

**RICHLAND COUNTY
PLANNING COMMISSION**



**September 10, 2020
3 pm**

Virtual Meeting

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

RICHLAND COUNTY PLANNING COMMISSION



Thursday, September 10, 2020

Agenda

3:00 PM

Zoom Meeting

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

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauier Carlisle • Gary Dennis
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

I. PUBLIC MEETING CALL TO ORDERStephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENTStephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – July 2020

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 20-019 MA
W.P. Sligh
RU to NC (2.51 acres)
1006 Guise Road
TMS# R01511-05-10 (Portion of)
Staff Recommendation - Disapproval
Page 1

District 1
Bill Malinowski

2. Case # 20-020 MA
Johnny Shealy
RS-LD to PDD (4.18 acres)
320 Shadowood Drive
TMS# R02408-01-11
Staff Recommendation - Disapproval
Page 9

District 1
Bill Malinowski

Deferred

3. Case # 20-021 MA
Enca Serbin
RM-MD to MH (2.34 acres)
8534 Old Percival Road
TMS# R22602-02-07
Staff Recommendation - Approval
Page 17

District 10
Dalhi Myers

4. Case # 20-022 MA
Bryan DeBruin
RU to RS-MD (308.24 acres)
Nina Lee Drive, and 9216 and 9260 Wilson Blvd
TMS# R14600-03-27, 42, and 44

District 7
Gwendolyn Kennedy

Deferred

5. Case # 20-023 MA
Bill Dixon
RU to RS-MD (99.6 acres)
S/E Rabon Road
TMS# R17112-01-01 (P)
Staff Recommendation - Approval
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District 7
Gwendolyn Kennedy

6. Case # 20-024 MA
Bill Dixon
RU to RM-MD (23.6 acres)
S/E Rabon Road
TMS# R17112-01-01 (P) and R17115-01-01
Staff Recommendation - Approval
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District 7
Gwendolyn Kennedy

7. Case # 20-025 MA
Anil R. Parag
PDD to amended PDD (1.076 acres)
301 Rice Meadow Way
TMS# R20310-05-01
Staff Recommendation - Disapproval
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District 8
Jim Manning

IV. OTHER BUSINESS [ACTION]

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

A. Report of Council

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VII. ADJOURNMENT

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



To: Planning Commission Members, Interested Parties
From: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
Date: August 27, 2020
Subject: September 2020 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specifically, it 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 are in compliance with Richland County and State Statute Road Naming Standards.

Action Requested: The Planning Commission’s approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Abbots Glen	Scottie Newman, Civil Engineering of Cola	Abbots Glen	R03202-01-01	Bill Malinowski (1)
2. Glenmanor				
3. Stonyhurst				
4. Redmoss				
5. Hayston				
6.				
7.				
8.				
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17.				
18.				



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 9, 2020
RC PROJECT: 20-019 MA
APPLICANT: W.P. Sligh

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01511-05-10 (portion of)
ACREAGE: 2.51 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: August 27, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 17-016MA.

The Neighborhood Commercial District (NC) parcel to the north was approved for under case number 17-016MA.

The Neighborhood Commercial District (NC) parcel to the north was approved under case number 18-007MA.

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	NC	Multi-tenant Development
<u>South:</u>	RU	Residence
<u>East:</u>	PDD	Assisted Care Facility, Continue Care Retirement Facility
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site contains frontage along Guise Road. Guise Road is a two-lane local road 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 NC property with a multi-tenant development.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .5 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 3.8 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (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 2019 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 24,200 Average Daily Trips (ADTs). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "F".

The 2019 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 12,600 Average Daily Trips (ADTs). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "E".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. A section of Dutch Fork Road from Sid Bickley Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2040 COATS Long Range Transportation Plan, although nothing has been programmed at this time.

Conclusion

Principally, staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

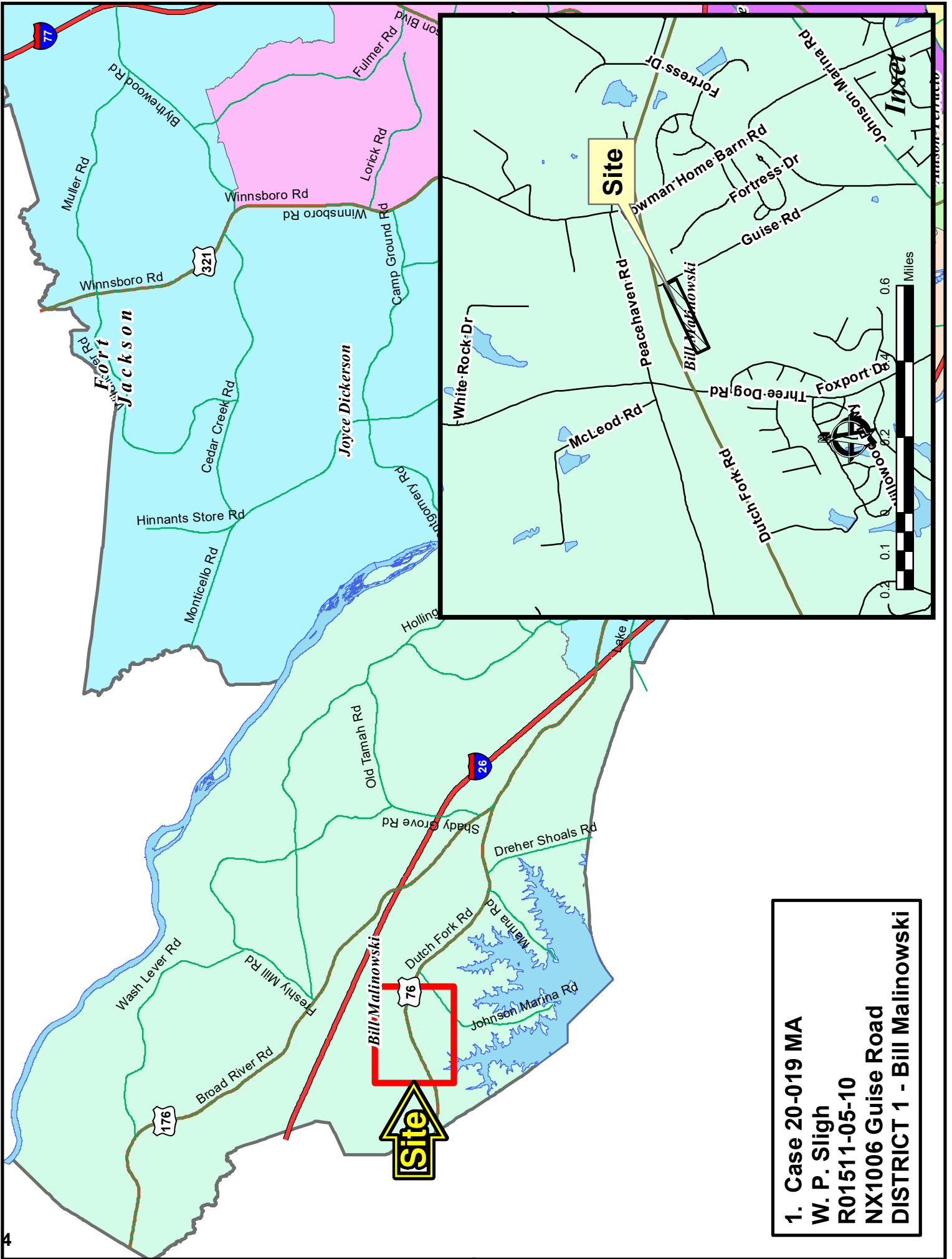
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located along a main road corridor and is not within a contextually-appropriate distance of an intersection with a primary arterial or Neighborhood Activity Center.

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

However, the proposed zoning would be consistent with the adjacent parcel's recently approved zoning district request for the NC District.

Zoning Public Hearing Date

September 22, 2020.



1. Case 20-019 MA
W. P. Sligh
R01511-05-10
NX1006 Guise Road
DISTRICT 1 - Bill Mainowski

**Case 20-019 MA
RU to NC
TMS R01511-05-10 (P)**

Wilbur Bickley Rd

Peacehaven Rd

Dutch Fork Rd

Guise Rd

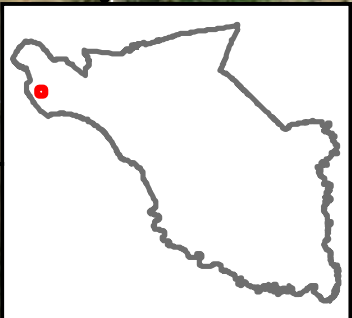
Foxport Rd

Tipton Rd

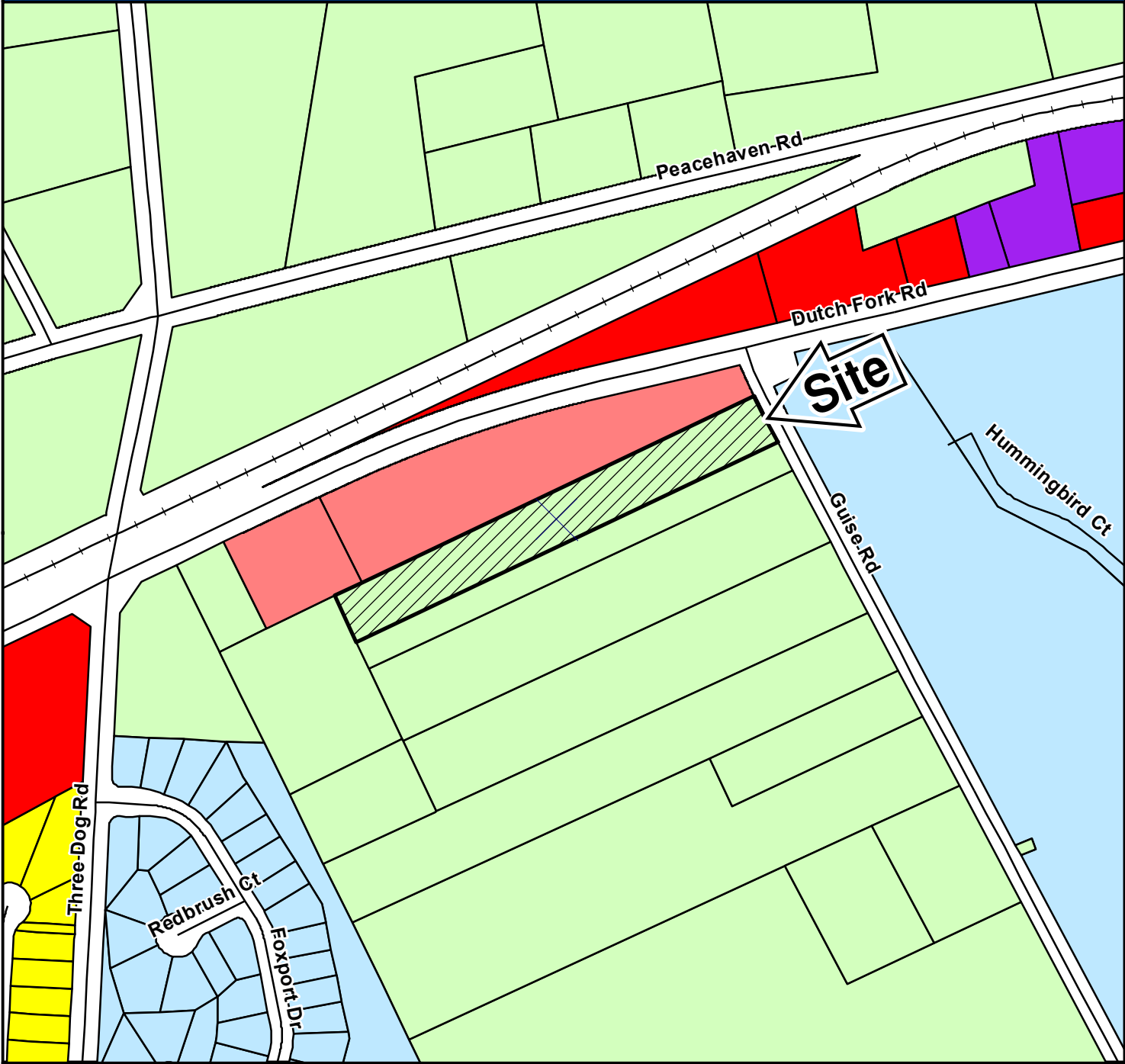


 **SPECIAL FLOOD HAZARD AREA**




 **WETLANDS**



Case 20-019 MA RU to NC



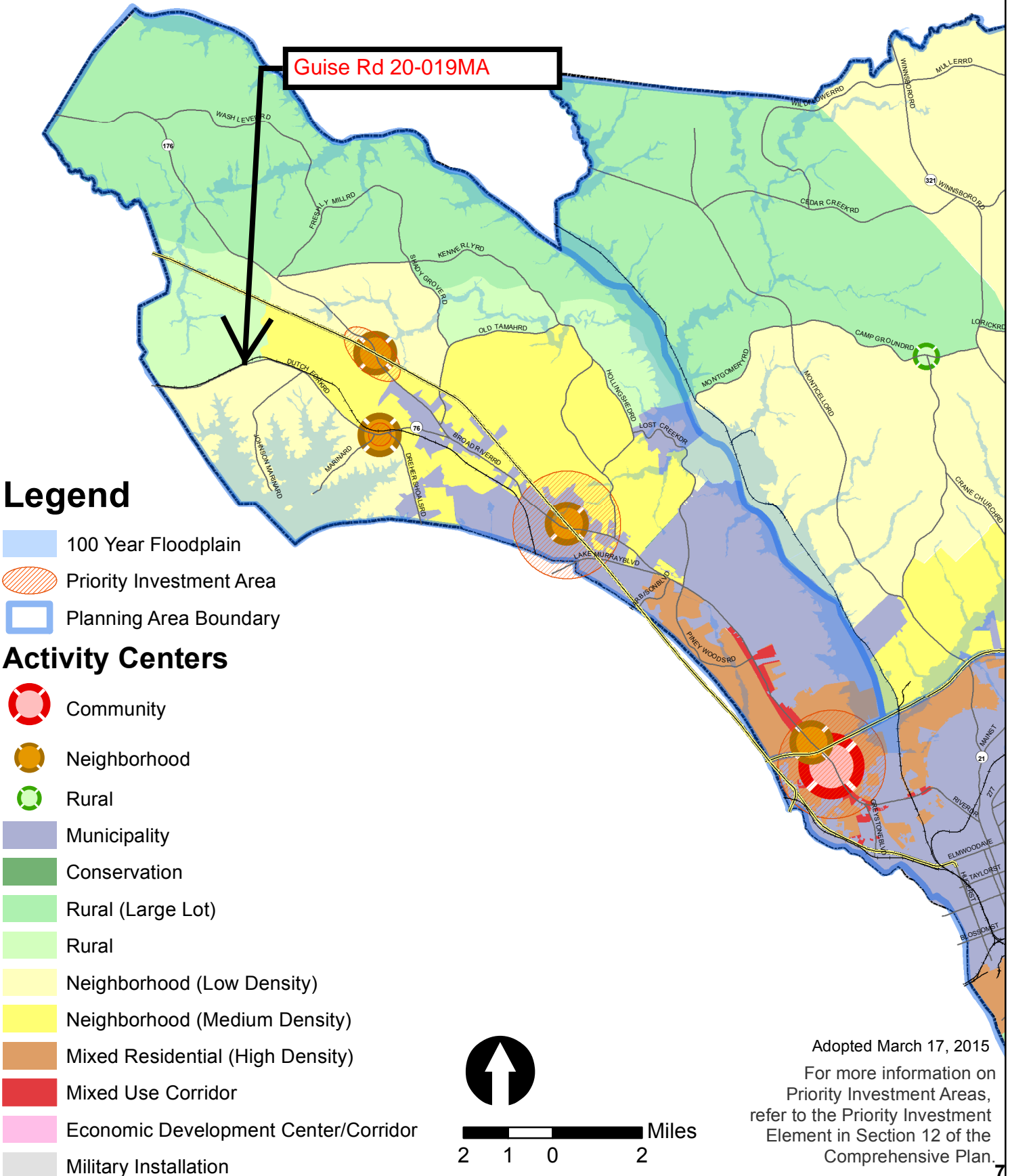
ZONING CLASSIFICATIONS

 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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 10, 2020
RC PROJECT: 20-020 MA
APPLICANT: Johnny Shealy

LOCATION: 320 Shadowood Road

TAX MAP NUMBER: R02408-01-11
ACREAGE: 4.18 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: PDD

PC SIGN POSTING: August 25, 2020

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-LD).

Zoning History for the General Area

The parcel north of the subject site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 04-046MA.

The Planned Development District (PDD) parcel east of the subject site was rezoned from Rural District (RU) to Planned Development District (PDD) under case number 04-056MA.

The Planned Development District (PDD) parcel southeast of the subject site was rezoned from Rural District (RU) to Planned Development District (PDD) under case number 01-019MA.

The Planned Development District (PDD) parcel south of the site was rezoned under case number 90-039MA.

Zoning District Summary

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

regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Office
<u>South:</u>	PDD	Boat Ramp
<u>East:</u>	RS-LD	Lake Murray
<u>West:</u>	RS-LD	Residences

Discussion

Parcel/Area Characteristics

The subject parcel contains frontage along Shadowood Road. This section of Shadowood Road is a two-lane undivided local road without sidewalks and streetlights. The general area is comprised of residences, with a couple of boat storage and ramp facilities. East of the site is a RS-LD zoned parcel (portion of Lake Murray). South of the site is a Boat Ramp zoned PDD. North of the site is zoned GC.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located approximately 0.94 miles east of the subject parcel on Bickley 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 Ballentine fire station (station number 17) is located on Broad River Road, approximately 2.11 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 2019 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 24,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program. SCDOT currently has a surface preservation project currently in the construction phase with anticipated completion in August.

Conclusion

Staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

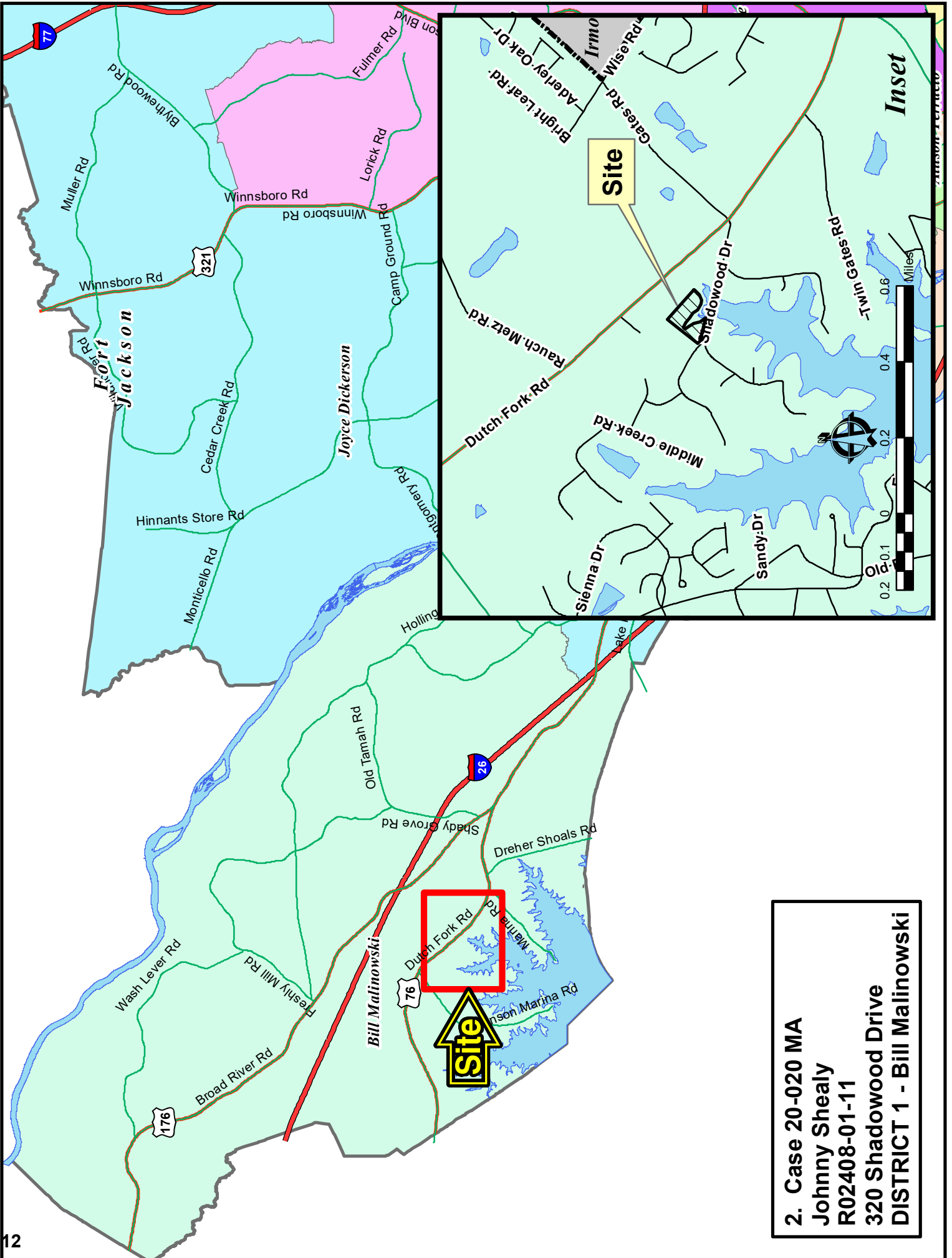
For the Neighborhood (Low-Density) future land use designation, the Comprehensive Plan recommends neighborhood scale commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction of a primary arterial and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center.

Additionally, while the requested zoning district may be compatible with the zoning of the abutting nonconforming PDD parcel, the land uses permitted under the PDD would be out of character with the surrounding residential land uses and other residential zoning districts in the immediate area and may be considered an encroachment into a residentially zoned and developed area.

Further, the request for change to PDD would not provide the high quality design, character, or mixture of uses per the Land Development Code and recommended by the Comprehensive Plan. Likewise, while the minimum requirements for submittal were met, the concept plan included in the application does not provide a substantial amount of information on how it would address the above and other PDD required standards and lacks the mixture and/or integration of variety of uses inherent of a PDD. The application can be viewed as a contract zoning to allow continuation of the current residence and the development of a commercial boat storage facility on the same site.

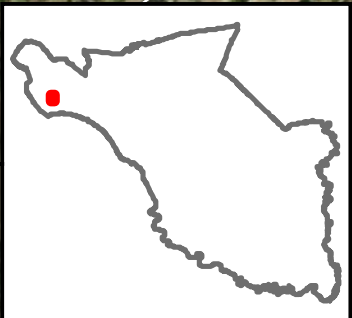
Zoning Public Hearing Date

September 22, 2020.

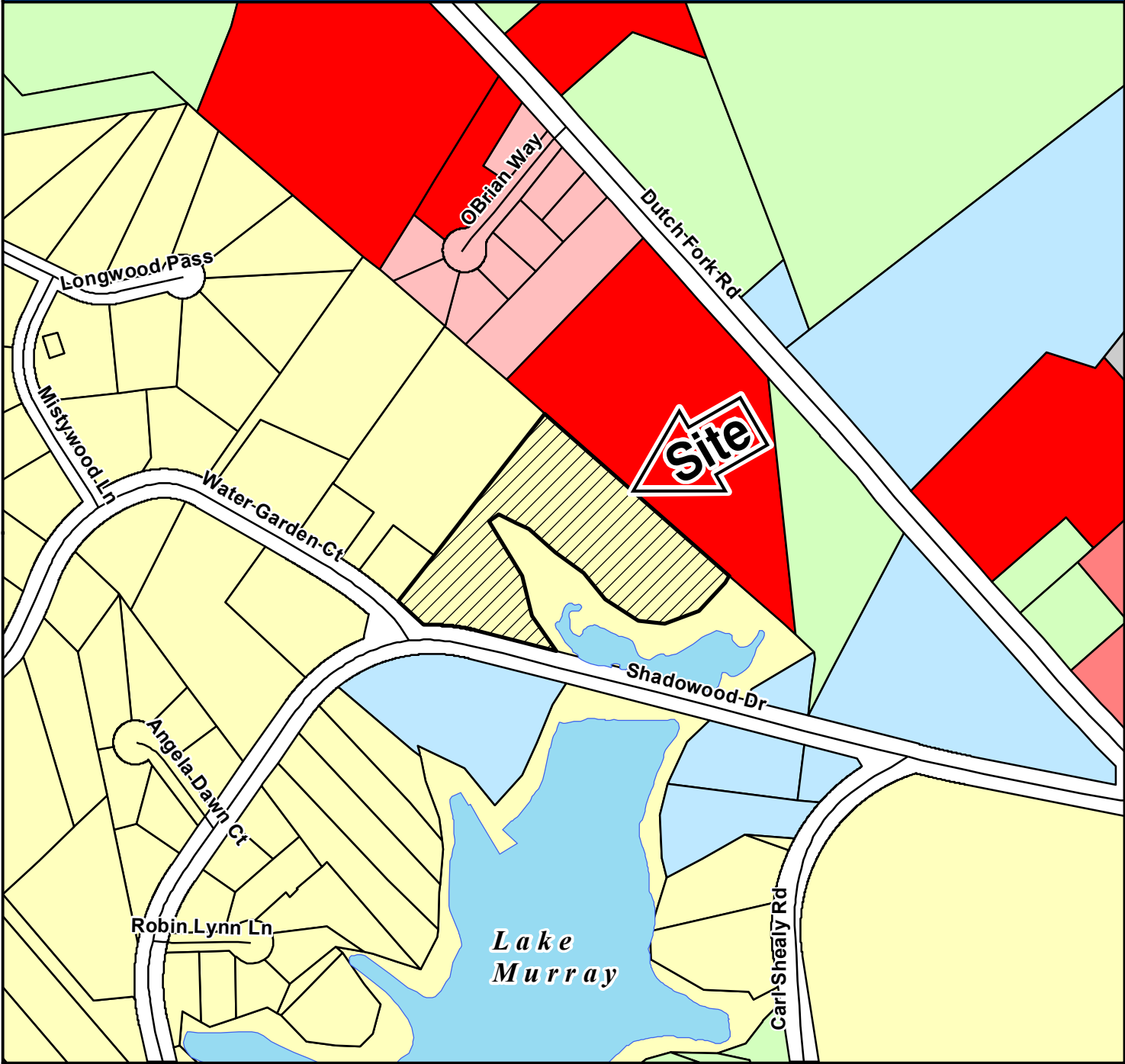


2. Case 20-020 MA
 Johnny Shealy
 R02408-01-11
 320 Shadowwood Drive
 DISTRICT 1 - Bill Mainowski



**Case 20-020 MA
RS-LD to PDD
TMS R02408-01-11**



Case 20-020 MA RS-LD to PDD



ZONING CLASSIFICATIONS

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

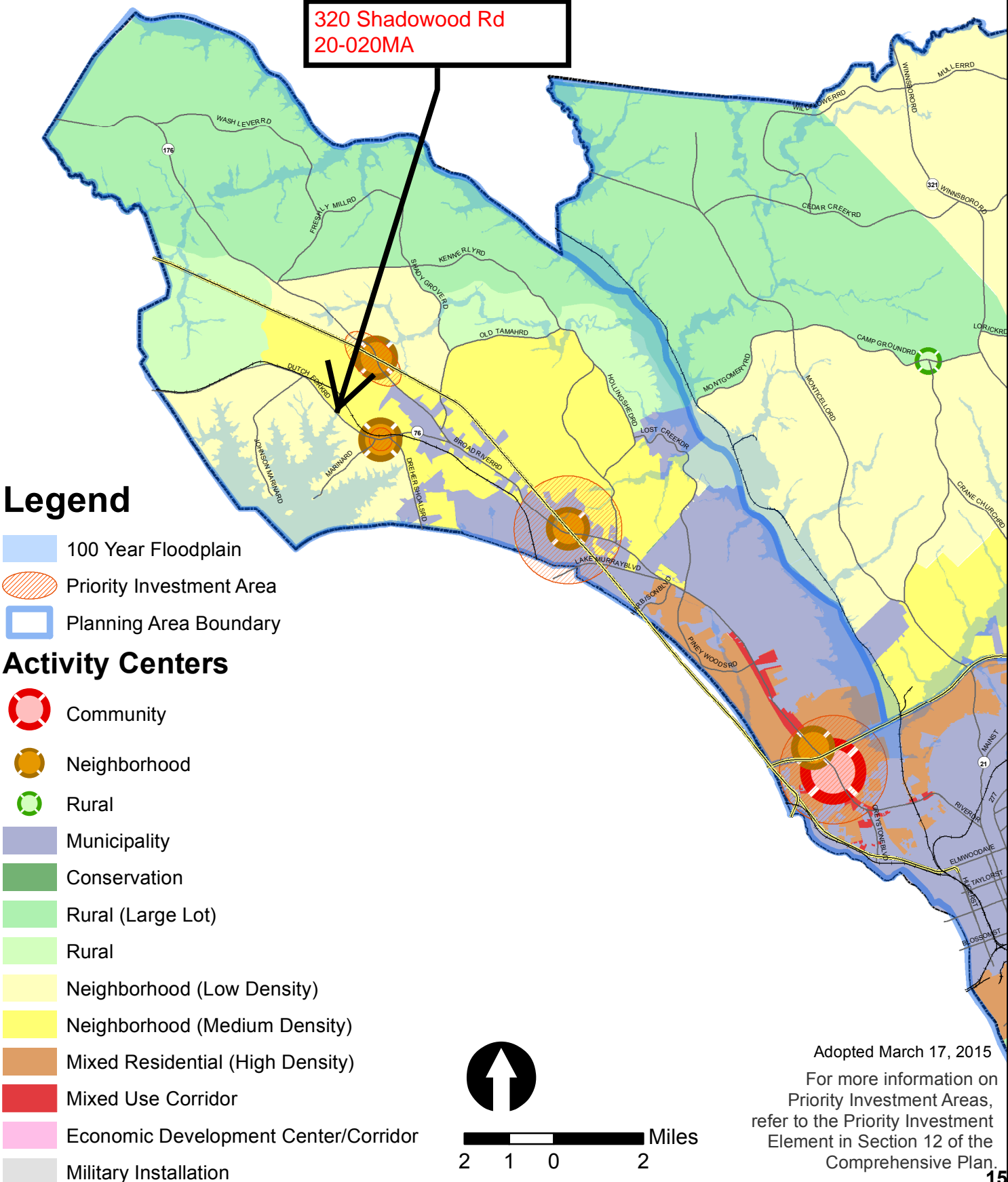


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



320 Shadowood Rd
20-020MA



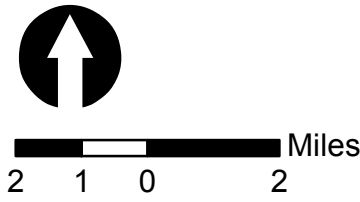
Legend

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

Activity Centers

- 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



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: September 10, 2020
RC PROJECT: 20-021 MA
APPLICANT: Enca Serbin

LOCATION: 8534 Old Percival Road

TAX MAP NUMBER: R22602-02-07
ACREAGE: 2.34 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: MH

PC SIGN POSTING: August 27, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

There have been no recent map amendments.

Zoning District Summary

The MH District is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

The maximum allowed density for residential uses is one (1) dwelling unit per lot.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 14 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD/PDD/GC	Residence/Manufactured Home Park/Plumbing
<u>South:</u>	RU	Residence
<u>East:</u>	RM-MD	Manufactured Home Park
<u>West:</u>	RM-MD	Residence

Discussion

Parcel/Area Characteristics

The subject site currently has a nonconforming use. The parcel has frontage along Old Percival Road. This section of Old Percival Road is a two-lane undivided local road, without sidewalks or streetlights. The general area is characterized by residential and smaller-scale commercial uses. The property north of the site is zoned GC with a Plumbing Company. There is also a manufactured home development zoned PDD and a residence on Residential Multi-family Medium High Density (RM-MD). West of the site is zoned RM-MD with a residence. East of the site is a nonconforming manufactured home park zoned RM-MD. South of the site is zoned RU with a residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Conder Arts Integrated Magnet School is located approximately 2.15 miles southwest of the subject parcel on Hunt Club Road. Records indicate that the parcel is currently served via septic sewer and private water system. The Jackson Creek fire station (number 32) is located 2.25 miles south of the subject parcel on Spears Creek Church Road.

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

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #502) located southwest of the subject parcel on Alpine Road identifies 3,600 Average Daily Trips (ADTs). This segment of Alpine Road is classified as a two-lane undivided Minor Arterial, maintained by SCODT with a design capacity of 10,800 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #504) located southwest of the subject parcel on Alpine Road identifies 7,500 Average Daily Trips (ADTs). This segment of Alpine Road is classified as a two-lane undivided Minor Arterial, maintained by SCODT with a design capacity of 10,800 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program. SCDOT has a programmed Transportation Alternatives Project for Alpine Road that would include sidewalks along one side and paving shoulders to allow for bicycle capacity.

Conclusion

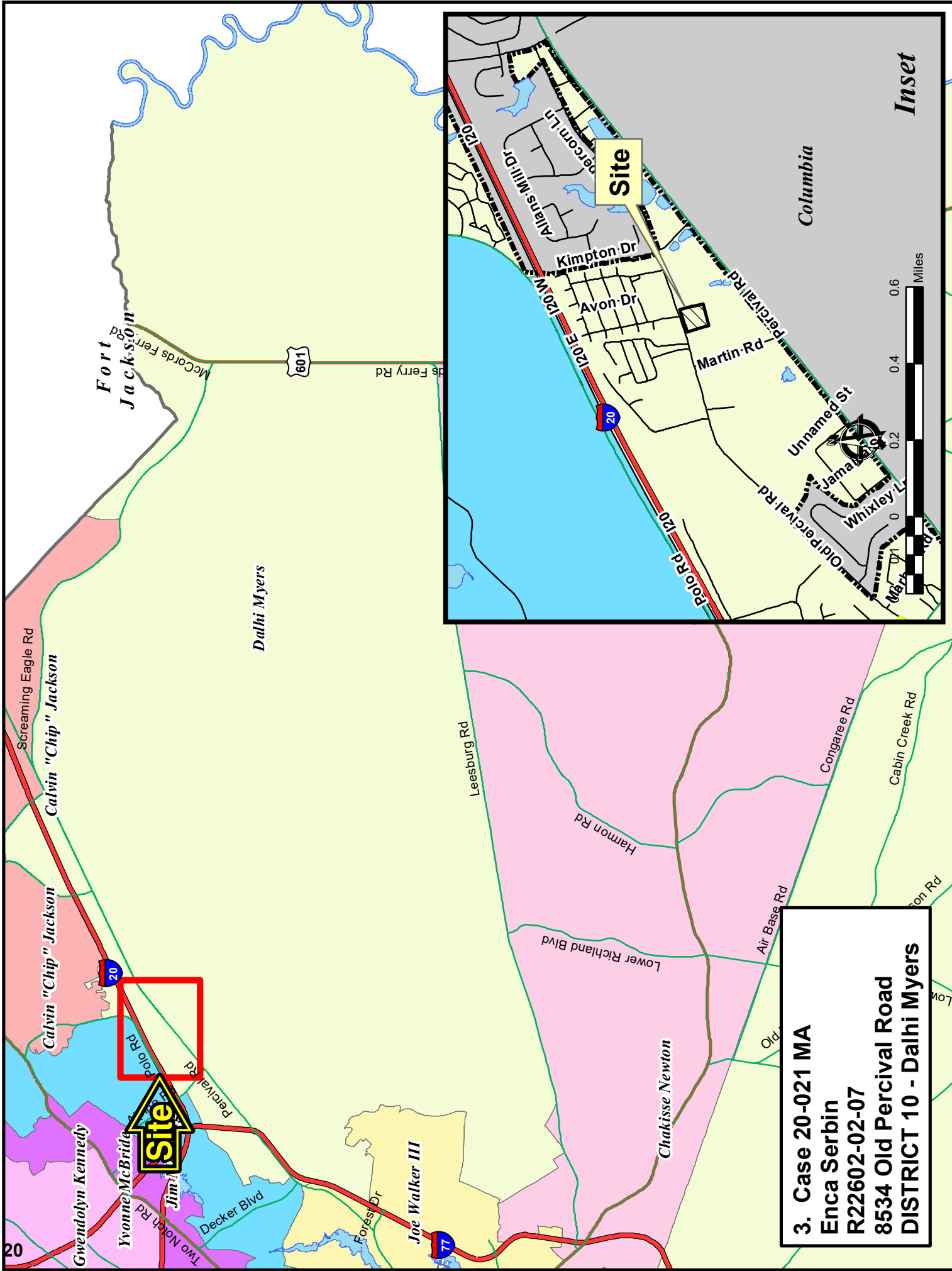
Staff recommends **Approval** as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

Per the Plan, this designation includes "medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format" where "neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments." Likewise, "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

For these reasons, staff recommends **Approval**.

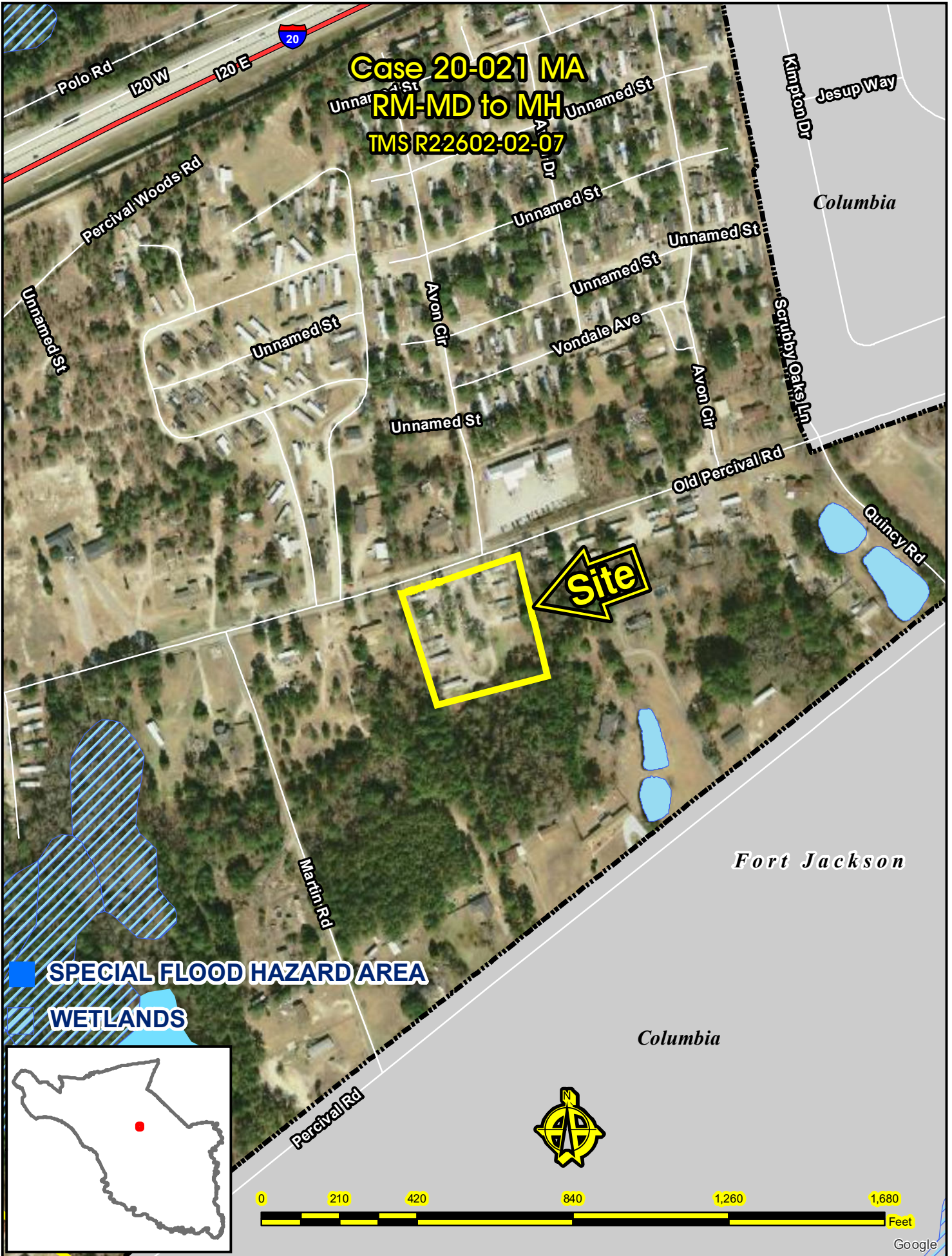
Zoning Public Hearing Date

September 22, 2020.

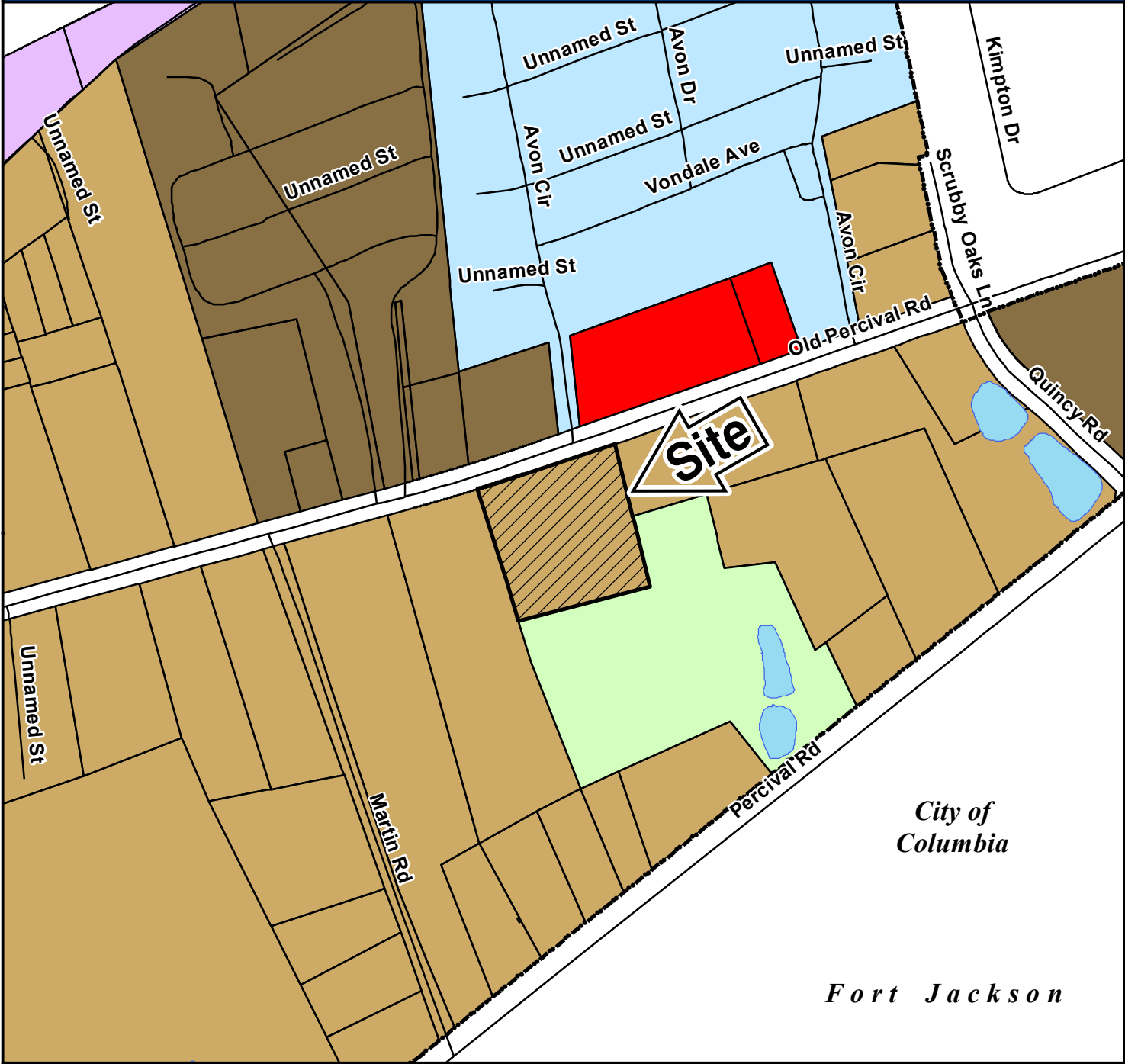


3. Case 20-021 MA
Enca Serbin
R22602-02-07
8534 Old Percival Road
DISTRICT 10 - Dalhi Myers





Case 20-021 MA
RM-MD to MH
TMS R22602-02-07



Case 20-021 MA RM-MD to MH



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

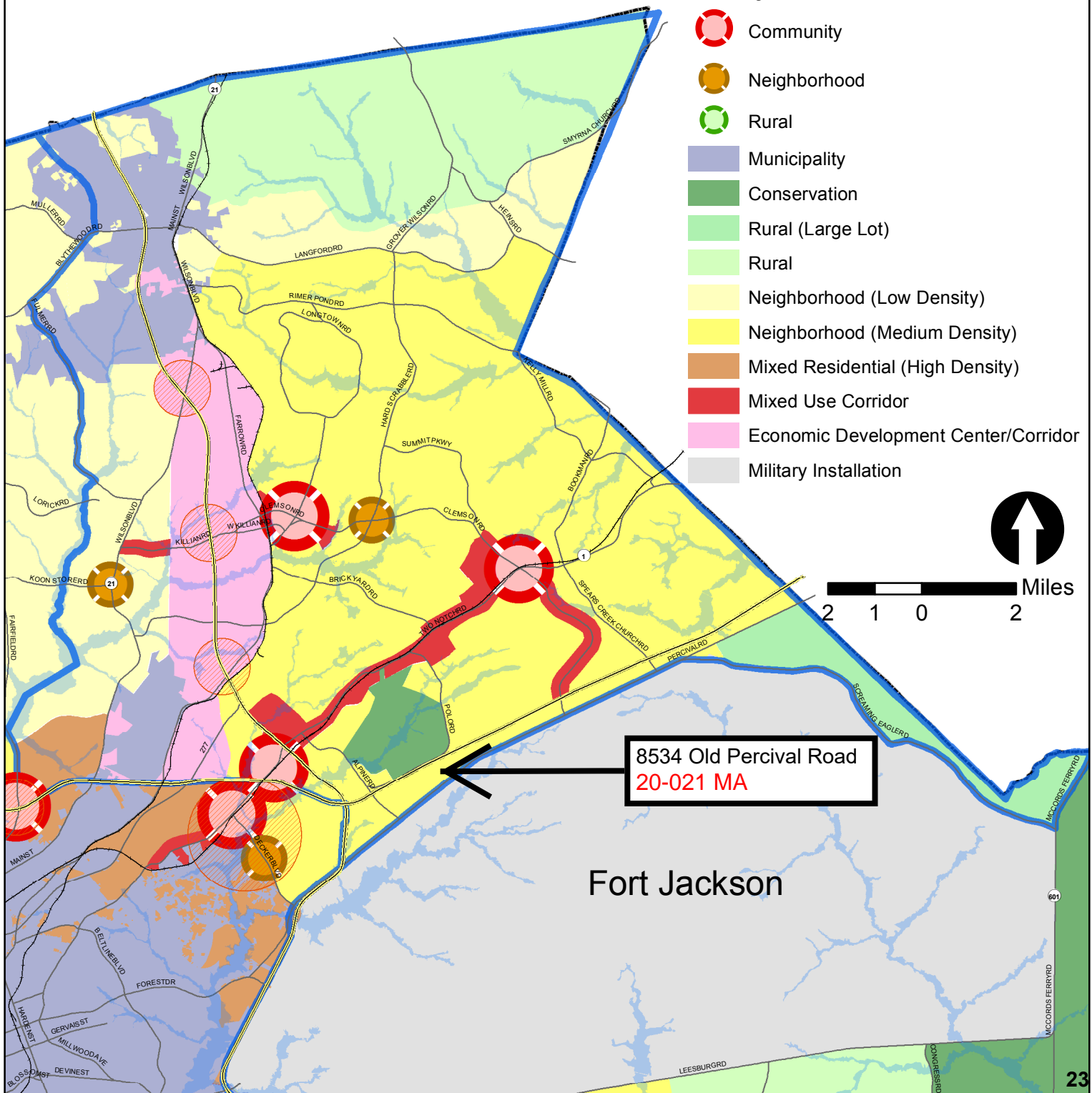


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: September 10, 2020
RC PROJECT: 20-023MA
APPLICANT: Bill Dixon

LOCATION: Rabon Road

TAX MAP NUMBER: R17112-01-01 (P)
ACREAGE: 99.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: August 25, 2020

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 parcel northeast of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

The RM-MD parcel north of the site was rezoned from RS-MD to RM-MD under case number 19-017MA.

Zoning District Summary

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area/maximum density: Minimum lot area: 8,500 square feet, or as determined by DHEC. 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 26-152(d) of this chapter. (Ord. 028-09HR; 5-19-09).

Based upon a gross density calculation, the maximum number of units for this site is approximately: 510 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RS-LD / RS-MD / RM-MD / GC / HI / M-1	Undeveloped / Place of Worship / Residential Subdivision (Folkstone) / Residential / Recreation Facility / Office / Warehouse / Industrial
<u>South:</u>	RU	Undeveloped / Residences
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU / RM-HD	Undeveloped / Mobile Home Park

Discussion

Parcel/Area Characteristics

The subject parcels are undeveloped. The parcels have frontage along Pine Lee Road & Rabon Road. Rabon Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Pine Lee Road is a two-lane undivided local road without sidewalks and streetlights. The area is primarily characterized by a scattering of residential and undeveloped properties, along with some limited commercial and manufacturing and processing uses.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Windsor Elementary School is located about 1.24 miles east of the subject parcel on Dunbarton Drive. Water and sewer service would be provided by the City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.9 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 Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,000 Average Daily Trips (ADTs). Rabon Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Rabon 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 Rabon Road through the County Penny Sales Tax program or SCDOT.

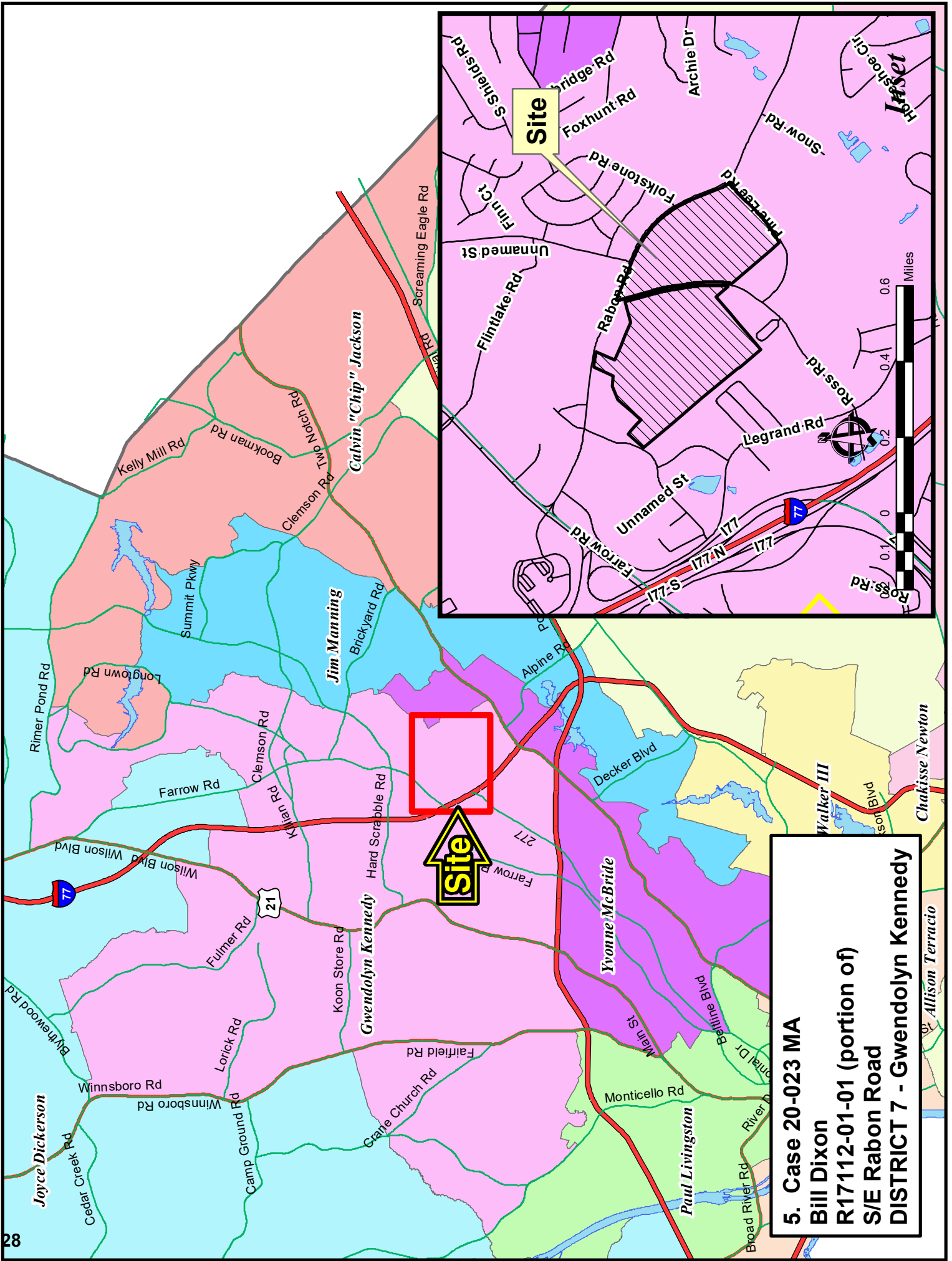
Conclusion

Staff recommends **Approval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan.

The Neighborhood (Medium Density) designation recommends, "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

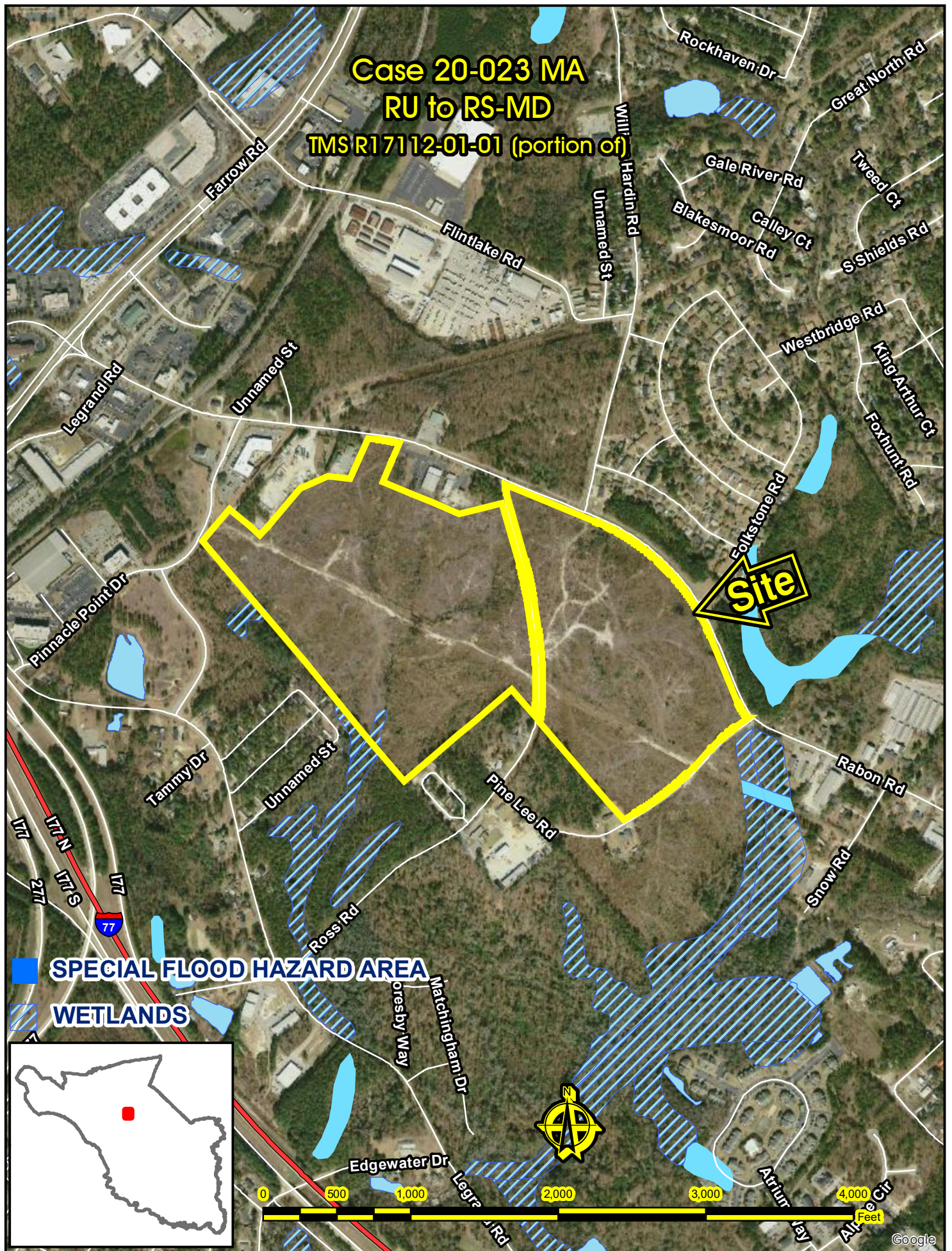
Zoning Public Hearing Date

September 22, 2020.

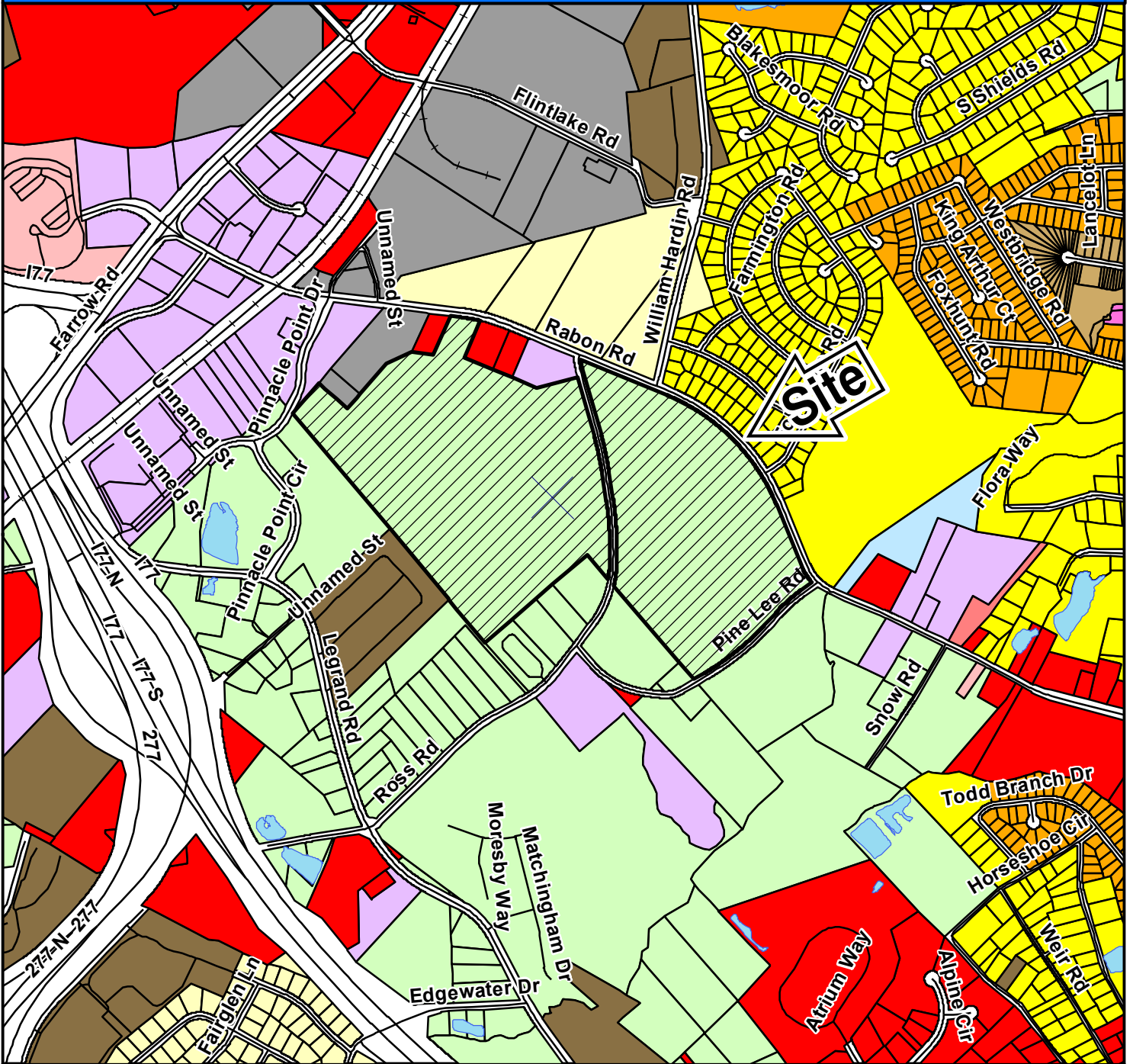


5. Case 20-023 MA
Bill Dixon
R17112-01-01 (portion of)
S/E Rapon Road
DISTRICT 7 - Gwendolyn Kennedy

**Case 20-023 MA
RU to RS-MD
TMS R17112-01-01 (portion of)**



Case 20-023 MA RU to RS-MD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

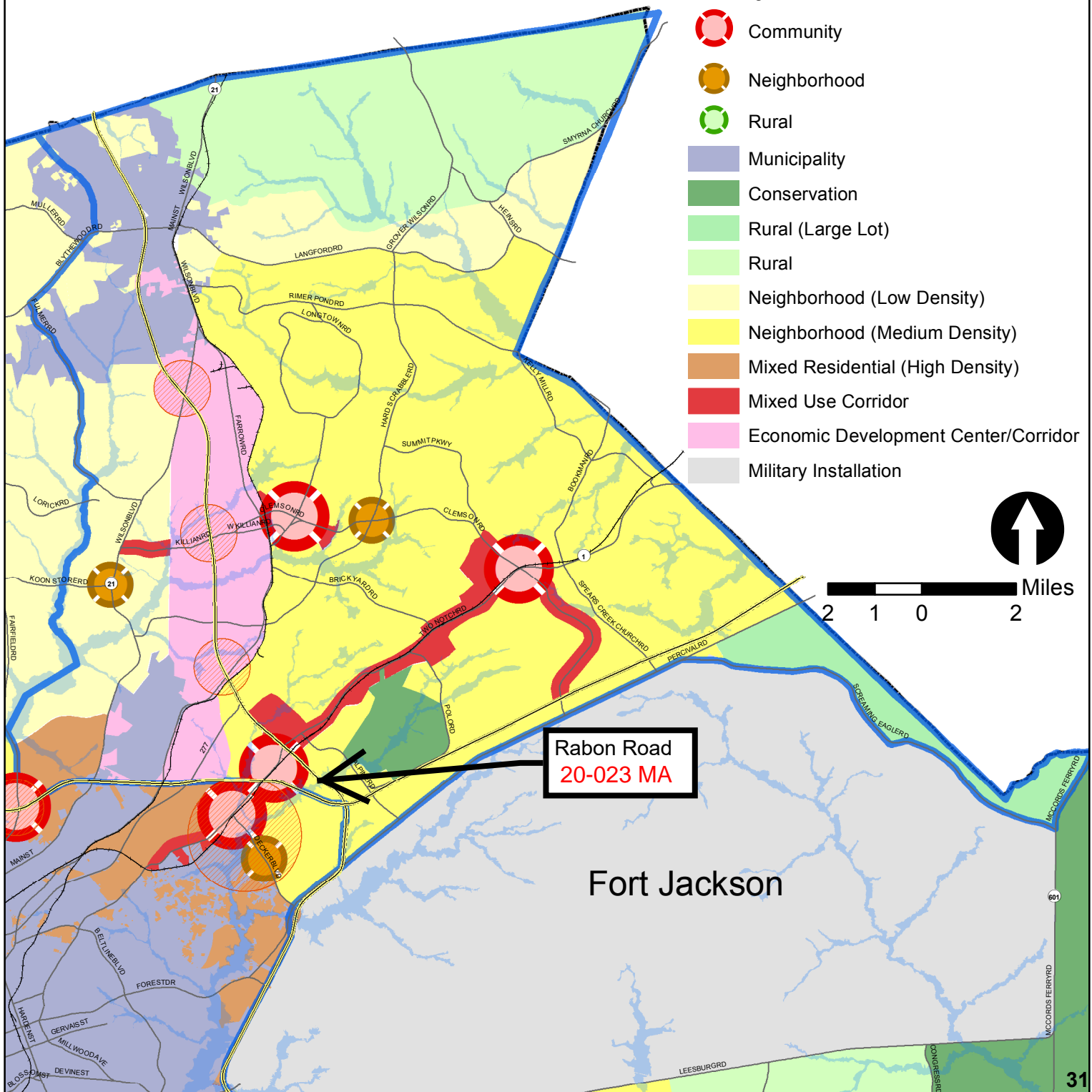


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2020
RC PROJECT: 20-024MA
APPLICANT: Bill Dixon

LOCATION: Rabon Road & Pine Lee Road

TAX MAP NUMBER: R17112-01-01 (P) and R17115-01-01
ACREAGE: 23.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: RM-MD

PC SIGN POSTING: August 27, 2020

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 parcel northeast of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

The RM-MD parcel north of the site was rezoned from RS-MD to RM-MD under case number 19-017MA.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 188 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU / RM-MD	Undeveloped / Residence / Residential
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU / RU / RU	Undeveloped / Place of Worship / Laundry Facility
<u>West:</u>	GC / RU	Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels are undeveloped. The parcels have frontage along Pine Lee Road & Rabon Road. Rabon Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Pine Lee Road is a two-lane undivided local road without sidewalks and streetlights. The area is primarily characterized by a scattering of residential, limited commercial, and undeveloped properties. Further west of the property, along Rabon Road, are commercial uses. Properties north, east, and south of the site are zoned RU. North of the site is a property zoned RM-MD. There is a small parcel zoned GC to the west of the parcels.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Windsor Elementary School is located about 1.24 miles east of the subject parcel on Dunbarton Drive. Water and sewer service would be provided by the City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.9 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 Character

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

Desired Development Pattern

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

should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,000 Average Daily Trips (ADTs). Rabon Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Rabon 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.

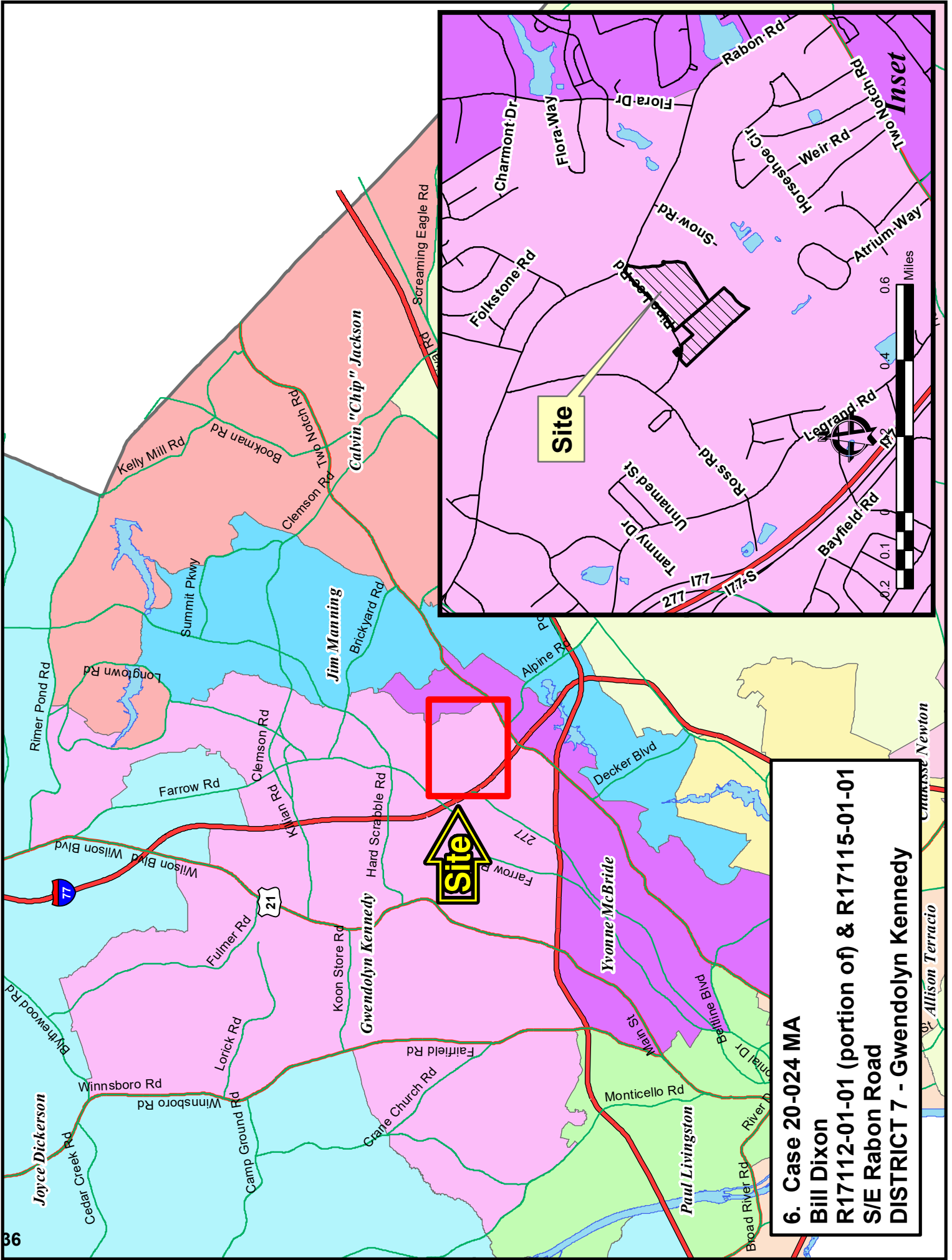
There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program or SCDOT.

Conclusion

Staff recommends **Approval** of this map amendment. The 2015 Comprehensive Plan recommends a desired development pattern of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning to RM-MD would allow for a mixture of housing types and densities as prescribed by the Comprehensive Plan.

Zoning Public Hearing Date

September 22, 2020.



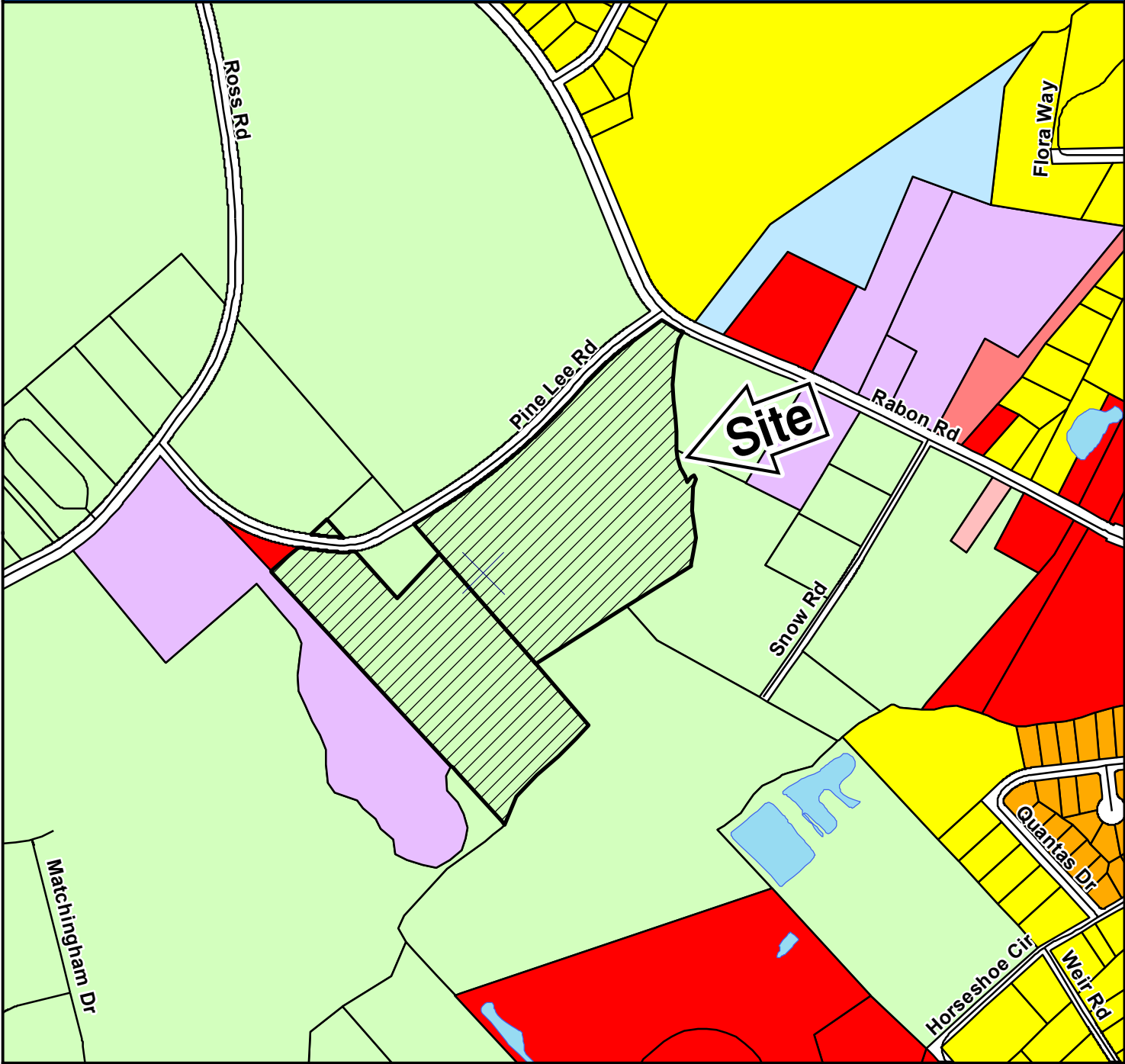
6. Case 20-024 MA
Bill Dixon
R17112-01-01 (portion of) & R17115-01-01
S/E Rabon Road
DISTRICT 7 - Gwendolyn Kennedy

**Case 20-024 MA
RU to RM-MD**

TMSR17112-01-01 (portion of) & R17115-01-01



Case 20-024 MA RU to RM-MD



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

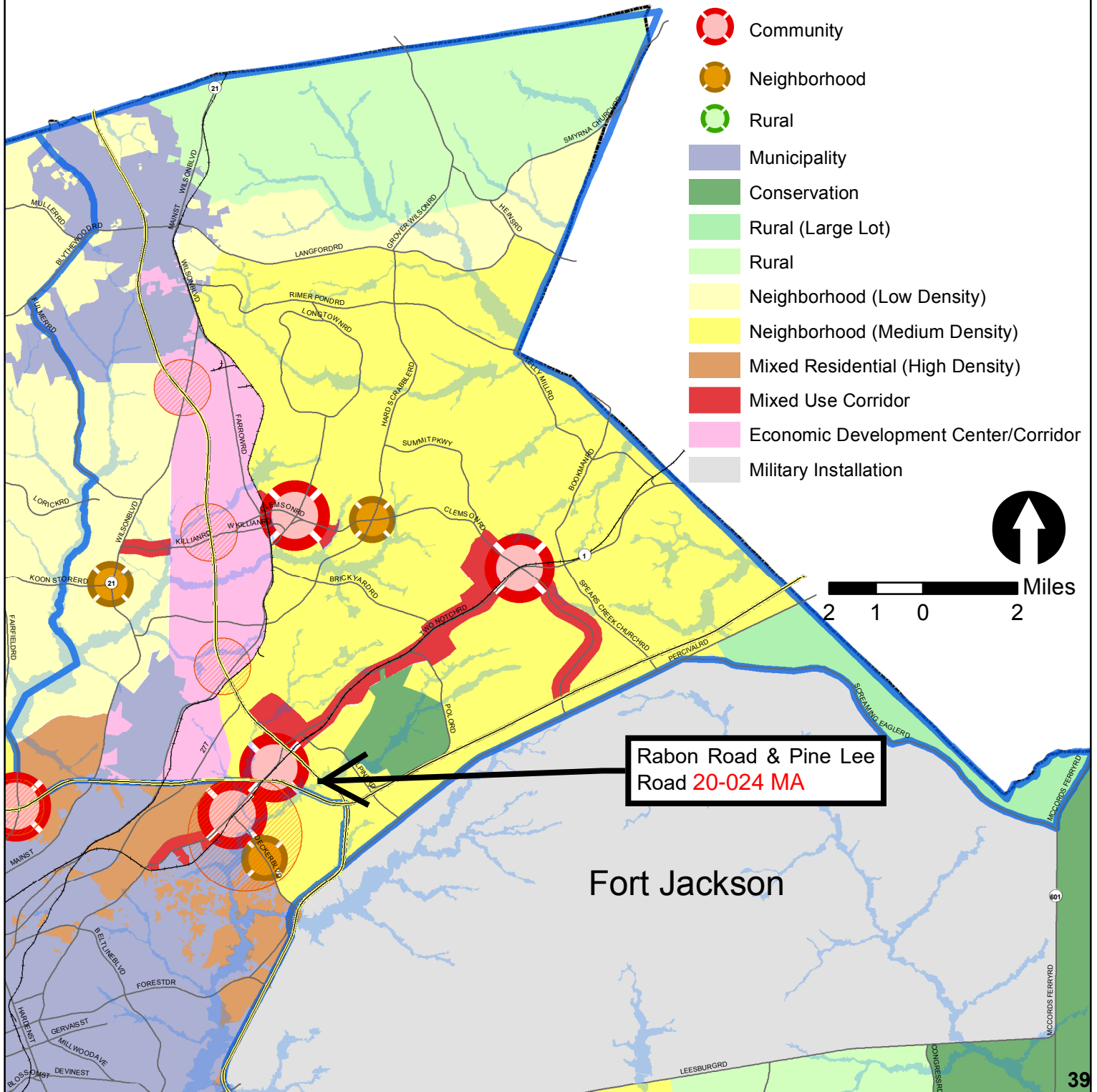


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Rabon Road & Pine Lee Road 20-024 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2020
RC PROJECT: 20-025 MA
APPLICANT: Anil R. Parag

LOCATION: 301 Rice Meadow Way

TAX MAP NUMBER: R20310-05-01
ACREAGE: 1.076 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: August 25, 2020

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. 4.

- 4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

The subject parcel was rezoned to Planned Development District (PDD) under case number 99-043MA (Ordinance number 006-00HR).

Zoning History for the General Area

The OI north of the site was rezoned from RU under case number 07-038MA.

The OI north of the site was rezoned from RU under case number 04-030MA.

The PDD north and west of the site was rezoned from RU under case number 00-032MA.

The PDD south of the site was rezoned from RU under case number 01-024MA.

The PDDs west of the site were placed within the C Overlay under case numbers 10-014MA and 10-015MA.

The GC south of the site was rezoned from RU under case number 15-037MA.

The PDD north of the site was amended to PDD under case number 15-049MA.

The PDD west of the site was rezoned from RU under case number 98-003MA.

The RS-HD south of the site was rezoned from RU under case number 98-036MA.

The PDD west of the site was rezoned from RU under case number 99-043MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Medical Office
<u>South:</u>	PDD	Medical Office
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	PDD	Commercial Strip Center

Discussion

Parcel/Area Characteristics

The subject parcel contains frontage along Hard Scrabble Road and Rice Meadow Way. This section of Hard Scrabble Road is a five-lane minor arterial road without sidewalks and streetlights. This section of Rice Meadow Way is a two-lane undivided local road without sidewalks and streetlights. The general area is comprised of commercial uses to the south, west and north with residences to the east. East of the site is a PDD zoned subdivision (Southwood).

Current Permitted Uses for Commercial/Office Space

1. Retail Establishments
2. Service and repair establishments
3. Personal service establishments including:
 - a. Beauty Shops
 - b. Barber Shops
 - c. Shoe Repair Shops
 - d. Dry Cleaning & Laundry
 - e. Dressmaking & Tailoring
4. Offices
5. Studios
 - a. Photography Studios

- b. Art Studios
 - c. Art Galleries
 - d. Art Sales
 - e. Interior Design Studios
 - f. Craft Studios
 - g. Craft Sales
 - h. Antique Shops
 - i. Establishments for Dancing & Performing Arts
6. Financial Institutions
 7. Restaurants, including Drive-In Restaurants
 8. Wholesale and Distribution Establishments not involving over 8,000 sq. ft. of area for storage of wares to be wholesaled or distributed.
 9. Commercial Recreational Establishments such as theaters, bowling alleys, excluding night clubs.
 10. Veterinary Establishments
 11. Funeral Homes
 12. Commercial Painting and Job Printing Establishments
 13. Radio and Television Stations
 14. Commercial Parking Lots and Parking Garages
 15. High Rise Structures which are permitted principal use for this district, subject to provisions 26-80.
 16. Business and Vocational Schools not involving operations of industrial nature.
 17. Private Clubs and Lodges, Fraternal and Civic Organizations not involving residential use.
 18. Medical and Health Related Centers, Clinics and Laboratories.
 19. Parks, Playgrounds and Playfields.
 20. Community Service Structures.
 21. Churches or Other Places of Worship.
 22. Automobile and Service Stations.
 23. Day Nurseries and Kindergartens subject to section 26-84.

Proposed Uses for Commercial/Office Space:

24. Insurance Agency
25. Real Estate Agency
26. Hookah Lounge
27. Cigar Sales and Consumption,
28. Natural Medicinal Oils Sales and Application
29. Grocery Store
30. Convenience Store
31. Liquor Store

Public Services

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.25 miles north of the subject parcel on Hard Scrabble 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 Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 0.42 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 Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #437) located north of the subject parcel on Hardscrabble Road identifies 20,500 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) “C”.

Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and funded in part by the Penny. Anticipated completion is early Fall 2020.

Conclusion

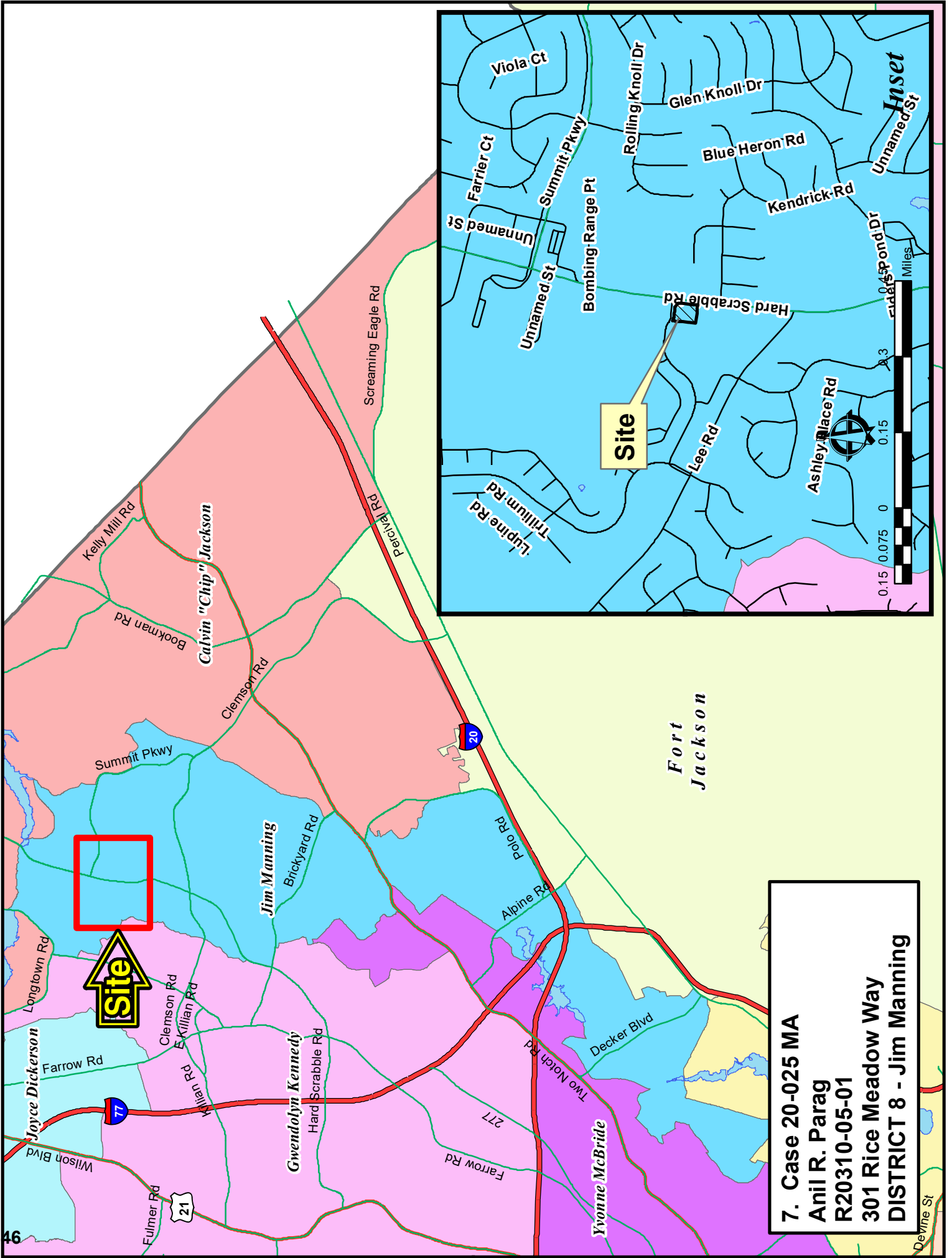
Principally, staff recommends **Disapproval** of this map amendment as it would be not be consistent with the objectives outlined in the Comprehensive Plan.

The Comprehensive Plan recommends non-residential development along main road corridors and within a contextually appropriate distance from a primary arterial. The subject site is not located along a main road corridor or within a distance of a primary arterial. For these reasons, staff principally, recommends **Disapproval**.

However, the requested amendment to the current PDD would allow for service-oriented commercial uses for the surrounding residential areas and would be compatible with allowable within the PDD and the existing, surrounding development.

Zoning Public Hearing Date

September 22, 2020.



7. Case 20-025 MA
Anil R. Parag
R20310-05-01
301 Rice Meadow Way
DISTRICT 8 - Jim Manning

Case 20-025 MA
PDD to Amended PDD
TMS R20310-05-01

Bombing Range Pt

Rice Terrace Dr

Rice Meadow Way

Site

Rice Bent Way

Hard Scabble Rd

Palmetto Springs Dr

SPECIAL FLOOD HAZARD AREA

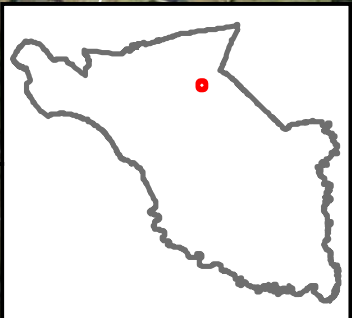
WETLANDS

Magnolia Bay Ct

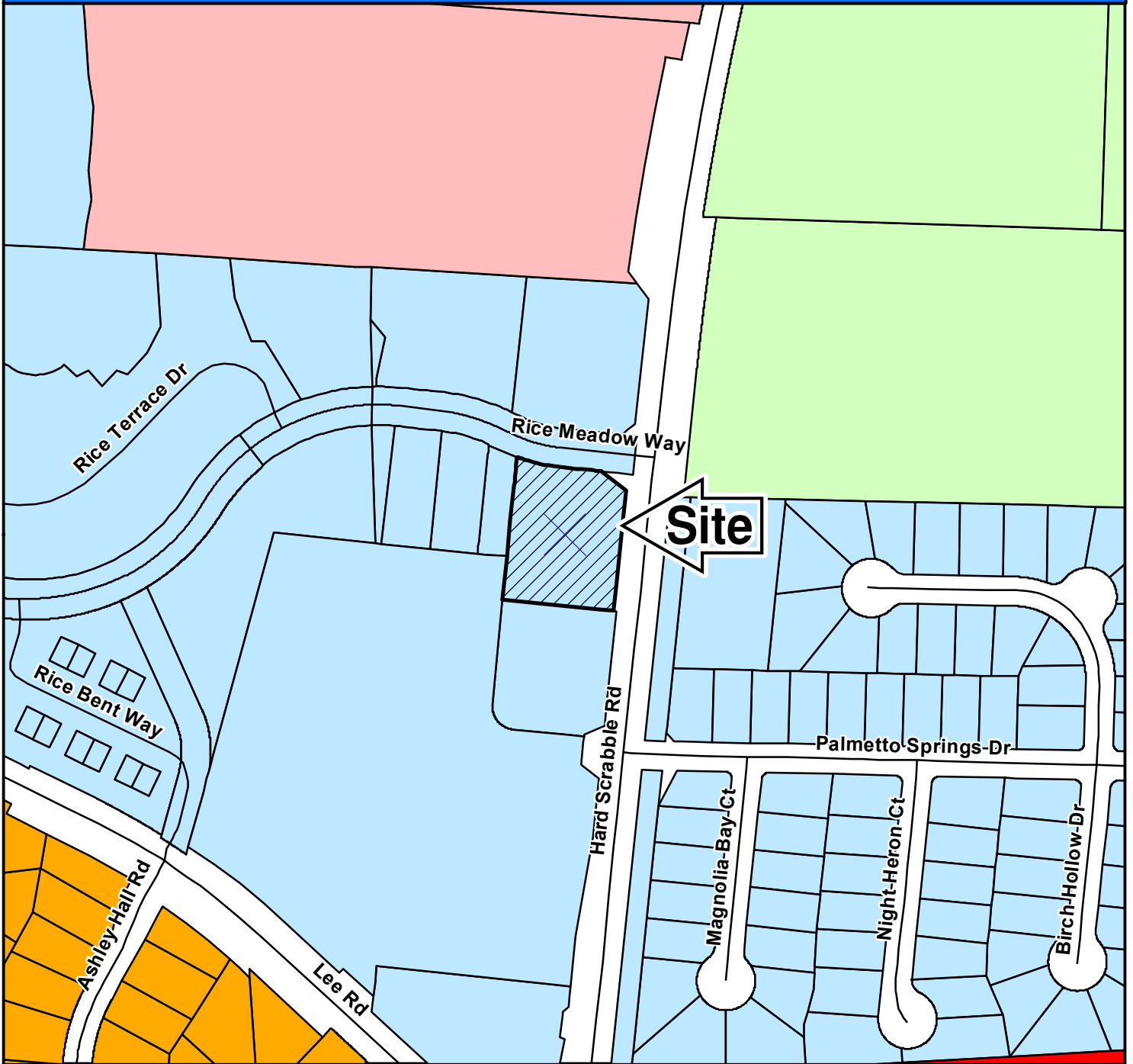
Night Heron Ct

Birch Hollow Dr

Lee Rd



Case 20-025 MA PDD to Amended PDD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

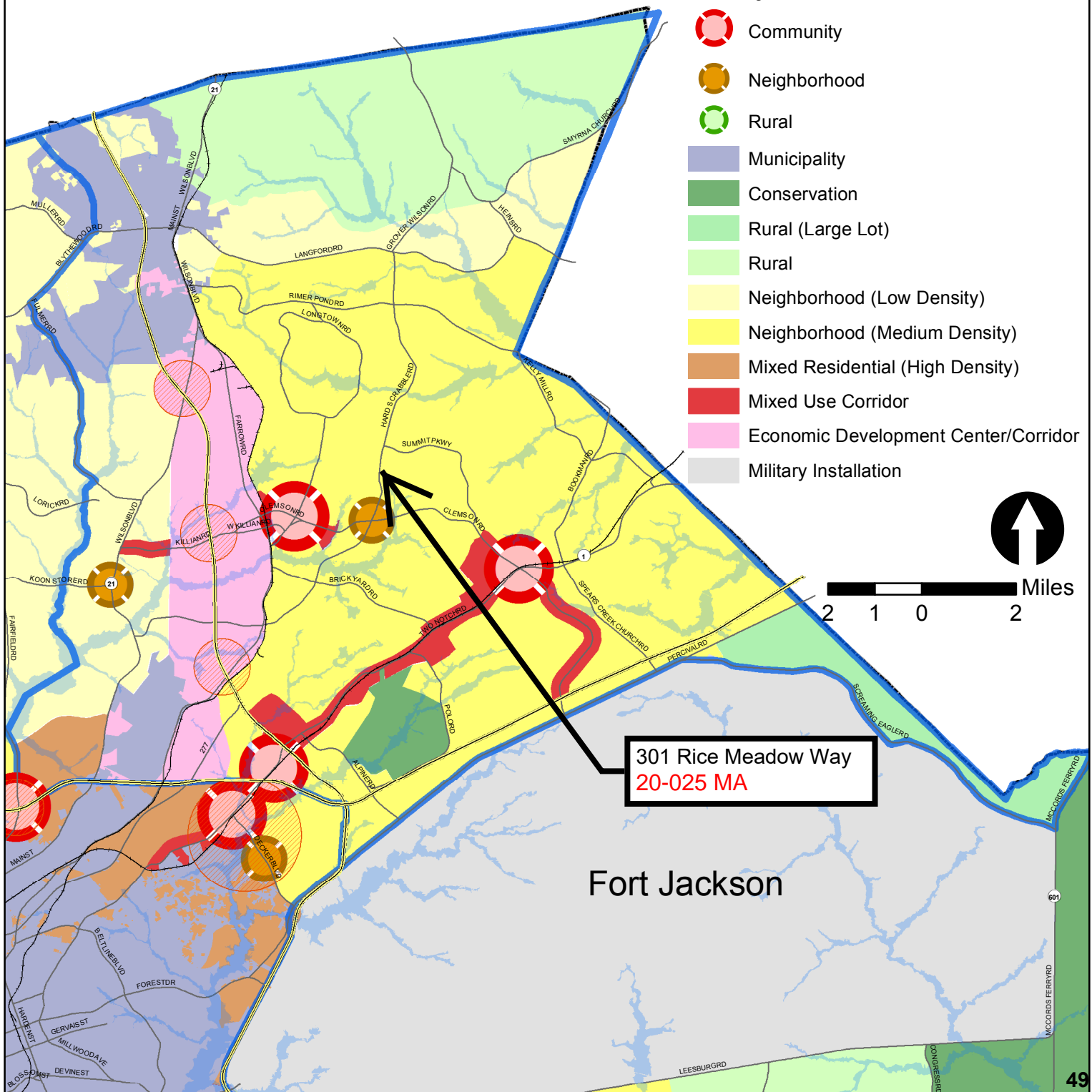


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, July 28, 2020

Agenda

7:00 PM

Zoom Meeting

Amended

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

I. STAFF:

Clayton Voignier..... Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER..... Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

a. MAP AMENDMENTS [ACTION]

1. Case # 19-049 MA District 7
Donald G. Jones Gwendolyn Kennedy
RU to RC (.764 & 1.236 (2 acres total))
7812 Fairfield Road
TMS# R12100-02-26 & R12100-02-01 (portion of)
Planning Commission – Disapproval (6-2)
PDS Recommendation – Disapproval
Council unanimously denied the rezoning request.

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 20-006 MA District 10
Paul Pettinelli Dalhi Myers
HI to GC .9 acres
1314 Rosewood Drive
TMS# R11208-02-10
Planning Commission – Approval (6-0)
PDS Recommendation – Approval
Council unanimously approved the rezoning request.
3. Case # 20-008 MA District 9
Michael Winkler Calvin “Chip” Jackson
RU to NC 1.25 acres
11045 Two Notch Road
TMS# R29100-05-04
Planning Commission – Approval (6-0)
PDS Recommendation – Disapproval
Council unanimously approved the rezoning request.

4. Case # 20-012 MA District 3
Yvonne McBride
Anna Fonseca
GC/M-1 to RM-HD (14.31 acres)
Fontaine Center Drive
TMS# R14201-05-02 (portion of), 07 and 08
Planning Commission – Approval (8-0)
PDSD Recommendation – Approval
Council unanimously deferred the rezoning request.

5. Case # 20-015 MA District 7
Gwendolyn Kennedy
Brenda Miller
RU to RS-MD
8104 Brookmount Lane
TMS# R14414-02-04
Planning Commission – Approval (8-0)
PDSD Recommendation – Approval
Council unanimously approved the rezoning request.

6. Case # 20-013 MA District 11
Chakisse Newton
Anna Fonseca
RU to RS-MD (191.2 acres)
1113 Ridge Rd
TMS# R24900-07-03
Planning Commission – Disapproval (5-4)
PDSD Recommendation – Approval
Council unanimously denied the rezoning request.

7. Case # 20-018 MA District 6
Joe Walker III
Ryan Horton
RM-HD to GC (2.62 acres)
616 Percival Road
TMS# R16716-01-01
Planning Commission – Approval (8-0)
PDSD Recommendation – Approval
Council unanimously approved the rezoning request.

VI. OTHER BUSINESS

VII. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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