

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**March 24, 2020**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, March 24, 2019*  
*Agenda*  
*7:00 pm*  
*2020 Hampton Street*  
*2<sup>nd</sup> 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**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 20-001 MA District 10  
Dalhi Myers  
Robert Giles  
RM-HD to NC (2 acres)  
Ohio Street & Olympia Avenue  
TMS# R11203-01-01, 03, 04 & 05  
Planning Commission – Approval (8-0)  
PDSB Recommendation – Approval  
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**VI. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

2. Case # 19-049 MA District 7  
Gwendolyn Kennedy  
Donald G. Jones  
RU to RC (.764 & 1.236 (2 acres total))  
7812 Fairfield Road  
TMS# R12100-02-26 & R12100-02-01 (portion of)  
Planning Commission – Disapproval (6-2)  
PDSB Recommendation – Disapproval  
Page 9
3. Case # 20-003 MA District 3  
Yvonne McBride  
Chad Monteith  
RU to GC (5 acres)  
6505 N Main Street  
TMS# R11716-01-04  
Planning Commission – Approval (7-0)  
PDSB Recommendation – Approval  
Page 17

4. Case # 20-006 MA  
Paul Pettinelli  
HI to GC .9 acres  
1314 Rosewood Drive  
TMS# R11208-02-10  
Planning Commission – Approval (6-0)  
PDSB Recommendation – Approval  
Page 25

District 10  
Dalhi Myers

5. Case # 20-008 MA  
Michael Winkler  
RU to NC 1.25 acres  
11045 Two Notch Road  
TMS# R29100-05-04  
Planning Commission – Approval (6-0)  
PDSB Recommendation – Disapproval  
Page 33

District 9  
Calvin “Chip” Jackson

6. Case # 20-009 MA  
Bill Dixon  
PDD to PDD 13.4 acres  
Greenhill Parish Parkway  
TMS# R25800-03-44  
Planning Commission – Approval (6-0)  
PDSB Recommendation – Approval  
Page 41

District 9  
Calvin “Chip” Jackson

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-001 MA  
**APPLICANT:** Robert Giles

**LOCATION:** Ohio Street & Olympia Avenue

**TAX MAP NUMBER:** R11203-01-01, 03, 04 & 05  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** February 7, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multi-family High Density (RM-HD) District.

**Zoning History for the General Area**

The Neighborhood Commercial (NC) District east of the site was rezoned under case number 09-012MA.

**Zoning District Summary**

The NC District 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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 16 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RG-2 / RM-HD	Multi-family (City of Columbia) / Residential
<b><u>South:</u></b>	RM-MD	Residential
<b><u>East:</u></b>	NC	Residential
<b><u>West:</u></b>	RM-MD	Residential

## Discussion

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

The subject site is comprised of four parcels. The site is found along the jurisdictional boundary with the City of Columbia. The site has frontage along Ohio Street, a local road without streetlights or sidewalks; Bluff Road, local road without sidewalks; and Olympia Ave, a two lane divided principal arterial with streetlights. Two of the parcels contains primary structures and with accessory structures. The other two parcels contain residential dwellings. The immediate area consists of multi-family uses, of varying styles and intensities, as well as single-family residences. Adjacent properties are zoned NC to the east, RG-2 (City of Columbia) on the north, and RM-MD on the south, east, and west.

### **Public Services**

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.15 miles north of the subject site. The Olympia Learning Center is located approximately 1,000 feet west of the subject site on Bluff Road. The subject site is within the City of Columbia's water and sewer service areas.

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

### **Plans & Policies**

The 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.

***Capital City Mill District***  
*Urban Core Mixed Residential*

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off major corridors throughout Columbia and the more urban areas of unincorporated Richland County. This development type may represent existing and historic neighborhoods and a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Primary uses include: single-family detached, single-family attached, and two-family dwellings. Secondary uses include: three-family dwellings and multi-family (low density). Tertiary uses include: multi-family (medium density), small-scale business/employment, small-scale civic/institutional, and small-scale commercial.

**Traffic Characteristics**

The 2018 SCDOT traffic count (Station #657) located west of the subject parcel on Olympia Avenue identifies 15,600 Average Daily Trips (ADTs). This section of Olympia Avenue is classified as a two-lane divided principal arterial road, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Olympia Avenue is currently operating at Level of Service (LOS) “C”.

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Olympia Avenue.

**Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed Residential provides for “the full range of uses supportive of neighborhood, community, and regional commercial and employment needs” where “residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.” The type of uses and the character of development allowed in the NC district would be compatible with the Plan.

Additionally, the Capital City Mill District neighborhood master plan recommends a variety of uses with “appropriately scaled mixed-uses and neighborhood service amenities” as the NC district would provide. Likewise, the Capital City Mill District plan supports that “appropriately scaled

commercial uses should be limited to neighborhood corridors.” Olympia Avenue would qualify as a primary corridor for the neighborhood area.

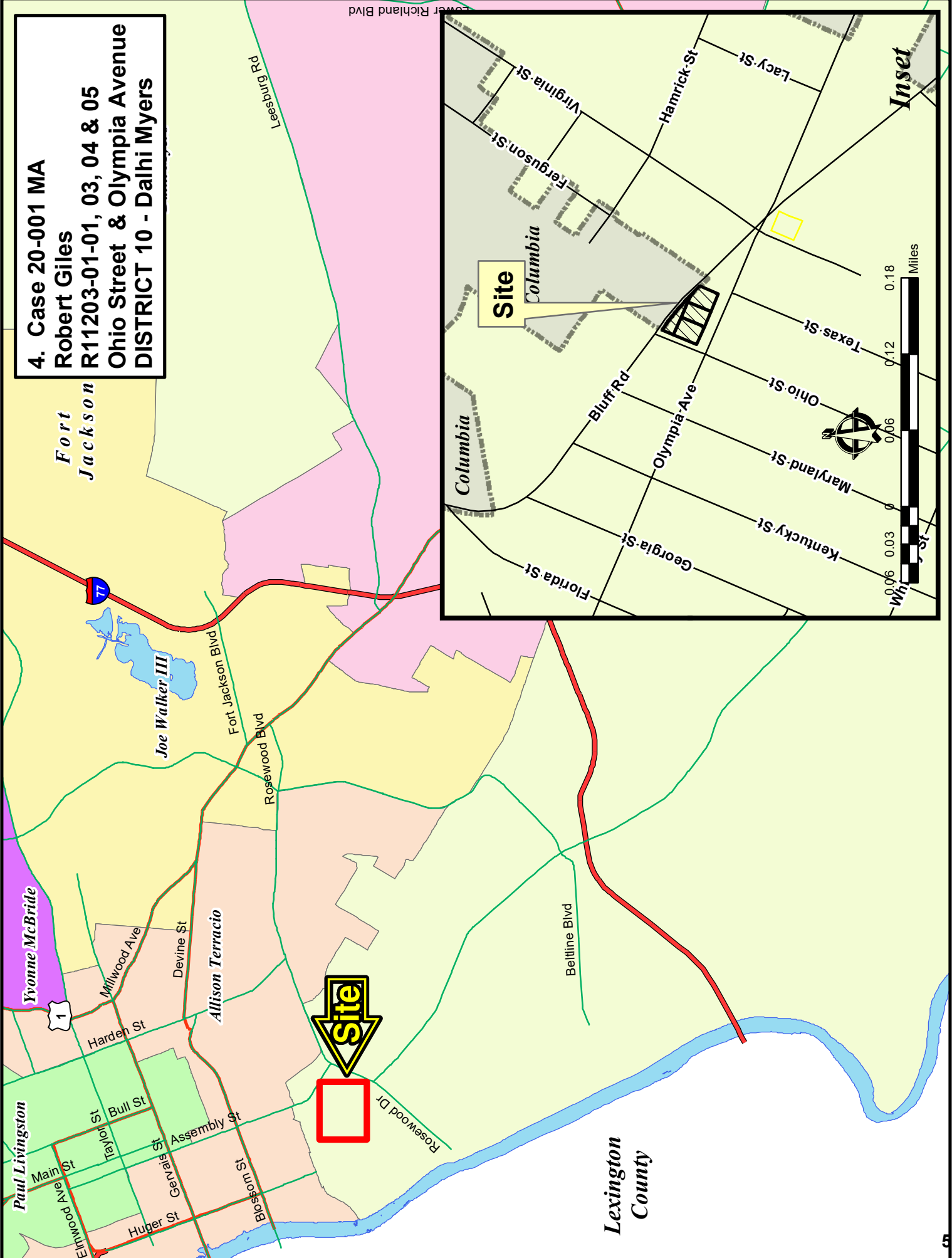
For these reasons, staff recommends **Approval** of this map amendment.

### **Planning Commission Action**

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-001 MA**.



**4. Case 20-001 MA**  
**Robert Giles**  
**R11203-01-01, 03, 04 & 05**  
**Ohio Street & Olympia Avenue**  
**DISTRICT 10 - Dalhi Myers**



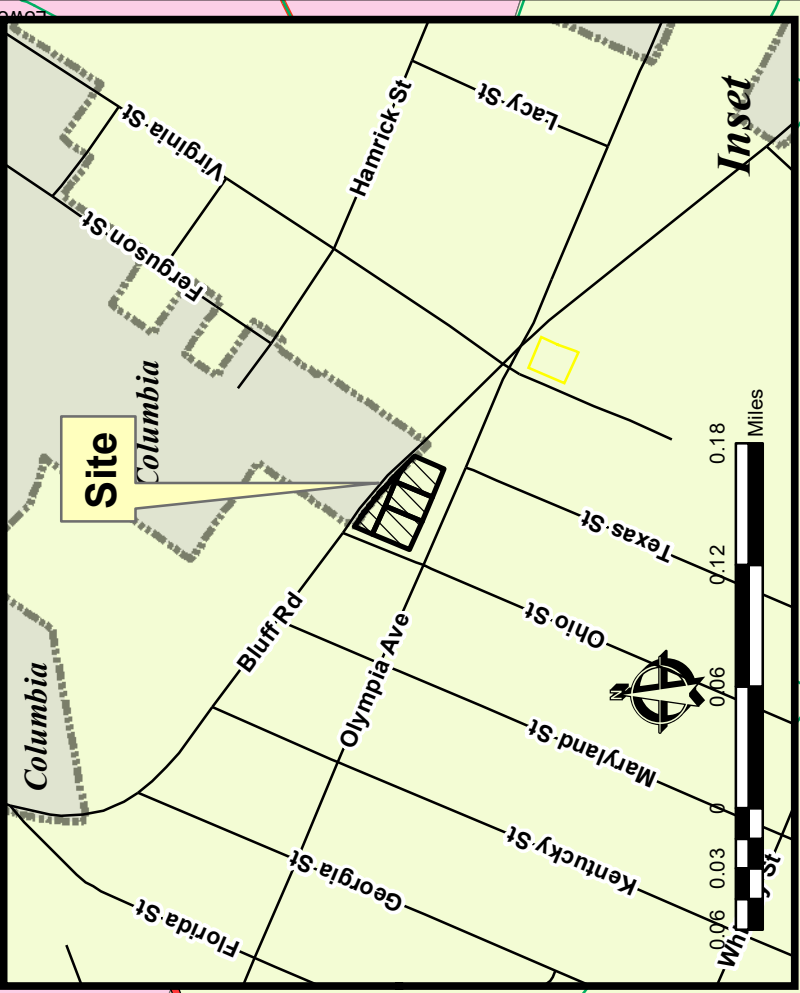
*Fort Jackson*

*Joe Walker III*

*Yvonne McBride*

*Allison Terracio*

*Lexington County*



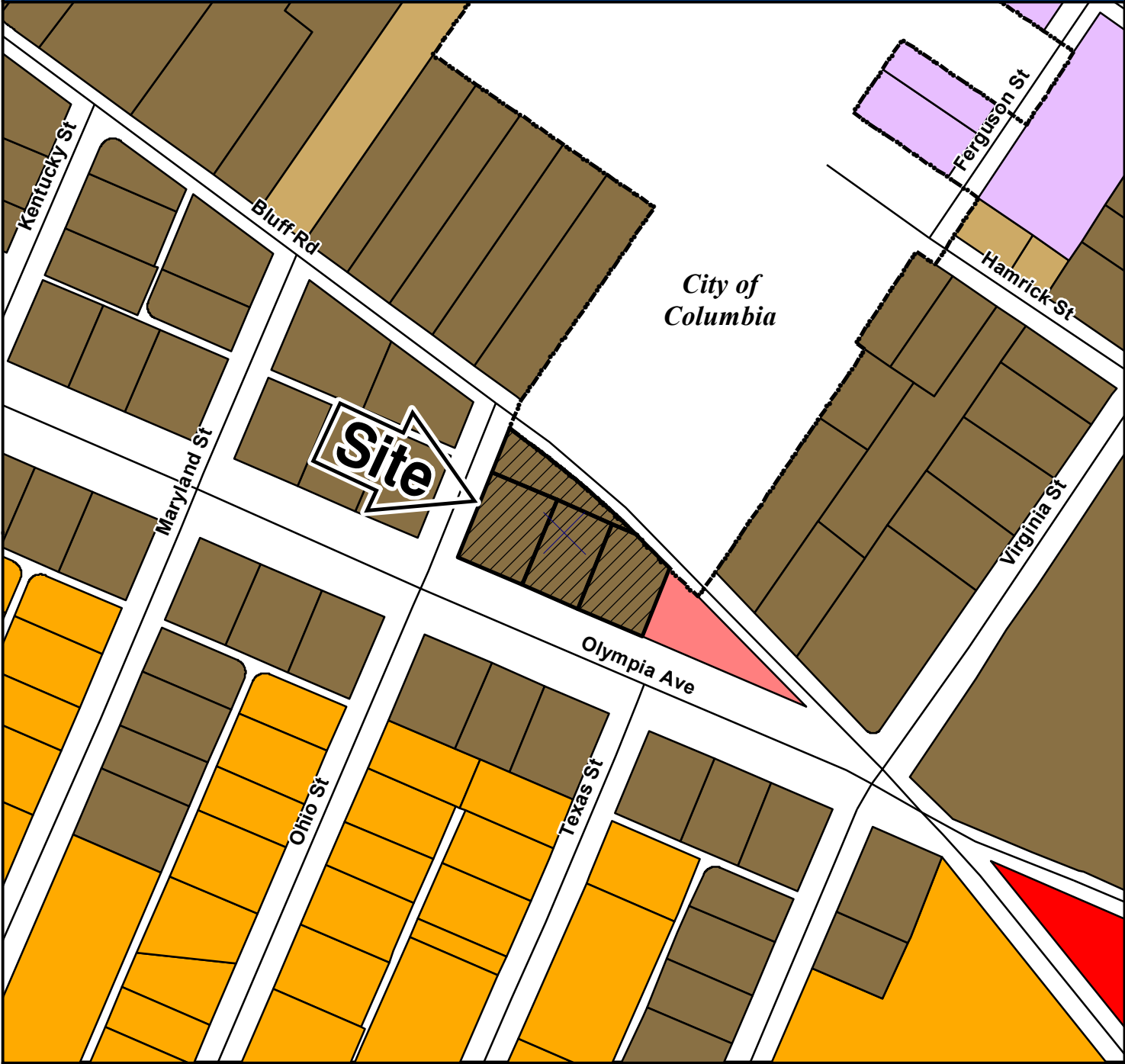
**Inset**

**Case 20-001 MA  
RM-HD to NC  
TMSR11203-01-01, 03, 04 & 05**





























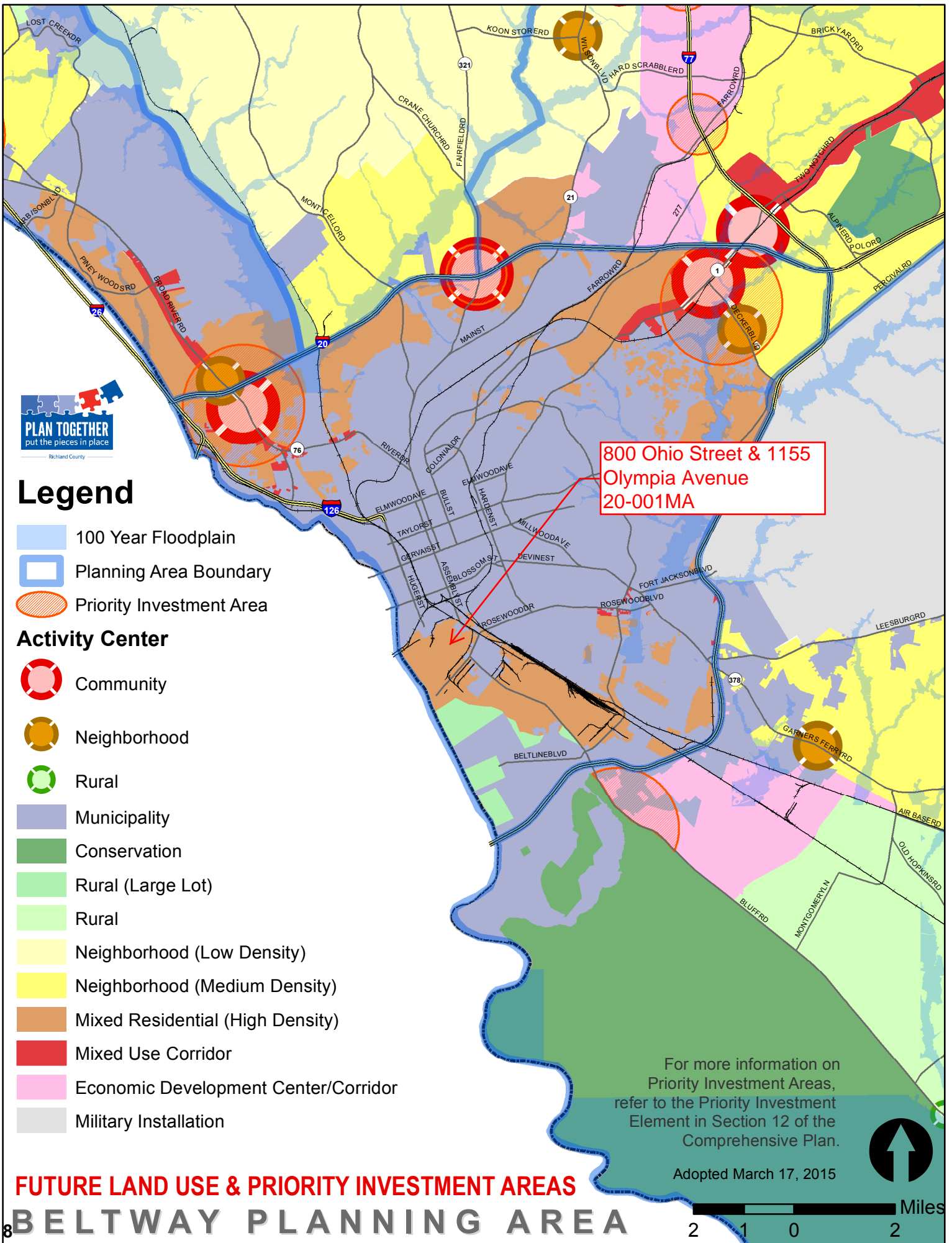
# Case 20-001 MA RM-HD to NC



## 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	







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 19-049 MA  
**APPLICANT:** Donald G. Jones

**LOCATION:** 7812 Fairfield Road

**TAX MAP NUMBER:** R12100-02-26 & 01 (portion of)  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**ZPH SIGN POSTING:** February 7, 2020

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The M-1 Light Industrial parcels located south the site were rezoned under case number 90-007MA and 90-035MA.

**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.

Minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU	Residences / Commercial

## Discussion

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

The subject site is comprised of two parcels with frontage along Fairfield Road, a two-lane undivided minor arterial without streetlights or sidewalks. The southern parcel current contains a general office building. The northern parcel is undeveloped and heavily wooded. The immediate area consists of non-conforming commercial uses to the west, along with large tracts of land with residences. Additionally, a large tract of undeveloped property exists to the north, east, and south of the subject site (portions of parcel requesting rezoning). Adjacent properties are zoned RU.

### **Public Services**

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles south of the subject site. The Carolina School for Inquiry is located 2.4 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area but is currently served via septic and well.

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

### **Plans & Policies**

The 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 2018 SCDOT traffic count (Station #191) located north of the subject parcel on Fairfield Road identifies 3,600 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Fairfield Road.

### **Conclusion**

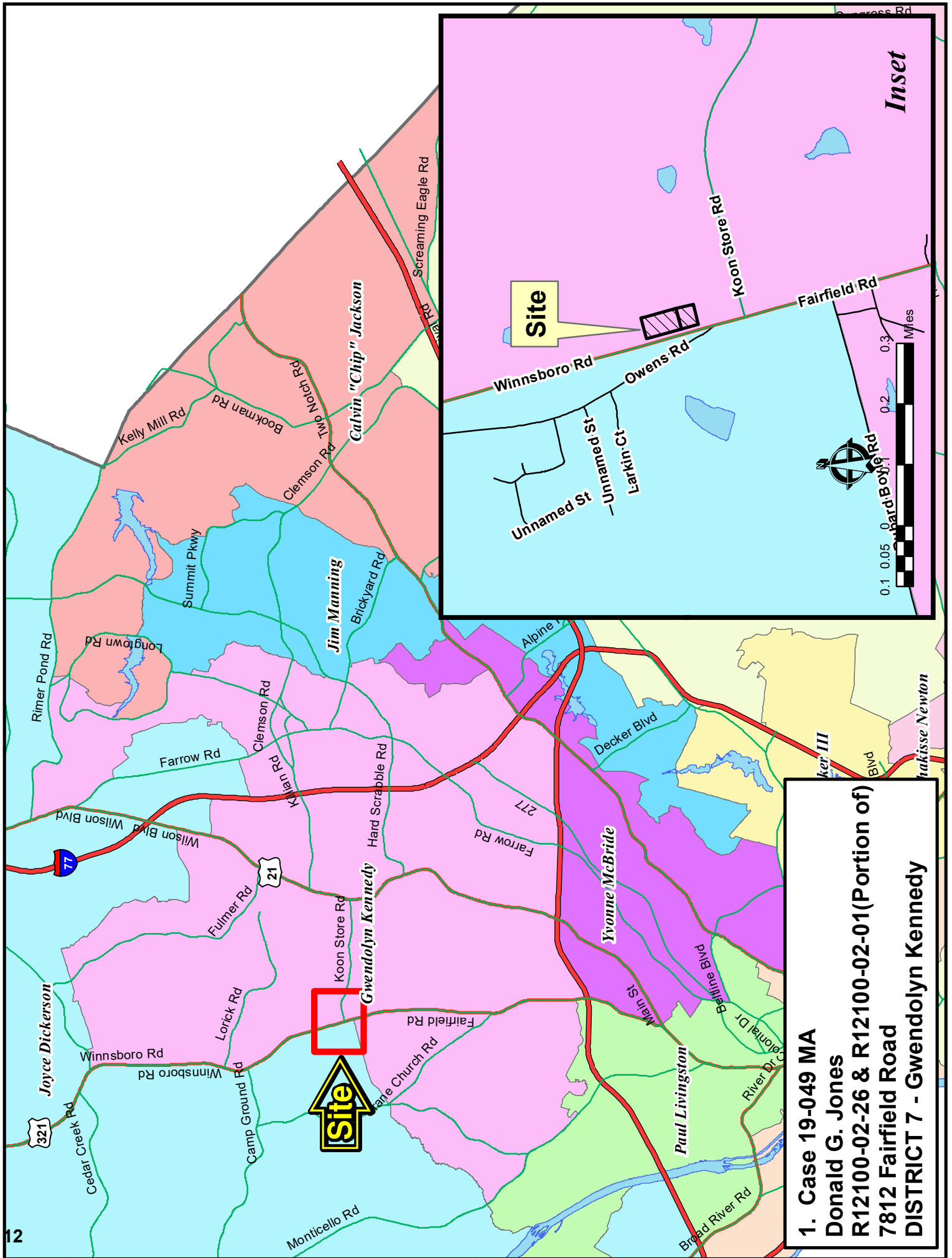
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for commercial development.

Per the plan, commercial development within the Neighborhood (Low-Density) designation "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." The proposed request does not fall within a Neighborhood Activity nor is it located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

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

### **Planning Commission Action**

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-049 MA**.



**1. Case 19-049 MA**  
**Donald G. Jones**  
**R12100-02-26 & R12100-02-01(Portion of)**  
**7812 Fairfield Road**  
**DISTRICT 7 - Gwendolyn Kennedy**



**Case 19-049 MA  
RU to RC**



























**TMSR12100-02-26 & R12100-02-01 (Portion of)**



# Case 19-049 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	





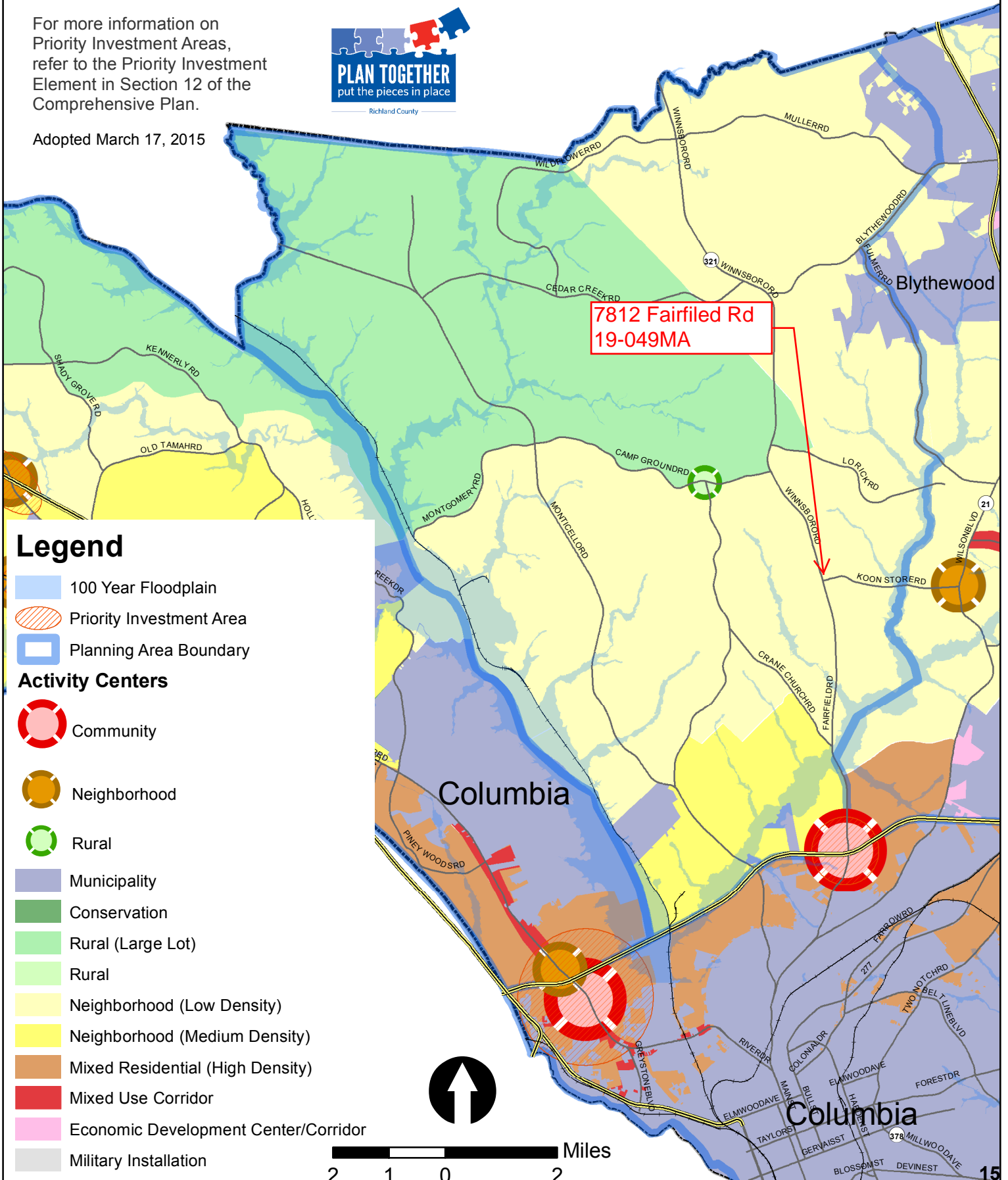
# NORTH CENTRAL PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



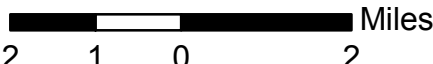
### Legend

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

### Activity Centers

- Community
- Neighborhood
- Rural

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-003 MA  
**APPLICANT:** Chad Monteith

**LOCATION:** 6505 N Main Street

**TAX MAP NUMBER:** R11716-01-04  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 7, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There have been no Map Amendments in the general area.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 80 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped / Residence
<b><u>South:</u></b>	D-1 / C-3	Undeveloped (City of Columbia) / Commercial (City of Columbia)
<b><u>East:</u></b>	D-1	Undeveloped (City of Columbia)
<b><u>West:</u></b>	D-1	Place of Worship (City of Columbia)

## Discussion

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

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

### **Public Services**

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia's water and sewer service areas.

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

### **Plans & Policies**

The 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 #131) located southwest of the subject parcel on N Main Street identifies 8,700 Average Daily Trips (ADTs). This section of N Main Street is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 3,000 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at LOS "A".

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.

Mason road has an Operational & Safety project for Safe Routes to School for J.P. Thomas Elementary. The project scope includes sidewalk and engineering design enhancements along Mason Road. The project is in design/development with anticipated construction in 2020. There are no listed improvements for Mason Road through the Richland County Penny.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of N Main Street.

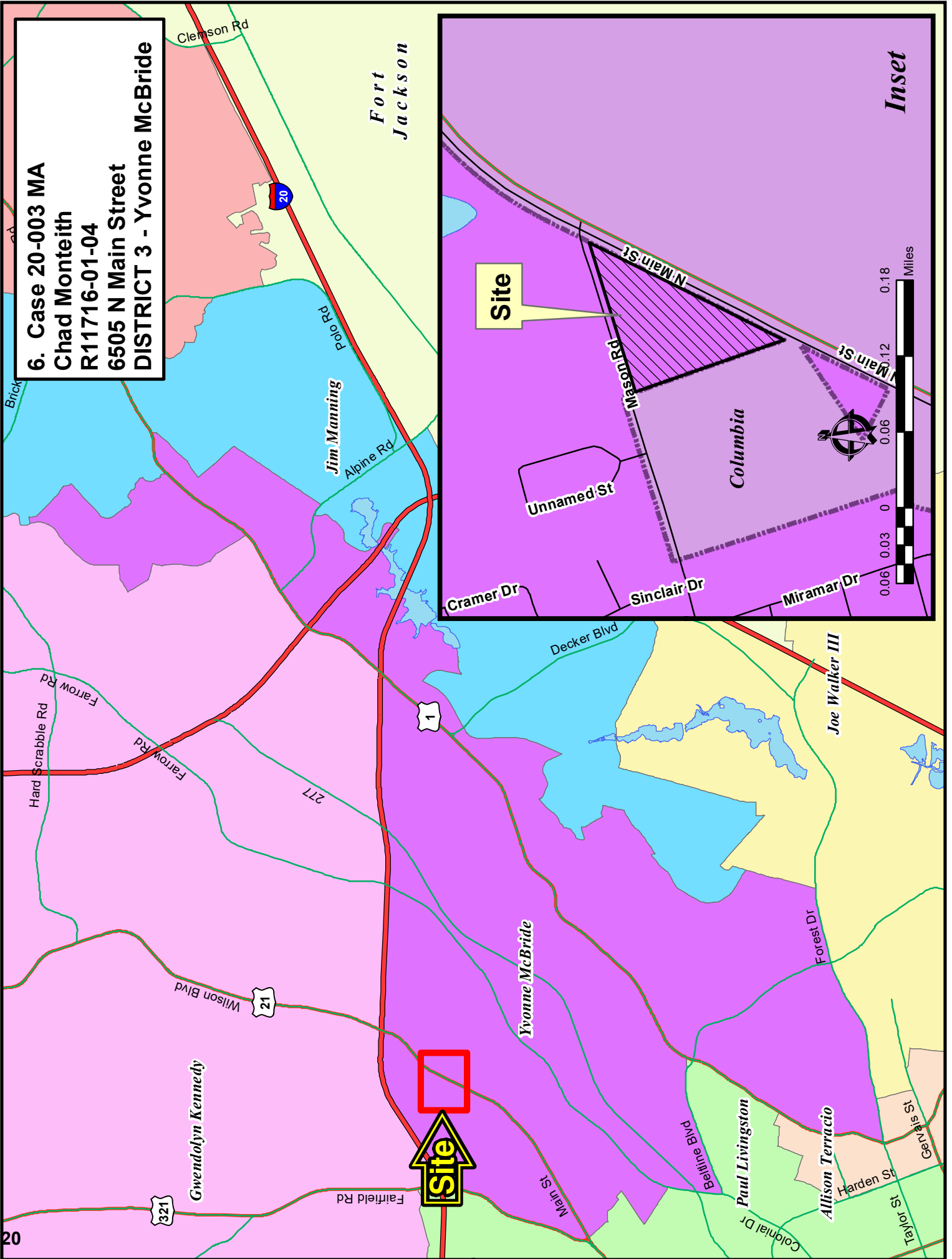
### **Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

### **Planning Commission Action**

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-003 MA**.

**6. Case 20-003 MA**  
**Chad Monteith**  
**R11716-01-04**  
**6505 N Main Street**  
**DISTRICT 3 - Yvonne McBride**



**Site**

**Inset**

Miles

0.18  
0.12  
0.06  
0  
0.03



**Case 20-003 MA  
RU to GC  
TMS R11716-01-04**

Cramer Dr

Langley Ct

Sinclair Dr

Miramar Dr

Unnamed St

Mason Rd

N Main St

N Main St

Alida St

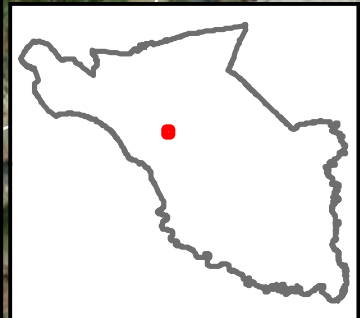
Levity St



Columbia

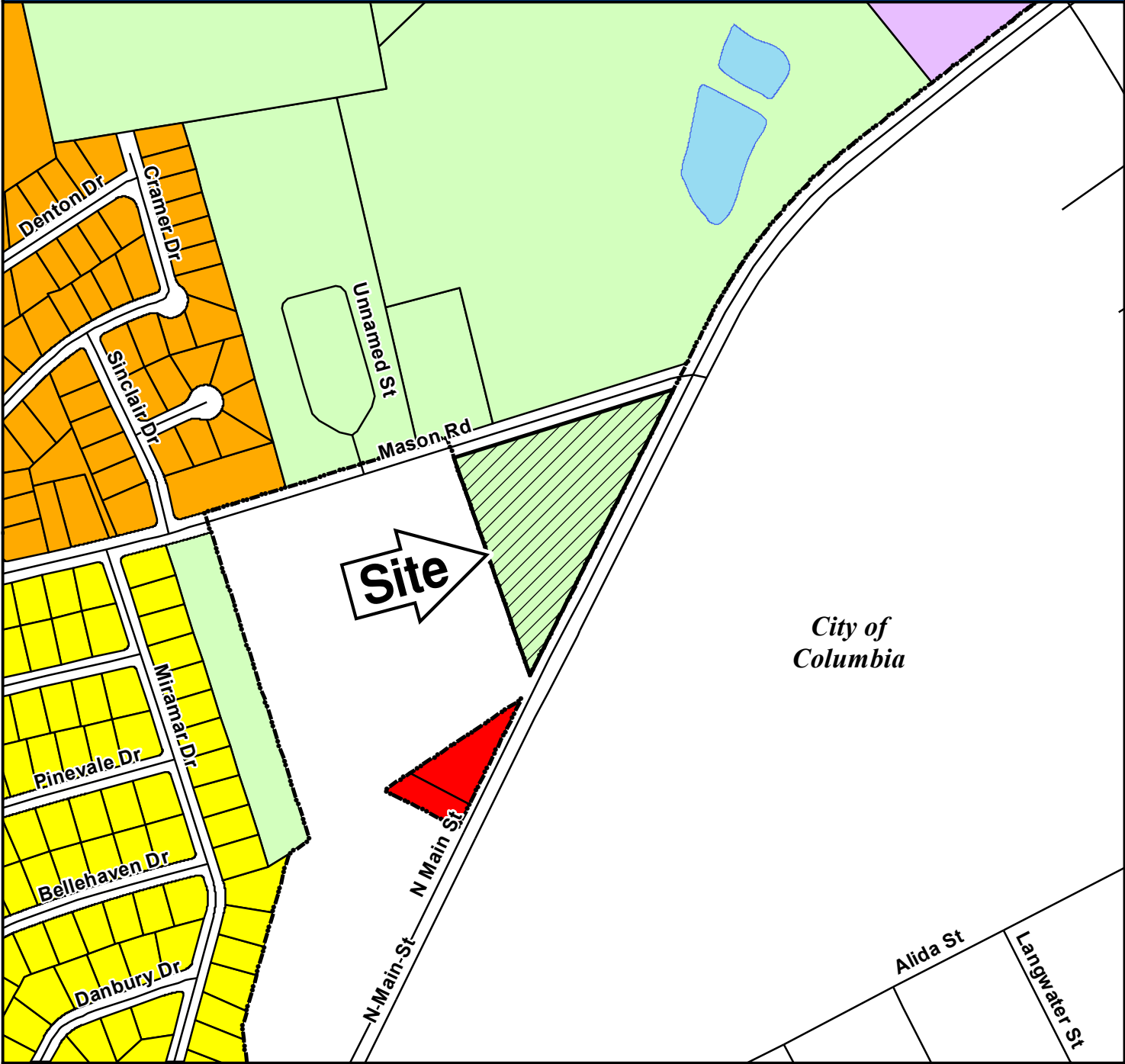
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**





Google

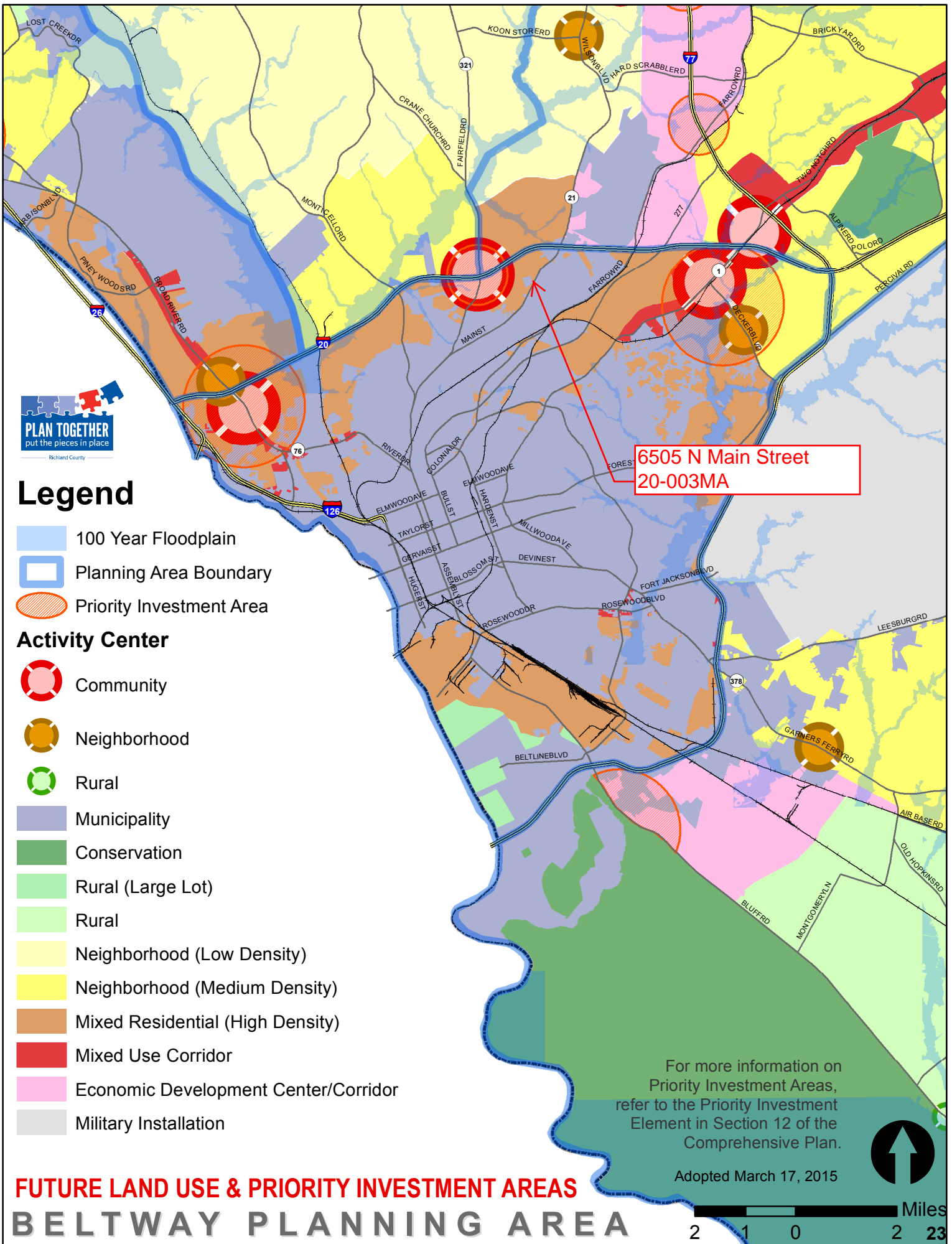
# Case 20-003 MA RU to GC



## 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		





# 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

**6505 N Main Street  
20-003MA**

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:** March 2, 2020  
**RC PROJECT:** 20-006 MA  
**APPLICANT:** Paul Pettinelli

**LOCATION:** 1314 Rosewood Drive

**TAX MAP NUMBER:** R11208-02-10  
**ACREAGE:** 0.9 acres  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** March 6, 2020

**Staff Recommendation**

Approval

**Minimum Area for Map Amendment**

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 the following:

- An addition of GC zoning contiguous to an existing industrial zoning district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Heavy Industrial (HI).

**Zoning History for the General Area**

The General Commercial (GC) parcels south of the subject site on Key Road under case number 05-057MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 14 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	Right-of-way / C-1 / C-3	Railroad ROW (City of Columbia) / Institutional Recreation (City of Columbia)
<b><u>South:</u></b>	HI	Parking
<b><u>East:</u></b>	Right-of-way / C-3	Railroad ROW (City of Columbia) / Auto Repair (City of Columbia) / Food Service (City of Columbia)
<b><u>West:</u></b>	M-1	Self-storage / Warehousing & Metal Working / Personal Fitness

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel. The site is located along the jurisdictional boundary of the City of Columbia. The site has frontage along Rosewood Drive, a four lane divided minor arterial with sidewalks and limited streetlights. The parcel contains two structures, one of which is used as an office/retail and the other as storage/warehousing. The immediate area consists of a variety of commercial and industrial uses, as well USC athletic facilities. Immediately north and east of the site is railroad right-of-way. Adjacent properties are zoned HI to the south, C-1 and C-3 (City of Columbia) on the north and east, and M-1 on the west.

**Public Services**

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.37 miles southwest of the subject site. A.C. Moore Elementary School is located approximately 0.68 miles northeast of the subject site on Rosewood Drive. The subject site is currently served by the City of Columbia for water and sewer.

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

**Plans & Policies**

The 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 #232) located west of the subject parcel on Rosewood Drive identifies 16,400 Average Daily Trips (ADTs). This section of Rosewood Drive is classified as a four lane divide minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Rosewood Drive 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. ADTs data is collected by SCDOT.

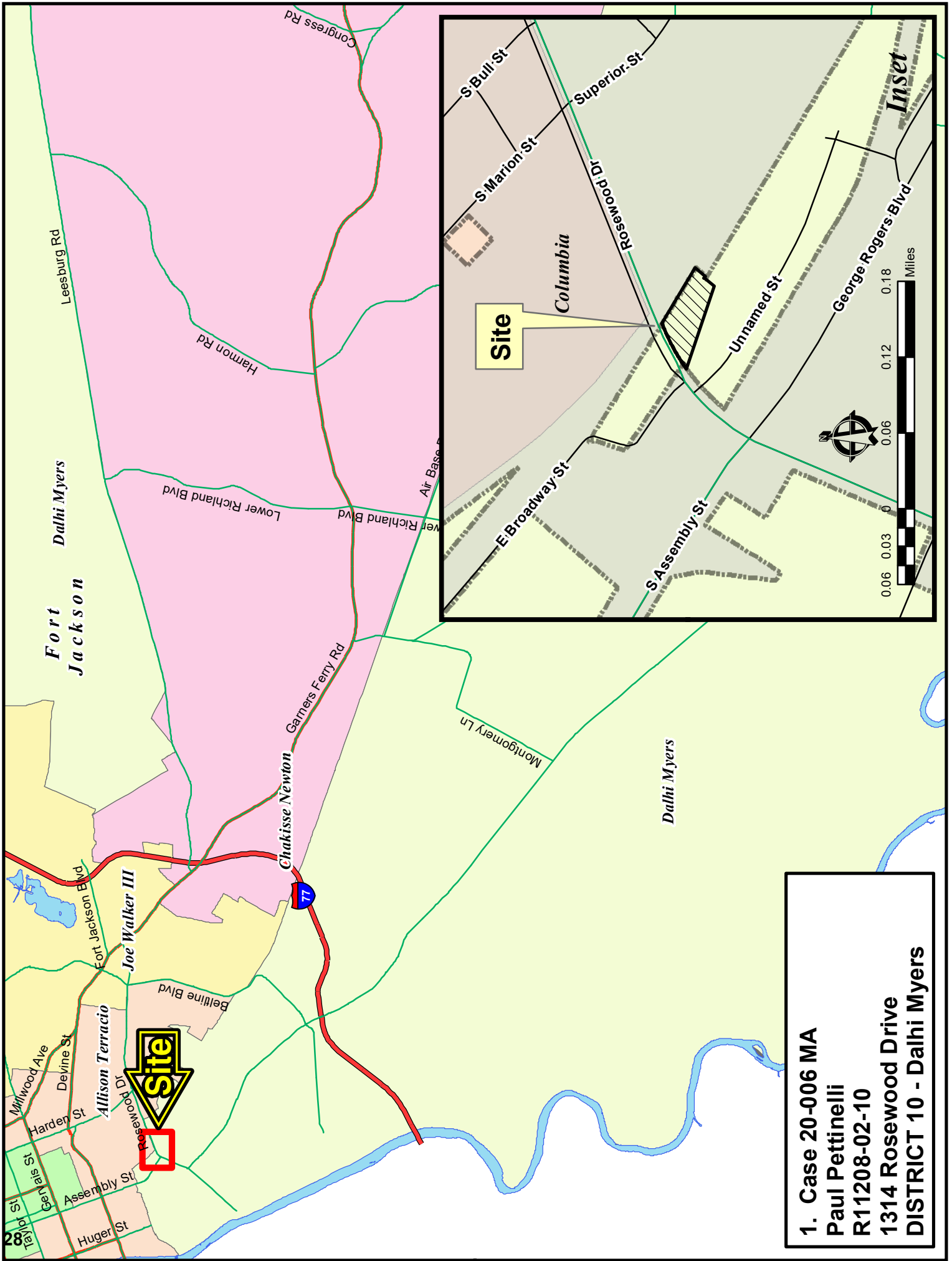
There are currently no listed active improvements by SCDOT or via the Richland County Transportation Penny for this section of Rosewood Drive.

### **Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for “the full range of uses supportive of neighborhood, community, and regional commercial and employment needs” where “residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.”

### **Planning Commission Action**

At their **March 2, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-006 MA**.



**1. Case 20-006 MA**  
**Paul Pettinelli**  
**R11208-02-10**  
**1314 Rosewood Drive**  
**DISTRICT 10 - Dalhi Myers**

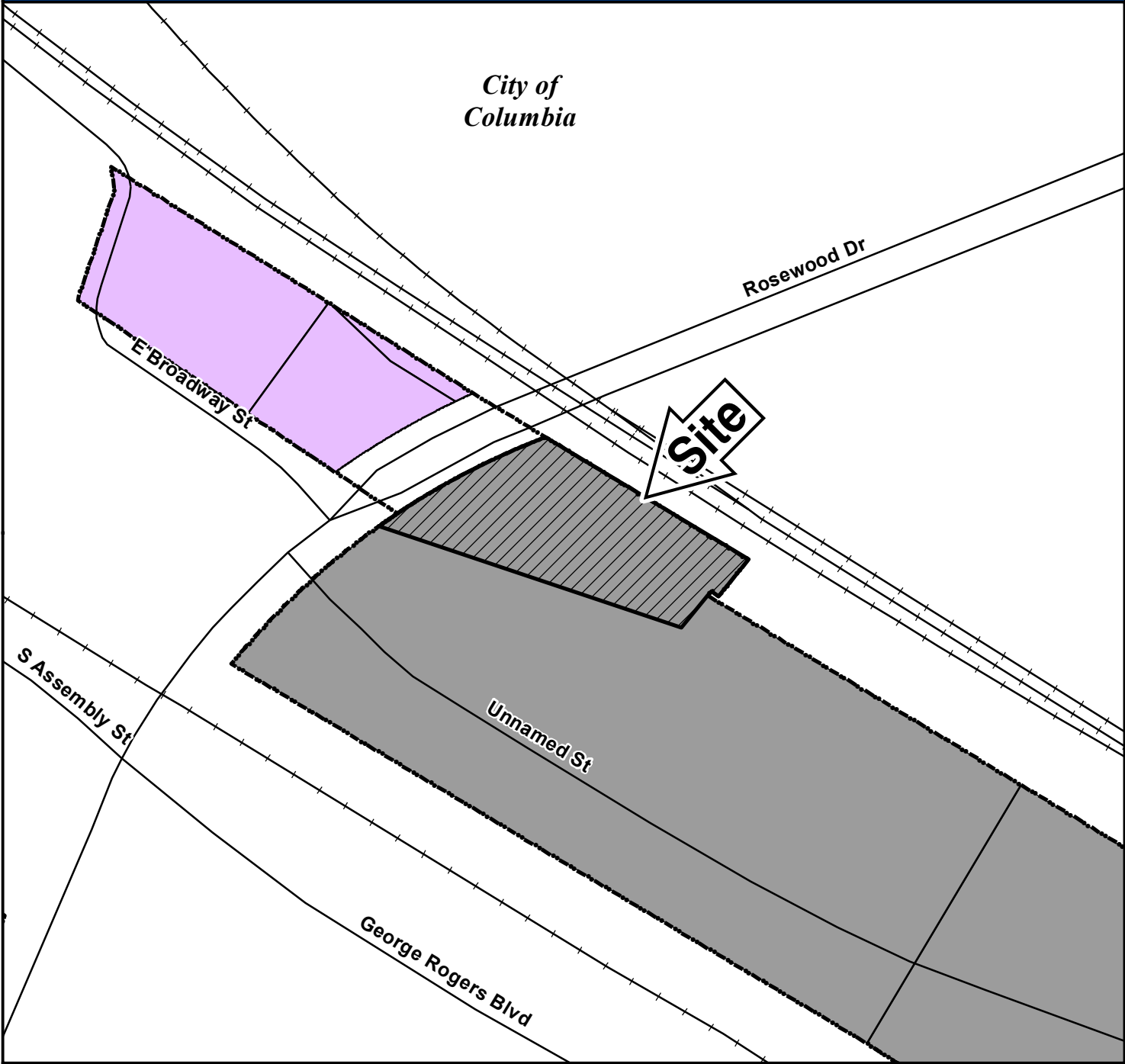


**Case 20-006 MA**  
**HI to GC**  
**TMS R11208-02-10**


























# Case 20-006 MA HI to GC

*City of  
Columbia*

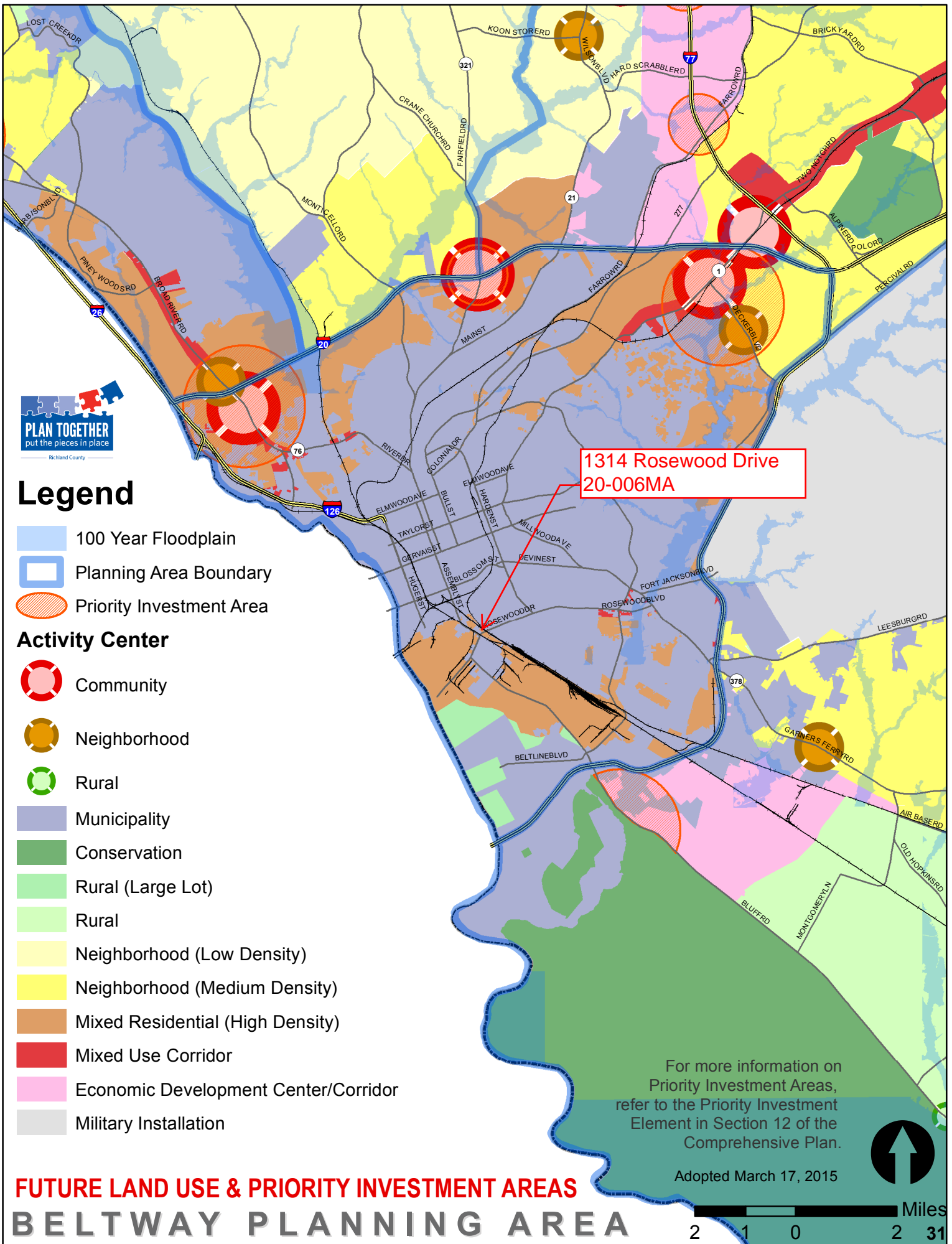


## ZONING CLASSIFICATIONS

 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	







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- Priority Investment Area
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- Economic Development Center/Corridor
- Military Installation

1314 Rosewood Drive  
20-006MA

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:** March 2, 2020  
**RC PROJECT:** 20-008 MA  
**APPLICANT:** Michael Winkler

**LOCATION:** 11045 Two Notch Road

**TAX MAP NUMBER:** R29100-05-04 (portion of)  
**ACREAGE:** 1.25 within Richland County of 1.99 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** March 6, 2020

**Staff Recommendation**

**Disapproval**

**Minimum Area for Map Amendment**

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 the following:

- An addition of NC zoning contiguous to an existing commercial or residential district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural (RU) District. A previously withdrawn case, number 19-051MA, considered a request to rezone from RU to Rural Commercial (RC).

**Zoning History for the General Area**

The General Commercial (GC) districts were rezoned under case number 00-003MA.

The Rural Commercial (RC) districts were rezoned under case number 00-004MA.

**Zoning District Summary**

The NC District 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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

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

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R-15	Undeveloped (Kershaw County)
<b><u>South:</u></b>	RU	Agricultural / Residence
<b><u>East:</u></b>	RU / R-15	Undeveloped / Undeveloped (Kershaw County)
<b><u>West:</u></b>	RU	Manufactured Housing

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel with frontage along Two Notch Road, a two-lane undivided primary arterial without streetlights or sidewalks. The site is found along the jurisdictional boundary with Kershaw County. The parcel contains two primary structures and several accessory structures. The larger of the two main structures is non-conforming. The immediate area consists of scattered residences of a rural nature and large tracts of agricultural or undeveloped uses. Adjacent properties are zoned RU or a compatible Kershaw County zoning district.

**Public Services**

The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 2.9 miles south of the subject site. Bookman Road Elementary School is located 1.58 miles northwest of the subject parcel on Kelly Mill Road. Records indicate that the parcel is currently served via septic for sewer and well for water. The subject site is within the Palmetto Utilities service area for sewer.

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

**Plans & Policies**

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

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Two Notch Road.

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers" and that commercial land uses "should not result in strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed request does not fall within a Neighborhood Activity Center. A rezoning such as this would constitute leapfrog development.

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

### **Planning Commission Action**

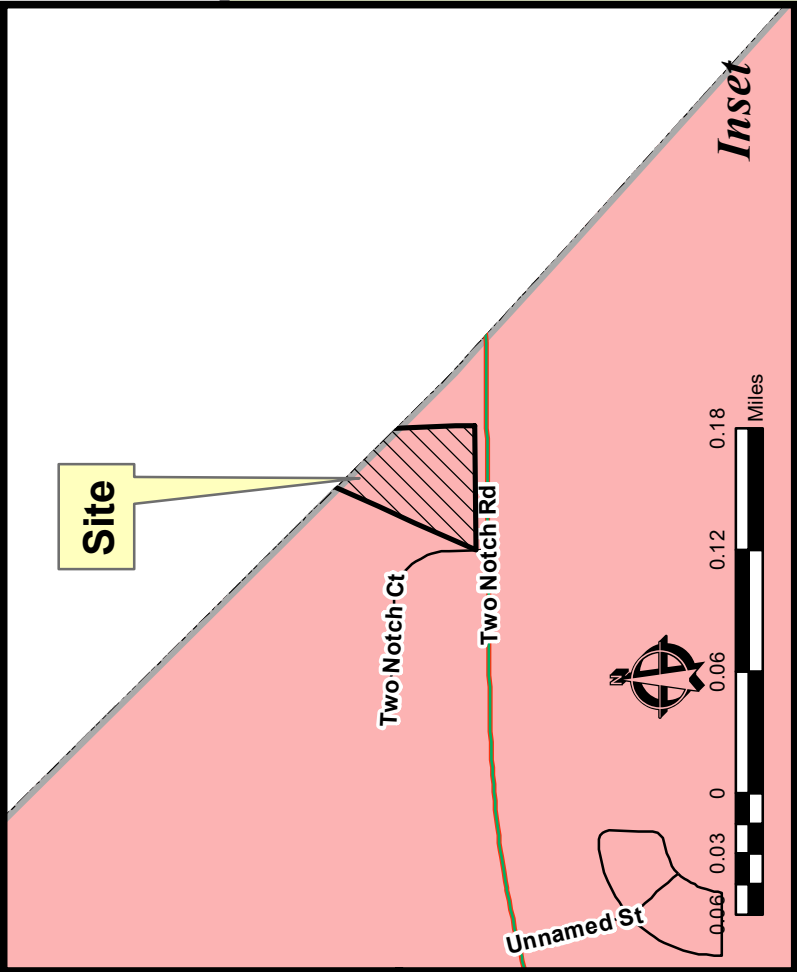
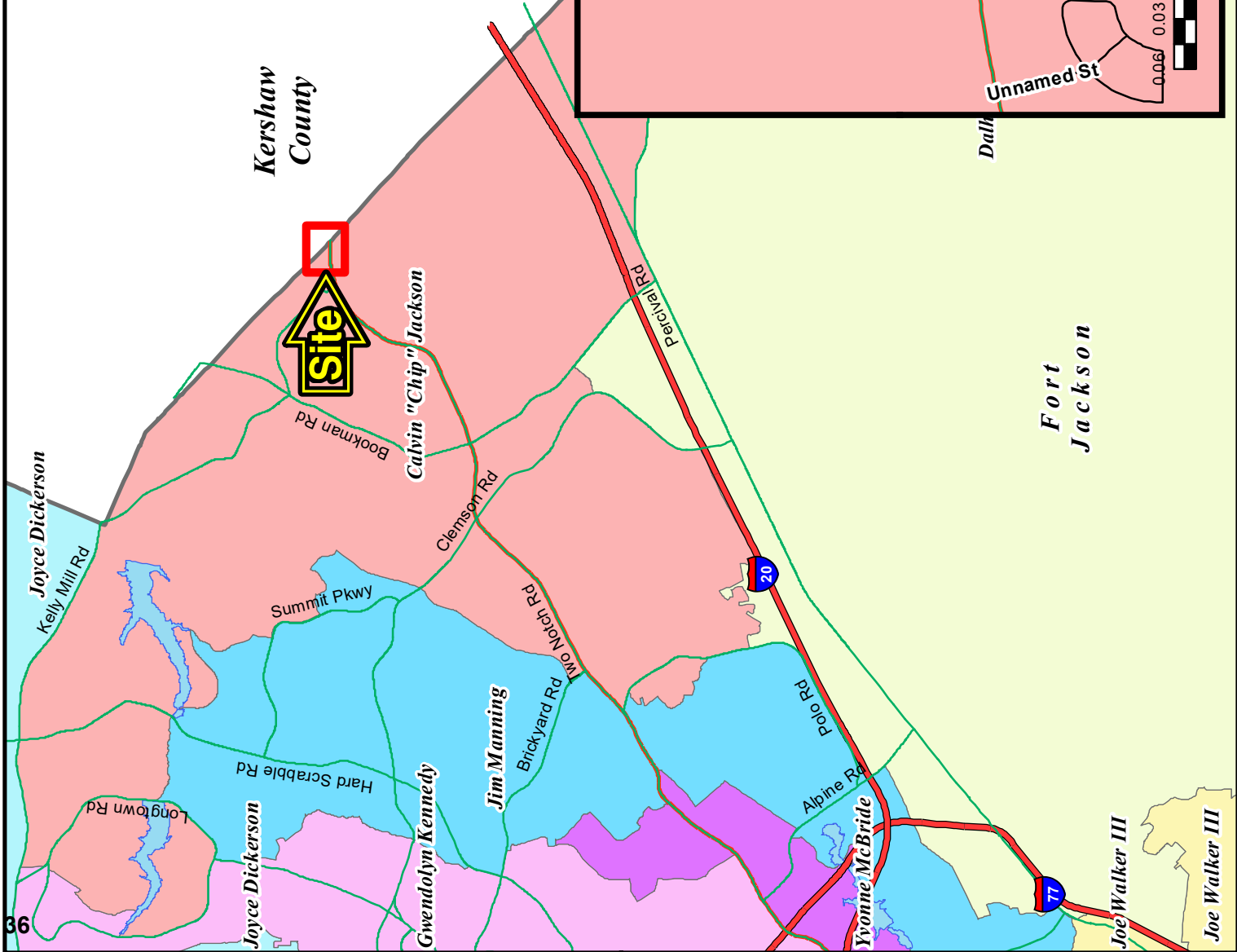
At their **March 2, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- There is persuasiveness that the existing structure and history of the usage lends to the need and justification for the change in zoning.
- The proximity of other parcels in the area that have similar commercial zoning designations.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-008 MA**.

2. Case 20-008 MA  
Michael Winkler  
R29100-05-04  
11045 Two Notch Road  
DISTRICT 9 - Calvin "Chip" Jackson

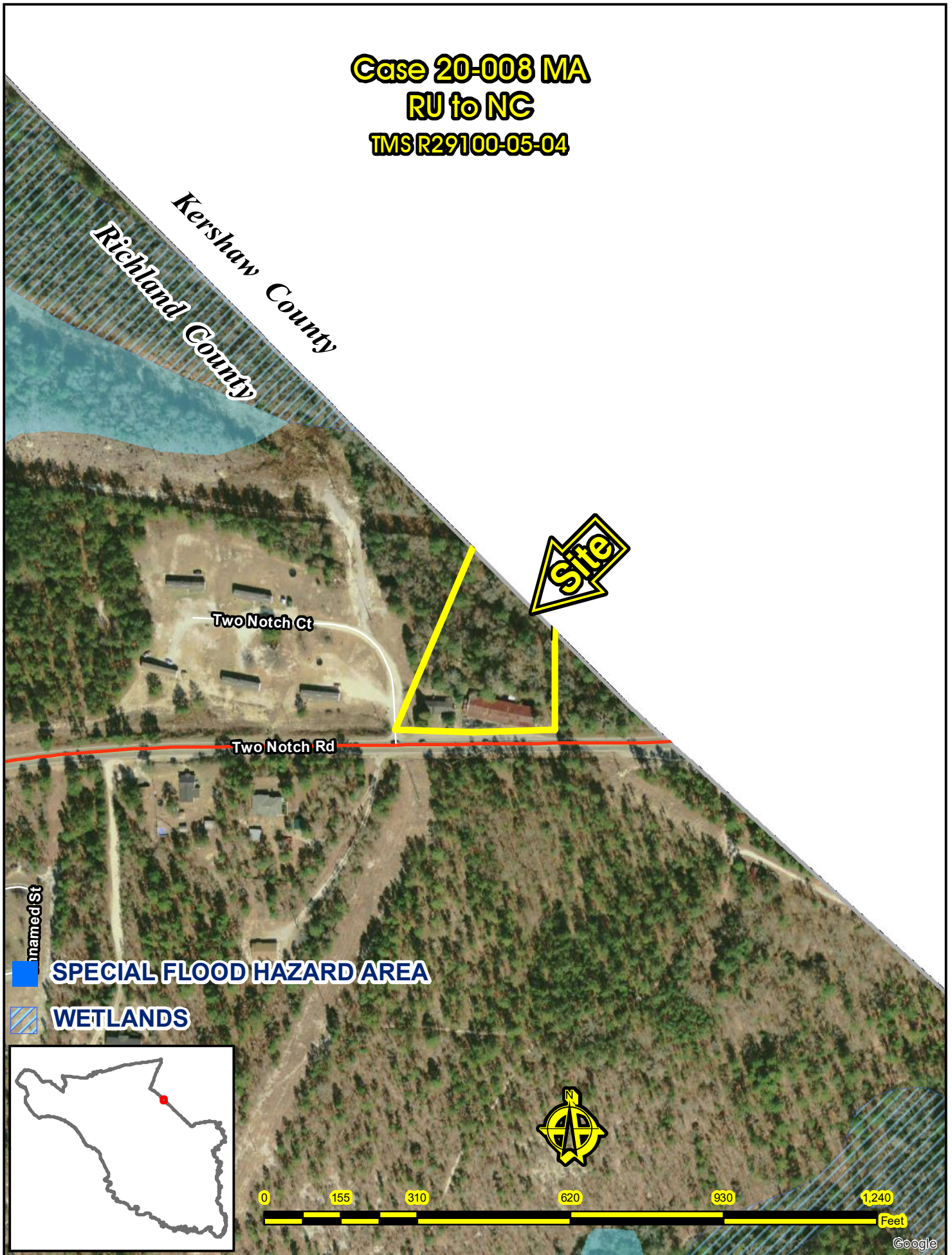
*Kershaw  
County*



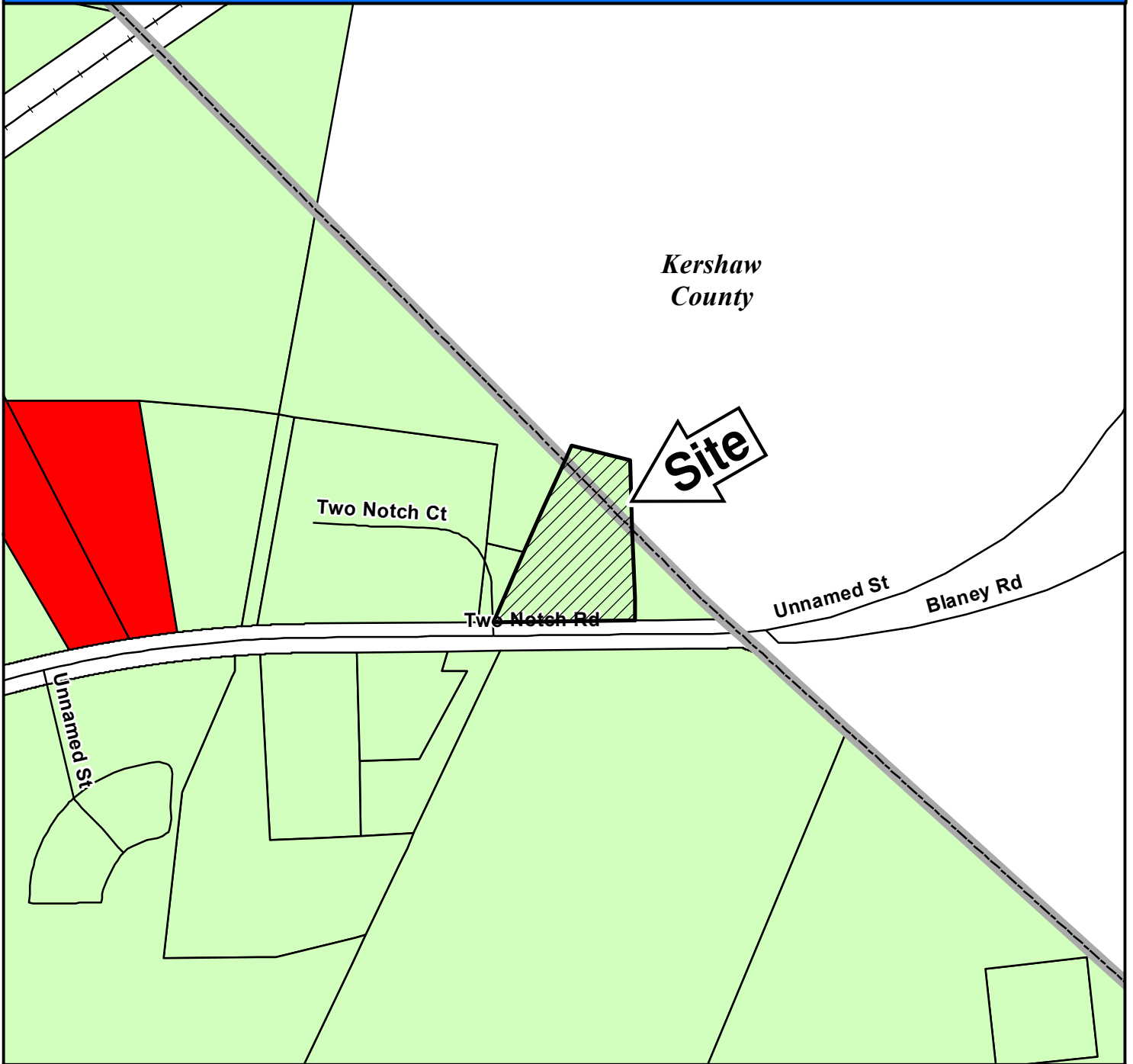
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
















**Case 20-008 MA**  
**RU to NC**  
**TMS R29100-05-04**



# Case 20-008 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

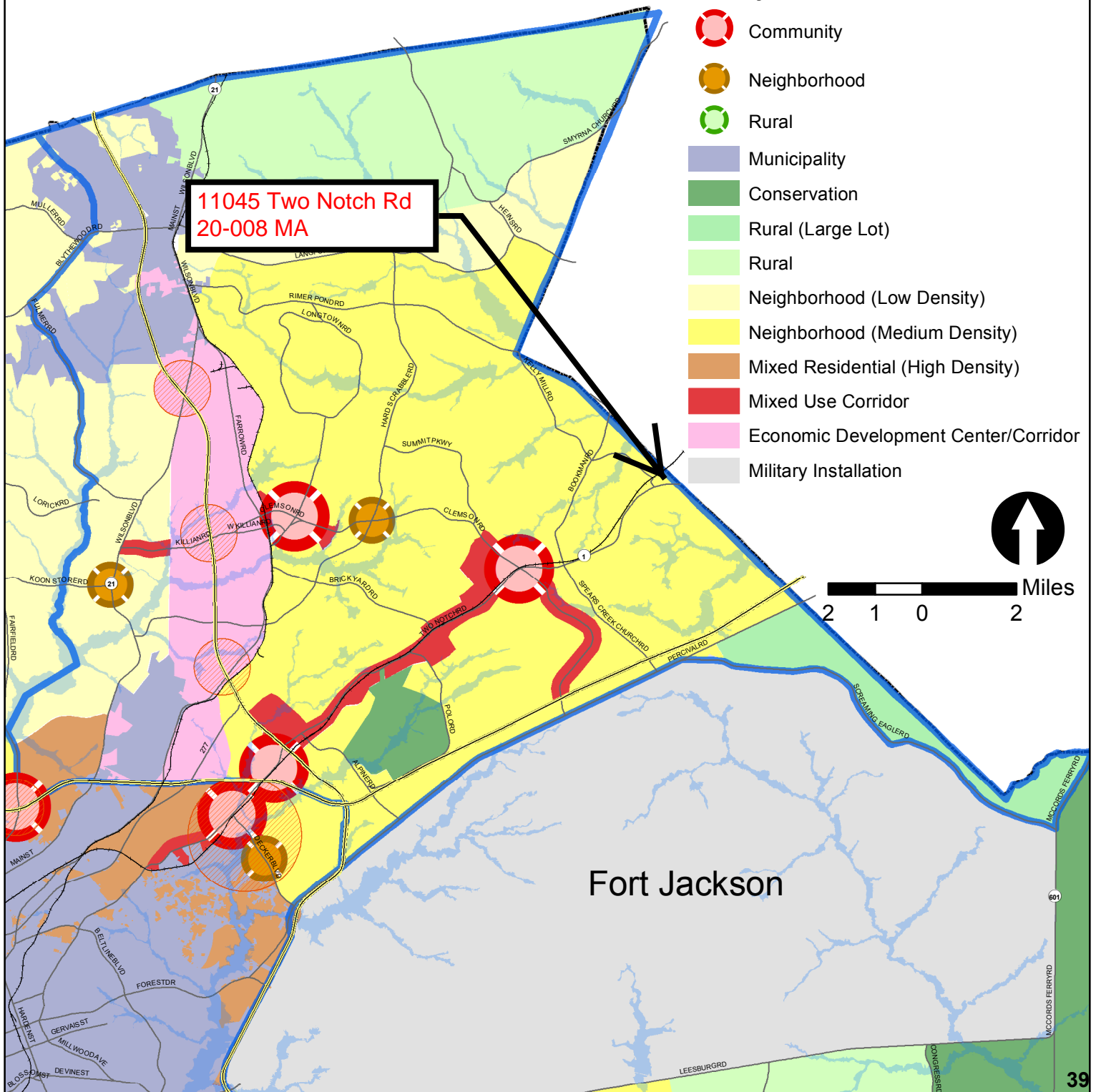


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation









**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 2, 2020  
**RC PROJECT:** 20-009 MA  
**APPLICANT:** Bill Dixon

**LOCATION:** N/S Greenhill Parish Parkway

**TAX MAP NUMBER:** R25800-03-44  
**ACREAGE:** 13.37 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**ZPH SIGN POSTING:** March 6, 2020

**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) under case number 99-050MA . The subject parcel was subject to a Planned Development District (PDD) to Planned Development District (PDD) amendment under case number 14-031MA.

**Zoning History for the General Area**

There was a previously approved map amendment (case number 14-09MA) that was approved under Ordinance Number 033-14HR. 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.

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 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.



Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<b><u>South:</u></b>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<b><u>East:</u></b>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<b><u>West:</u></b>	RU/RU/GC	Residences/Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Greenhill Parish Parkway, a local road without sidewalks or streetlights. The subject parcel is currently undeveloped with a variety of residential developed or planned on the east, south, and west of the site.

The overall Greenhill Parish PDD identifies 330 total acres with 251.38 acres of residential and 1,098 total allowable dwelling units. The proposed PDD will affect approximately 13.37 acres of the existing PDD development. The proposed changes would increase the residential yield from 1.098 units to 1,141 units. However, the proposed amendment will not increase the dwelling units per acre from 4.54 du/ac.

Proposed PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
RS-HD	55.2	13.37	+ 13.37
RG-2	13.5±	0	-13.5
C-3	2.82±	0	- 2.83
Buffer	0	2.95	

**Public Services**

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

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

**Plans & Policies**

The 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 2018 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 11,800 Average Daily Trips (ADTs). This segment of Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Spears Creek Church Road is currently operating at Level of Service (LOS) "D".

Spears Creek Church Road is identified for widening from two to five lanes from Interstate 20 to Two Notch Road. Included in this widening is the intersection with Two Notch Road. This project is being managed SCDOT and funded through the Richland County Penny Tax Program. The project is currently within the design/development phase with construction estimated in 2021 with no anticipated completion date at this time.

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.

### **Conclusion**

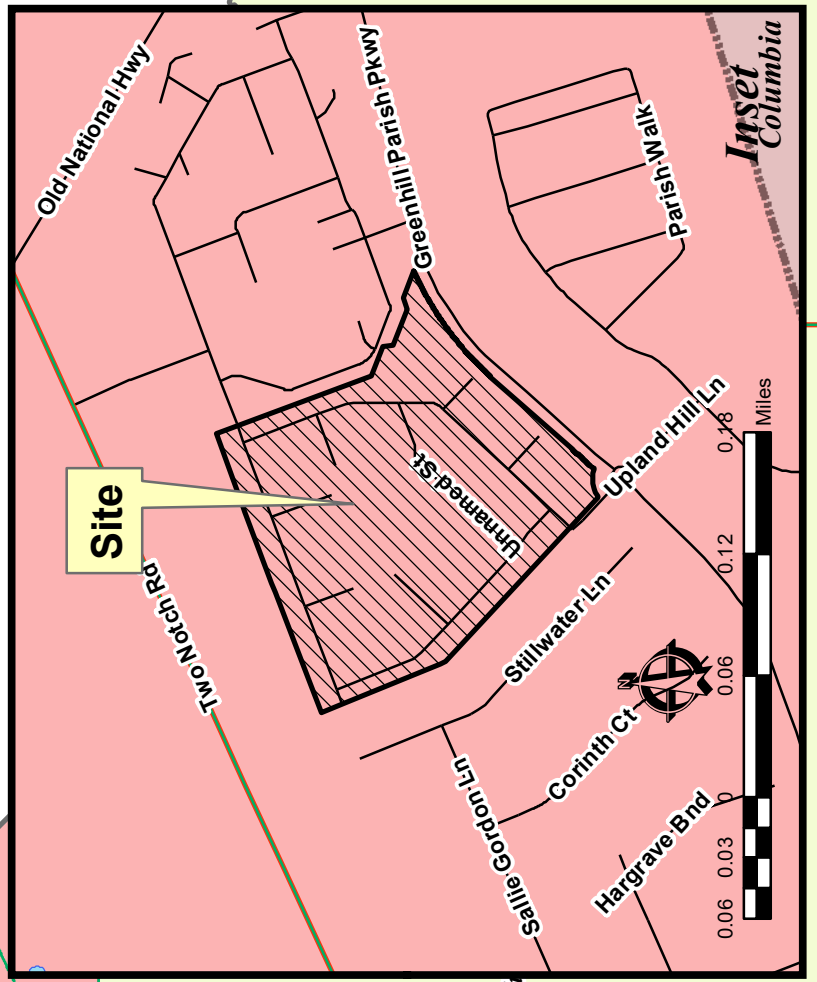
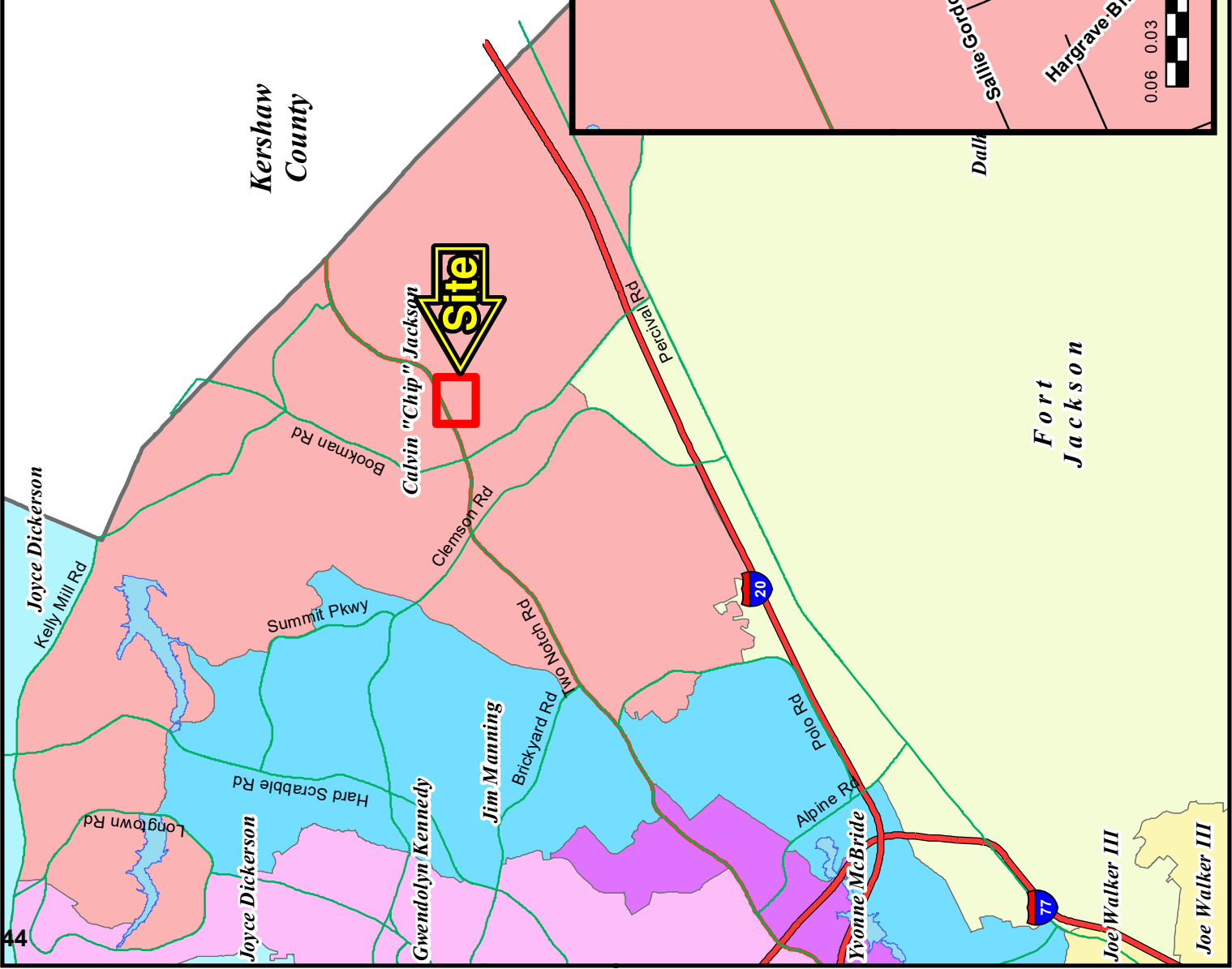
Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for non-residential development. Within the Neighborhood (Medium-Density) future land use designation, the Plan recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

### **Planning Commission Action**

At their **March 2, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-009 MA**.

3. Case 20-009 MA  
Bill Dixon  
R25800-03-44  
Greenhill Parish Parkway  
DISTRICT 9 - Calvin "Chip" Jackson

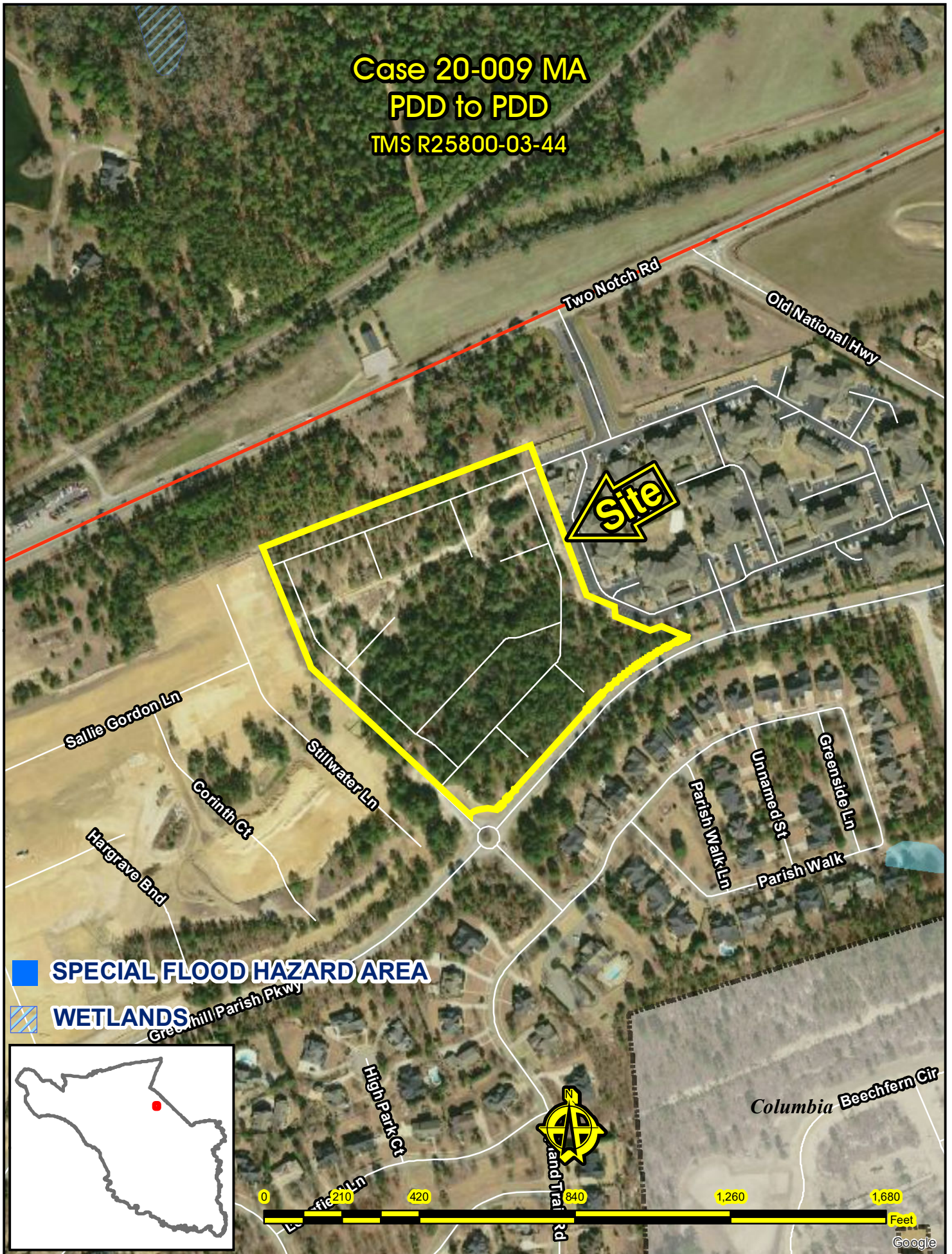
Kershaw  
County



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Columbia

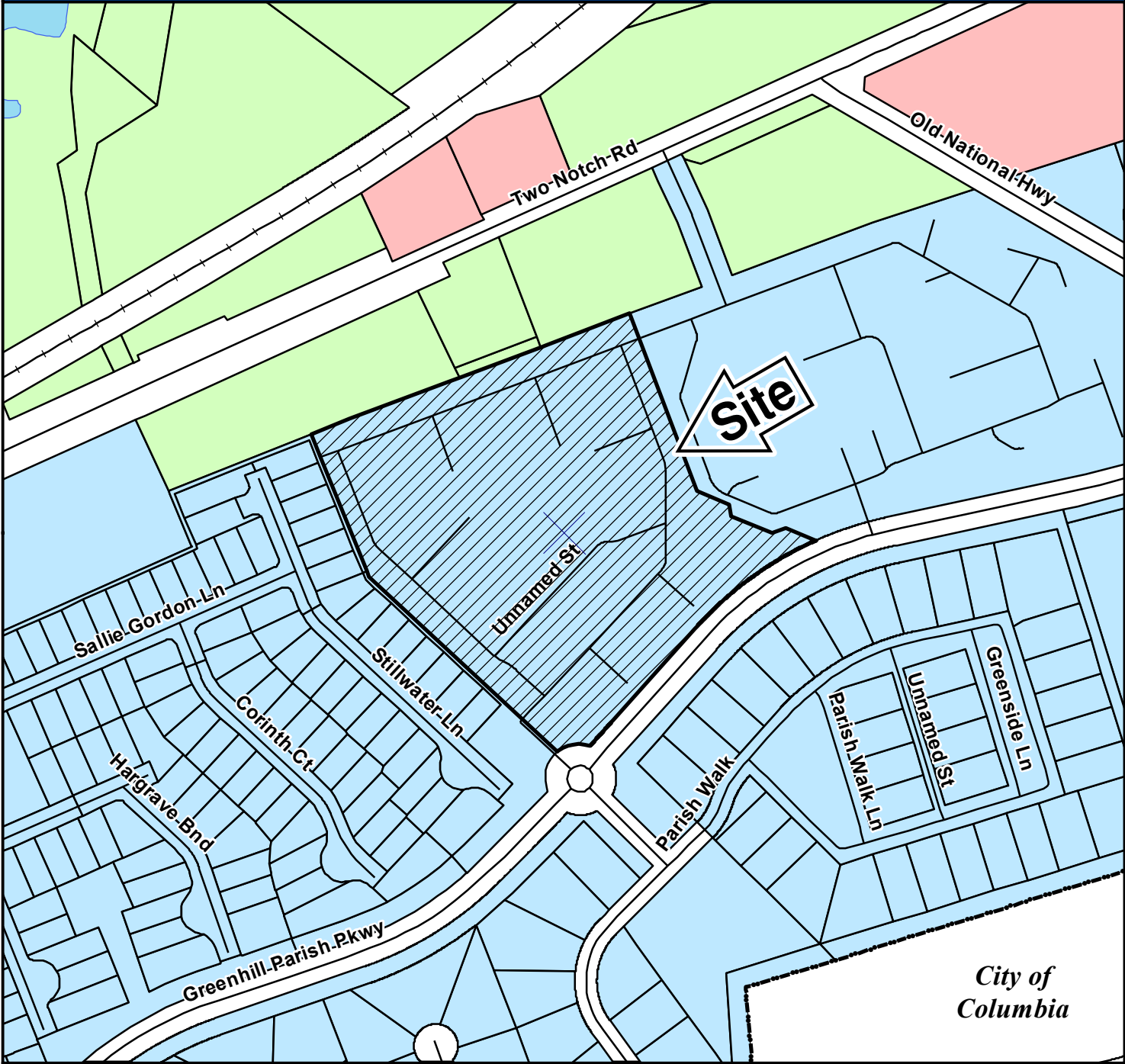


Case 20-009 MA  
PDD to PDD  
TMS R25800-03-44







# Case 20-009 MA PDD to PDD



*City of  
Columbia*

## 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

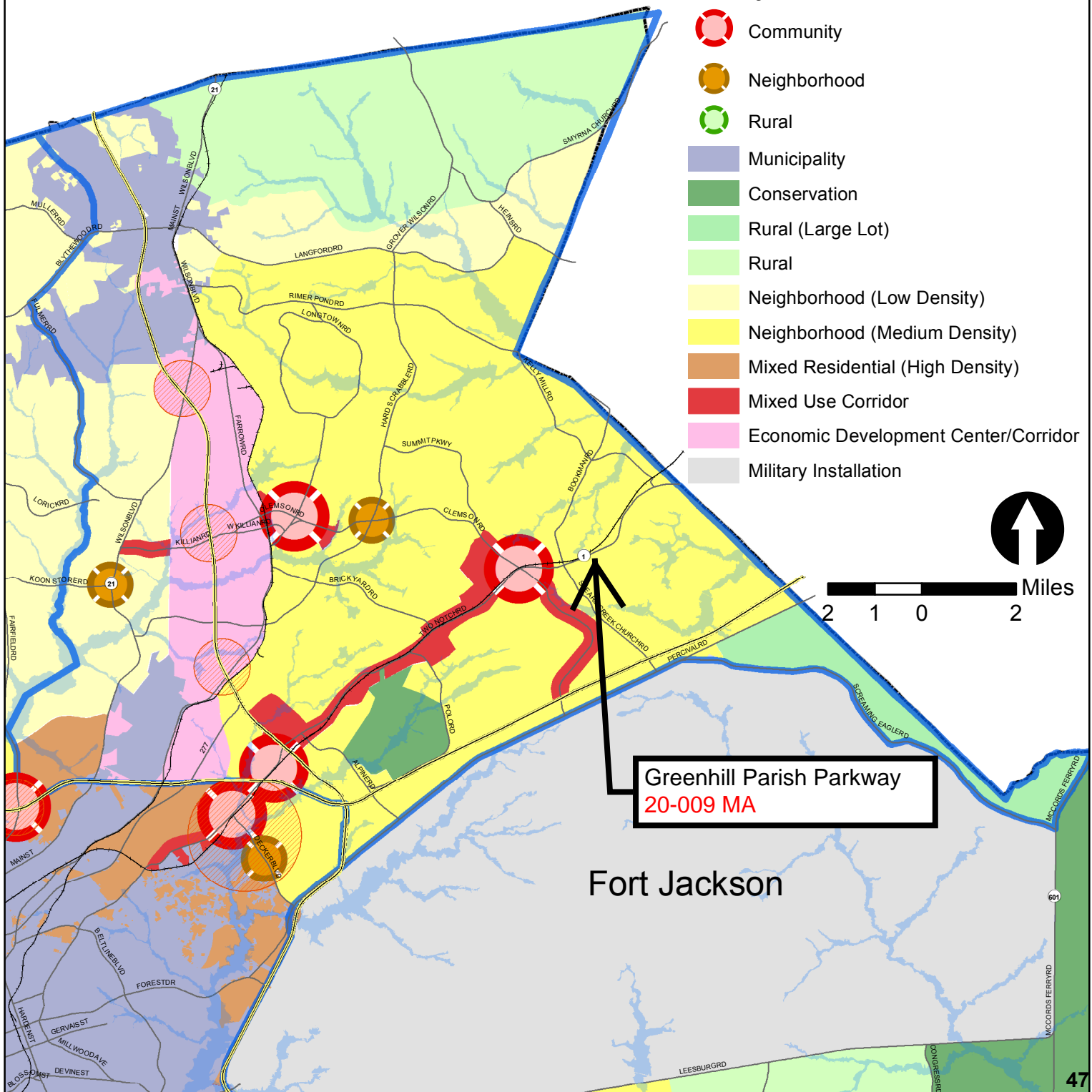


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

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- Economic Development Center/Corridor
- Military Installation









Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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