

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 22, 2019

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

Revised October 17, 2019

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, October 22, 2019
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

I. STAFF:

Clayton Voignier Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER..... Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

OPEN PUBLIC HEARING

1. Case # 19-025 MA District 9
Calvin Jackson
Patrick S. Noh
RU to GC (6.26 acres)
10668 Two Notch Road
TMS# R25900-07-01 & R25800-03-04
Planning Commission – Disapproval (4 - 1)
PDSD Recommendation – Disapproval
Page 1

2. Case # 19-037 MA District 3
Yvonne McBride
Fredine McNeal & John E. Mender
OI to RS-MD (1.04 acres)
5718 Miramar Drive
TMS# R11711-05-07
Planning Commission – Approval (7 - 0)
PDSD Recommendation – Approval
Page 9

3. Case # 19-032 MA District 11
Chakisse Newton
Charlotte Huggins
RU to RC (2.8 acres)
10510 & 10512 Garners Ferry Road
TMS# R30600-02-16
Planning Commission – Approval (7 - 0)
PDSD Recommendation – Disapproval
Page 17

4. Case # 19-038 MA District 9
Calvin “Chip” Jackson
Keith McNair
PDD to RS-LD (2.8 acres)
Jacobs Mill Pond Road
TMS# R25810-03-09
Planning Commission – Approval (6 - 0)
PDSD Recommendation – Approval
Page 25

5. Case # 19-040 MA
Krystal Martin
LI to RM-HD (2.4 acres)
10539 Farrow Road
TMS# R17500-02-18
Planning Commission – Disapproval (4 - 3)
PDSD Recommendation – Approval
Page 33

District 2
Joyce Dickerson

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 15, 2019
RC PROJECT: 19-025 MA
APPLICANT: Patrick S. Noh

LOCATION: 10668 Two Notch Road

TAX MAP NUMBER: R25900-07-01 and R25800-03-04
ACREAGE: 6.26 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 7, 2019

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 Planned Development District (PDD) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels north of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

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: 100 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	OI/OI	Office/Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/Multi-family residential
<u>East:</u>	OI	Agricultural
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Two Notch Road and Old National Highway. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. West of the site Two Notch Road narrows from five lanes to two. Old National Highway is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and agricultural uses with limited office and institutional uses and OI zoned properties. There is an undeveloped OI District property north of the site and a developed OI District parcel with an office. South of the subject site is a multi-family residential property and an undeveloped tract zoned PDD. East of the site is a property zoned OI with agricultural uses. West of the site is an undeveloped property zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately .16 miles southeast of the subject parcel on Old National Highway. Records indicate that the parcel is in the City of Columbia’s water and Palmetto Utilities sewer service areas. There is a fire hydrant located adjacent to the subject site. The Northeast fire station (number 4) is located 1.4 miles south of the subject parcel on Spears Creek Church Road.

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

Plans & Policies

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

Land Use and Character

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 2018 SCDOT traffic count (Station #119) located northeast of the subject parcel on Two Notch Road identifies 12,300 Average Daily Trips (ADTs). This segment of Two Notch Road is classified as a two-lane undivided Principal Arterial, maintained by SCODT with a design capacity of 14,600 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "C".

The 2018 SCDOT traffic count (Station # 120) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT's). This section of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road or Old National Highway through the SCDOT or the County Penny Sales Tax program.

Conclusion

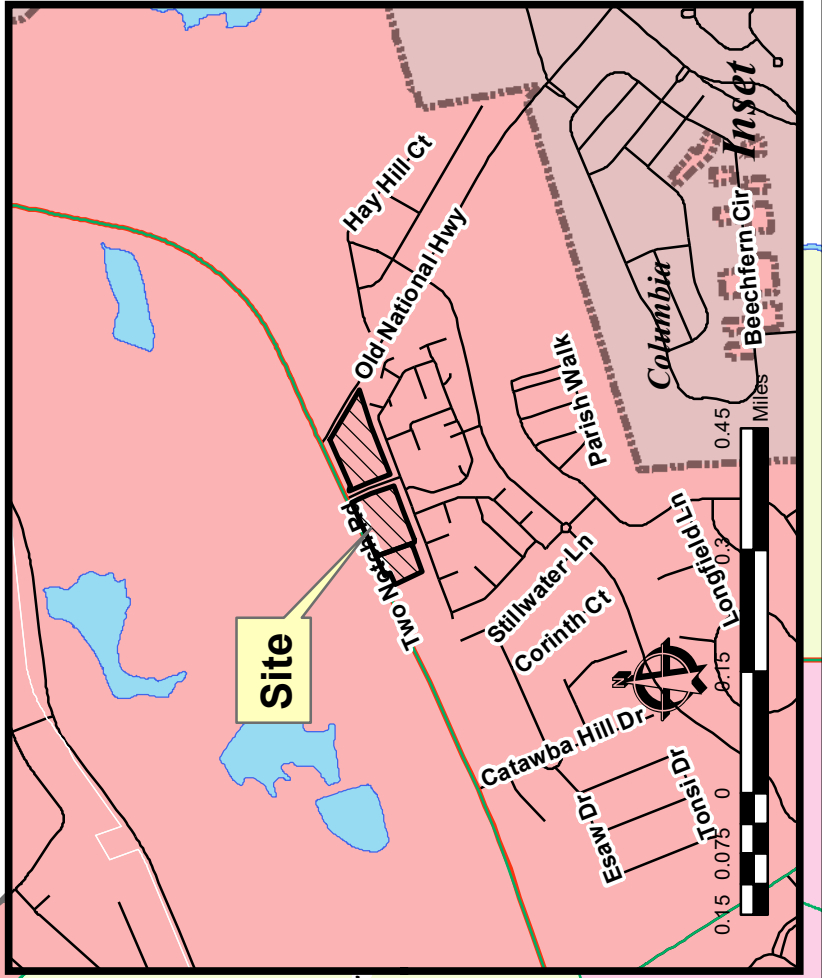
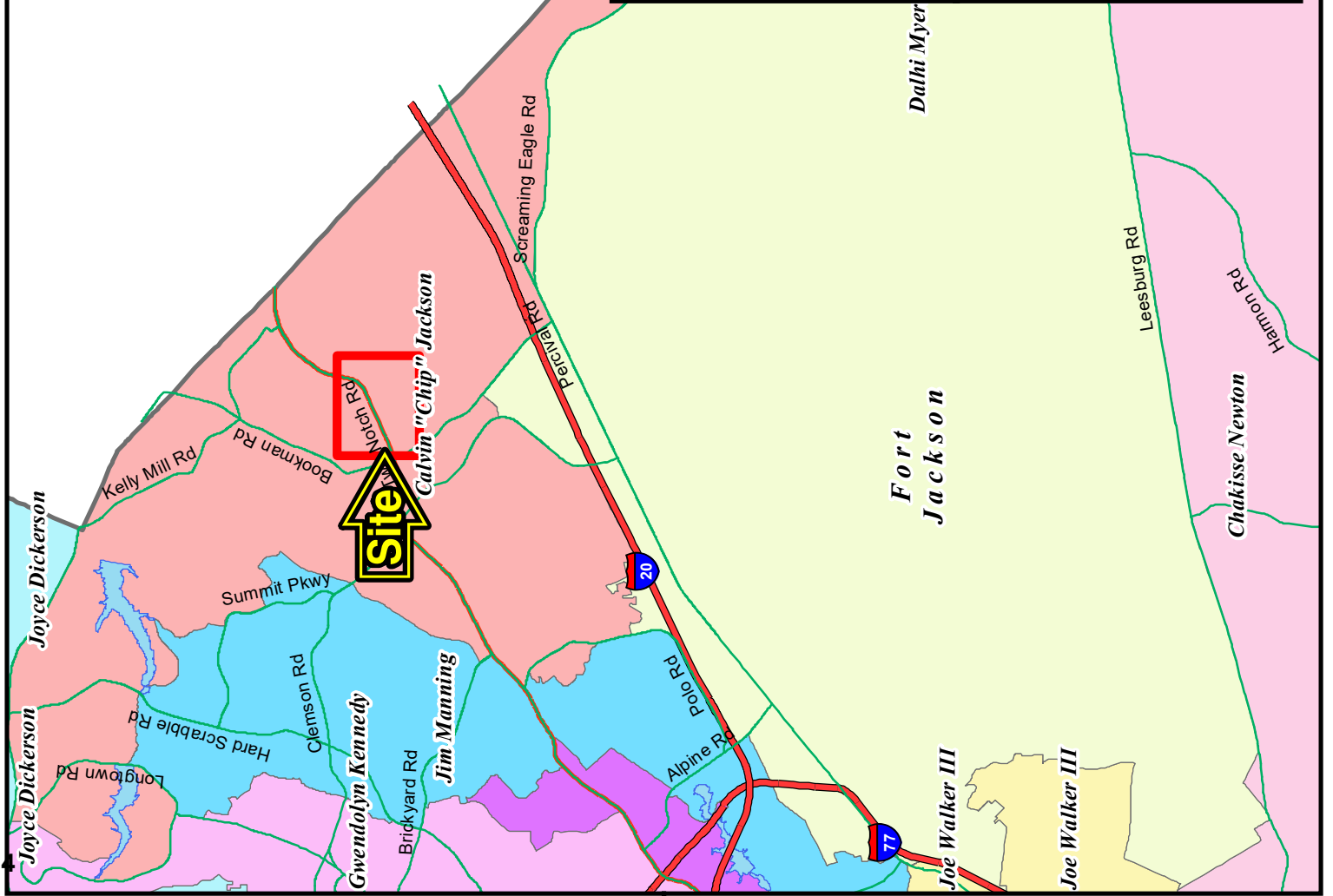
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road and are not within a contextually-appropriate distance from the intersection of a primary arterial. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." Approval of the rezoning request would be inconsistent with the character of the existing, surrounding uses in the area, as the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential and office commercial uses nearby due to the intensity and scale of uses allowed under the GC district.

Planning Commission Action

At their **July 15, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **19-025 MA**.

2. Case 19-025 MA
 Patrick S. Noh
 R25900-07-01 & R25800-03-04
 10668 Two Notch Road
 DISTRICT 7 - Calvin "Chip" Jackson



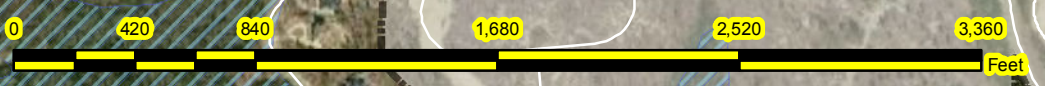
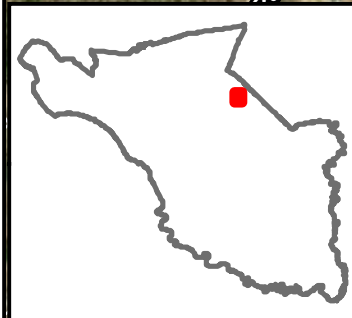
**Case 19-025 MA
RU to GC**

TMS R25900-07-01 & R25800-03-04



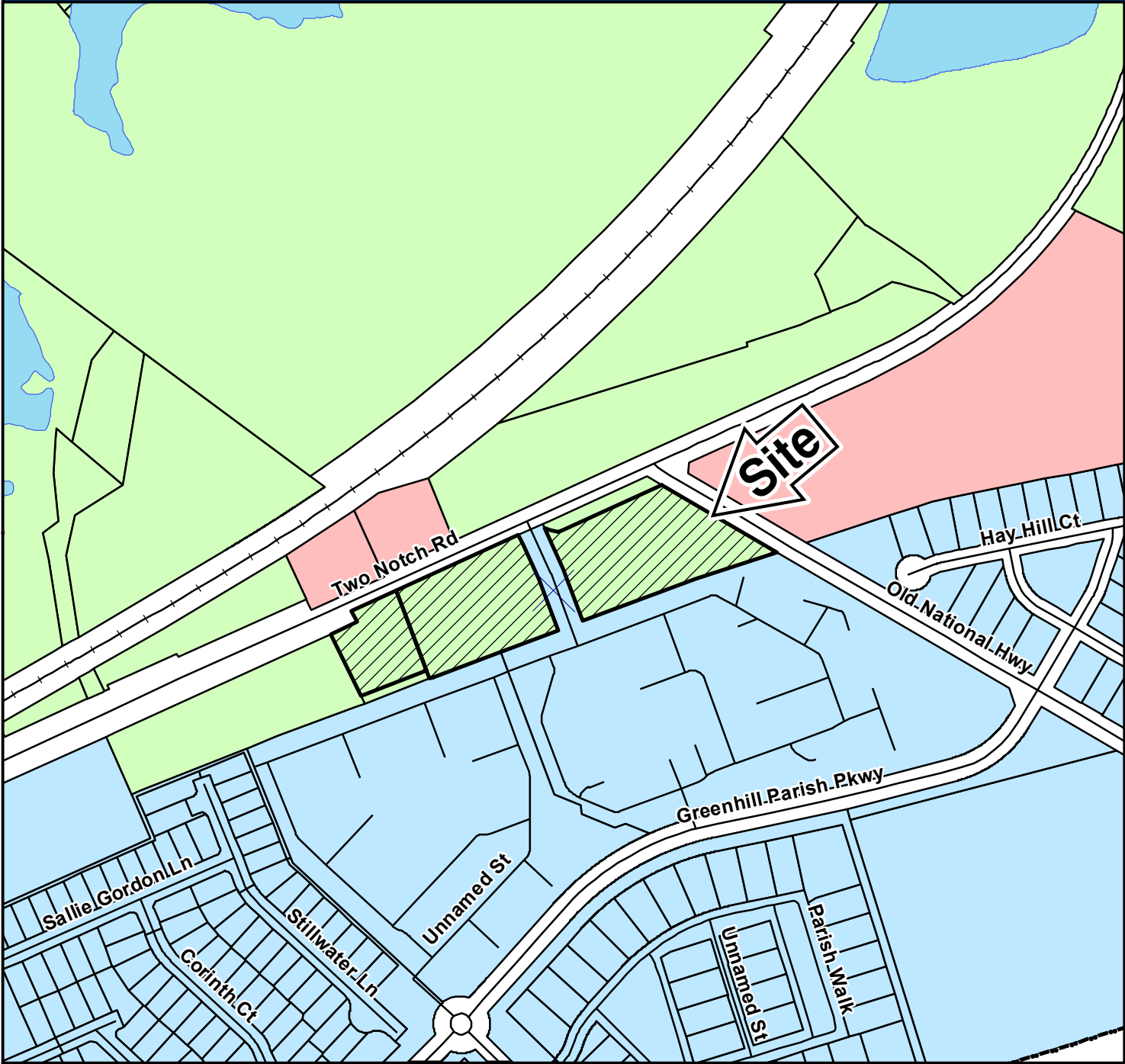
SPECIAL FLOOD HAZARD AREA

WETLANDS














Google

Case 19-025 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

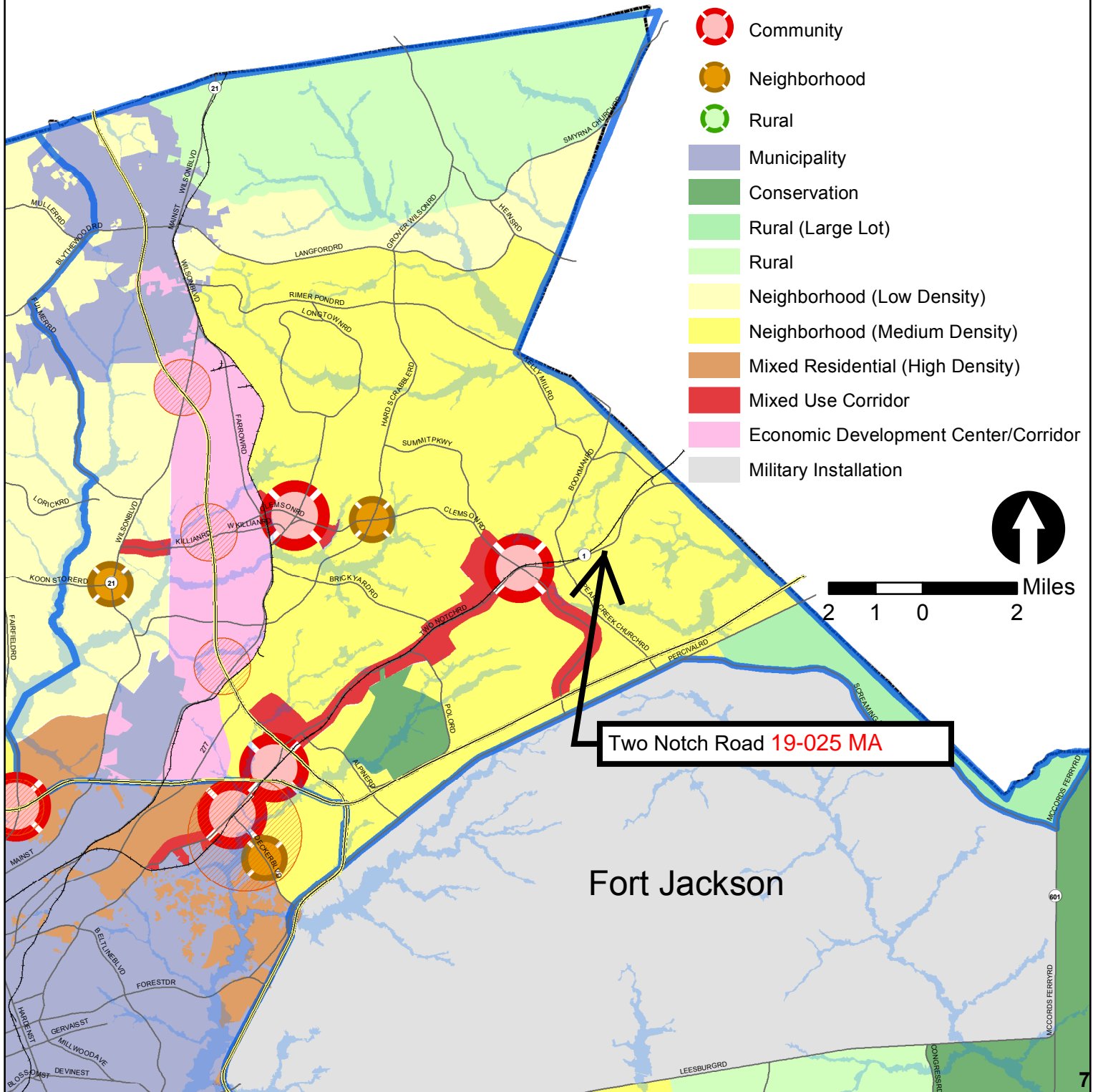


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Two Notch Road 19-025 MA

Fort Jackson



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-037MA
APPLICANT: Fredine McNeal & John E. Mender

LOCATION: 5718 Miramar Drive

TAX MAP NUMBER: R11711-05-07
ACREAGE: 1.04 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: October 7, 2019

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:

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). The subject property was rezoned for the Office and Institutional (OI) under case number 97-056MA.

Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 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: 5 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residences
<u>South:</u>	GC	Place of Worship
<u>East:</u>	GC	Place of Worship / Convenience Store / Office
<u>West:</u>	RS-MD	Residences

Discussion

Parcel/Area Characteristics

The subject site contains a residential structure. The site has frontage along Miramar/Meridian Drive. This section of Miramar is a two lane local road without sidewalks and limited streetlights. The general area is characterized by residences within neighborhoods and commercial uses along main road corridors. South and east of the subject site are properties zoned GC, with places of worship and some commercial uses, respectively. West and north of the subject site are properties zoned RS-MD with residences.

Public Services

The subject parcel is within the boundaries of Richland School District One. JP Thomas Elementary School is located approximately 0.43 miles west of the subject parcel on Weston Avenue. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located immediately adjacent to the site on Miramar Drive. The Greenview fire station (station number 12) is located on N Main Street, approximately 0.71 miles north 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 2018 SCDOT traffic count (Station #417) located northwest of the subject parcel on Mason Road identifies 3,000 Average Daily Trips (ADT). Mason Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mason Road is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #131) located south of the subject parcel on N Main Street identifies 8,700 ADTs. N Main Street is classified as a four-lane undivided minor arterial, maintained by SCDOT, with a design capacity of 10,800 ADTs. This portion of N Main Street is currently operating at LOS "C".

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

There are no planned or programmed improvements for these road sections through SCDOT or the County Penny Sales Tax program.

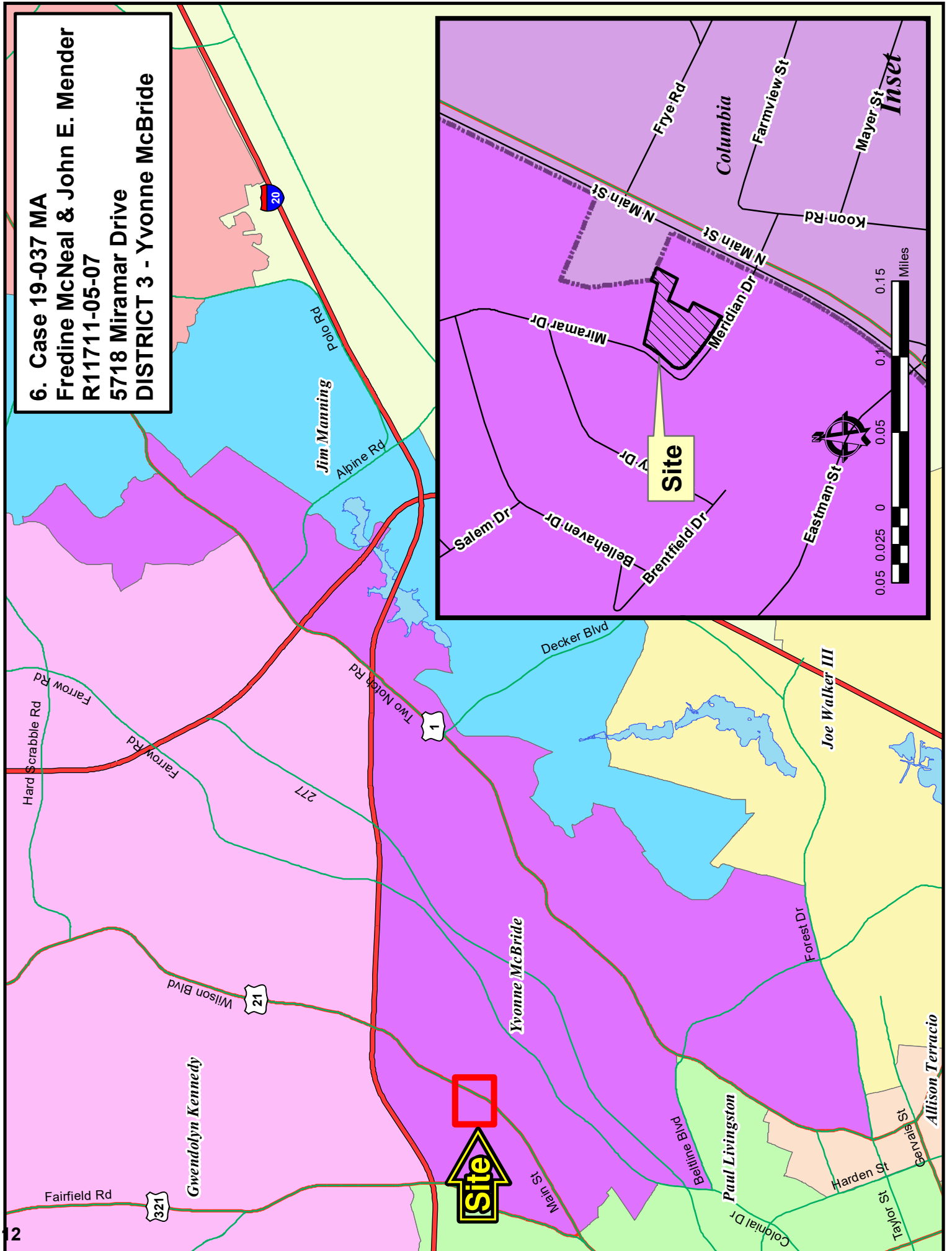
Conclusion

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

Planning Commission Action

At their **September 9, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-037 MA**.

6. Case 19-037 MA
Fredine McNeal & John E. Mender
R11711-05-07
5718 Miramar Drive
DISTRICT 3 - Yvonne McBride

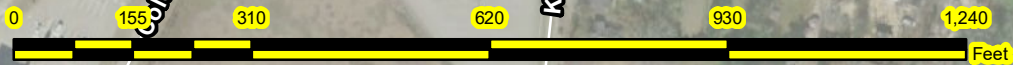
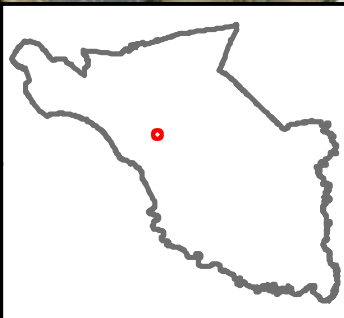


Case 19-037 MA
OI to RS-MD
TMS R11711-05-07

Site

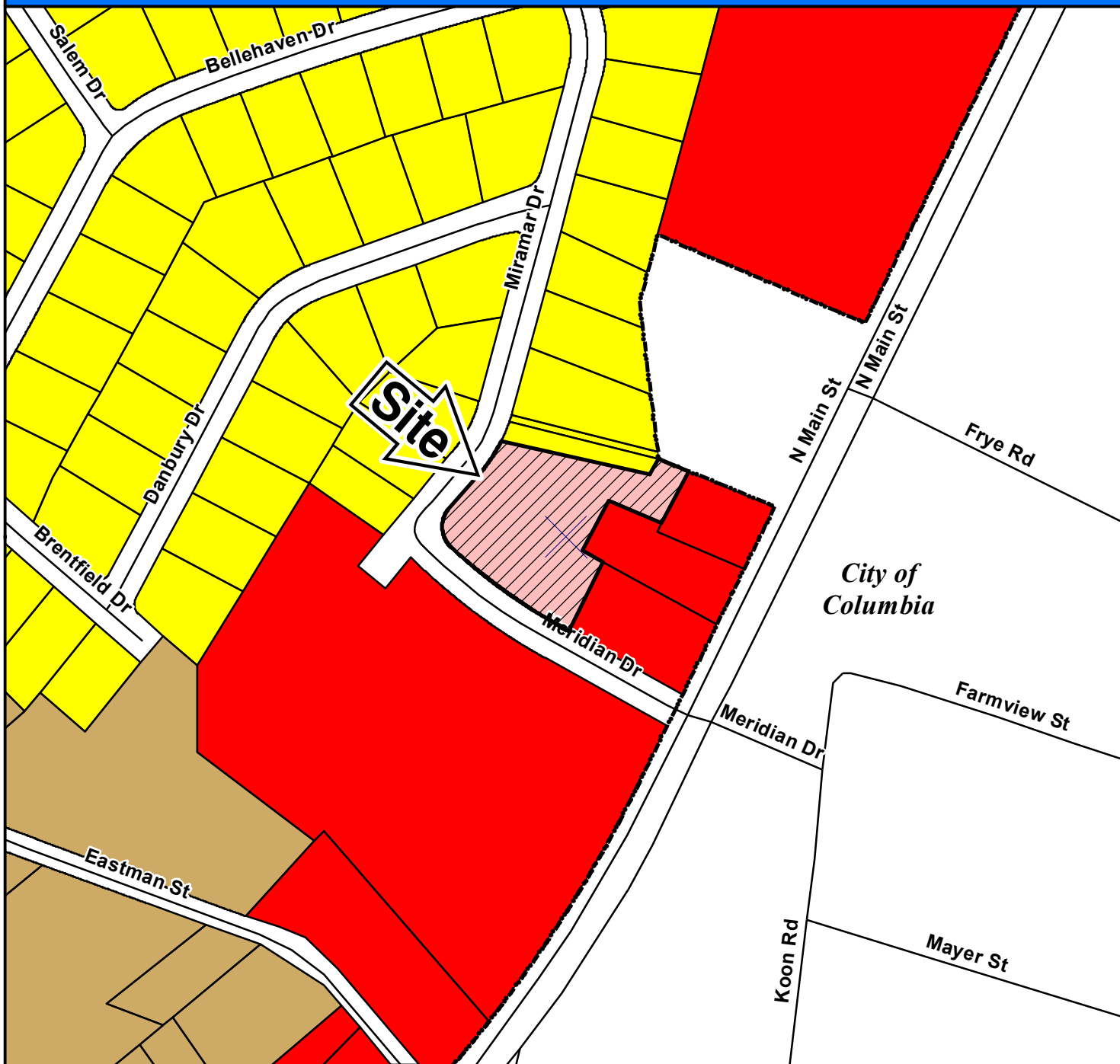
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

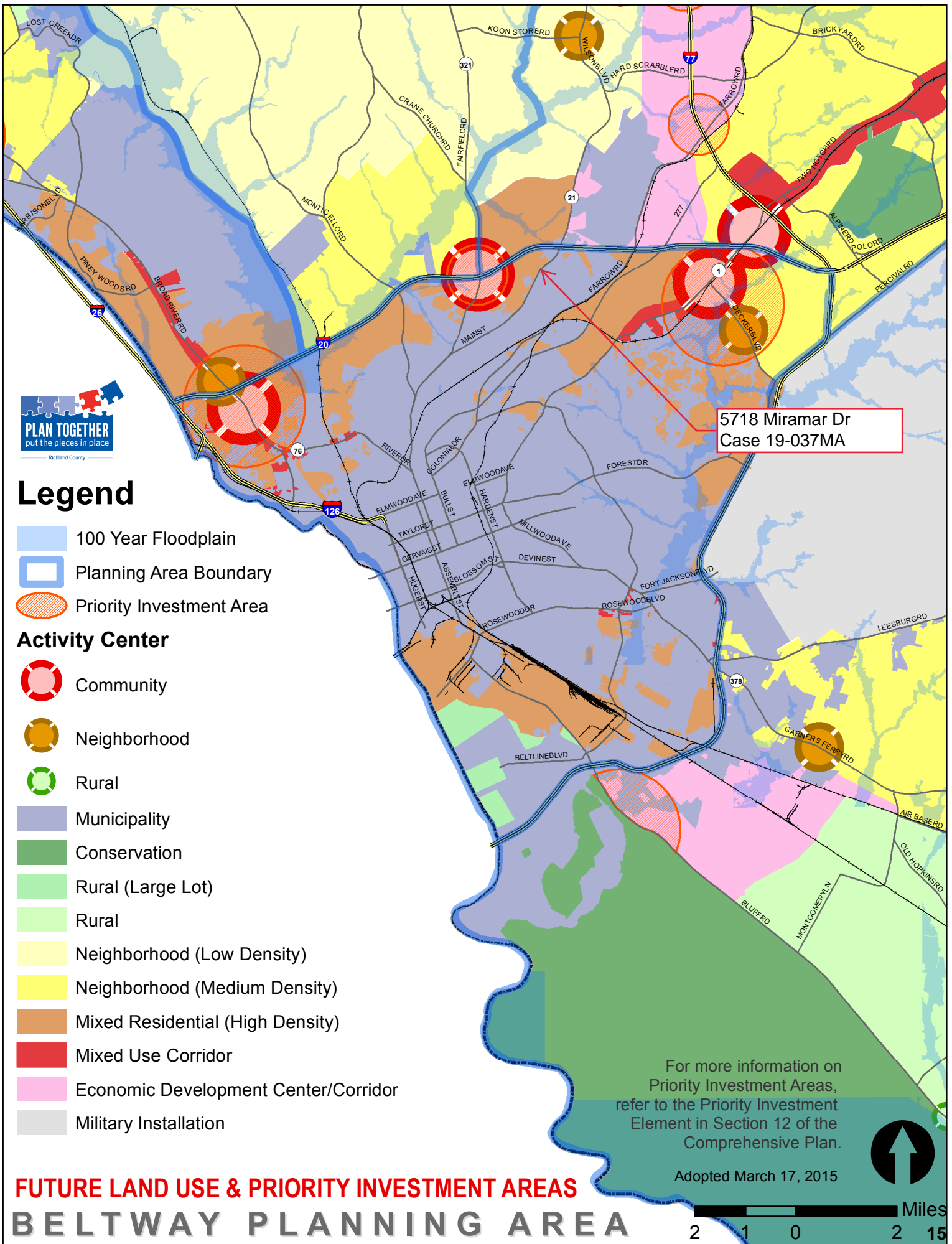
Case 19-037 MA OI to RS-MD



ZONING CLASSIFICATIONS

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





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

5718 Miramar Dr
Case 19-037MA

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 7, 2019
RC PROJECT: 19-032 MA
APPLICANT: Charlotte Huggins

LOCATION: 10510 Garners Ferry Road

TAX MAP NUMBER: R30600-02-16
ACREAGE: 2.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: October 7, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 16-002MA. That case was denied at the February 23, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the Rural Commercial District (RC) under case number 16-012MA. That case was denied at the April 26, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 19-006 MA. That case was denied at the June 25, 2019 Zoning Public Hearing.

Zoning History for the General Area

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to

residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

The maximum structure coverage in the RC District shall be fifty percent (50%). New structures in the RC District shall have an aggregate building footprint of not more than twenty thousand (20,000) square feet. The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet. Existing structures shall not be expanded to exceed an aggregate building footprint or aggregate gross floor area of twenty thousand (20,000) square feet.

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: 44 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
<u>North:</u>	RU	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains two nonresidential structures. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a convenience store with pumps (Mr. Bunky’s Market) and other commercial, small-scale industrial, and undeveloped uses south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road. The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the 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 **Rural (Large Lot)**.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 173) located east of the subject parcel on Garners Ferry Road identifies 19,100 Average Daily Trips (ADTs). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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

SCDOT has programmed safety improvements for this section of Garners Ferry Rd. There are no planned or programmed improvements for this section of Garners Ferry Road through 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 and recommends **Disapproval** of this map amendment.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also recommends that commercial development be located at rural crossroads or within Rural Activity Centers. The site is not located within an activity center nor at an intersection of a rural crossroads, likewise, the proposed zoning designation would allow for potential uses of greater intensity than the adjacent and surrounding properties as recommended by the Comprehensive Plan.

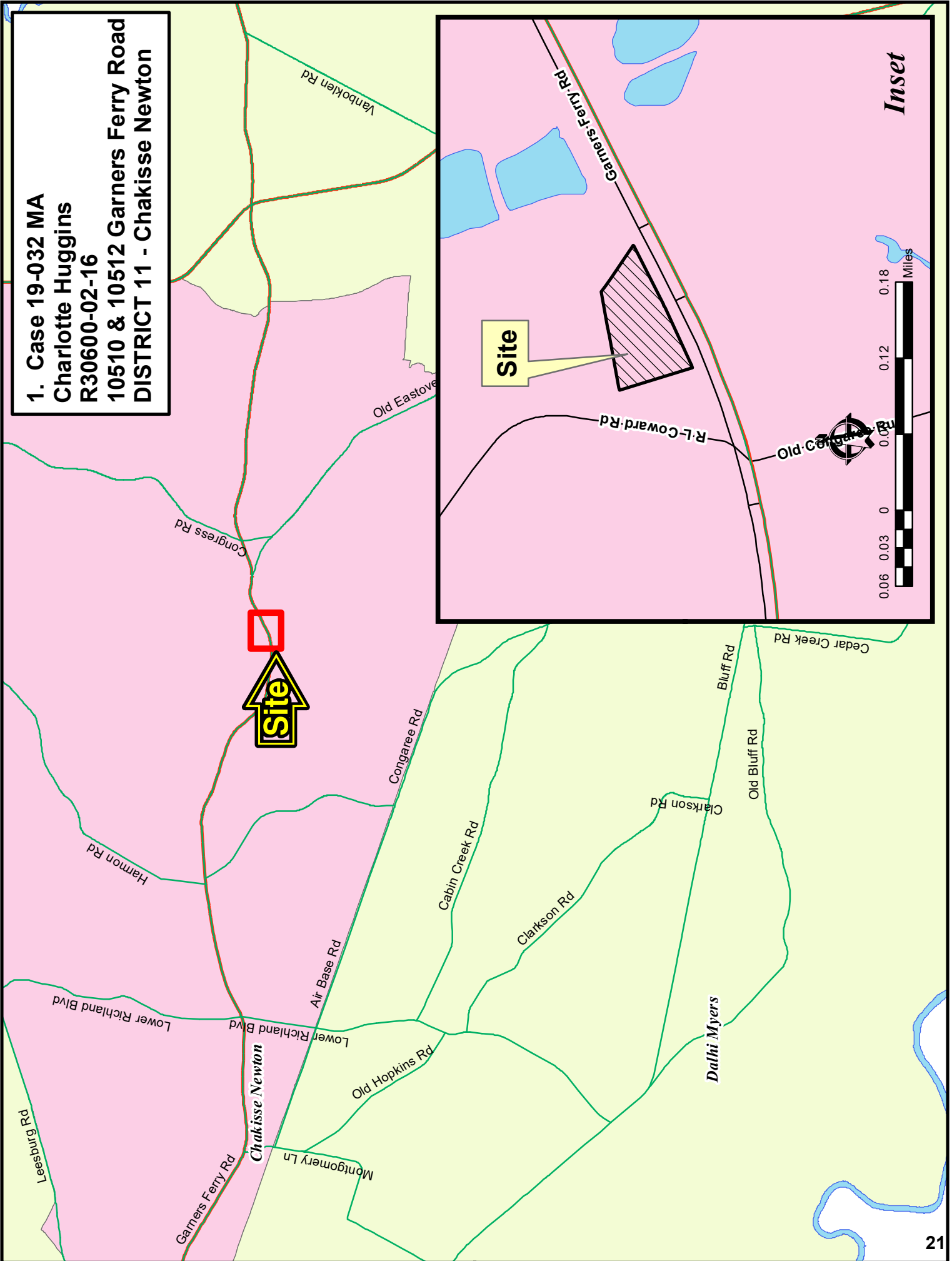
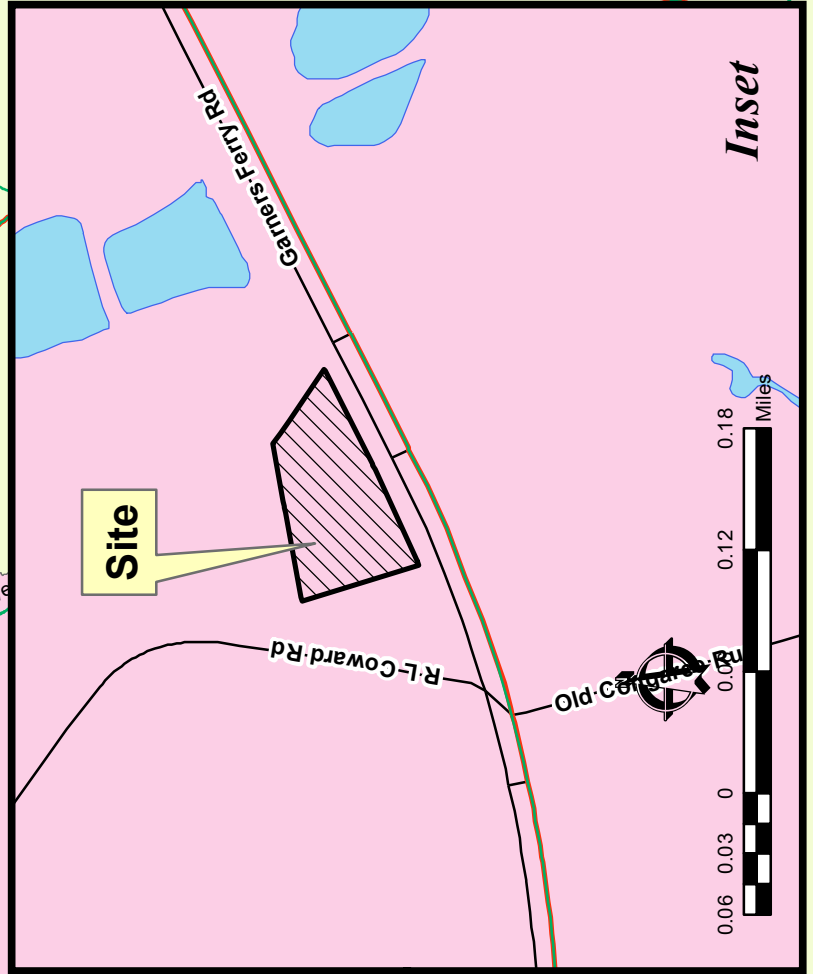
Planning Commission Action

At their **October 7, 2019** meeting, the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- The recommendations of staff are handcuffed by the broad paintbrush of the Comprehensive Plan.
- The Planning Commission has the ability to look at parcels on one-by-one basis to determine if they have the characteristics that would allow them to be zoned to something different than what is recommended by the Comprehensive Plan.
- The parcels has been active in its format for a long time.
- The parcels across Garners Ferry Road are zoned GC.

The PC recommends the County Council approve the proposed amendment for RC Project # **19-032 MA**.

1. Case 19-032 MA
Charlotte Huggins
R30600-02-16
10510 & 10512 Garners Ferry Road
DISTRICT 11 - Chakisse Newton



Case 19-032 MA
RU to RC
TMS R30600-02-16

Site

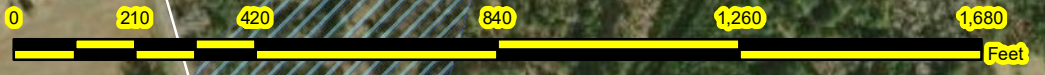
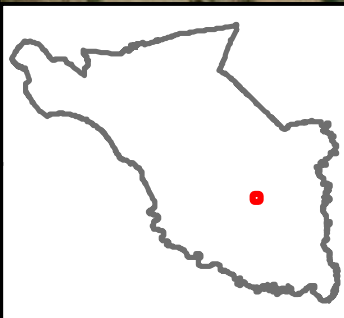
R/L Coward Rd

Garners Ferry Rd

Congaree Run

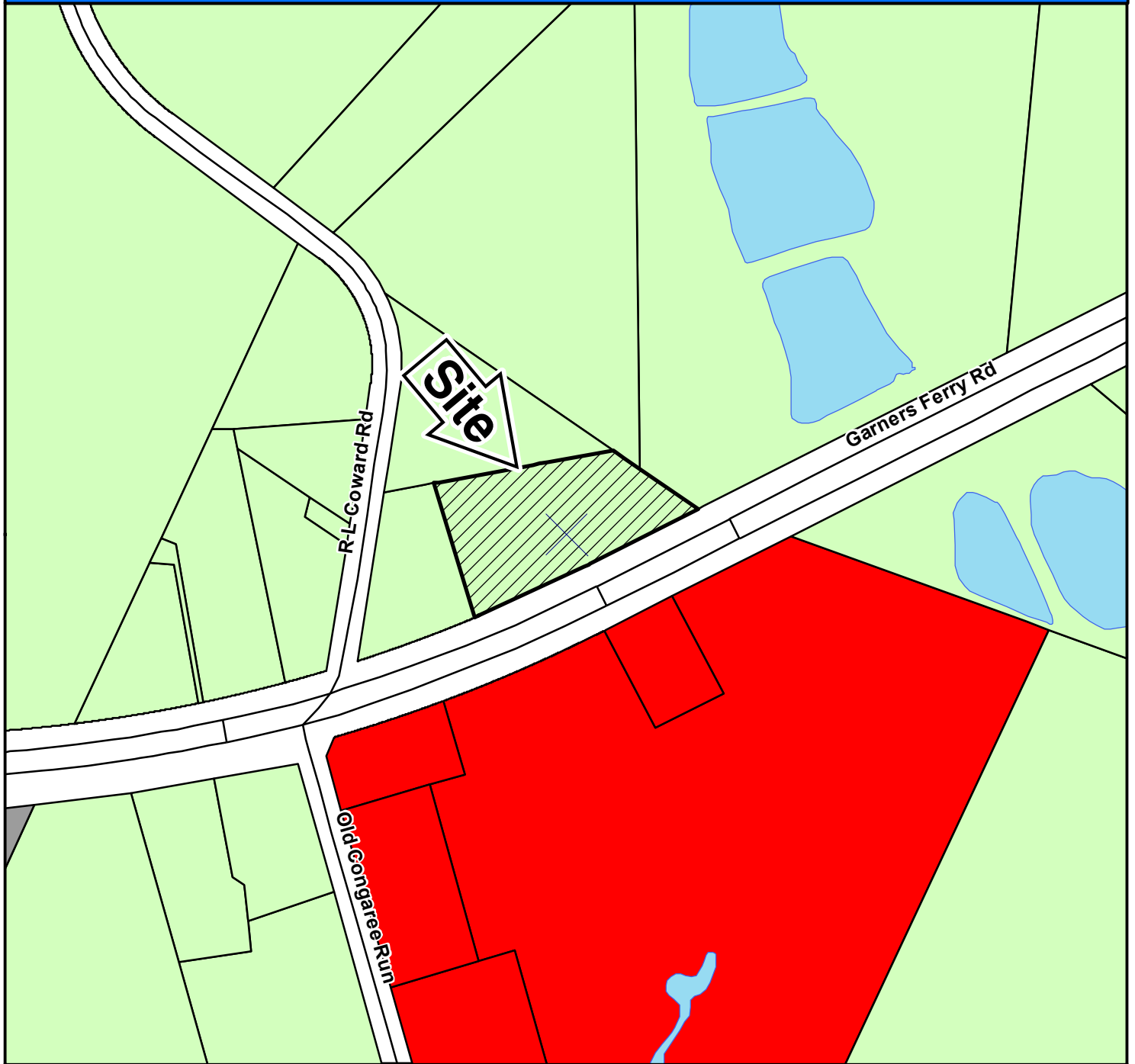
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

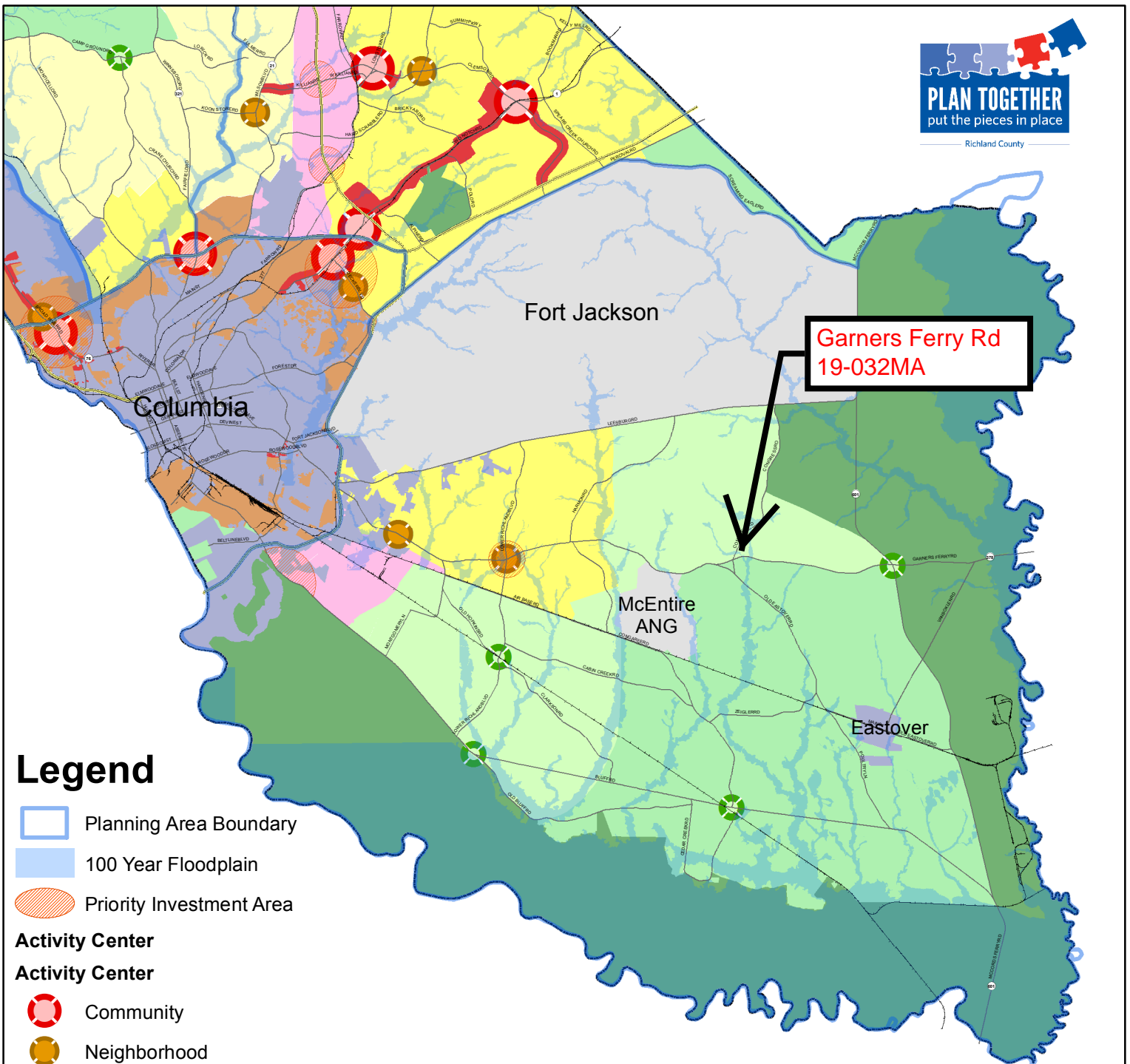
Case 19-032 MA RU to RC



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

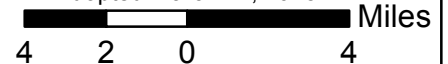
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 7, 2019
RC PROJECT: 19-038MA
APPLICANT: Keith McNair

LOCATION: Jacobs Mill Pond Road

TAX MAP NUMBER: R25810-03-09
ACREAGE: 2.8 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 7, 2019

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) - Greenhill Parish under Ordinance Number 065-99HR (case number 99-050MA).

The subject parcel was rezoned to PDD under Ordinance Number 033-14HR (case number 14-09MA). This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

Zoning History for the General Area

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

Zoning District Summary

The Residential Single-Family Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single-family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 10 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Residences
<u>South:</u>	RG-2	Multi-family (The Preserve at Spears Creek)
<u>East:</u>	RS-LD	Residences
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is undeveloped without any structures. The site has frontage along Jacobs Millpond Road, a two-lane local road without sidewalks or streetlights within the City of Columbia. The general area consists of planned developments as part of the larger Woodcreek Farms area and the Greenhill Parish development or smaller subdivisions off Spears Creek Church Road. Several undeveloped tracts remain as well as wetlands and ponds. The immediate area consists of residences to the north and east zoned PDD and RS-LD. West of the parcel is an undeveloped parcel zoned PDD. South of the subject parcel is the City of Columbia corporate limit zoned RG-2 with a multi-family development (The Preserve at Spears Creek).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 0.8 miles south of the subject parcel on Spears Creek Church Road. The site falls within the City of Columbia’s for water service area and Palmetto Utilities sewer service area. The Northeast fire station (number 4) is located 0.64 miles south of the subject parcel on Spears Creek Church Road.

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

Plans & Policies

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

Land Use and Character

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 2018 SCDOT traffic count (station #451) located south of the subject parcel along Spears Creek Church Road identified 12,300 Average Daily Trips (ADTs). This section of Spears Creek Church Road is currently classified as a two-lane minor arterial maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Hard Scrabble Road is operating at Level of Service (LOS) "D".

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.

Current and program improvements include the widening of Spears Creek Church Road from two to four travel lanes and adding a center turn lane. The project will extend from Two Notch Road to Percival. South Carolina Department of Transportation (SCDOT) is managing the project in partnership with the Richland Penny. The project is currently in the design phase with ROW expected to begin in 2019 and construction anticipated in 2021.

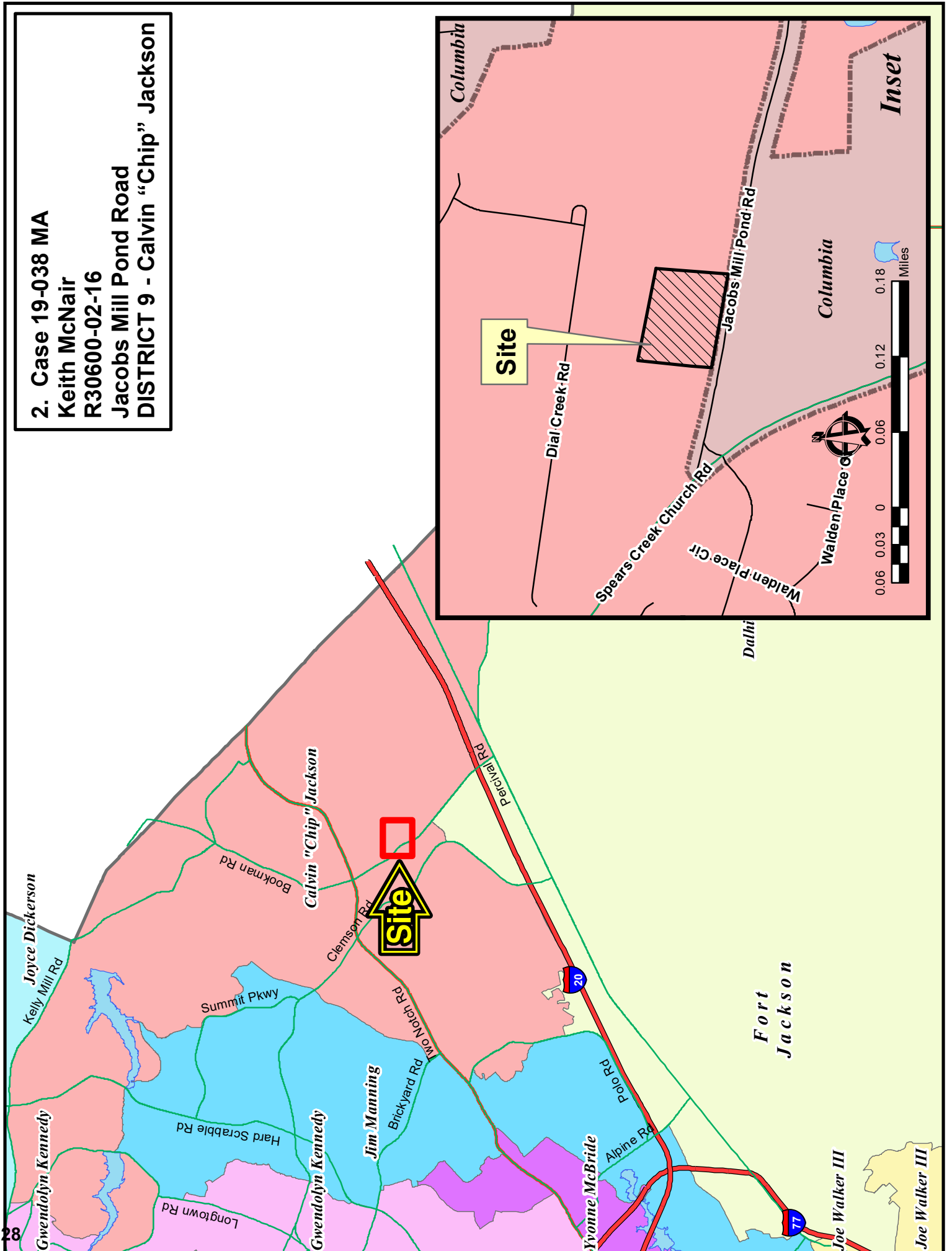
Conclusion

Staff recommends **Approval** of this map amendment as the rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan.

Planning Commission Action

At their **October 7, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-038 MA**.

2. Case 19-038 MA
Keith McNair
R30600-02-16
Jacobs Mill Pond Road
DISTRICT 9 - Calvin "Chip" Jackson



**Case 19-038 MA
PDD to RS-LD
TMS R25810-03-09**



Case 19-038 MA PDD to RS-LD



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

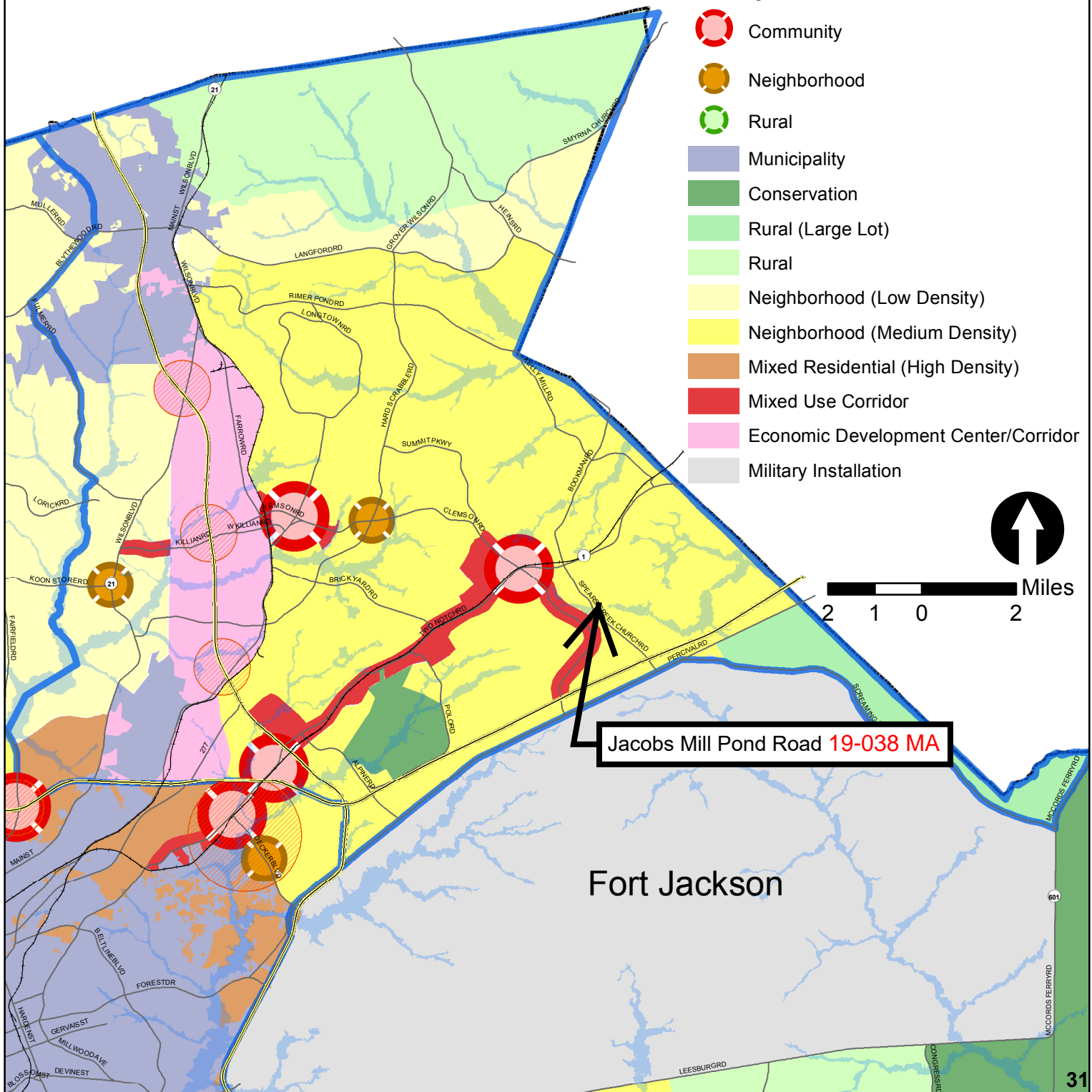


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 7, 201
RC PROJECT: 19-040 MA
APPLICANT: Krystal Martin

LOCATION: 10539 Farrow Road

TAX MAP NUMBER: R17500-02-18
ACREAGE: 2 acres
EXISTING ZONING: LI
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: October 7, 2019

Staff Recommendation

Approval

Background

Zoning History

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

The subject property was rezoned from General Commercial District (GC) to Light Industrial District (LI) under case number 17-009MA.

Zoning History for the General Area

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

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.

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: 32 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Residence
<u>South:</u>	LI	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels south, west and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water and 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 ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 10,600 Average Daily Trips (ADTs). This section of Farrow Road is classified as a three lane undivided collector road, maintained by SCDOT with a design capacity of 9,800 ADTs. This segment of Farrow Road is currently operating at Level of Service (LOS) "D".

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

There are no planned or programmed improvements through SCDOT or the County Penny Sales Tax program.

Conclusion

Principally, staff believes the proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan. Per the Plan, development within this future land use designation encourages "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."

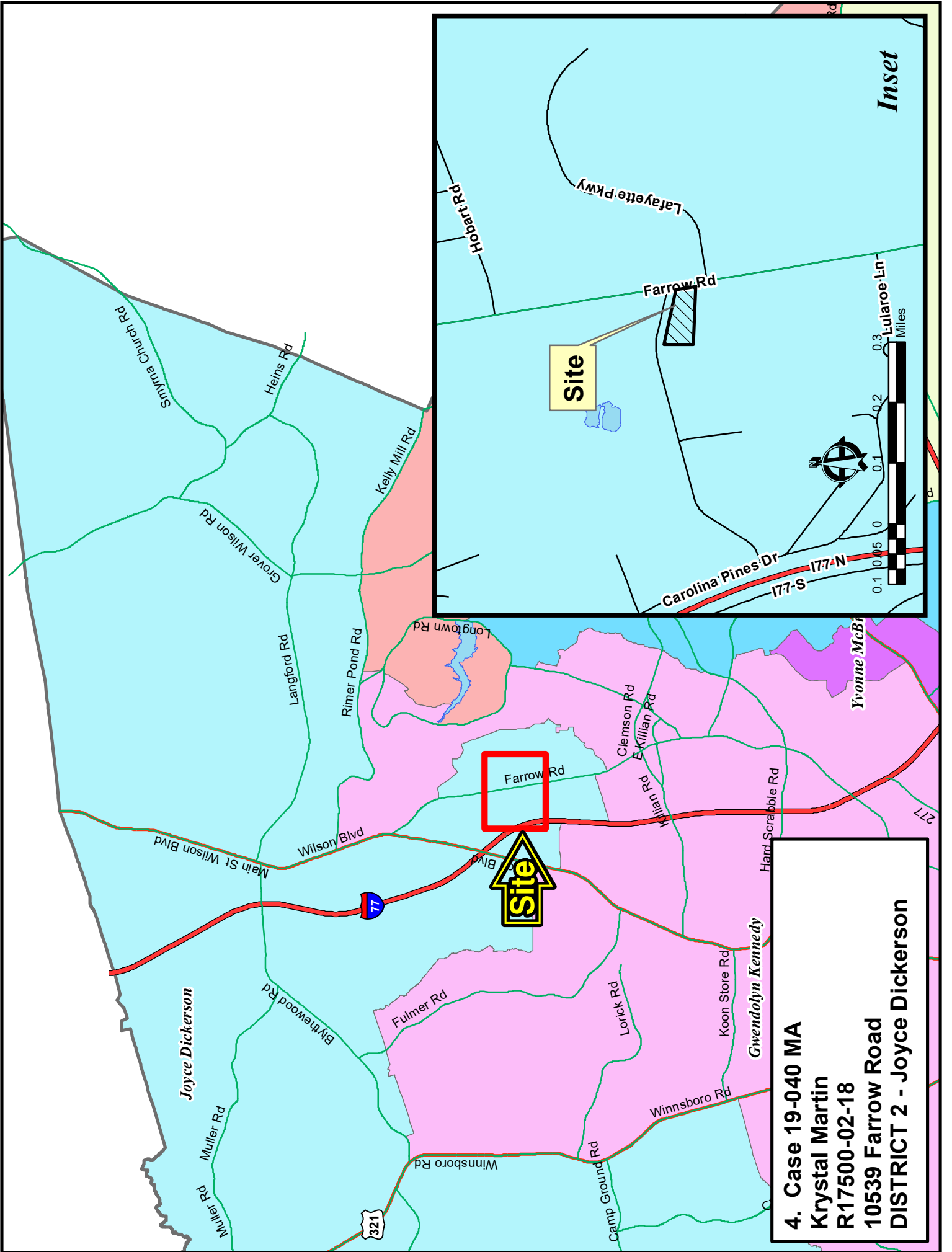
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **October 7, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The Comprehensive Plan doesn't allow staff to review requests on a parcel by parcel basis, but rather limits staff to the broad paintbrush of the Plan.
- The parcel should not be residential given the surrounding zoning in the area.

The PC recommends the County Council **disapprove** the proposed amendment for RC Project # **19-040 MA**.



4. Case 19-040 MA
Krystal Martin
R17500-02-18
10539 Farrow Road
DISTRICT 2 - Joyce Dickerson

Case 19-040 MA
LI to RM-HD
TMS R17500-02-18

Hobart Rd

Lafayette Pkwy

Unnamed Private Driveway

Site

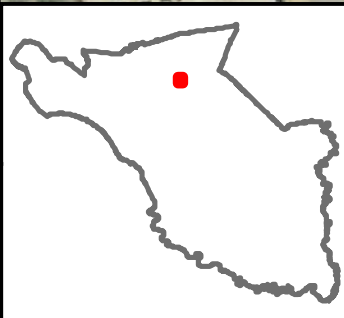


Farrow Rd

Lularoe Ln

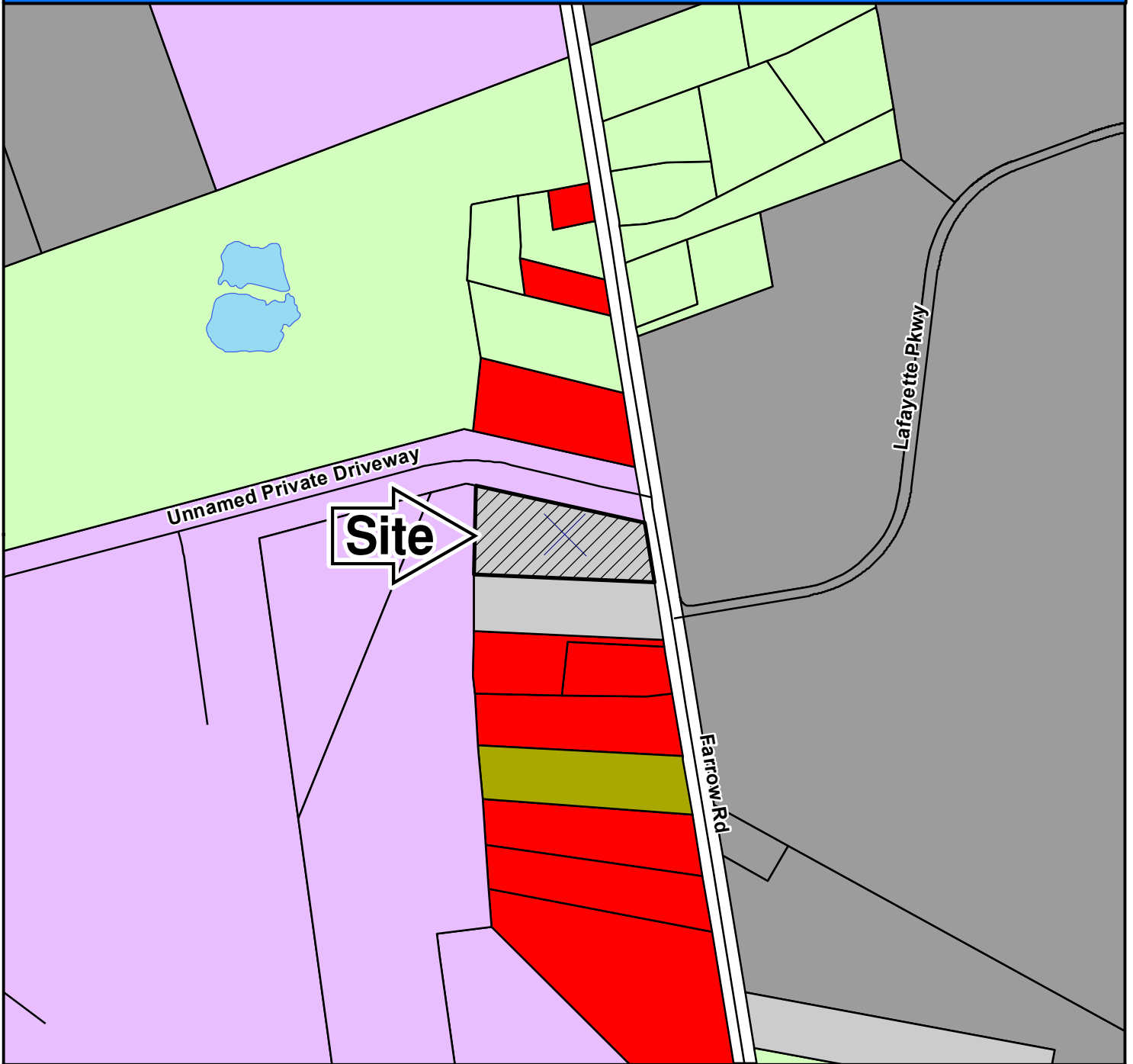
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 19-040 MA LI 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
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NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

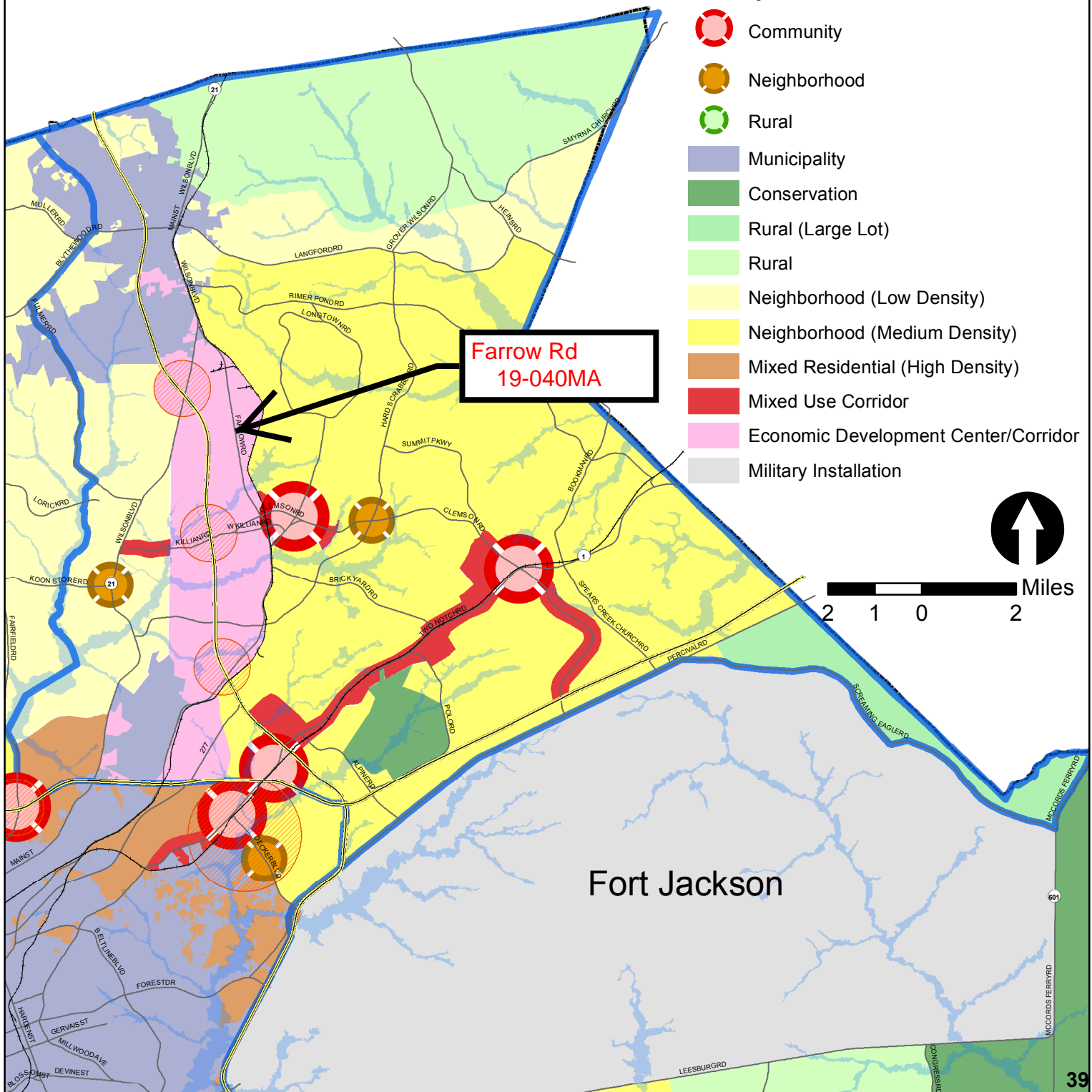


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Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
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- Community
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Fort Jackson



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