

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**November 15, 2018**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, November 15, 2018

Agenda

7:00 pm

2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

## STAFF:

Tracy Hegler, AICP .....Community Planning and Development Director  
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER..... Honorable Joyce Dickerson  
Chair of Richland County Council

## ADDITIONS / DELETIONS TO THE AGENDA

## ADOPTION OF THE AGENDA

## MAP AMENDMENTS

### a. MAP AMENDMENTS [ACTION]

1. Case # 18-030 MA District 10  
Dalhi Myers  
Stanley T. Bell  
RS-HD to RU (.44 acre)  
2024 Harlem Street  
TMS# R13515-05-06 **[FIRST READING]**  
PDS Recommendation – Disapproval  
Planning Commission – Disapproval (8-0)  
Page 1
2. Case # 18-033 MA District 10  
Dalhi Myers  
Sanjiv Narang  
HI to GC (1.46 acre)  
809 Idlewild Boulevard  
TMS# R11209-02-04 **[FIRST READING]**  
PDS Recommendation – Approval  
Planning Commission – Approval (8-0)  
Page 9

## OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

1. Case # 18-034 MA District 9  
Calvin “Chip” Jackson  
Johnathan L. Yates  
PDD to PDD (49.27 acres)  
1141 Kelly Mill Road  
TMS# R23300-03-06  
PDS Recommendation – Approval  
Planning Commission - Approval (6-0)  
Page 17

2. Case # 18-035 MA  
Avery Winder  
RU to GC (7.63 acres)  
916 Kennerly Road  
TMS# R05100-03-07  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (8-0)  
Page 25  

District 2  
Joyce Dickerson
  
3. Case # 18-036 MA  
George R. McElveen III  
RU to NC (2.9 acres)  
698 Kelly Mill Road  
TMS# R26103-03-05  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (6-0)  
Page 33  

District 9  
Calvin “Chip” Jackson
  
4. Case # 18-037 MA  
Ben H. Higgins  
RU to NC (1.02 acres)  
1041 McCords Ferry Road  
TMS# R38000-03-02  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (5-1)  
Page 41  

District 10  
Dalhi Myers
  
5. Case # 18-038 MA  
Ken Jones  
RS-LD to NC (1.62 acres)  
3409 Hard Scrabble Road  
TMS# R17300-06-08  
PDSD Recommendation – Disapproval  
Planning Commission – Approval (4-2)  
Page 49  

District 7  
Gwendolyn Kennedy
  
6. Case # 18-039 MA  
Gabriel McFadden  
RU to NC (1.21 acres)  
Dutch Fork Road  
TMS# R01507-02-05  
PDSD Recommendation – Disapproval  
Planning Commission – Approval (6-0)  
Page 57  

District 1  
Bill Malinowski
  
7. Case # 18-040 MA  
Scott Morrison  
GC to RM-HD (7.22 acres)  
Brighton Road  
TMS# R17004-02-02 (Portion of)  
PDSD Recommendation – Approval  
Planning Commission – Approval (6-0)  
Page 65  

District 7  
Gwendolyn Kennedy



8. Case # 18-041 MA  
Ridgewood Missionary Baptist Church  
RU to OI (1.63 acres)  
Lawton Street  
TMS# R09310-03-14,16-23  
PDSD Recommendation – Approval  
Planning Commission – Approval (6-0)  
Page 73

District 4  
Paul Livingston

**b. TEXT AMENDMENT [ACTION]**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Planning Commission – Approval (8-0)  
Page 82

**ADJOURNMENT**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** September 10, 2018  
**RC PROJECT:** 18-030 MA  
**APPLICANT:** Stanley T. Bell

**LOCATION:** 2024 Harlem Street

**TAX MAP NUMBER:** R13515-05-06  
**ACREAGE:** .44 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** RU

**ZPH SIGN POSTING:** October 5, 2018

### Staff Recommendation

Disapproval

### Background

#### Zoning History

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

#### Zoning History for the General Area

The Light Industrial District (LI) parcel east of the site was rezoned from Residential Single-family (RS-LD) District under case number 15-035MA (Ordinance Number 008-16HR).

#### Zoning District Summary

The RU District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area is 33,000 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: 1 dwelling unit.

\*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
<b><u>North:</u></b>	RU/RU	Undeveloped/Residence
<b><u>South:</u></b>	M-1	Industrial Uses
<b><u>East:</u></b>	RS-HD	Undeveloped
<b><u>West:</u></b>	RS-HD	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcel has frontage along Harlem Street. The parcel contains a residential structure. Harlem Street is a two lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts north of the site. West and east of the site are residentially zoned parcels that are undeveloped. South of the site are warehouse uses.

**Public Services**

The subject parcels are within the boundaries of Richland School District One. Meadowfield Elementary School is located 1.8 miles northeast of the subject parcels on Galway Lane. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. The closest fire hydrant is located on Shop Rd approximately 1.18 miles away. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.02 miles west of the subject parcels.

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 ***Economic Development Center/Corridor***.

**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 2017 SCDOT traffic count (Station #292) located east of the subject parcel on Atlas Road identifies 22,300 Average Daily Trips (ADT's). Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for Harlem St., either through SCDOT or the County Penny Sales Tax program. However, there is a Project Description of: Widening of Atlas Road (S-50) from the intersection of Bluff Road (SC 48) to Garners Ferry Road (US 76) for a total of 2.82 miles.

**Conclusion**

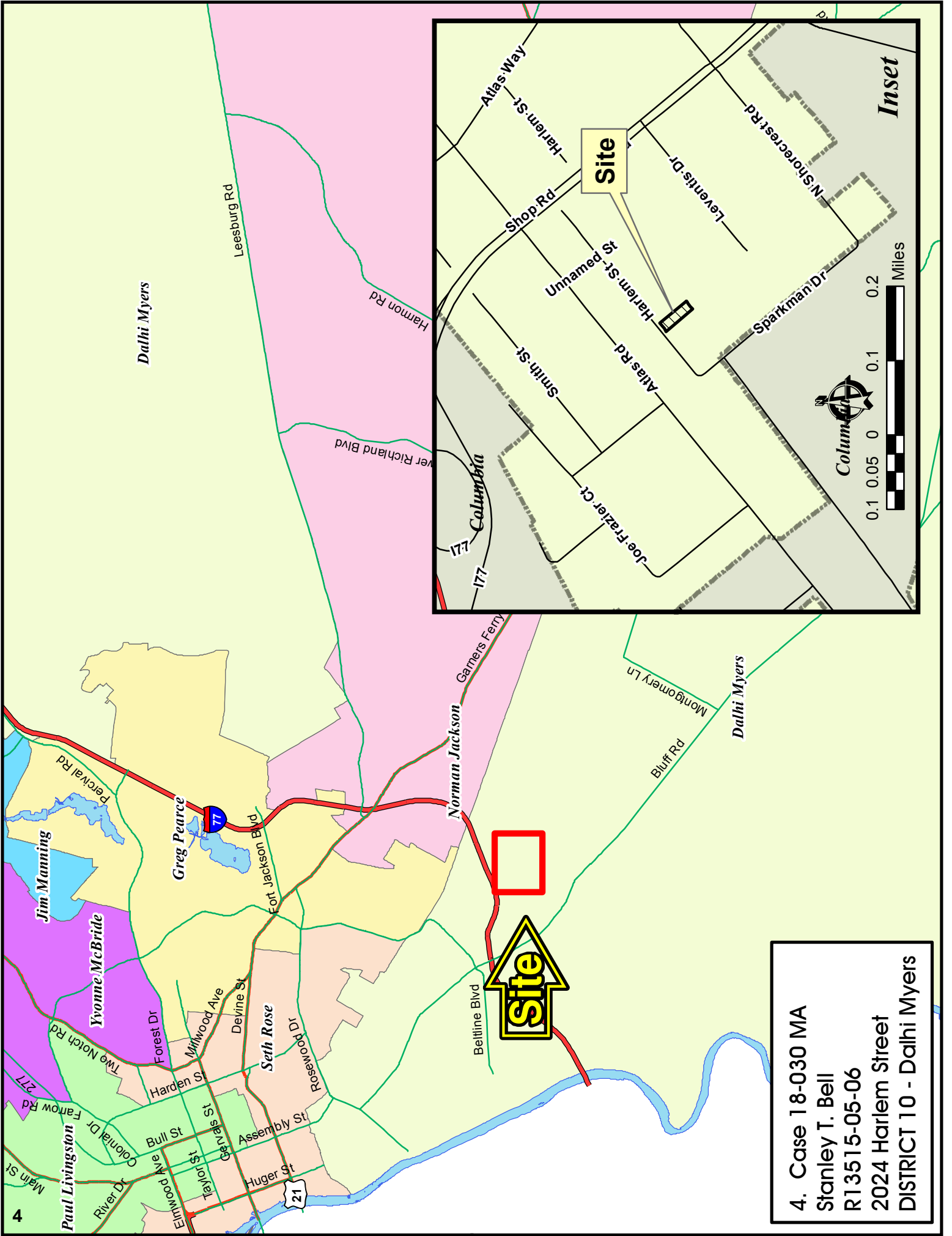
The proposed rezoning **is not** consistent with the objectives outlined in the Comprehensive Plan.

According to the Comprehensive Plan, parcels located within the Economic Development Center/Corridor should provide for industrial, commercial and office uses that will minimally affect surrounding properties. The proposed RU District does not permit uses which meet this objective. Also, the density (low) of the RU District contradicts with the medium and high density desired for residential uses, as outlined in the Economic Development Center/Corridor land use designation. Principally, for these reasons staff recommends **disapproval** of this map amendment.

However, approval of the request would permit a zoning district which would allow residential uses that are in character with the existing surrounding uses.

**Planning Commission Action**

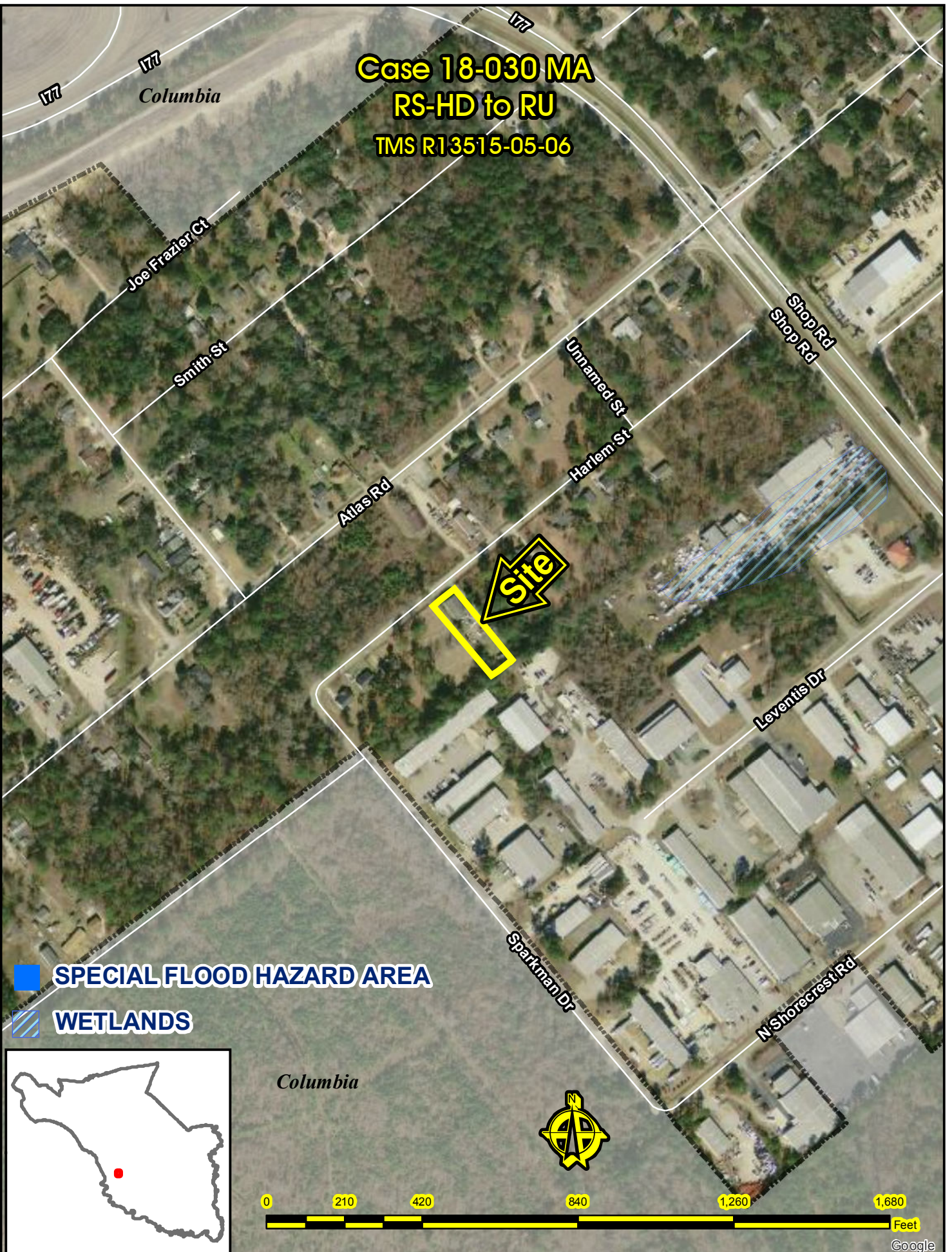
At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-030 MA**.



4. Case 18-030 MA  
 Stanley T. Bell  
 R13515-05-06  
 2024 Harlem Street  
 DISTRICT 10 - Dalhi Myers

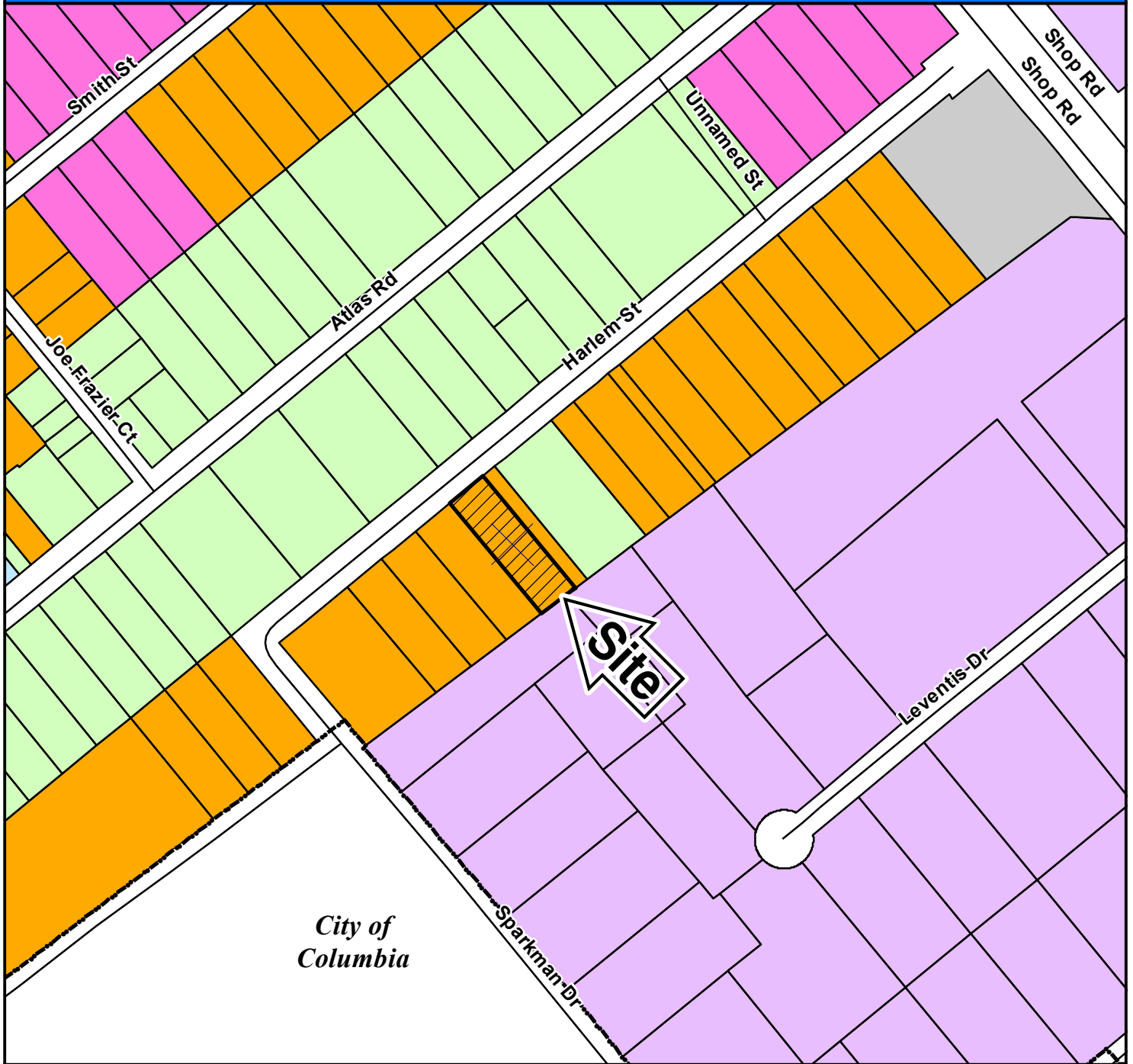


**Case 18-030 MA**  
**RS-HD to RU**  
**TMS R13515-05-06**





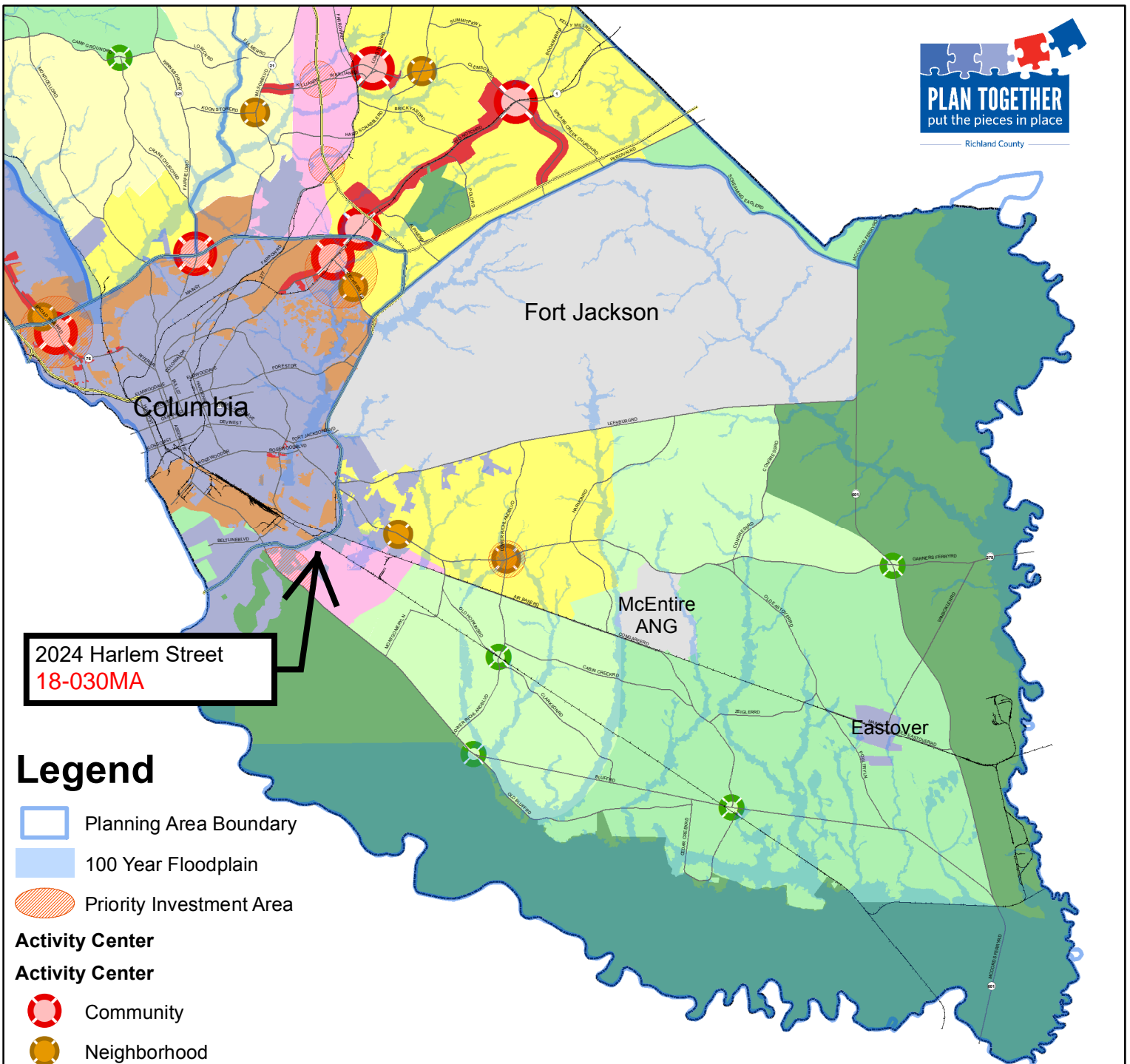
# Case 18-030 MA RS-HD to RU



## ZONING CLASSIFICATIONS

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





### Legend

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

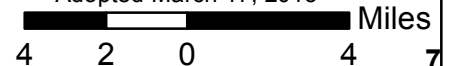
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** September 10, 2018  
**RC PROJECT:** 18-033 MA  
**APPLICANT:** Sanjiv Narang

**LOCATION:** 809 Idlewild Boulevard

**TAX MAP NUMBER:** R11209-02-04  
**ACREAGE:** 1.46 acres  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** October 5, 2018

#### Staff Recommendation

##### Approval

#### Eligibility for Map Amendment Request

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).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code, the M-2 District was designated Heavy Industrial District (HI).

##### Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 23 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) are not taken into consideration.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HI	Warehouse
<b><u>South:</u></b>	HI	Concrete Plant
<b><u>East:</u></b>	HI	Composite Materials Fabrication
<b><u>West:</u></b>	HI	Newspaper Publishing

<b>Discussion</b>
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***Parcel/Area Characteristics***

The subject property has frontage on Idlewild Boulevard and Northway Road. Both Idlewild Boulevard and Northway Road are two lane undivided local roads without sidewalks and streetlights. The immediate area is characterized by industrial uses. North of the site is a warehouse. West of the site is a newspaper publishing facility. South of the site is a concrete plant. East of the site is a Composite Materials Fabrication facility.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located 1.02 miles northeast of the subject parcel on S Kilbourne Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located on the site along Idlewild Boulevard. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 1.34 miles west of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as ***Mixed Residential (High Density)***.

**Land Use and Design**

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

**Desired Development Pattern**

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be

located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #359) located north of the subject parcel on Shop identifies 12,500 Average Daily Trips (ADT's). Shop Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Shop Road is currently operating at Level of Service (LOS) "D".

The 2017 SCDOT traffic count (Station #238) located southwest of the subject parcel on Bluff Road identifies 22,100 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff 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.

There are planned improvements for this section of Bluff Road through the County Penny Sales Tax program and SCDOT. The proposed improvements are for road resurfacing and constructing shared-used paths on both sides of the roadway from National Guard Rd/Berea Rd to South Beltline Boulevard. The project is currently in right-of-way acquisition.

There are planned improvements for this section of Shop Road through the County Penny Sales Tax program and SCDOT.

The proposed improvements are for a 5-lane (4 travel lanes with a center turn lane) widened roadway with offset, shared use paths along both sides of the road (for bicycle and pedestrian accommodations) on Shop Road from George Rogers Boulevard to South Beltline Boulevard. The project will include an intersection realignment and reconstruction at George Rogers Blvd.

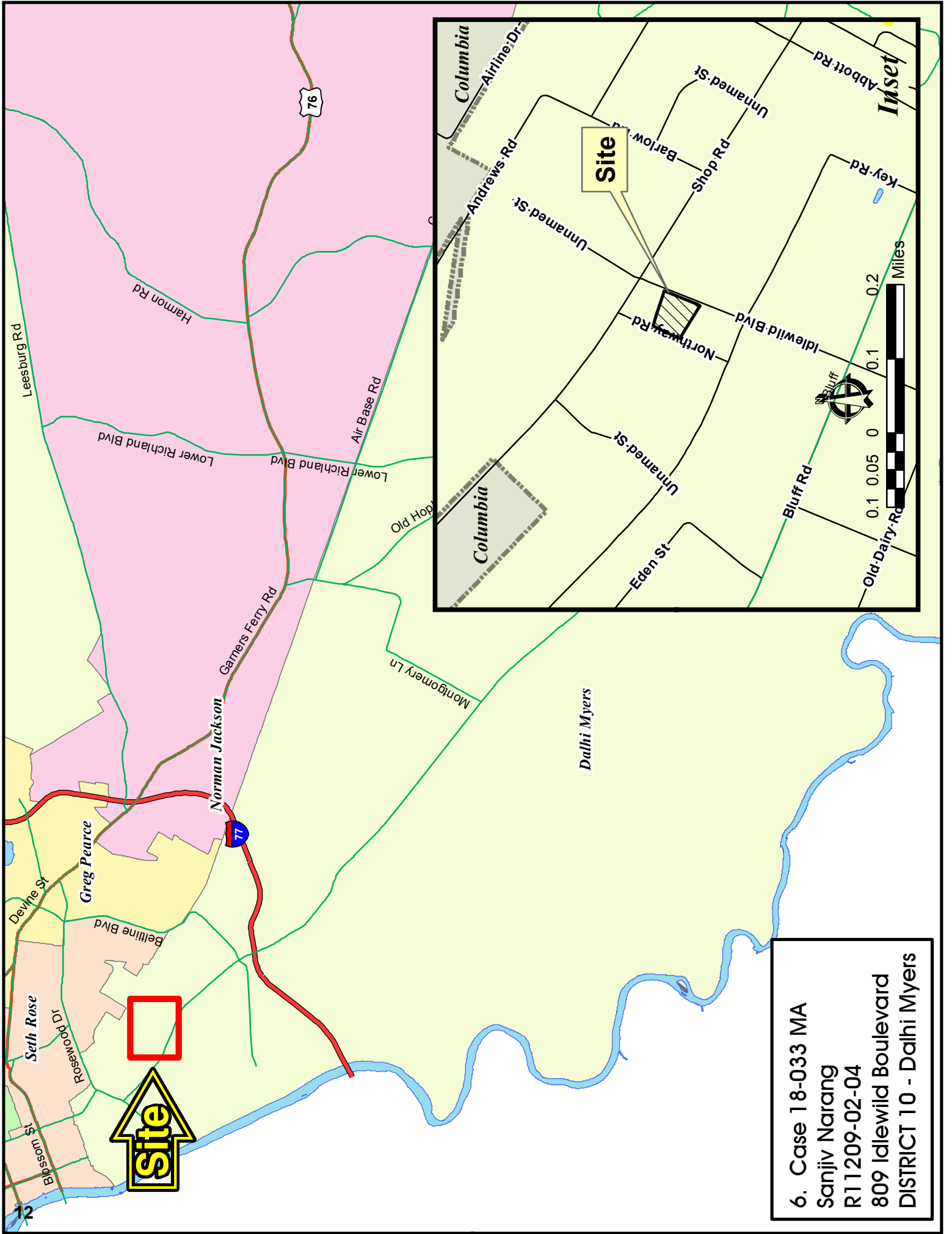
### **Conclusion**

The subject parcel is located within the Mixed Residential (High Density) land use designation of the Comprehensive Plan. The proposed zoning district is consistent with the recommendations outlined in the Plan as it provides for a mix of residential and commercial uses. For this reason, staff recommends approval of this map amendment.

However, approval of the rezoning request would be out of character with the surrounding development pattern and zoning district of the area.

### **Planning Commission Action**

At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-033 MA**.



6. Case 18-033 MA  
 Sanjiv Narang  
 R11209-02-04  
 809 Idlewild Boulevard  
 DISTRICT 10 - Dalhi Myers



**Case 18-033 MA**  
**HI to GC**  
**TMS R11209-02-04**

Columbia

Columbia

Andrews Rd

Unnamed St

Unnamed St

Northway Rd

Idlewild Blvd

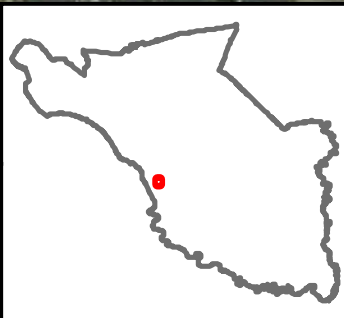
Shop Rd

Barlow Rd

**Site**

 **SPECIAL FLOOD HAZARD AREA**

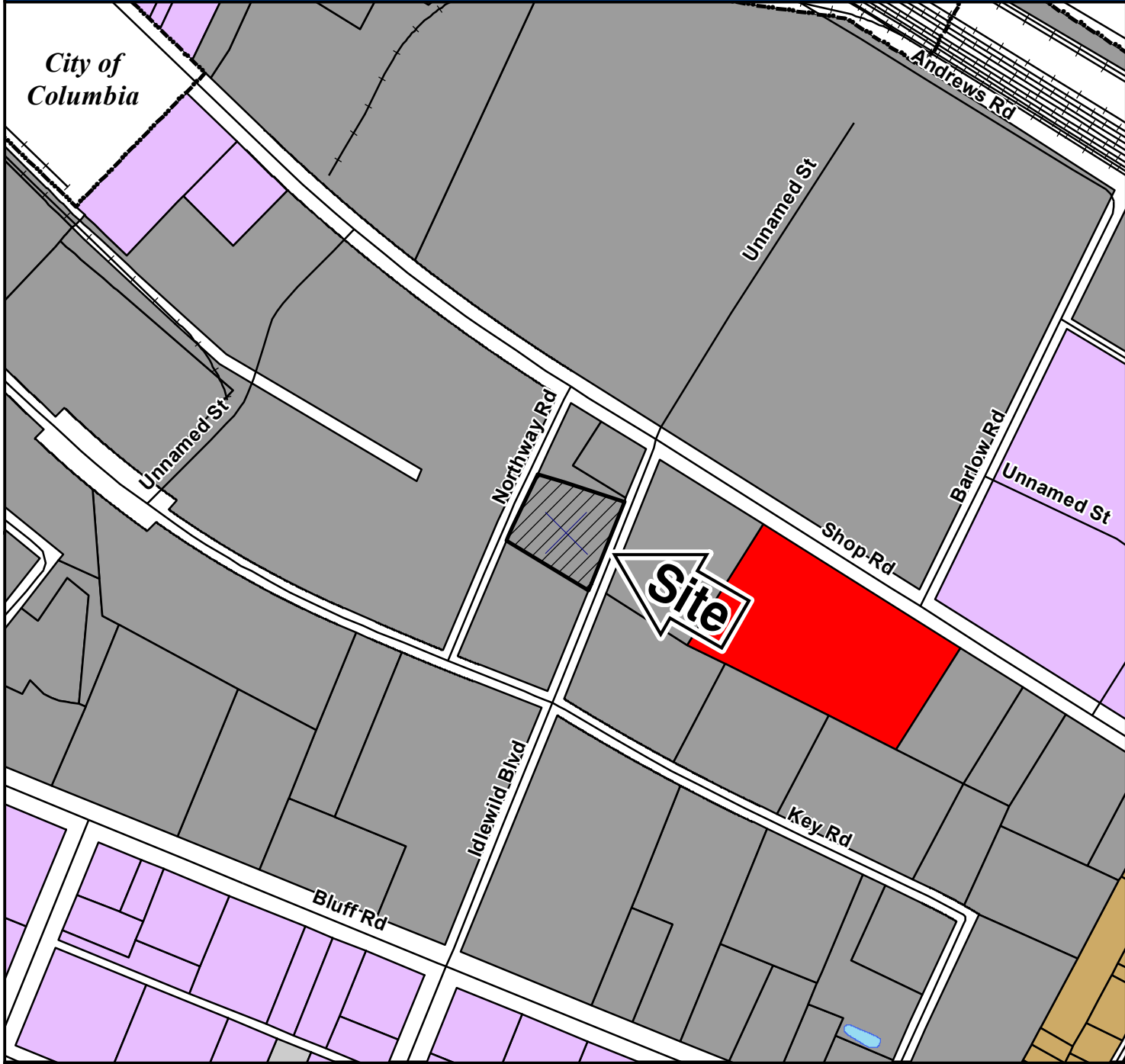
 **WETLANDS**



Google



# Case 18-033 MA HI to GC

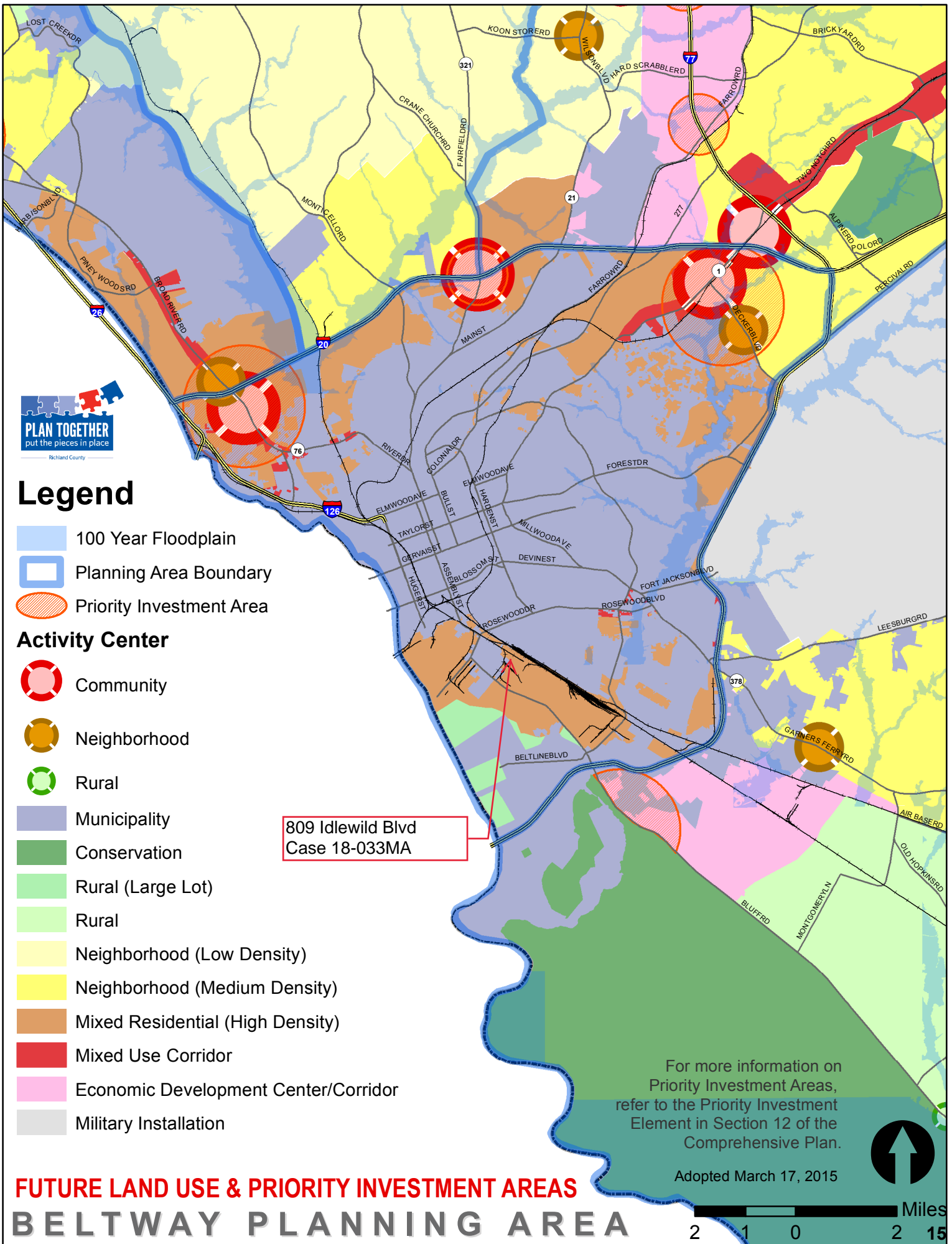


## ZONING CLASSIFICATIONS

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







# 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

809 Idlewild Blvd  
Case 18-033MA

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 1, 2018  
**RC PROJECT:** 18-034 MA  
**APPLICANT:** Jonathan L. Yates

**LOCATION:** 1141 Kelley Mill Road

**TAX MAP NUMBER:** R23300-03-06  
**ACREAGE:** 49.27 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**ZPH SIGN POSTING** October 30, 2018

**Staff Recommendation**

**Approval**

**Proposed Amendment**

Section 26-71 of the Richland County Zoning Ordinance (the former land development code) permitted “any use which is otherwise lawful, which would not otherwise be prohibited by this ordinance...” and approved by the Richland County Council. As part of the map amendment, the proposed uses and density of the proposed development were required to be identified within the general development plan.

A review of case file 97-48MA indicates that this section of the Lake Carolina PDD is designated for institutional use (school). Telecommunication towers were not identified as a permitted use in the general development plan. In order for the establishment of the proposed telecommunication tower, a major amendment (rezoning) to the PDD is required.

**Background**

**Zoning History**

The subject parcel was rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR).

**Zoning History for the General Area**

The Planned Development District parcels west of the site along Bud Keef Road were rezoned under case number 95-038MA. The parcel was further amended under case number 07-21MA.

The Planned Development District parcel east of the site was amended under case number 05-029MA.

### **Zoning District Summary**

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU/RU/RU	Residential Amenities Area /Undeveloped/Residential
<b><u>South:</u></b>	PDD/PDD	Residential/Residential
<b><u>East:</u></b>	PDD	Fitness Center (YMCA)
<b><u>West:</u></b>	PDD/PDD	Residential/Residential

### **Discussion**

#### **Parcel/Area Characteristics**

The subject parcel has frontage along Kelly Mill Road, Bud Keef Road and Lake Carolina Drive. The parcel is developed with an Elementary and Middle School. There are sidewalks and street lights along Lake Carolina Drive. There are sidewalks along Bud Keef Road. There are no sidewalks or street lights along Kelly Mill Road. The surrounding area is characterized by residential uses and a recreational use to the east.

#### **Master Plan**

The proposed change to the master plan is to include a Telecommunications Tower as a permitted use on the subject parcel.

#### **Public Services**

The subject parcel is within the boundaries of School District Two. The Lake Carolina Lower Elementary School and Kelley Mill Middle school is located on the subject parcel. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 2.25 miles north of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Palmetto Utilities sewer 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 ***Neighborhood Medium Density***.

#### **Land Use and Design**

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

for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #686) located east of the subject parcel on Kelly Mill Road identifies 5,100 Average Daily Trips (ADT's). This section of Kelly Mill Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Kelley Mill Road is currently operating at Level of Service (LOS) "B".

There are proposed improvements for the western section of Kelly Mill Road through the County Penny Sales Tax program. The proposed scope of work is roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance. The project has not started at this time

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 Kelly Mill Road through SCDOT.

### **Conclusion**

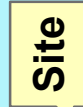
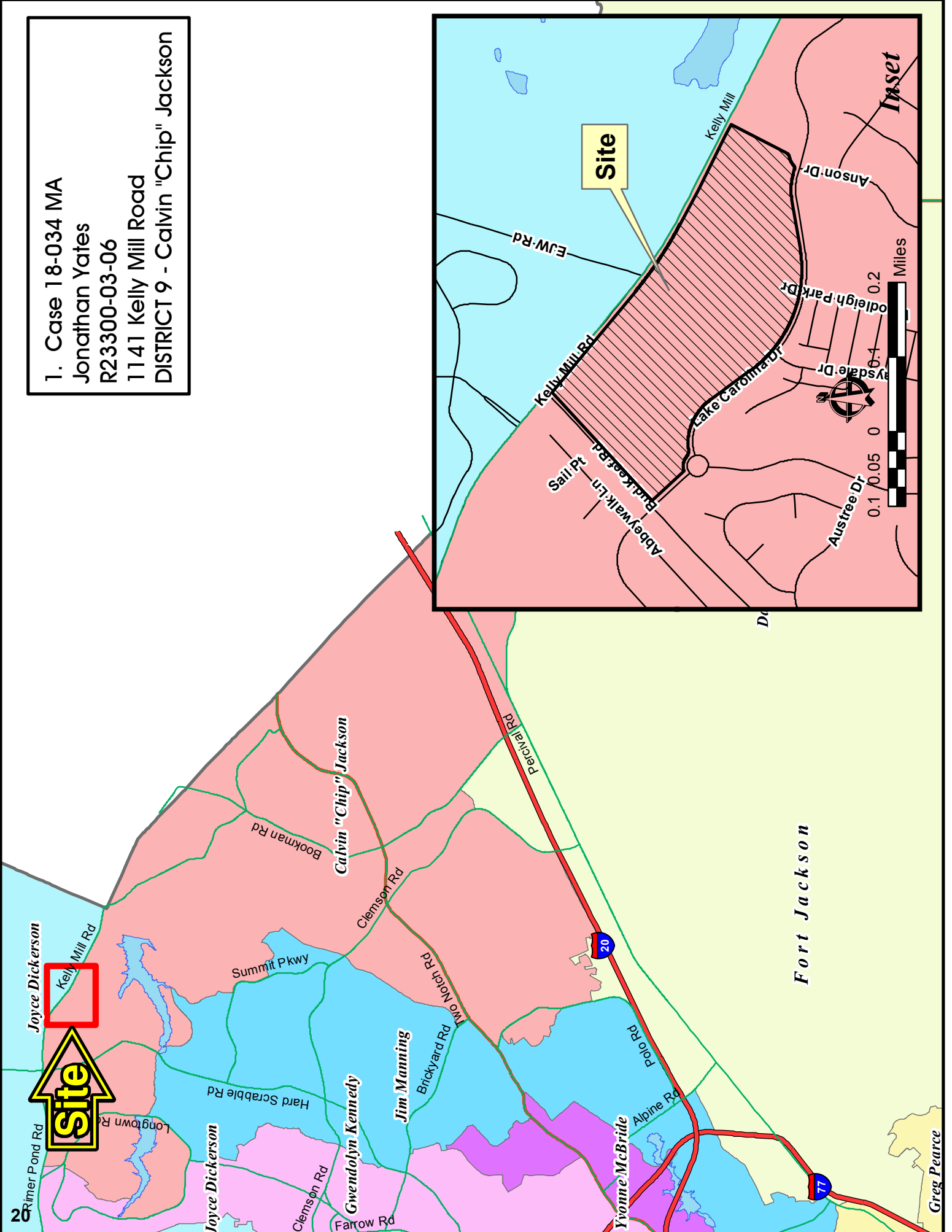
Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request does not radically alter the existing proposed uses. Approval of the PDD amendment would not be out of character with the existing surrounding development pattern and uses.

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

### **Planning Commission Action**

At their **October 1, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-034 MA**.

1. Case 18-034 MA  
Jonathan Yates  
R23300-03-06  
1141 Kelly Mill Road  
DISTRICT 9 - Calvin "Chip" Jackson



**Inset**

Miles

0.1 0.05 0 0.1 0.2



Anson Dr

Godleigh Park Dr

Lake Carolina Dr

Austree Dr

Kelly Mill Rd

EJM Rd

Abbeywalk Ln

Brickyard Rd

Sail Pt

Calvin "Chip" Jackson

Bookman Rd

Clemson Rd

Summit Pkwy

Two Notch Rd

Brickyard Rd

Jim Manning

Joyce Dickerson

Clemson Rd

Gwendolyn Kennedy

Farrow Rd

Yvonne McBride

Alpine Rd

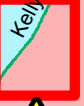
Polo Rd

Fort Jackson

Greg Pearce

20

Joyce Dickerson



Site

Kelly Mill Rd

Longtown Rd

1141 Kelly Mill Road

R23300-03-06

Jonathan Yates

Case 18-034 MA

DISTRICT 9 - Calvin "Chip" Jackson



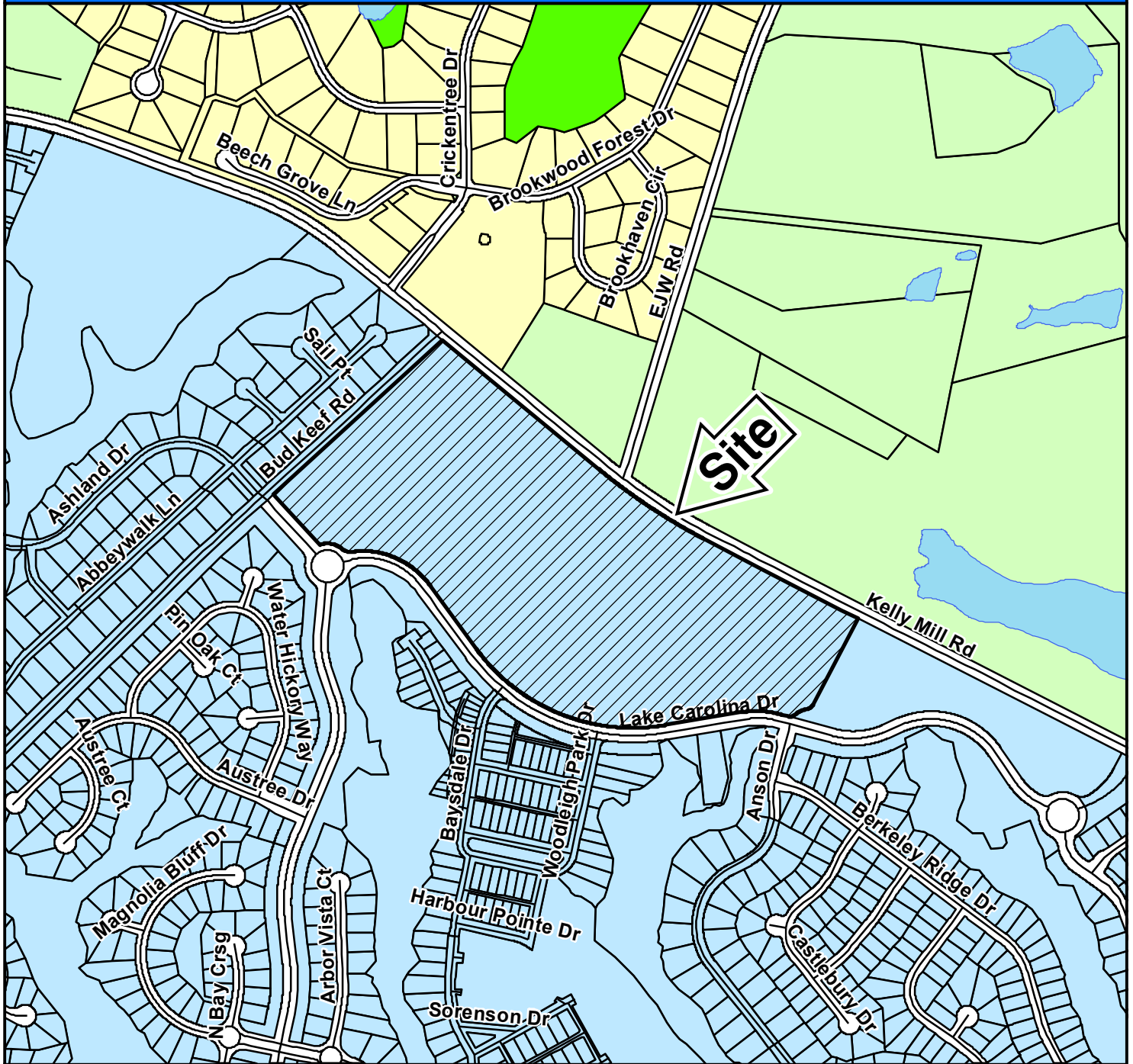
**Case 18-034 MA  
PDD to PDD  
TMS R23300-03-06**





# Case 18-034 MA

## PDD to PDD



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

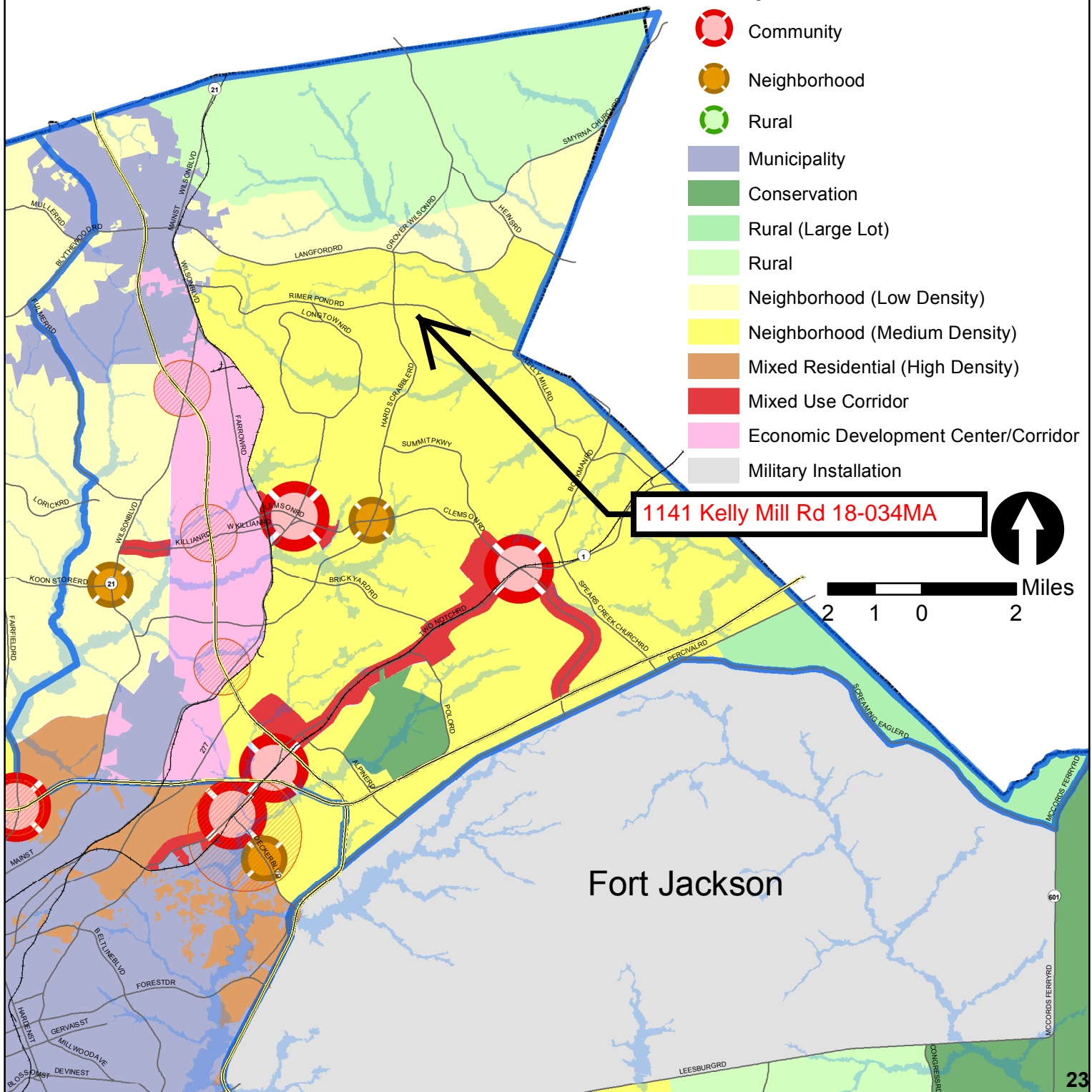


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** October 1, 2018  
**RC PROJECT:** 18-035 MA  
**APPLICANT:** Avery Winder

**LOCATION:** 916 Kennerly Road

**TAX MAP NUMBER:** R05100-03-47  
**ACREAGE:** 7.63 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** October 30, 2018

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 01-14MA (Ordinance Number 008-01HR).

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 122 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) are not taken into consideration.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Ballentine Elementary School
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RS-MD	Residence (Riverwalk Subdivision)
<b><u>West:</u></b>	RU/RU	Residence/Daycare

<b>Discussion</b>
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***Parcel/Area Characteristics***

The subject property has frontage along Kennerly Road. Kennerly Road is a two-lane undivided collector road without sidewalks and streetlights along this section. The immediate area is characterized by residential uses to the north, south and east. West of the site is a day care and a single-family residence.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Elementary School is located approximately 1.5 miles west of the subject parcel on Broad River 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. The Harbison fire station (station number 16) is located on Broad River Road, approximately 1.28 miles southeast of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2017 SCDOT traffic count (Station #457) located north of the subject parcel on Broad River Road identifies 16,000 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F".

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

This section of Kennerly Road from Broad River Road to Coogler Road has been identified for roadway preservation through SCDOT. There are no planned or programmed improvements for this section of Kennerly Road through the County Penny Sales Tax program.

### Conclusion

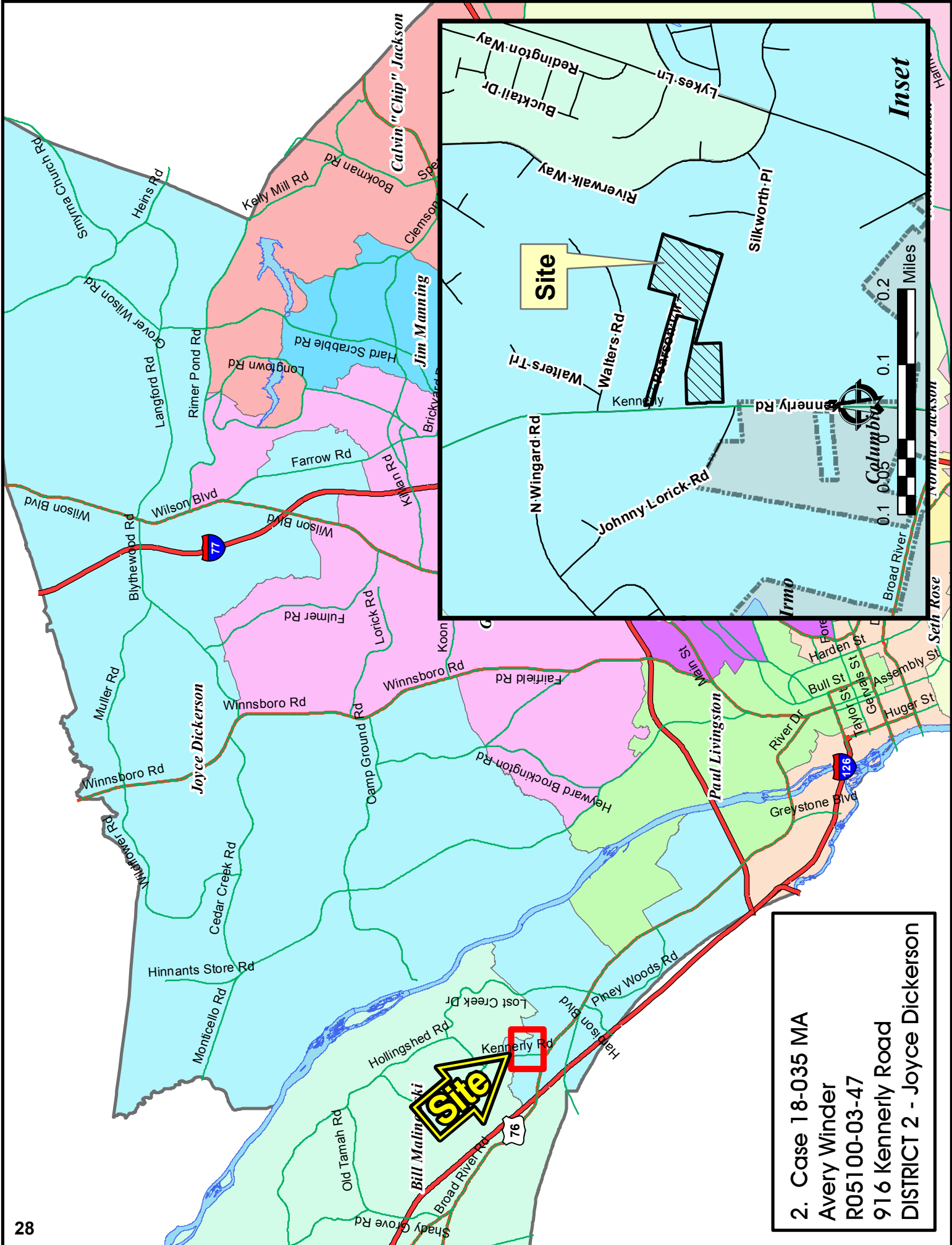
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan. The subject parcel is located within a Neighborhood (Medium Density) land use designation. According to the Comprehensive Plan, "Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial."

The site is not located along a main road corridor or within a contextually-appropriate distance from the intersection of a primary arterial. In addition, the allowed uses of the proposed district are not consistent with the type of commercial development promoted by the designation, as the permitted uses of the request are more intensive than recommended (neighborhood scale).

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

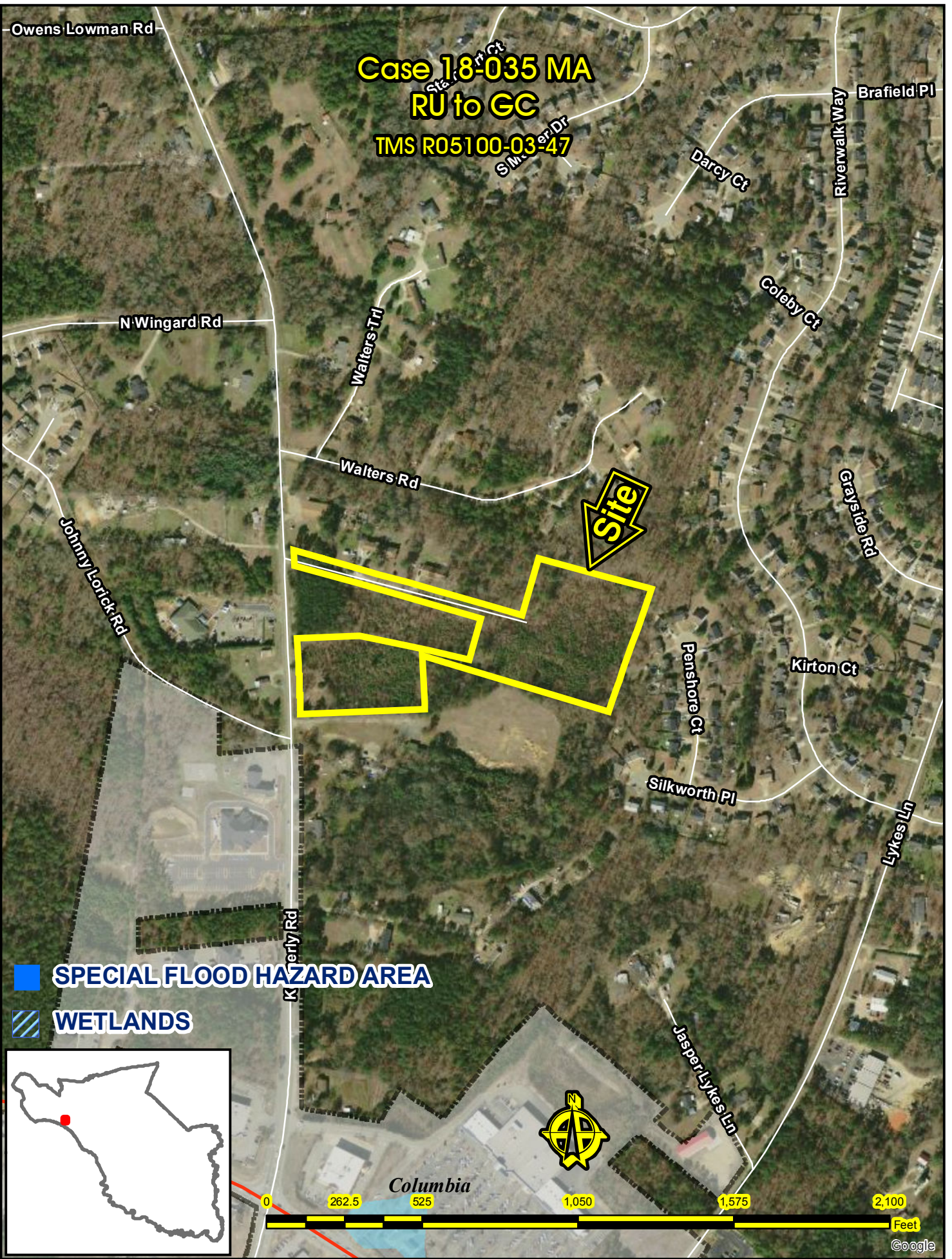
### Planning Commission Action

At their **October 1, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-035 MA**.



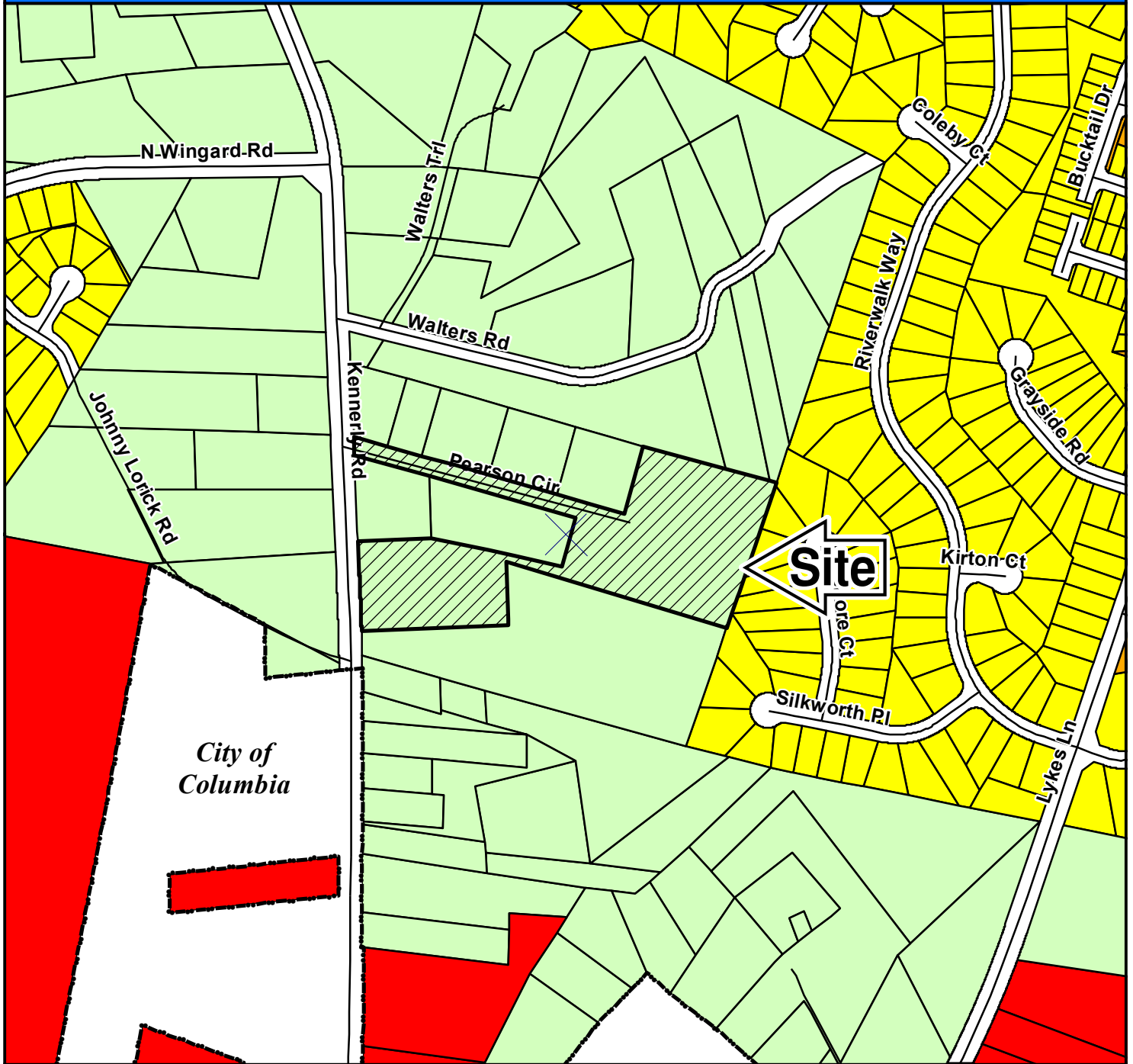
2. Case 18-035 MA  
 Avery Winder  
 R05100-03-47  
 916 Kennerly Road  
 DISTRICT 2 - Joyce Dickerson







# Case 18-035 MA RU to GC



## ZONING CLASSIFICATIONS

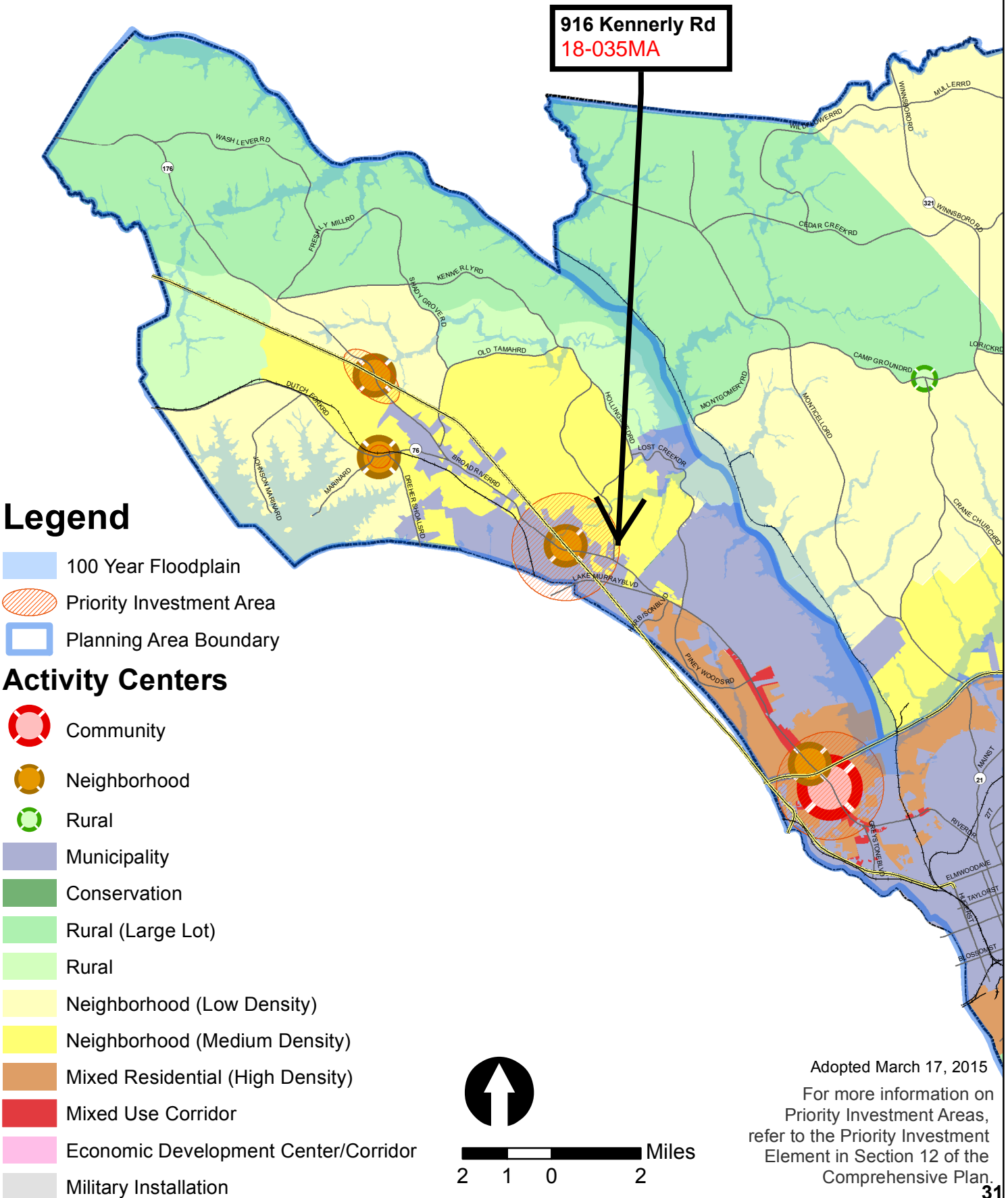
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 5, 2018  
**RC PROJECT:** 18-036 MA  
**APPLICANT:** George R. McElveen III

**LOCATION:** 698 Kelly Mill Road

**TAX MAP NUMBER:** R26103-03-05  
**ACREAGE:** 2.9 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** October 30, 2018

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU/ RU/RU	Residence/ Residence/ Residence
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU/RU	Residence/ Residence

## Discussion

### ***Parcel/Area Characteristics***

The site contains frontage along Kelly Mill Road and Robin Hood Road. Kelly Mill Road is a two-lane undivided collector road without sidewalks and streetlights along this section. Robin Hood Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and rural zoning districts north, south, east and west of the subject site.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Bridge Creek Elementary School is located .54 miles south of the subject parcel at 121 Bombing Range Rd. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 3.24 miles west of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #686) located north of the subject parcel on Kelly Mill Road identifies 5,100 Average Daily Trips (ADT's). Kelly Mill 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 Kelly Mill Road is currently operating at Level of Service (LOS) "B".

The 2017 SCDOT traffic count (Station #682) located north of the subject parcel on Kelly Mill Road identifies 4,800 Average Daily Trips (ADT's). Kelly Mill 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 Kelly Mill Road is currently operating at Level of Service (LOS) "B".



There are no planned or programmed improvements for this section of Kelly Mill Road 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.

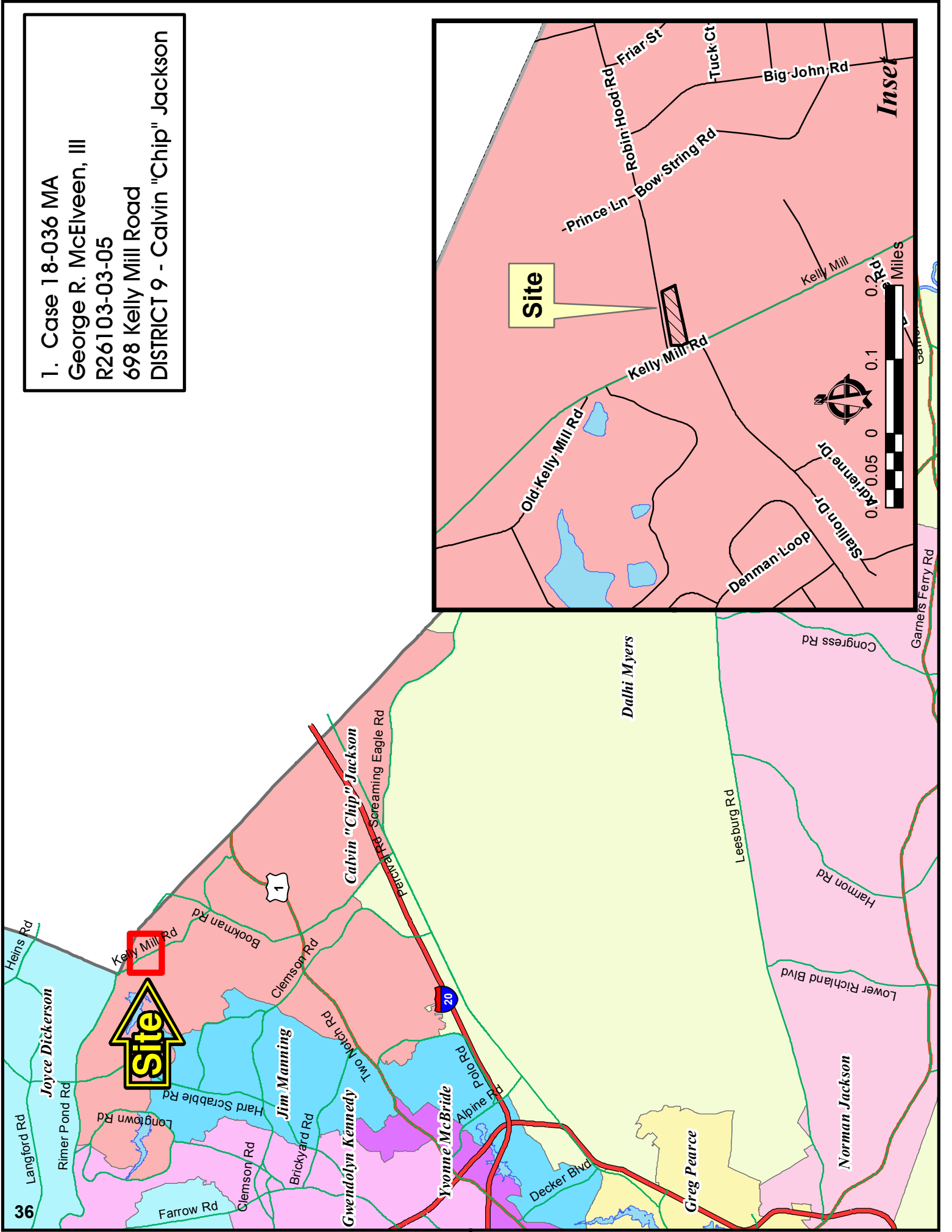
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction of a primary arterial and is not within a contextually-appropriate distance of a Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

### **Planning Commission Action**

At their **November 5, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-036 MA**.

1. Case 18-036 MA  
George R. McElveen, III  
R26103-03-05  
698 Kelly Mill Road  
DISTRICT 9 - Calvin "Chip" Jackson





**Case 18-036 MA**  
**RU to NC**  
**TMS R26103-03-05**





# Case 18-036 MA RU to NC



## ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

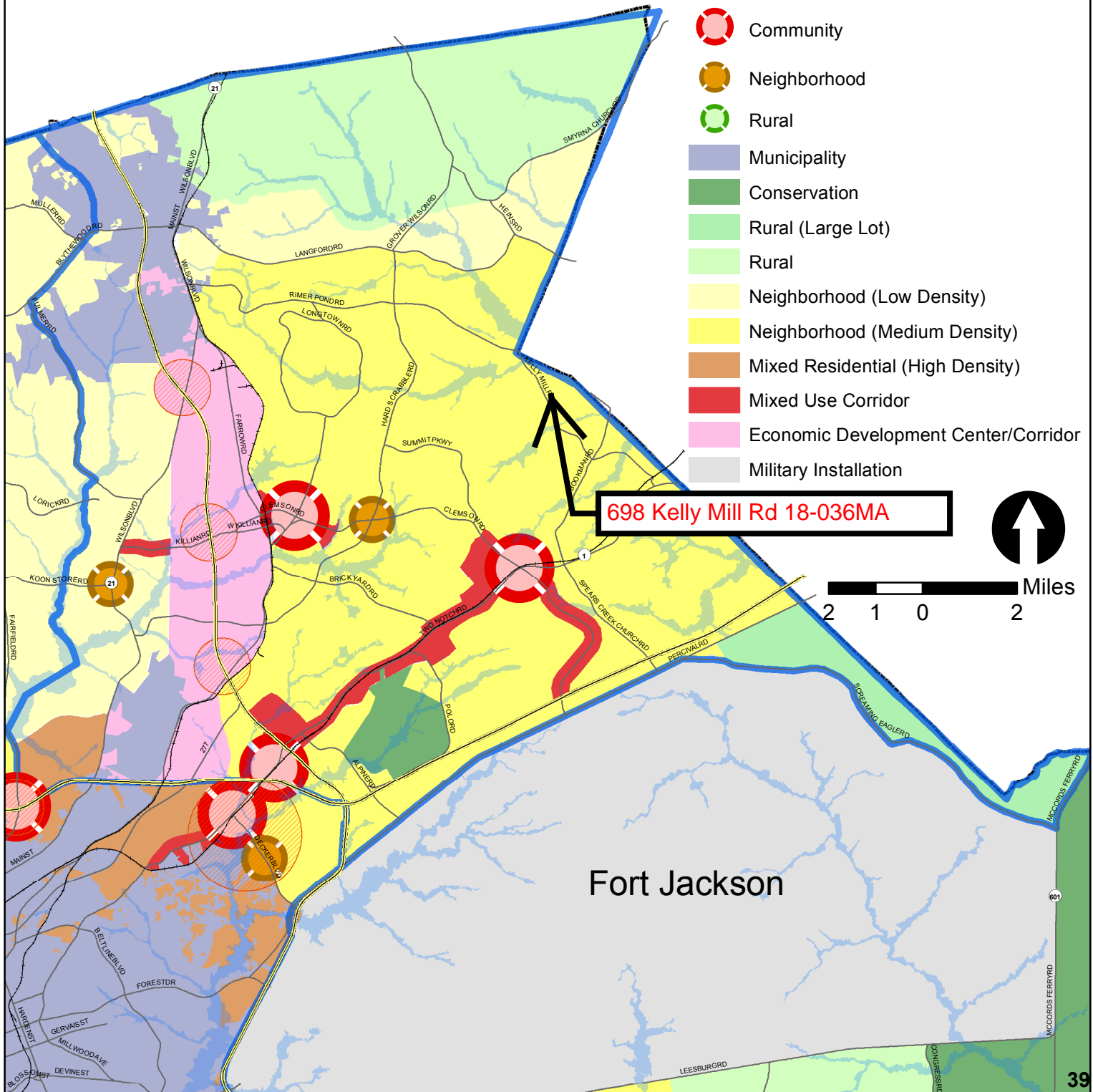


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 5, 2018  
**RC PROJECT:** 18-037 MA  
**APPLICANT:** Ben H. Higgins

**LOCATION:** 1041 McCords Ferry Road

**TAX MAP NUMBER:** R38000-03-02  
**ACREAGE:** 1.02 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** October 30, 2018

**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. 4.**

- 4. An addition of NC zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

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

**Discussion**

***Parcel/Area Characteristics***

The site contains frontage along McCords Ferry Road. McCords Ferry Road is a two-lane undivided principal arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning. North of the site is undeveloped. West south and east of the site are residential uses.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located 8.41 miles west, north west 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.

**Traffic Characteristics**

The 2017 SCDOT traffic count (Station #159) located north of the subject parcel on McCords Ferry Road identifies 2,900 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".



The 2017 SCDOT traffic count (Station #201) located south of the subject parcel on McCords Ferry Road identifies 5,800 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.

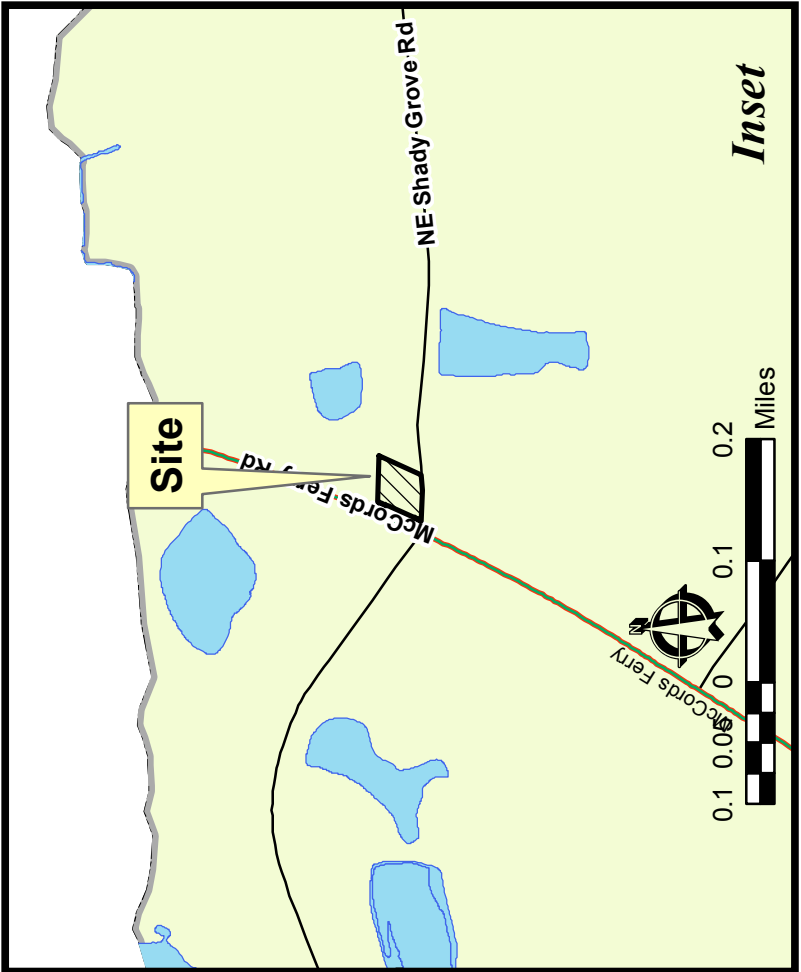
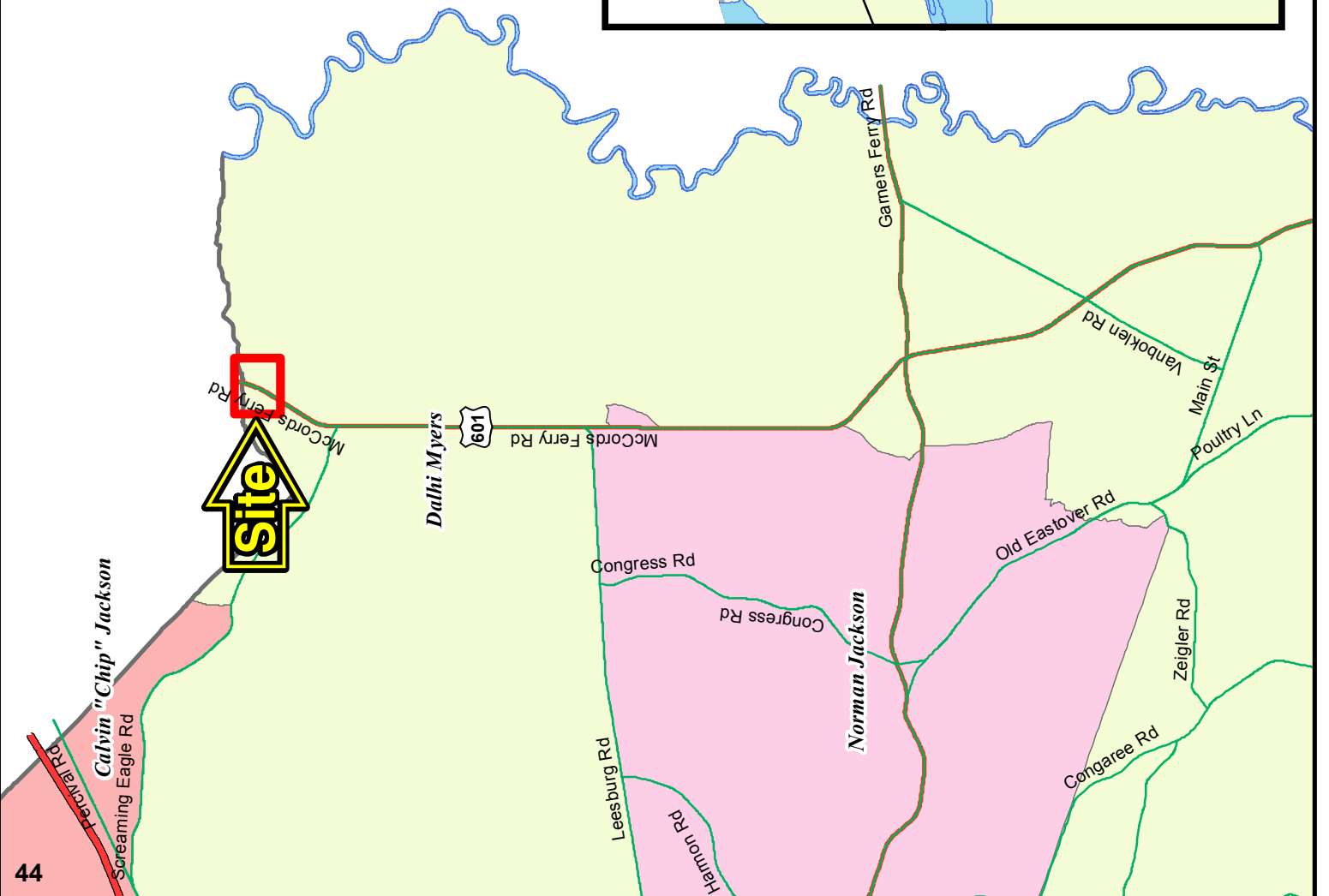
The Plan recommends discouraging commercial development within these areas. The proposed zoning would not be consistent with the surrounding Rural zoning districts and residential uses.

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

### **Planning Commission Action**

At their **November 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-037 MA**.

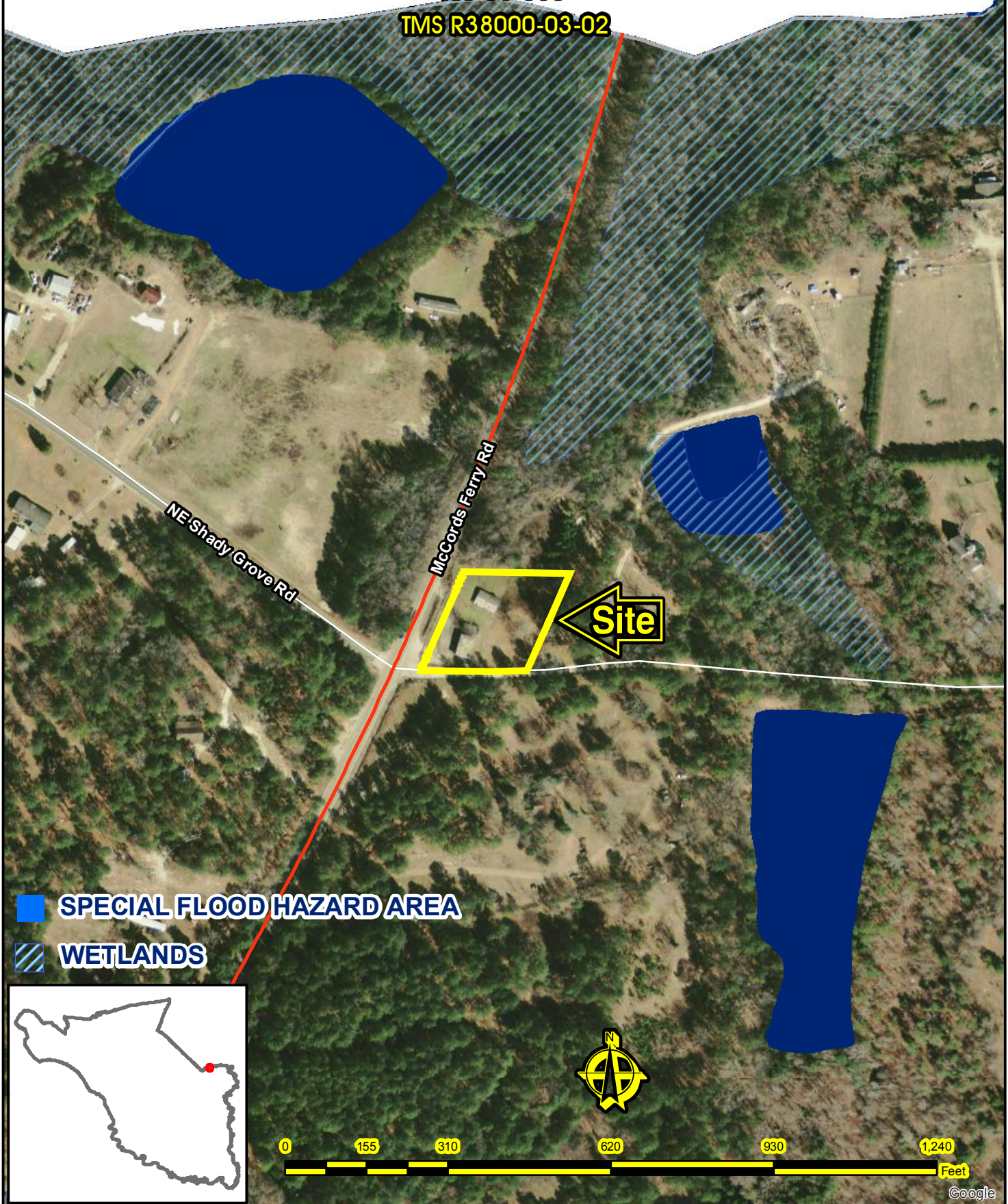
2. Case 18-037 MA  
Ben H. Higgins  
R38000-03-02  
1014 McCords Ferry Road  
DISTRICT 10 - Dalhi Myers





**Case 18-037 MA**  
**RU to NC**  
**TMS R38000-03-02**

*Kershaw  
County*





























# Case 18-037 MA RU to NC

*Kershaw  
County*



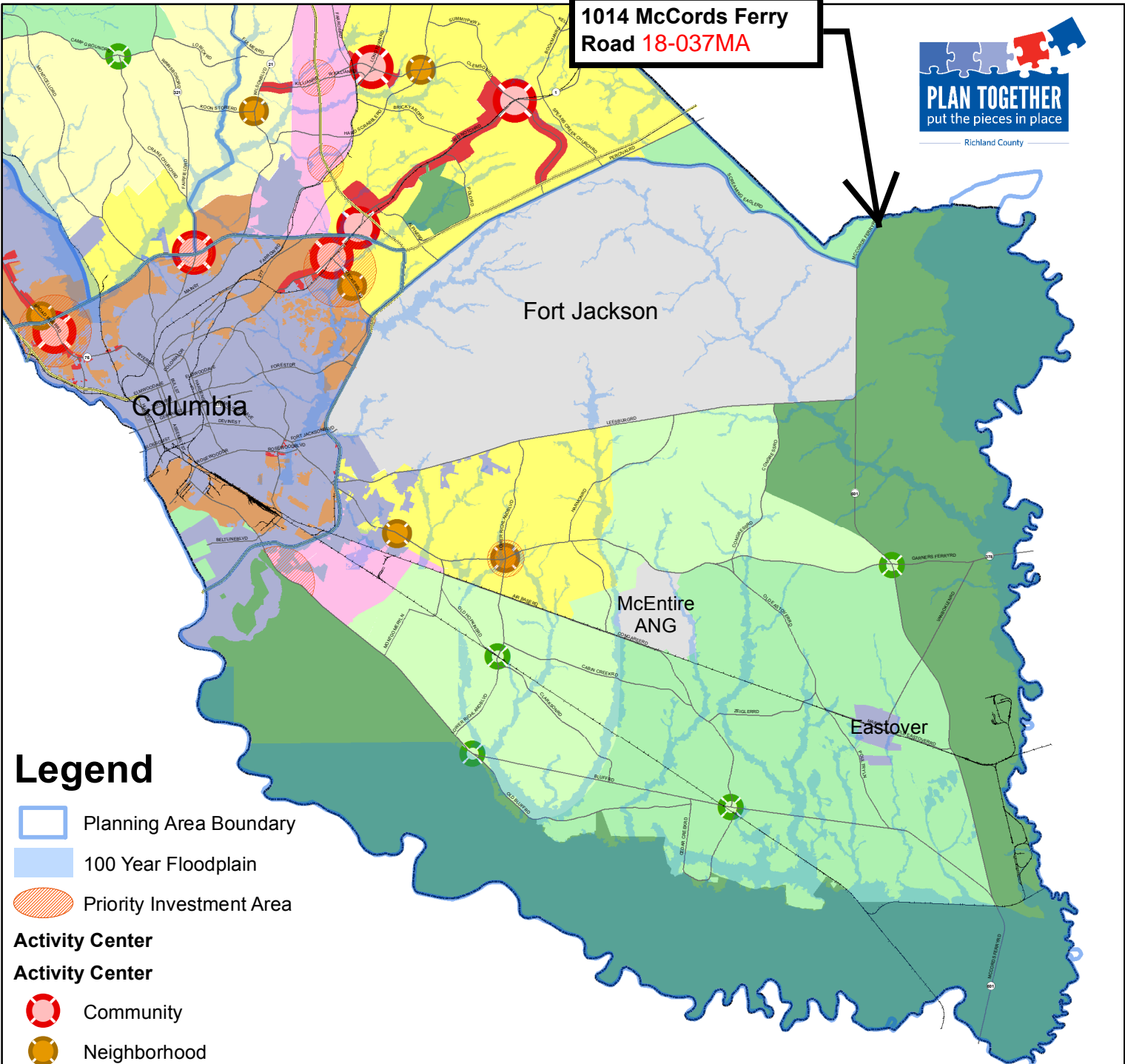
## ZONING CLASSIFICATIONS

 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	





**1014 McCords Ferry Road 18-037MA**



**Legend**

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

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

**FUTURE LAND USE & PRIORITY INVESTMENT AREAS**  
**SOUTHEAST PLANNING AREA**



Adopted March 17, 2015  
 Miles  
 4 2 0 4 47







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** November 5, 2018  
**RC PROJECT:** 18-038 MA  
**APPLICANT:** Ken Jones

**LOCATION:** 3409 Hard Scrabble Rd

**TAX MAP NUMBER:** R17300-06-08  
**ACREAGE:** 1.56 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** October 30, 2018

### Staff Recommendation

Disapproval

### Eligibility for Map Amendment Request

#### **Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 4.**

4. An addition of NC zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

### Background

#### **Zoning History**

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code, the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

The parcel was part of a previous request for General Commercial District (GC) under case number 18-029MA. The case was denied by County Council.

#### **Zoning District Summary**

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

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD	Undeveloped
<b><u>South:</u></b>	RS-LD	Residence
<b><u>East:</u></b>	RS-LD	Undeveloped
<b><u>West:</u></b>	GC	SC ETV Telecommunications Tower

<b>Discussion</b>
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***Parcel/Area Characteristics***

The subject property has primary frontage along Hard Scrabble Road and secondary frontage on Sloan Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Sloan Road is a two-lane collector without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels and residential uses. The parcels north and east of the site are undeveloped and zoned RS-LD. South of the site is a Residential Single-family Low Density (RS-LD) District parcel with a residence. West of the site is a General Commercial District zoned parcel with a telecommunications tower.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located 1.45 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant located along south of the parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northwest of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***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 2017 SCDOT traffic count (Station #708) located west of the subject parcel on Sloan Road identifies 1,050 Average Daily Trips (ADT's). Sloan is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Sloan Road is currently operating at Level of Service (LOS) "A".

The 2017 SCDOT traffic count (Station #438) located south of the subject parcel on Hard Scrabble Road identifies 19,800 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 10,800 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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

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

The section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

### **Conclusion**

The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors or within a contextually-appropriate distance from the intersection of a primary arterial. Sloan Road is classified as a two lane undivided collector and Hard Scrabble Road is a minor arterial.

Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of commercial zoning districts along this section of Hard Scrabble Road.

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

### **Planning Commission Action**

At their **November 5, 2018** meeting, the Richland County Planning Commission disagreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-038 MA** based on the following:

- The current classification of Hardscrabble Road is wrong. The improvements will result in the road becoming a major arterial.

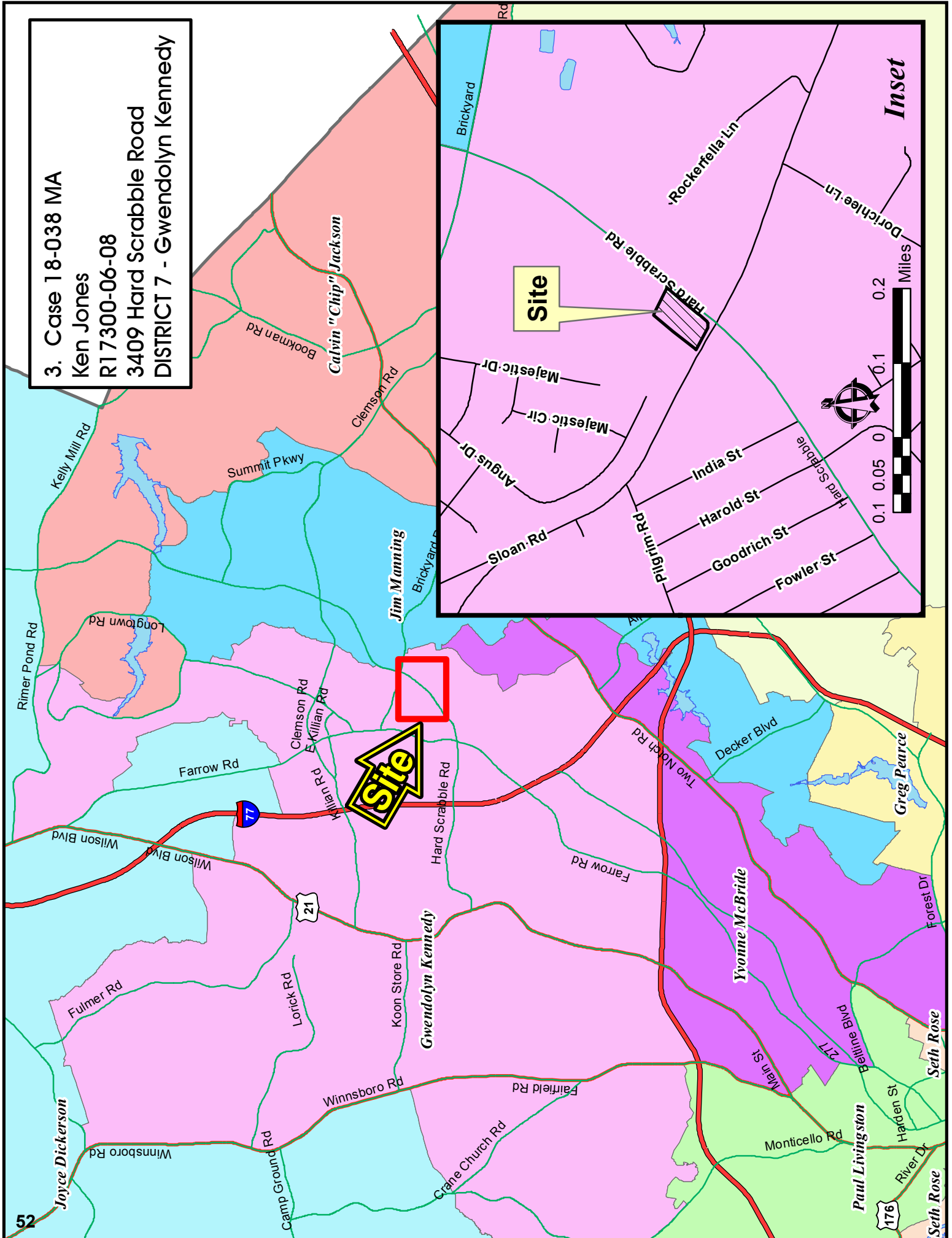
3. Case 18-038 MA

Ken Jones

R17300-06-08

3409 Hard Scrabble Road

DISTRICT 7 - Gwendolyn Kennedy



**Inset**

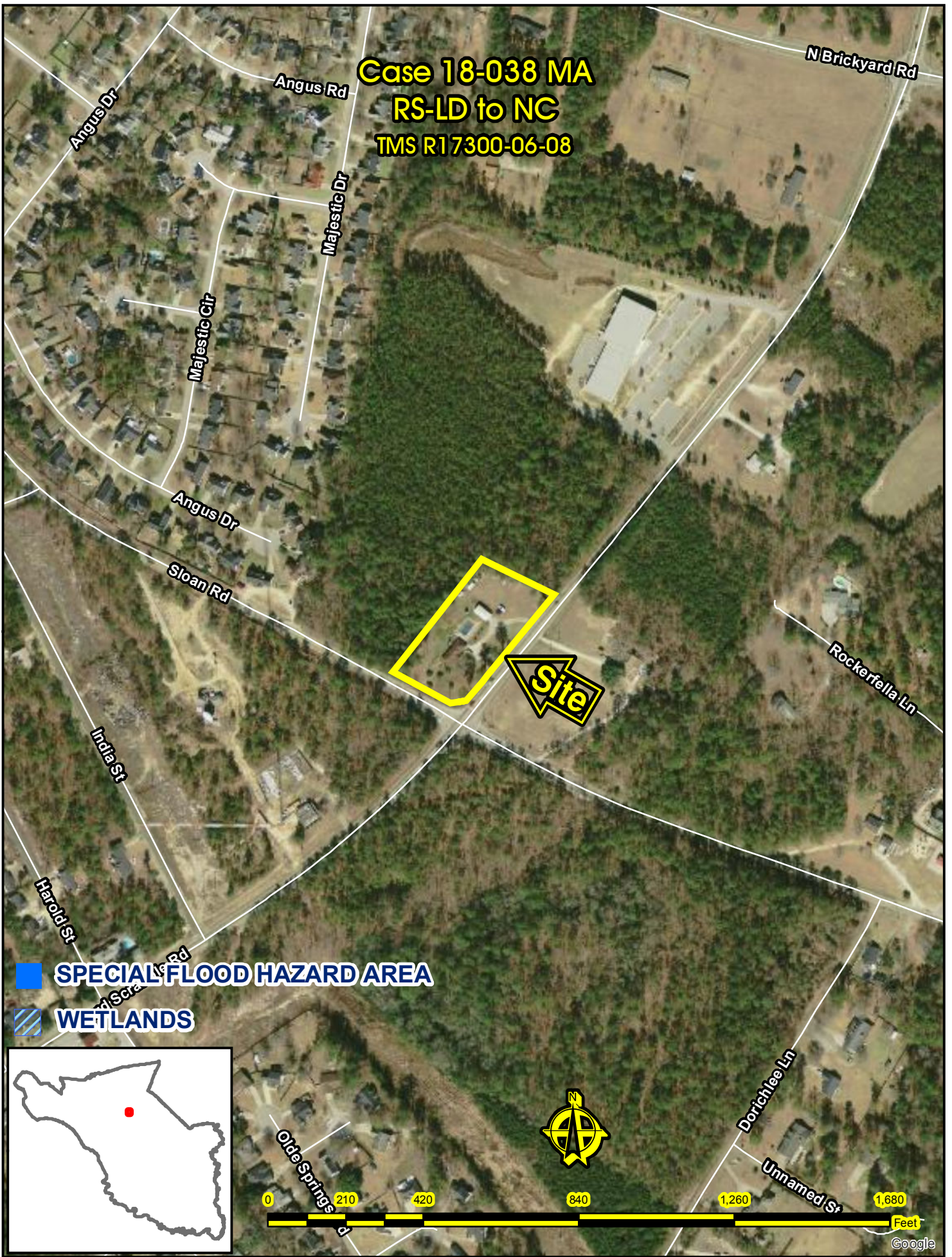
Miles

0.1 0.05 0 0.1 0.05 0





**Case 18-038 MA  
RS-LD to NC  
TMS R17300-06-08**



N Brickyard Rd

Angus Dr

Angus Rd

Majestic Dr

Majestic Cir

Angus Dr

Sloan Rd

India St

Harold St

Scra Rd

Rockerfella Ln

Dorichlee Ln

Unnamed St

Olde Springs Rd

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

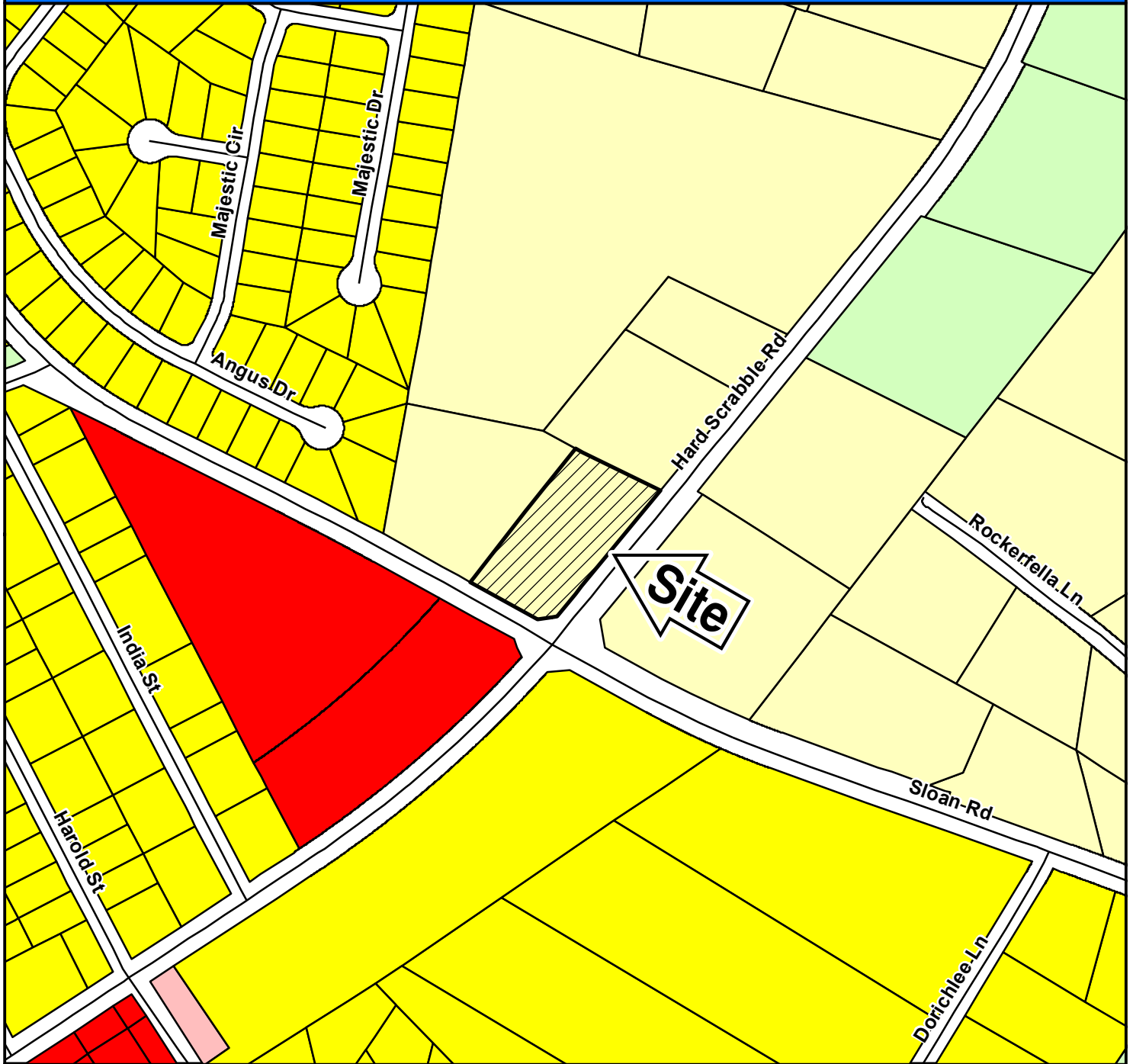
**Site**

0 210 420 840 1,260 1,680 Feet



























Google



# Case 18-038 MA RS-LD to NC



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

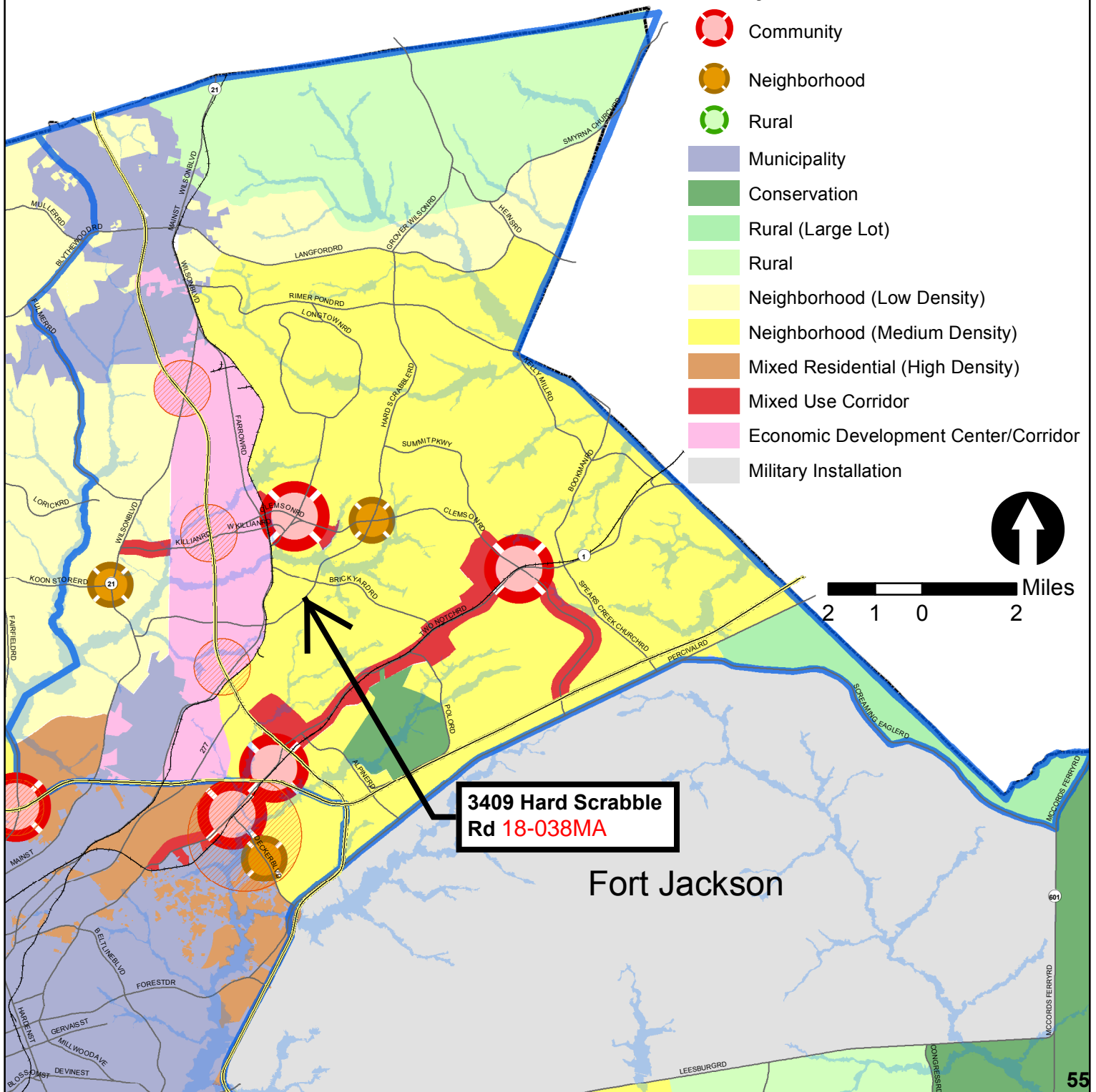


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** November 5, 2018  
**RC PROJECT:** 18-039 MA  
**APPLICANT:** Gabriel McFadden

**LOCATION:** Dutch Fork Road

**TAX MAP NUMBER:** R01507-02-05  
**ACREAGE:** 1.21 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** October 30, 2018

### Staff Recommendation

Disapproval

### Eligibility for Map Amendment Request

#### Section 26-52. Amendments

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 4.**

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

### Background

#### **Zoning History**

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

The parcel was part of a previous request for General Commercial District (GC) under case number 16-044MA and for Neighborhood Commercial District (NC) under case number 17-016MA. Both cases were withdrawn.

#### **Zoning History for the General Area**

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

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).



The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

**Zoning District Summary**

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

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Construction Company (Stanick Roofing/boxing)
<b><u>South:</u></b>	RU/RU	Residence/ Undeveloped
<b><u>East:</u></b>	NC	Residence
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site is railroad ROW and a portion of a GC property that contains roofing equipment.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .53 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.89 miles east of the subject parcels.

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

**Plans & Policies**

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

**Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby

Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 13,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "E".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, a 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

### **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 commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors."

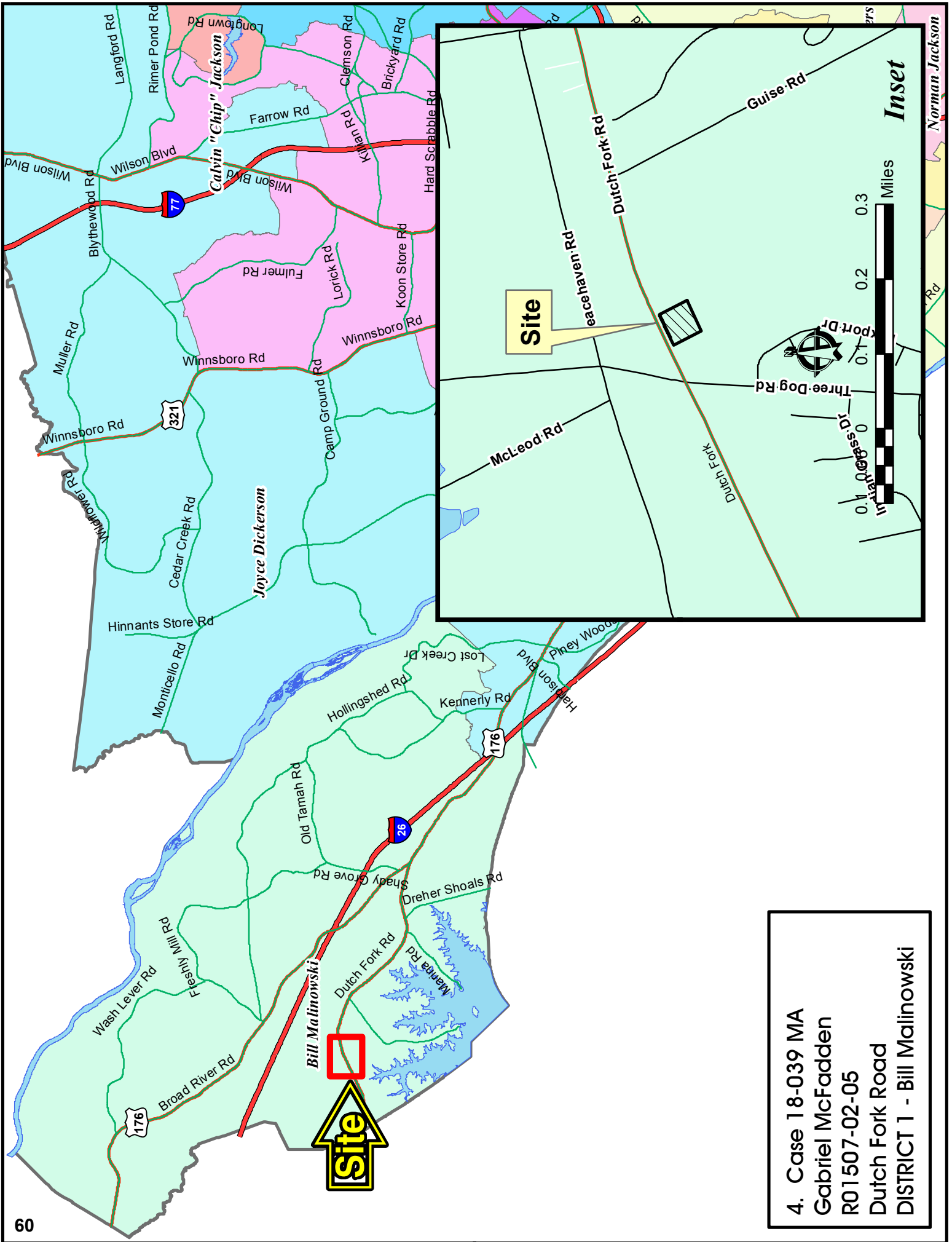
However, the proposed zoning would be consistent with the adjacent parcel's recently approved zoning district request for the NC District.

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

### **Planning Commission Action**

At their **November 5, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-039 MA** based on the following:

- Will be consistent with the zoning of the adjacent parcel.



4. Case 18-039 MA  
 Gabriel McFadden  
 R01507-02-05  
 Dutch Fork Road  
 DISTRICT 1 - Bill Malinowski

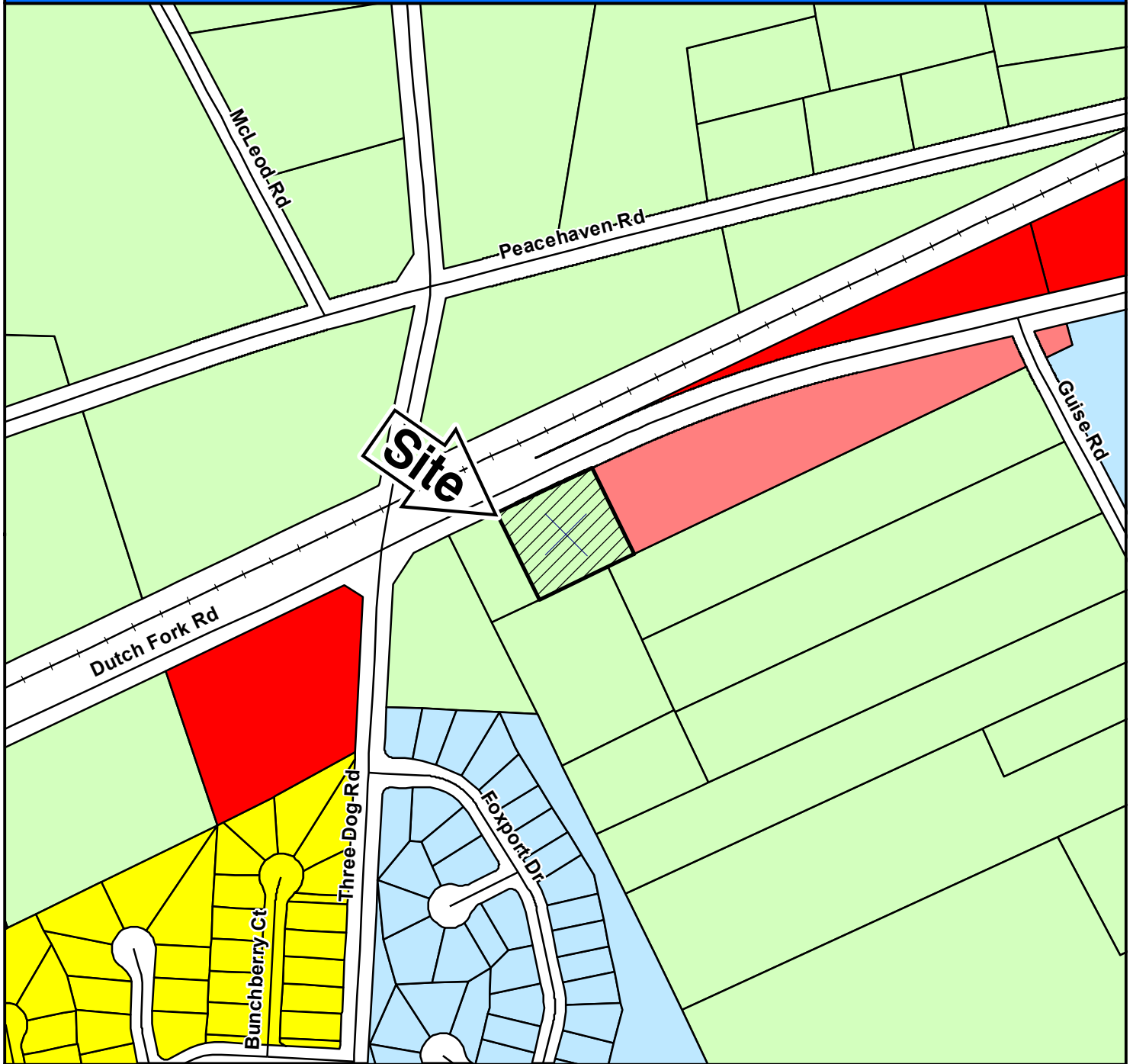


**Case 18-039 MA**  
**RU to NC**  
**TMS R01507-02-05**





# Case 18-039 MA RU to NC



## ZONING CLASSIFICATIONS

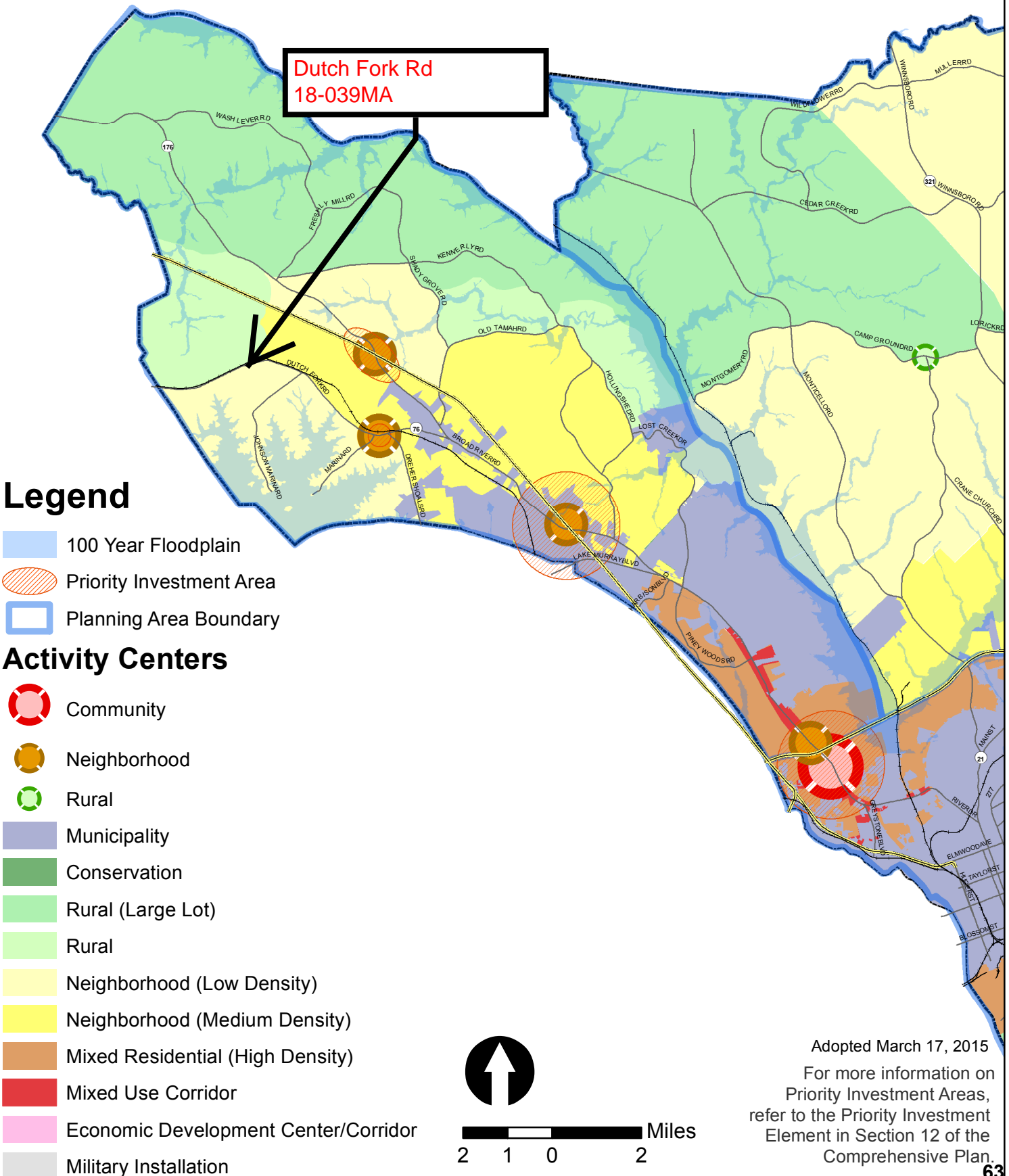
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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:** November 5, 2018  
**RC PROJECT:** 18-040 MA  
**APPLICANT:** Scott Morrison

**LOCATION:** Brighton Hill Road

**TAX MAP NUMBER:** R17004-02-02 (Portion of)  
**ACREAGE:** 7.22 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** October 30, 2018

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**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: 115 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	2-77	Interstate
<b><u>South:</u></b>	GC	Multi-family
<b><u>East:</u></b>	RM-HD/GC	Multi-family/ Multi-family
<b><u>West:</u></b>	RM-HD	Multi-family

**Discussion**

***Parcel/Area Characteristics***

The subject property has road frontage along Brighton Hill Road. Brighton Hill Road is classified as a two lane undivided local road without sidewalks or street lights. The subject property is undeveloped. The immediate area is primarily characterized by multi-family residential uses to the south, west and east. North of the site is Interstate 277.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Dent Middle School is located approximately 1.1 miles south on Decker Boulevard. The subject parcel falls within the East Richland Public Sewer service area for sewer and City of Columbia for water service. The Dentsville fire station (Station number 14) is located on Firelane Road approximately 0.8 miles southeast 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 ***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 designated 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 2017 SCDOT traffic count (Station #298) located east of the subject parcel on Parklane Road identifies 11,500 Average Daily Trips (ADTs). Parklane Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Parklane Road is currently operating at Level of Service (LOS) “A”.



SCDOT is currently managing a bridge maintenance project of the Parklane Road bridge over SC 277. The project is currently in construction. There are no planned improvements for this section of Parklane Road through the County Penny Sales Tax program.

### Conclusion

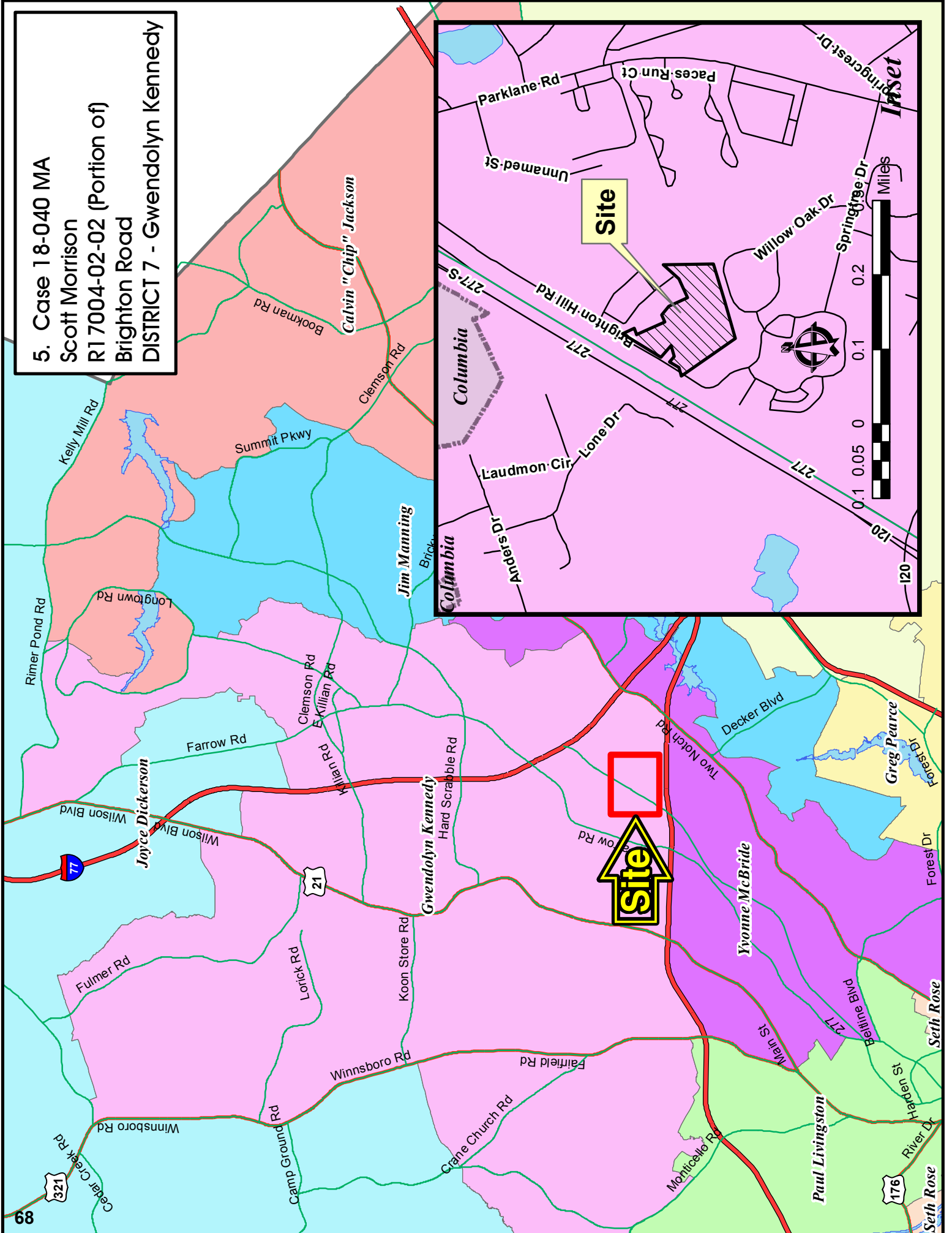
Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encouraged high-density residential uses integrated with or adjacent to complementary retail and commercial uses.

The proposed rezoning would be consistent with the current land uses and development patterns within this section of the designated Economic Development Center/Corridor area. For these reasons, staff recommends **Approval** of this map amendment.

### Planning Commission Action

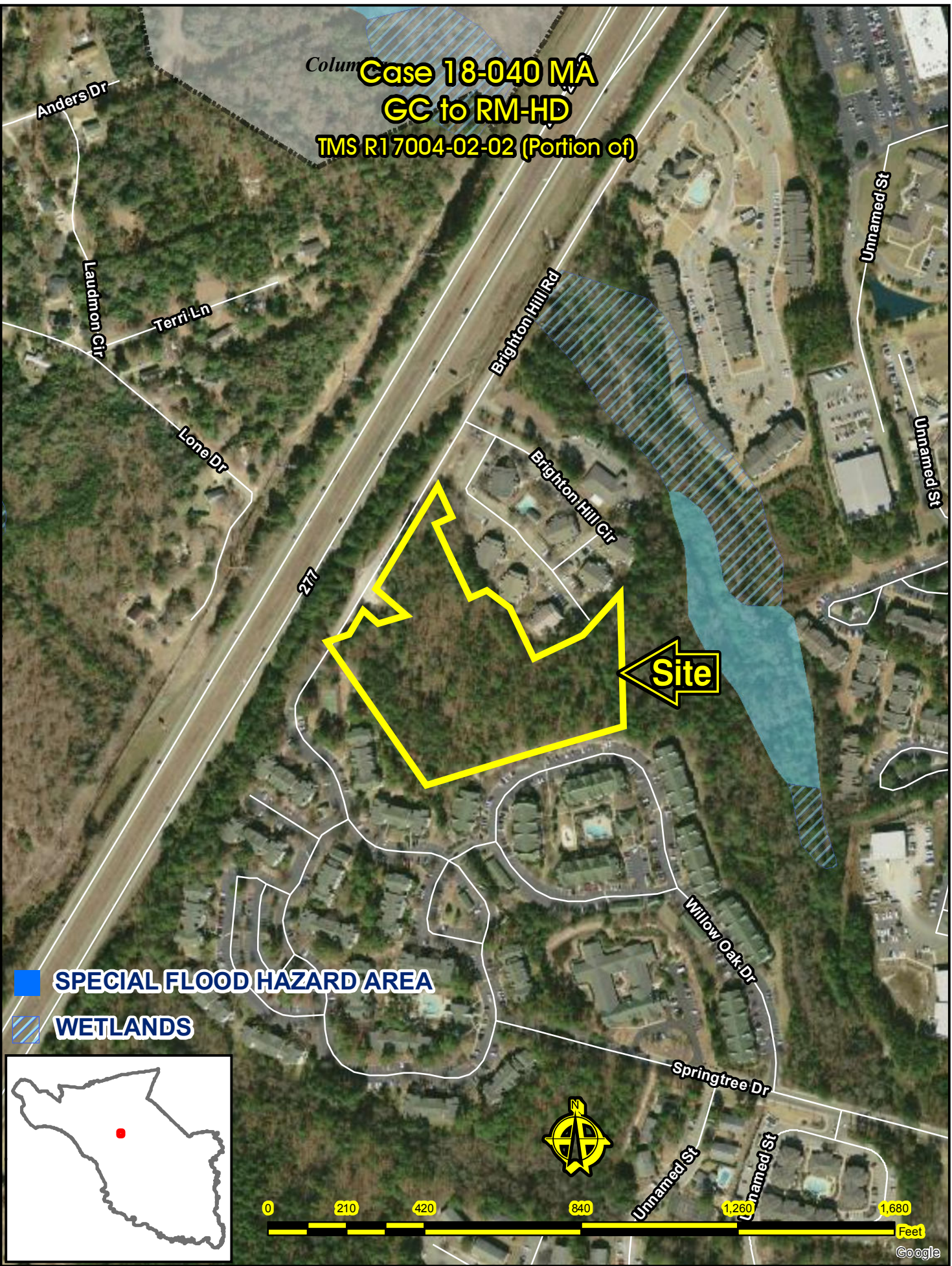
At their **November 5, 2018** meeting, the Richland County Planning Commission agreed with the PDSO recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-040 MA**.

5. Case 18-040 MA  
Scott Morrison  
R17004-02-02 (Portion of)  
Brighton Road  
DISTRICT 7 - Gwendolyn Kennedy

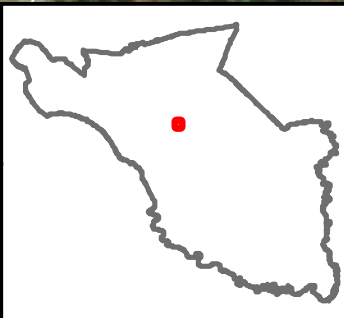




**Case 18-040 MA**  
**GC to RM-HD**  
**TMS R17004-02-02 (Portion of)**

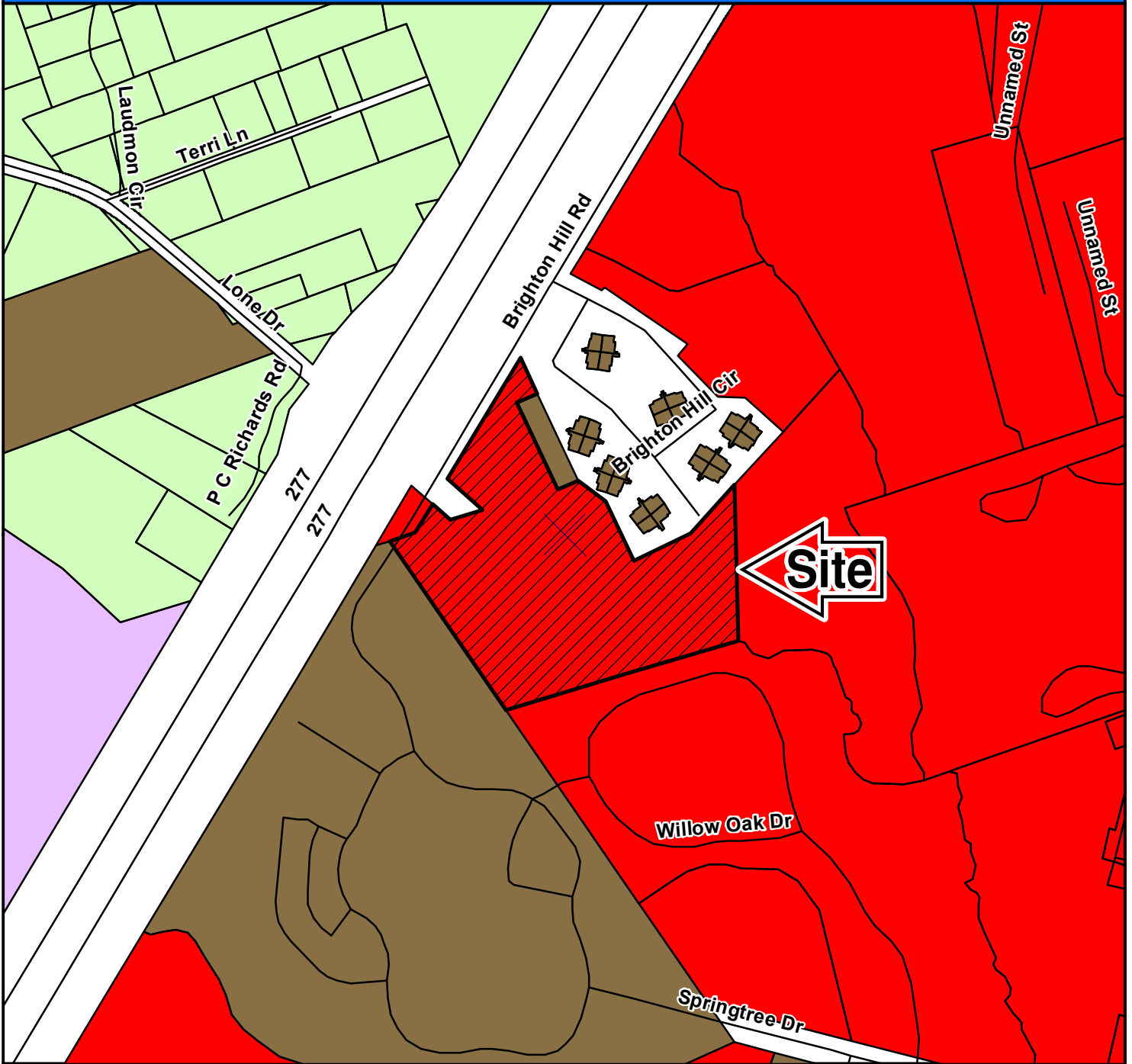


**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**





# Case 18-040 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

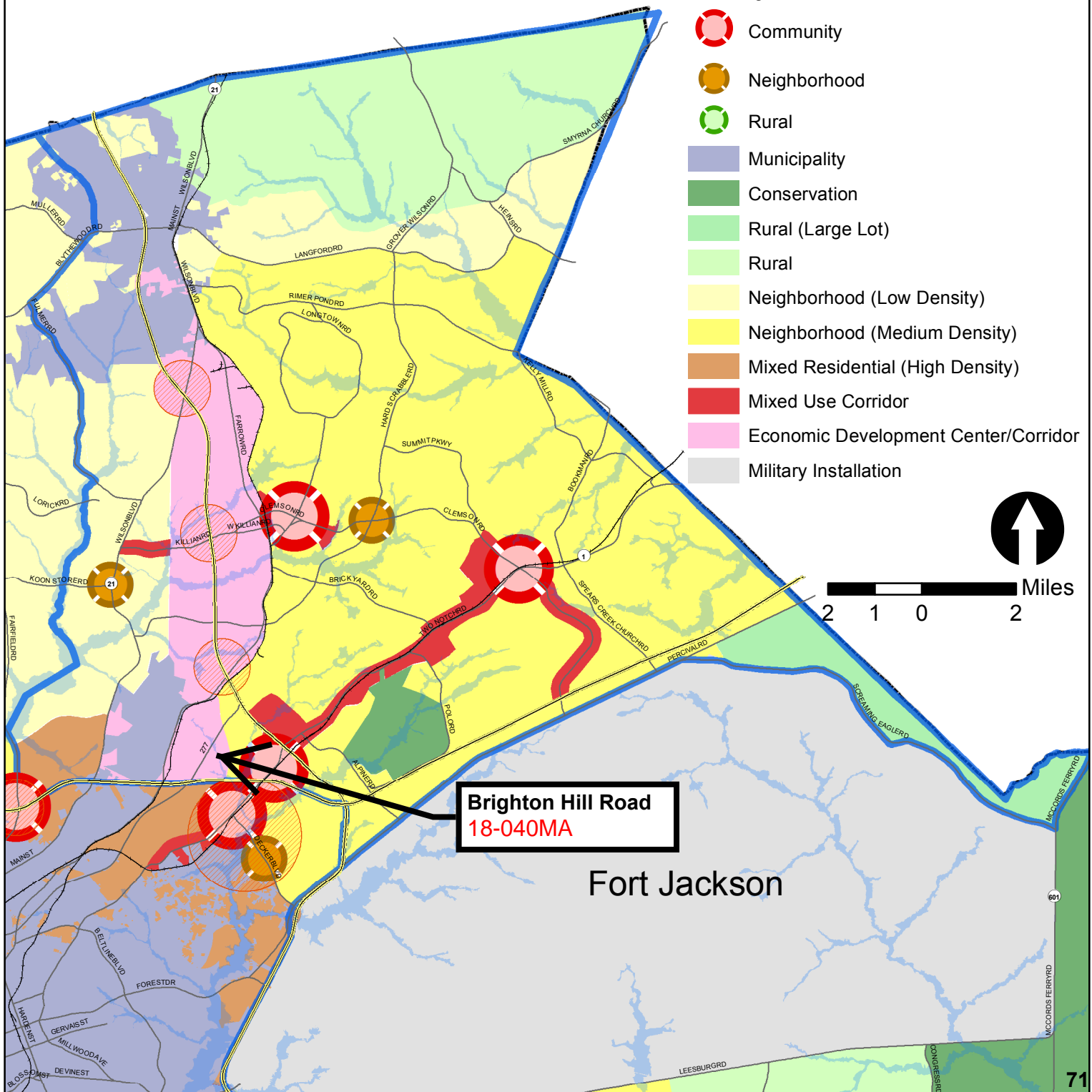


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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









# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** December 4, 2017  
**RC PROJECT:** 18-041MA  
**APPLICANT:** Ridgewood Missionary Baptist Church

**LOCATION:** Lawton Street

**TAX MAP NUMBER:** R09310-10-14,16-23  
**ACREAGE:** 1.63 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** October 30, 2018

### Staff Recommendation

Approval

### 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. 3.**

3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

### Background

#### **Zoning History**

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

#### **Zoning History for the General Area**

The Office and Institutional District (OI) parcel southeast of the site was rezoned from Residential Multi-family Medium Density (RM-MD) District to OI District under case number 11-003MA.

#### **Zoning District Summary**

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Undeveloped/Undeveloped
<u>South:</u>	GC	Place of Worship
<u>East:</u>	RU	Undeveloped
<u>West:</u>	GC/GC/GC	Undeveloped/Undeveloped/Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcels have frontage along Lawton Street, Monticello Road, and Ridgeway Street. The site is undeveloped. This section of Lawton Street is a two-lane undivided local without sidewalks or streetlights. This section of Monticello Road is a four lane undivided primary arterial with sidewalks and lights. This section of Ridgeway Street is a two lane undivided local street without sidewalks or lights. The immediate area is primarily characterized by a scattering of residential and commercial uses and undeveloped land. South and West of the site are GC zoned parcels. North and East of the site are RU zoned parcels with residences and undeveloped parcels.

**Public Services**

The subject parcels are within the boundaries of Richland School District One. Eau Claire High School is located about 0.58 miles south of the subject parcel on Monticello Road. Water and sewer service would be provided by the City of Columbia. The Eau Claire fire station (station number 13) is located on N Main Street, approximately 1.2 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 ***Mixed Residential (High Density)***.

**Land Use and Character**

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. 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, multifamily, 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 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 2017 SCDOT traffic count (Station #247) located west of the subject parcel on Monticello Road identifies 11,700 Average Daily Trips (ADTs). Monticello Road is classified as a four lane undivided primary arterial, maintained by SCDOT with a design capacity of 29,200 ADTs. Monticello 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.

SCDOT currently has an emergency repair project programmed for this section of Monticello Rd under the October 2015 Flood event, currently in design/development. There are no planned or programmed improvements for this section of Monticello Road through the County Penny Sales Tax program.

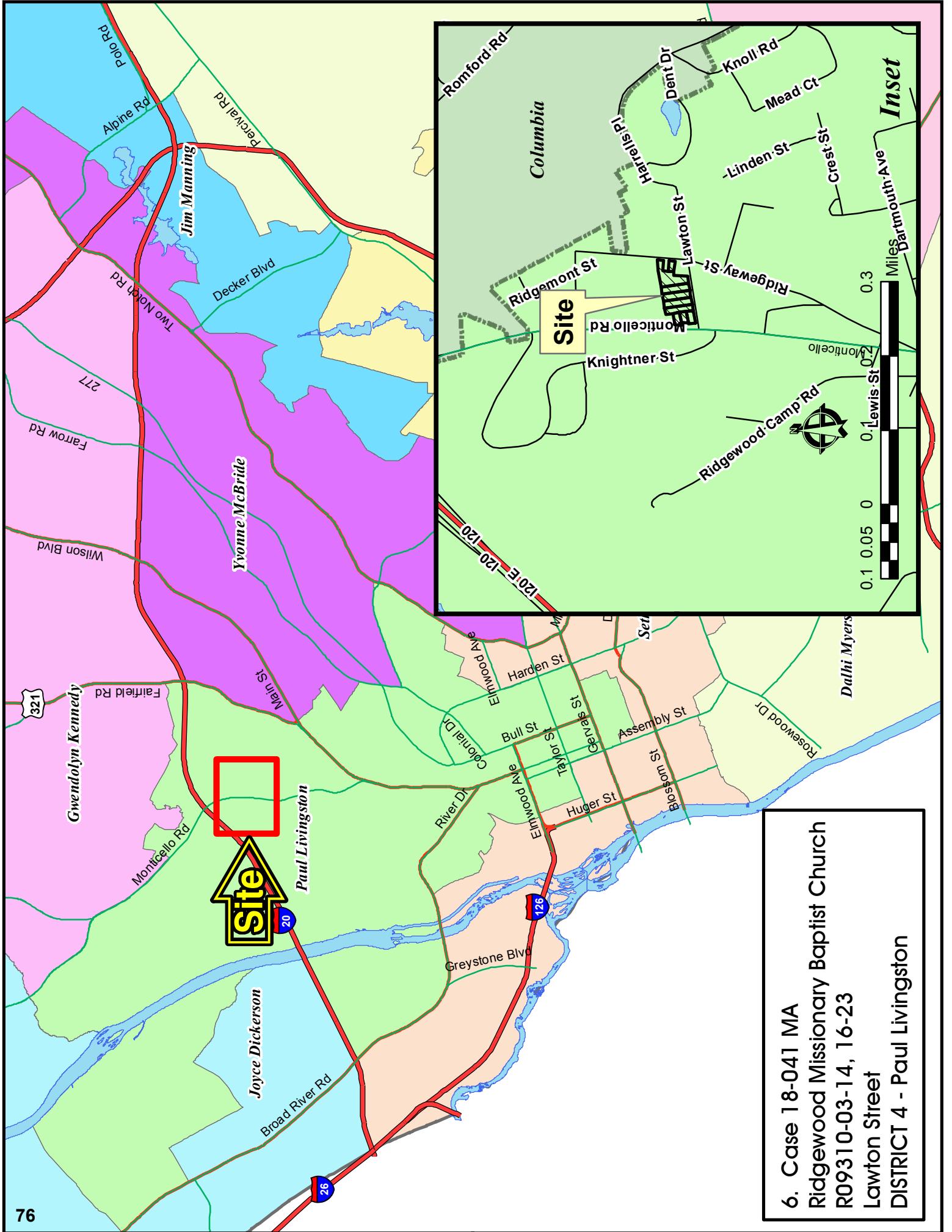
### **Conclusion**

Staff recommends **Approval**, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, the mixed residential area should include supportive uses which serve the surrounding residential and employment community's needs. The uses permitted in the office and institutional district assist in achieving these needs. of a holistic, self-supporting neighborhood, as this zoning would allow for uses not currently found within the general area. Although the parcels in question are not located within an Activity Center or along a Mixed Use Corridor, the proposed rezoning would allow for contextually appropriate development where potential increases in traffic would be absorbed.

### **Planning Commission Action**

At their **November 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-041MA**.





6. Case 18-041 MA  
 Ridgewood Missionary Baptist Church  
 R09310-03-14, 16-23  
 Lawton Street  
 DISTRICT 4 - Paul Livingston

**Case 18-041 MA  
RU to OI  
TMS R09310-03-14, 16-23**

*Columbia*

**Knightner St**



**Site** (with arrow pointing to the site)

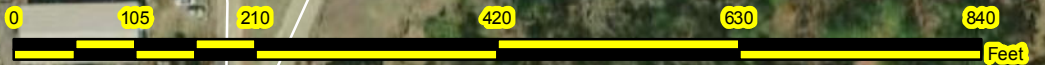
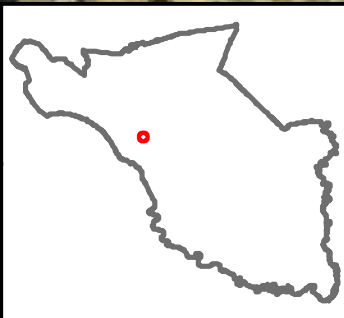
**Lawton St**

**Woodbrier St**

**Ridgeway St**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

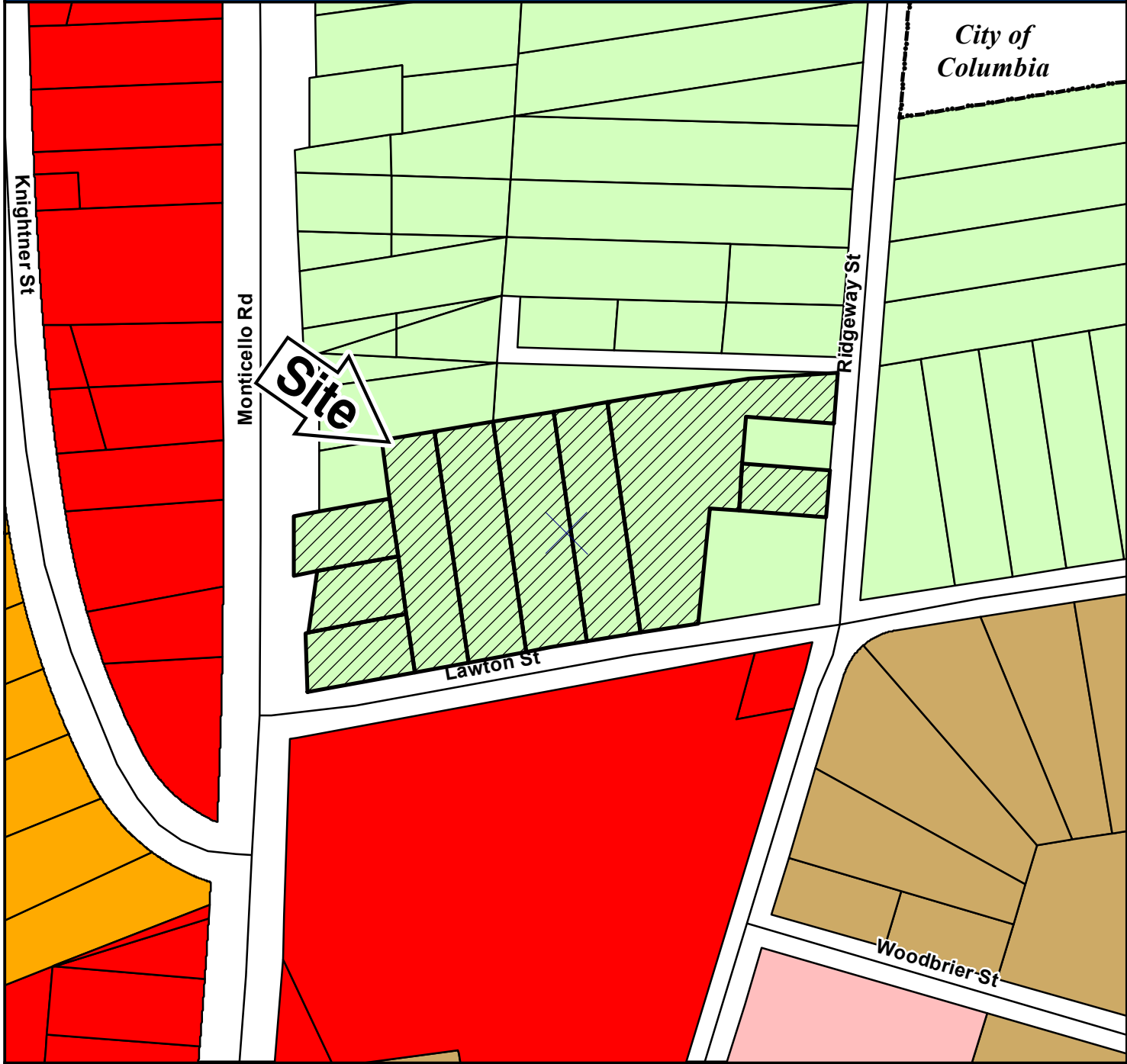


Feet

©Google



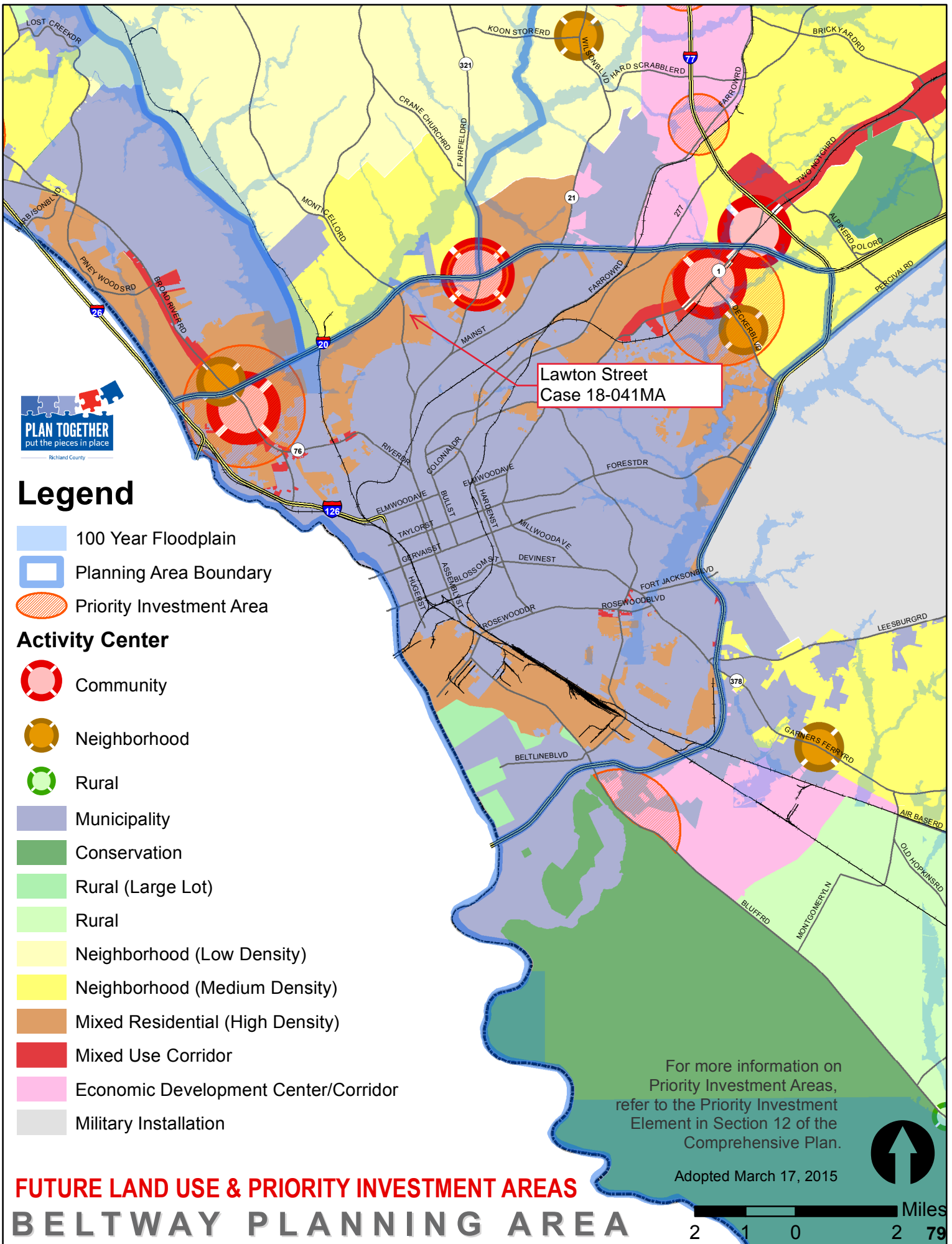
# Case 18-041 MA RU to OI



## ZONING CLASSIFICATIONS

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





# Legend

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

Lawton Street  
Case 18-041MA

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







STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-18HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “TRANSPORTATION, INFORMATION, WAREHOUSING, WASTE MANAGEMENT, AND UTILITIES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses with Special Requirements, And Special Exceptions; “Transportation, Information, Warehousing, Waste Management, And Utilities” Of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Toys and Hobby Goods and Supplies														P	P	P	P
<b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban													P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills and Structural Fill Sites (Ord. 071-14HR; 12-9-14)		SE															SE
Limousine Services														P	P	P	P
Materials Recovery Facilities (Recycling)															P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)		SE P									SE	SE	SE	SE	SE	SE P	SE P
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services																	P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private																	P
Sludge, Non-Hazardous (Ord. 071-14HR; 12-9-14)																	SR
Taxi Service Terminals													P	P	P	P	P

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers – RU, LI, HI”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) Radio, Television, and Other Similar Transmitting Towers – (RU, LI, HI)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
  1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
  2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
  - e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
  - f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
  - g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
  - h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
  - i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended to read as follows:

- (22) Radio, Television, and Other Similar Transmitting Towers – (OI, NC, RC, GC, M-1)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

- (22) *Radio, television and telecommunications and other transmitting towers.*
  - a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
  - b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.



- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
  - 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
  - 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
  - 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal

rule, law, or regulation may be placed as required by standard industry practice.

- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Section VI. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section VII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section VIII. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2018.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joyce Dickerson, Chair

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Michelle M. Onley  
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

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Approved As To LEGAL Form Only.  
No Opinion Rendered As To Content.

Public Hearing: P qxgo dgt'37, 2018  
First Reading: P qxgo dgt'35, 2018  
Second Reading: F gego dgt'6, 2018  
Third Reading: F gego dgt'33, 2018





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