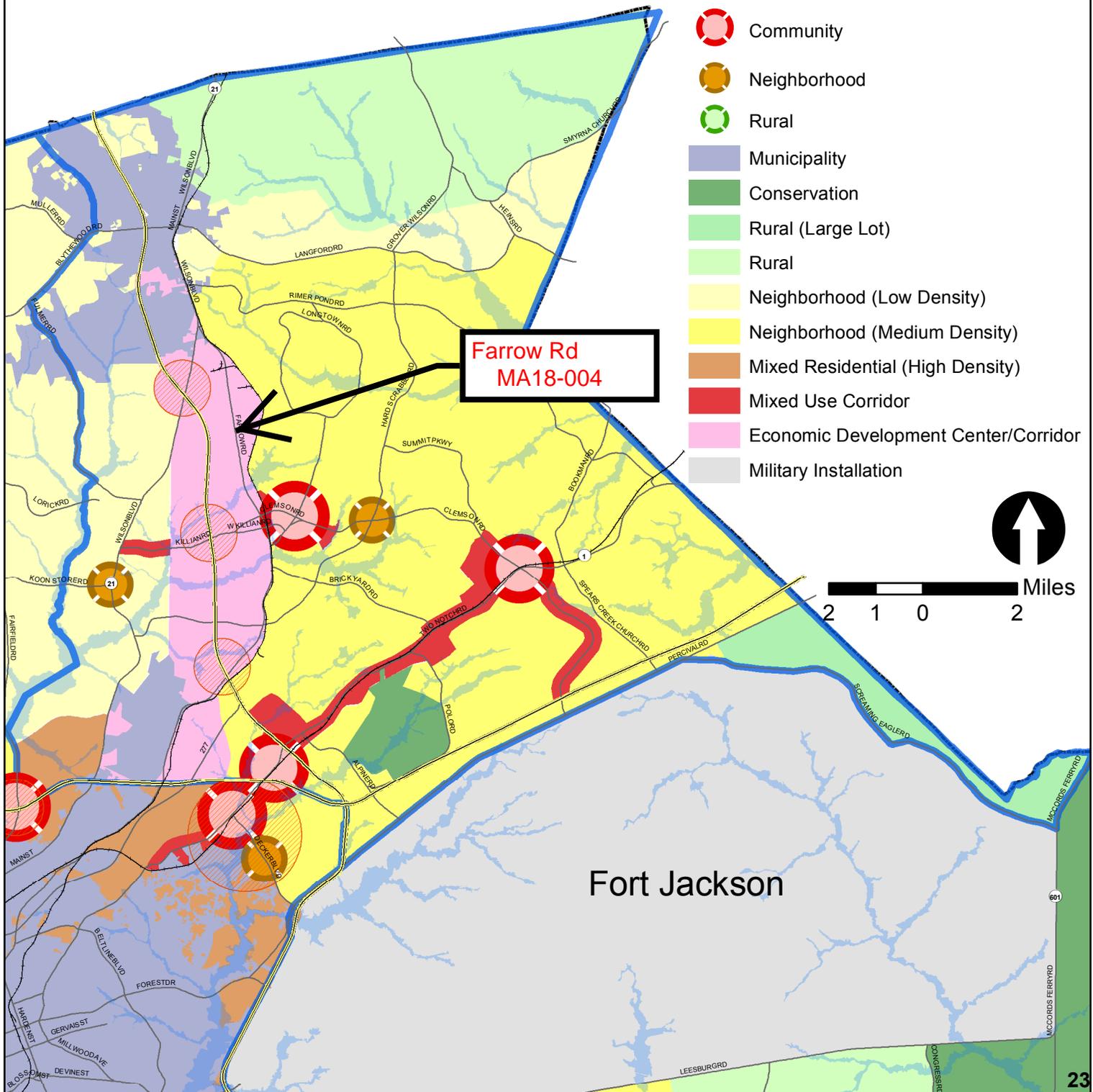


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-006 MA
APPLICANT: Royce Wayne Richmond Jr.

LOCATION: 209 Summer Haven Drive

TAX MAP NUMBER: R01312-02-02
ACREAGE: 1 acre
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February 16, 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 south of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

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

Zoning District Summary

The 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: 3 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
<u>North:</u>	RS-LD & RU	Residence (split zoned)
<u>South:</u>	RS-LD/RS-LD	Residence / Residence
<u>East:</u>	N/A	Lake Murray
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Summer Haven Drive. The site has a single-family residence. There are no sidewalks or streetlights along this section of Summer Haven Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. East of the site is Lake Murray.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.21 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 #559) located east 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) "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 through the County Penny Sales Tax program. There are programed improvements for the intersection of Johnson Marina Road and Dutch Fork Road 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.

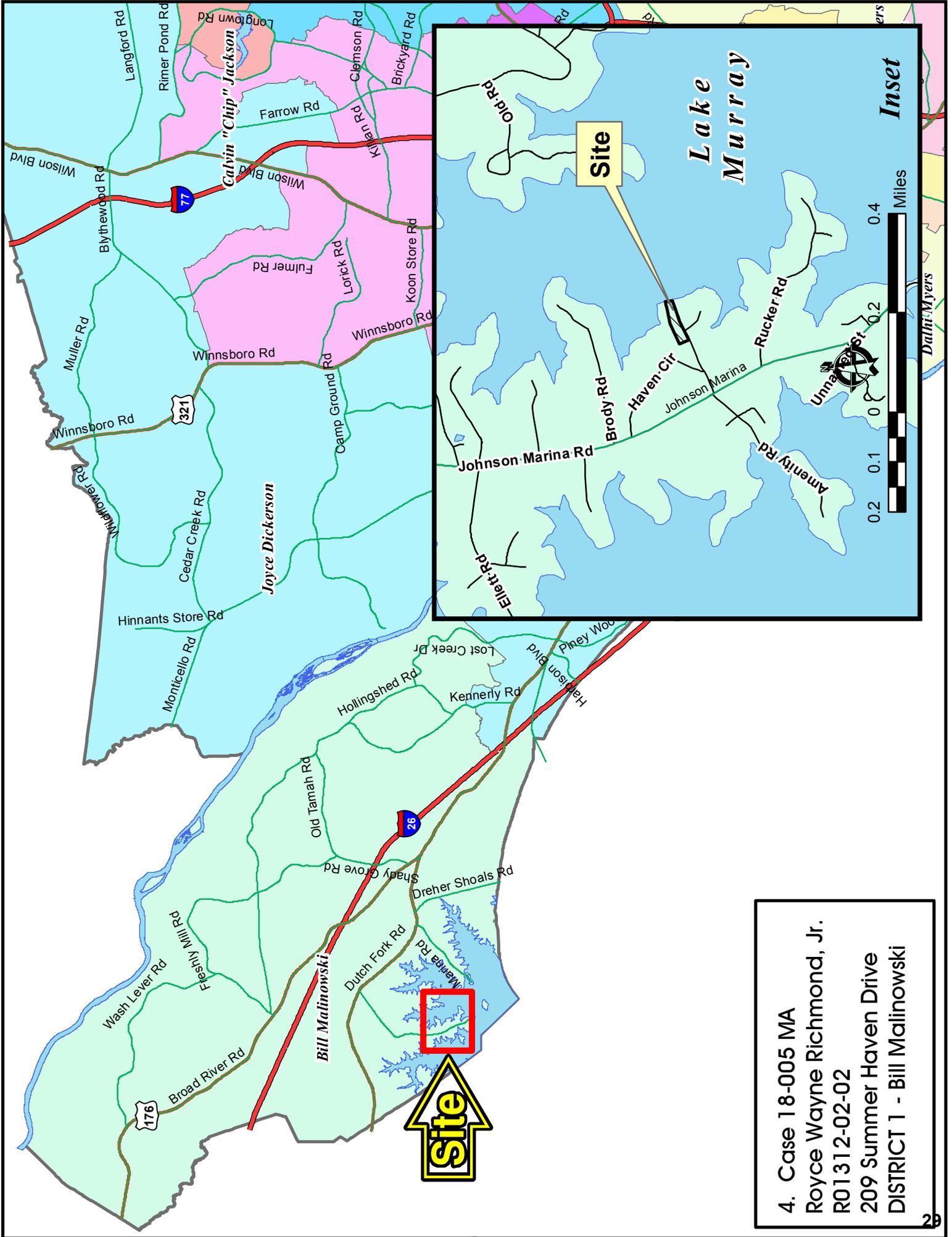
However, approval of the rezoning request would be in character with the existing residential development pattern and zoning districts south of the site.

Zoning Public Hearing Date

March 27, 2018.

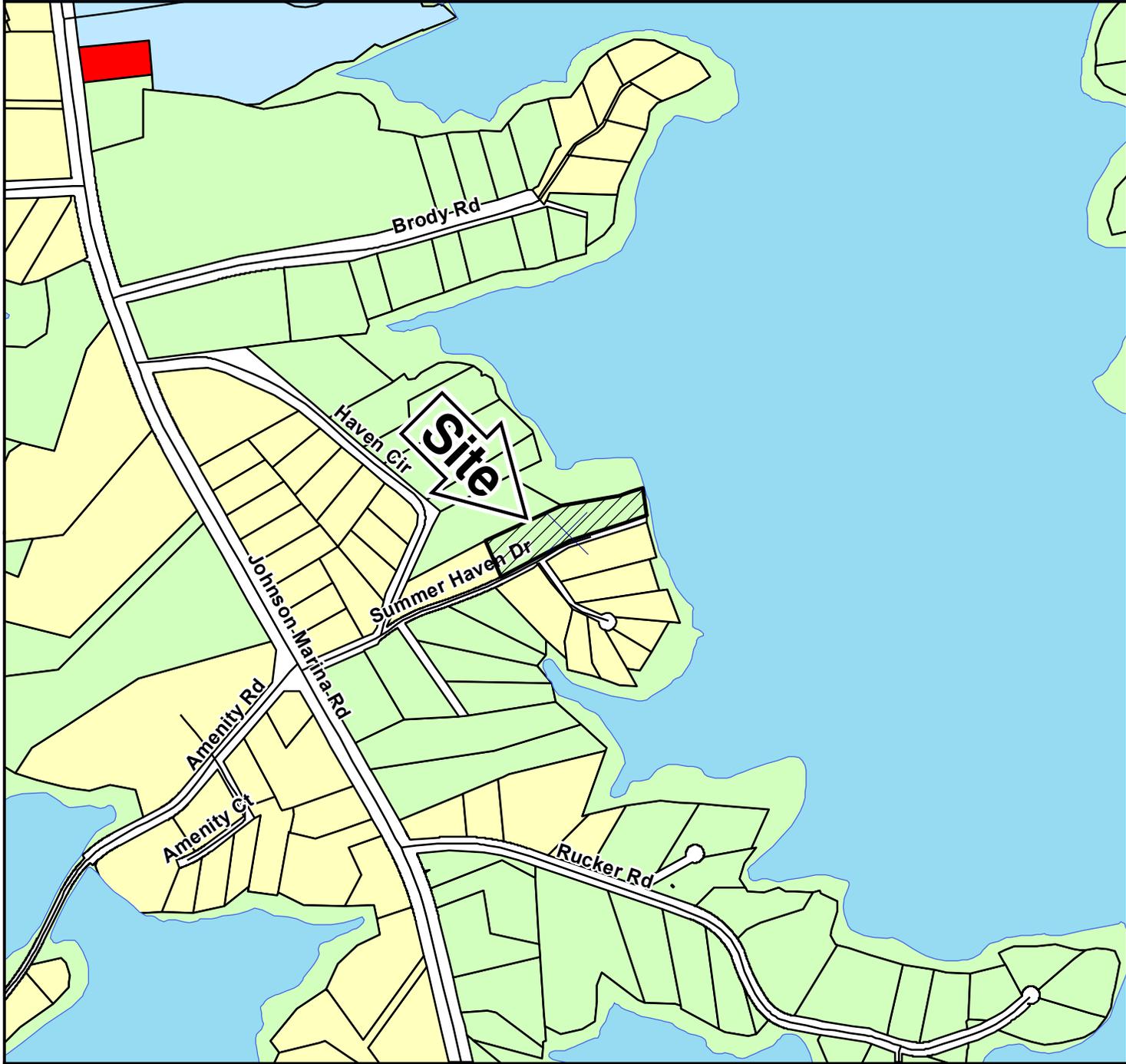
**Case 18-006 MA
RU to RS-LD
TMS R01312-02-02**





4. Case 18-005 MA
 Royce Wayne Richmond, Jr.
 R01312-02-02
 209 Summer Haven Drive
 DISTRICT 1 - Bill Malinowski

Case 18-006 MA RU to RS-LD



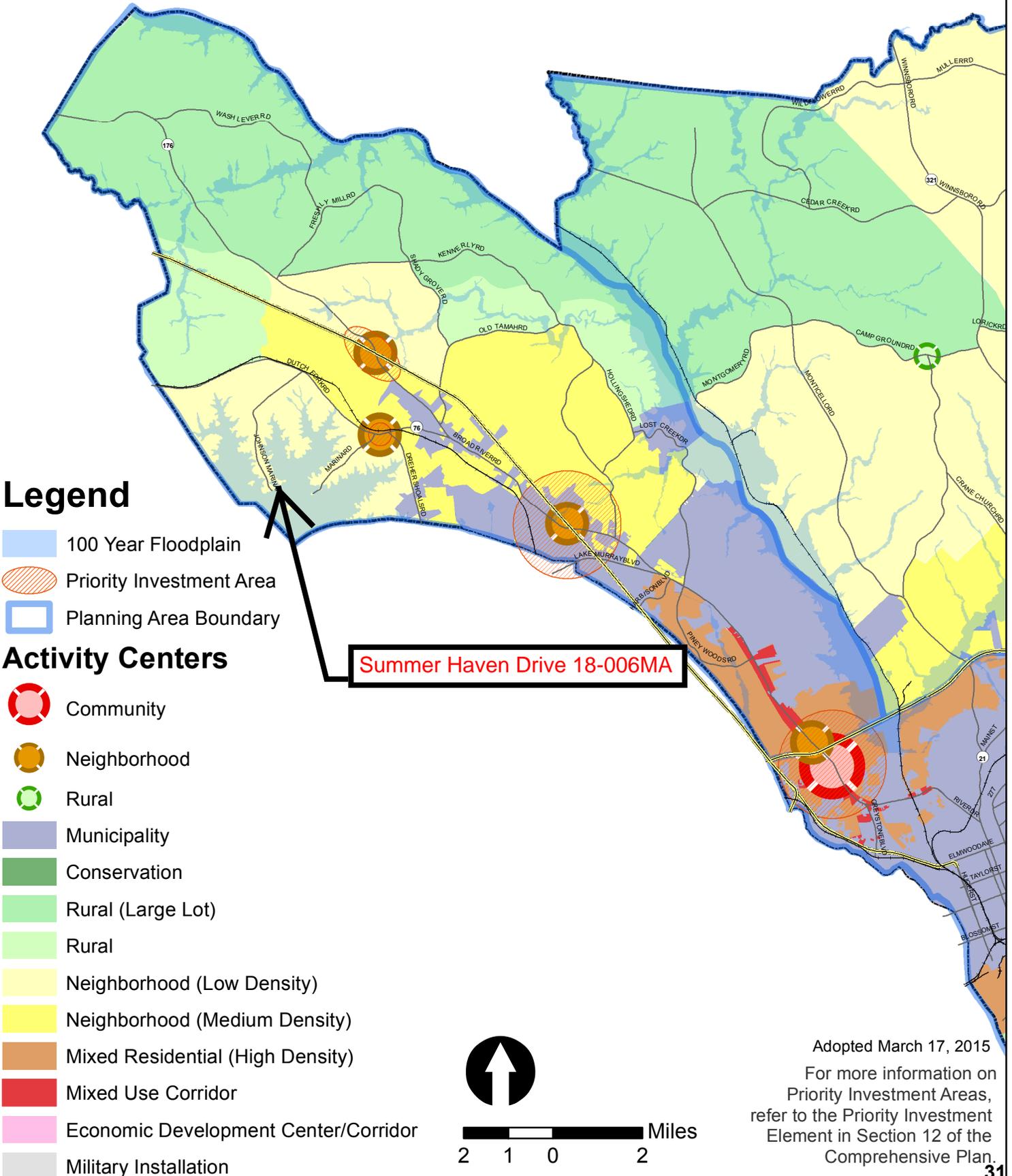
ZONING CLASSIFICATIONS

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: March 5, 2018
RC PROJECT: 18-007 MA
APPLICANT: Phil Savage

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01507-02-01
ACREAGE: 3.95 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: February 16, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

The adjacent parcel, west of the site, was part of two previous requests. One request was for General Commercial District (GC) under case number 16-044MA. The second request was for Neighborhood Commercial District (NC) under case number 17-16MA. These cases were withdrawn at the Zoning Public Hearing.

Zoning History for the General Area

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 west 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 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>	GC	Construction Company (Stanick Roofing/boxing)
<u>South:</u>	RU	Residence
<u>East:</u>	PDD	Continued Care Retirement Facility (Lowman Home)
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site is a GC property that contains roofing equipment and a commercial structure.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .54 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.88 miles east of the subject parcels.

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 #144) located west of the subject parcel on Dutch Fork Road identifies 12,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, 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 2035 COATS Long Range Transportation Plan.

Conclusion

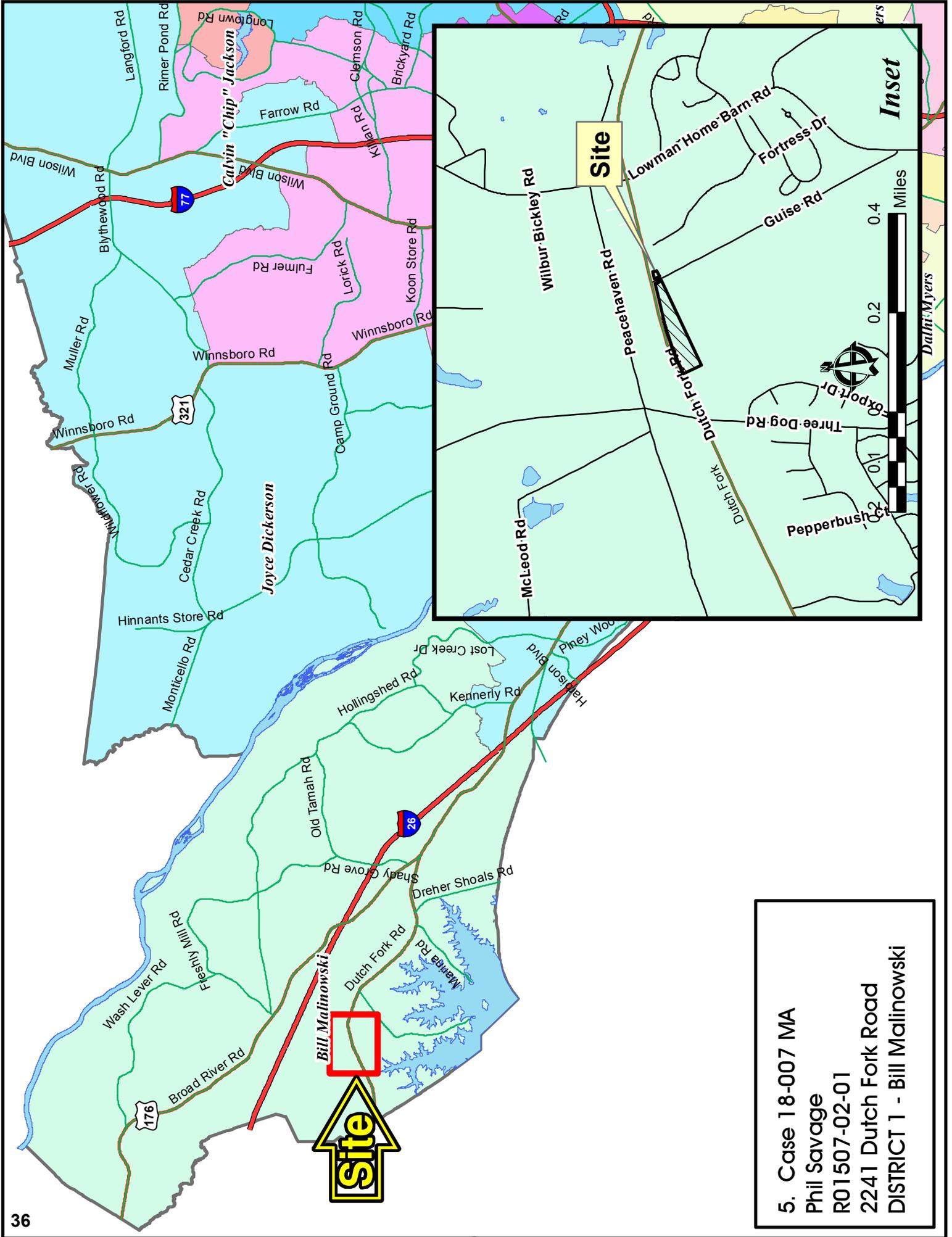
The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning could add to the current fragmented zoning pattern in the area.

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

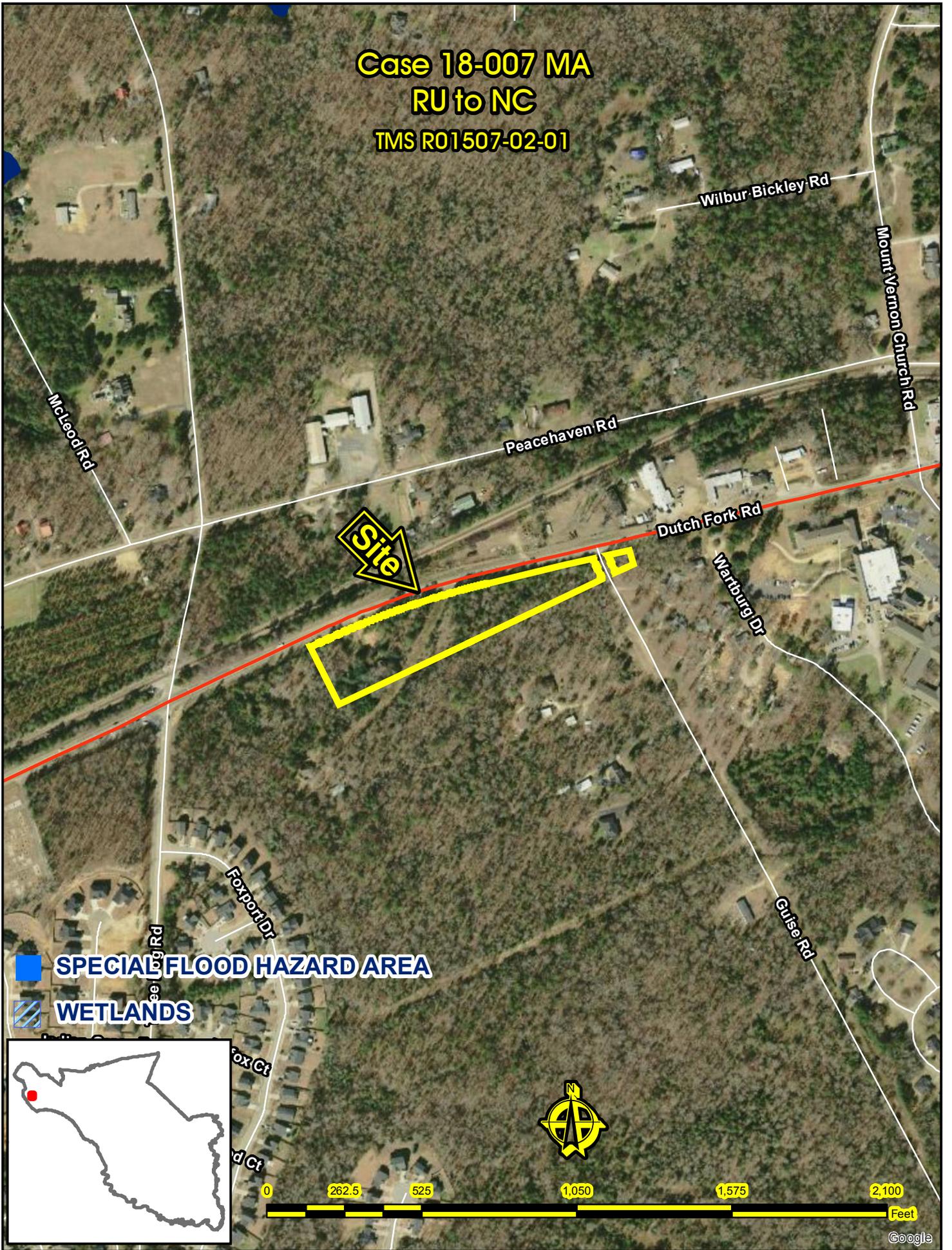
Zoning Public Hearing Date

March 27, 2018.

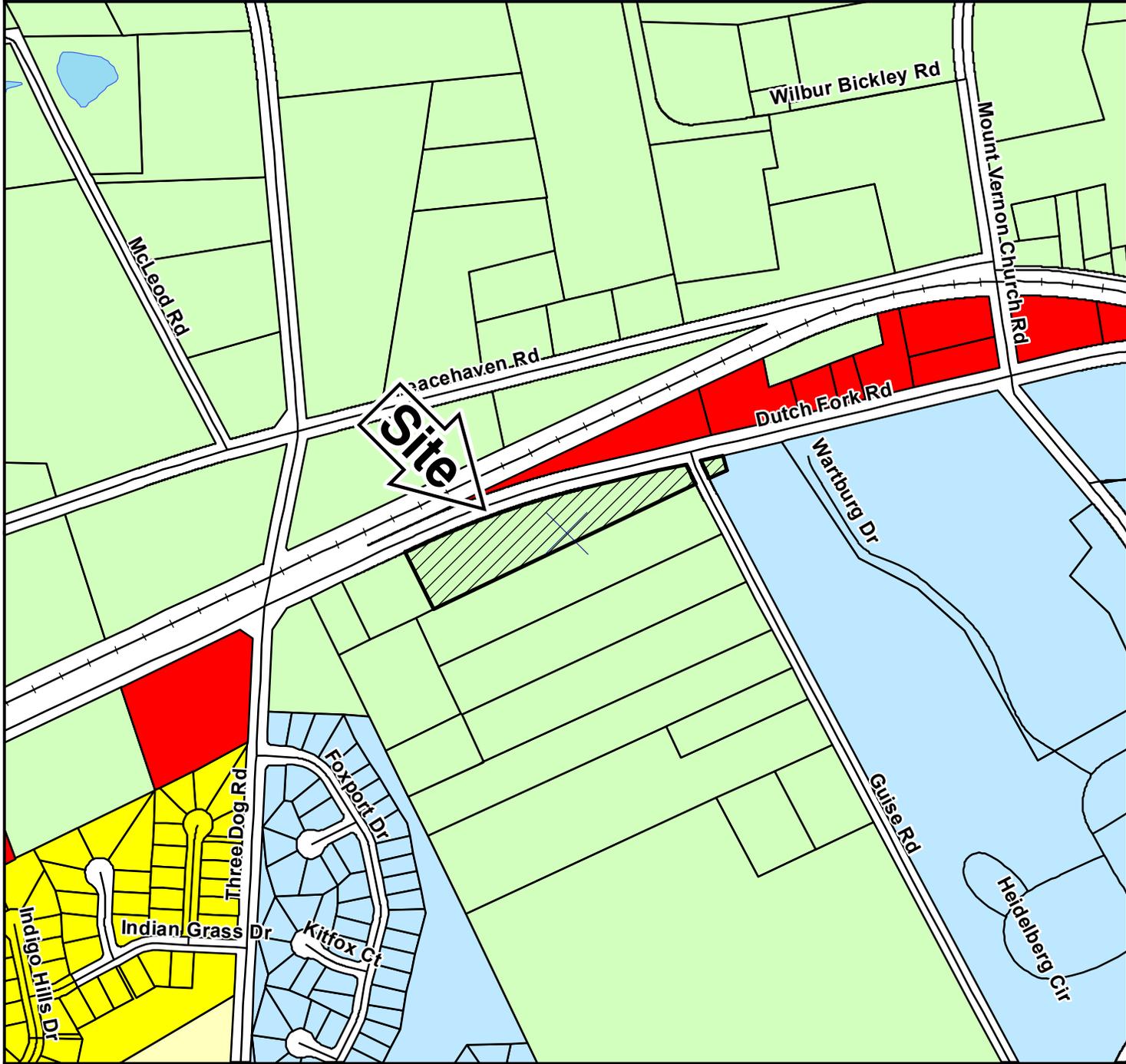


5. Case 18-007 MA
 Phil Savage
 R01507-02-01
 2241 Dutch Fork Road
 DISTRICT 1 - Bill Malinowski

Case 18-007 MA
RU to NC
TMS R01507-02-01



Case 18-007 MA RU to NC



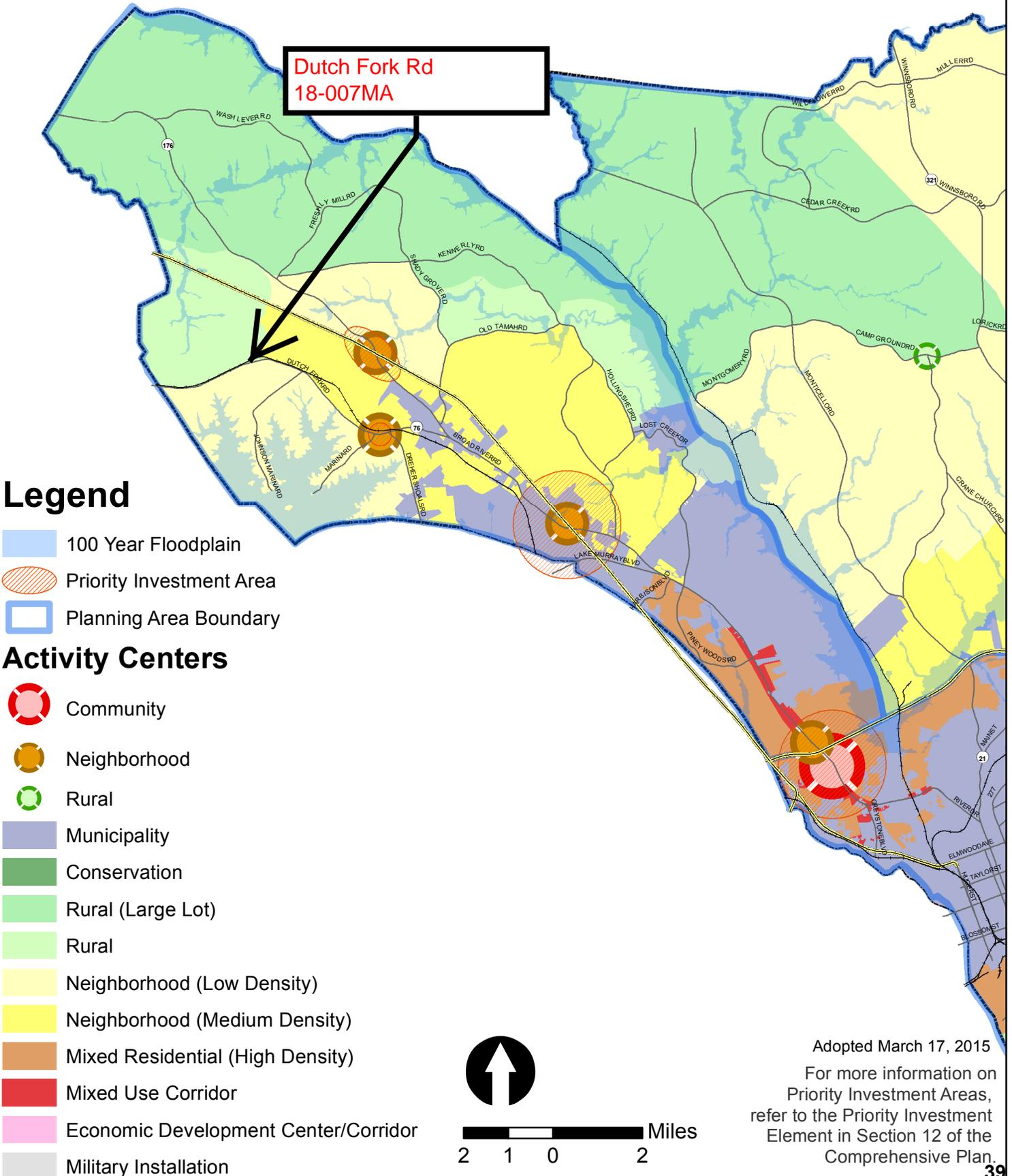
ZONING CLASSIFICATIONS

	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		



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: March 5, 2018
RC PROJECT: 18-008 MA
APPLICANT: Tony Cates

LOCATION: 1045 Marina Road

TAX MAP NUMBER: R02414-01-04
ACREAGE: 17.3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: February 16, 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 portion of the Rural District (RU) parcel north of the site was rezoned from General Commercial District (GC) to RU District under case number 05-17MA (Ordinance Number 084-04HR).

The GC parcel north of the site was rezoned from RU to GC under case number 05-18MA. (Ordinance Number 085-04HR).

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: 276 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>	RU/RU	Residence/Undeveloped
<u>South:</u>	RS-MD	Residence (Ballentine Cove Subdivision)
<u>East:</u>	RU	Residence
<u>West:</u>	RU/RU	Residence/Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Marina Road. Marina Road is a two-lane undivided collector without sidewalks and streetlights along this section. The immediate area is characterized by residential uses. North of the site is a GC District parcel that is undeveloped. West and east of the site are single-family residences zoned RU District. South of the site is a single-family residence that is part of the Ballentine Cove Subdivision.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .3 miles north 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 west of the site on Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.23 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 (Activity Center)***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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, 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 2016 SCDOT traffic count (Station #485) located east of the subject parcel on Marina Road identifies 2,700 Average Daily Trips (ADT’s). Marina Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Marina Road is currently operating at Level of Service (LOS) “A”.

The 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 26,300 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) “D”.

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 or Marina Road through the County Penny Sales Tax program. Marina Road is programed for resurfacing through SCDOT.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses."

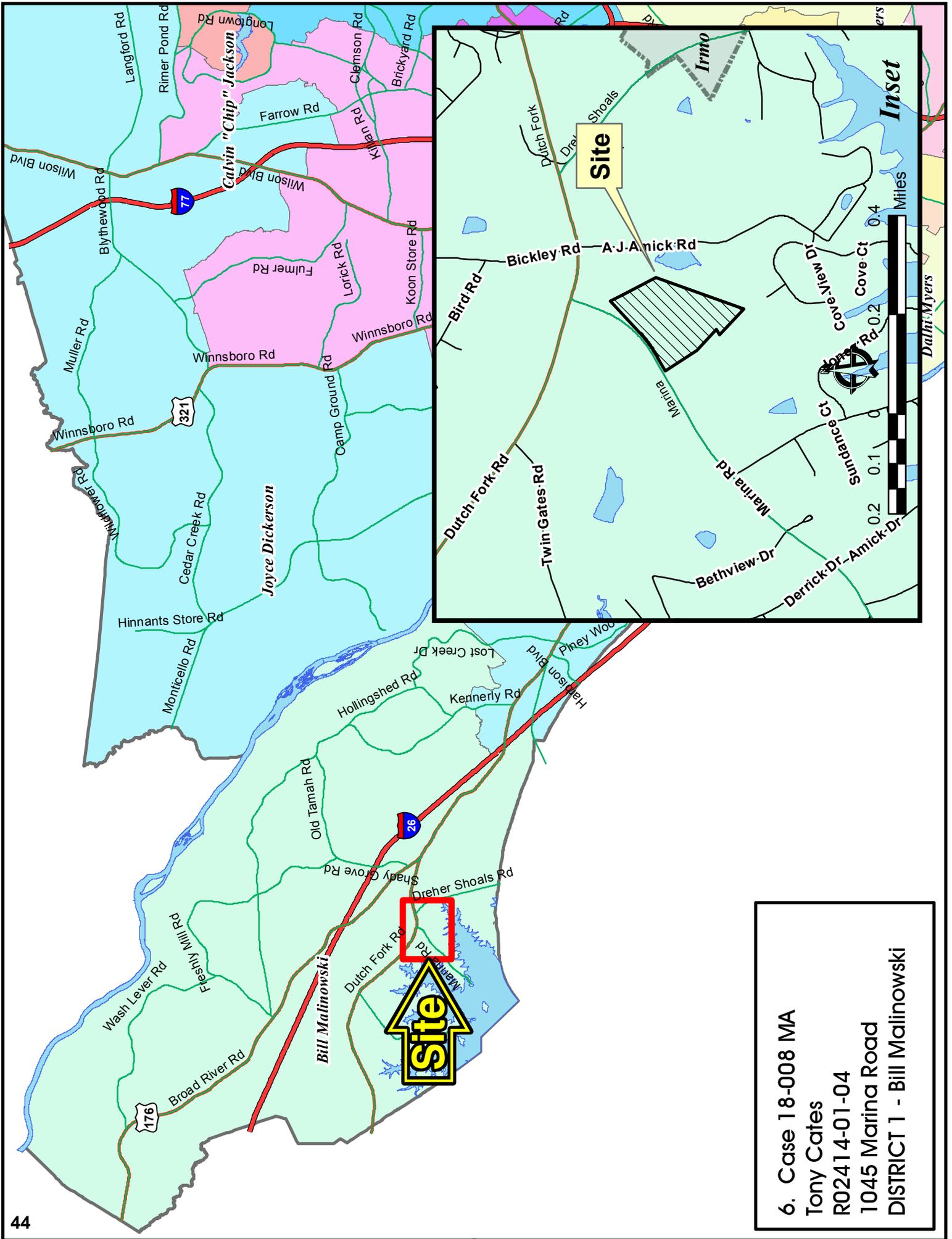
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended.

In addition, the proposed zoning could create a fragmented zoning district pattern along Marina Road by 'leapfrogging' the Rural District Zoned parcel adjacent to the subject parcel.

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

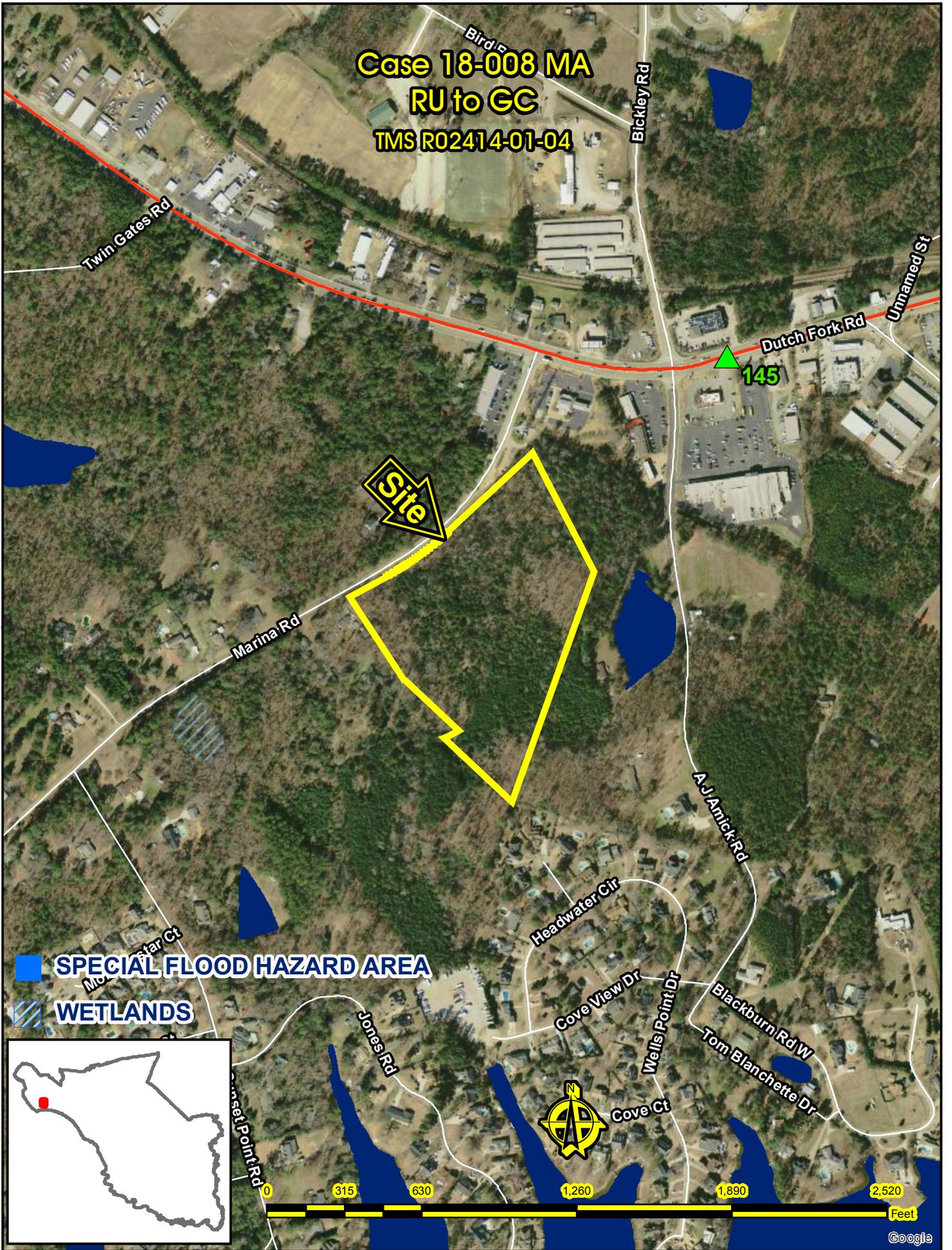
Zoning Public Hearing Date

March 27, 2018.

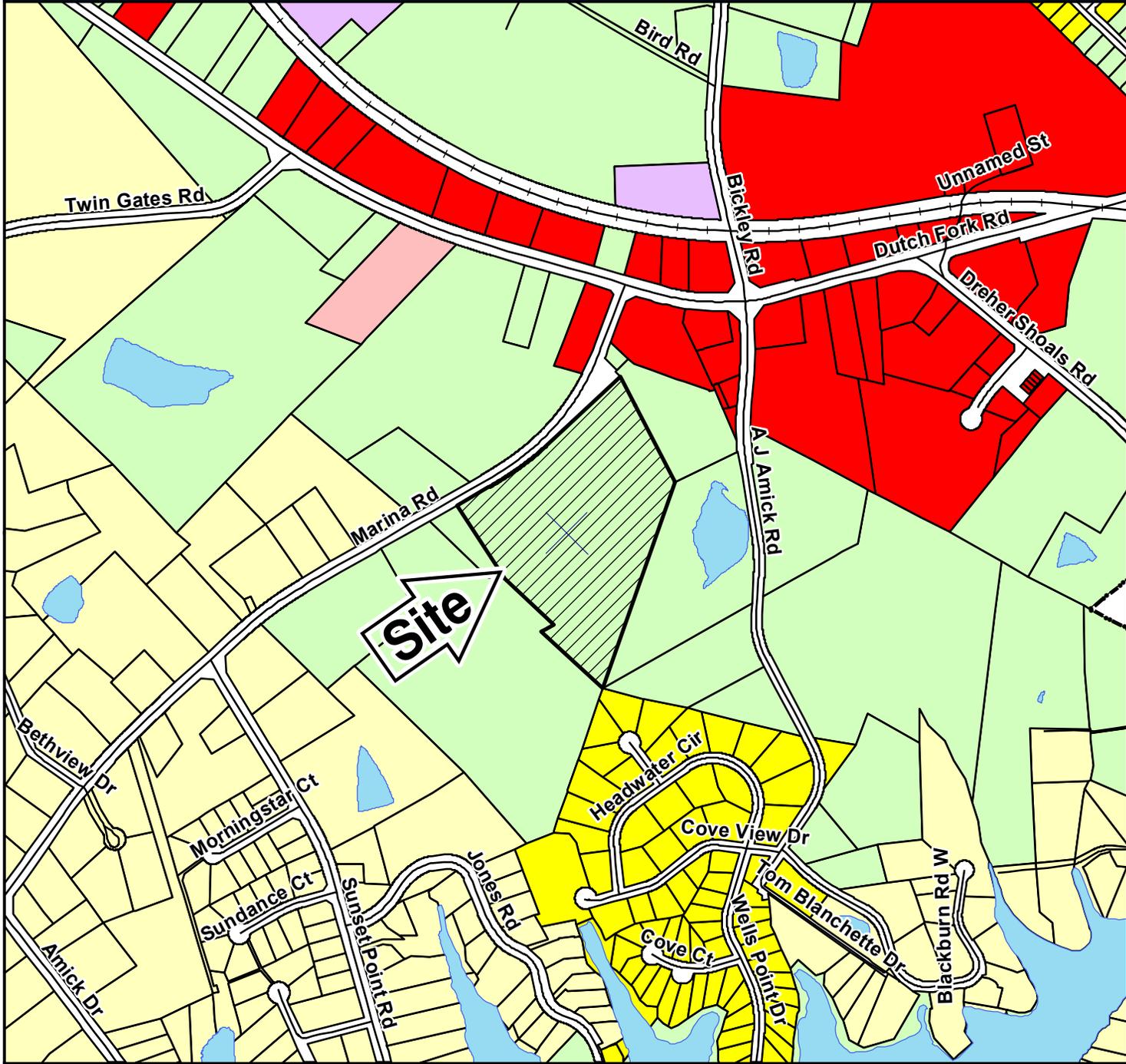


6. Case 18-008 MA
 Tony Cates
 R02414-01-04
 1045 Marina Road
 DISTRICT 1 - Bill Malinowski

Case 18-008 MA
RU to GC
TMS R02414-01-04



Case 18-008 MA RU to GC



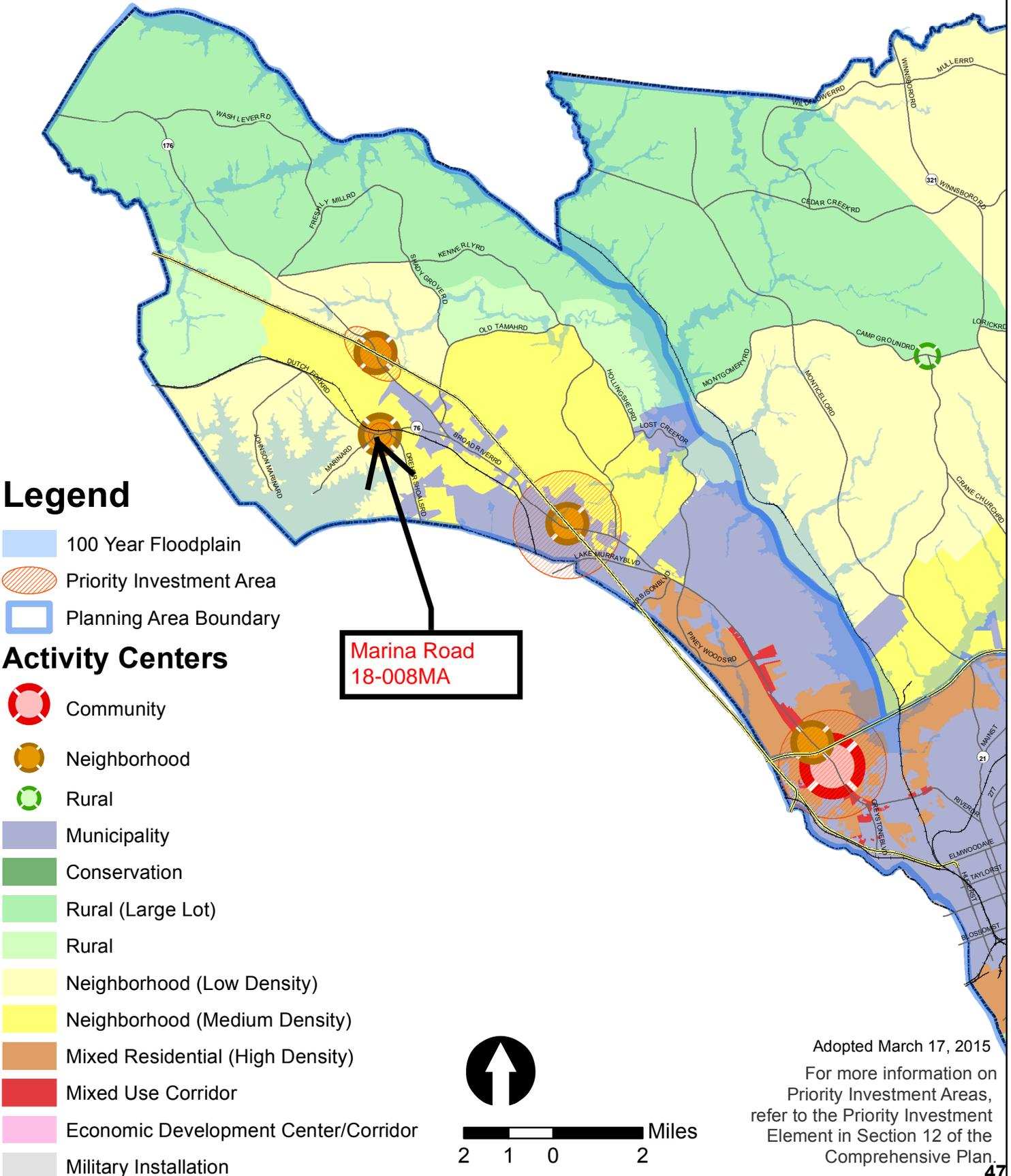
ZONING CLASSIFICATIONS

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	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Development Review Team
on February 22, 2018
at 1:00 pm
Administration Conference Room



Project #	Development	Location	Council District	Lots/ Units/ Square Feet	Acres
SD18-002	Sunset Park TMS #S' R23200-01-20 & 75	Hard Scrabble Road	9	52	22. 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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