

RICHLAND COUNTY PLANNING COMMISSION



October 3, 2022

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

RICHLAND COUNTY PLANNING COMMISSION



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

Chairman – Jason Branham

Vice Chairman – Gary Dennis

Christopher Yonke • Frederick Johnson, II • Beverly Frierson • John Metts
Charles Durant • Terrence Taylor • Chris Siercks

- I. PUBLIC MEETING CALL TO ORDERJason Branham, Chair
- II. PUBLIC NOTICE ANNOUNCEMENTJason Branham, Chair
- III. ADDITIONS / DELETIONS TO THE AGENDA
- IV. APPROVAL OF MINUTES FROM PRIOR MEETING(S):
 - July 12, 2021 June 14, 2021 November 1, 2021
 - February 7, 2022 April 1, 2021 (work session)
- V. RE-MAPPING RESTART AND TEXT AMENDMENT
PROPOSAL PROCESS UPDATEJason Branham, Chair
- VI. PUBLIC INPUT REGARDING LDC RE-MAPPING PROCESS AND PROPOSED LDC TEXT AMENDMENTS
- VII. CONSENT AGENDA [ACTION]
 - a. ROAD NAMES
 - b. MAP AMENDMENTS
 - 1. Case # 22-016 MA District 10
Cheryl D English
Johns Stephenson
M-1 to RS-LD (138.5 acres)
B/S Longwood Road
TMS# R18900-02-01
Page 1
 - 2. Case # 22-028 MA District 3
Yvonne McBride
Elizabeth Swan
GC to LI (1.43 acres)
6217 Two Notch Rd
TMS# R14214-01-07
Page 9
 - 3. Case # 22-029 MA District 1
Bill Malinowski
Douglas Putlock
NC to RS-MD (3 acres)
1012 Bickley Road
TMS# R02415-02-01
Page 17

4. Case # 22-031 MA
Tombo Milliken
RU to NC (5.38 acres)
1645 Dutch Fork Road
TMS# R02411-01-03 (Portion of)

District 1
Bill Malinowski
Deferred

5. Case # 22-032 MA
Ervin Capers
HI to RU (4.86)
203 & 217 Gatehill Road & E/S McCords Ferry Rd
TMS# R38800-02-09, R38900-03-06, R38900-03-07
Page 25

District 10
Cheryl D English

VIII. ITEMS FOR ACTION

- a. A Resolution To Recommend That Richland County Council Enact An Ordinance Amending The “2015 Richland County Comprehensive Plan – Putting The Pieces In Place”, By Incorporating And Adopting The “Lower Richland Tourism Plan” Into The Plan.

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To view the plan document:

https://www.richlandcountysc.gov/Portals/0/Departments/Conservation/Commission/Docs/RCC1601_Final%20Report_2018_06_15.pdf

To view the video: <https://youtu.be/L8mKJYTmJ3I>

IX. OTHER ITEMS FOR DISCUSSION

a. Council Motions

- i. Move to direct staff to evaluate current zoning laws that permit zoning designations for large residential developments to remain in perpetuity and present options to re-evaluate and or rezone those properties if they are not developed within 7 years. Recommendations should include processes to ensure that zoning and the comprehensive plan remain consistent with the lived character of the community. (Newton)

b. Recommended Amendments to the 2021 Land Development Code.

i. **Motion that the following be added to the ledger of recommended amendments to the 2021 Land Development Code and Zoning Map:**

1. As to Animal Shelter: I move to recommend the addition of animal shelters permitted by right, subject to special requirements in the AG, HM, RT zoning districts. **(Dennis)**
2. As to animal services Veterinary hospital or clinic: I move to recommend the addition of Veterinary hospital or clinic permitted by right subject to special requirements in the AG, HM, RT zoning districts. **(Dennis)**
3. I move to delete subsection 26-3.1(f)(4) which provides for zero lot line development and any other provisions for zero lot line development of single-family dwellings: **(Branham)**

26-3.1(f)(4)

(4) Zero Lot Line Development

Where indicated in this article, the dimensional standards for single-family detached dwellings may be modified for zero lot line development in accordance with the standards in this section.

- a. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection c below must be provided as part of this agreement and deed restriction.
 - b. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side if:
 1. The atrium or court is enclosed by two walls of the dwelling unit; and
 2. A solid wall that is a minimum of six feet in height and is constructed of the same materials as the dwelling unit is provided on the zero lot line extending to the front and/or rear of the dwelling unit.
 - c. A perpetual maintenance easement having a minimum width of five feet shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of 24 inches if the roof is designed to control water runoff from the dwelling placed on the lot line by gutters or other approved methods.
4. I move to delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings: **(Branham)**

26-3.1(f)(5)

(4) Cluster Development

Sec. 26-5.5, Cluster Development, establishes the need to group lots together within a development into one or more groupings surrounded by open space. Where indicated in this article, the dimensional standards for residential development may be modified for cluster development in accordance with the standards in this section.

- a. In the AG, HM, RT, and R1 districts:
Residential lots created as part of a cluster development are eligible for a reduction of 75% of the dimensional standards of that district, whereas no lot width shall be less than 30 feet, front setback no less than 20 feet, side setback no less than 7 feet, and rear setback no less than 15 feet.
- b. In the R2, R3, R4, R5, and R6 districts:
Residential lots created as part of a cluster development are eligible for the removal of the lot width standard.

c. 2021 Land Development Code - Remapping

- i. Establishing the official zoning map per Section 26-1.8 of the 2021 Land Development Code by the assigning the zoning districts as found in the 2021 Land Development Code.

X. CHAIRMAN'S REPORT

XI. PLANNING DIRECTOR'S REPORT

a. Report of Council - 26 July 2022 ZPH

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XII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-016 MA
APPLICANT: John Stephenson

LOCATION: Longwood Road

TAX MAP NUMBER: R18900-02-01
ACREAGE: 138.5 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

PC SIGN POSTING: September 21, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1).

Zoning District Summary

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

| Direction | Existing Zoning | Use |
|----------------------|-----------------|---|
| <u>North:</u> | N/A | Rail Road ROW |
| <u>South:</u> | M-1 | Undeveloped |
| <u>East:</u> | RU/RU | Undeveloped/Residences |
| <u>West:</u> | M-1 / RS-MD RU | Pipe Manufacturer / Residential Subdivision/ Place of Worship |

Discussion

Parcel/Area Characteristics

The site is undeveloped. The majority of the larger parcels are undeveloped with a few non-residential structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property, industrial uses including warehousing, transportation, manufacturing, and processing, undeveloped property, and residential uses. The subject site has frontage along Longwood Road. Longwood Road is an

undivided two-lane major collector. North of the site is Black Seal (paving company) zoned M-1, an undeveloped parcel, a church, and a railroad that splits the subject parcel. East of the site are undeveloped properties zoned RU. South is undeveloped parcels zoned RU and M-1.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2.4 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel is located in the City of Columbia's sewer and water service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Economic Development Center/Corridor**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #685) located west of the subject parcel on Longwood Road identifies 1300 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longwood 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.

A Rehab & Resurfacing project is currently under construction along this section of Longwood Road through SCDOT. This Project is anticipated to be completed by 8-22-2022.

There is a road extension project from Shop Road to Longwood Road to HWY 378 through the Transportation Penny. This project is currently in the design phase with no anticipated start or finish dates.

Conclusion

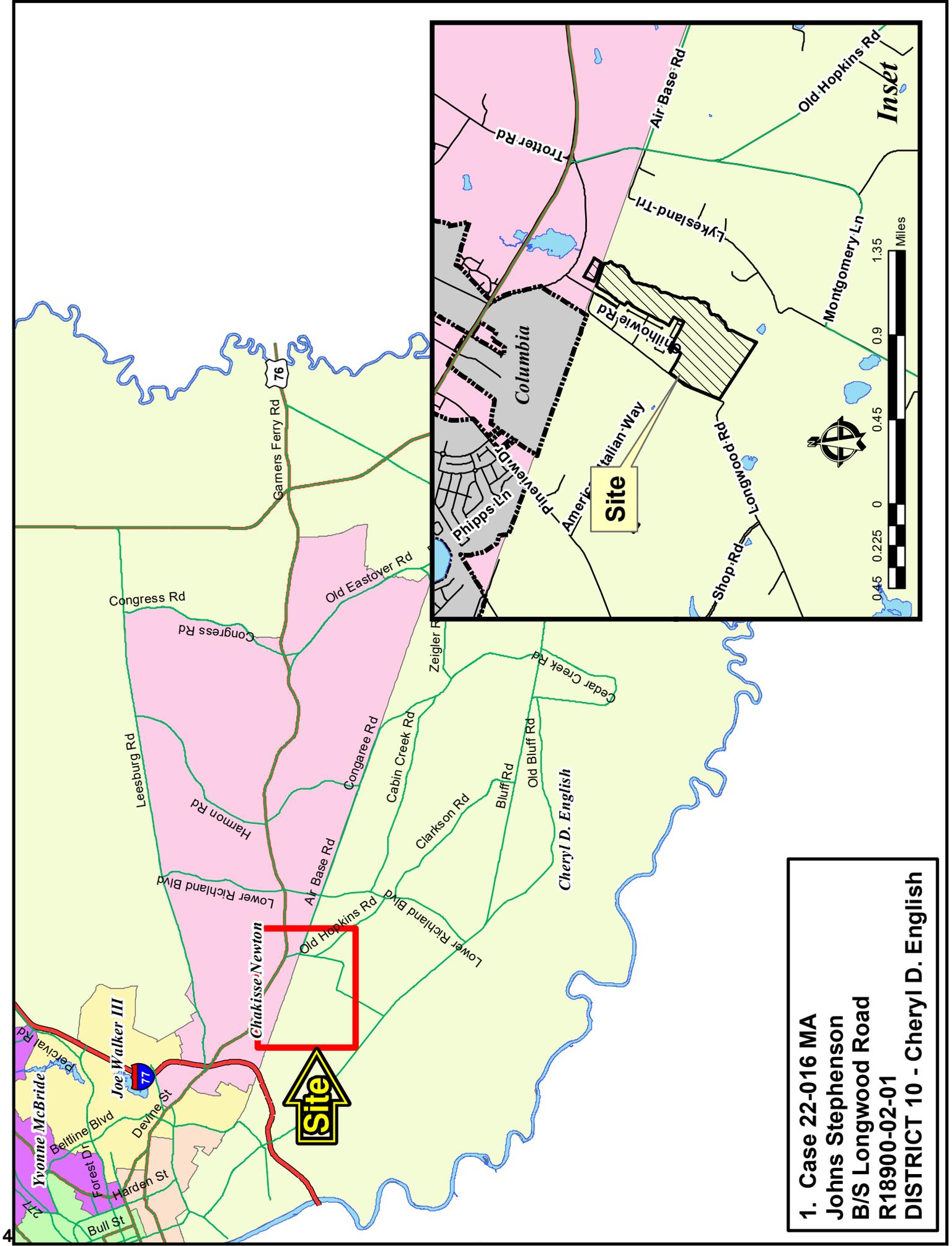
The proposed map amendment is not consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages residential development as secondary use proximate to employment centers.

Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.” The subject site is not located along a primary road corridor.

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

Zoning Public Hearing Date

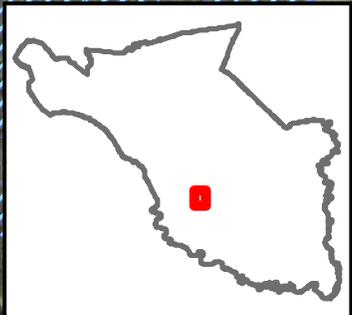
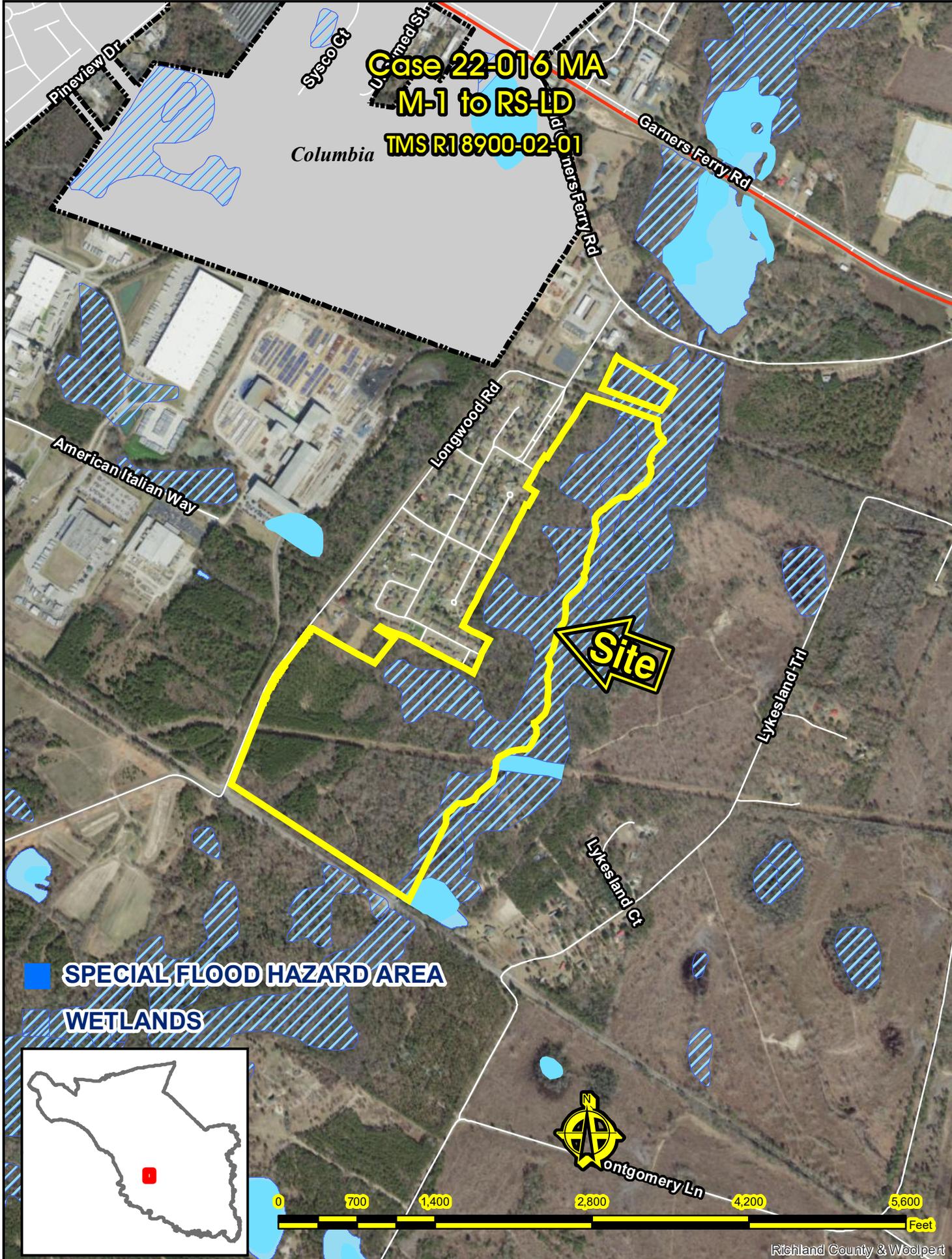
October 25, 2022.



1. Case 22-016 MA
Johns Stephenson
B/S Longwood Road
R18900-02-01
DISTRICT 10 - Cheryll D. English

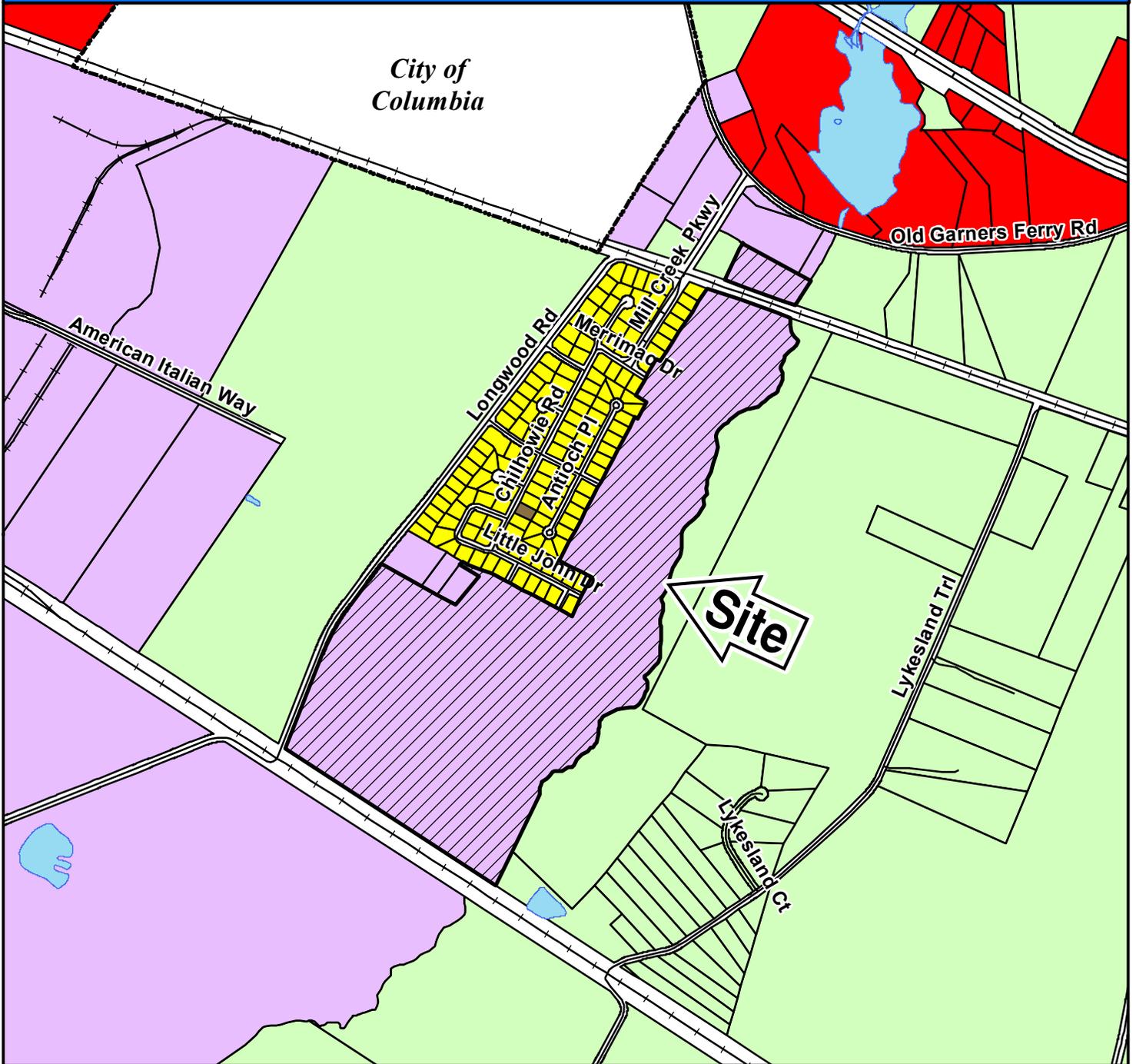
Case 22-016 MA
M-1 to RS-LD
TMS R18900-02-01

Columbia



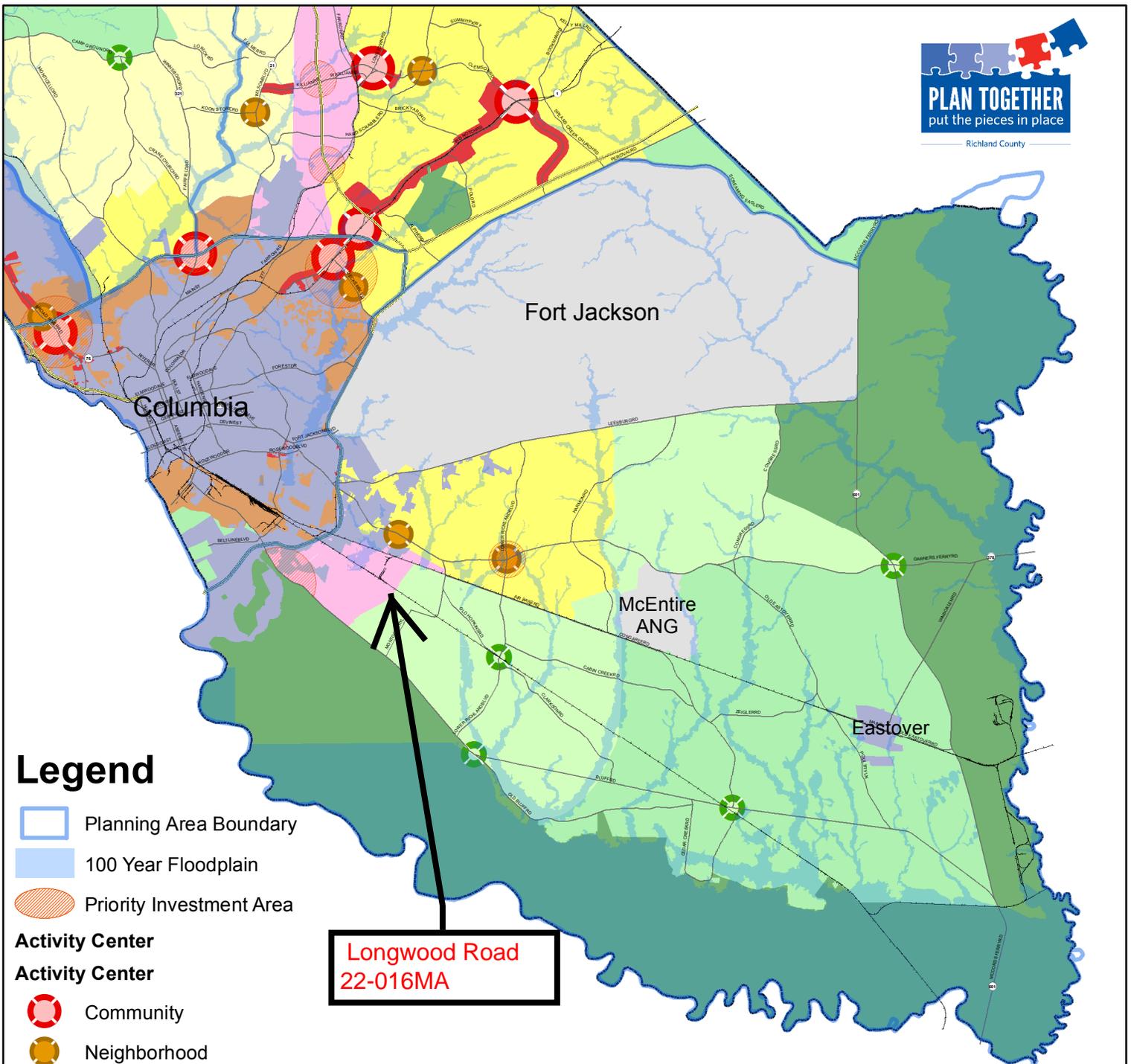
Case 22-016 MA

M-1 to RS-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 | | | |



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

**Longwood Road
22-016MA**

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-028 MA
APPLICANT: Elizabeth Swan

LOCATION: 6217 Two Notch Road

TAX MAP NUMBER: R14214-01-07
ACREAGE: 1.43 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: September 21, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District and Light Industrial (M-1) District. With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial (GC) District.

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.

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

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

| Direction | Existing Zoning | Use |
|---------------|-----------------|--|
| <u>North:</u> | M-1/ M-1 | Manhole Manufacturer / Warehouse |
| <u>South:</u> | GC | Residence |
| <u>East:</u> | M-1 / GC | Contractors Office / Automotive Repair |
| <u>West:</u> | M-1/ GC | HVAC Warehouse / Pawn Shop |

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Two Notch Road and Calvin Drive. Two Notch Road is a five-lane undivided principal arterial maintained by SCDOT with sidewalks. Calvin Drive is a two lane undivided local maintained by Richland County without sidewalks. The general area is characterized by commercial uses and warehouse uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Dentsville Elementary School is located about 1.1 miles southeast of the parcel on Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane, approximately 1.67 miles northeast of the subject parcel. Water service is provided through the City of Columbia. Sewer The parcel is located in the East Richland County Public Sewer Service area.

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

Plans & Policies

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

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2021 SCDOT traffic count (Station # 107) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 38,600 ADT’s. This segment 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, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Mixed Use Corridor future land use designation due to the intensity of the uses allowed under the requested LI District based upon its location.

The Plan recommends that Mixed Use Corridor areas should be transformed to allow for the integration of uses for a variety of use types including residential, commercial, office, and institutional. Based upon its location along Two Notch Road, and the types and locations of certain surrounding zoning districts and uses, the area would not be appropriate for industrial expansion.

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

Zoning Public Hearing Date

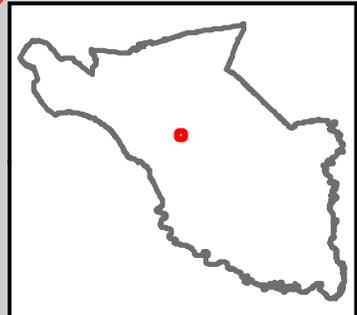
October 25, 2022.

Case 22-028 MA
GC to LI

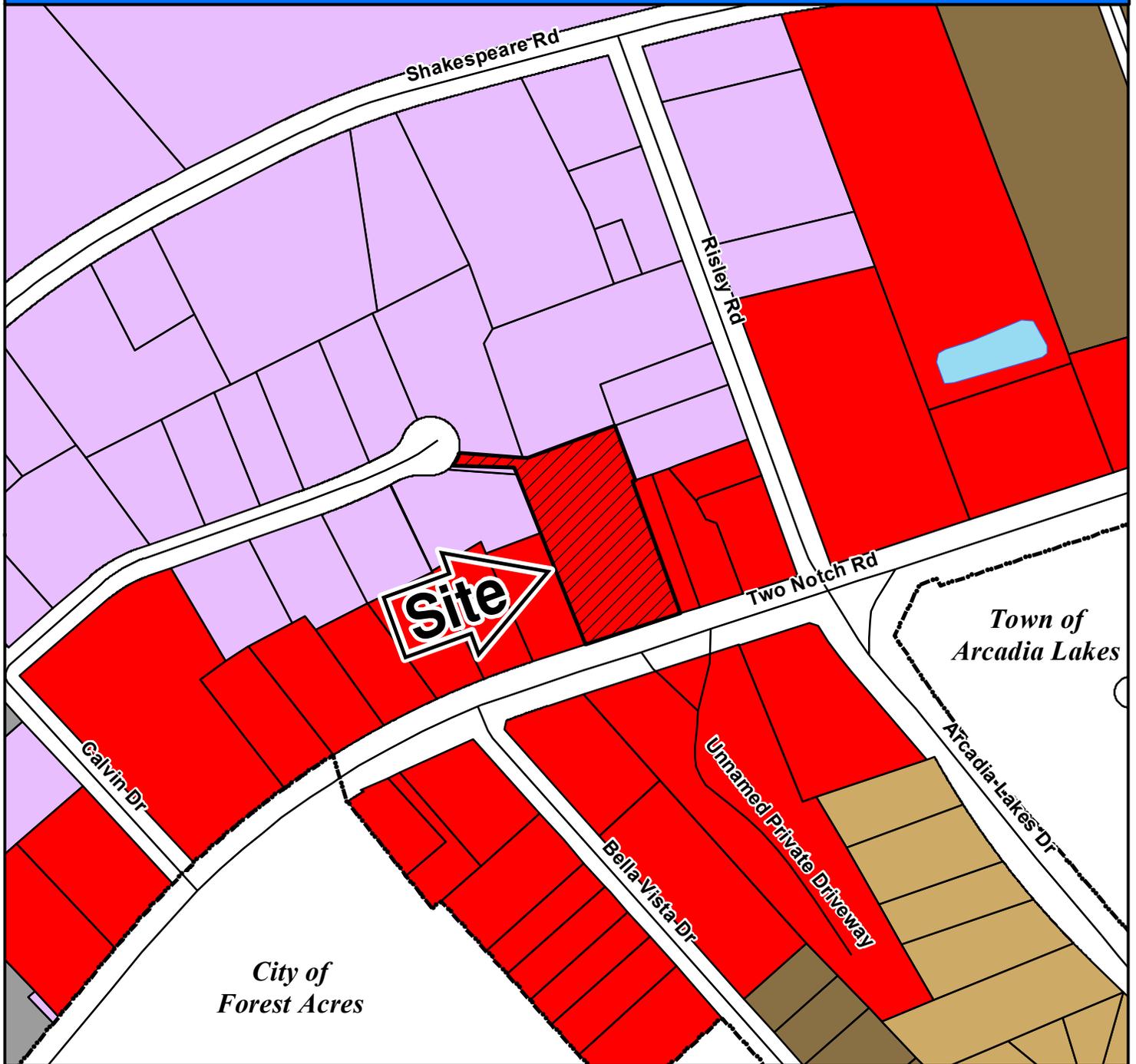
TMS R14214-01-07

Site

 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**

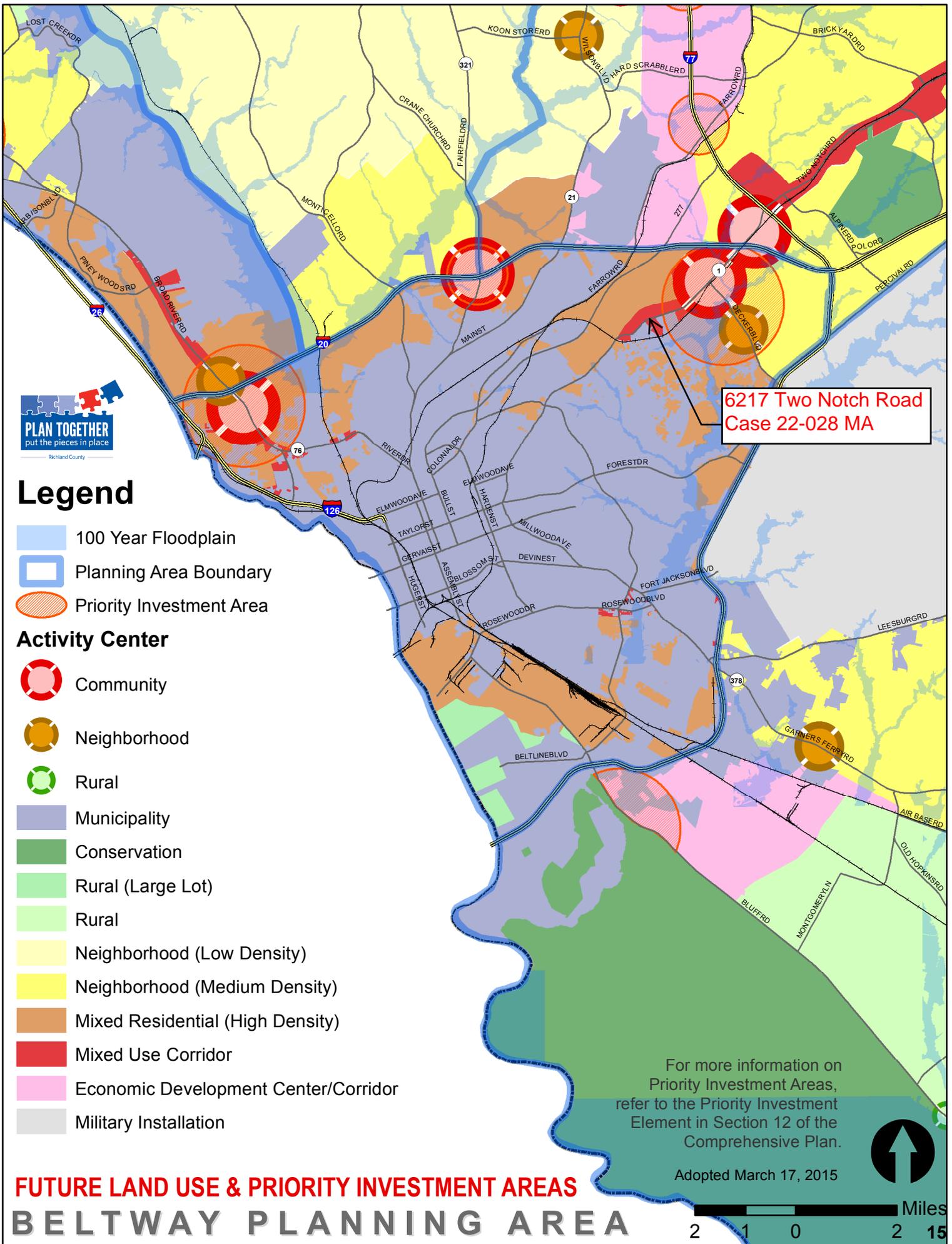


Case 22-028 MA GC to LI



ZONING CLASSIFICATIONS

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



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

**6217 Two Notch Road
Case 22-028 MA**

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: October 3, 2022
RC PROJECT: 22-029 MA
APPLICANT: Douglas Putlock

LOCATION: 1012 Bickley Road

TAX MAP NUMBER: R02415-02-01
ACREAGE: 3.76 acres
EXISTING ZONING: NC
PROPOSED ZONING: RS-MD

PC SIGN POSTING: September 21, 2022

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 subject parcel was part of a previous request for the Neighborhood Commercial District (NC) under case number 19-005MA. That case was approved.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 18-028MA. That case was denied.

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 03-39MA (Ordinance Number 020-03HR).

The Light Industrial (M-1) District parcel southwest of the site was rezoned from RU to M-1 under case number 97-024MA.

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: 8,500 square feet, or as determined by DHEC.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 19 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration

| Direction | Existing Zoning | Use |
|----------------------|-----------------|------------------------------|
| <u>North:</u> | RU | Ballentine Elementary School |
| <u>South:</u> | GC | Undeveloped |
| <u>East:</u> | OI | Undeveloped |
| <u>West:</u> | RU/RU | Residence/Shed |

| |
|-------------------|
| Discussion |
|-------------------|

Parcel/Area Characteristics

The subject property has frontage along Bickley Road. Bickley Road is a two-lane undivided local road without sidewalks and streetlights along this section maintained by SCDOT. The immediate area is characterized by a mix of institutional, recreational and residential uses, along with undeveloped parcels. North of the site is Ballentine Elementary School. West of the site is a single-family residence. South and east of the site is an undeveloped GC parcel. Southwest of the parcel is the Ballentine Park and Richland County Public Works Ballentine Camp.

Public Services

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.04 miles east of the subject parcel. The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is immediately north of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located west of the site on Bickley 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 (Activity Center)***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #180) located north of the subject parcel on Broad River Road identifies 12,400 Average Daily Trips (ADT’s). Broad River Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “D”.

The 2021 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 24,500 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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

A 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, southwest of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). Broad River Road is will undergo widening from I26 to Old Dutch Fork Road. There are no planned or programmed improvements for these roadway sections through the County Penny Sales Tax program.

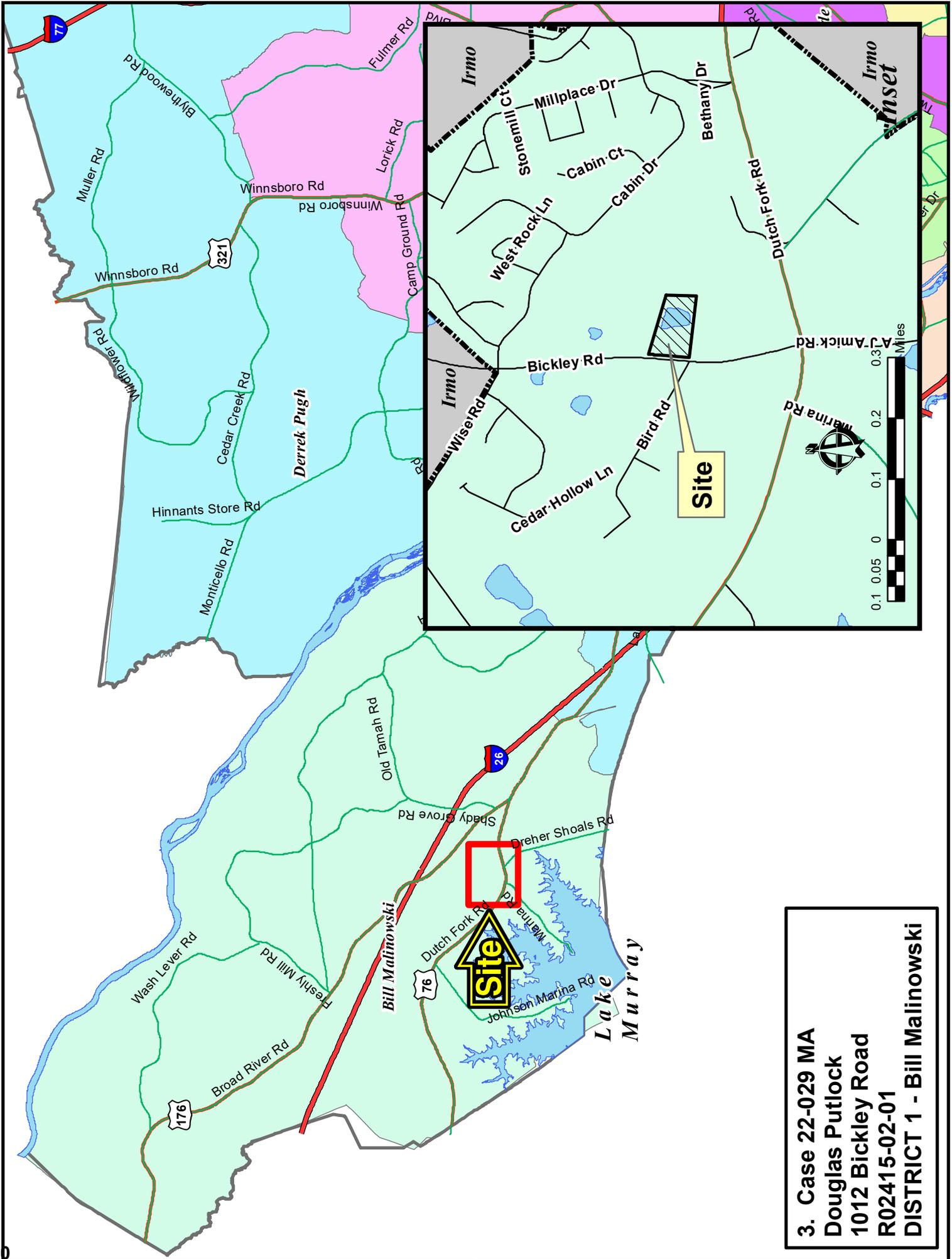
Conclusion

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...provide medium-density housing for the neighborhood, located near the center's shopping and employment." The proposed zoning district is consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are consistent with the objectives outlined under Neighborhood Activity Centers.

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

Zoning Public Hearing Date

October 25, 2022.

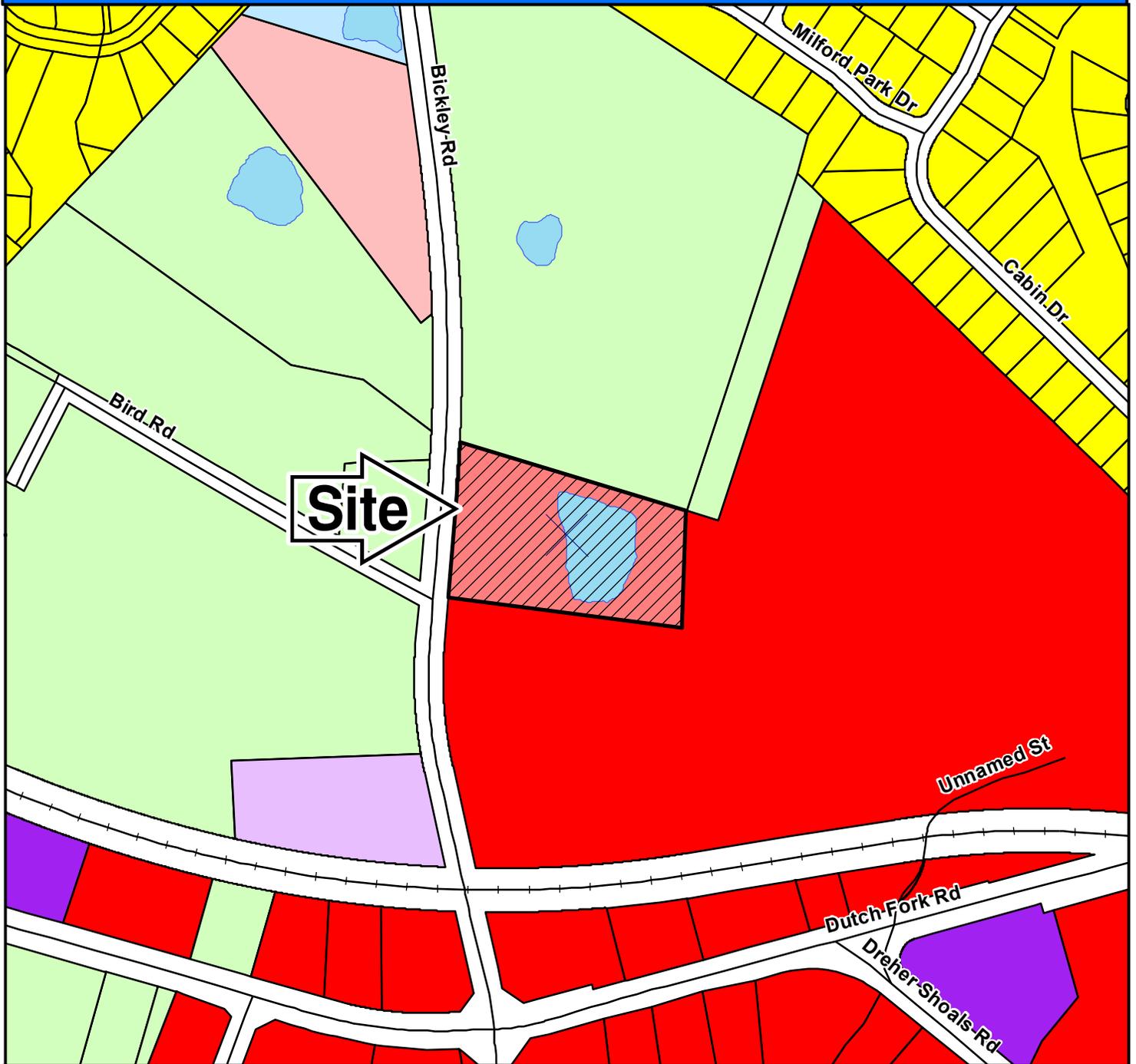


3. Case 22-029 MA
Douglas Putlock
1012 Bickley Road
R02415-02-01
DISTRICT 1 - Bill Malinowski

**Case 22-029 MA
NC to RS-MD
TMS R02415-02-01**



Case 22-029 MA NC 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 | |

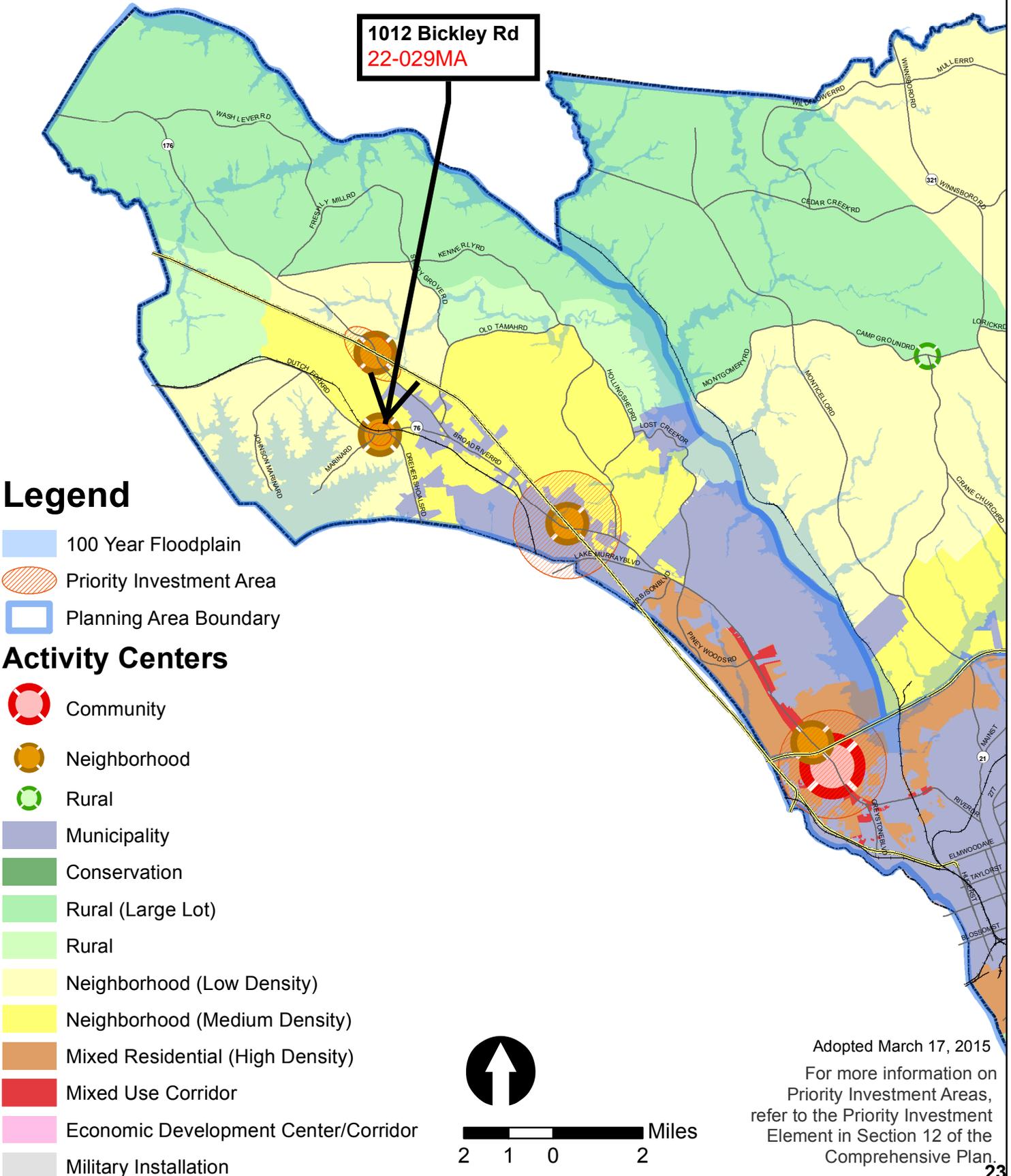


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1012 Bickley Rd
22-029MA



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: October 3, 2022
RC PROJECT: 22-032 MA
APPLICANT: Ervin Capers

LOCATION: 203 & 217 Gatehill Road

TAX MAP NUMBER: R38800-02-09, R38900-03-06, R38900-03-07
ACREAGE: 4.86 acres
EXISTING ZONING: HI
PROPOSED ZONING: RU

PC SIGN POSTING: September 21, 2022

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: (Ord. 038-09HR; 7-21-09).

(b) (2) b. 1.

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

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2).

Zoning District Summary

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 6 dwelling units.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration

| Direction | Existing Zoning | Use |
|---------------|-----------------|-------------|
| <u>North:</u> | HI | Undeveloped |
| <u>South:</u> | HI | Undeveloped |
| <u>East:</u> | HI | Undeveloped |
| <u>West:</u> | HI | Residence |

Discussion

Parcel/Area Characteristics

The parcels do not have frontage along McCords Ferry Road. McCords Ferry Road is a two-lane undivided principal arterial. The parcels have access to a named driveway (Gatehill Road). The immediate area is primarily characterized by undeveloped parcels, a residence and agricultural uses. North, East and south of the parcels are undeveloped. West of the site is a residential use.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located 8.41 miles west, northwest of the subject parcel on Spears Creek Church Road. Records indicate that the parcel would be serviced by well and septic. The Leesburg/601 fire station (station number 31) is located on 1901 McCords Ferry Road, approximately 4.9 miles south 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.

Lower Richland Neighborhood Master Plan

The parcel is within the Cowasee Conservation Corridor. The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Lower Richland. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams and creeks crisscross this unique natural resource. These areas provide a refuge for a variety of terrestrial and aquatic species which also benefit from relatively intact forests and riparian corridors along major creeks draining farmland and forested habitats upstream. In addition, the area is home to a number of commercial timbering operations and hunt clubs.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #197) located south of the subject parcel on McCords Ferry Road identifies 3,500 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

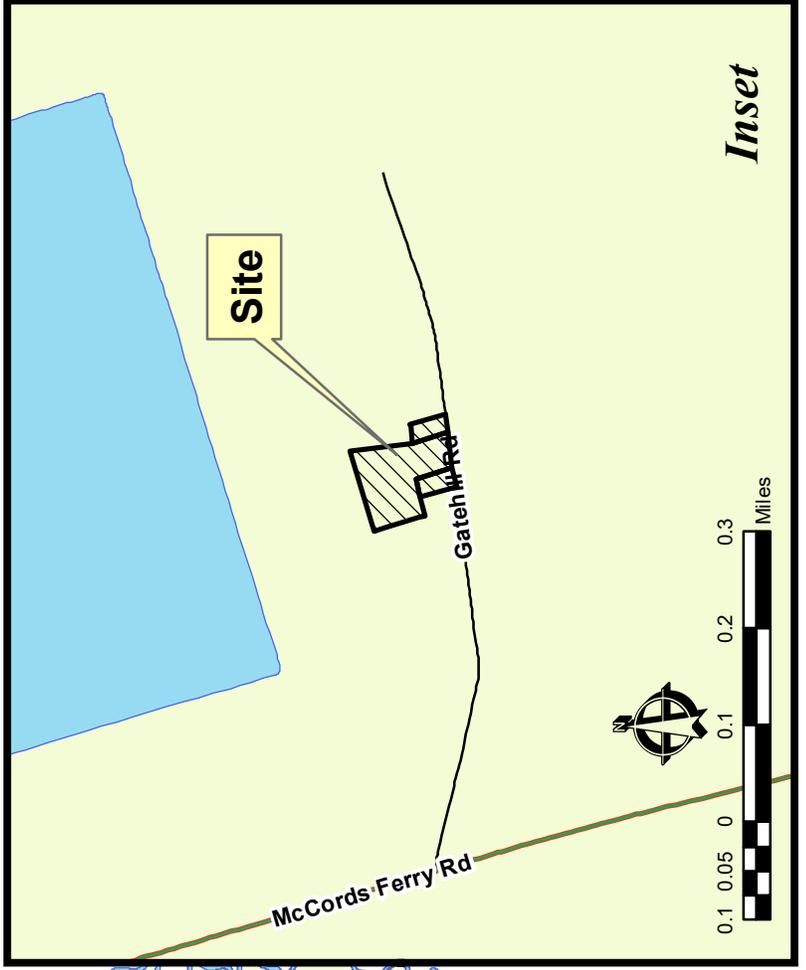
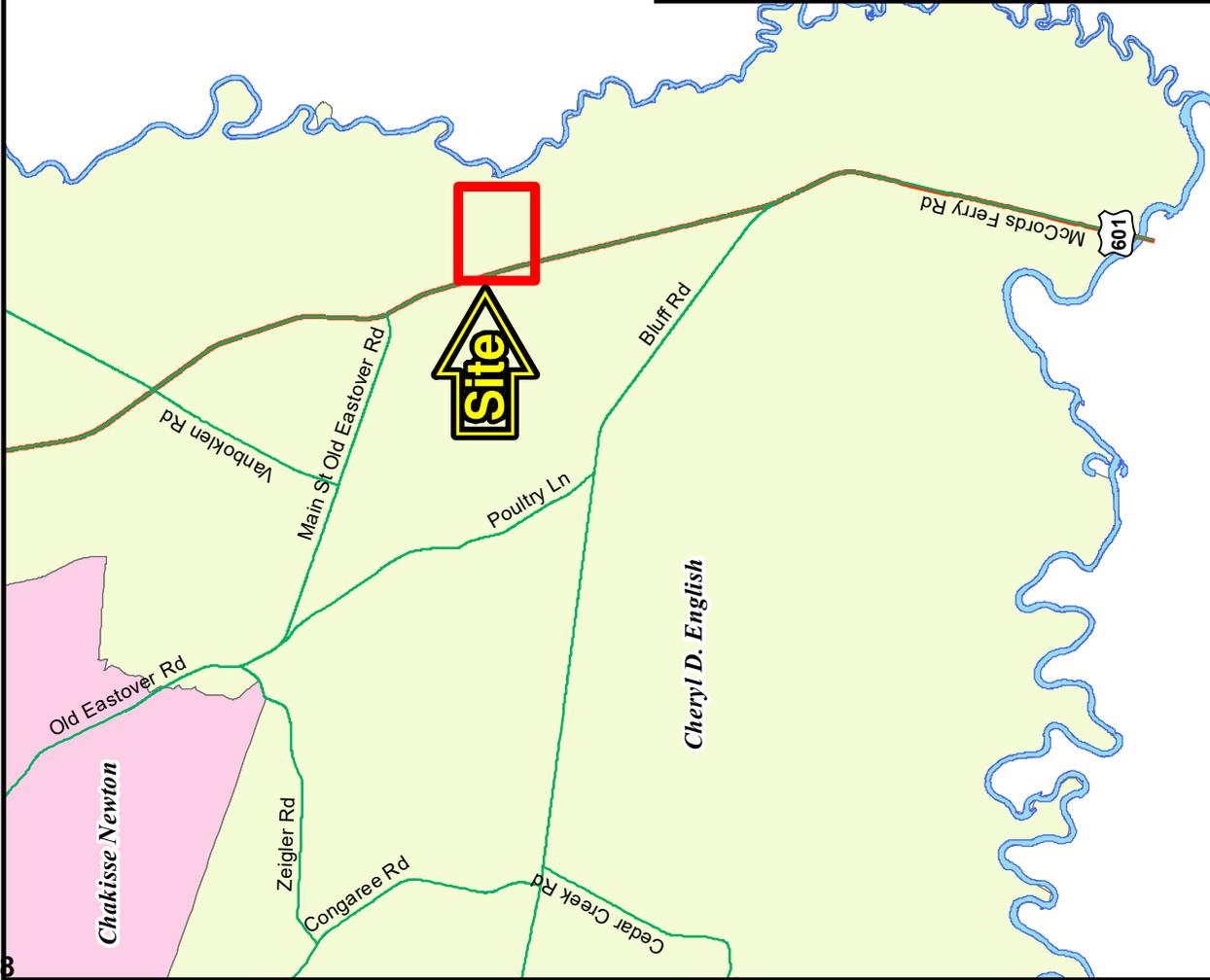
Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends limited development within these areas. However, the proposed zoning would be consistent with the surrounding Rural zoning districts and residential uses on the western side of McCords Ferry Road.

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

Zoning Public Hearing Date

October 25, 2022.



5. Case 22-032 MA
Ervin Capers
203 & 217 Gatehill Road & E/S McCords Ferry Road
R38800-02-09, R38900-03-06 & R38900-03-07
DISTRICT 10 - Cheryl D, English

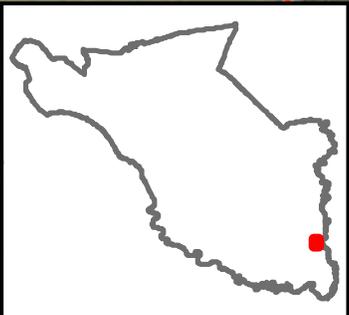
Inset

Case 22-032 MA
HI to RU
TMSR02411-01-03 (P)



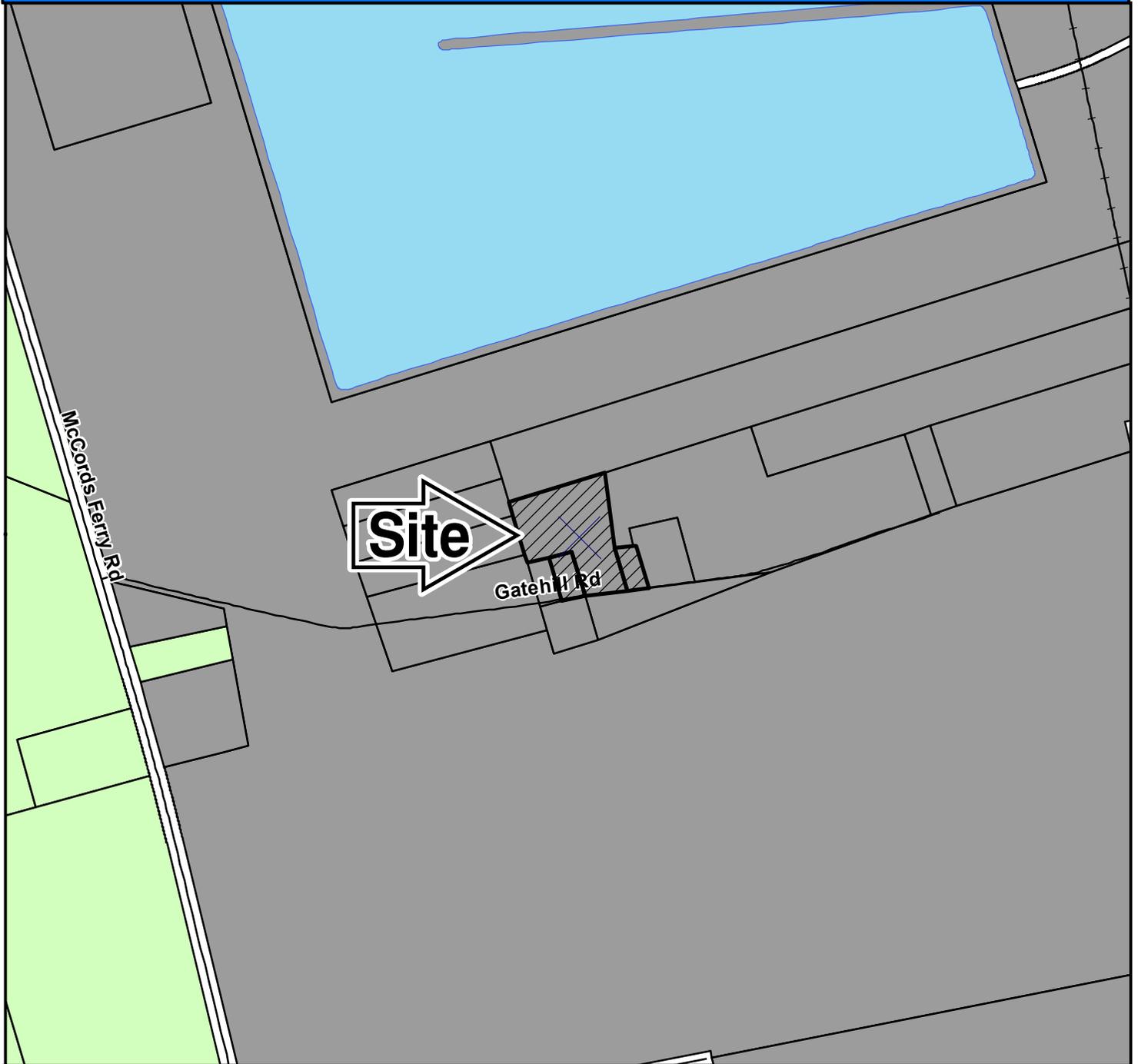
SPECIAL FLOOD HAZARD AREA

WETLANDS



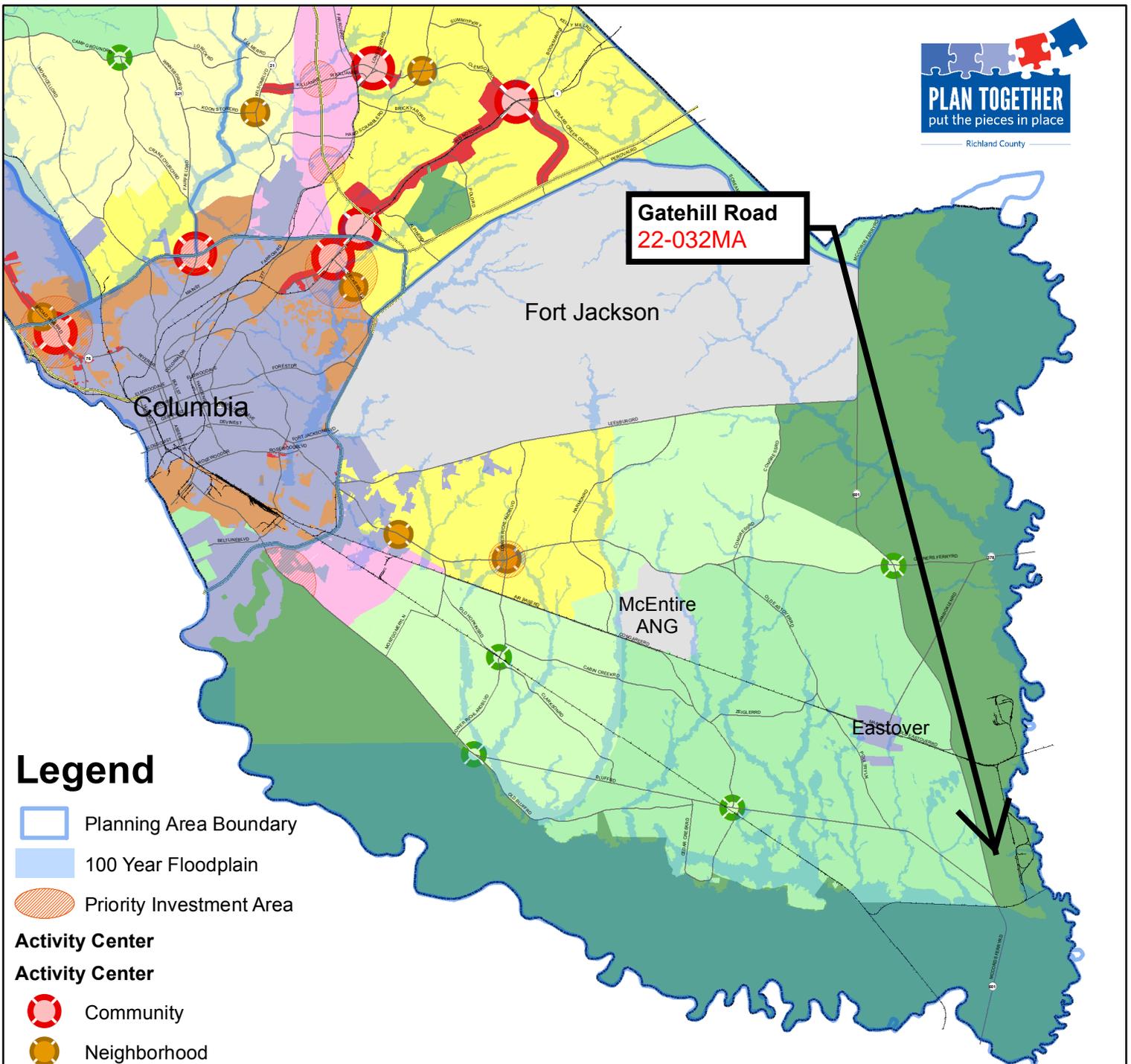
Richland County & Woodport

Case 22-032 MA HI to RU



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 | | Subject Property | |
| | CC-3 | | RG-2 | | RS-MD | | RM-HD | | RC | | PDD | | | |
| | CC-4 | | RR | | RS-HD | | OI | | M-1 | | RU | | | |



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



STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

A RESOLUTION OF THE
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2015 RICHLAND COUNTY COMPREHENSIVE PLAN – PUTTING THE PIECES IN PLACE”, BY INCORPORATING AND ADOPTING THE “LOWER RICHLAND TOURISM PLAN” INTO THE PLAN.

WHEREAS, Section 6-29-520 (b) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of the “Lower Richland Tourism Plan” into the 2015 Richland County Comprehensive Plan – Putting the Pieces in Place;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Lower Richland Tourism Plan” to the Richland County Council for adoption and use as a guide to provide for a sustainable, inclusive tourism economy that builds on and strengthens local nature and heritage assets in the Lower Richland area of the County and for the application of zoning and development regulations and land use planning decisions.

ADOPTED this ____ day of _____, 2022.

Jason Branham, Chair
Richland County Planning Commission

Attested by:

Geonard Price, Deputy CP&D Director
Community Planning & Development Department

“Lower Richland Tourism Plan” Resolution Options

1. Approve the Resolution as presented to enact the ordinance.
2. Take no action - recommend that the Council not enact the ordinance.
3. Approve the Resolution as presented to enact the ordinance along with comments and concerns regarding the Lower Richland Tourism Plan.
4. Approve the Resolution as presented to enact the ordinance along with amendments which will be included in the Resolution for the Lower Richland Tourism Plan.

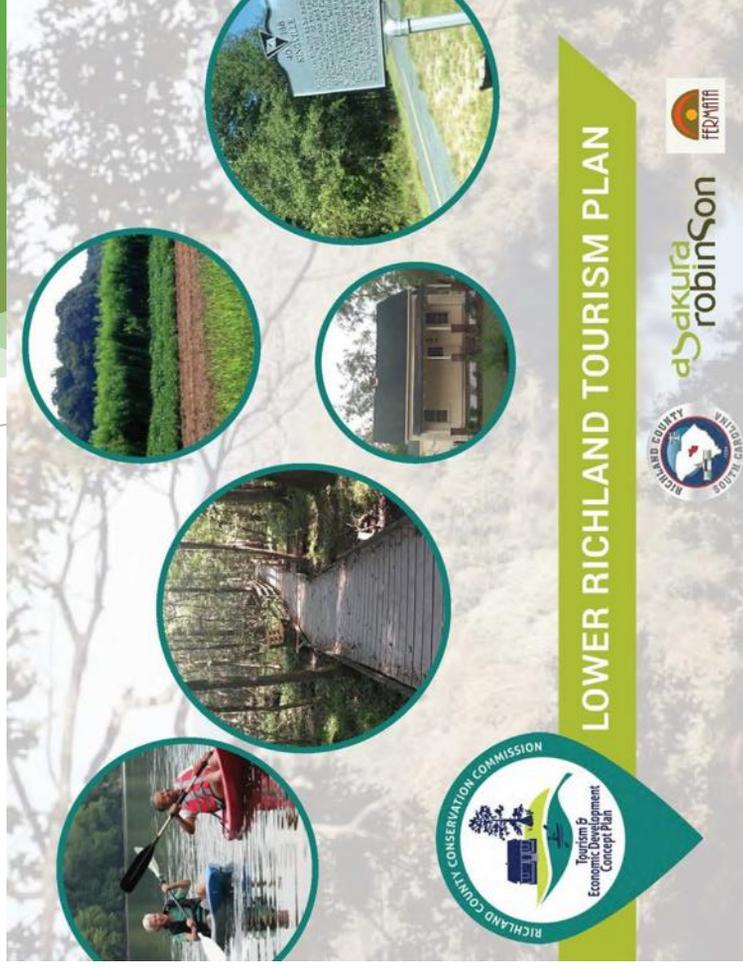
Lower Richland Tourism Plan (LRTP)

County Council Work Session
May 26, 2022



Timeline

- ▶ Engaged Asakura-Robinson - 2016
- ▶ November 2016, January 2017: Public input sessions at Hopkins Park
- ▶ January 2017: Public input session at Lower Richland sheriff substation
- ▶ Nov 2016-Jan 2017: Coordination with steering committee, stakeholders (interviews), elected officials
- ▶ June 2018: Final Draft
- ▶ July 2018: LRTP approved by Richland County Conservation Commission (RCCC)
- ▶ February 2019: Request for motion to approve plan
- ▶ December 2021: Development and Services Committee, request for approval
- ▶ February 2022: RCCC LRTP Drop-in



Missed Opportunities

- ▶ In 2017, Congaree National Park attracted over 160,000 people
- ▶ The premise of the LRTP is to take advantage of the \$9.643 million per year spent within a 60-mile radius of Congaree National Park by these visitors
- ▶ The LRTP creates a framework to keep visitors in the area longer with additional camping, lodging, dining, shopping, and recreational options
- ▶ Producing income for Lower Richland and other County residents from our natural, cultural and historical resources will provide for their preservation.



Visitor Spending in Gateway Communities



Visitor Spending Effects In National Parks

In 2020, visitors secured lodging, bought food, and purchased gear for trips to some of America's most iconic landscapes. Visitor spending effects demonstrate the importance of national parks to the country's economy.

237 million visits made to National Park sites in 2020

\$14.5 billion spent by visitors in communities near parks

234,000 jobs supported by visitor spending



Blue Ridge Parkway
14.1 million visitors spent an estimated \$1.1 billion

Golden Gate National Recreational Area
12.4 million visitors spent an estimated \$685 million

Top Three Sectors:

-  **Lodging**
\$5 billion spent, supporting 43,100 jobs
-  **Restaurants**
\$3 billion spent, supporting 45,900 jobs
-  **Gas**
\$1.6 billion spent, supporting 2,950 jobs

Blue Ridge Parkway, Golden Gate National Recreational Area, and the Great Smoky Mountains welcomed the most visitors in 2020.

Plan Themes

- Theme 1. Lower Richland needs to develop tourism infrastructure
- Theme 2. Lower Richland residents must benefit and participate
- Theme 3. A successful tourism plan for Lower Richland is a 3-legged stool:

Small Business Development



NATURE
TOURISM



HERITAGE
TOURISM

Heritage Tourism



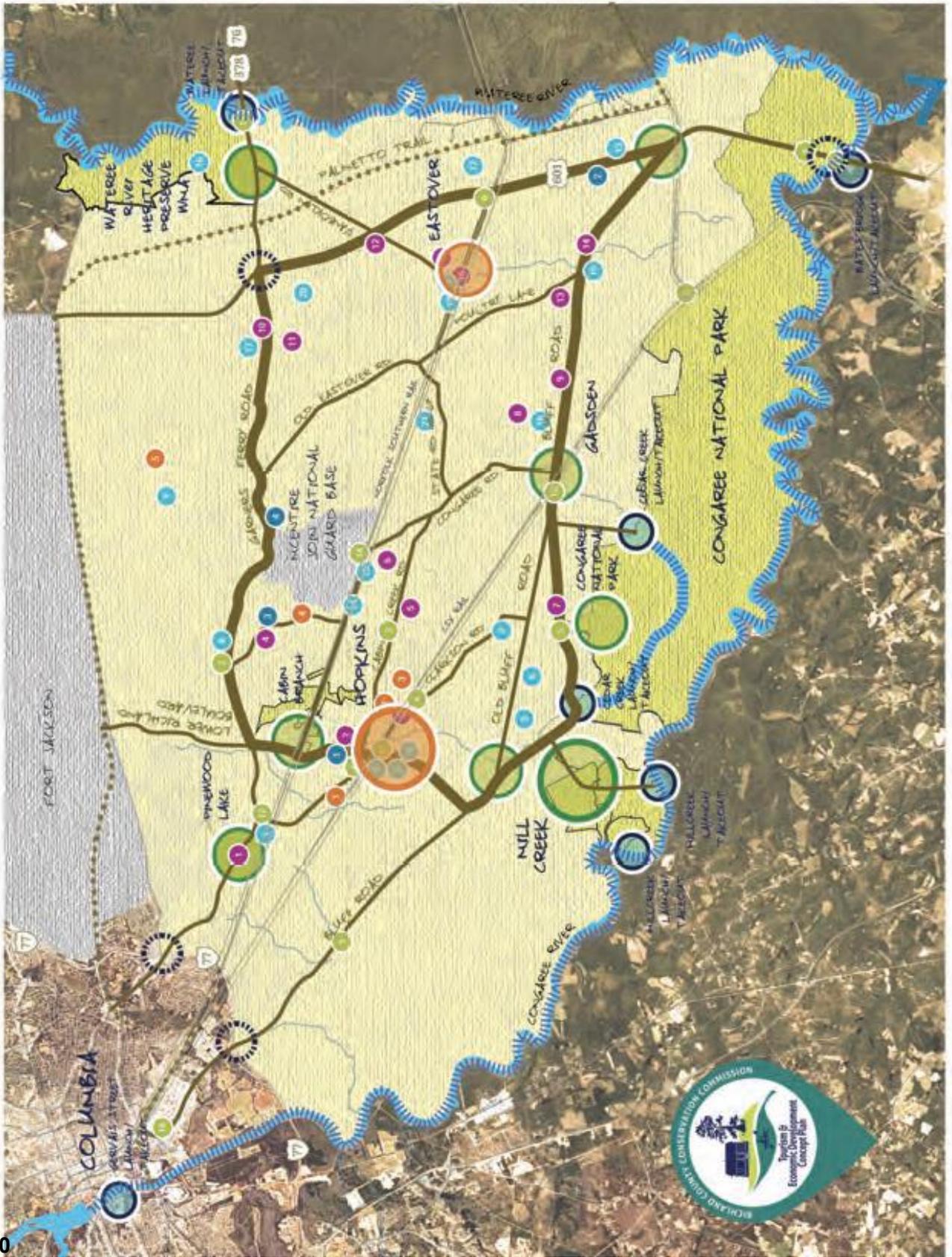
SMALL BUSINESS
DEVELOPMENT

Nature Tourism

FRAMEWORK PLAN

LEGEND

- HUBS**
 - NATURE TOURISM HUBS (MAJOR & MINOR)
 - HERITAGE TOURISM HUBS (MAJOR & MINOR)
 - WATER ACCESS HUBS
- CORRIDORS**
 - PRIMARY CORRIDORS
 - SECONDARY CORRIDORS
 - BLUES TRAILS
 - PALMETTO TRAIL
 - POTENTIAL RAIL TRAIL
- POINTS OF INTEREST**
 - PLACES OF INTEREST
 - CEMETERIES
 - CHURCHES
 - SCHOOLS
 - SITES / LANDSCAPES
- GATEWAYS**



Nature Tourism

- ▶ Minor nature tourism hubs (Gadsden, Old Bluff Road/Bluff Road intersection, Pinewood Lake Park)
- ▶ Interpretive courses for guides and outfitters
- ▶ Develop interpretive trails linking nature and heritage sites
- ▶ Mill Creek Nature Center complements Congaree National Park
- ▶ Blue Trail access at Mill Creek and Wateree HP/WMA
- ▶ Improve Palmetto Trail



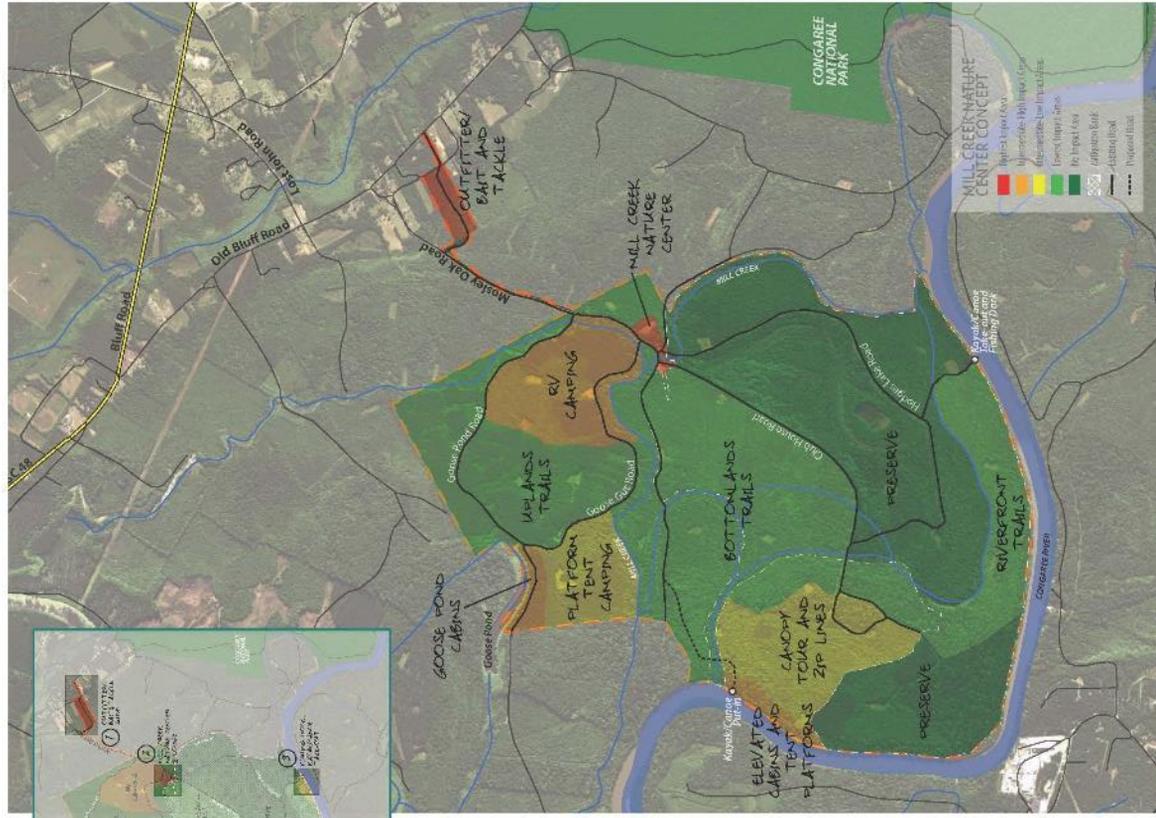
NATURE TOURISM RECOMMENDATIONS

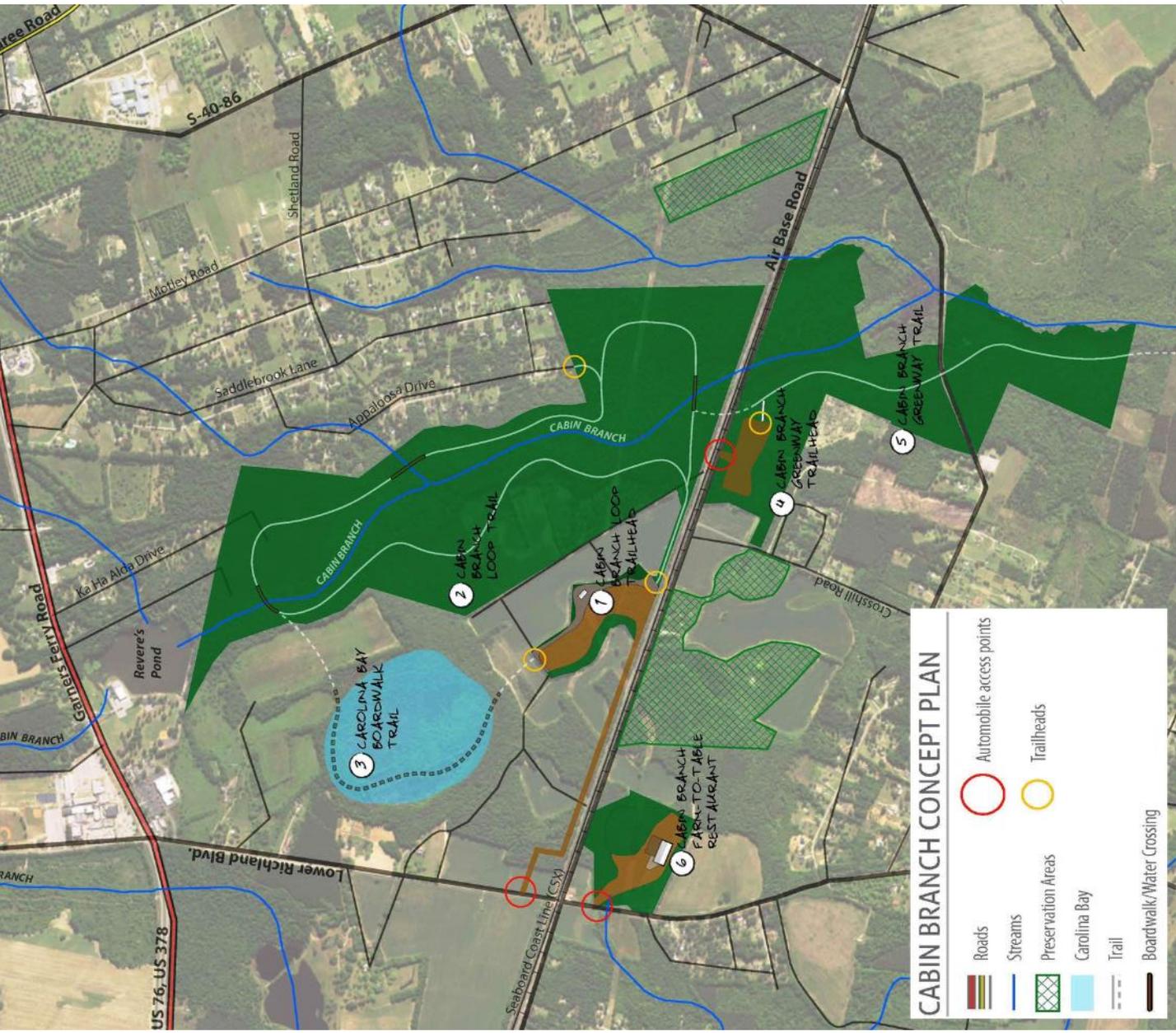


MILL CREEK PARK



KEY MAP





Heritage Tourism

- ▶ Include Lower Richland in SC National Heritage Corridor
- ▶ Leverage existing resources (SERC0 and COWASEE guides) to improve interpretive trails
- ▶ Help existing non-profits with development
- ▶ Wayfinding system
- ▶ Rails to trails (or rails with trails)/Palmetto Trail improvements
- ▶ Lower Richland Heritage Center at Hopkins Green (library/heritage center/green)
- ▶ City of Eastover historic building rehabilitation / adaptive reuse
- ▶ Lower Richland oral history project



HERITAGE TOURISM

RECOMMENDATIONS



HOPKINS VILLAGE GREEN / PINewood LAKE PARK



FARMERS MARKET & VENDOR SPACE



HERITAGE CENTER & COMMUNITY PORCH

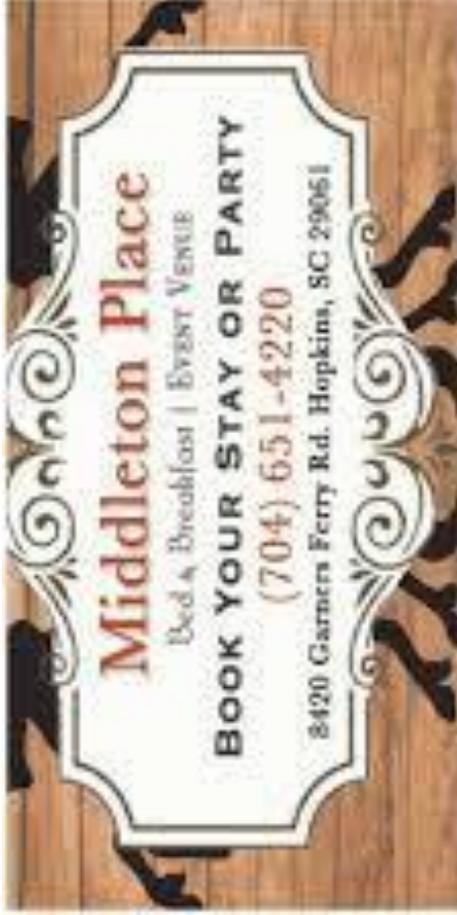


BANDSHELL



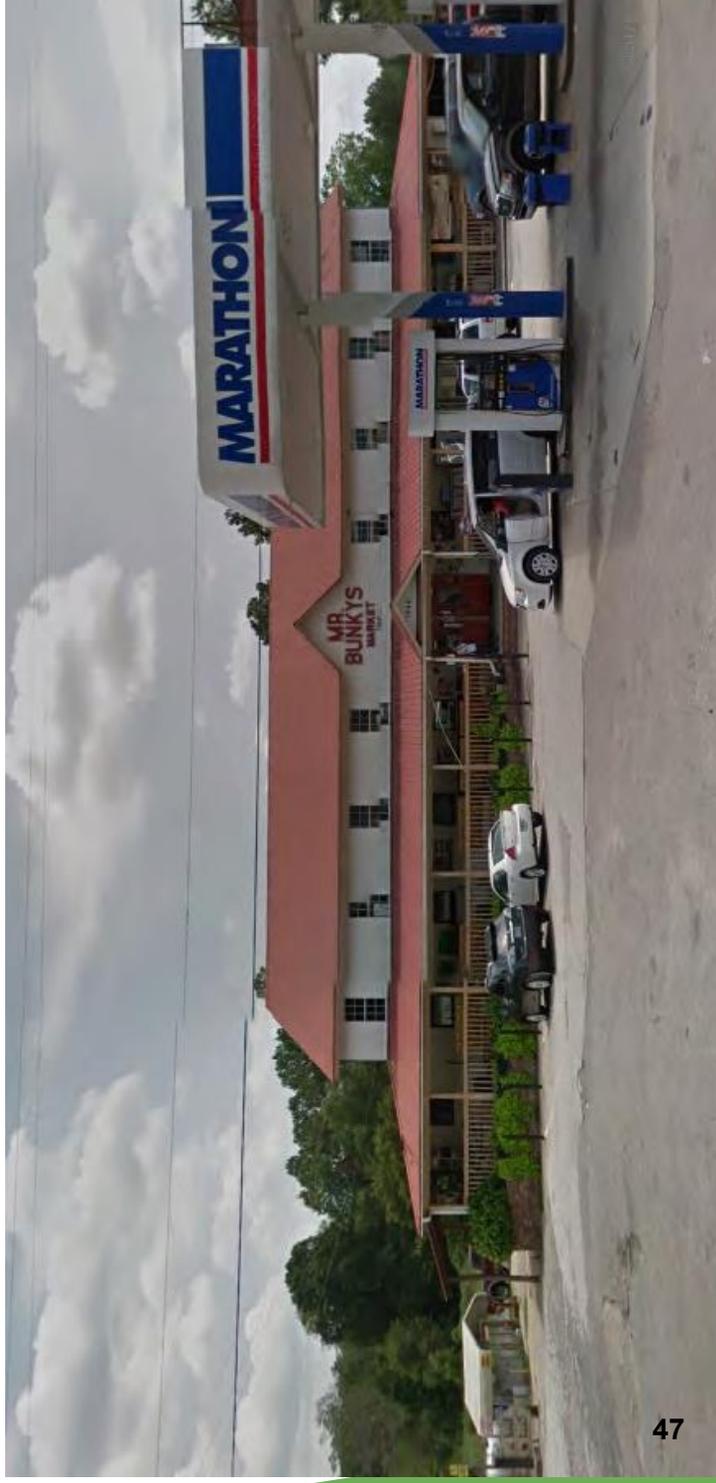
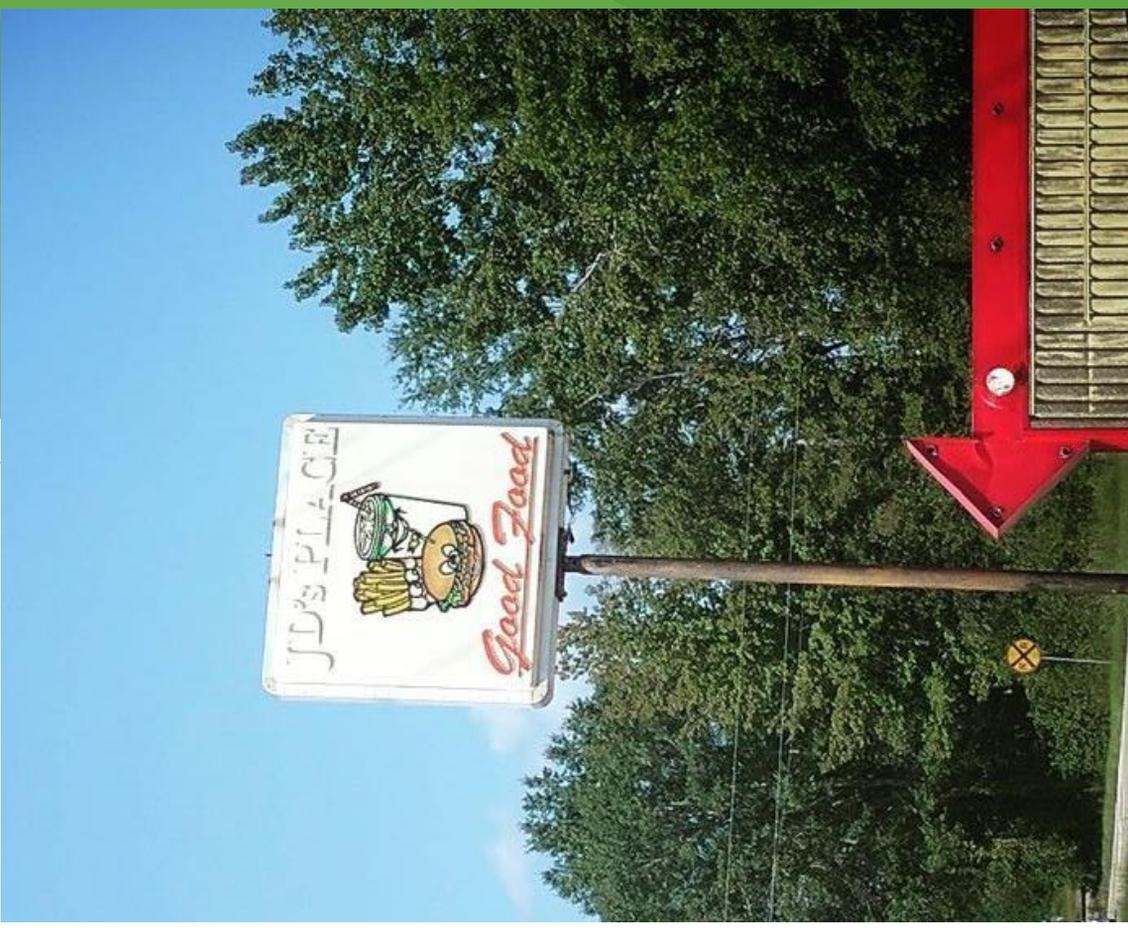
Small Business (Economic) Development

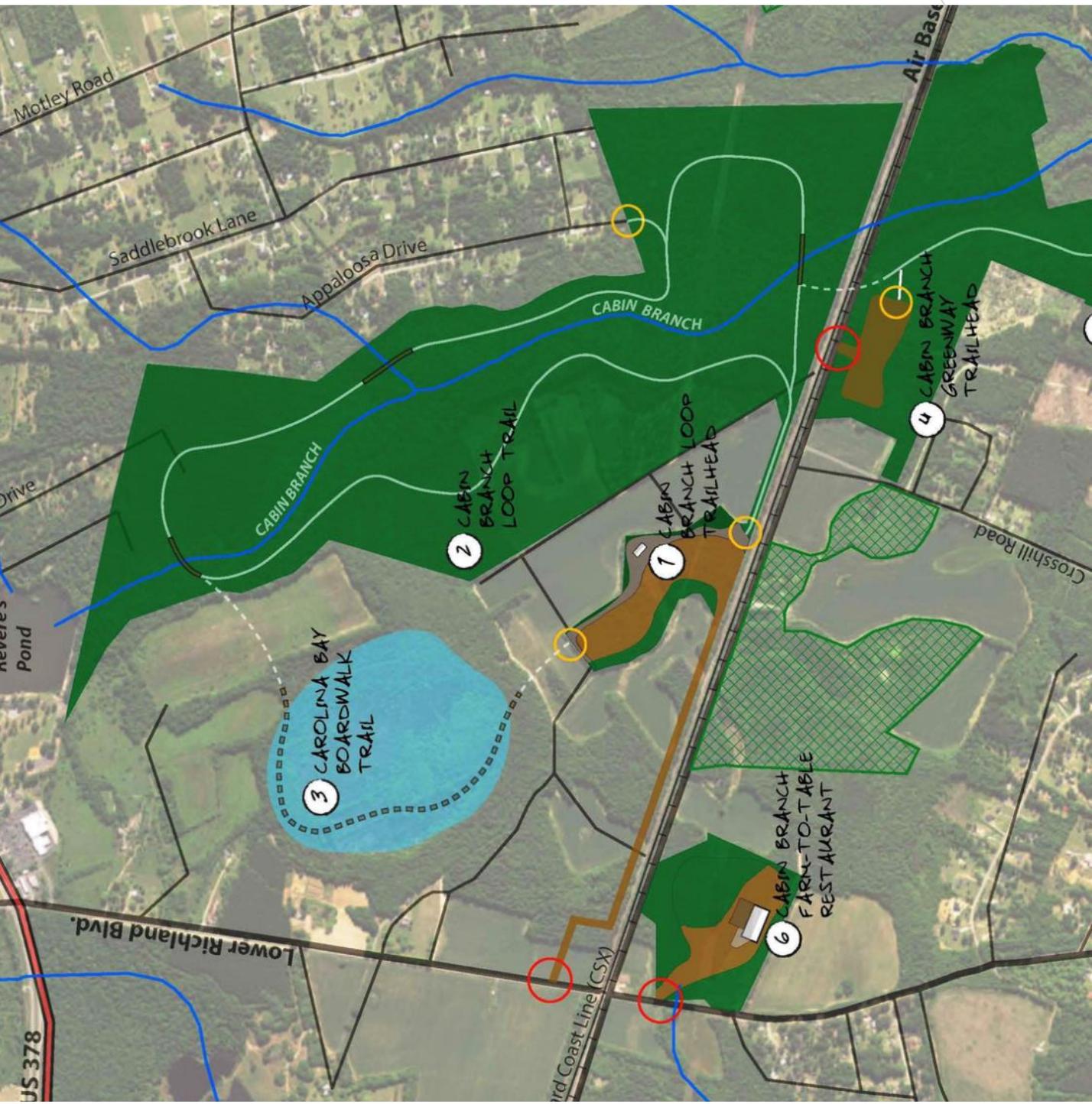
- ▶ Lodging and Accommodations



Small Business (Economic) Development

- ▶ Food Service and Production





Small Business (Economic) Development

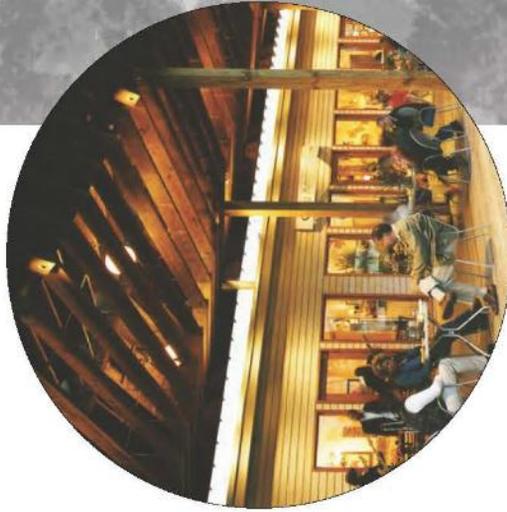
- ▶ Agriculture and Food Production



HOPKINS VILLAGE GREEN / PINEWOOD LAKE PARK



FARMERS MARKET &
VENDOR SPACE



HERITAGE CENTER &
COMMUNITY PORCH



L RTP Implementation

The L RTP includes detailed recommendations to promote sustainable tourism utilizing existing resources.

- ▶ Funding and phasing of proposed projects
- ▶ Resources and partners for major tourism and small business development projects
- ▶ Estimated costs for the entire L RTP are \$17 to \$24 million over 10 to 20 years for build-out. Projects will be implemented based availability of funds and necessary approval.



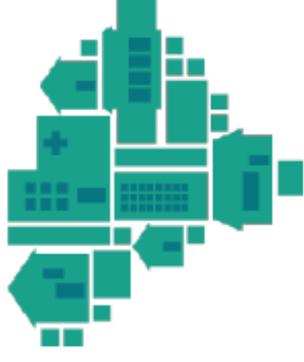
SC WORKS

BRINGING EMPLOYERS
AND JOB SEEKERS TOGETHER

Committed to the future of rural communities.



**Carolina
Small Business**
DEVELOPMENT FUND



**SOUTH CAROLINA
Community
Loan Fund**

Investing in Community

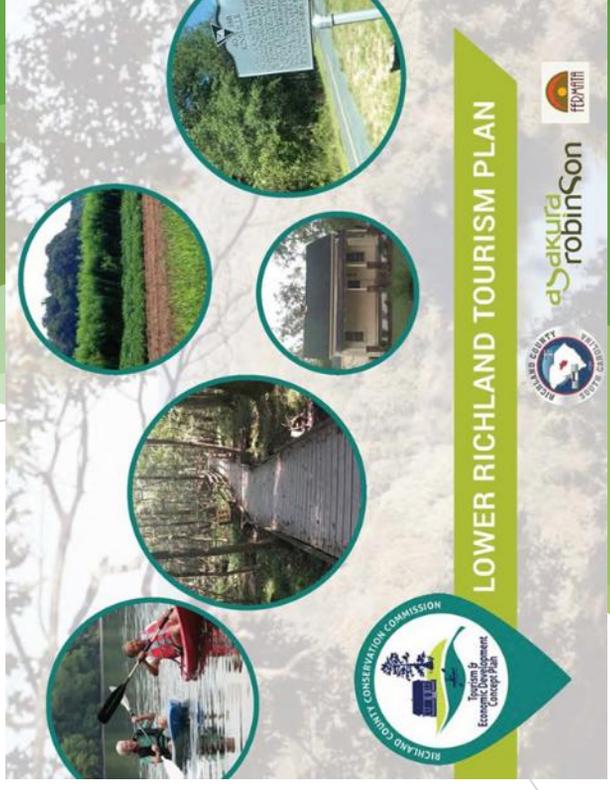
L RTP Implementation - 5-Year Plan

| | | |
|---|--|--------------------|
| Year 1 - FY21-22 | | |
| Design and obtain ACE 404 Permit for Bridge Replacement | | \$250,000 |
| Procure and begin implementation of Heritage Tourism Marketing Plan | | \$125,000 |
| total: | | \$375,000 |
| Year 2 - FY22-23 | | |
| Begin implementation of Small Business Incubator related to tourism | | \$60,000 |
| Begin implementation of Heritage Tourism Marketing Plan | | \$225,000 |
| Create Long-term Master Plan for Cabin Branch (CB) and Mill Creek (MC) properties with cost estimates | | \$150,000 |
| MC - Replace damaged bridge | | \$1,250,000 |
| total: | | \$1,685,000 |
| Year 3 - FY23-24 | | |
| Continue implementation of Small Business Incubator related to tourism | | \$60,000 |
| Begin implementation of Heritage Tourism Marketing Plan | | (see above) |
| Implement Long-term Master Plan for Cabin Branch (CD) and Mill Creek (MC) properties | | (from Master Plan) |
| Anticipated items from Master Plan listed below: | | |
| Upgrades to Lodge and maintenance sheds | | \$36,000 |
| MC - Entrance Road to Lodge (gravel one lane with pullouts) | | \$300,000 |
| MC - Entrance Road to Goose Pond (gravel one lane with pullouts) | | \$300,000 |
| MC - water/sewage treatment upgrades | | \$300,000 |
| MC - Camping Platforms | | \$36,000 |
| MC - Parking | | \$108,000 |
| MC - lodge to river down stream (gravel one lane with pullouts) | | \$360,000 |
| MC - concession huts (2) | | \$90,000 |
| MC - restrooms/bath house (2) | | \$240,000 |
| MC - signage/wayfinding | | \$120,000 |
| MC - boat ramp/launch | | \$240,000 |
| total: | | \$2,190,000 |

Mill Creek Bridge replacement in progress with RCCC funds

Heritage Tourism Marketing Plan vendor selection in progress with Hospitality Tax funds

Long-term Master Plan will provide better cost estimates and planning for each initiative in the 5-year plan.



L RTP Implementation - 5-Year Plan

| | | |
|--|--|--------------------|
| Year 4 - FY2021 | | |
| Continue Implementation of Small Business Incubator related to tourism | | \$60,000 |
| Anticipated items from Master Plan listed below: | | |
| CB - additional roads (gravel one lane with pull-outs) | | \$400,000 |
| CB - loop trail, bridges, signage and wayfinding | | \$350,000 |
| MC - river cabins 2 person | | \$150,000 |
| MC - river cabins 4 person | | \$200,000 |
| MC - Primitive trails | | \$50,000 |
| MC - Fishing Pier | | \$400,000 |
| MC - boat rental facility | | \$100,000 |
| total: | | \$1,710,000 |
| Year 5 - FY2022 | | |
| Anticipated items from Master Plan listed below: | | |
| MC - RV Camping spaces and hook-ups | | \$250,000 |
| MC - Camping office | | \$120,000 |
| MC - Wayfinding and signage | | \$50,000 |
| total: | | \$370,000 |
| Sum Total: | | \$6,330,000 |
| 15% contingency | | \$949,500 |
| Grand total: | | \$7,279,500 |

All projects are subject to change based on availability of funding and necessary approvals.

These cost estimates do not represent the actual cost of these projects at the time of their implementation.

Actual costs will not be determined until they are procured and a vendor selected.



LOWER RICHLAND TOURISM PLAN



akura robinson



Progress since 2019

- ▶ Request for Council approval of LRTP
- ▶ RCCC bridge improvement design work
- ▶ Palmetto Trail improvement(s)
- ▶ Land Development Code
- ▶ Hopkins Magistrate Office
- ▶ Pinewood Lake Park pollinator garden
- ▶ Congaree Biosphere Region planning
- ▶ Southeast Sewer and Water Expansion
- ▶ CIP requests



L RTP Implementation Process

- ▶ Conservation Commission - approved
- ▶ Development & Services Committee - forward to County Council for acceptance as a completed plan
- ▶ County Council - accept the L RTP as a completed plan and forward to the Planning Commission
- ▶ Planning Commission - may recommend adoption of the L RTP in its entirety by reference and as an appendix to the Comprehensive Plan
- ▶ County Council - amend the Comprehensive Plan to add the L RTP. The County Council has the final decision as to how and when the L RTP is adopted.

Once these steps are completed, staff can begin the process of implementing the L RTP through a series of projects and programs.

Depending on the size and scope of each project, additional approvals from the Council and other agencies may be necessary.

These approvals/requests could include (but are not limited to): Annual budget allocations, grant acceptance, property acquisition, construction contracts, and professional service contracts.

L RTP Implementation Process

- ▶ All L RTP projects will follow RC Procurement processes
- ▶ Any land purchases or agreements would require County Council approval
- ▶ Any projects \$100,000 and over will require County Council approvals

Most projects listed for implementation in the L RTP will require County Council approvals.

Thank you for your time!

Questions?

John Grego, Chairman
Richland County Conservation Commission
803-331-3366
jmgrego2003@gmail.com

The complete
Lower Richland Tourism Plan
is available to read or download on the
Richlandcountysc.gov
website.



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 26 July 2022
Agenda
7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

II. CALL TO ORDER Honorable Overture Walker
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 # 22-007 MA District 2
Derrek Pugh
Lucky Detty
RM-HD to OI (.231 acres)
116 Beatty Downs Road
TMS# R06106-01-39
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Council unanimously deferred the rezoning request.

2. Case # 22-009 MA District 1
Bill Malinowski
Josh Brown
RU to GC (1 acre)
341 Western Lane
TMS# R04000-03-03
Planning Commission: Approval (8-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

3. Case # 22-010 MA District 3
Yvonne McBride
Stanley Gallman
RS-MD to GC (1 acre)
515 Mason Road
TMS# R11708-02-14
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously disapproved the rezoning request.

4. Case # 22-011 MA District 10
Cheryl D. English
Oliver Mack
RC to LI (4.7 acres)
6108 Bluff Road
TMS# R21300-01-02, 31 and 32
Planning Commission: Disapproval (5-3)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

5. Case# 22-012 MA District 8
Overture Walker
Richard Hendy
E/S Hard Scrabble Rd
PDD to PDD (4.63 acres)
TMS# R20400-01-19
Planning Commission: Approval (8-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.
6. Case # 22-013 MA District 7
Gretchen Barron
Patrick Palmer
M-1 to GC (161.79 acres)
310 Killian Road
TMS # R14600-03-16
Planning Commission: Approval (6-2)
Staff Recommendation: Approval
Council approved the rezoning request.
7. Case # 22-015 MA District 1
Bill Malinowski
Brent Chitwood
M-1 to GC (29.96 acres)
E/S Broad River Road
TMS# R02500-05-10
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

VI. ADJOURNMENT
7:45 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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