

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



November 21, 2019

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

Revised

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, November 21, 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 # 19-041 MA District 11
Chakisse Newton
Gerald K. James
RU to RC (5.6 acres)
4008 Leesburg Road
TMS# R25000-01-04F & R25000-01-04A (Portion of)
Planning Commission – Approval (6 - 0)
PDSD Recommendation – Disapproval
Page 9

3. Case # 19-042 MA District 2
Joyce Dickerson
Lenny Williams
OI to RS-MD (.4 acres)
1221 Inland Drive
TMS# R06015-01-16
Planning Commission – Approval (6 - 0)
PDSD Recommendation – Approval
Page 17

4. Case # 19-043 MA District 10
Dalhi Myers
Odell Flemming
RU to LI (2 acres)
13081 Garners Ferry Road
TMS# R39400-02-02
Planning Commission – Disapproval (5 - 1)
PDSD Recommendation – Disapproval
Page 25

5. Case # 19-044 MA
Shirley Ann Montgomery
RU to GC (5.14 acres)
Lib Lucas Road
TMS# R14781-01-50 & 51
Planning Commission – Disapproval (6 - 0)
PDSD Recommendation – Approval
Page 33

District 7
Gwendolyn Kennedy

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: November 5, 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

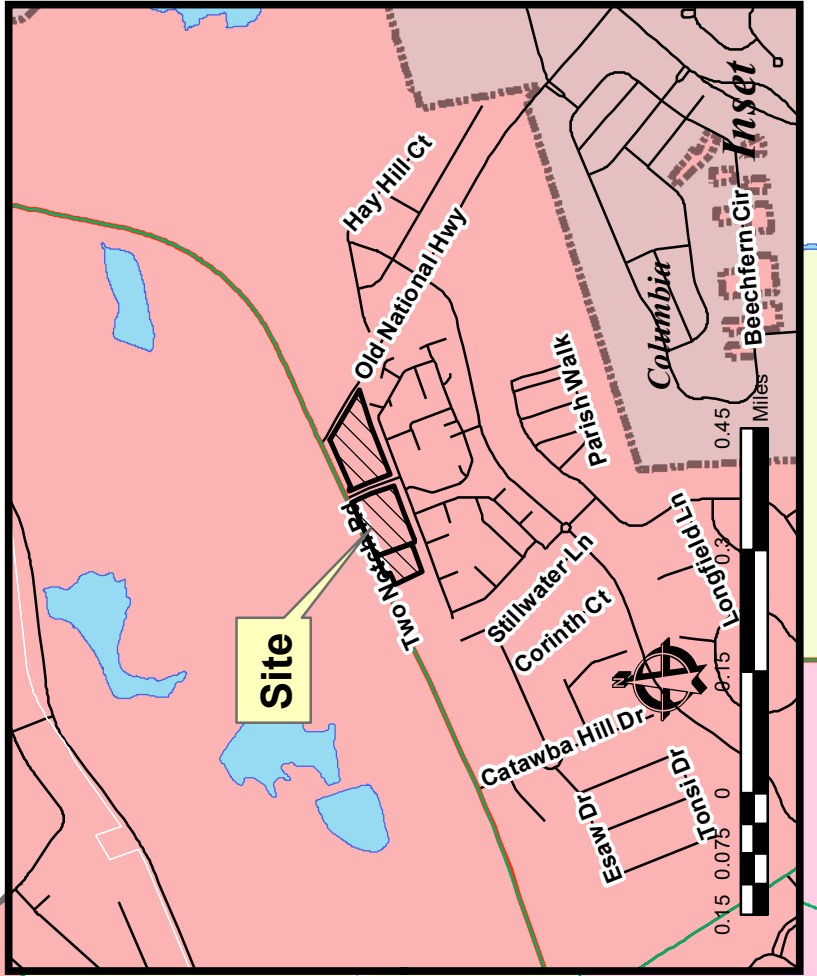
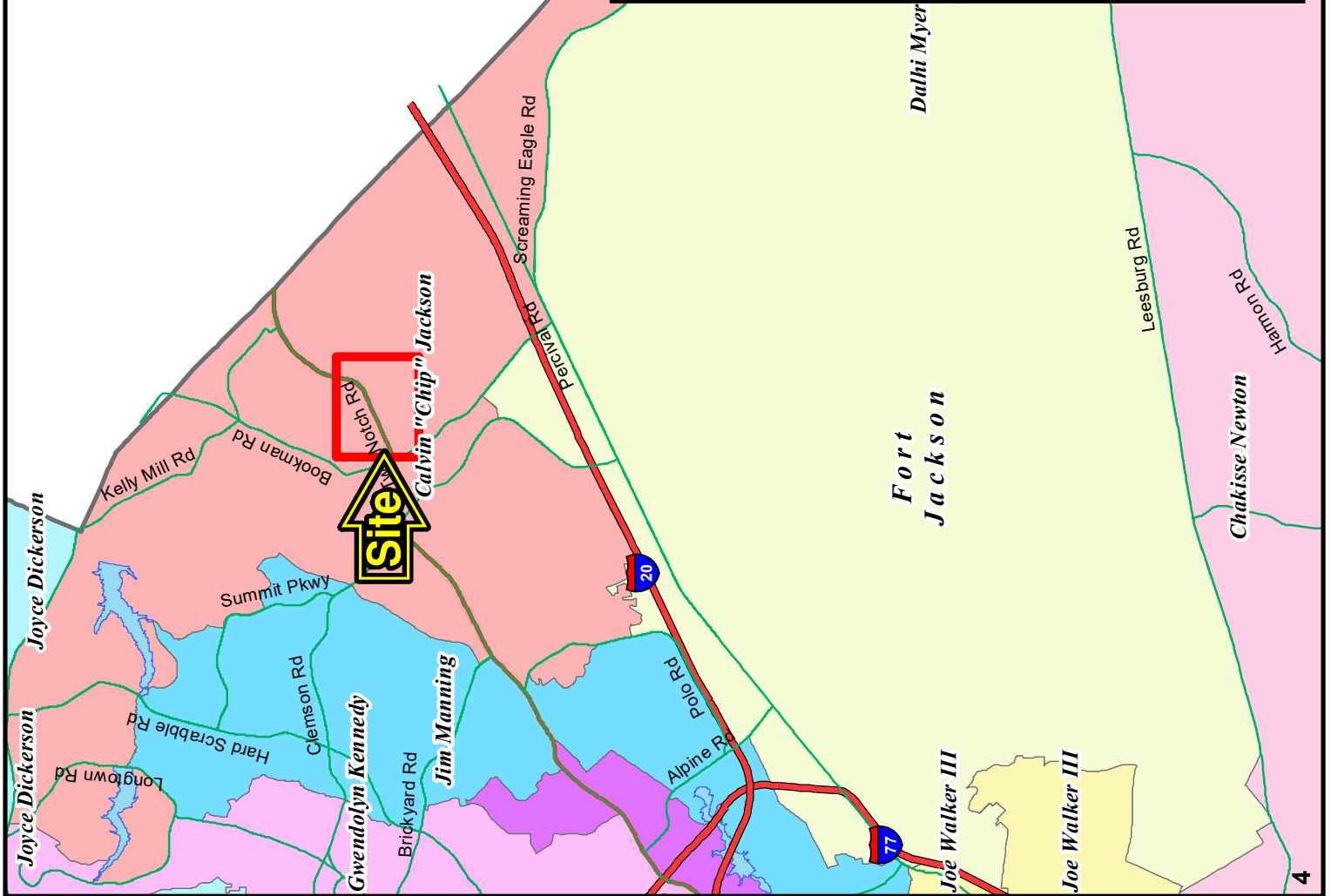
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

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



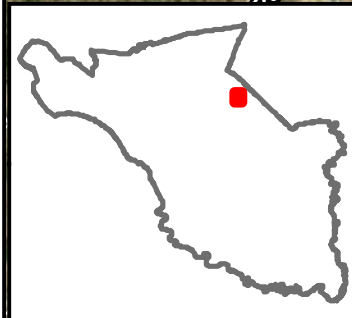
**Case 19-025 MA
RU to GC**

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



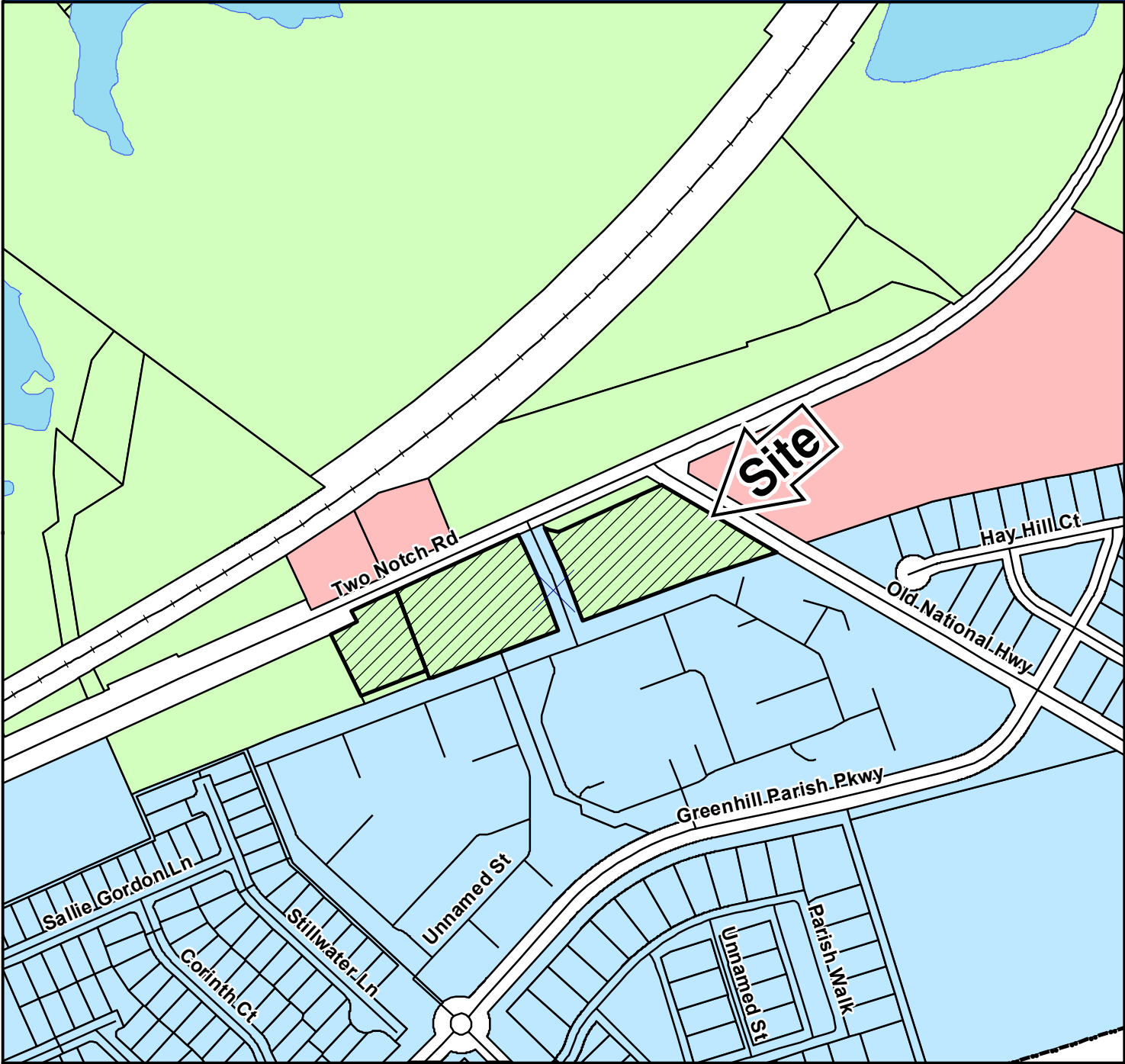
SPECIAL FLOOD HAZARD AREA

WETLANDS












Google

Case 19-025 MA RU to GC



ZONING CLASSIFICATIONS

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

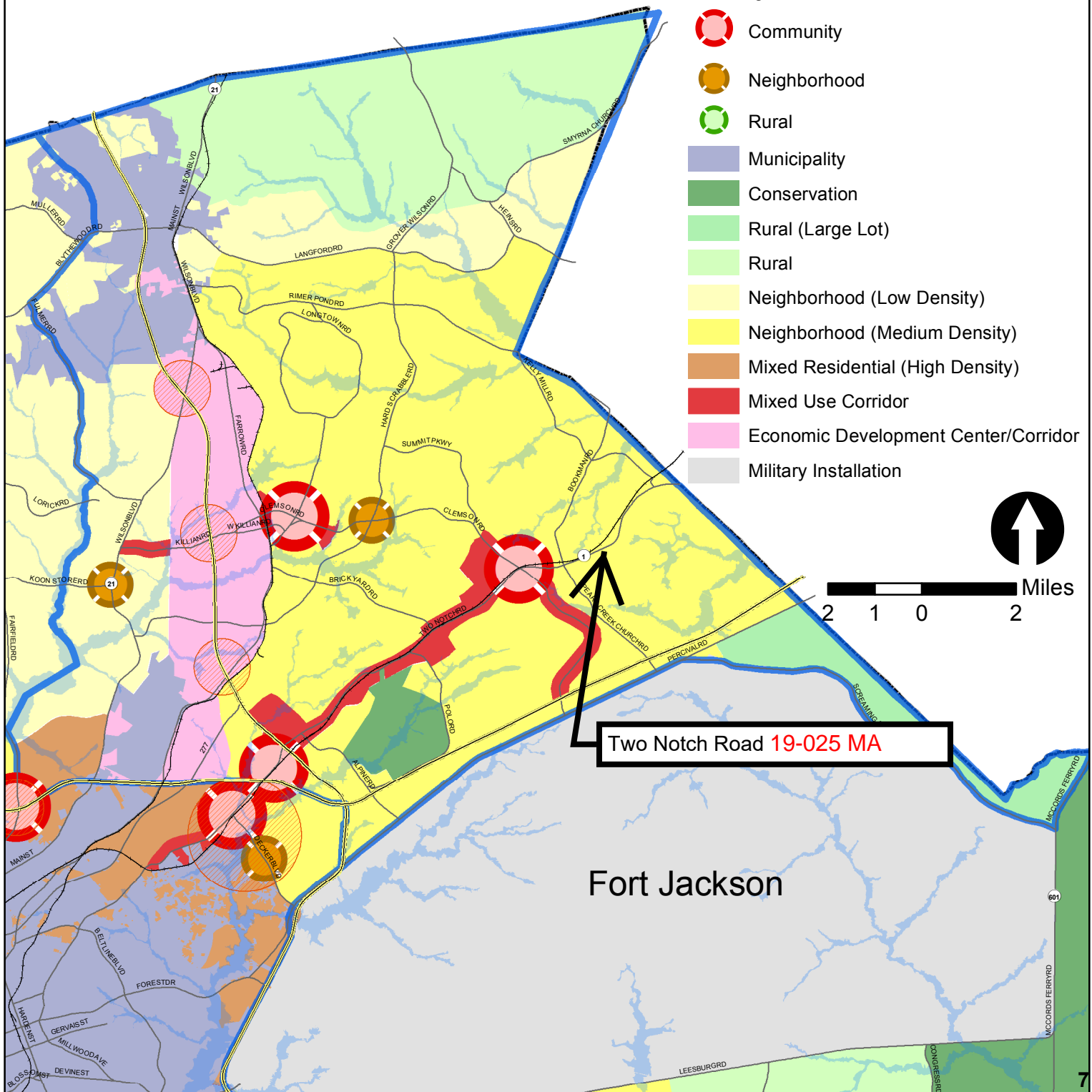


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Two Notch Road 19-025 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 4, 2019
RC PROJECT: 19-041 MA
APPLICANT: Gerald K. James

LOCATION: Leesburg Road

TAX MAP NUMBER: R25000-01-04F & R25000-01-04A (Portion of)
ACREAGE: 5.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: November 5, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

A portion of the subject property was part of a previous request for the Neighborhood Commercial District (NC) under case number 16-028MA.

These parcels were part of a previous request under case number 19-033MA to rezone to Light Industrial (LI). This case was withdrawn by request of the applicant at the September 24, 2019 Zoning Public Hearing.

Zoning History for the General Area

The parcels west of the site was rezoned from RU to Neighborhood Commercial District (NC) under case number 18-048MA.

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.

Direction	Existing Zoning	Use
<u>North:</u>	RS-1	Fort Jackson (City of Columbia)
<u>South:</u>	RU / RU	Undeveloped
<u>East:</u>	MH	Residences
<u>West:</u>	RU	Mobile Home Park

Discussion

Parcel/Area Characteristics

The site has frontage along Leesburg Road. This section of Leesburg Road is a two-lane undivided major collector. The subject parcels contain multiple structures related to the current uses of the properties. One of the parcels is currently developed as a convenience store with pumps and an auto repair shop. The other parcel is developed as an auto repair shop. There are no sidewalks or streetlights along this section of Leesburg Road. The surrounding area is sparsely developed with mostly residences. North of the subject parcels is Fort Jackson, zoned RS-1 and within the City of Columbia. South are two undeveloped parcels zoned RU. East of the subject sites are residences zoned MH. West of the site is a mobile home park zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 3 miles south of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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 **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.

Suburban Transition Area

The Suburban Transition area serves a bridge between the highly suburbanized portions of the City of Columbia to the west and the more agricultural and rural elements of the unincorporated Richland County to the south and east. This area is comprised of sparsely developed areas of primarily housing, wetlands and streams, and agricultural plots.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments. Promote development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources.

Military Compatibility Zone

The Military Compatibility Zone represents the Accident Potential Zone (APZ) of McEntire National Guard Base and the Artillery Noise Contour of Fort Jackson and Camp McCrady.

Military Compatibility Zone Recommendations

Keep residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 257) located west of the subject parcel on Leesburg Road identifies 7,000 Average Daily Trips (ADTs). Leesburg Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. This segment of Leesburg Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Leesburg 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 and recommends **Disapproval** of this map amendment.

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.”

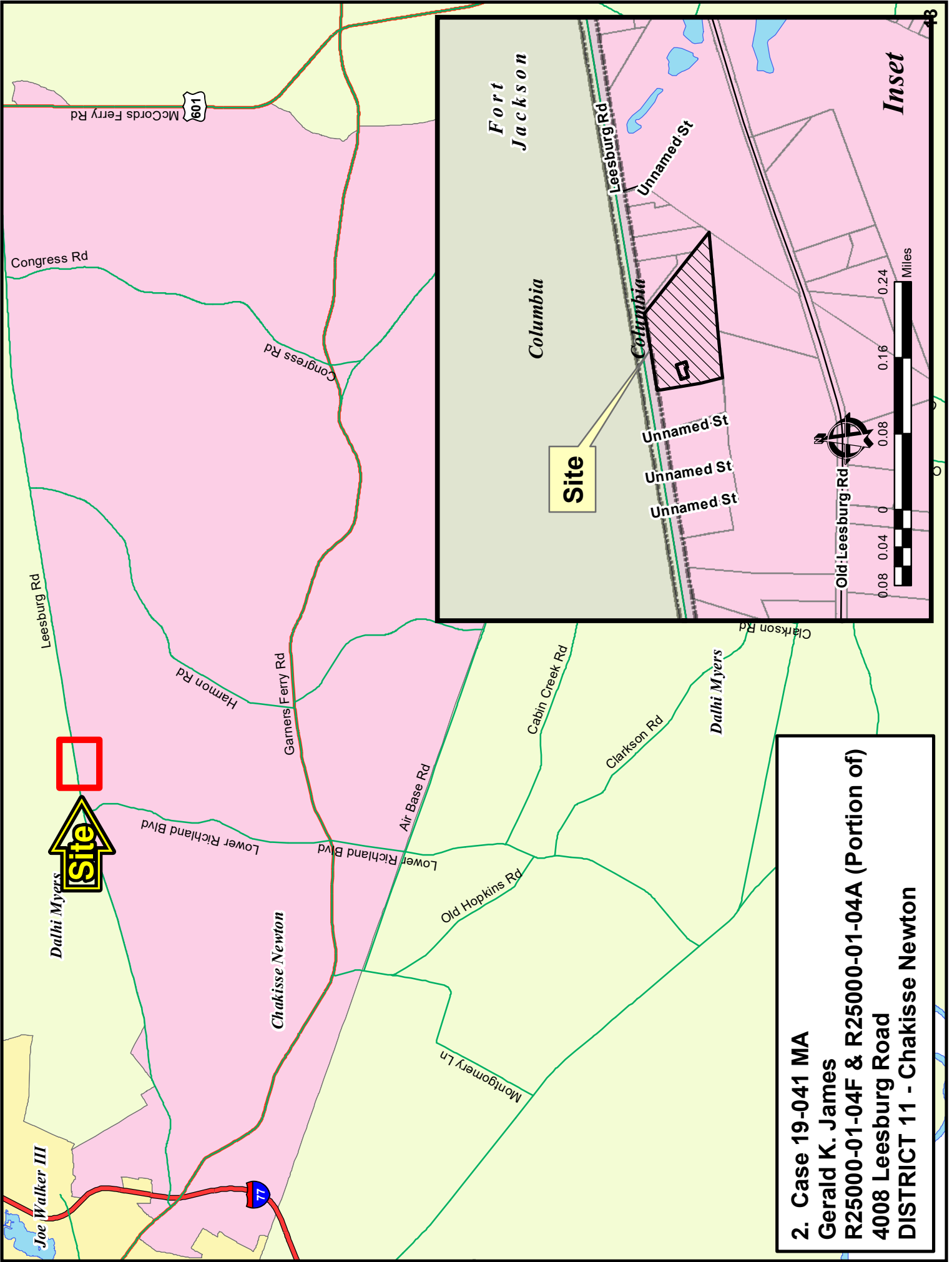
Likewise, the request for rezoning is inconsistent with the recommendations of the Lower Richland Community Strategic Master Plan.

Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The need and justification for the zoning change is strong.
- The request adjoins property that was recently rezoned to commercial.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-41 MA**.



2. Case 19-041 MA
Gerald K. James
R25000-01-04F & R25000-01-04A (Portion of)
4008 Leesburg Road
DISTRICT 11 - Chakisse Newton

Case 19-041 MA
RU to RC
TMS R25000-01-04F & R25000-01-04A (Portion of)

Columbia

Fort Jackson



Columbia

Unnamed St

Leesburg Rd

Unnamed St

Unnamed St

Unnamed St

Old Leesburg Rd

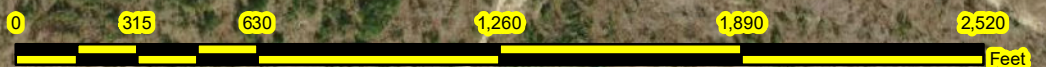
Greenlake Dr

Auburnleaf Dr

Tilting Rock Dr

SPECIAL FLOOD HAZARD AREA

WETLANDS

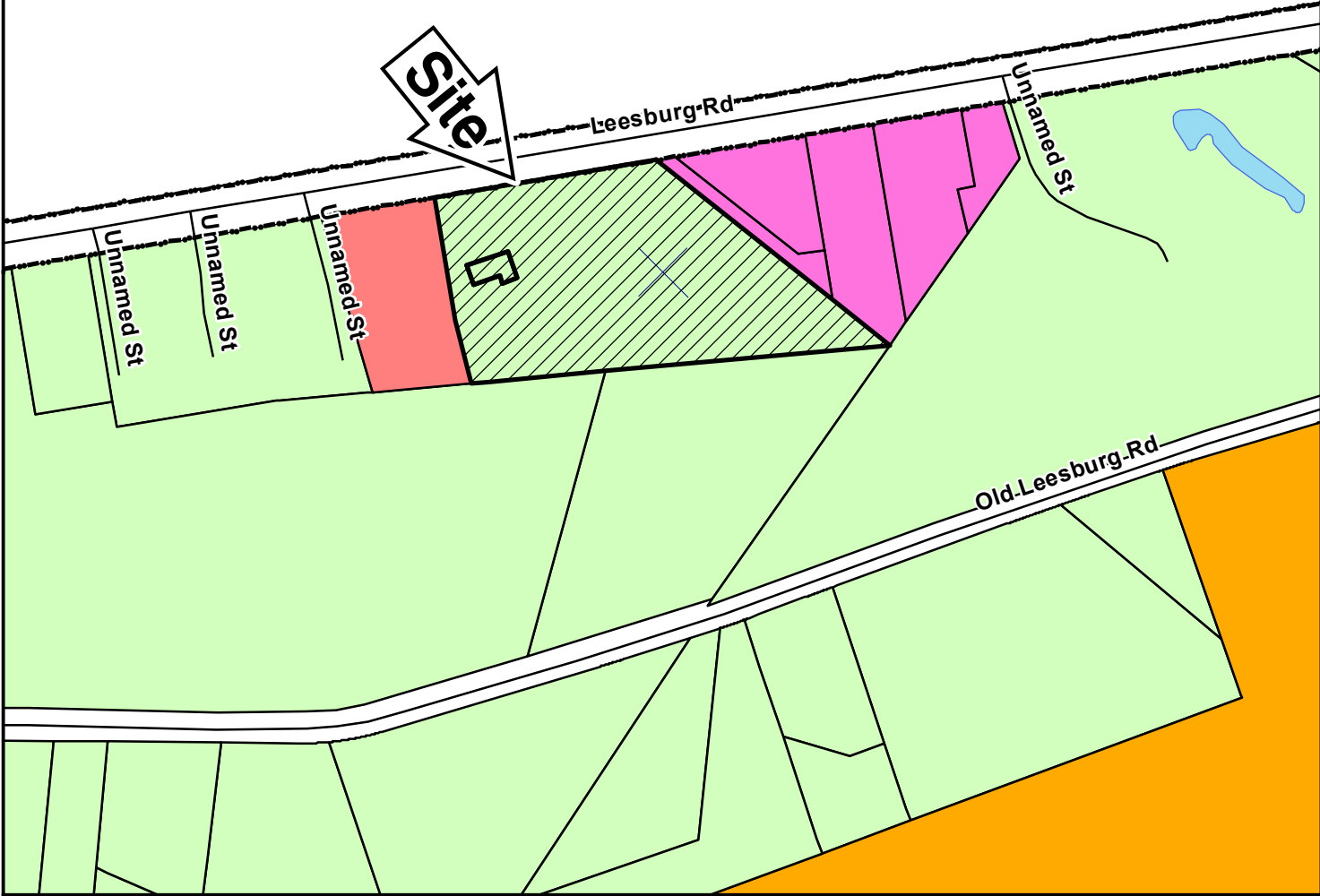


Google

Case 19-041 MA RU to RC

*City of
Columbia*

Fort Jackson

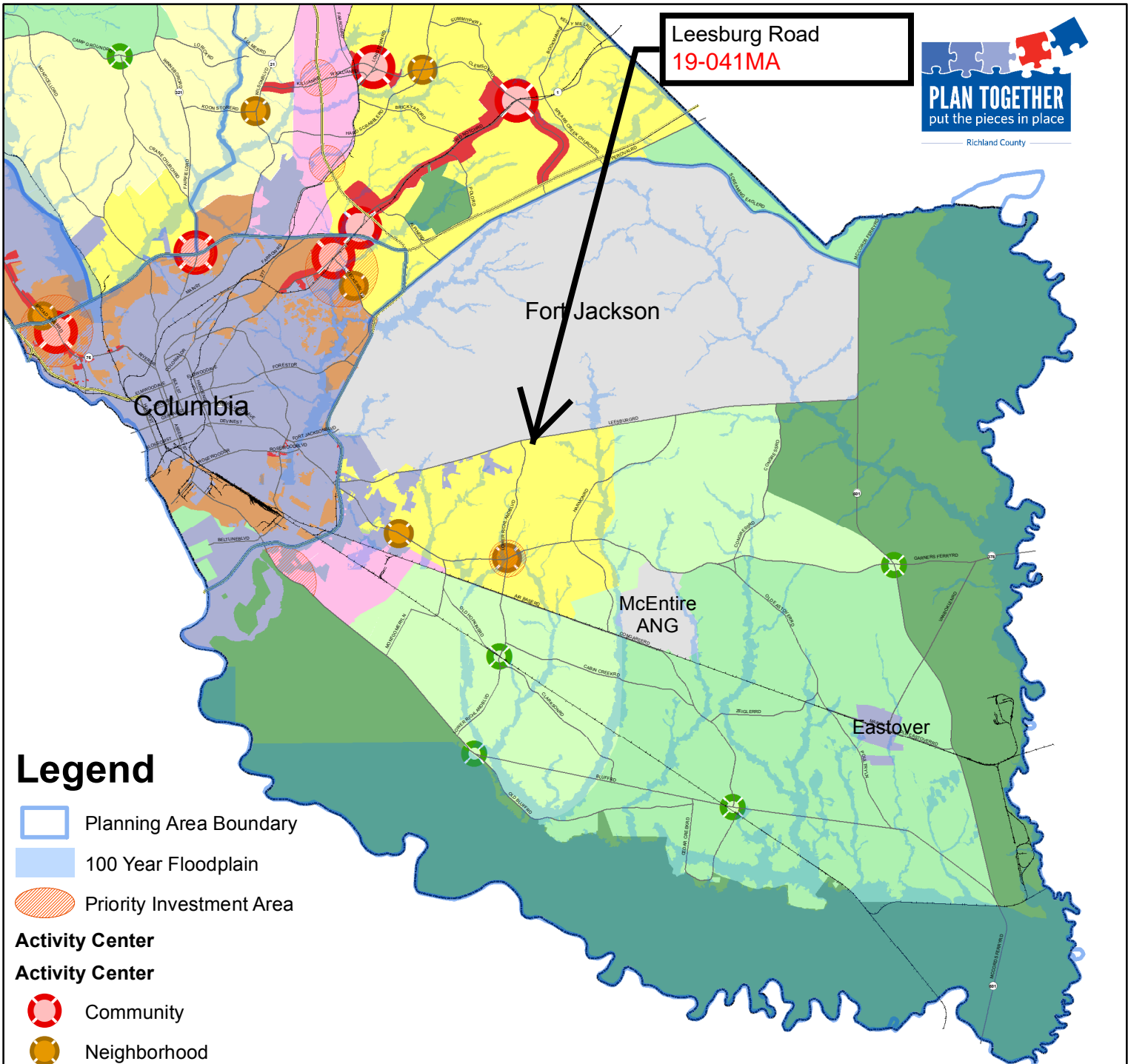


ZONING CLASSIFICATIONS

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	



Leesburg Road
19-041MA



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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 4, 2019
 RC PROJECT: 19-042 MA
 APPLICANT: 1221 Inland Drive

LOCATION: Inland Drive

TAX MAP NUMBER: R06015-01-16
 ACREAGE: 0.4 acres
 EXISTING ZONING: OI
 PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: November 5, 2019

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. 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 Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI).

Zoning History for the General Area

The RS-MD parcel southwest of the site was rezoned from Office and Institutional District (OI) under case number 17-002MA.

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: 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
North:	OI/GC	Office/Retail
South:	RS-MD	Place of Worship
East:	OI	Undeveloped
West:	OI / RS-MD	Undeveloped / Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Inland Drive. There are no sidewalks or street lights along this section of Inland Drive. The parcel contains a modular office structure and two accessory structures, one of which is a larger garage/warehouse. Residential and commercial uses characterize the immediate area. North of the subject parcel is an office building zoned OI and GC. East and west of the site are vacant OI zoned parcels. South of the subject parcel is a place of worship zoned OI.

Public Services

The subject parcel is within the boundaries of School District 1. Sandel Elementary School is located less than 500 feet south of the subject parcel on Seminole Road. The Saint Andrews fire station (number 6) is located 0.35 miles southwest of the subject parcel on Briargate Circle. There are no fire hydrants along this section of Inland Drive. The parcel is located within 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 **Mixed-use Corridor**.

Land Use and Character

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

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity

Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

The subject parcel falls within **Priority Investment Area 4 (Broad River and Bush River Road)**, which consists of a large commercial corridor with opportunities for redevelopment. The PIA is intended as a high activity area with many opportunities to redevelop aging commercial centers and revitalize surrounding neighborhoods. The Broad River Road Corridor and Neighborhood Master Plan should inform and guide efforts regarding this PIA. Investments should include partnerships with the City of Columbia to plan for redevelopment of the Dutch Square and St. Andrews areas, and to provide necessary infrastructure investments to foster redevelopment.

Broad River Road Community and Corridor Neighborhood Master Plan

Transition Mixed-use District

The Transition Mixed-use District is characterized by medium-density, neighborhood-scaled mixed of uses located in 2 to 3 story buildings. The district generally encompasses areas within ½-mile walking radius of the “redevelopment nodes”. This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, with emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale, and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care and medical clinics, day-care centers, and pocket parks.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 181) located southeast of the subject parcel on Broad River Road identifies 38,200 Average Daily Trips (ADTs). This segment of Broad River Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. Broad River 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.

The Richland Penny currently has proposed bike lanes for this section of Broad River Road, along with other intersection improvements. It is currently in the design phase.

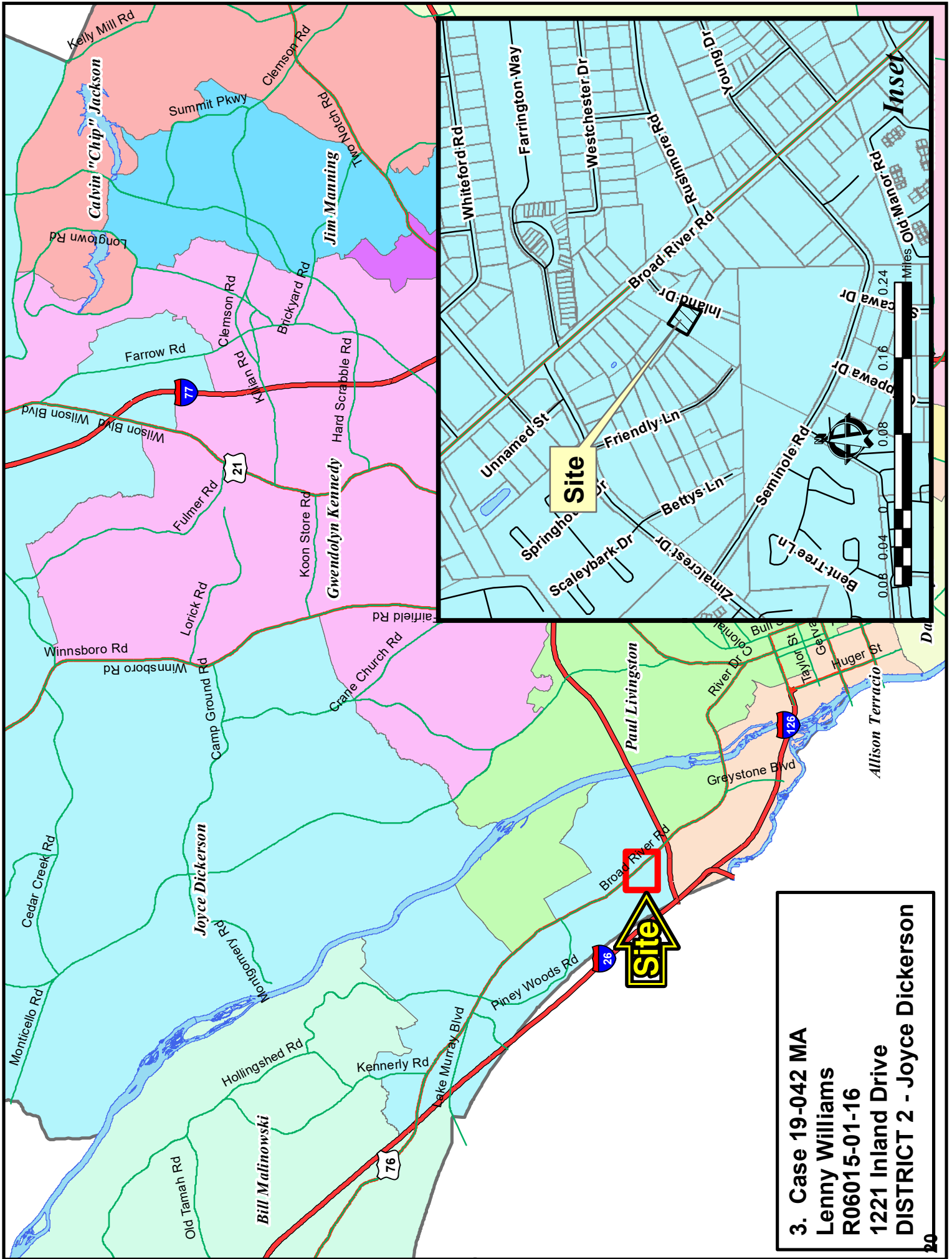
There are no planned or programmed improvements to this section of Broad River Road through SCDOT.

Conclusion

Principally, staff recommends **Approval** of this Map Amendment as the proposed rezoning would be consistent with the general objectives outlined in the Comprehensive Plan. However, rezoning from OI to RS-MD would create non-conformities for the subject parcel.

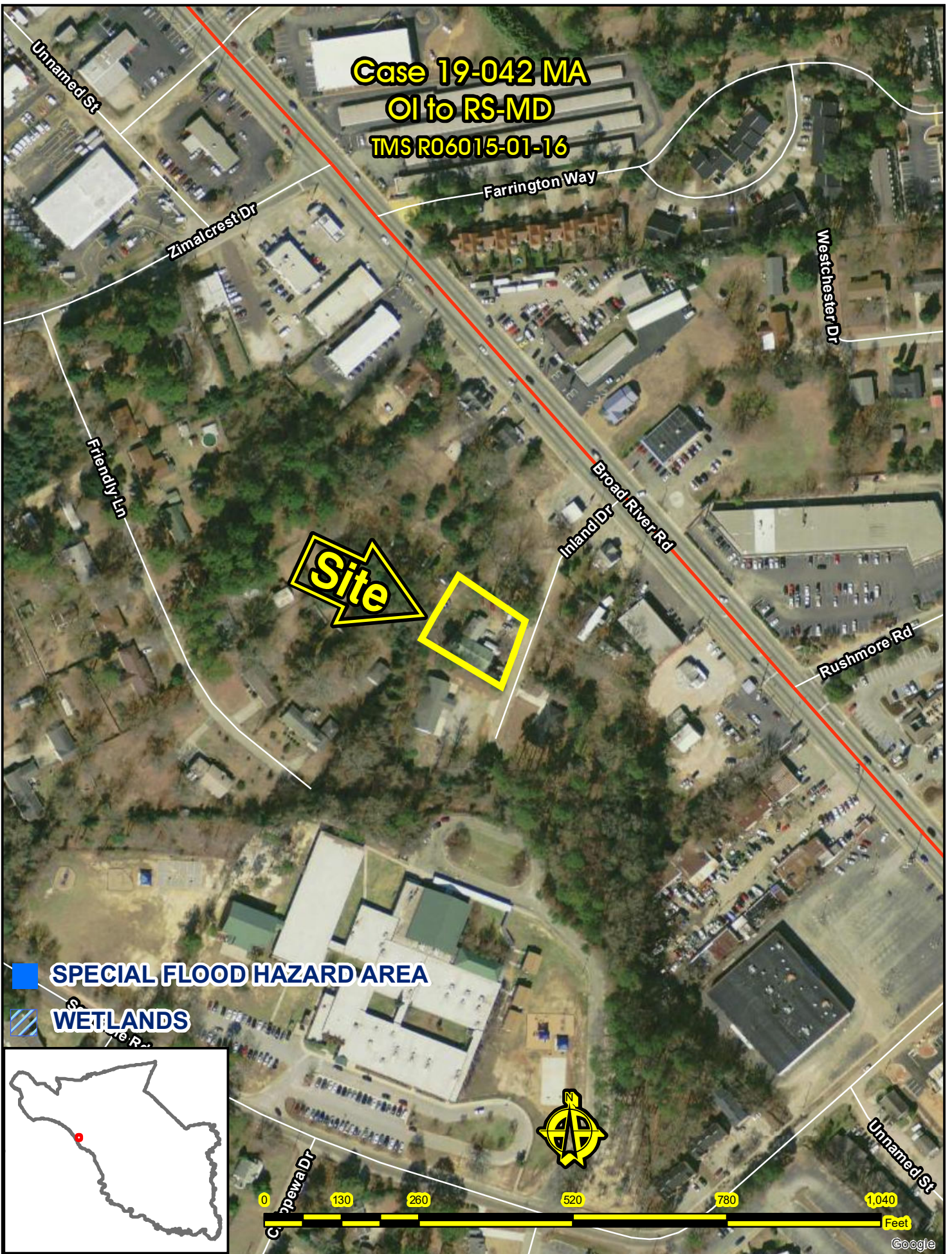
Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-042 MA**.

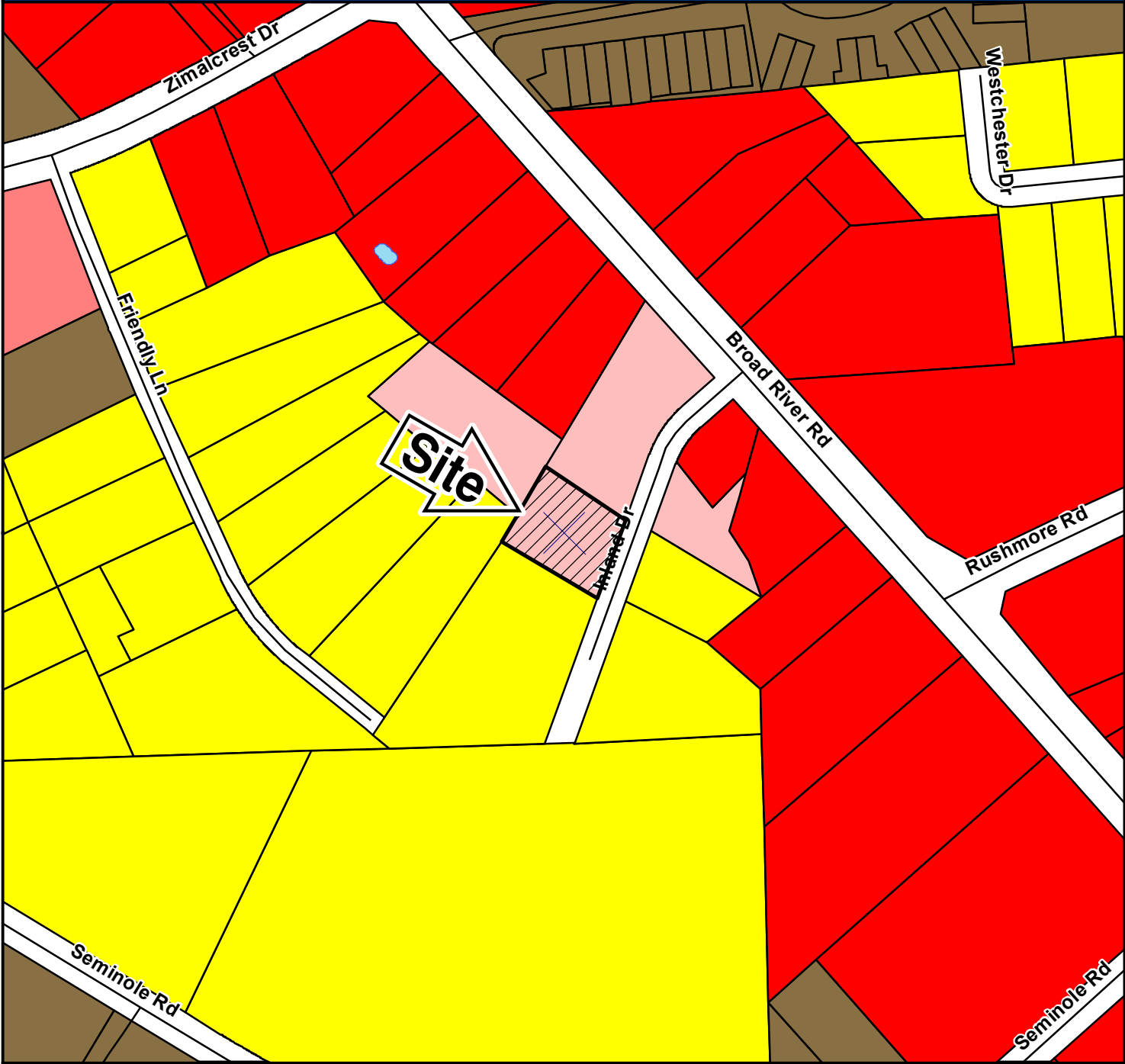


3. Case 19-042 MA
Lenny Williams
R06015-01-16
1221 Inland Drive
DISTRICT 2 - Joyce Dickerson

Case 19-042 MA
OI to RS-MD
TMS R06015-01-16



Case 19-042 MA OI to RS-MD



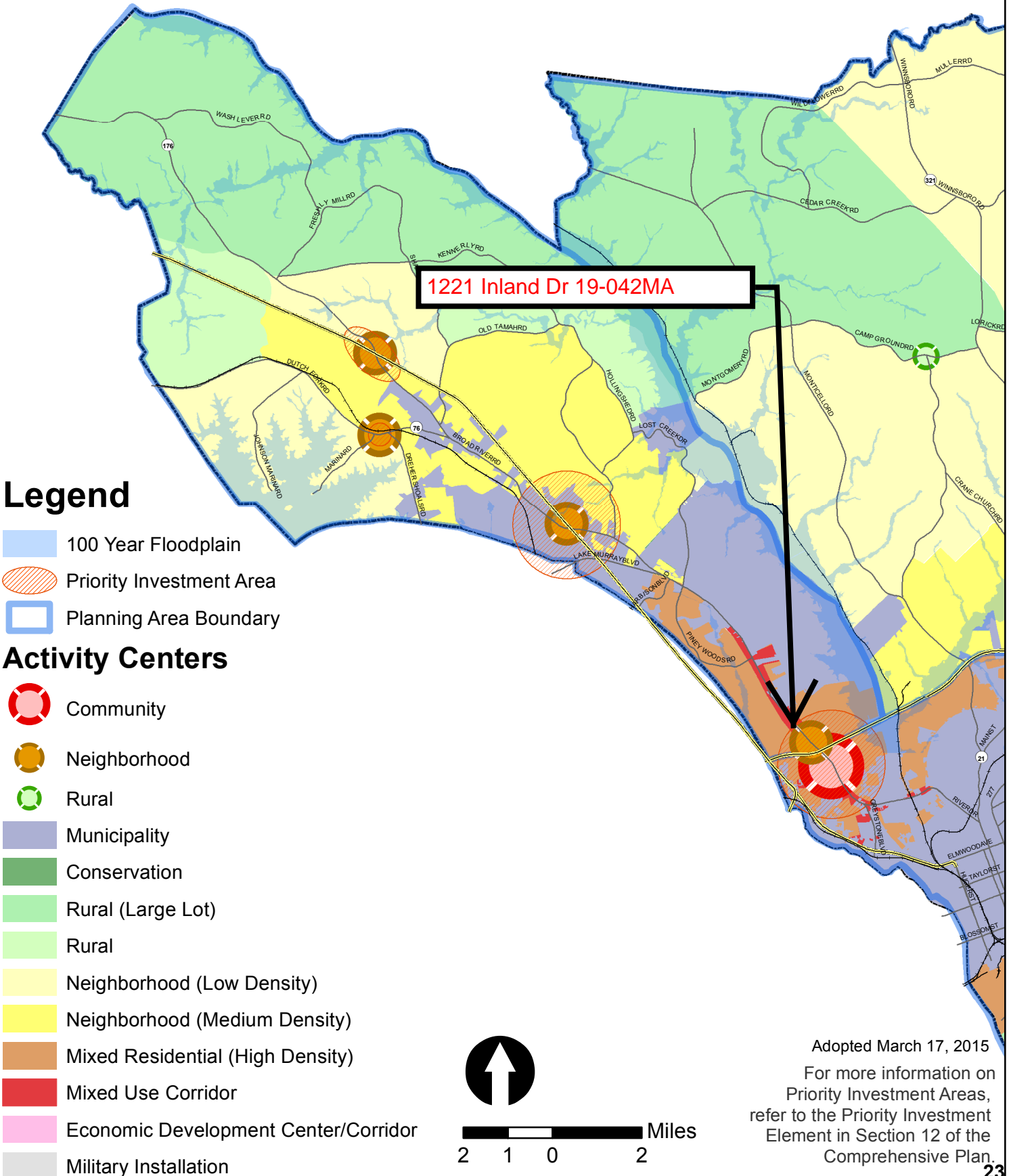
ZONING CLASSIFICATIONS

	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		



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 4, 2019
RC PROJECT: 19-043 MA
APPLICANT: Odell Flemming

LOCATION: 13081 Garners Ferry Road

TAX MAP NUMBER: R39400-02-02
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 5, 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

There have been no recent map amendment cases within the general area.

Zoning District Summary

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

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

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road, a four-lane divided principal arterial without sidewalks or streetlights. The subject parcel contains a structure which no longer has non-conforming status. The front third of the site is developed where the rear two-thirds is undeveloped with significant tree stands and paths to neighboring parcels. The general area consists of larger undeveloped tracts, with limited rural residences and an occasional place of worship. The immediate area consists of undeveloped RU zoned properties to the north, west, south, and east. Additionally, adjacent to the east of the subject parcel is a RU zoned parcel with a residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Eastover fire station (station number 28) is located on Henry Street, approximately 5 miles south of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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 **Conservation**.

Land Use and Character

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Lower Richland Neighborhood Master Plan

Cowasee Conservation Corridor

The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Planning Area. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams, and creeks crisscross this unique natural resource.

Residential development in the Cowasee Corridor should be limited to very low densities. Any new development should be consistent with the existing low density development pattern that exists in the area today.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 173) located northwest of the subject parcel on Garners Ferry Road identifies 19,100 Average Daily Trips (ADTs). Garners Ferry Road is classified as a four-lane divided primary arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff recommends **Disapproval** of this map amendment as the proposed rezoning from RU to LI would be out of character with the recommendations of the 2015 Comprehensive Plan for the Conservation future land use designation.

The Comprehensive Plan recommends "environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces." It further recommends a desired development pattern of "limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses."

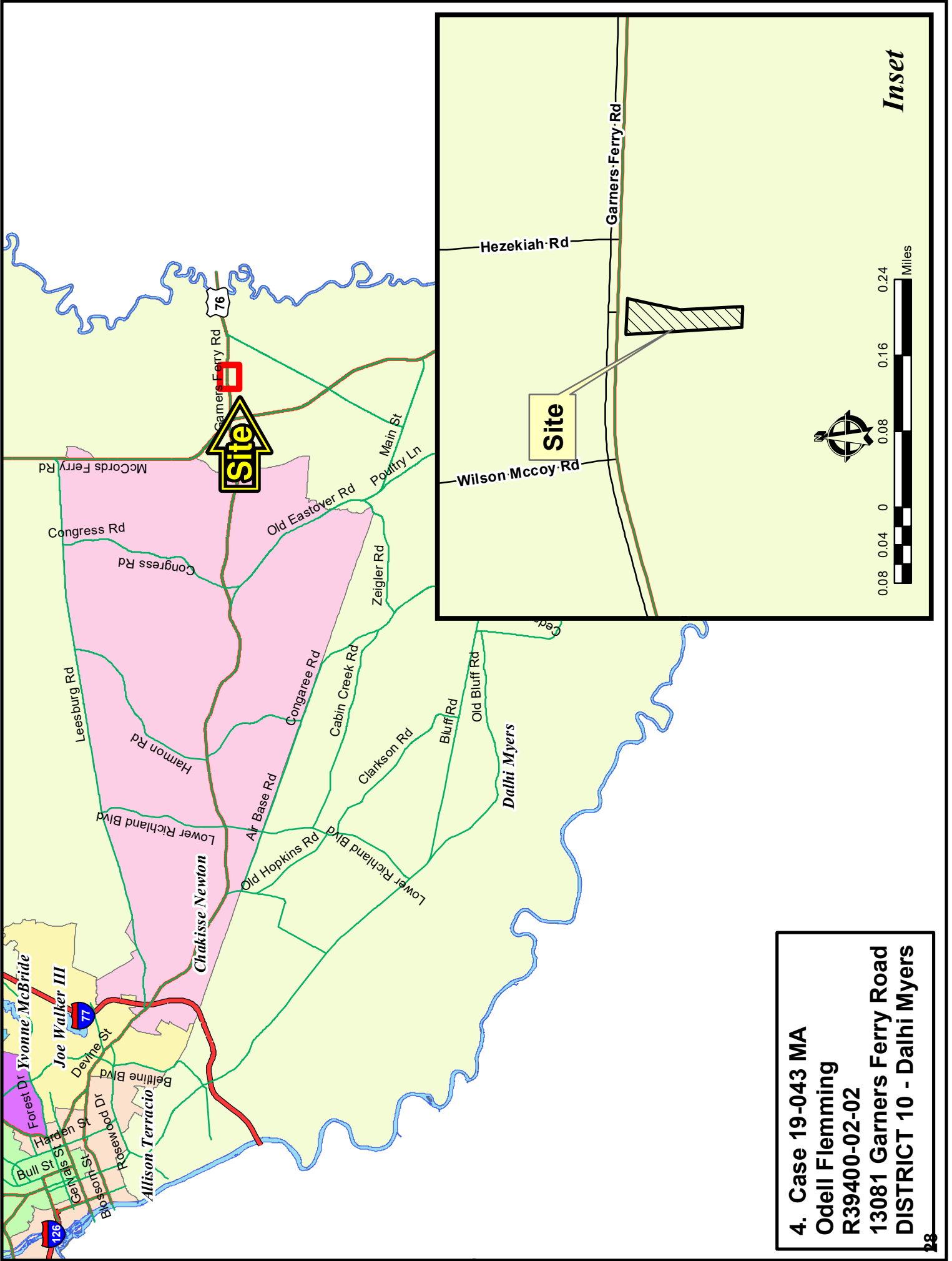
In addition to the Comprehensive Plan, the Lower Richland Community Strategic Master Plan does not support the type of development associated with the LI zoning designation within the Cowasee Conservation Corridor area.

Further, the intensity of uses and development allowed under the LI zoning designation would be incompatible and out of character with the present zoning, land uses, and development pattern within the area.

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

Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-043 MA**.



4. Case 19-043 MA
 Odell Flemming
 R39400-02-02
 13081 Garner's Ferry Road
 DISTRICT 10 - Dalhi Myers

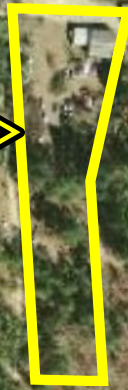
Case 19-043 MA
RU to LI
TMS R39400-02-02

Wilson McCoy Rd

Hezekiah Rd

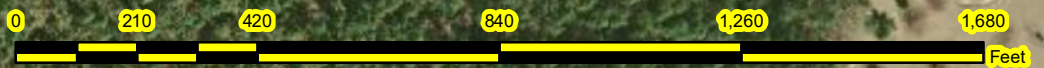
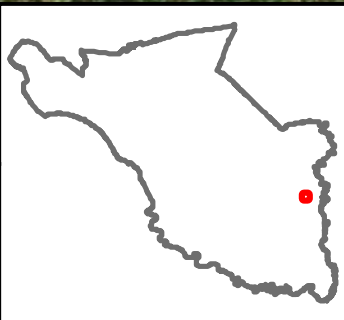
Garners Ferry Rd

Site



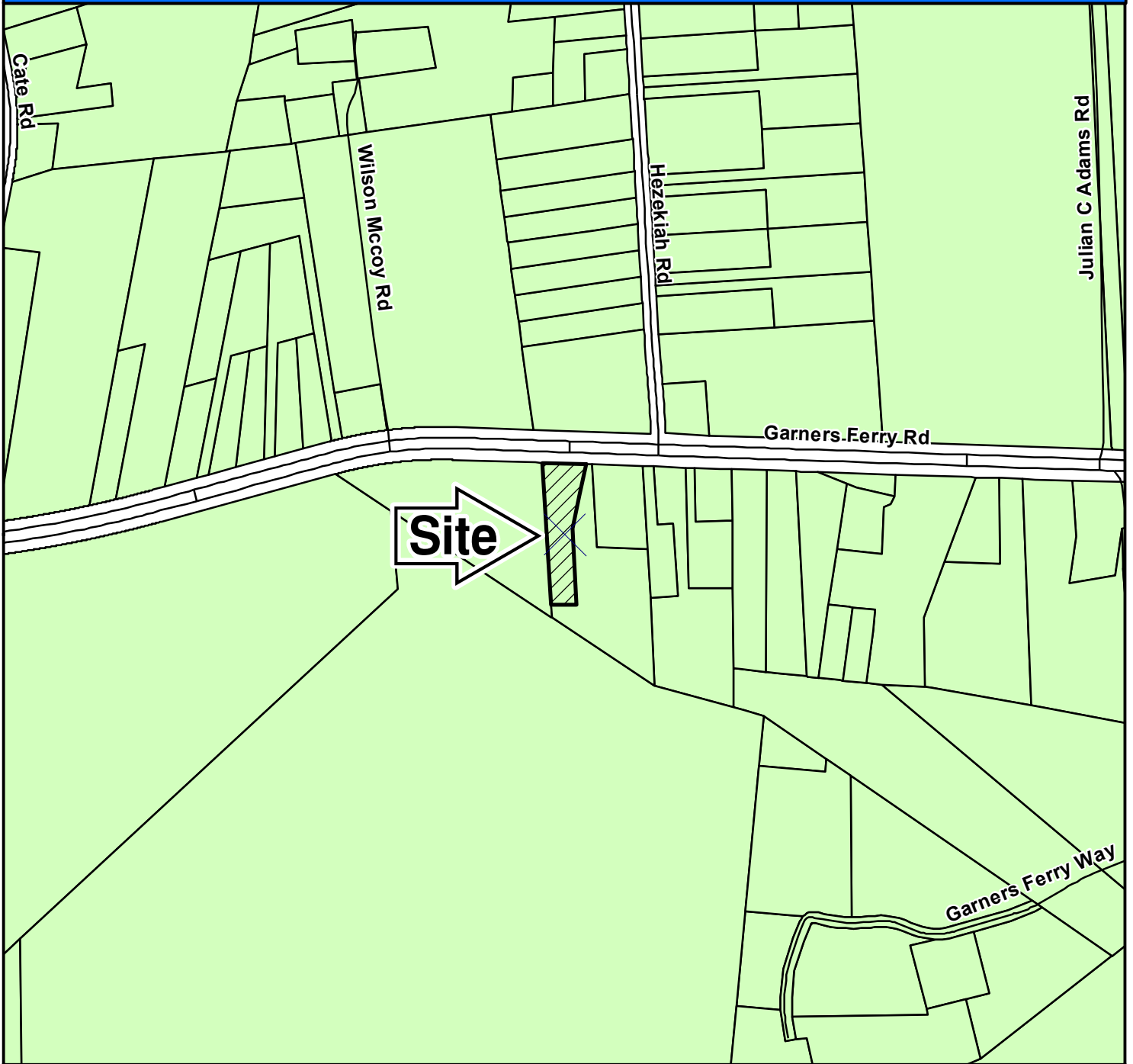
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



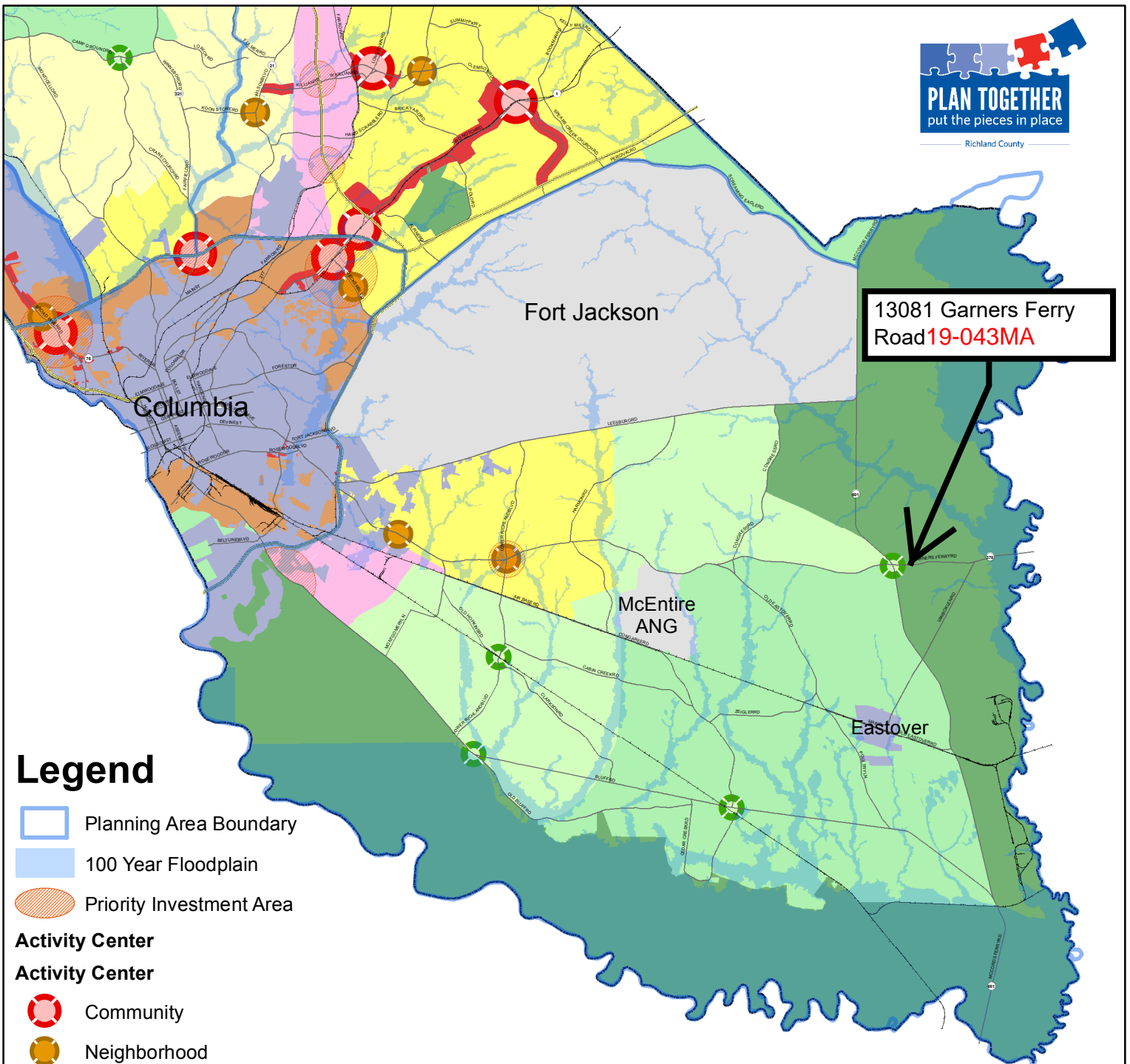
Google

Case 19-043 MA RU to LI



ZONING CLASSIFICATIONS

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



Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles
 4 2 0 4 31



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 4, 2019
RC PROJECT: 19-044 MA
APPLICANT: Shirley Ann Montgomery

LOCATION: 245 Killian Road

TAX MAP NUMBER: R14781-01-50 & 51
ACREAGE: 1.62 acres & 2.16 acres (3.78 acres Total)
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: November 5, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

The GC parcels immediately south of the subject site were rezoned from Rural (RU) to General Commercial under case number 19-020MA.

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: 60 dwelling units*.

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

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels which are currently undeveloped. The parcels have frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 miles east of the subject parcel.

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

Plans & Policies

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,100 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian 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. ADT data is collected by SCDOT.

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

Conclusion

The Economic Development Center/Corridor future land use designation recommends a land use character of "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." The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site's location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

While the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the currently proposed map amendment to GC can be viewed as an encroachment of incompatible land uses with the existing adjacent residential uses nearby.

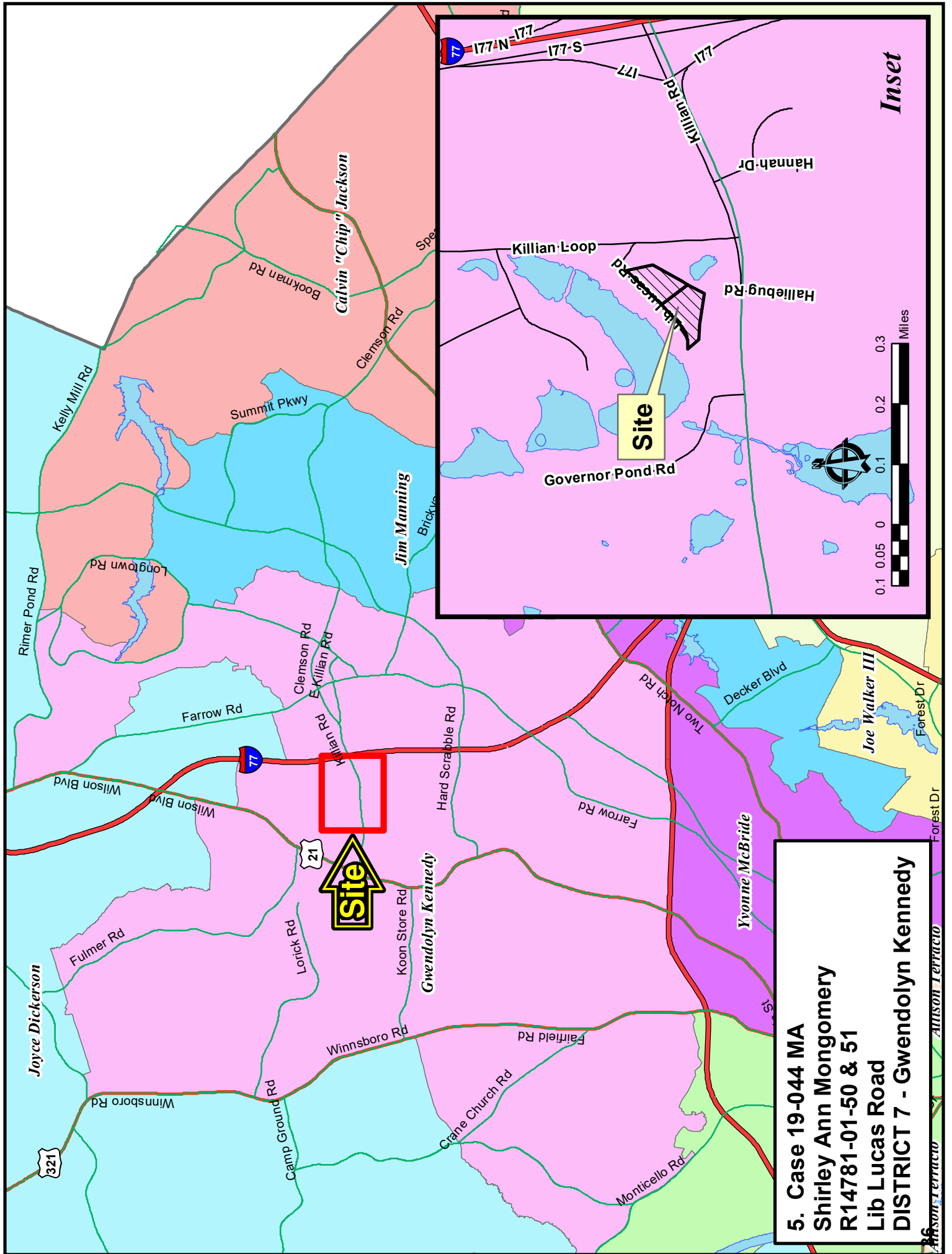
As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The parcel has frontage along Lib Lucas Road, not Killian Road.
- The approval would create an encroachment into a residential area.
- The broad brush of the Comprehensive Plan did not factor into the surrounding residential area.

The PC recommends the County Council **disapprove** the proposed amendment for RC Project # **19-044 MA**.



5. Case 19-044 MA
Shirley Ann Montgomery
R14781-01-50 & 51
Lib Lucas Road
DISTRICT 7 - Gwendolyn Kennedy

Inset

Site

Site

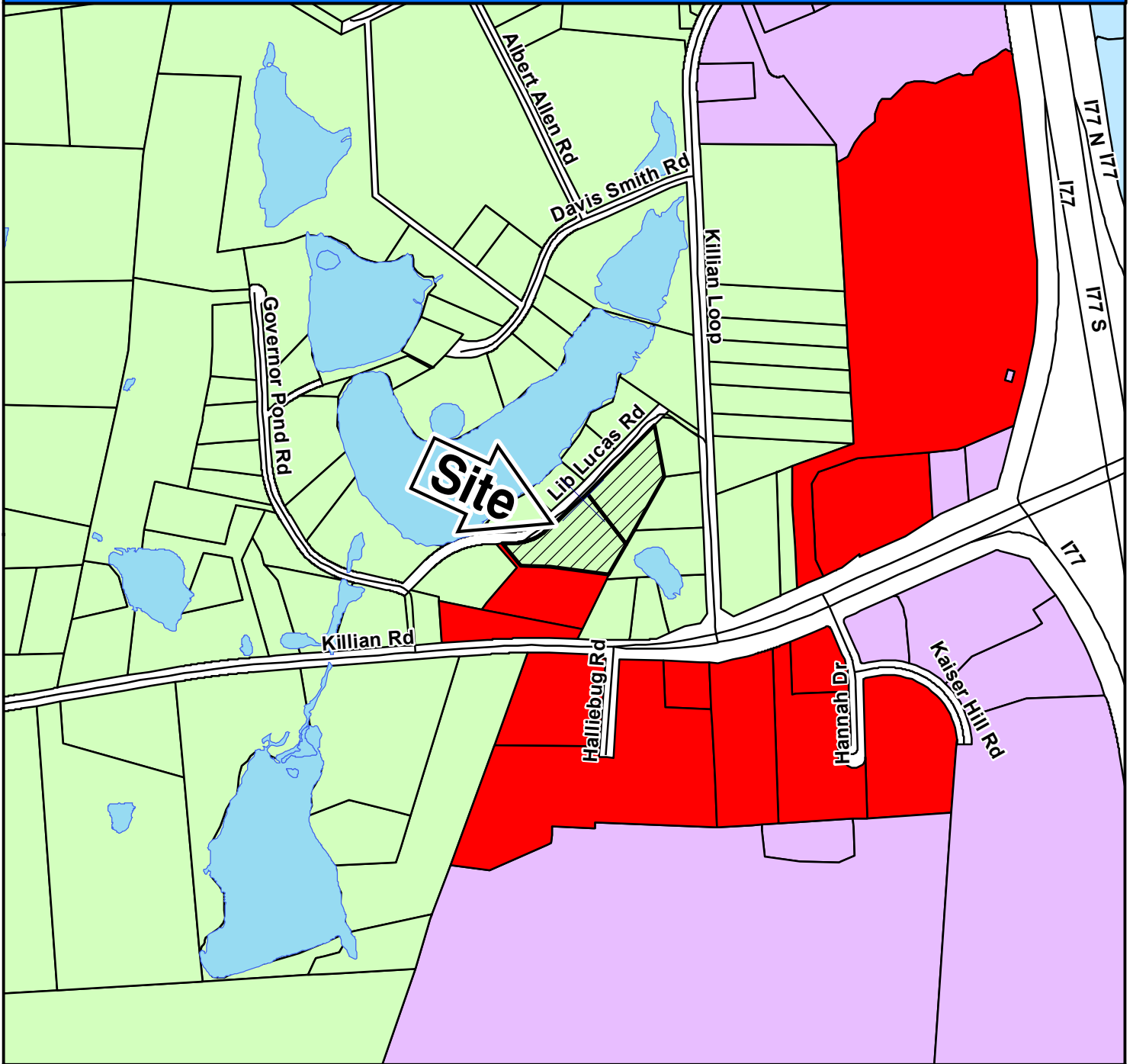


ALISON TERRACIO

**Case 19-044 MA
RU to GC
TMS R14781-01-50 & 51**



Case 19-044 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



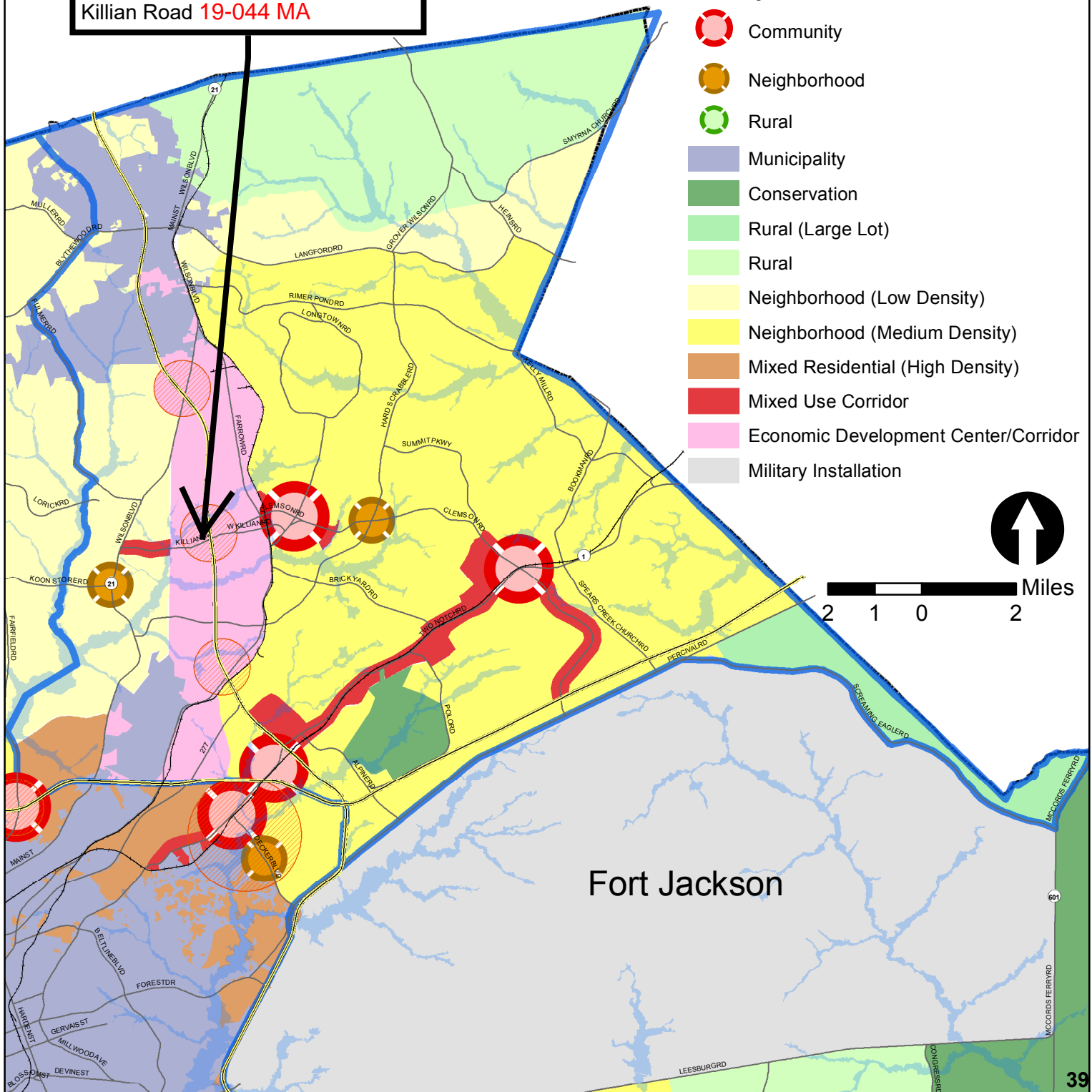
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Killian Road 19-044 MA

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



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Columbia, SC 29204

Phone (803) 576-2180
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