

**RICHLAND COUNTY
PLANNING COMMISSION**



**February 1, 2021
3 pm**

Virtual Meeting

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

Amended 012721

RICHLAND COUNTY PLANNING COMMISSION



Monday, February 1, 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 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** – November 2020

b. **ROAD NAMES**

c. **MAP AMENDMENTS**

- 1. Case # 20-041 MA District 10
Cheryl D English
Hossein Alizadeh
RS-HD to NC (.37 acres)
4501 Sheraton Road
TMS# R13416-02-01
Staff Recommendation: Disapproval
Page 1
- 2. Case # 20-042 MA District 7
Gretchen Barron
Gita Teppara
RS-MD to RM-MD (6.2 acres)
Sloan Road and Dorichlee Road
TMS# R20101-05-01
Staff Recommendation: Approval
Page 9
- 3. Case # 20-043 MA District 11
Chakisse Newton
Jeff Baker
NC to GC (.8 acres)
1630 and 1636 Leesburg Road
TMS# R19203-11-05 & 06
Staff Recommendation: Approval
Page 17

4. Case # 20-044 MA
Alexis Kisteneff Jr
RS-HD to RM-HD (.20 acres)
3921 Capers Avenue
TMS# R13805-03-19
Staff Recommendation: Approval
Page 25
District 5
Allison Terracio
5. Case # 21-001 MA
Richard Miskie/Brian C Keane
RU to RS-LD (1.81 and 1.96 acres)
Old Road
TMS# R01414-01-01 & 02
Staff Recommendation: Disapproval
Page 33
District 1
Bill Malinowski
6. Case # 21-002 MA
John Swistak
PDD to RM-HD (2.6 acres)
S/E Rice Meadow Way
TMS# R20310-07-02 & 03
Staff Recommendation: Approval
Page 41
District 8
Overture Walker
7. Case # 21-003 MA
Walter L. McLaughlin Jr.
RU to GC (.33)
10400 Broad River Road
TMS# R03300-06-08
Staff Recommendation: Approval
Page 49
District 1
Bill Malinowski

V. OTHER BUSINESS [ACTION]

a. Discussion on Opportunity Zones

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

a. Report of Council
Page 57

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 20-041 MA
APPLICANT: Hossein Alizadeh

LOCATION: 4501 Sheraton Road

TAX MAP NUMBER: R13416-02-01
ACREAGE: .37 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: NC

PC SIGN POSTING: January 15, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3. With the adoption of the 2005 Land Development Code the RS-3 was designated Residential Single-family High Density District (RS-HD).

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel west of the subject site was approved under Ordinance No. 080-06HR (case number 06-03MA).

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	Vacant Commercial Structure
<u>South:</u>	RS-HD	Residential
<u>East:</u>	RS-HD	Residential (Eastway Park Subdivision)
<u>West:</u>	NC	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains frontage along Bluff Road, Sheraton Drive and Eastway Drive. There is currently a single family residential structure on the parcel. Bluff Road is a three lane undivided Minor Arterial with sidewalks. The immediate area is primarily characterized by residential uses with some commercial/office uses. West of the subject parcel is an undeveloped NC District parcel. North of the site is a vacant commercial structure. East and south of the subject parcel is a residence.

Public Services

The subject parcel is within the boundaries of School District One. Meadow Glenn Elementary School is approximately 2.53 miles north of the subject parcel on Galway Road. Water and sewer service would be provided by the City of Columbia. There are no fire hydrants in the immediate area. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.16 miles northwest 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 ***Conservation***.

Land Use and Design

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #238) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADTs). Bluff Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADTs. Clemson Road is currently operating at Level of Service (LOS) “C”.

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

There are currently no programmed road improvements through SCDOT or Richland County for this section of Bluff Road.

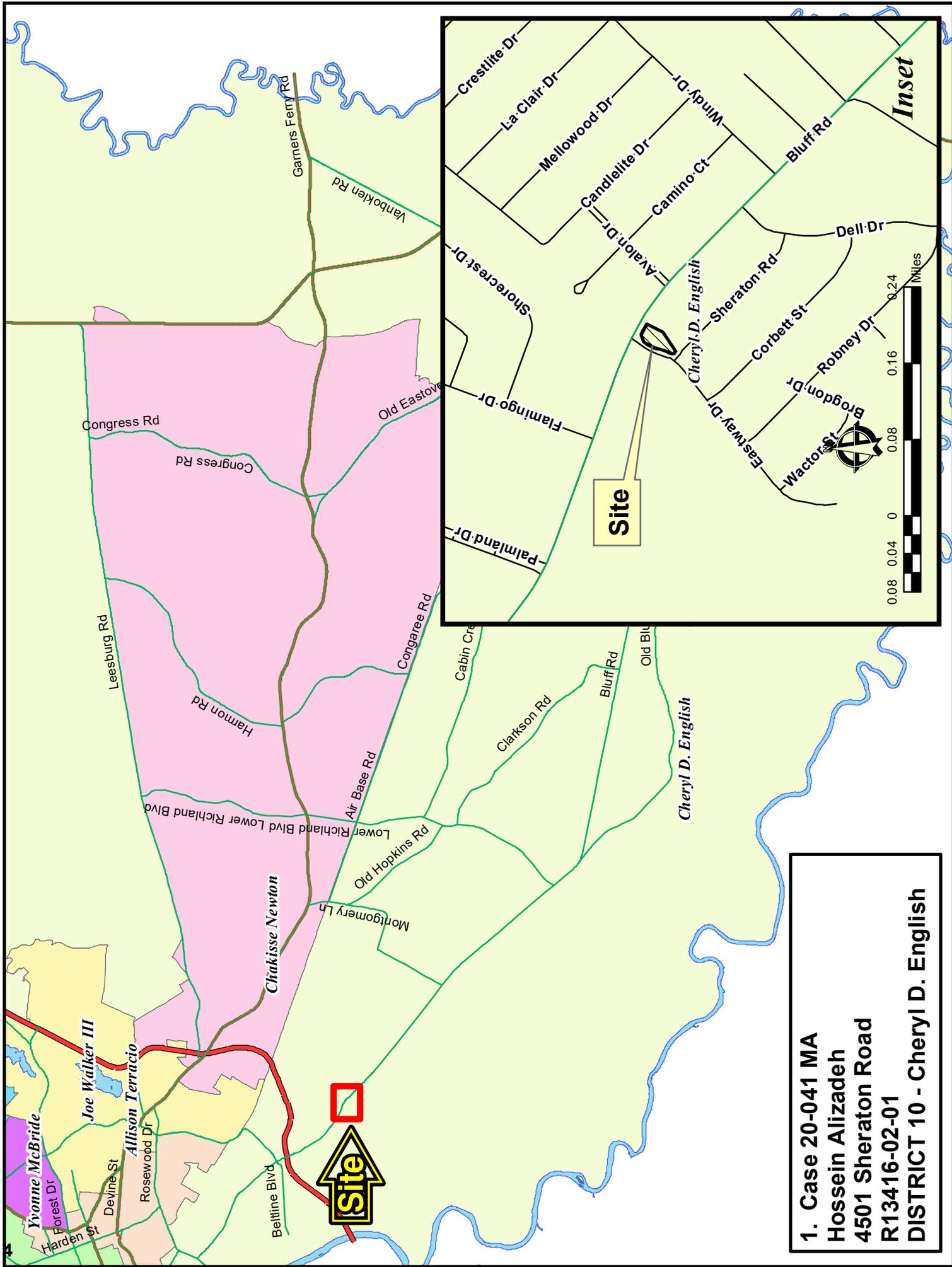
Conclusion

Staff recommends **Disapproval** of this map amendment.

The subject parcel is located within the Conservation future land use designation. Per the Comprehensive Plan, commercial development is discouraged within these areas except for limited low-impact development and uses.

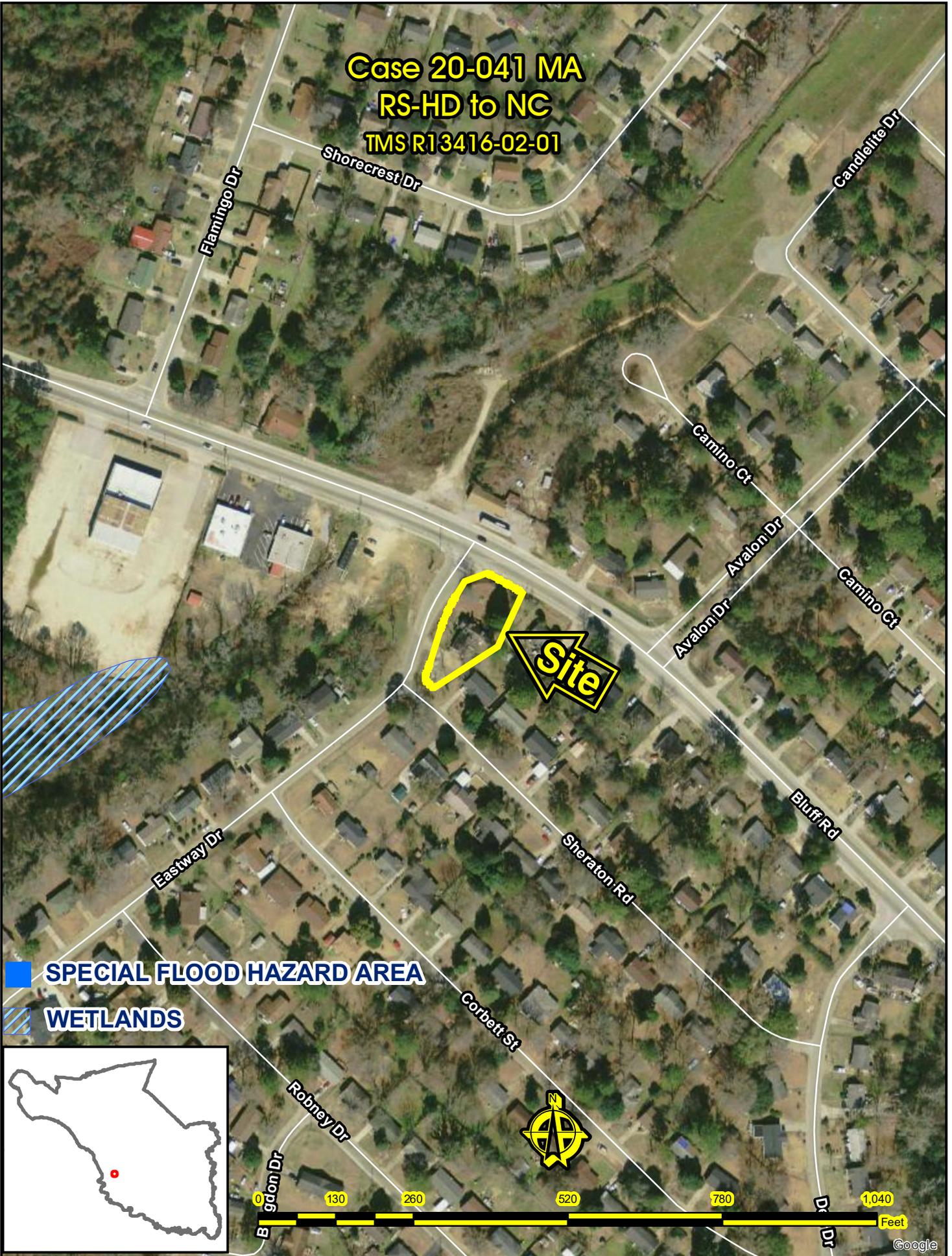
Zoning Public Hearing Date

February 23, 2021



1. Case 20-041 MA
Hossein Alizadeh
4501 Sheraton Road
R13416-02-01
DISTRICT 10 - Cheryll D. English

**Case 20-041 MA
RS-HD to NC
TMS R13416-02-01**



Flamingo Dr

Shorecrest Dr

Candlelite Dr

Camino Ct

Avalon Dr

Camino Ct

Site

Eastway Dr

Sheraton Rd

Bluff Rd

SPECIAL FLOOD HAZARD AREA

WETLANDS

Corbett St

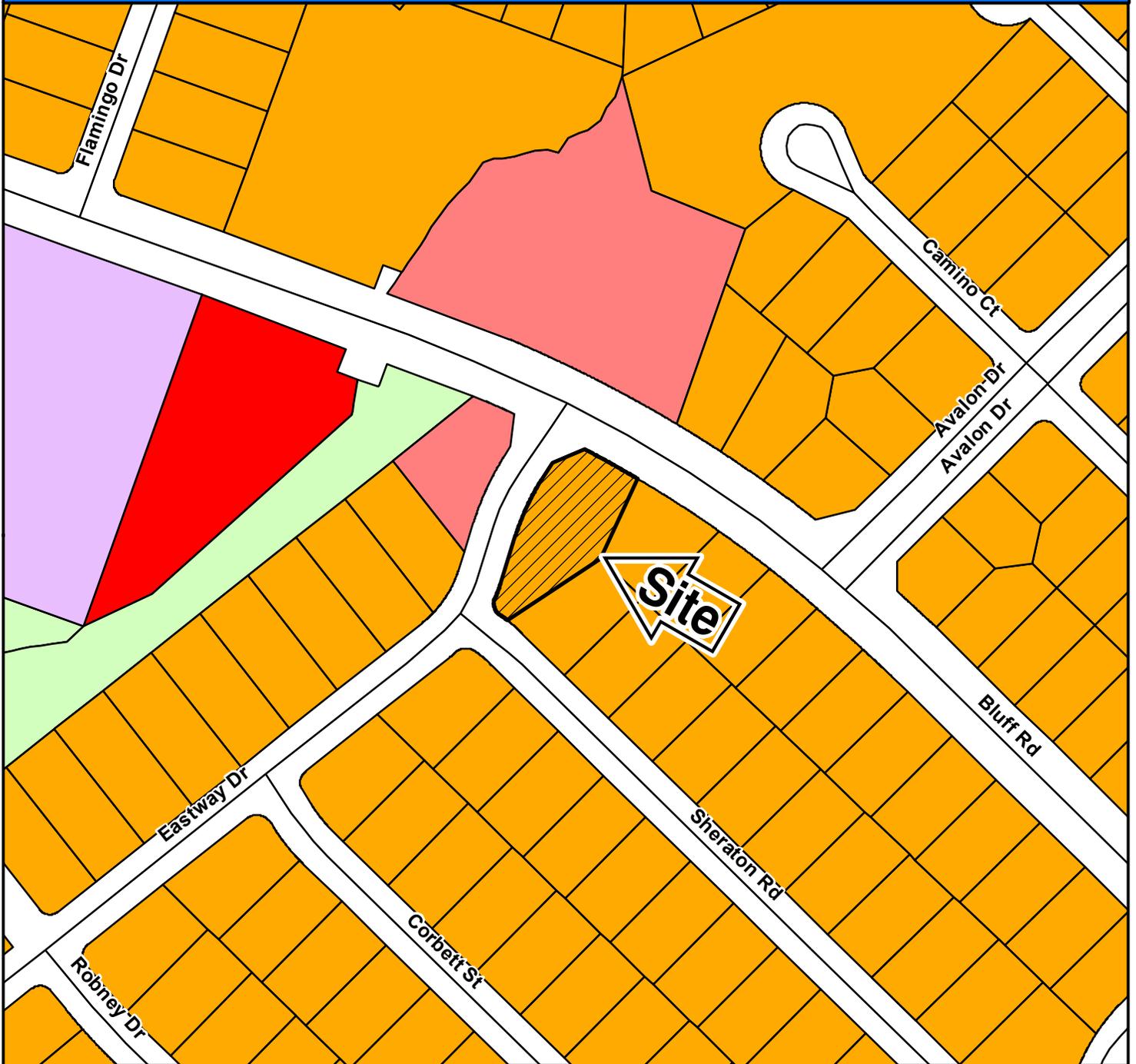
Robney Dr

Bardon Dr

1,040 Feet

Google

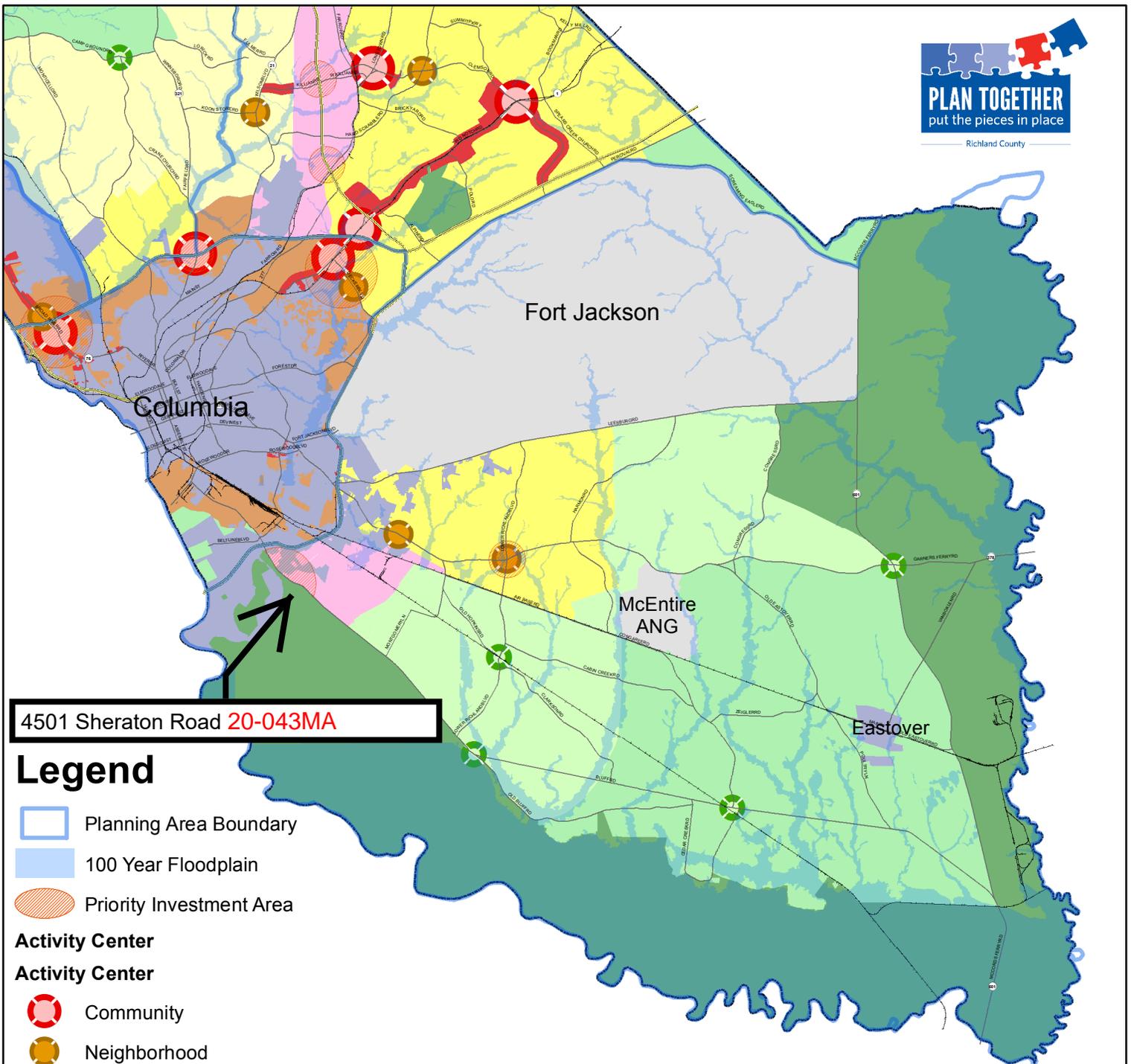
Case 20-041 MA RS-HD to NC



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		





4501 Sheraton Road 20-043MA

Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles
4 2 0 4 7



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 20-042MA
APPLICANT: Gita Teppara

LOCATION: Sloan Road and Dorichlee Lane

TAX MAP NUMBER: R20101-05-01
ACREAGE: 6.2 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RM-MD

PC SIGN POSTING: January 15, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-Family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History for the General Area

The parcel southeast 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.

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.

Minimum lot area: no minimum lot area requirement except as determined by DHEC. 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: 49 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RS-LD	Undeveloped/Residence
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD/RS-MD	Residence/Residence
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is currently undeveloped with significant tree coverage. The parcel has frontage along Sloan Road, a two-lane undivided major collector without sidewalks or streetlights and Dorichlee Lane. The area is characterized by undeveloped property and residential uses. East and north of the site are residences. West and south of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located about 1.33 miles north of the site on Killian Rd. Water service would be through the City of Columbia and sewer would be through the East Richland Public Sewer Service or City of Columbia. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.44 miles northwest of the site. A fire hydrant is located adjacent to the site.

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

Plans & Policies

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

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. 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 #707) located south of the subject parcel on Sloan Road identifies 6,100 Average Daily Trips (ADTs). Sloan Road is classified as a two-lane undivided

major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Sloan Road is currently operating at Level of Service (LOS) "B".

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

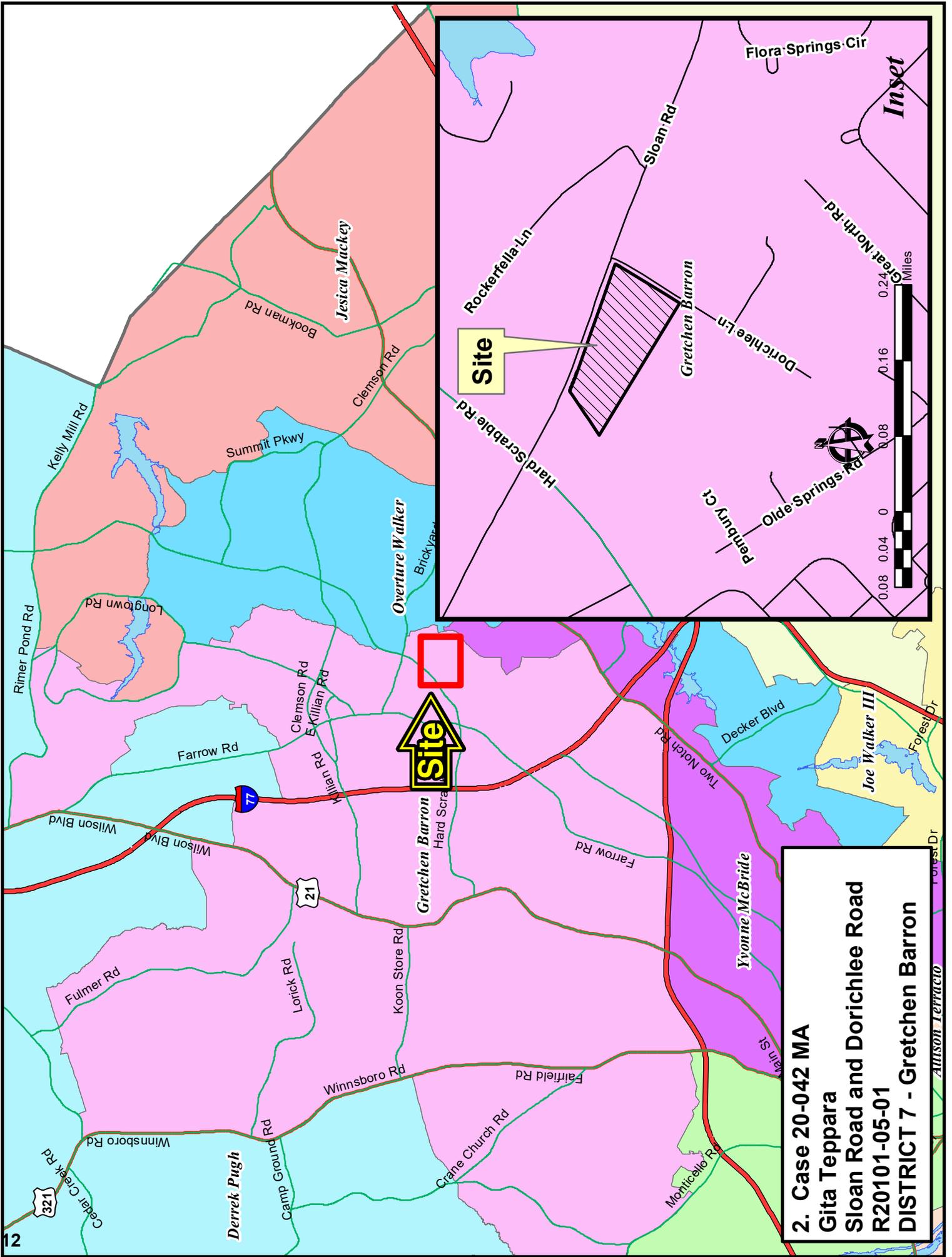
There are no planned or programmed improvements for this section of Sloan Road through the County Penny Sales Tax program or SCDOT.

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

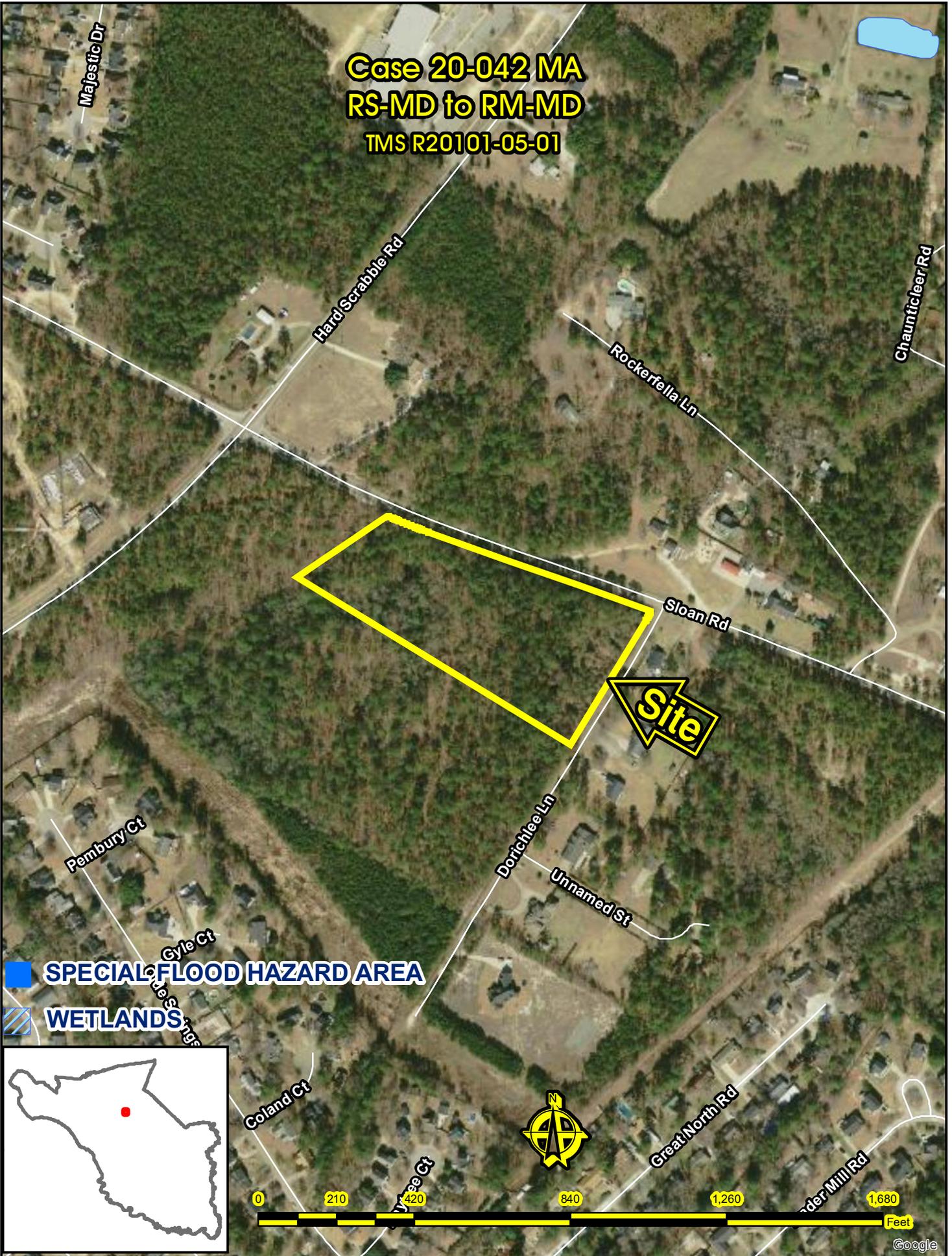
February 23, 2021.



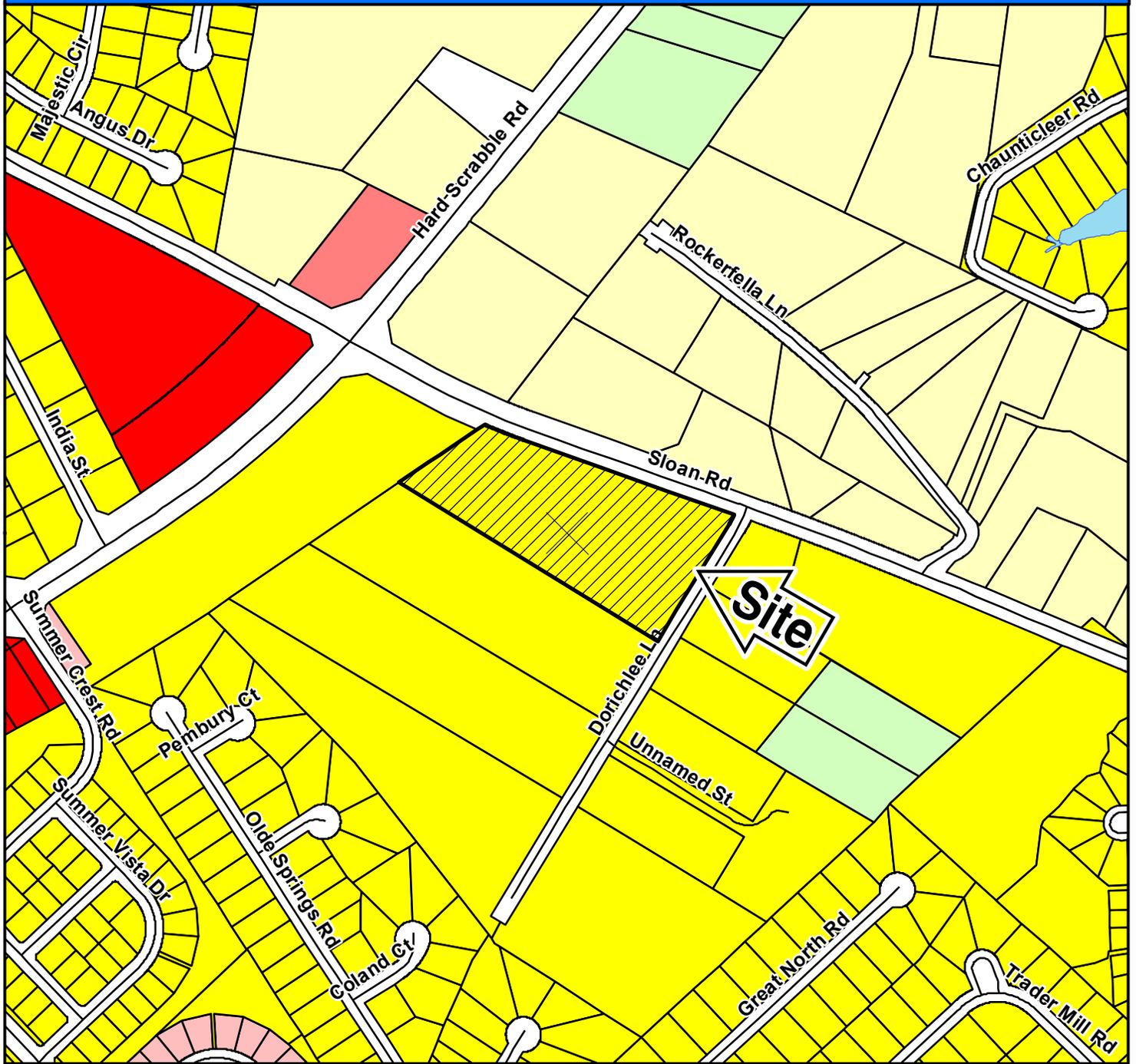
2. Case 20-042 MA
Gita Teppara
Sloan Road and Dorichlee Road
R20101-05-01
DISTRICT 7 - Gretchen Barron

ANISSON TERRAZZO

**Case 20-042 MA
RS-MD to RM-MD
TMS R20101-05-01**



Case 20-042 MA RS-MD to RM-MD



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property	N
	CC-2		C-3		RS-LD		RM-MD		GC		HI				
	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

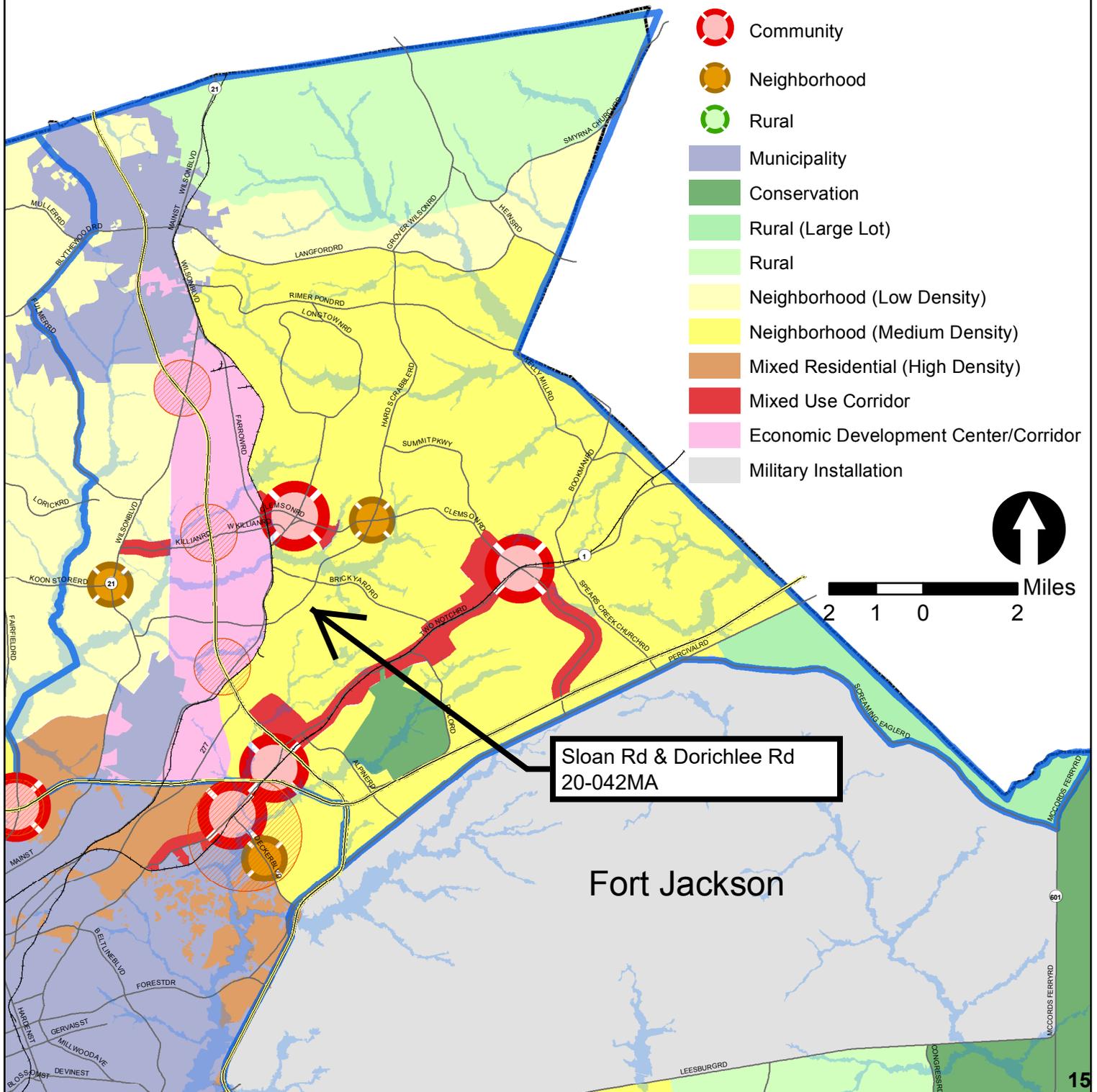


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 1, 2021
RC PROJECT: 20-043MA
APPLICANT: Jeff Baker

LOCATION: 1630 and 1636 Leesburg Road

TAX MAP NUMBER: R19203-11-05 & 06
ACREAGE: .8 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

PC SIGN POSTING: January 15, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2). With the adoption of the 2005 Land Development Code the C-2 District was designated Neighborhood Commercial District (NC).

Zoning History for the General Area

A Residential Single-family Low Density District (RS-LD) parcel North of the site was part of a rezoning request from RS-LD District (RS-LD) to Neighborhood Commercial District (NC) under case number 16-038MA.

The General Commercial District (GC) parcel east of the site was part of a rezoning request from Neighborhood Commercial District (NC) to General Commercial District (GC) under case number 17-044MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

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

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Gas Station
<u>South:</u>	RS-MD	Residence
<u>East:</u>	GC	Gas Station
<u>West:</u>	NC	Place of Worship

Discussion

Parcel/Area Characteristics

The subject properties have road frontage along Hilo Street and Leesburg Road. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The parcel contains a multi-family residential structure. The immediate area is primarily characterized by residential uses south of Leesburg Road and commercial uses/zoning districts along Leesburg Road. North and east of the site is a convenience store with pumps zoned GC. West of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Annie Burnside Elementary School is located .6 miles southwest of the subject parcel on Patterson. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site at the intersection of Hilo Street and Leesburg Road. The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1.32 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 **Neighborhood (Medium-Density)**.

Land Use and Design

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

Desired Development Pattern

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

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #255) located west of the subject parcel on Leesburg Road identifies 25,900 Average Daily Trips (ADTs). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

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

There are planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

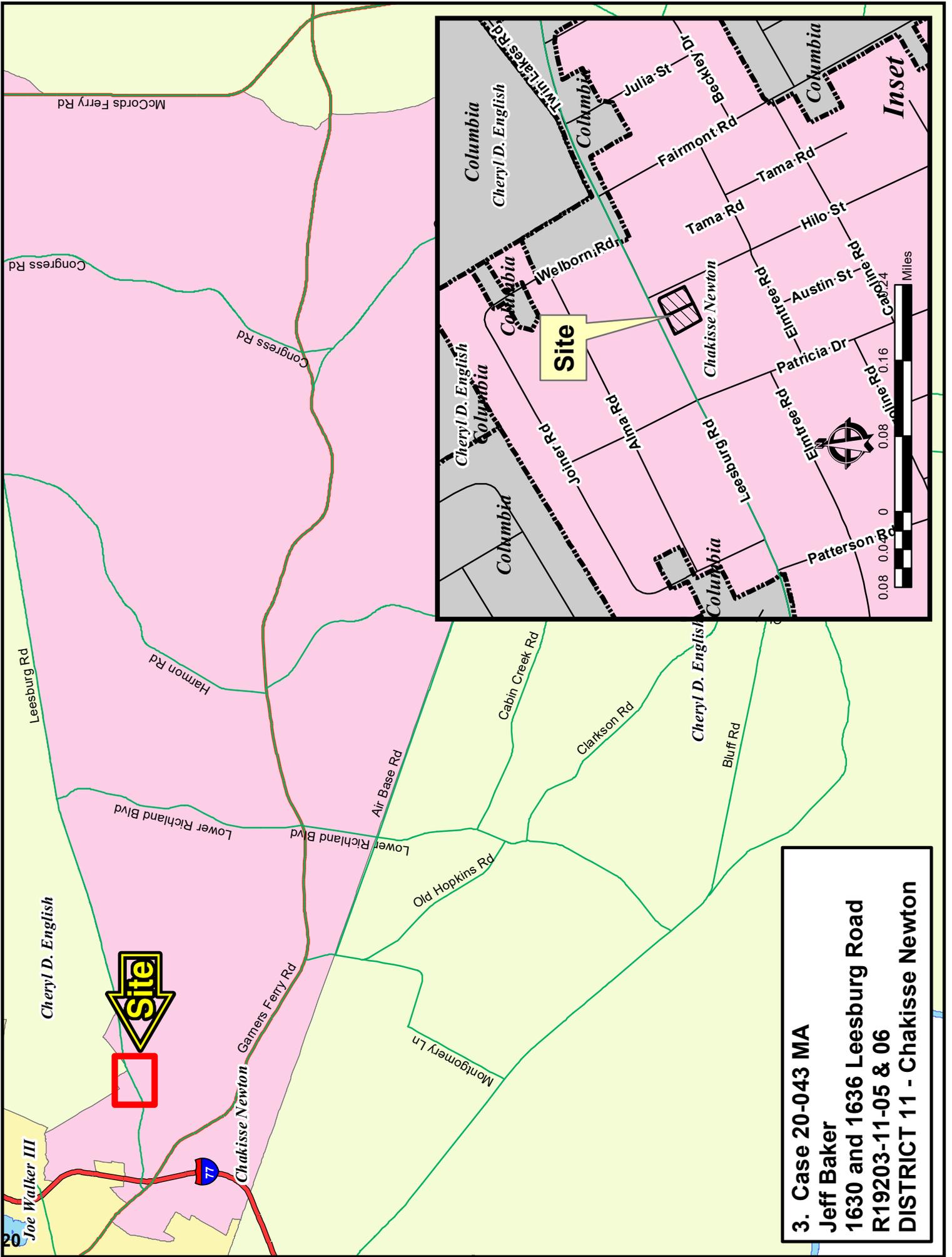
Conclusion

The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development should consist of neighborhood commercial scale development designed in a traditional neighborhood format.

The request is consistent with the character of the existing commercial development pattern and zoning districts along Leesburg Road. For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

February 23, 2021.



3. Case 20-043 MA
Jeff Baker
1630 and 1636 Leesburg Road
R19203-11-05 & 06
DISTRICT 11 - Chakisse Newton

Columbia

**Case 20-043 MA
NC to GC
TMSR19203-11-05 & 06**

Columbia

Joher Rd

Columbia

Alma Rd

Walborn Rd

Fairmont Rd

Leesburg Rd

Site

Hilo St

Tama Rd

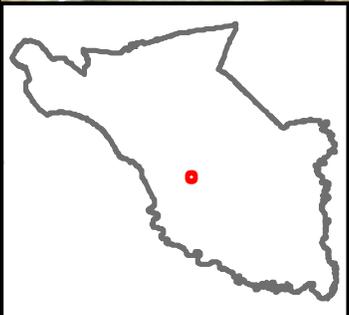
Tama Rd

Patricia Dr

SPECIAL FLOOD HAZARD AREA

WETLANDS

Elmtree Rd



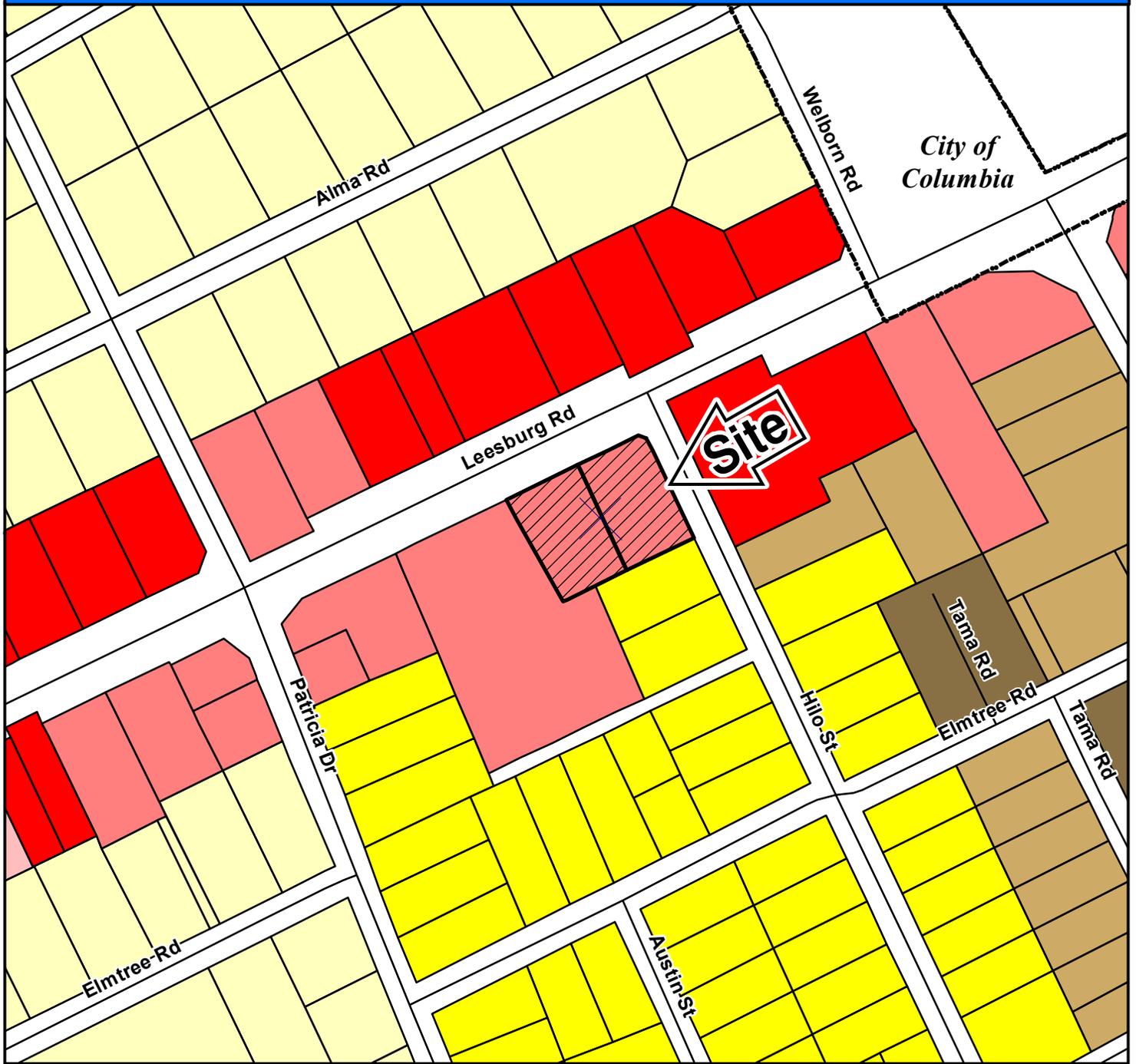
Austin St

Caroline Rd



Google

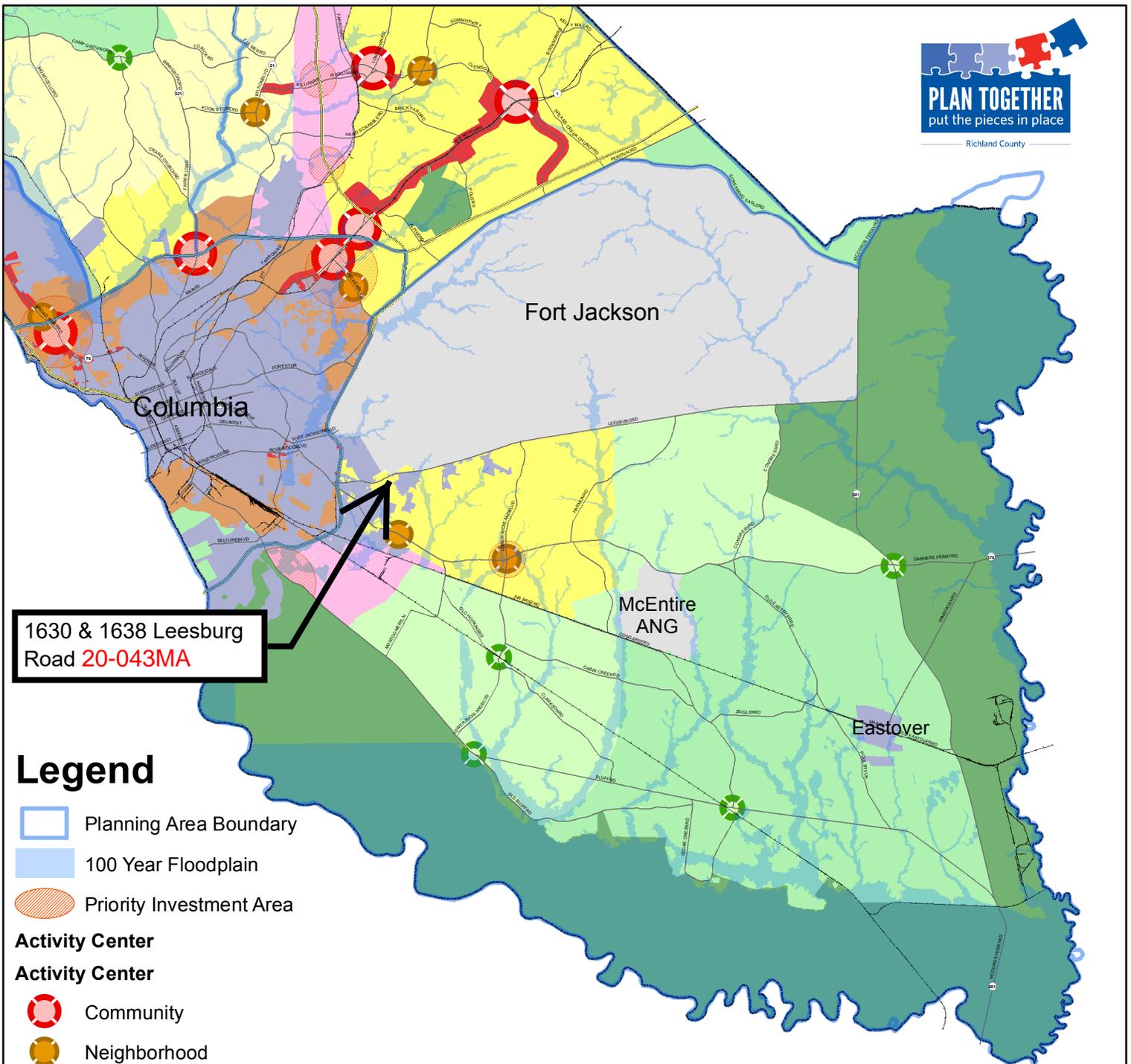
Case 20-043 MA NC to GC



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	





1630 & 1638 Leesburg
Road **20-043MA**

Legend

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

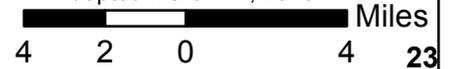
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 20-044 MA
APPLICANT: Alexis Kisteneff Jr

LOCATION: 3921 Capers Avenue

TAX MAP NUMBER: R13805-03-19

ACREAGE: .2 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: January 15, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 (Residential Single Family). With the adoption of the 2005 Land Development Code the RS-3 became RS-HD (Residential Single-Family High-Density).

Zoning History for the General Area

There has been no recent rezoning in the area.

Zoning District Summary

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

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) 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: 229 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family Residences
<u>South:</u>	RS-HD/RS-HD	Residences/Residences
<u>East:</u>	RM-HD	Multi-family Residences
<u>West:</u>	RS-HD	Residences

Discussion

Parcel/Area Characteristics

The subject has frontage along Capers Avenue a two-lane local road without sidewalks or streetlights. The general area is characterized by multi-family, single-family and other residential uses nearby. The properties north and east of the site are zoned RM-HD and have multi-family uses. The parcels west and south of the site are zoned RS-HD and contain single-family residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District One. Rosewood Elementary School is located approximately 0.6 miles west of the subject parcel on Rosewood Drive. Records indicate the parcels are served via City of Columbia water and sewer. The Shandon fire station (number 9) is located 1.25 miles northwest of the subject parcel on Devine Street. There is one fire hydrants a block south to the subject site.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***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 2019 SCDOT traffic count (Station #352) located southeast of the subject parcel on S Kilbourne Road identifies 3,300 Average Daily Trips (ADTs). This segment of S Kilbourne Road is currently classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of S Kilbourne Road is currently operating at Level of Service (LOS) "A".

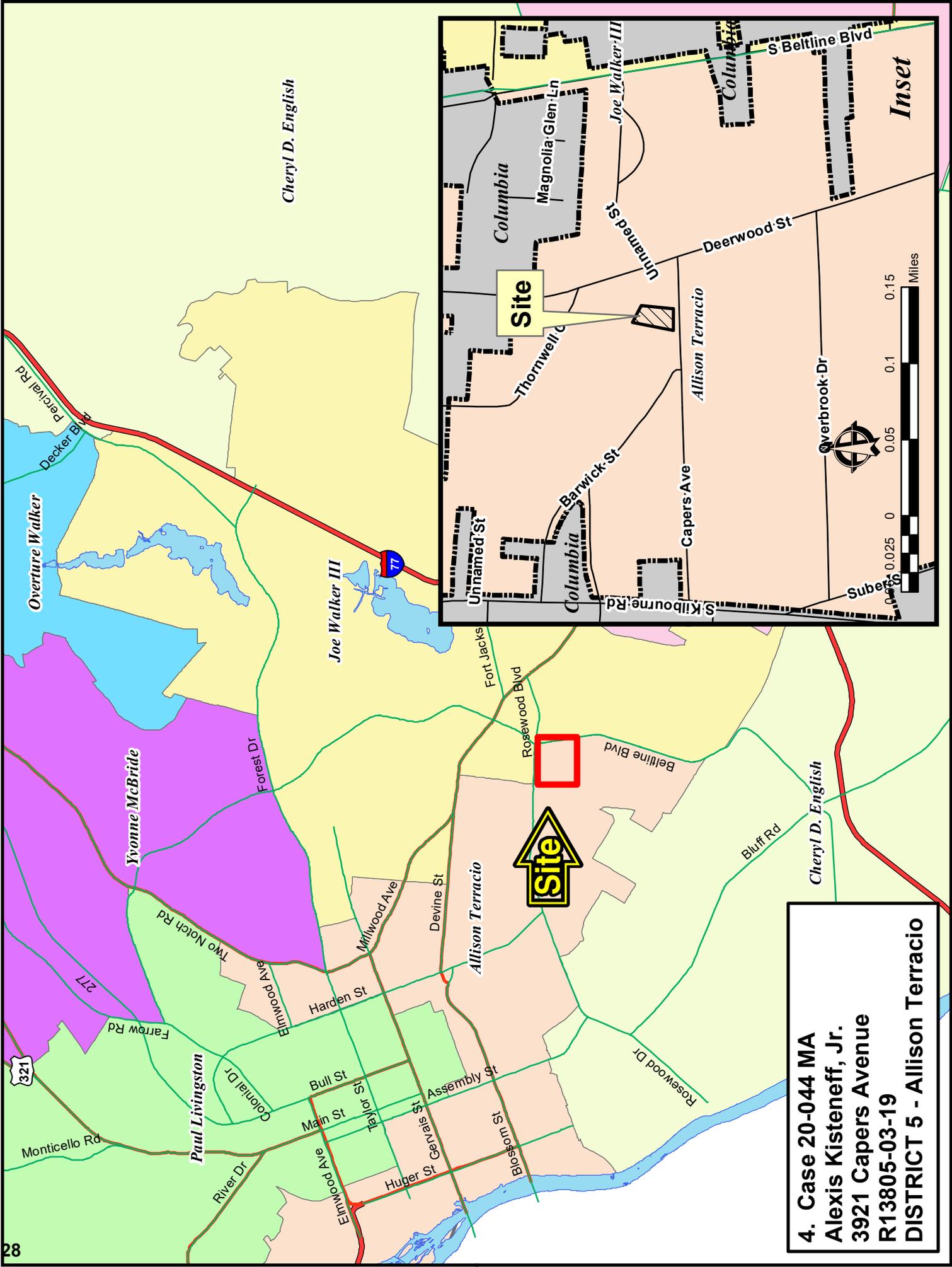
This section of S Kilbourne Road currently has a Rehab and Resurfacing project underway by SCODT.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential future land use designation.

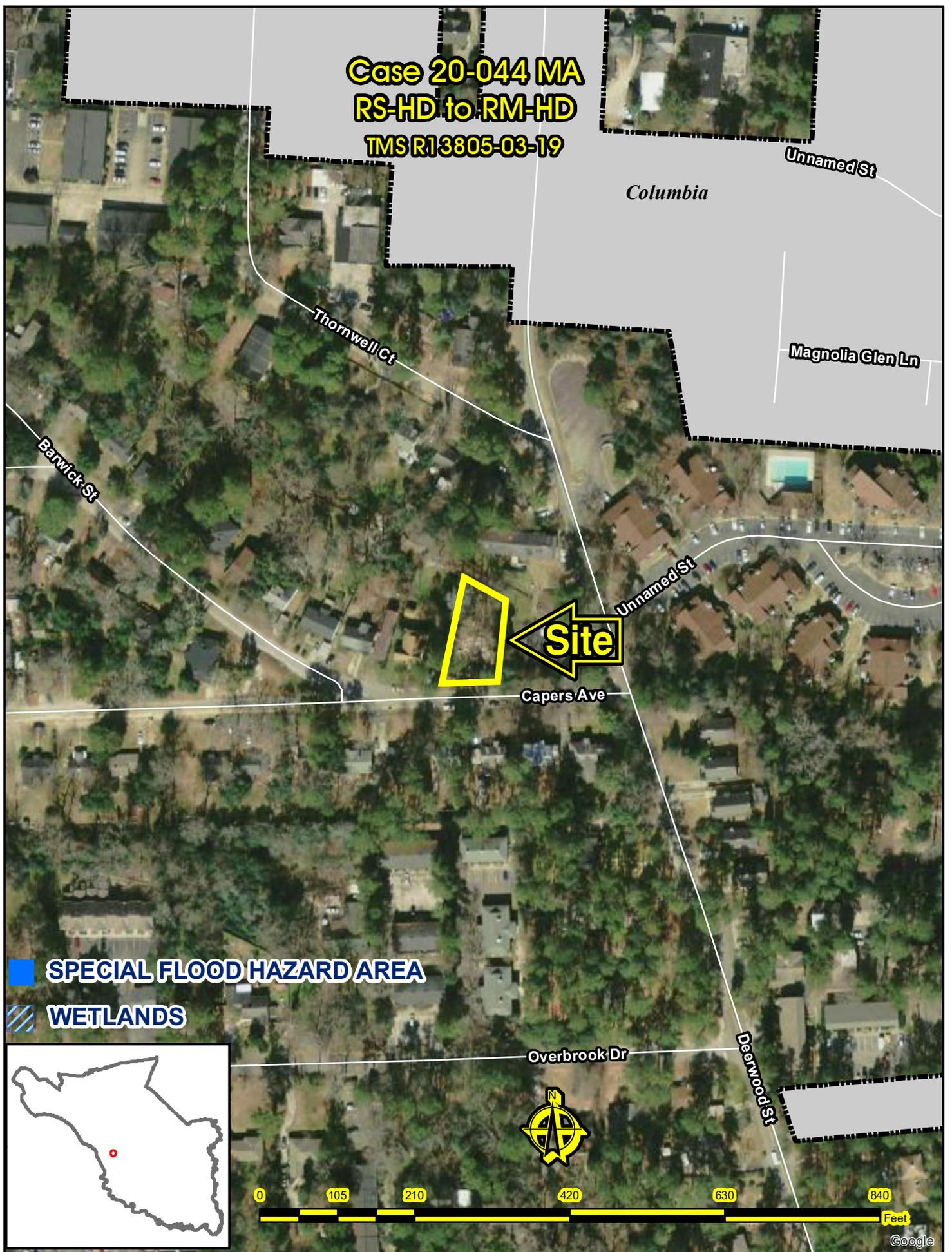
Zoning Public Hearing Date

February 23, 2021.



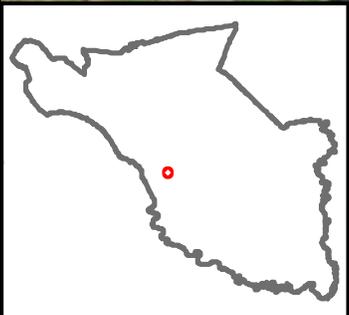
4. Case 20-044 MA
Alexis Kisteneff, Jr.
3921 Capers Avenue
R13805-03-19
DISTRICT 5 - Allison Terracio

**Case 20-044 MA
RS-HD to RM-HD
TMS R13805-03-19**



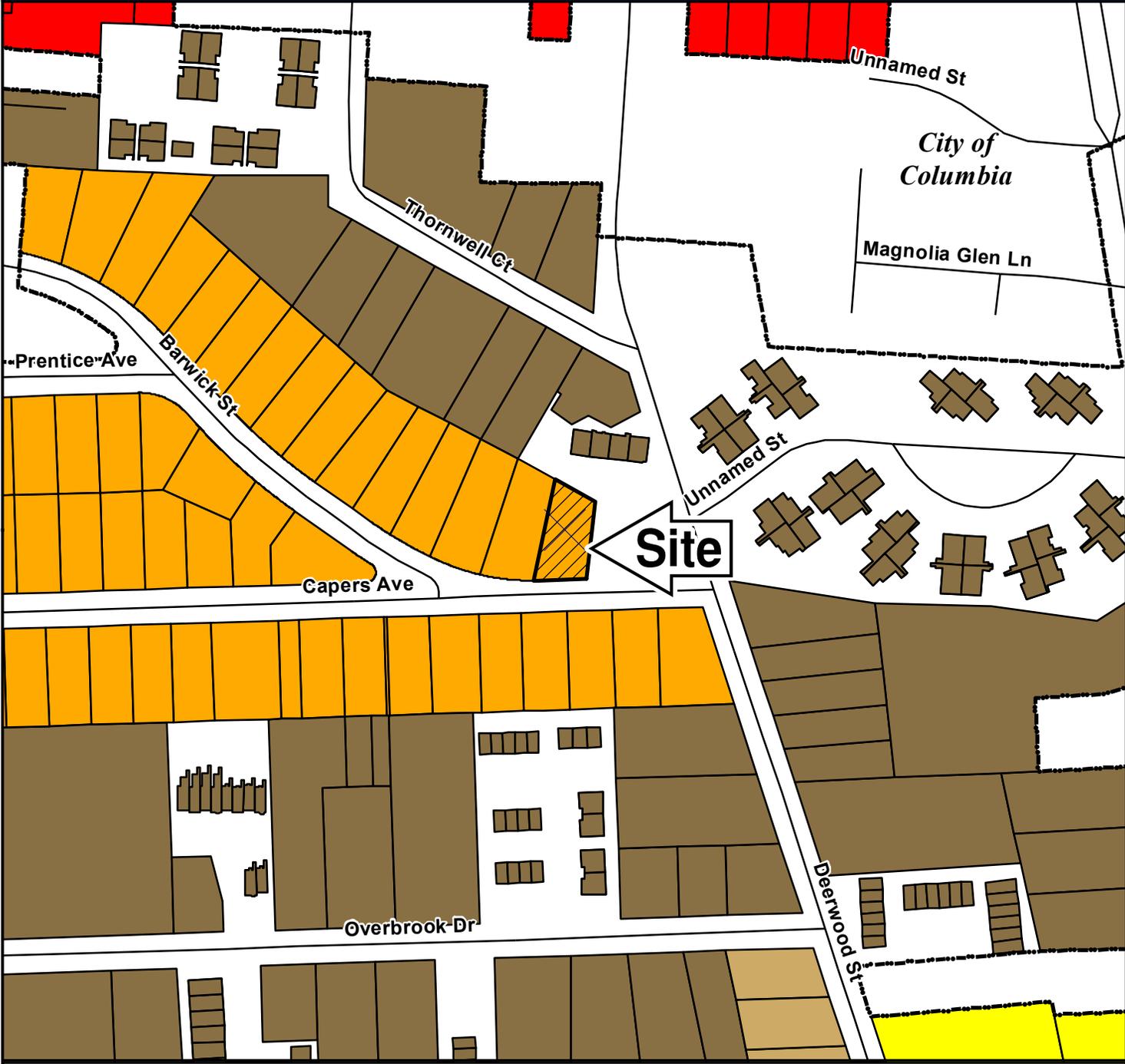
SPECIAL FLOOD HAZARD AREA

WETLANDS



©Google

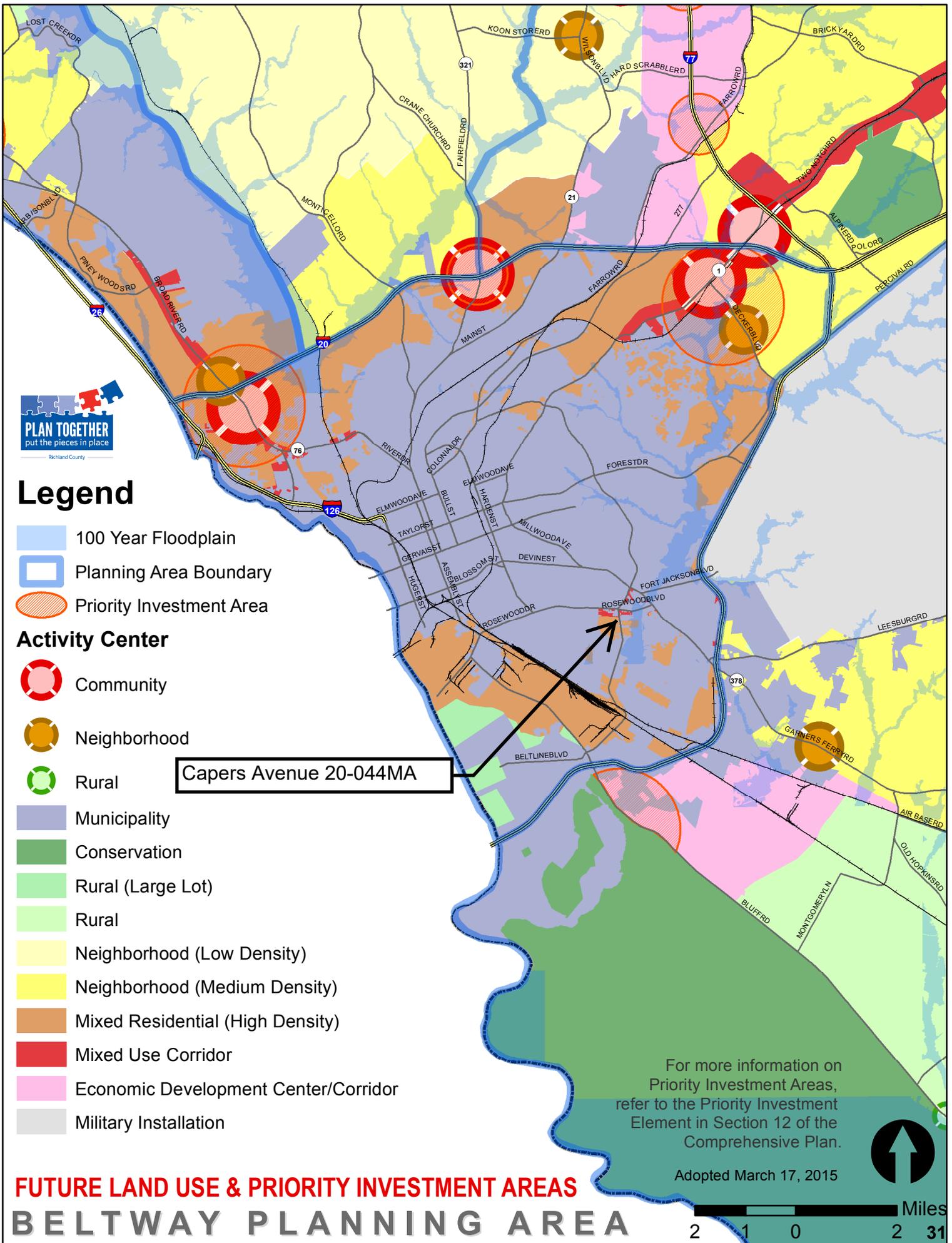
Case 20-044 MA RS-HD to RM-HD



ZONING CLASSIFICATIONS

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





Legend

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

Capers Avenue 20-044MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: January 22, 2021
RC PROJECT: 21-001 MA
APPLICANT: Richard Miskie / Brian C Keane

LOCATION: Old Road

TAX MAP NUMBER: R01414-01-01 & 02
ACREAGE: 1.81 and 1.96 acres (3.77 acres)
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February 1, 2021

Staff Recommendation

Disapproval

Background

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: 9 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration. Also because of the geography of the site and minimum requirements for road frontage the gross density calculation may not reflect the number of subdivisions allowed by square footage under the proposed district.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU/RU	Residence/Undeveloped
<u>West:</u>	N/A	Lake Murray

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Old Road. There are no sidewalks or street lights along Old Road. The parcels contain a residence on each lot. The immediate area is characterized by residential uses to the north, east and south of the sites. Lake Murray is west of the site.

Public Services

The subject parcels are within the boundaries of School District 5. The Lake Murray Elementary School is located 0.61 miles northwest of the subject parcels on Three Dog Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles east of the subject parcel. There are no fire hydrants in the immediate area. Water is provided by the City of Columbia and sewer would be provided by Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low Density)***.

Land Use and Character

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 #637) located north of the subject parcels on Johnson Marina Road identifies 5,300 Average Daily Trips (ADT's). This segment of Johnson Marina Road is classified as a two lane undivided collector road, privately maintained with a design capacity of 8,600 ADT's. Johnson Marina Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for these sections of Old Road or Johnson Marina Road, either through SCDOT or the County Penny Sales Tax program.

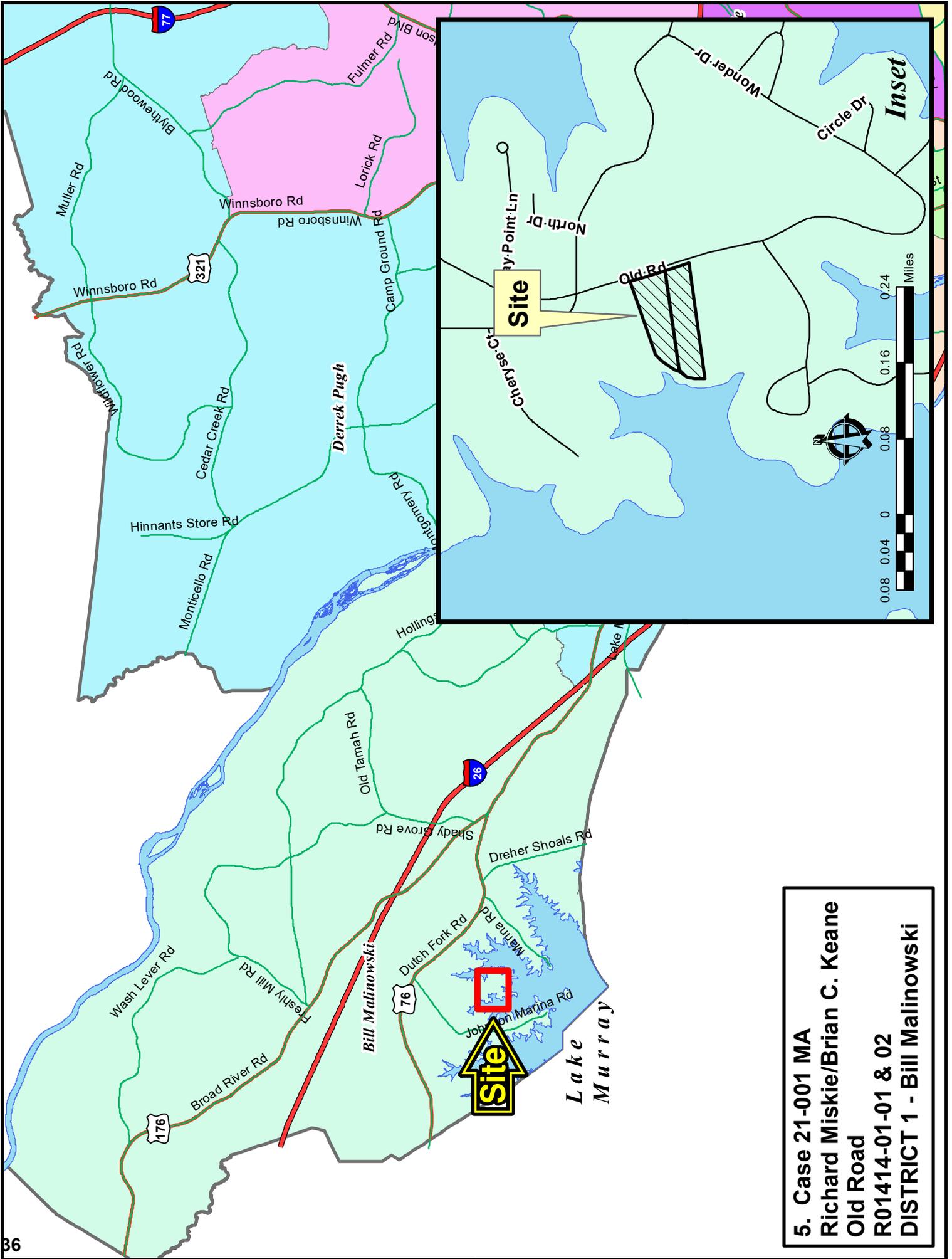
Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The Comprehensive Plan recommends these areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood.

Staff recommends **Disapproval** of this map amendment.

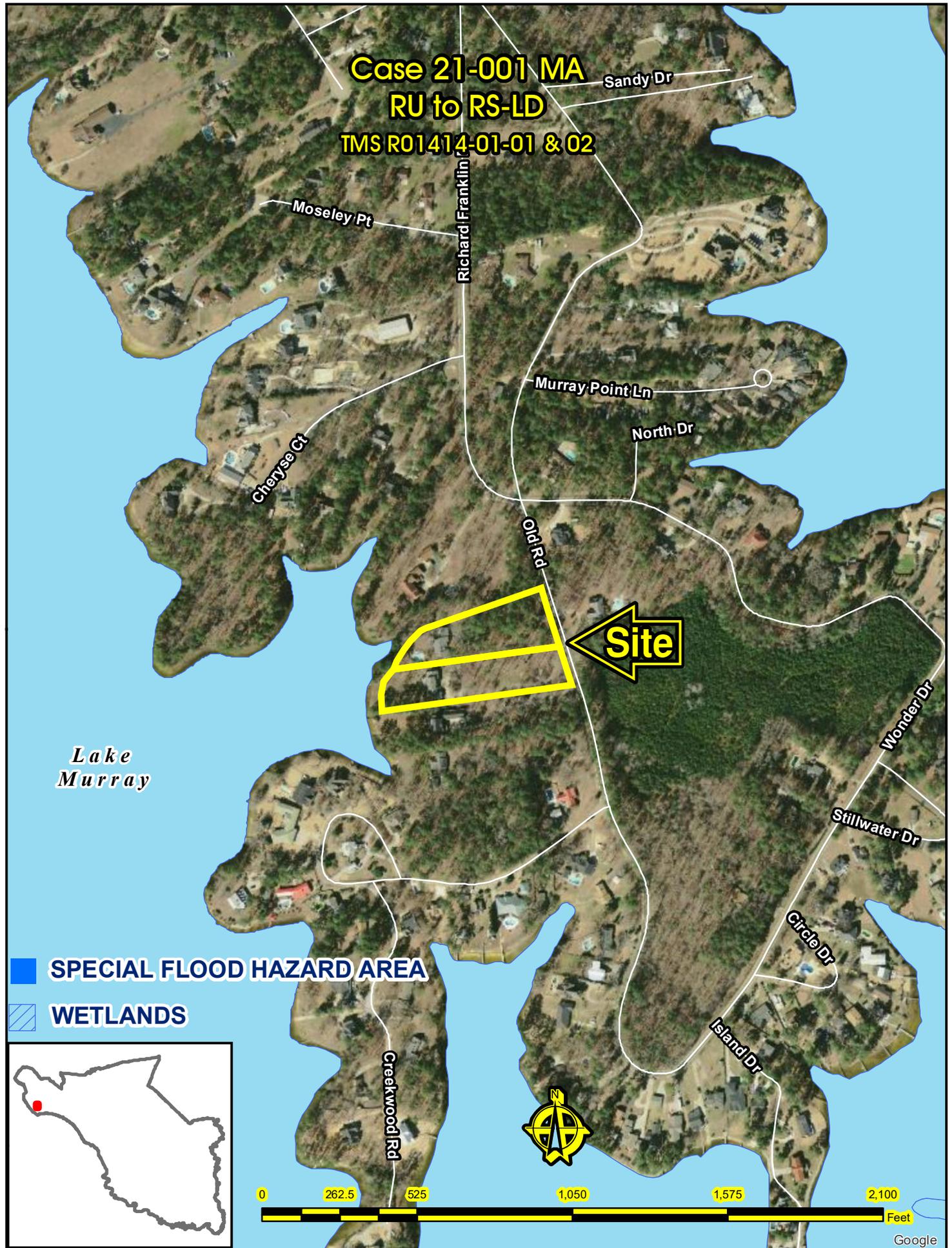
Zoning Public Hearing Date

February 23, 2021.

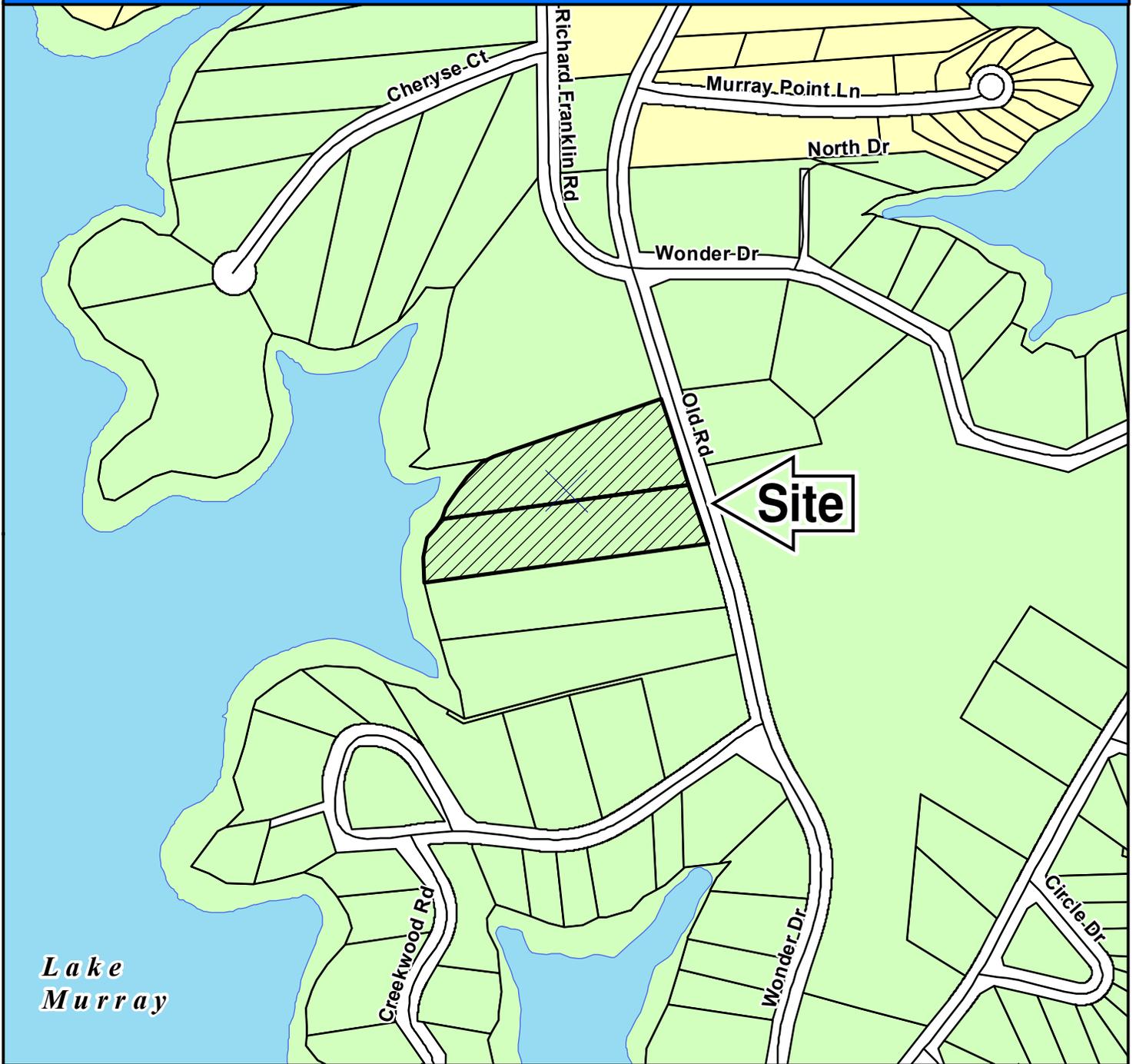


5. Case 21-001 MA
Richard Miskie/Brian C. Keane
Old Road
R01414-01-01 & 02
DISTRICT 1 - Bill Malinowski

Case 21-001 MA
RU to RS-LD
TMS R01414-01-01 & 02



Case 21-001 MA RU to RS-LD

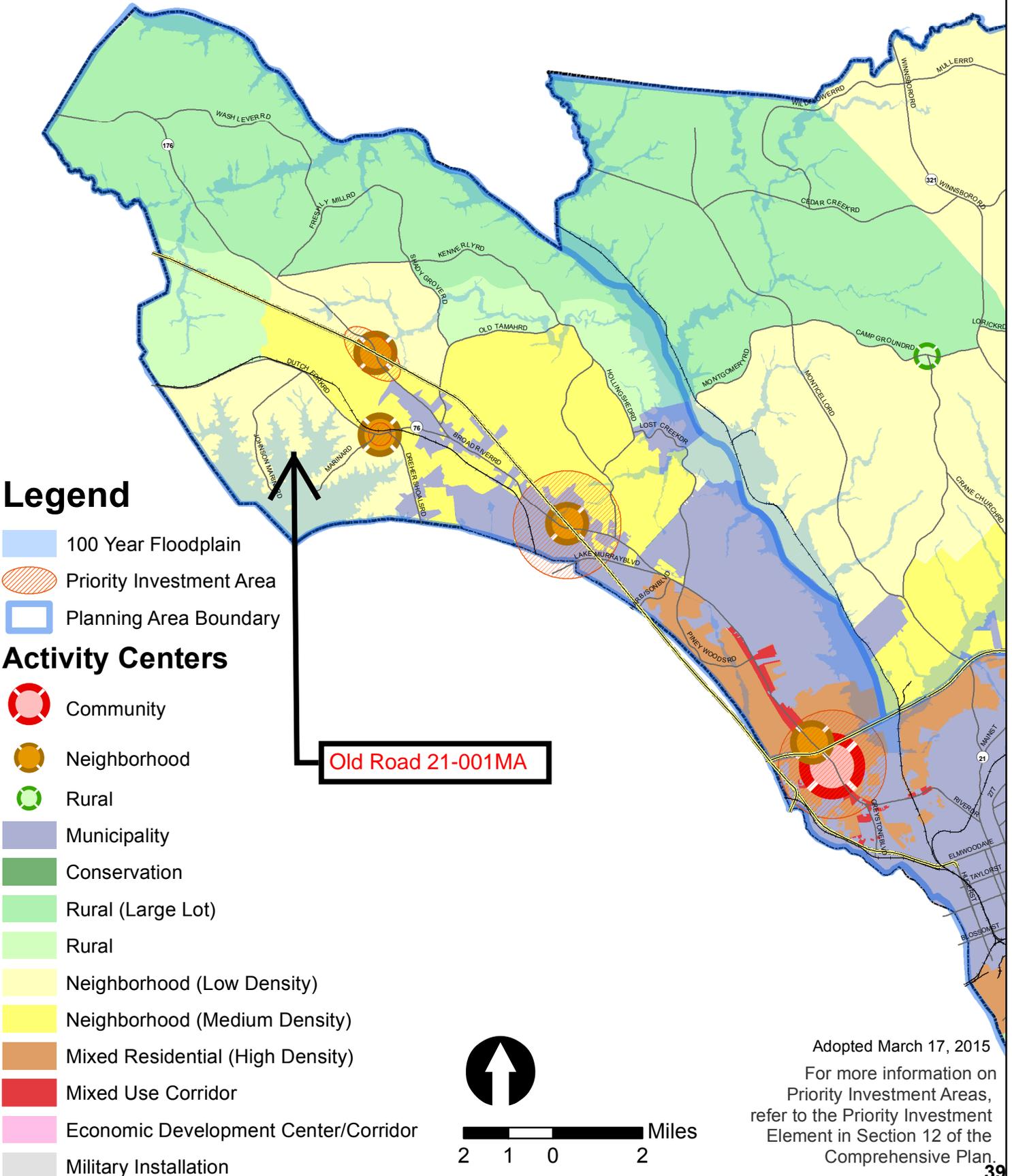


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 21-002 MA
APPLICANT: John Swistak

LOCATION: Rice Meadow Way

TAX MAP NUMBER: R20310-07-02 & 03

ACREAGE: 2.6 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: January 15, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The parcel was rezoned to Planned Development District (PDD) Ordinance Number 006-00HR (case number 99-043MA).

Zoning History for the General Area

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

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

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

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

Zoning District Summary

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

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) 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: 41 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Multi-family Residences
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	PDD	Office/Commercial
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject has frontage along Rice Meadow Way a two-lane local road without sidewalks or streetlights and Lee Road is a two lane major collector without sidewalks or streetlights. The general area is characterized by multi-family, single-family residential uses with commercial uses nearby. The properties north and east of the site are zoned PDD. North of the site are multi-family uses. East of the site are commercial and office uses. West of the site is undeveloped but identified for commercial/office uses within the PDD. The parcel south of the site is zoned RS-MD and is undeveloped but part of the Ashley Hall residential subdivision.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.66 miles northeast of the subject parcel on Hard Scrabble Road. Records indicate the parcel is served via City of Columbia water and sewer. The Elders Pond fire station (number 34) is located 0.46 miles southeast of the subject parcel on Elders Pond Drive. There is a fire hydrant at the intersection of Cotton Wood Way and Lee Road.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 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".

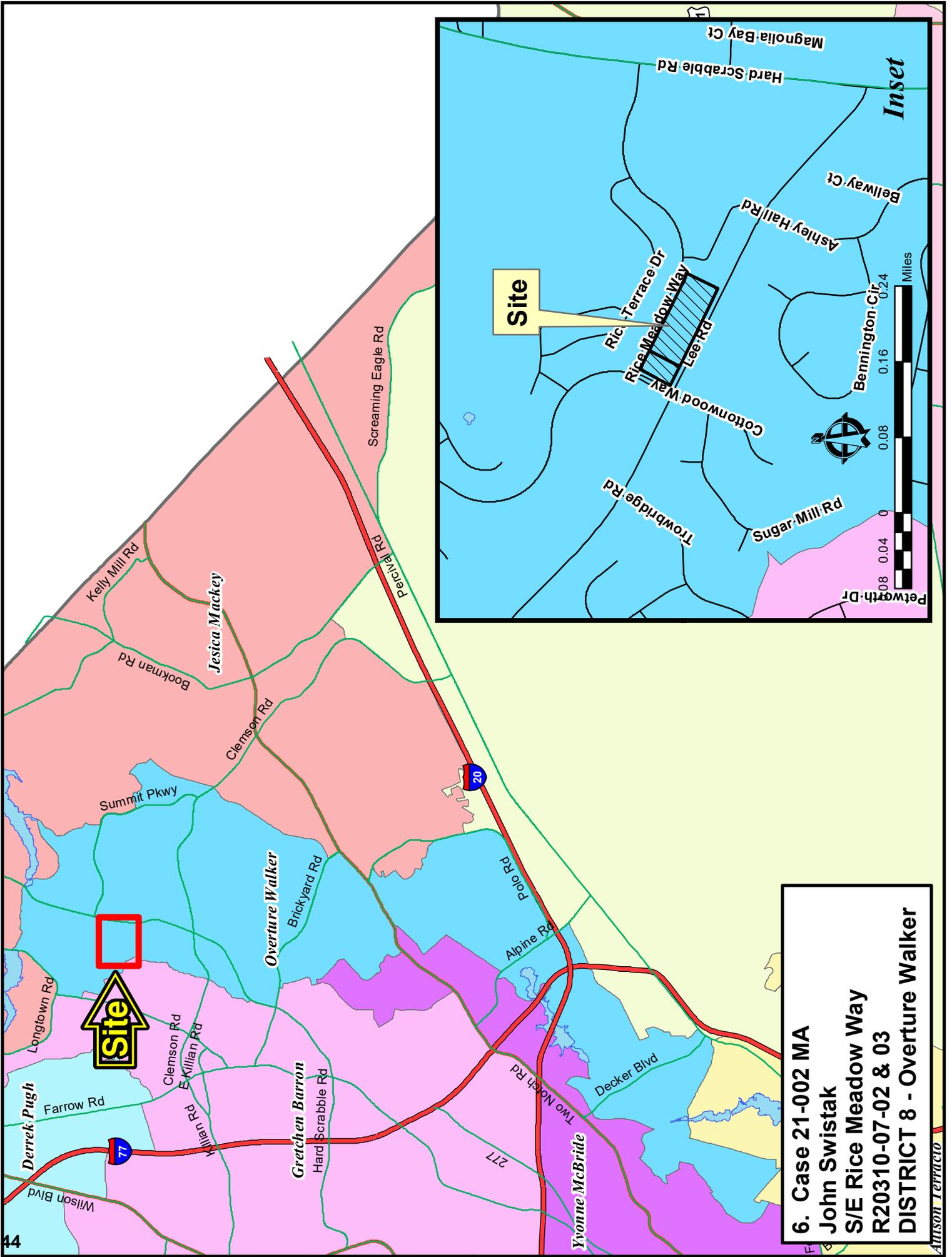
Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. 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

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential future land use designation.

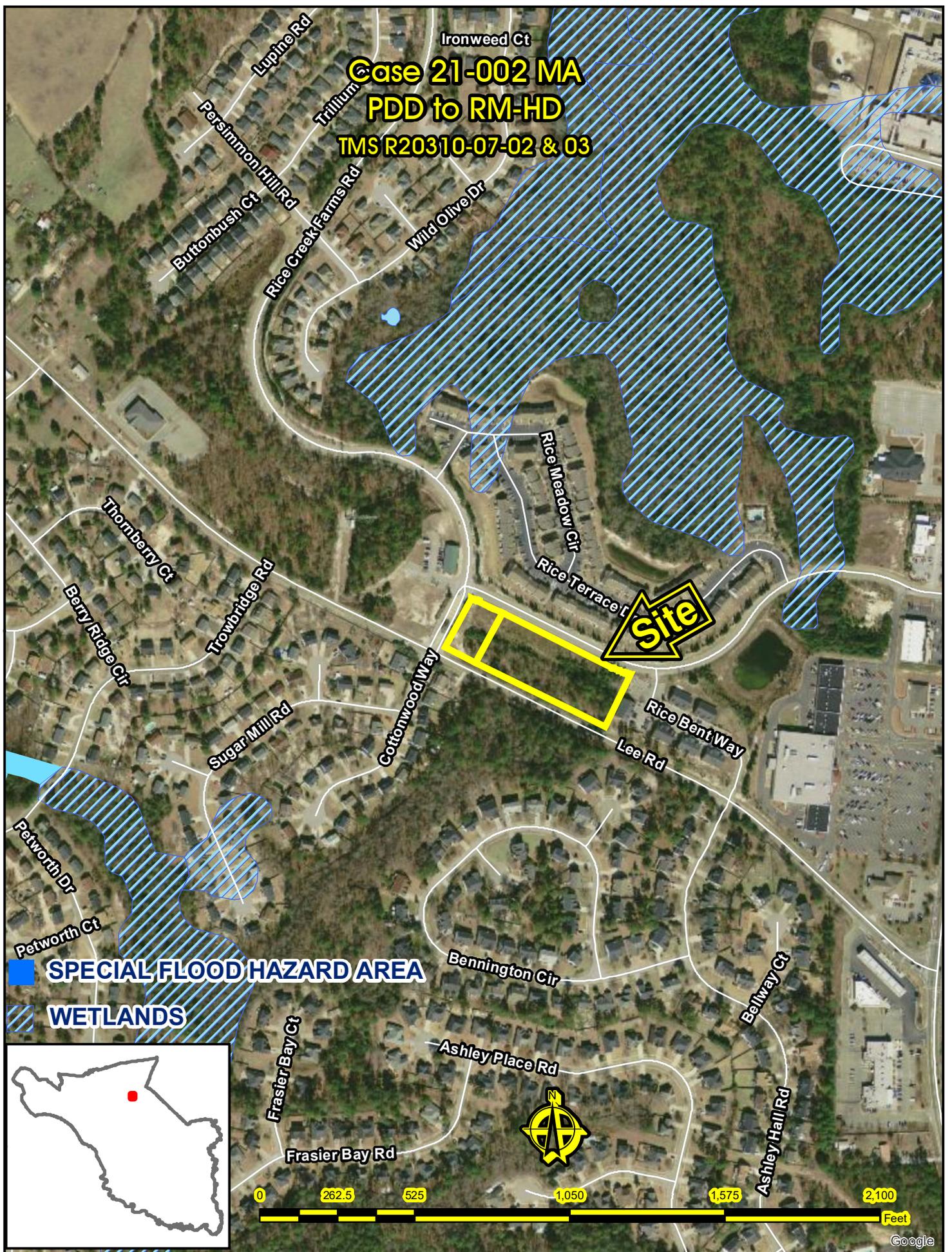
Zoning Public Hearing Date

February 23, 2021.

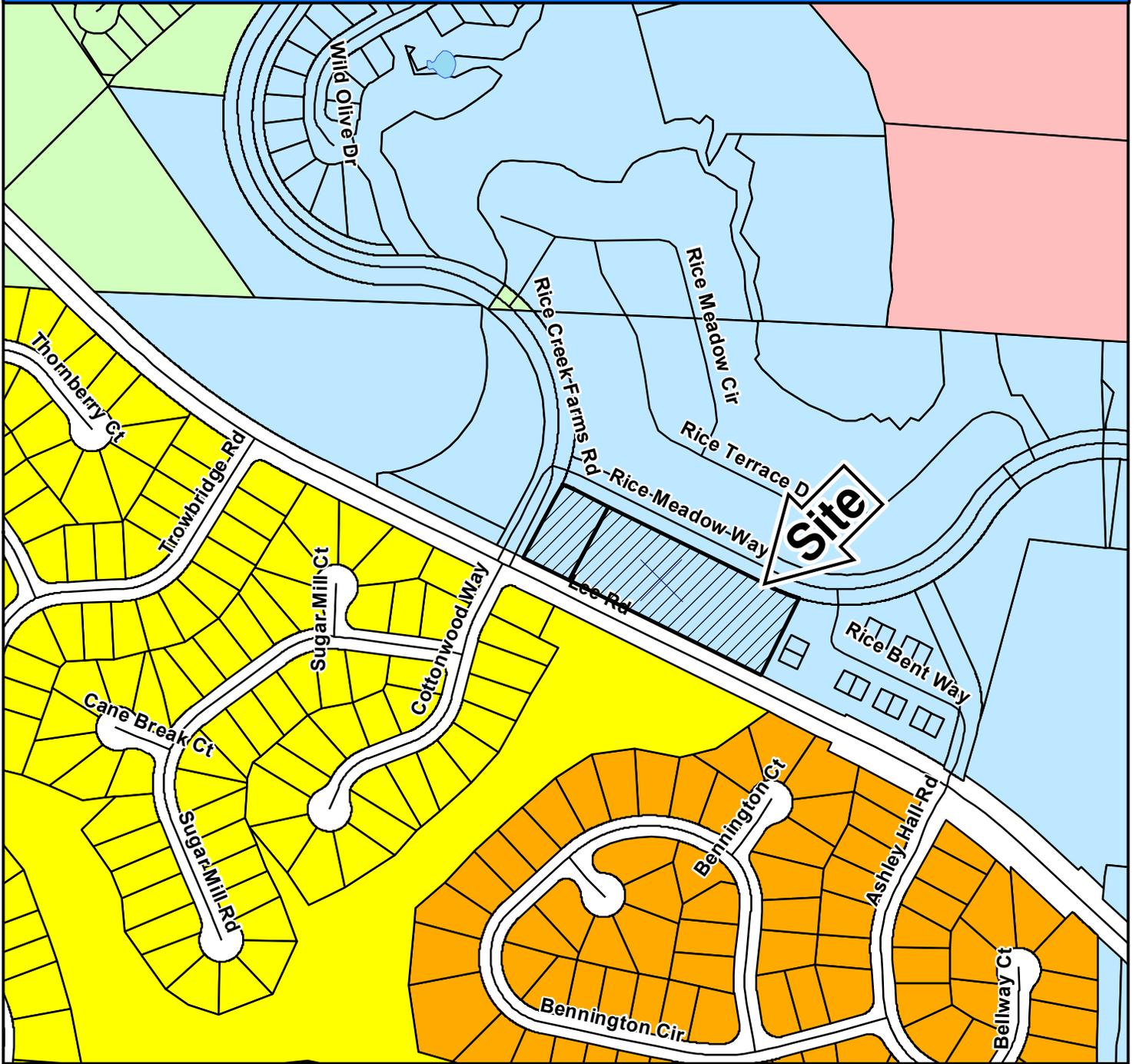


6. Case 21-002 MA
John Swistak
S/E Rice Meadow Way
R20310-07-02 & 03
DISTRICT 8 - Overture Walker

Case 21-002 MA
PDD to RM-HD
TMS R20310-07-02 & 03



Case 21-002 MA PDD to RM-HD



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

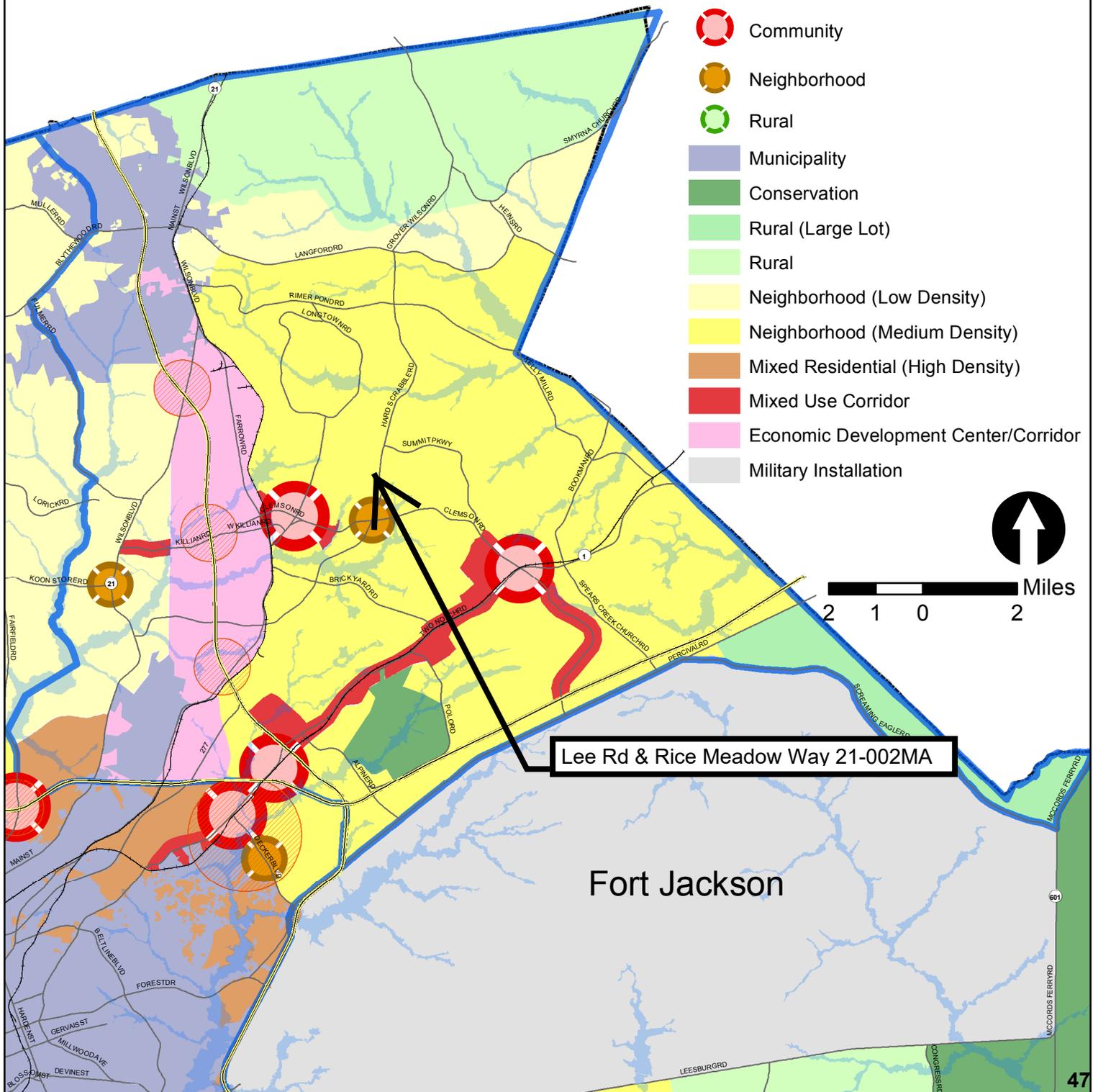


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 21-003MA
APPLICANT: Walter L. McLaughlin Jr.

LOCATION: Broad River Road

TAX MAP NUMBER: R03300-06-08
ACREAGE: .33 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 15, 2021

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 General Commercial District (GC) parcel east of the site was rezoned request from Rural District (RU) to General Commercial District (GC) under case number 14-008MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 5 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	PD / RU	Undeveloped (Town of Irmo) / Residence
<u>South:</u>	CG	Undeveloped
<u>East:</u>	GC	Minor Auto Repair (Town of Irmo)
<u>West:</u>	PD	Undeveloped (Town of Irmo)

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Broad River Road and Koon Road. Broad River Road is classified as a two lane undivided local road without sidewalks or street lights. The parcel contains a multi-family residential structure. The immediate area is primarily characterized by residential uses south of Leesburg Road and commercial uses/zoning districts along Leesburg Road. North and east of the site is a convenience store with pumps zoned GC. West of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Lexington-Richland School District Five. The H.E. Corley Elementary School is located .75 miles south of the subject parcel on Chadford Road. Records indicate that the parcel is within the City of Columbia's water service area and Richland County's sewer service area. There is a fire hydrant located east of the site on Broad River Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately .84 miles west of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #147) located southeast of the subject parcel on Broad River Road identifies 20,000 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "F".

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

There are planned improvements for this section of Broad River Road through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed scope recommends a 5-lane section (4 travel lanes and a center turn lane) between Royal Tower Drive and Dutch Fork Road. Bicycle and pedestrian accommodations include on-street bike lanes and sidewalks

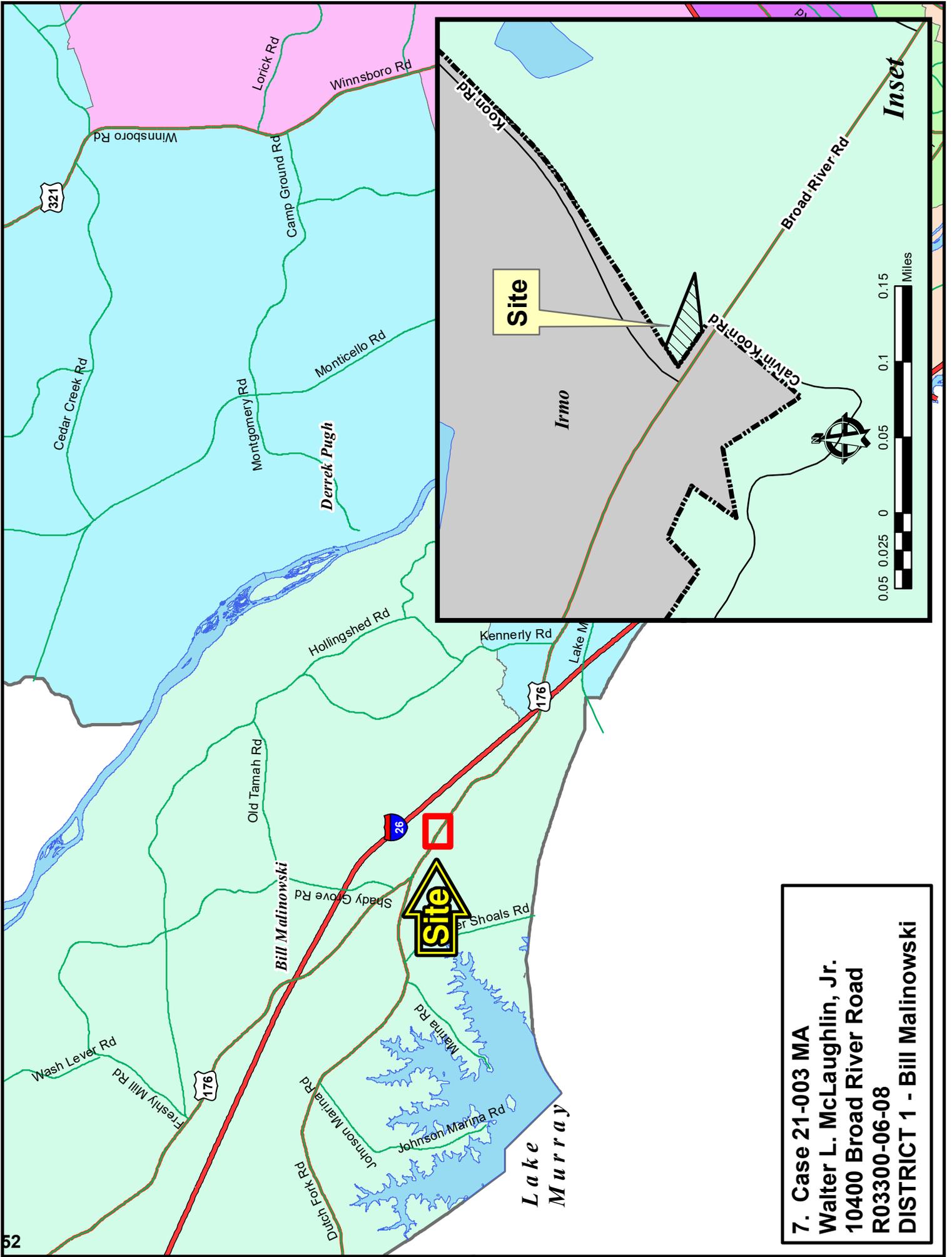
Conclusion

The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

The request is consistent with the character of the existing commercial development pattern and zoning districts at this intersection of Broad River Road. For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

February 23, 2021.



7. Case 21-003 MA
Walter L. McLaughlin, Jr.
10400 Broad River Road
R03300-06-08
DISTRICT 1 - Bill Malinowski

Case 21-003 MA
RU to GC
TMS R03300-06-08

Irmo

Koon Rd

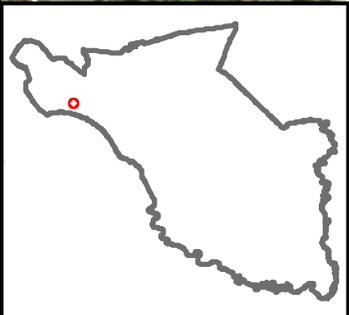
Site

Calvin Koon Rd

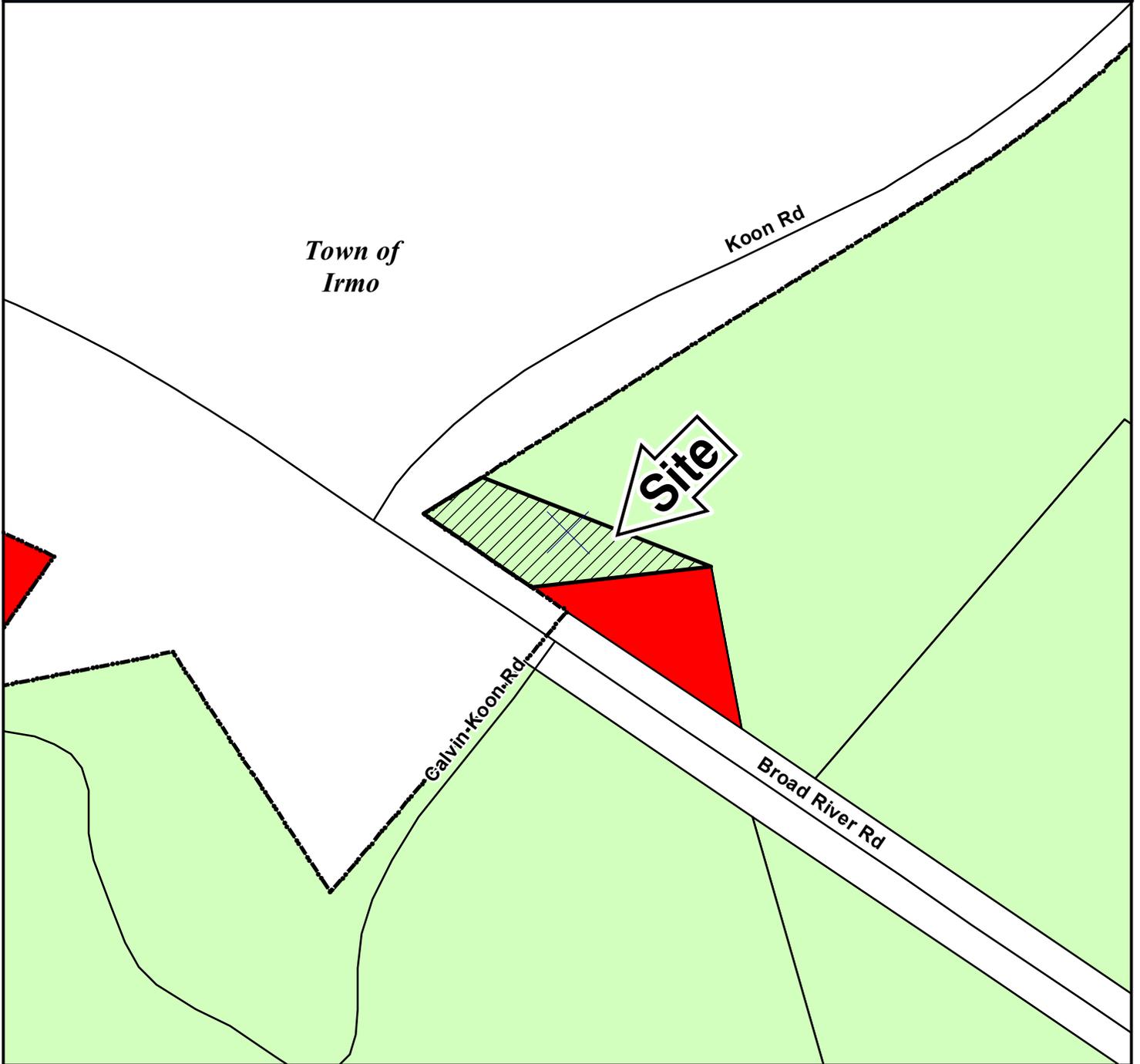
Broad River Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 21-003 MA RU to GC

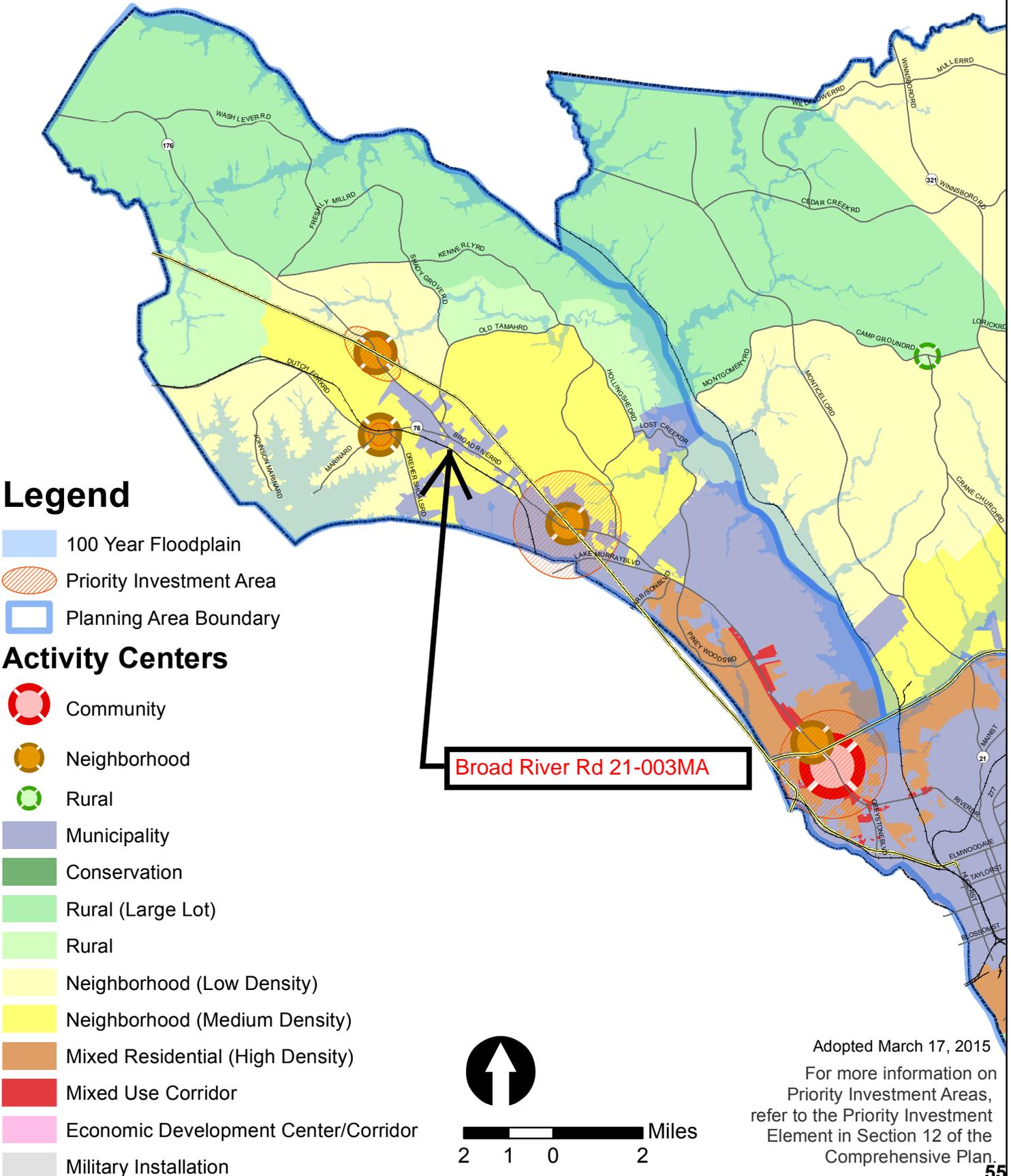


ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	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 COUNCIL ZONING PUBLIC HEARING



Thursday, December 17, 2020

Agenda

7:00 PM

Zoom Meeting

<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. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 20-037 MA District 7
Gwendolyn Kennedy
Brian K. Smith
HI to GC (7.3 acres)
Farrow Road and Clemson Road
TMS# R17400-04-04
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

2. Case # 20-039 MA District 3
Yvonne McBride
Will Unthank
NC to GC (.86 acres)
9366 and 9370 Two Notch Road
TMS# R19908-03-23 & 07
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Council deferred the rezoning request.

3. Case # 20-040 MA District 2
Joyce Dickerson
Kevin Steelman
RU to RS-LD (15.14 acres)
Rimer Pond Road
TMS# R17800-04-70
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Council deferred the rezoning request.

VI. OTHER BUSINESS

VII. ADJOURNMENT - 7:11 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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