

**RICHLAND COUNTY
PLANNING COMMISSION**



February 7, 2022

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, February 7, 2022
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Jason Branham

Vice Chairman – Gary Dennis

Christopher Yonke • Mettauier Carlisle • Beverly Frierson • John Metts
Bryan Grady • Terrence Taylor • Stephen Gilchrist

- I. **PUBLIC MEETING CALL TO ORDER**Jason Branham, Chairman
- II. **PUBLIC NOTICE ANNOUNCEMENT**Jason Branham, Chairman
- III. **ADDITIONS / DELETIONS TO THE AGENDA**
- IV. **CONSENT AGENDA [ACTION]**

- a. **ROAD NAMES**

- b. **MAP AMENDMENTS**

- 1. Case # 21-041 MA District 1
Bill Malinowski
Phillip Reames
RU to RS-E (4.77 acres & 22.33 acres)
Johnson Marina Rd at Richard Franklin Rd
TMS# R01514-01-01 & R02502-02-07
Staff Recommendation: Approval
Page 1
 - 2. Case # 21-042 MA District 1
Bill Malinowski
Chad Rowe
RU to RS-MD (9.52 acres & 12.37 acres)
1307 Farming Creek Rd & NX1309 Farming Creek
TMS# R03210-01-73 & R03206-01-06
Staff Recommendation: Approval
Page 9
 - 3. Case # 22-002 MA District 1
Bill Malinowski
Kara Durant
PDD to GC (3.23 acres)
1304 Peacehaven Road
TMS# R01500-02-09
Staff Recommendation: Disapproval
Page 17

- V. **LAND DEVELOPMENT CODE REWRITE UPDATES [ACTION]**

- a. **Neighborhood Pre-Application Meeting Criteria**

VI. CHAIRMAN'S REPORT

- a. Planning Commission Workshop**
- b. Continuing Education Requirements**
 - 1. Orientation Training**
 - 2. Continuing Education**

VII. PLANNING DIRECTOR'S REPORT

- a. LDC Remapping**

VIII. OTHER ITEMS FOR DISCUSSION

IX. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

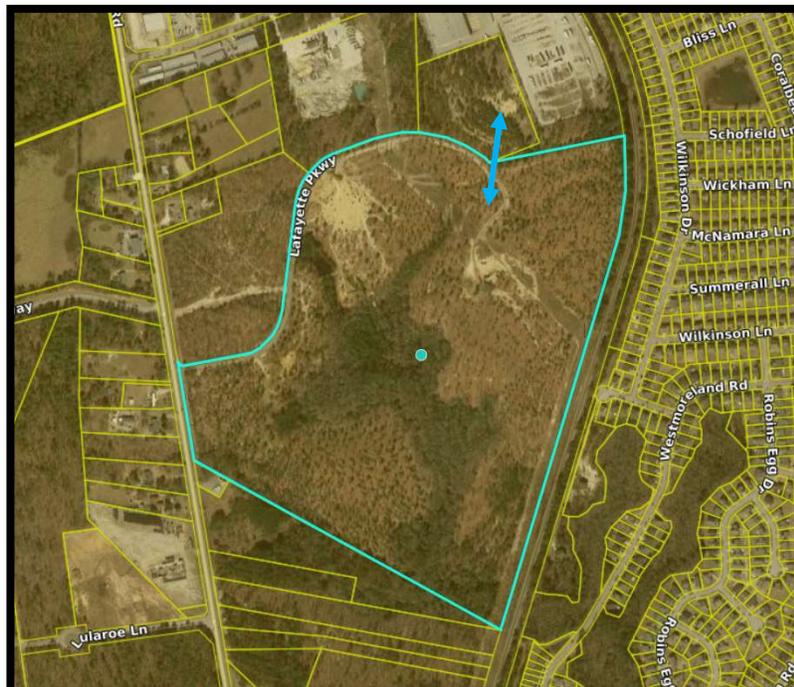
3:00 pm

Council District:	Derrek Pugh (2)
Development:	Harvest Creek SD
Tax Map Amendment:	TMS# R17600-02-32 and 46
Applicant:	Keith E Uthem, Hussey Gay Bell
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Belglade Road, Bohler Drive, Crenshaw, Cutter Mill Road, Harvest Creek Road, Knollcrest Road, Walden Glen Court, Whitworth Lane
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:



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Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

3:00 pm

Council District:	Derrek Pugh (2)
Development:	Langford Road Project
Tax Map Amendment:	TMS# R23400-05-05, 06;
Applicant:	Keith E Uthem, Hussey Gay Bell
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Bevan Cove, Byhalia Road, Carters Grove Lane, Eagleston Drive, Edith Drive, Fox Glen Drive, Glenover Way, Heatherglen Drive, Lofton Road, Penmont Drive,
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

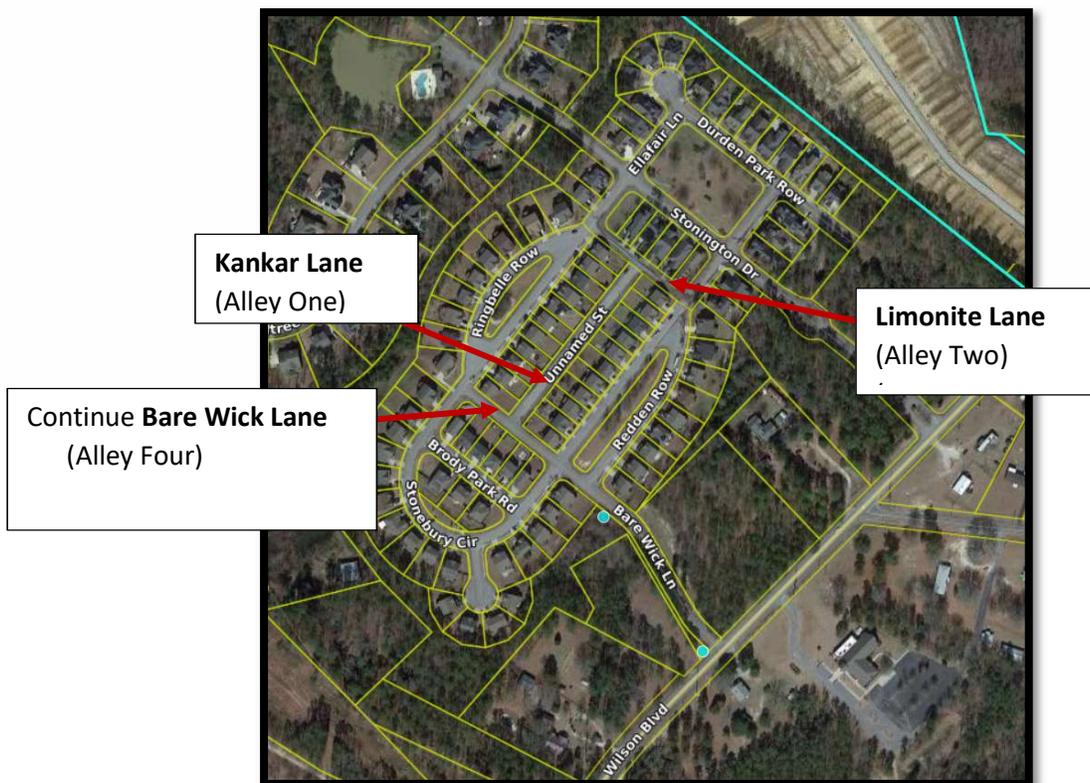
3:00 pm

Council District:	Gretchen Barron (7)
Development:	Stonington SD Phase 3
Tax Map Amendment:	N/A
Applicant:	Richland County Addressing and Road Naming
Proposed Use:	Single- Family Resident
Proposed Street Name (s):	Kankar Lane and Limonite Lane (Former Alleys)
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

3:00 pm

Council District: Jessica Mackey (9)
Development: N/A
Tax Map Amendment: TMS# R33900-01-60, 61, 62, 63, 64
Applicant: Lemuel Wooten
Proposed Use: Single- Family Resident
Proposed Street Name (s): Wesley Starling Bend (Private easement)
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:



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Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

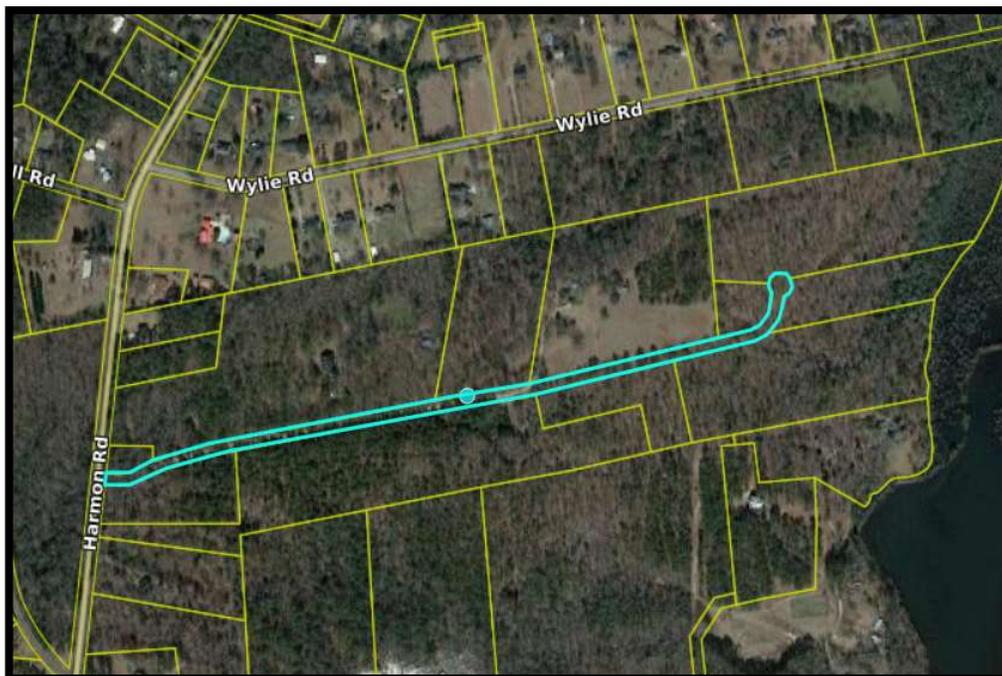
3:00 pm

Council District:	Chakisse Newton (11)
Development:	N/A
Tax Map Amendment:	TMS# R24800-04-26
Applicant:	Brian Wood
Proposed Use:	Residence
Proposed Street Name (s):	Dream Wood Way, Woody Pines Way, Wooded Pines Way
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:



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Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

3:00 pm

Council District:	Gretchen Barron (7)
Development:	Grand Oaks Subdivision
Tax Map Amendment:	TMS# R14600-03-17
Applicant:	Myra Grimes, Civil Engineering of Cola
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Blue Valley Ct, Dogleg Court, Grand Oaks Dr, Mosser Dr, Orchid Tree Court Pin Court, Sandy Run Drive, Sessile Court, Shumard Court
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

July 7, 2021

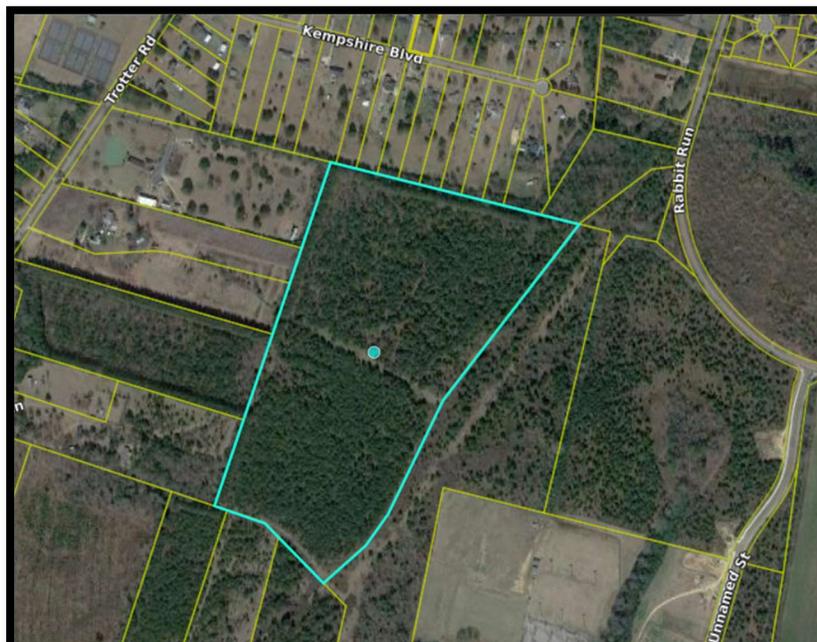
3:00 pm

Council District:	Chakisse Newton (11)
Development:	Myers Farm
Tax Map Amendment:	TMS# R21800-01-03
Applicant:	Deana Hensley, Mungo Homes
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Cassava, Clove, Caraway, Cayenne, Ginger, Lemongrass, Parsnip, Purslane, Rosehip, Sorrell, Saffron, Turmeric
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 7, 2021
RC PROJECT: 21-041 MA
APPLICANT: Scott Morrison

LOCATION: Johnson Marina Road

TAX MAP NUMBER: R01514-01-01 & R02502-02-07
ACREAGE: 4.77 acres & 22.33 acres (27.1 acres total)
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: January 19, 2021

Staff Recommendation

Approval

Background

Zoning History

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

The parcels were previously denied for the Residential Single-family Low Density (RS-LD) District under case number 21-029MA.

Zoning History for the General Area

The PDD parcels (Eagles Rest) west of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 05-008MA (Ordinance number 076-05HR).

The PDD parcels (Lakeside at Ballentine) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 99-033MA.

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

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. 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: 98 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Continued Care Development (Lowman Home)
<u>South:</u>	PDD / RS-LD	Residential Subdivision (Lakeside @ Ballentine) / Residential Subdivision (Shadowood Cove)
<u>East:</u>	RU / RU	Undeveloped/Undeveloped
<u>West:</u>	PDD	Undeveloped Common Area (Lakeside @ Ballentine)

2021 LDC Zoning

The 2021 Land Development Code Remapping will assign, as currently proposed, the subject parcels under the Residential 1 (R1) District. The R1 District provides lands primarily for low-intensity single-family residential development. Development allowed in this district includes single-family detached dwellings and manufactured homes, limited agricultural uses, and limited public, civic, and institutional uses that are consistent with the low-intensity residential character of the district.

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels with frontage along Johnson Marina Road. The larger parcel is undeveloped, while the smaller tract has a residence. There are no sidewalks or streetlights along this section of Johnson Marina Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a partially undeveloped parcel with continued care residences and Lowman Home PDD. South and west of the site is a residential subdivision (Lakeside at Ballentine). East of the site are undeveloped parcels. Southeast of the subject properties is a residential subdivision (Shadowood Cove).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is .59 west of the subject parcels on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There are no fire hydrants along this section of Johnson Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.73 miles east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

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 2020 SCDOT traffic count (Station #637) located north of the subject parcel on Johnson Marina Road identifies 5,000 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

The 2020 SCDOT traffic count (Station #638) located southwest of the subject parcel on Johnson Marina Road identifies 3,300 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

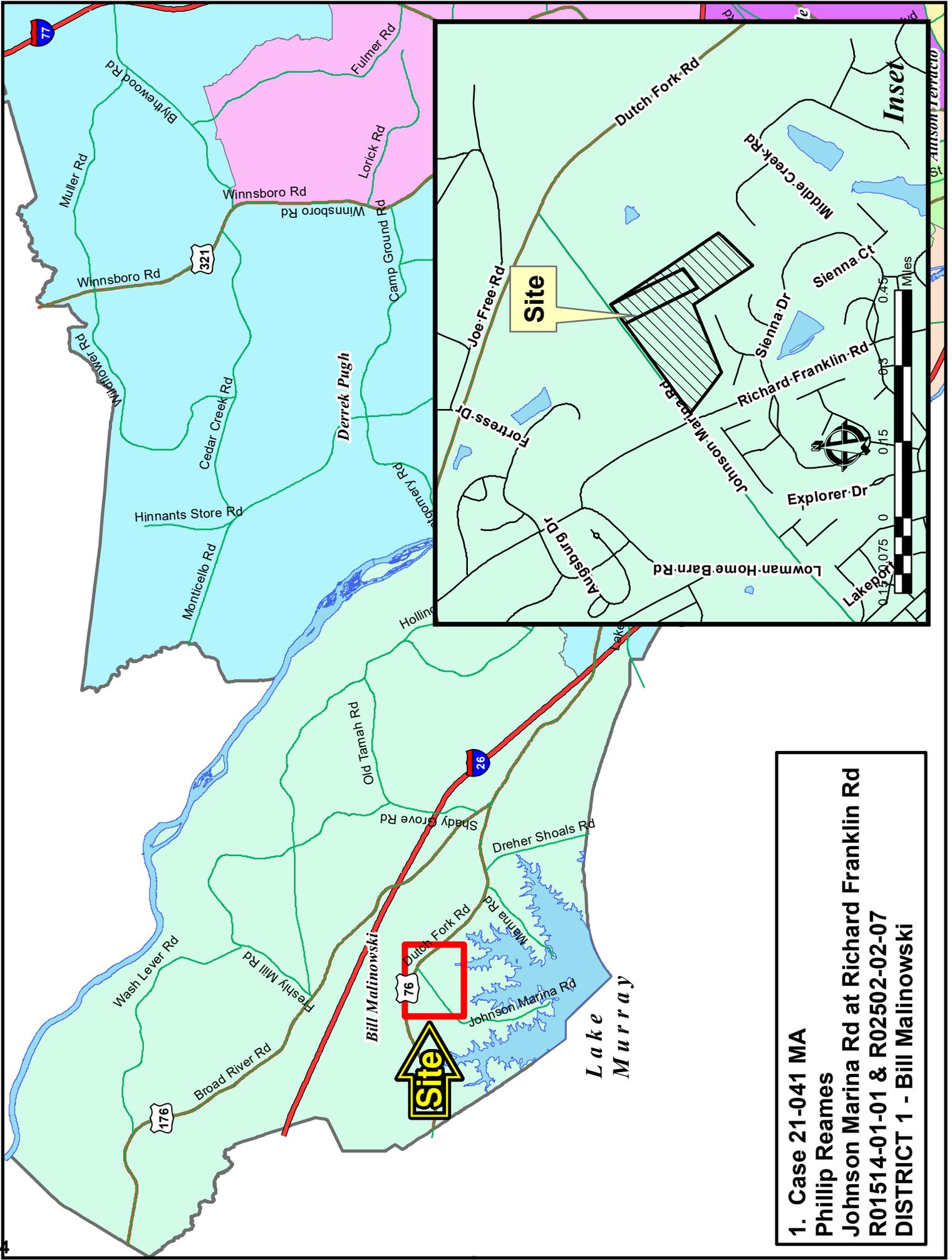
Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

Per the Plan, low-density residential is the primary land use and character. Likewise, the area should serve as a transition between Rural and Neighborhood (Medium-density) areas providing for opportunities for low-density traditional neighborhood development.

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

Zoning Public Hearing Date

February 22, 2022.



1. Case 21-041 MA
Phillip Reames
Johnson Marina Rd at Richard Franklin Rd
R01514-01-01 & R02502-02-07
DISTRICT 1 - Bill Malinowski

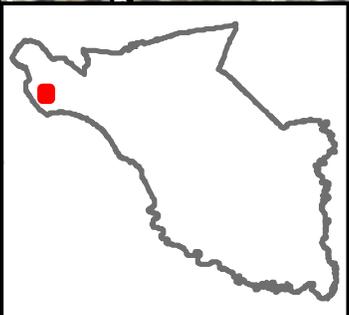
**Case 21-041 MA
RU to RS-E**

TMS R01514-01-01 & R02502-02-07



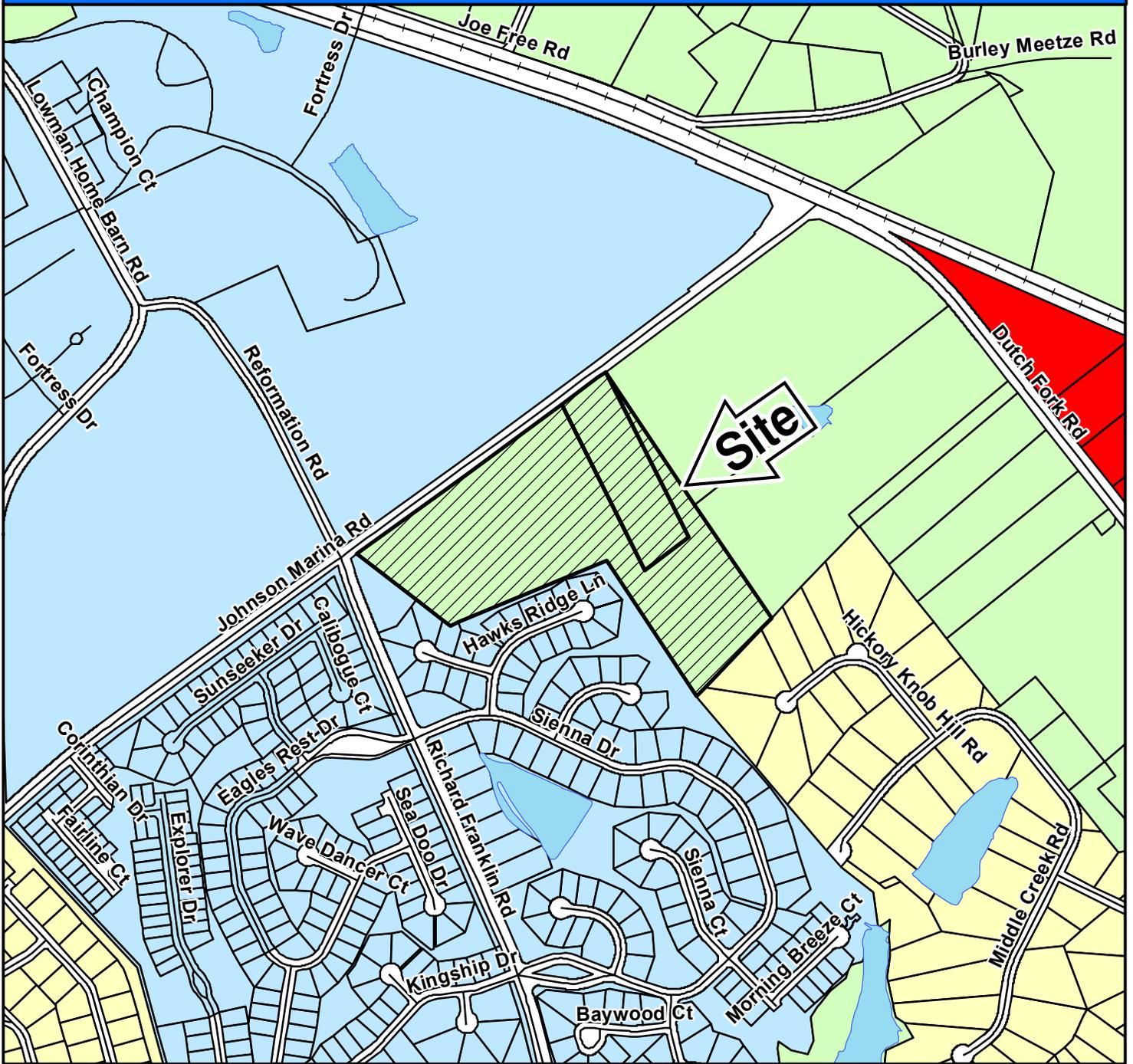
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 21-041 MA RU to RS-E

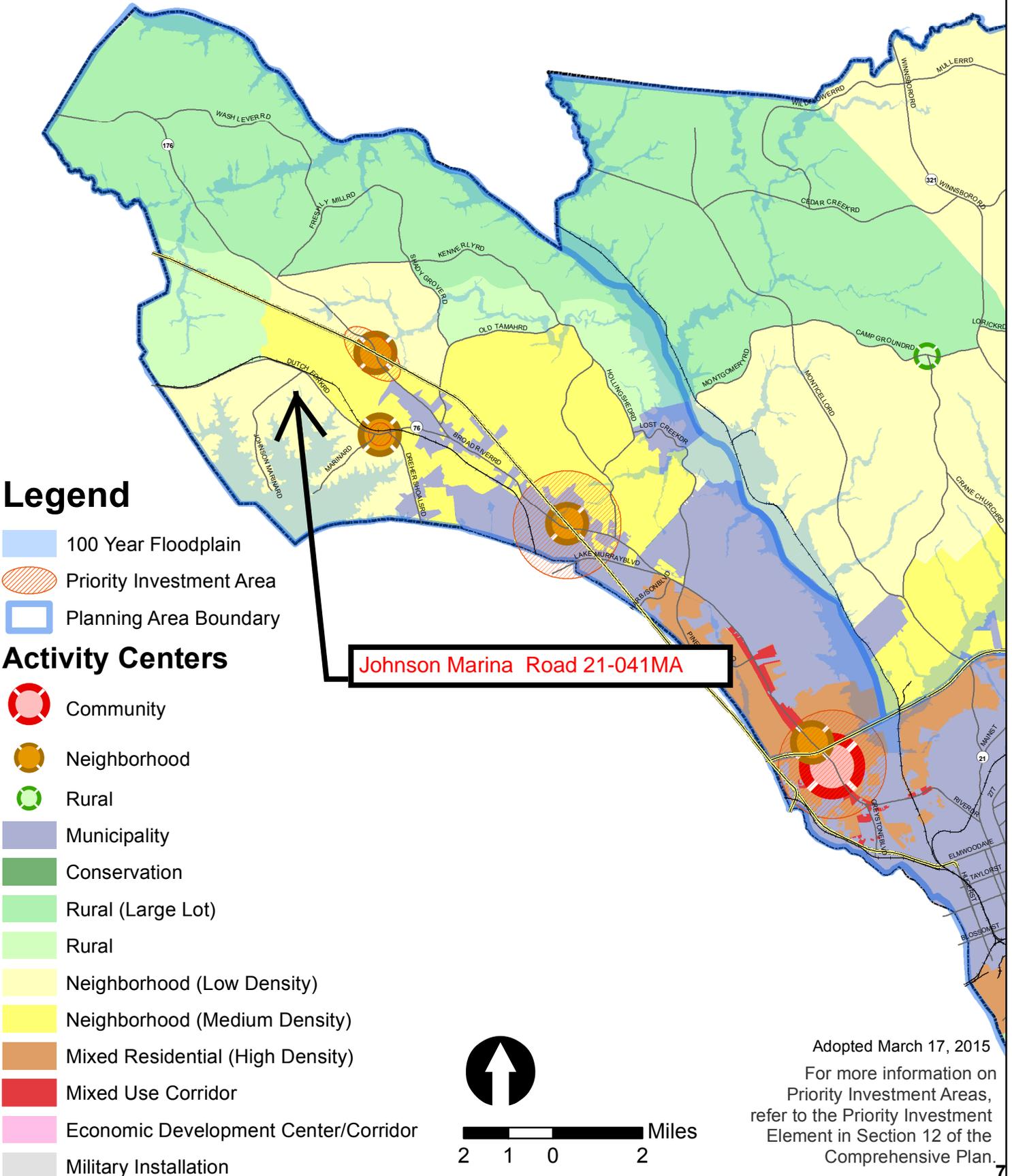


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 7, 2022
RC PROJECT: 21-042 MA
APPLICANT: Ann Altman Morris

LOCATION: 1307 & 1309 Farming Creek Road

TAX MAP NUMBER: R03210-01-73 & R03206-01-06
ACREAGE: 9.52 acres & 12.37 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: January 19, 2022

Staff Recommendation

Approval

Background

Zoning History

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

The parcels were recently denied for the Residential Single-family High Density (RS-HD) District zoning.

Zoning History for the General Area

There have been no recent rezoning request in this area.

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 152(d) of this chapter.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 190 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential / Residential
<u>South:</u>	RS-MD	Residential
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residential

2021 LDC Zoning

The 2021 Land Development Code Remapping will assign, as currently proposed, the subject parcels under the Residential 2 (R2) District. The R2 District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development.

Discussion

Parcel/Area Characteristics

The subject sites consists of two single parcel with frontage along Farming Creek Road. The subject sites are currently undeveloped. There are no sidewalks or streetlights along this section of Farming Creek Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North, west, and south of the subject site are single family homes. East of the subject site is Friarsgate Park.

Public Services

The subject parcel is within the boundaries of Lexington/Richland District 5. H.E. Corley Elementary School is 0.30 miles east of the subject parcel on Chadford Road. Water and septic service is available by the City of Columbia, but currently is on well/septic. There is one fire hydrant approximately 200 feet northeast of subject site along Farming Creek Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.30 miles north of the subject site.

Being within a service area is not a guarantee that service is available at a site.

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 2020 SCDOT traffic count (Station #684) located west of the subject parcel on Farming Creek Road identifies 3,700 Average Daily Trips (ADT's). This section of Farming Creek Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Farming Creek Road is currently operating at Level of Service (LOS) "A".

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

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.

Conclusion

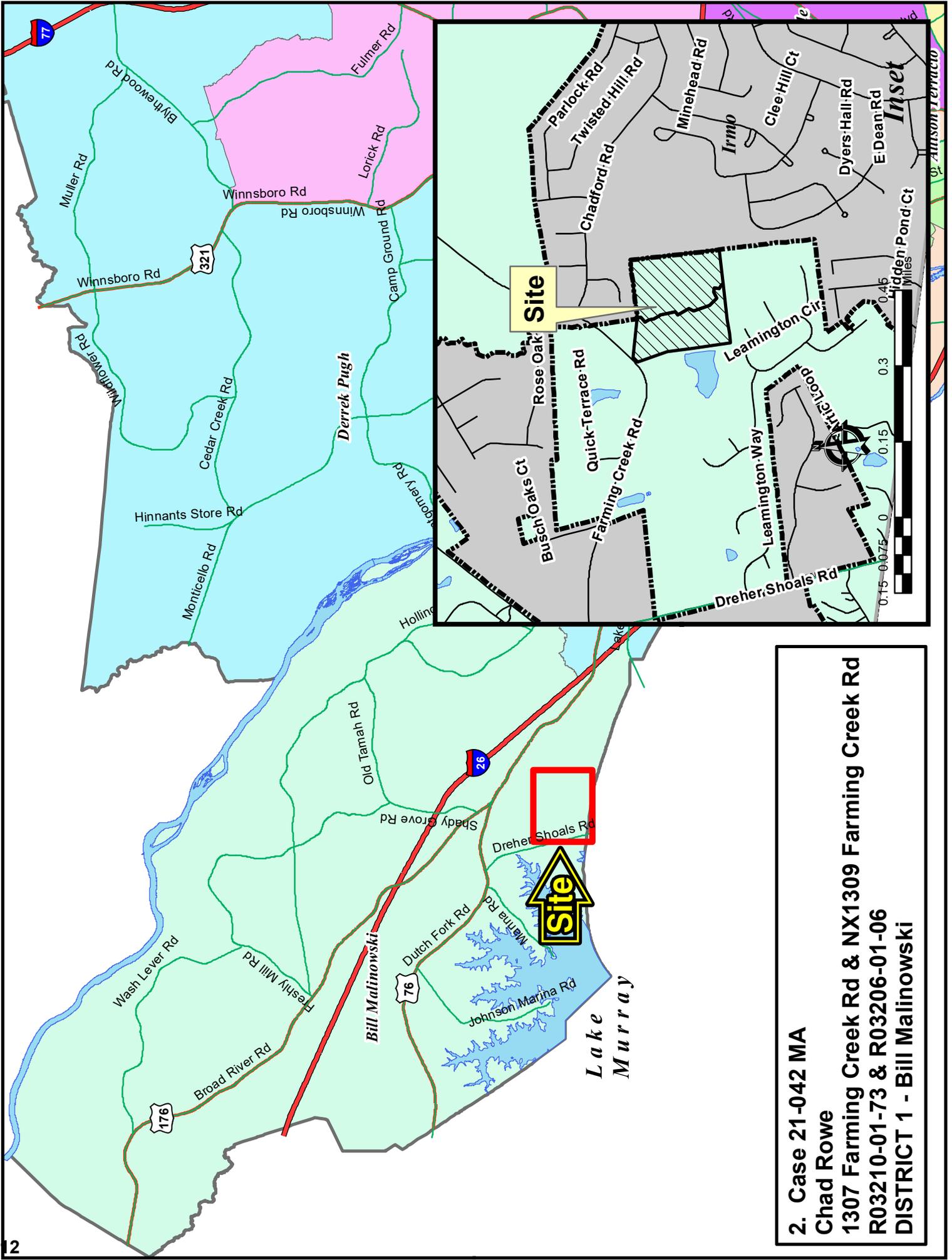
Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

Per the Plan, 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** of this map amendment.

Zoning Public Hearing Date

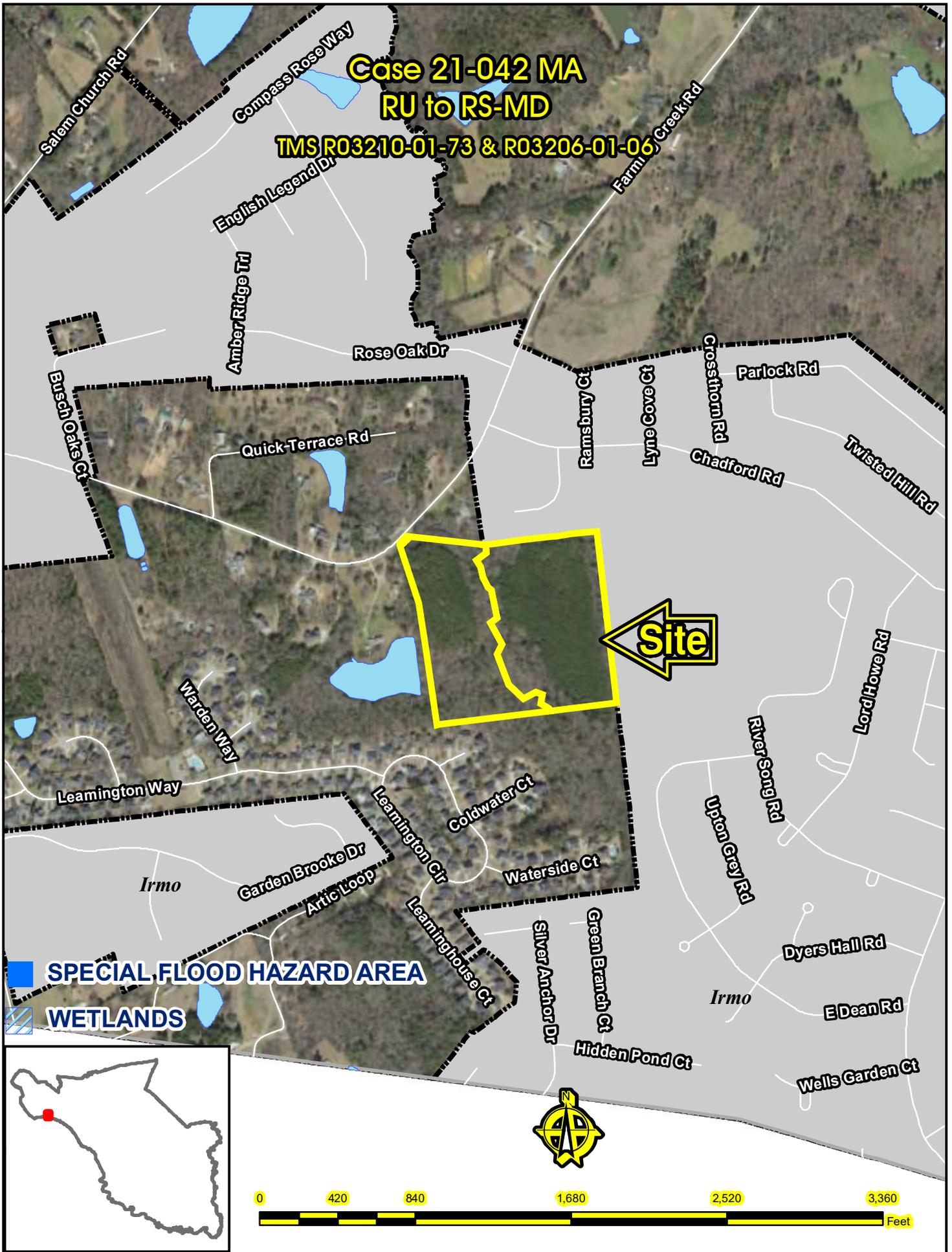
February 22, 2022.



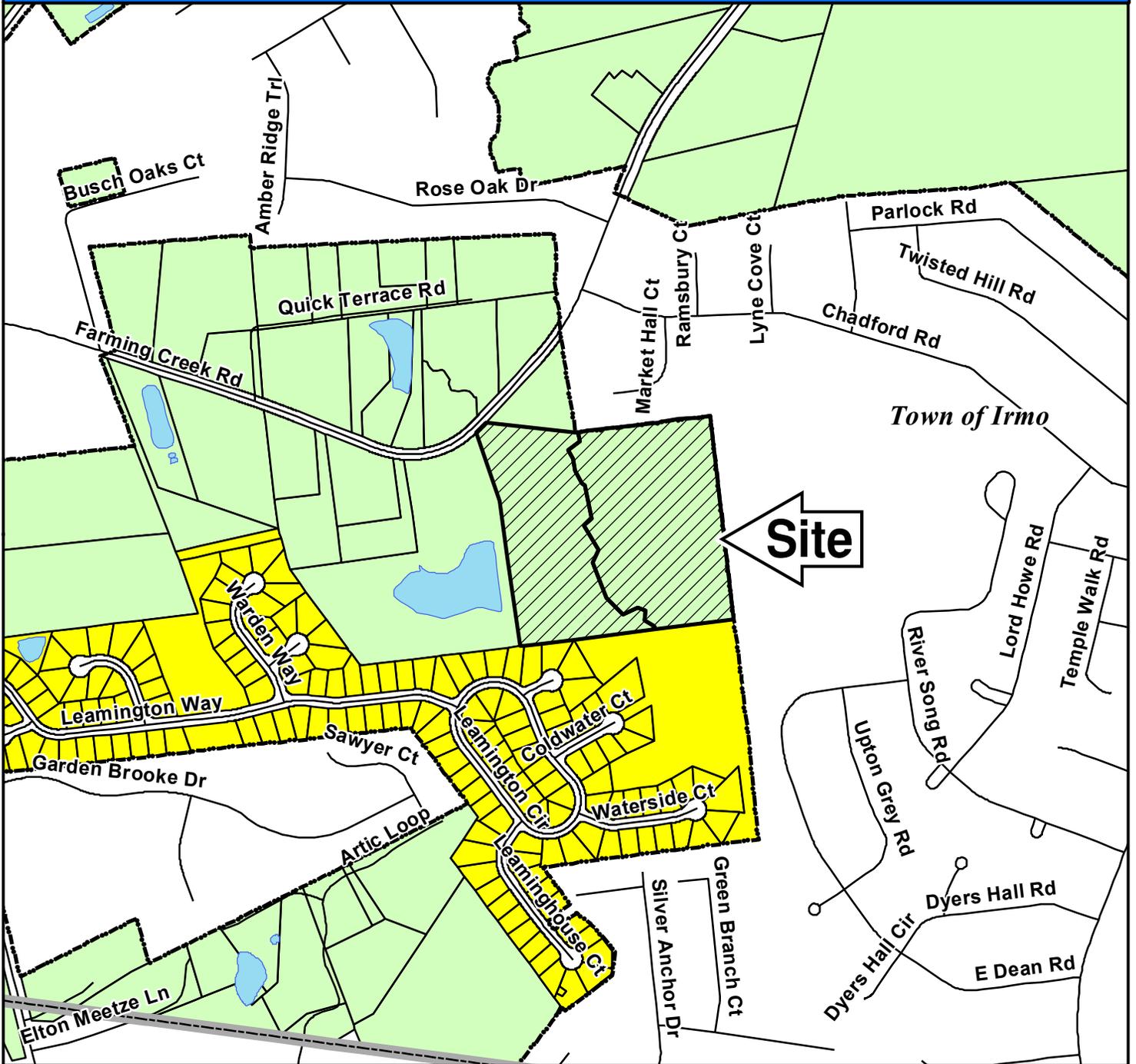
2. Case 21-042 MA
Chad Rowe
1307 Farming Creek Rd & NX1309 Farming Creek Rd
R03210-01-73 & R03206-01-06
DISTRICT 1 - Bill Malinowski

**Case 21-042 MA
RU to RS-MD**

TMS R03210-01-73 & R03206-01-06



Case 21-042 MA RU to RS-MD



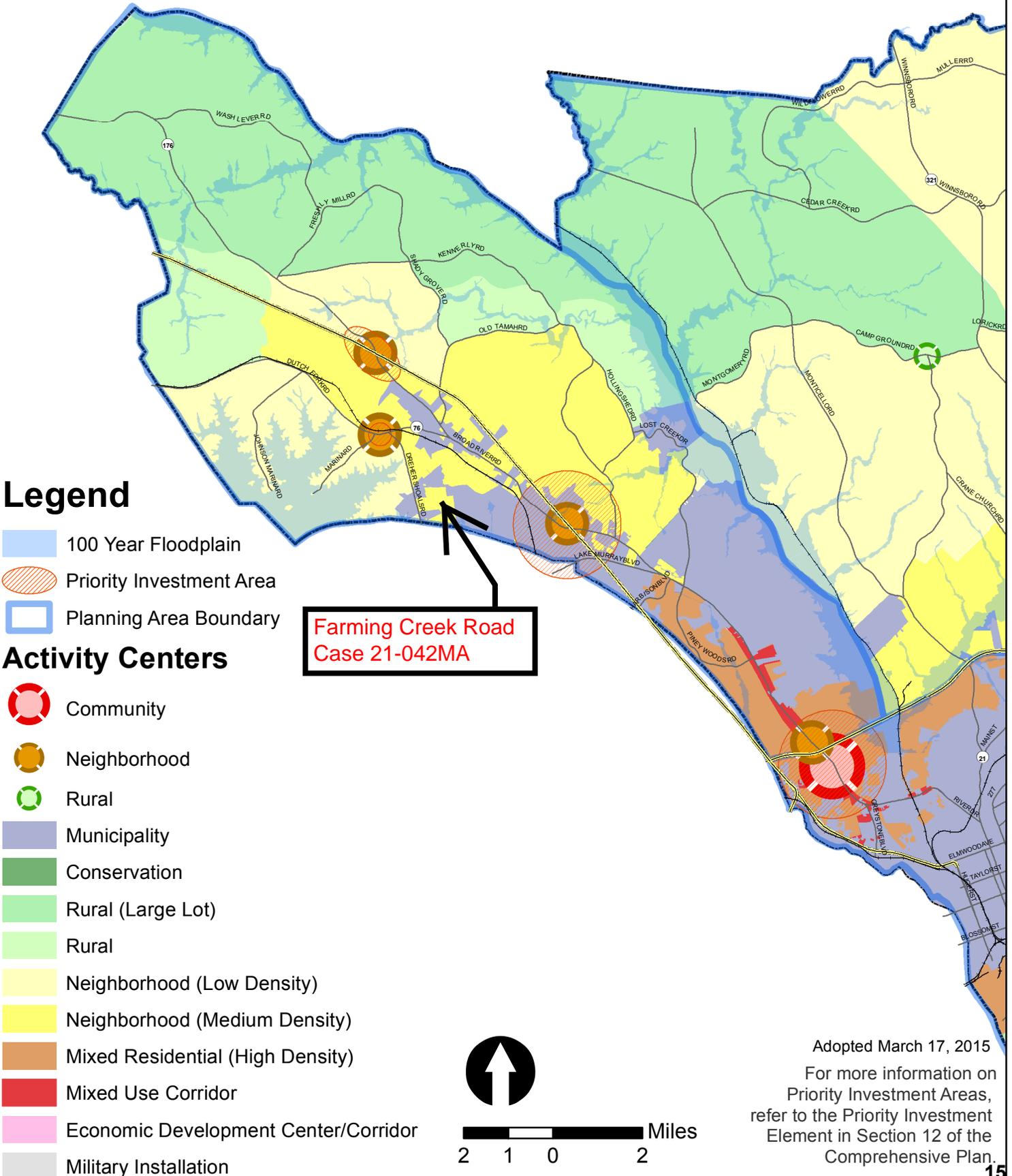
ZONING CLASSIFICATIONS

	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		



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 7, 2022
RC PROJECT: 22-002 MA
APPLICANT: Kara Durant

LOCATION: 1304 Peacehaven Road

TAX MAP NUMBER: R01500-02-09
ACREAGE: 3.23 acres
EXISTING ZONING: PDD
PROPOSED ZONING: GC

PC SIGN POSTING: January 19, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was rezoned to Planned Development District in 2006 under case number 06-39MA (ordinance number 095-06HR).

The property was part of a zoning request for Rural (RU) District under Case 17-027MA. The request was denied by County Council.

Zoning History for the General Area

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 11-011MA (Ordinance number 053-11HR).

A portion of the Edenbrook subdivision (19.31 acres) south of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) under case number 05-114MA (Ordinance No. 016-06HR). The second portion of the Edenbrook subdivision was rezoned from Neighborhood Commercial District (NC) to RS-MD under case number 12-008MA.

The General Commercial District (GC) parcel to the east of the subject parcel was rezoned from Rural District (RU) under case number 06-19MA (Ordinance No. 062-06HR).

Southeast of the subject parcel is the residential subdivision Foxport, which was rezoned from RU District (RU) to Planned Development District (PDD) under case number 03-36MA (Ordinance No. 013-03HR).

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.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Boat and RV Storage (non-conforming)
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

2021 LDC Zoning

The 2021 Land Development Code Remapping will assign, as currently proposed, the subject parcels under the Homestead (HM) District. The HM District provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Discussion

Parcel/Area Characteristics

The site has access along Peace Haven Road. Peace Haven Road is a two-lane undivided collector without sidewalks and streetlights. The immediate area is primarily characterized by residential uses and zoning districts north, east and west of the subject site. Located north and west of the site are residences and south of the site is railroad R-O-W. East of the site is undeveloped.

The current PDD zoning allows for heavy equipment storage (no more than eight pieces of heavy equipment at one time), the existing metal building (5,030 square feet), a 907 square foot office trailer and an additional 1,200 square foot storage shed. The hours of operation are also restricted to 6:00am -to- 8:00pm, with heavy equipment movement/transportation being restricted during the school year until 8:00am.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .59 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 within Richland County's sewer service area. There are no fire hydrants located along this section of Peace Haven Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.23 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #234) located northeast of the subject parcel on Mt. Vernon Church Road identifies 5,200 Average Daily Trips (ADT's). Mt. Vernon Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) “B”.

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

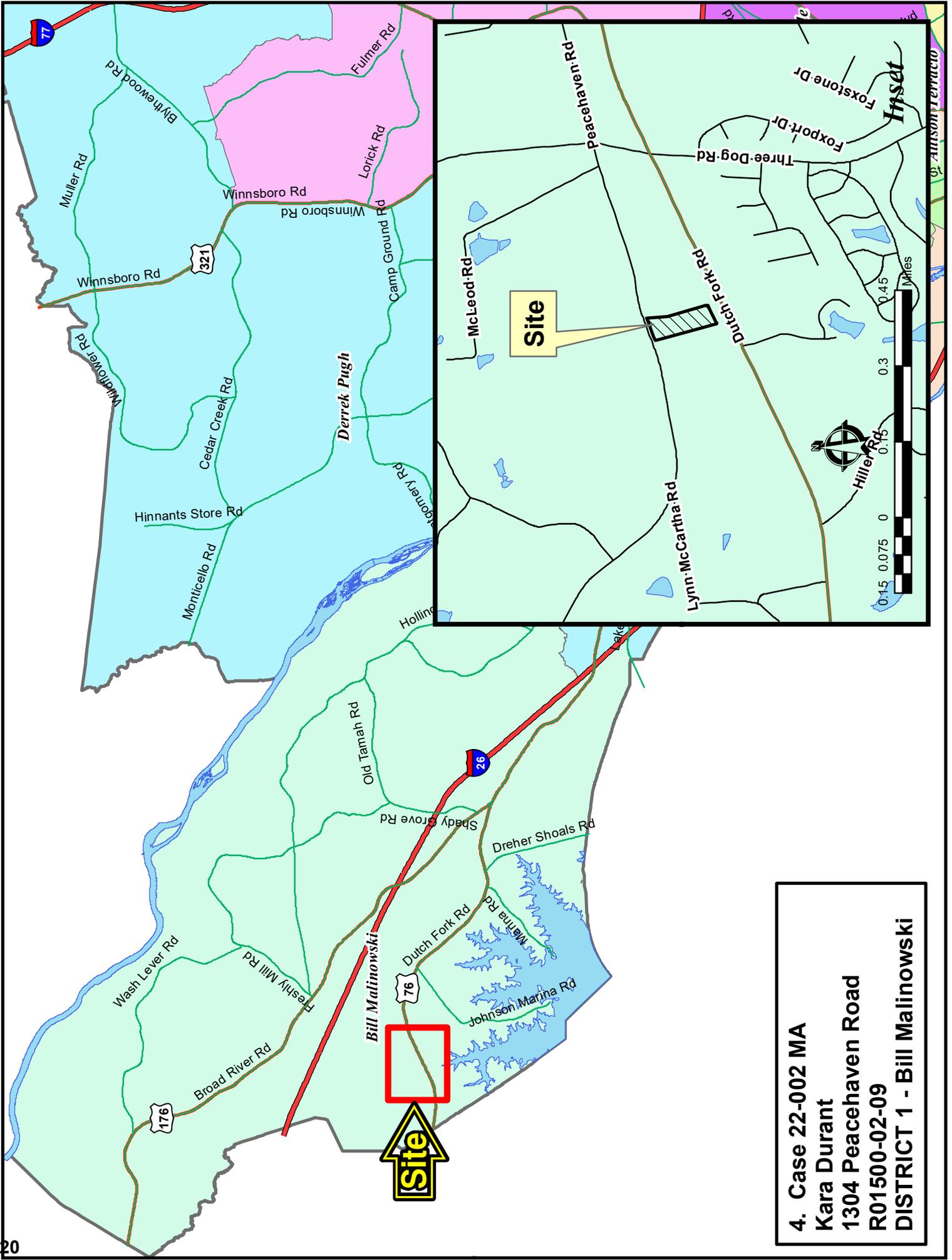
Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. Approval of the requested zoning is out of character with the existing zoning districts and uses in the area.

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

Zoning Public Hearing Date

February 22, 2022.



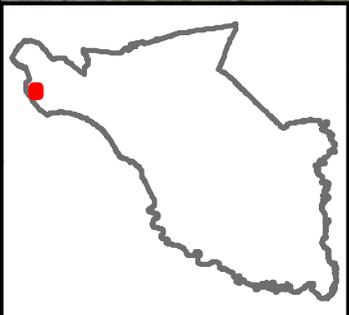
4. Case 22-002 MA
Kara Durant
1304 Peacehaven Road
R01500-02-09
DISTRICT 1 - Bill Malinowski

Case 22-002 MA
PDD To GC
TMS R01500-02-09

Site

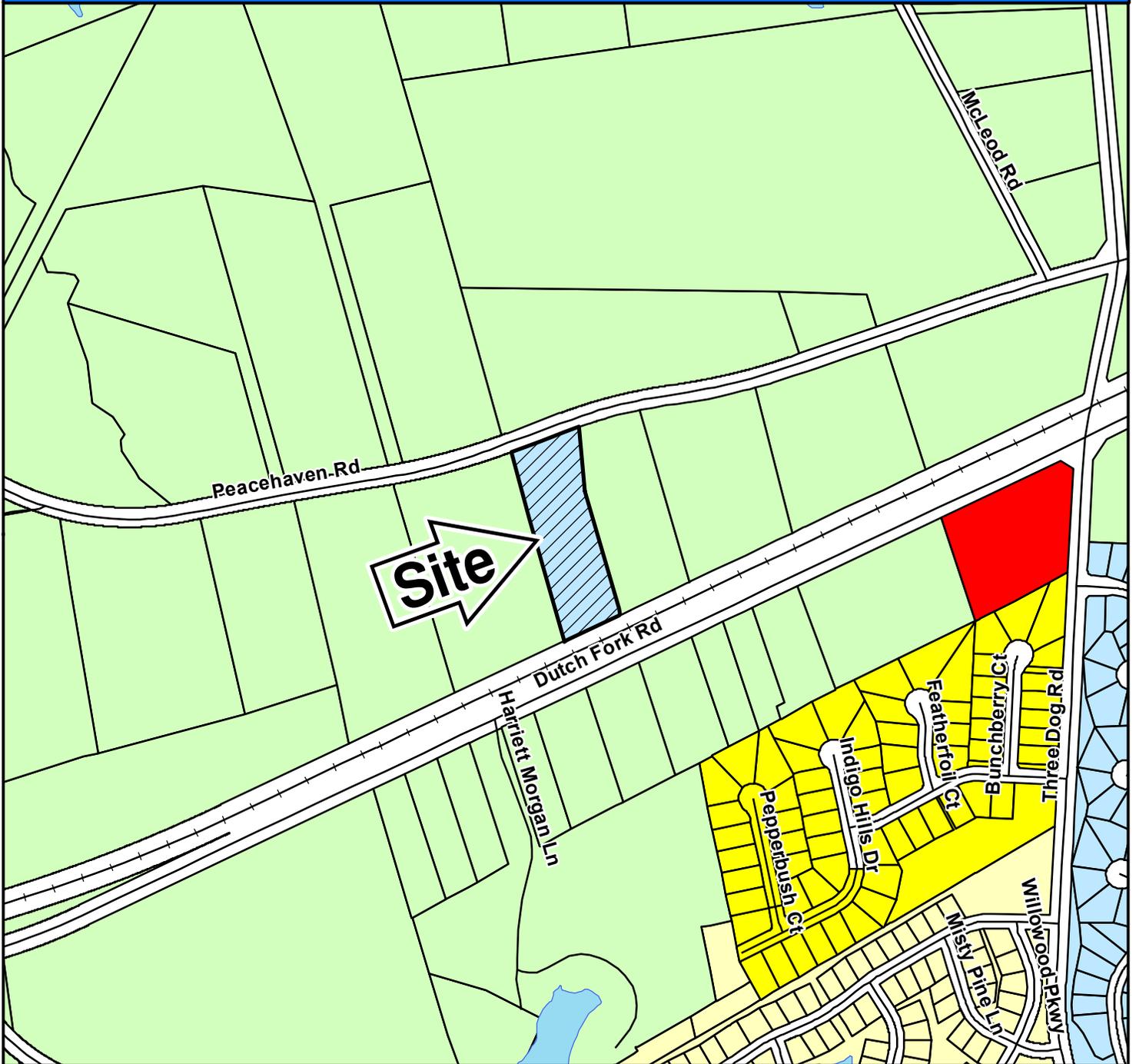
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 22-002 MA PDD to GC

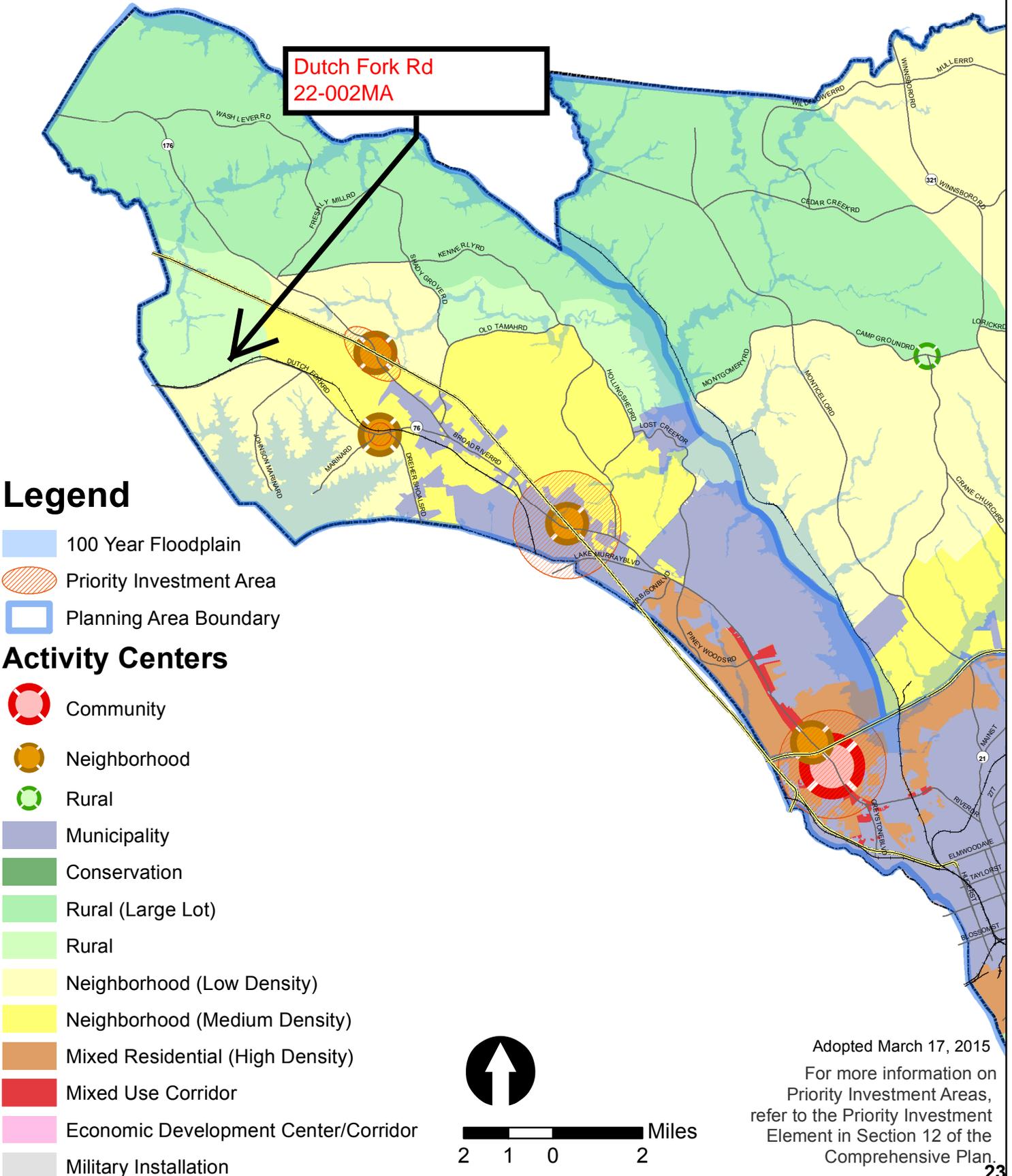


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



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