

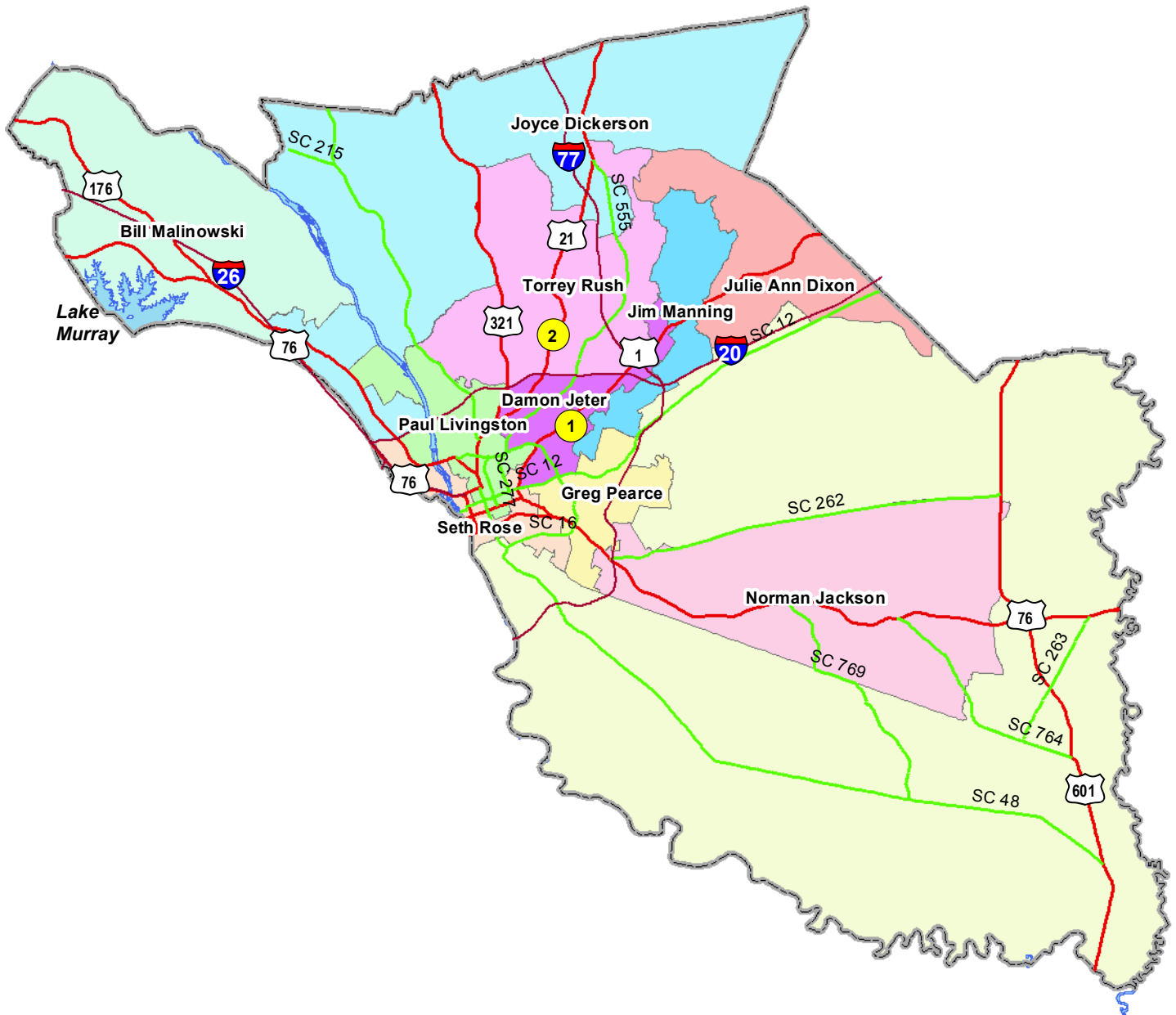
RICHLAND COUNTY  
PLANNING COMMISSION



July 11, 2016  
2:30 p.m.



# RICHLAND COUNTY PLANNING COMMISSION JULY 11, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-21 MA	Carolyn B. Narr	14209-03-44	6840 Satchel Ford Rd.	Jeter
2. 16-22 MA	Bobby Fuller	14402-03-01 & 14400-01-03	8000 Wilson Blvd.	Rush



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, July 11, 2016**  
**Agenda**  
**2:30 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Patrick Palmer · Beverly Frierson · Christopher Anderson · William Theus  
David Tuttle · Wallace Brown · Ed Greenleaf

**I. PUBLIC MEETING CALL TO ORDER** ..... Stephen Gilchrist, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT** ..... Stephen Gilchrist, Chairman

**III. CONSENT AGENDA [ACTION]**

a. PRESENTATION OF MINUTES FOR APPROVAL

June 2016 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 16-021 MA

Carolyn B. Narr

GC to RM-HD (.218 acres)

6840 Satchel Ford Rd

TMS# 14209-03-44

Page 1

PDS Recommendation - Approval

2. Case # 16-022 MA

Bobby Fuller

PDD to LI (20 acres)

8000 Wilson Blvd

TMS# 14402-03-01 & 14400-01-03

Page 9

PDS Recommendation - Approval

**V. OTHER BUSINESS [ACTION]**

**VI. CHAIRMAN'S REPORT**

RULES OF PROCEDURE

**VII. DIRECTOR'S REPORT OF ACTION**

DEVELOPMENT REVIEW TEAM REPORT

**VIII. ADJOURNMENT**

## **NOTES:**

### MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

### ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

TO: Planning Commission Members; Interested Parties  
 FROM: Alfreda W. Tindal, 9-1-1 Addressing Coordinator  
 DATE: June 22, 2016  
 SUBJECT: July Street Name(s) Approval Request

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 Emergency Road Naming Requirements.

**Action Requested:** The Planning Commission Board approval.

PROPOSED STREET NAME (S)	APPLICANT/CONTACT	DEVELOPEMENT NAME	PROPERTY TMS#	COUNCIL DISTRICT (HONORABLE)
1. Riding Loop	Kay Evans, Treasury Buildings, Grove Park Development, LLC	Proposed Riding Grove Park (SD16-025)	R28900-01-27, 28 & 31	Julie Ann Dixon (9)
2. Xander Way	Josh Rabon, Civil Engineering of Columbia	Portrait Hill Ph 7 & 8 (SD16-041)	R01700-04-12	Bill Malinowski (1)
3. Athlone 4. Glen Dornoch	Hurricane Construction, INC	Located off Turkey Farm Rd (SD16-039)	R14800-05-09	Torrey Rush (7)
5. Pebble Bank 6. Silver Anchor 7. Green Branch	Keith E Utheim, Hussey, Gay, Bell, DeYoung, INC	Shoals Landing	R03209-01-62, R03205-01-19	Bill Malinowski (1)
8. Arrowleaf	Edwin Cooper, WCC Engineering, LLC	Woodcreek D-14, Ph IV	R28800-01-11	Julie Ann Dixon (9)



9. Spring Meadow 10. Spring Hollow 11. Spring Garden	Hurricane Construction, INC	Located off Tat Road	R20100-02-08	Jim Manning (8)
--	-----------------------------	----------------------	--------------	-----------------







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2016  
**RC PROJECT:** 16-021 MA  
**APPLICANT:** Carolyn B. Narr

**LOCATION:** 6840 Satchel Ford Road

**TAX MAP NUMBER:** R14209-03-44  
**ACREAGE:** .218 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** June 24, 2015

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3).

##### 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/maximum density.* Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 3 dwelling units.

\*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	N/A / GC	Rail Road R-O-W/ Ace Glass
<u>South:</u>	RM-HD	Single family residence
<u>East:</u>	GC	Automobile repair
<u>West:</u>	GC	Automobile repair (Vintage motors)

**Discussion**

**Parcel/Area Characteristics**

The subject parcel has frontage along Satchel Ford Road. The parcel contains a single family residence and accessory structures. There are no sidewalks or street lamps along this section of Satchel Ford Road. The surrounding area is characterized by commercial uses west and east of the subject parcel with a residence to the south. The parcels east and west of the subject parcel are developed with commercial structures.

**Public Services**

The subject parcel is within the boundaries of School District One. The Heyward Career & Technology Center is located .44 miles southwest of the subject parcel on Lynhaven Drive. The Belvedere fire station (station number 11) is located on Blume Court, approximately 1.22 miles southwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area. Records indicate that the parcel is within east Richland County Public Sewer Service District.

**Plans & Policies**

The Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Mixed Residential***.

**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 2014 SCDOT traffic count (Station #107) located northeast of the subject parcel on Two Notch Road identifies 21,600 Average Daily Trips (ADT's). This section of Two Notch Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 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 through SCDOT. The only planned improvement through the County Penny Sales Tax program is a bikeway along Two Notch Road.

### **Conclusion**

Staff believes that approving a multi-family zoning would be an appropriate zoning district and use between the commercial uses west and east the single-family use to the south. Further, the Comprehensive plan recommends a mix of housing opportunities.

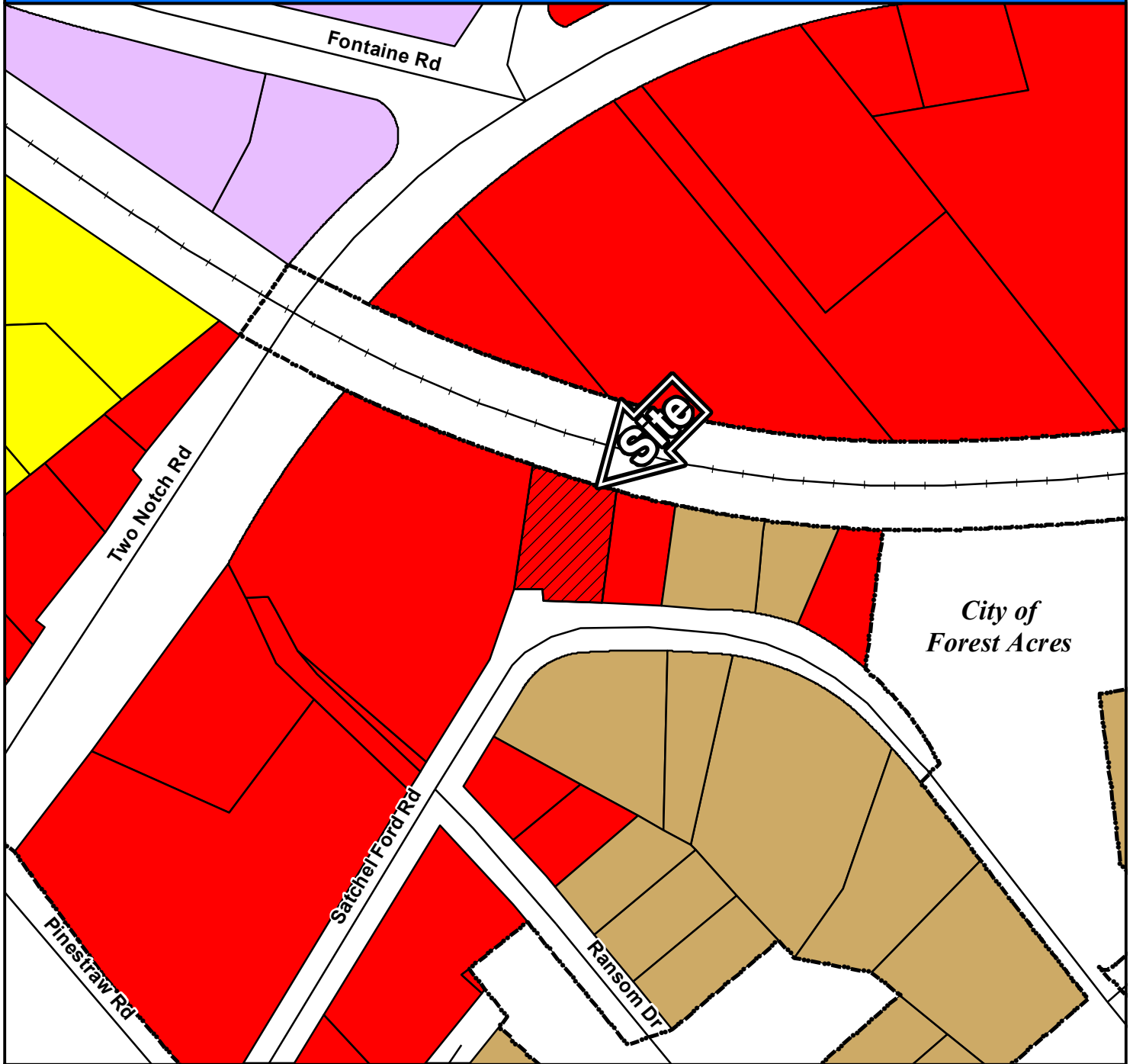
Approval of the rezoning request would be in character with the existing, surrounding development pattern and zoning districts in the area.

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

### **Zoning Public Hearing Date**

**July 26, 2015.**

# Case 16-21 MA GC 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		



Case 16-21 MA  
GC to RM-HD  
TMS 14209-03-44

Unnamed St ▲ 107

Fontaine Rd

Two Notch Rd

Forest Acres

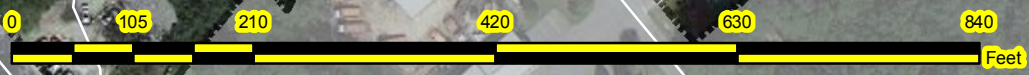
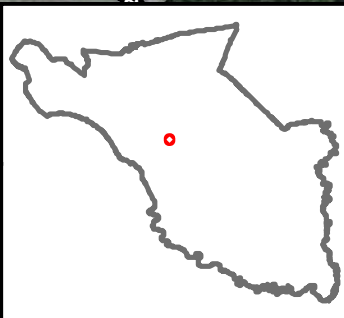
Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

Satchell/Ford Rd

Forest Acres

Amick Dr



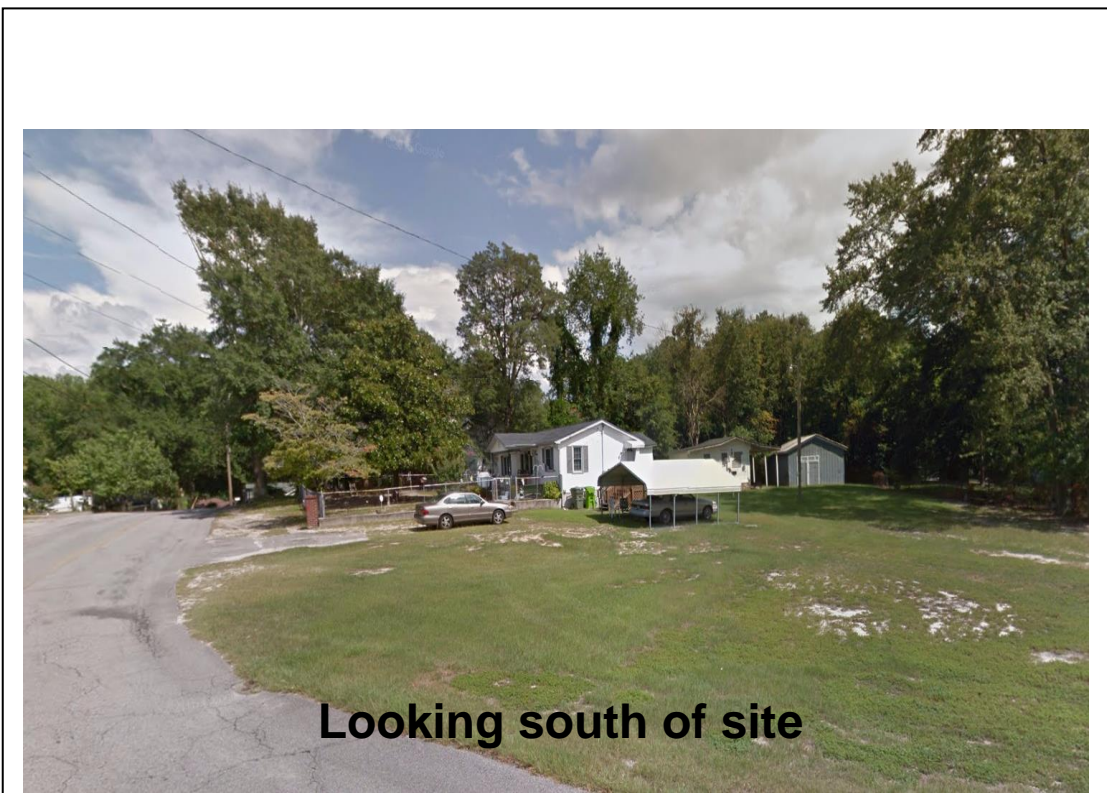
Google

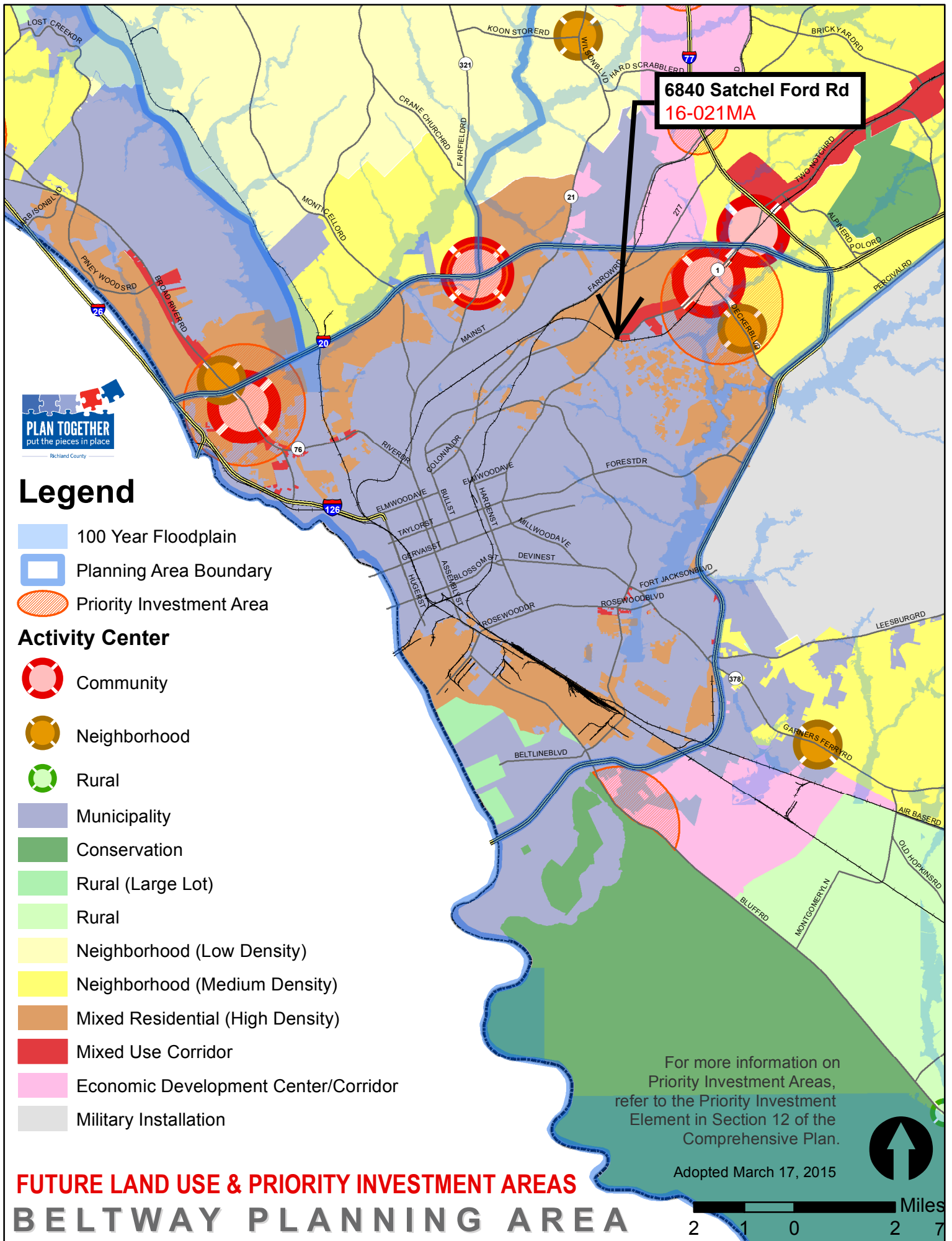
# CASE 16-021 MA

## From GC to RM-HD

TMS# R14209-03-44

6840 Satchel Ford Rd





**6840 Satchel Ford Rd**  
**16-021MA**



# 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

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:** July 11, 2016  
**RC PROJECT:** 16-022 MA  
**APPLICANT:** Bobby Fuller

**LOCATION:** 8000 Wilson Boulevard

**TAX MAP NUMBER:** R14402-03-01 & R14400-01-03  
**ACREAGE:** 20 acres total (8 acres & 12 Acres)  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** June 24, 2016

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District. The subject properties were rezoned in 2002 to Planned Development District under Case 02-52MA (Ordinance No. 034-02).

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	C-1(City of Columbia)	School District Bus Depot
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	C-1 (City of Columbia)	SC Department of Mental Health
<b><u>West:</u></b>	GC	Commercial Structure

## Discussion

### **Parcel/Area Characteristics**

One parcel has frontage along Wilson Boulevard and the other parcel has no frontage but is adjacent to the parcel with frontage along Wilson Boulevard. The subject property with frontage along Wilson Boulevard contains a manufacturing facility (formerly Bentley Pontoons). The other parcel is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east of the subject properties are part of the SC Department of Mental Health.

### **Public Services**

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .56 miles north of the subject parcels on Wilson Boulevard. The Greenview fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

### **Comprehensive Plan**

#### **Land Use and Character**

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 2014 SCDOT traffic count (Station #133) located south of the subject parcel on Wilson Boulevard identifies 17,300 Average Daily Trips (ADT’s). Wilson Boulevard is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 21,600 ADT’s. This section of Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor.

The request supports the desired development pattern. The LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request is located along a major road and just north of an interstate interchange.

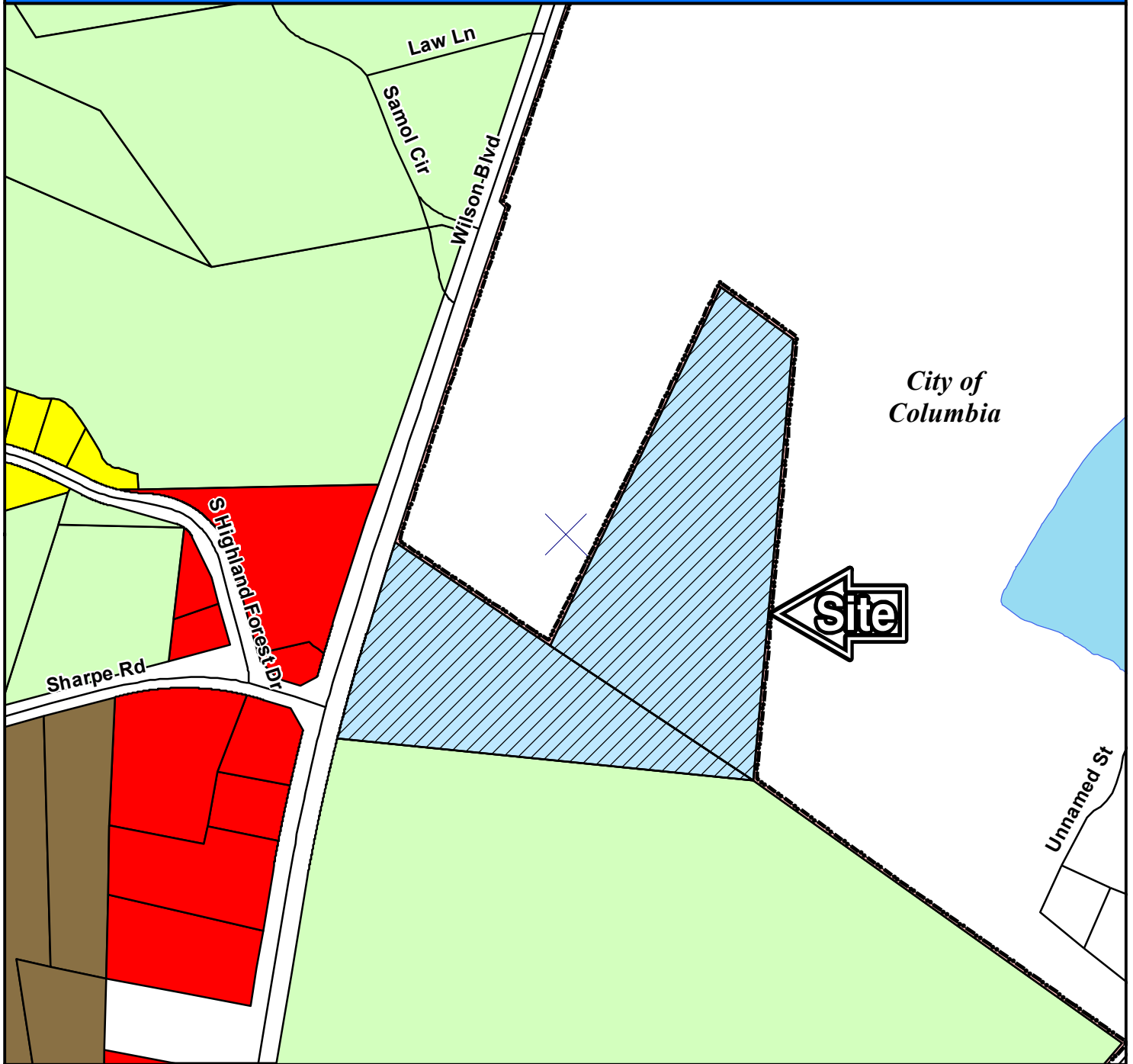
For these reasons, staff recommends **Approval** of this map amendment.

## Zoning Public Hearing Date

**July 26, 2016.**

# Case 16-22 MA

## PDD to LI



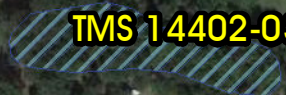
### ZONING CLASSIFICATIONS

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



**Case 16-22 MA  
PDD to LI**

**TMS 14402-03-01 & 14400-01-03**



Law Ln

Wilson Blvd

Samol Cir

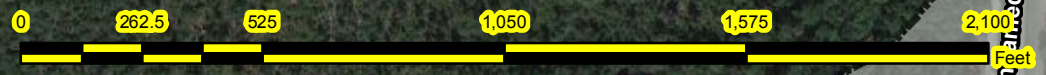
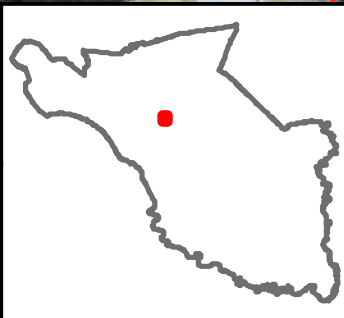
Columbia



S Highland Forest Dr

Sharpe Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Uninformed St

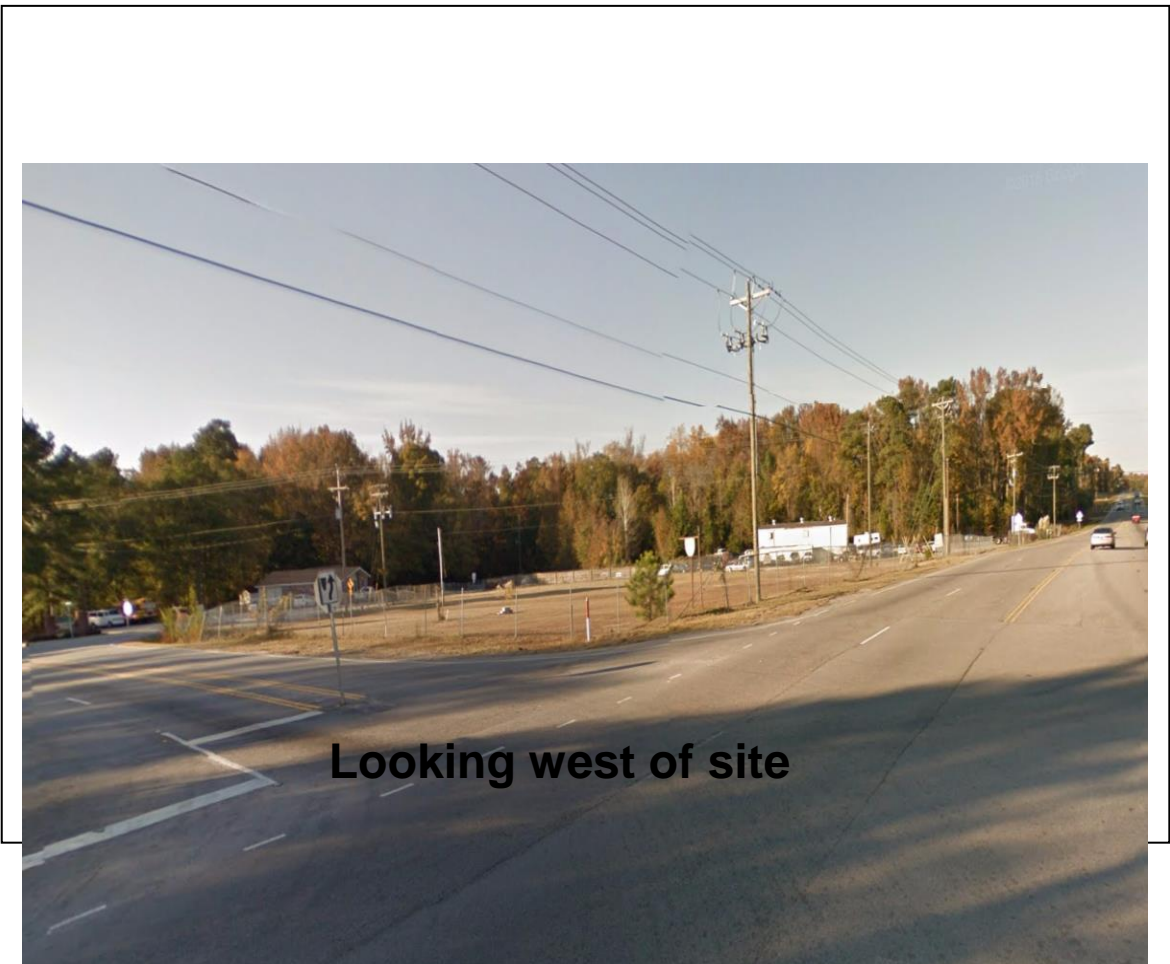
Google

# CASE 16-022 MA

## From PDD to LI

TMS# R14402-03-01 & R14400-01-03

8000 Wilson Blvd

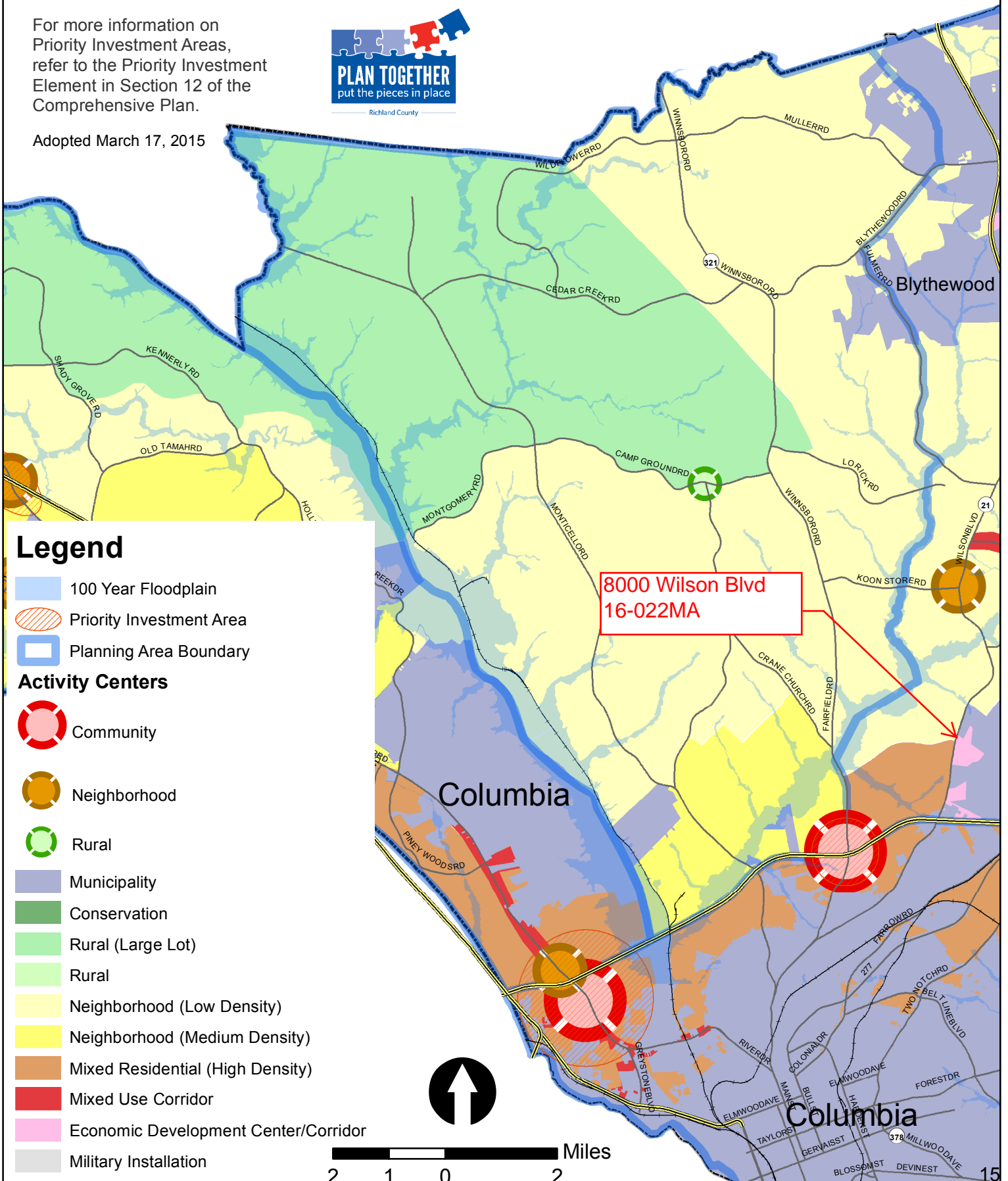


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



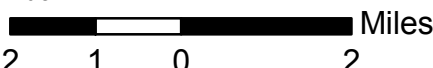
## Legend

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

## Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation







**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING**

**June 28, 2016**

**7:00 PM**

**Call to Order:** Honorable Torrey Rush, Chair

**Additions/Deletions to the Agenda:** None.

**Adoption of the Agenda:** As published.

**MAP AMENDMENTS**

**Case # 16-11 MA, Angel Lara., RU to GC (.51 acres), 11214 Broad River Rd., TMS# 02600-04-20:** The public hearing was held and no one spoke. Council unanimously approved the rezoning request. **ACTION: PLANNING**

PDSD Recommendation - Denial  
Planning Commission Recommendation – Denial 8-1

**Case # 16-14 MA, Harold Johnson, RM-HD to OI (2.13 acres), 3800 Elberta St., TMS# 06105-01-15:** The public hearing was held and the applicant spoke. Council unanimously approved the rezoning request. **ACTION: PLANNING**

PDSD Recommendation - Denial  
Planning Commission Recommendation – Denial 7-0

**Case# 16-17MA, Derrick J. Harris Sr., RU to OI (1.83 Acres), 7708 Fairfield Rd., TMS# 12000-02-22:** Council unanimously deferred the rezoning and public hearing to the next zoning public hearing. **ACTION: PLANNING**

PDSD Recommendation - Denial  
Planning Commission Recommendation – Approval 7-0

**Case# 16-18MA, Kenneth Williams, RS-MD to OI (.3 acres), TMS# 07407-04-17:** The public hearing was opened and several citizens spoke. Council unanimously denied the rezoning request. **ACTION: PLANNING**

PDSD Recommendation - Denial  
Planning Commission Recommendation – Denial 7-0

**Case# 16-19MA, Darshy Mehta, OI to GC (4.5 acres), 1623 Barbara Dr., TMS# 17011-0-02:** The public hearing was held and no one spoke. Council unanimously approved the rezoning request. **ACTION:** [PLANNING](#)

PDSB Recommendation - Approval  
Planning Commission Recommendation – Approval 7-0

**Case# 16-20MA, Aaron Shealy, RU to GC (1.13 acres), 1610 Dutch Fork Rd. TMS# 02411-02-04:** The public hearing was held and no one spoke. Council unanimously approved the rezoning request. **ACTION:** [PLANNING](#)

PDSB Recommendation - Approval  
Planning Commission Recommendation – Approval 7-0

**ADJOURNMENT:** Council adjourned at 7:23.





**Richland County Government**  
2020 Hampton Street  
Columbia, SC 29204

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

---