

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



**December 17, 2020
7 pm**

Virtual Meeting

<https://www.youtube.com/user/richlandonline/videos>

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, December 17, 2020

Agenda

7:00 PM

Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

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. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 20-037 MA District 7
Gwendolyn Kennedy
Brian K. Smith
HI to GC (7.3 acres)
Farrow Road and Clemson Road
TMS# R17400-04-04
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Page 1

2. Case # 20-039 MA District 3
Yvonne McBride
Will Unthank
NC to GC (.86 acres)
9366 and 9370 Two Notch Road
TMS# R19908-03-23 & 07
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Page 9

3. Case # 20-040 MA District 2
Joyce Dickerson
Kevin Steelman
RU to RS-LD (15.14 acres)
Rimer Pond Road
TMS# R17800-04-70
Planning Commission - Approval (9-0)
Staff Recommendation: Approval
Page 17

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-037 MA
APPLICANT: Brian K. Smith

LOCATION: Farrow Road and Clemson Road

TAX MAP NUMBER: R17400-04-04
ACREAGE: 7.3 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development (PDD) parcels west of the subject site were rezoned under case numbers 06-028MA and 10-03MA.

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: 116 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
<u>North:</u>	HI	Metal Fabricator
<u>South:</u>	GC	Car and light truck wash
<u>East:</u>	ROW / RM-HD	Railroad ROW / Undeveloped
<u>West:</u>	PDD	Multi-Tenant Commercial / Grocery Store / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road and Clemson Road, located at the intersection of Clemson Road, Killian Road, and Farrow Road. Clemson and Killian Road are five lane undivided principal arterials without sidewalks. Farrow Road is a five lane undivided major collector without sidewalks. The general area consists of a variety of commercial and industrial uses. Immediately north of the site is a metal fabricator. East of the site is railroad right-of-way and an undeveloped parcel. West of the site is the Killian's Crossing PDD with multiple commercial uses. To the south, there is a car and light truck wash.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 0.42 miles southwest of the subject site. Killian Elementary School is located approximately 0.83 miles southeast of the subject site on Clemson Road. 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 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #448) located east of the subject parcel on Killian Road identifies 34,700 Average Daily Trips (ADT). Killian Road is classified as a five lane undivided primary arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "D".

The 2019 SCDOT traffic count (Station #285) located north of the subject site on Farrow Road identifies 13,300 ADTs. Farrow Road is classified as a five lane undivided major collector, maintained by SCODT with a design capacity of 19,600 ADTs. This portion of Farrow Road is currently operating at 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 no planned or programmed improvements for this section of Killian Road through the SCDOT or the County Penny Sales Tax program.

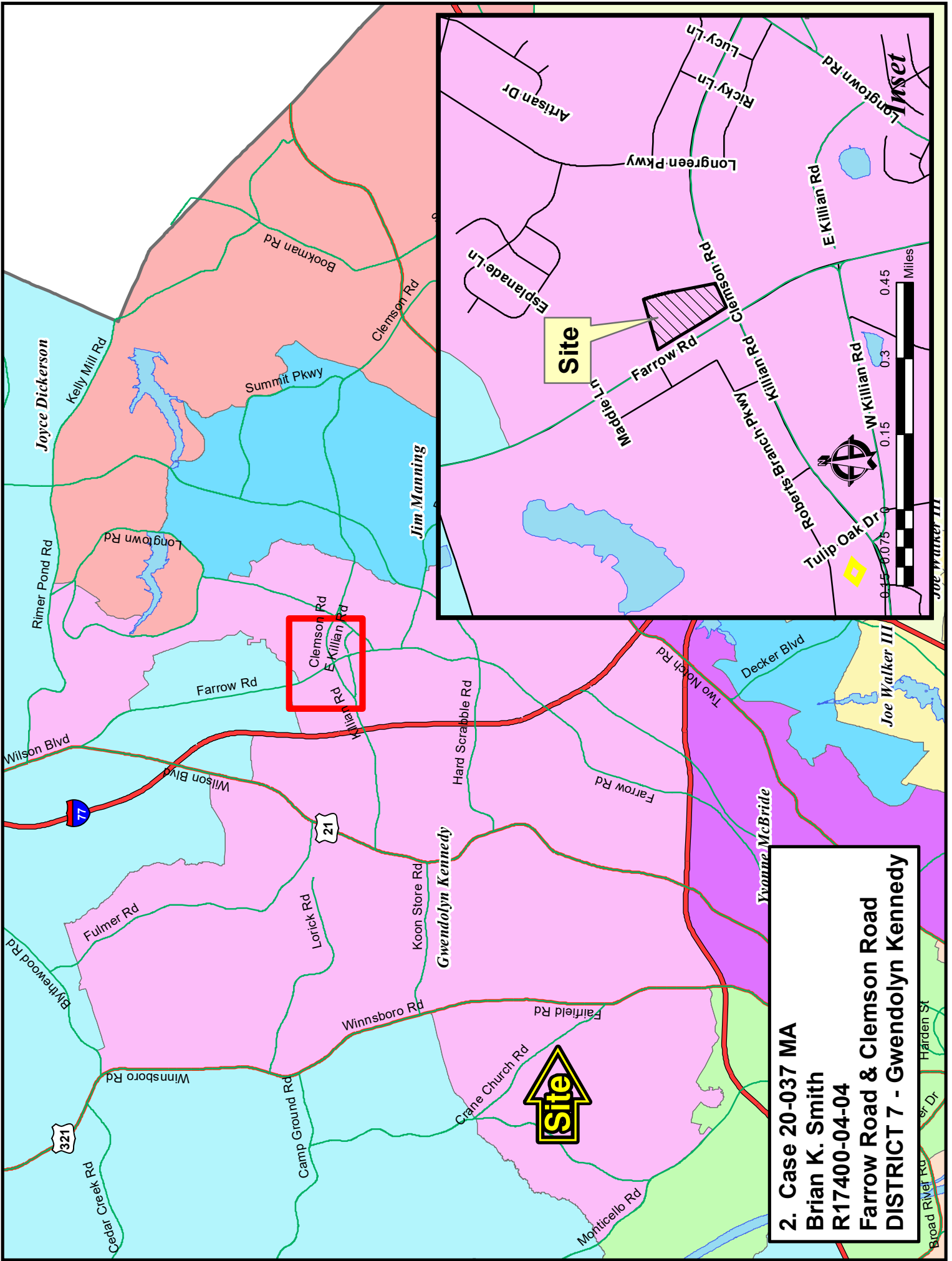
Conclusion

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

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.

Planning Commission Action

At their **December 7, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-037 MA**.



2. Case 20-037 MA
Brian K. Smith
R17400-04-04
Farrow Road & Clemson Road
DISTRICT 7 - Gwendolyn Kennedy

Case 20-037 MA
HI to GC
TMS R17400-04-04



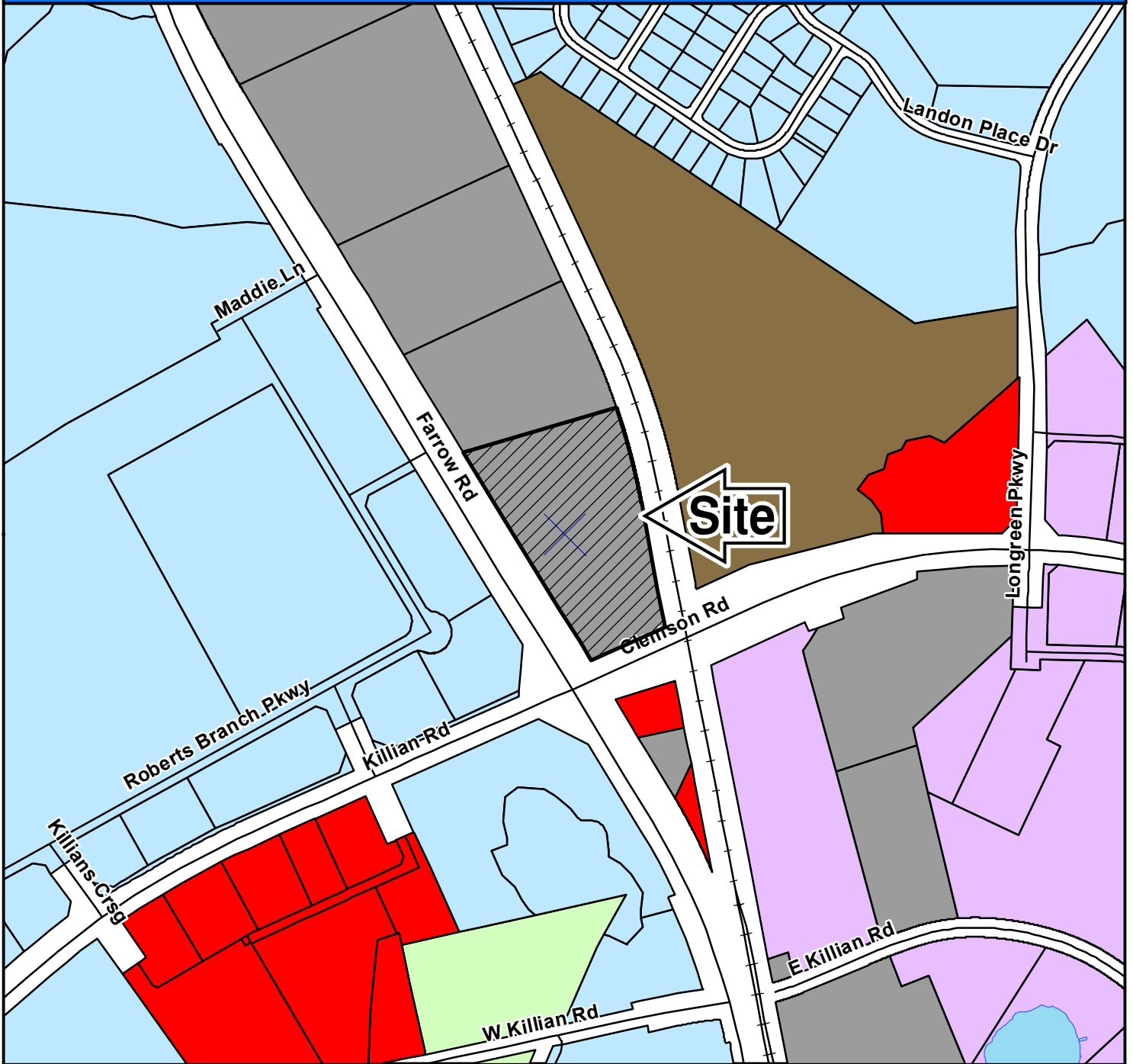
SPECIAL FLOOD HAZARD AREA

WETLANDS

Site

0 420 840 1,680 2,520 3,360 Feet

Case 20-037 MA HI 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		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



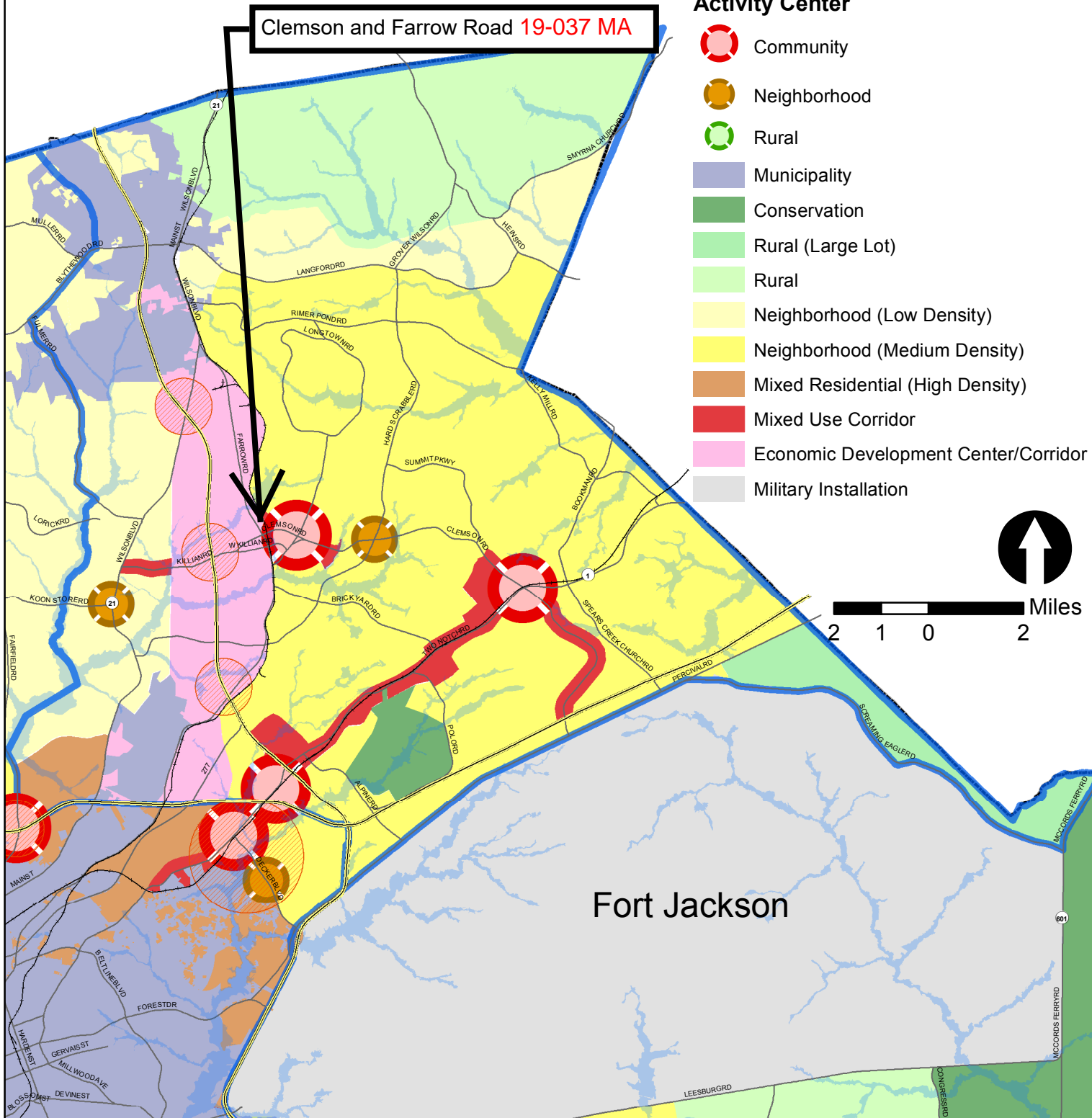
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Clemson and Farrow Road 19-037 MA



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-039 MA
APPLICANT: Will Unthank

LOCATION: 9366 and 9370 Two Notch Road

TAX MAP NUMBER: R19908-03-07 & 23
ACREAGE: .86 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2020

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 Neighborhood Commercial (NC).

Zoning History for the General Area

The General Commercial (GC) parcels west of the subject sites on Two Notch Road were rezoned under case number 92-054MA.

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: 13 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
<u>North:</u>	GC / RS-LD	Office / Residential Subdivision (Spring Valley)
<u>South:</u>	ROW / RU	Railroad ROW / Undeveloped
<u>East:</u>	NC	Car and light truck wash
<u>West:</u>	NC	Dentist

Discussion

Parcel/Area Characteristics

The subject request is comprised of two developed parcels. The existing structure was previously a financial institution (Synovus Bank). The sites have frontage along Two Notch Road, with access via a shared drive. Two Notch Road is a five lane undivided principal arterial without sidewalks. The immediate area consists of a variety of commercial uses. North of the site is an office and residential subdivision. East and west of the site are additional commercial uses. South of the site is a railroad ROW and undeveloped property.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.36 miles southwest of the subject site. Windsor Elementary School is located approximately 0.6 miles south of the subject site on Dunbarton Drive. The subject site is currently served by the City of Columbia for water and East Richland County Public Service District for sewer.

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 Design

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.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #115) located east of the subject parcel on Two Notch Road identifies 38,300 ADTs Average Daily Trips (ADT). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Two Notch Road is currently operating at Level of Service (LOS) "D".

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

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

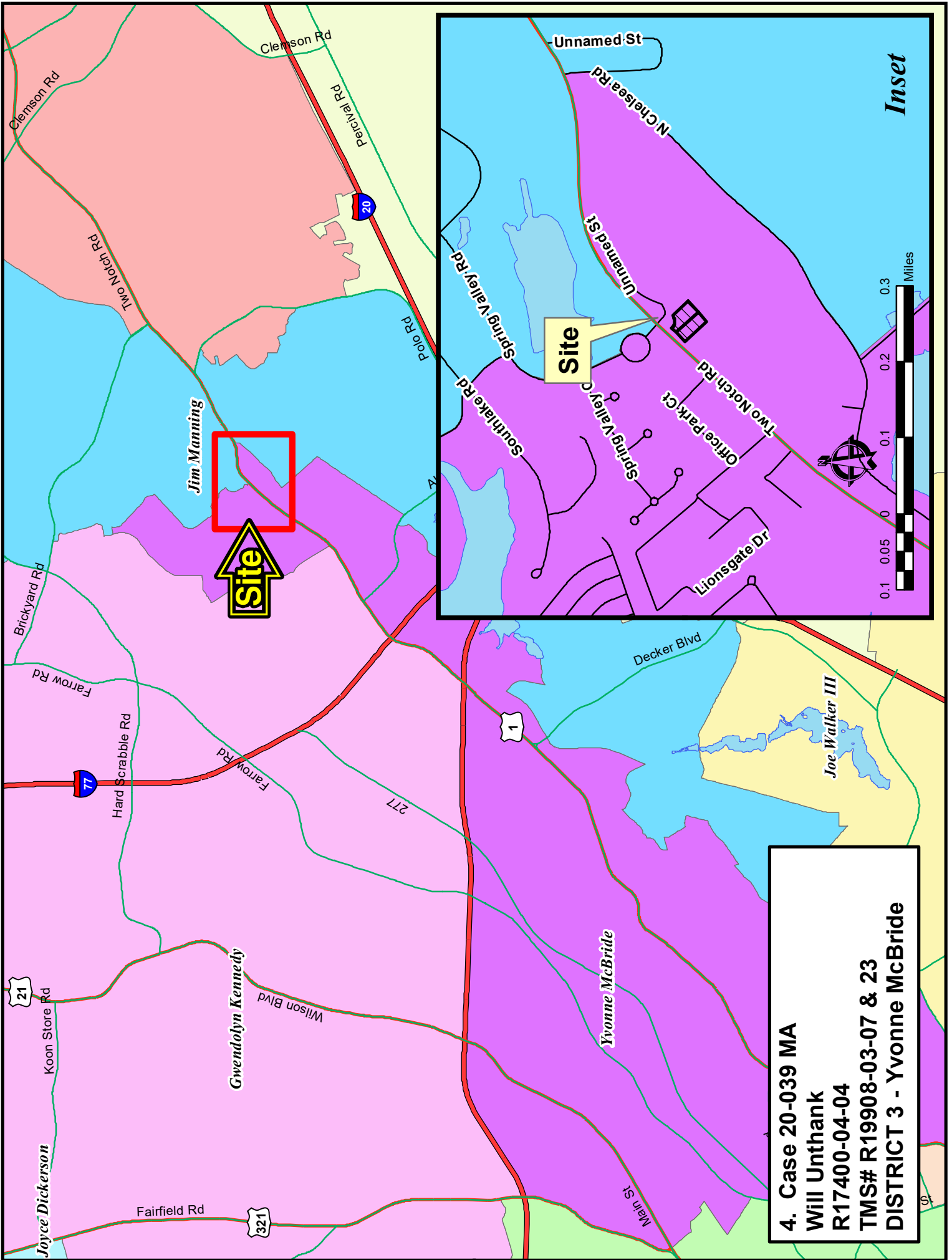
Conclusion

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

The Mixed-Use Corridor future land use designation recommends "a mix of suburban scale retail, commercial, office, high-density residential, an institutional land uses." The GC district would allow for a variety of uses as recommended by the Plan.

Planning Commission Action

At their **December 7, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-039 MA**.



Jim Manning

Site

Site

Inset

4. Case 20-039 MA
Will Unthank
R17400-04-04
TMS# R19908-03-07 & 23
DISTRICT 3 - Yvonne McBride



21

77

277

1

321

Joyce Dickerson

Koon Store Rd

Fairfield Rd

Gwendolyn Kennedy

Wilson Blvd

Hard Scrabble Rd

Farrow Rd

Farrow Rd

Brickyard Rd

Two Notch Rd

Clemson Rd

Clemson Rd

Perical Rd

20

Polo Rd

Spring Valley Rd

Southlake Rd

Unnamed St

Unnamed St

Spring Valley Ct

Office Park Ct

Lionsgate Dr

Decker Blvd

Joe Walker III

Yvonne McBride

Main St

Case 20-039 MA
NC to GC
TMS R19908-03-07 & 23

Kershaw County

Southlake Rd

Norfolk Rd

Spring Valley Ct

Unnamed St

Office Park Rd

Office Park Ct

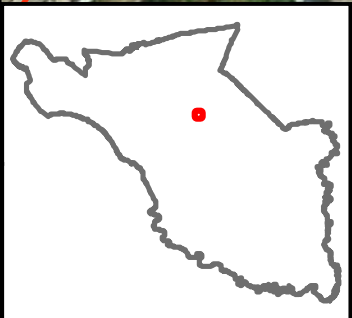
Two Notch Rd

N Chelsea Rd

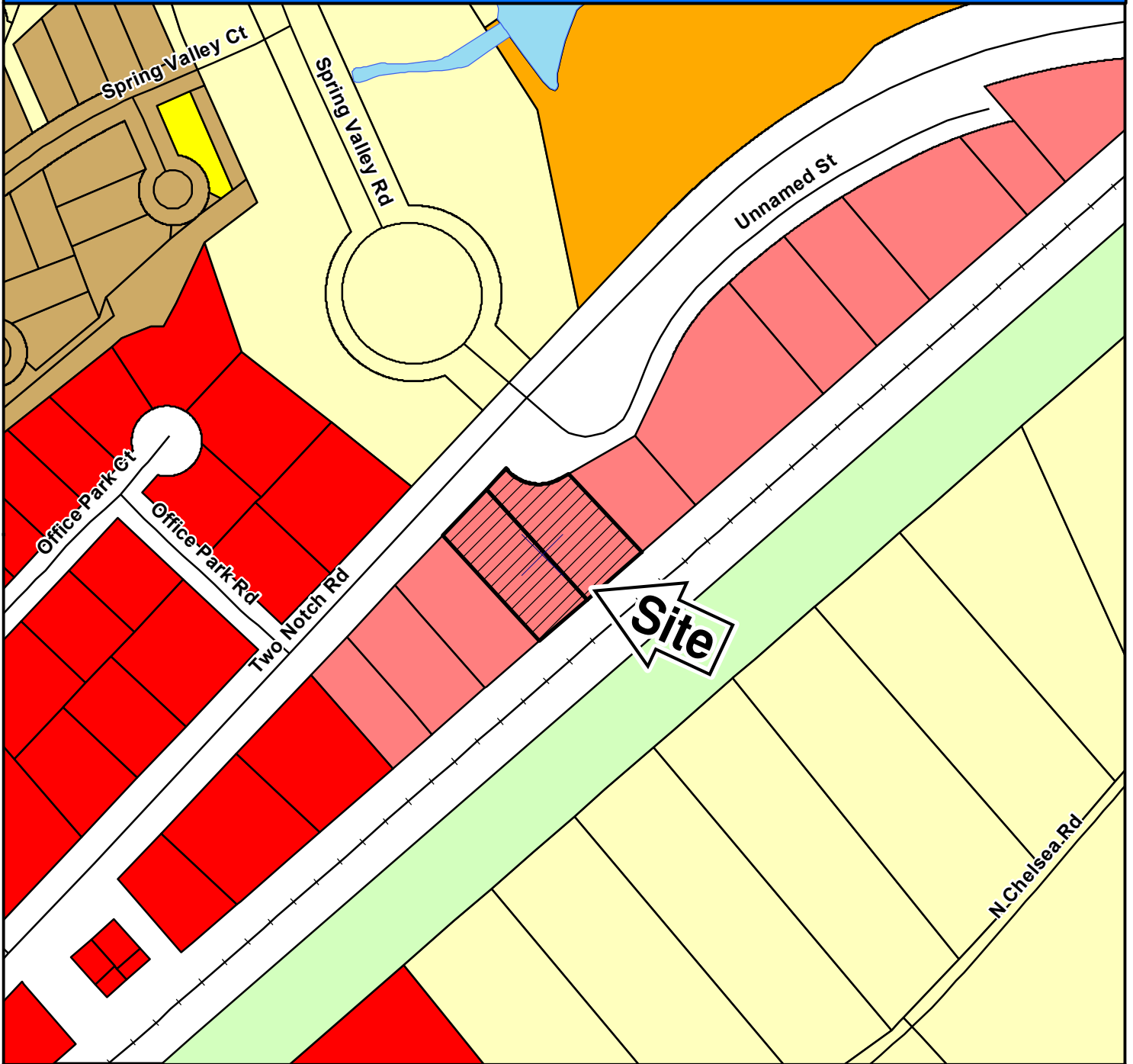
SPECIAL FLOOD HAZARD AREA

WETLANDS




























Site



Case 20-039 MA NC 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

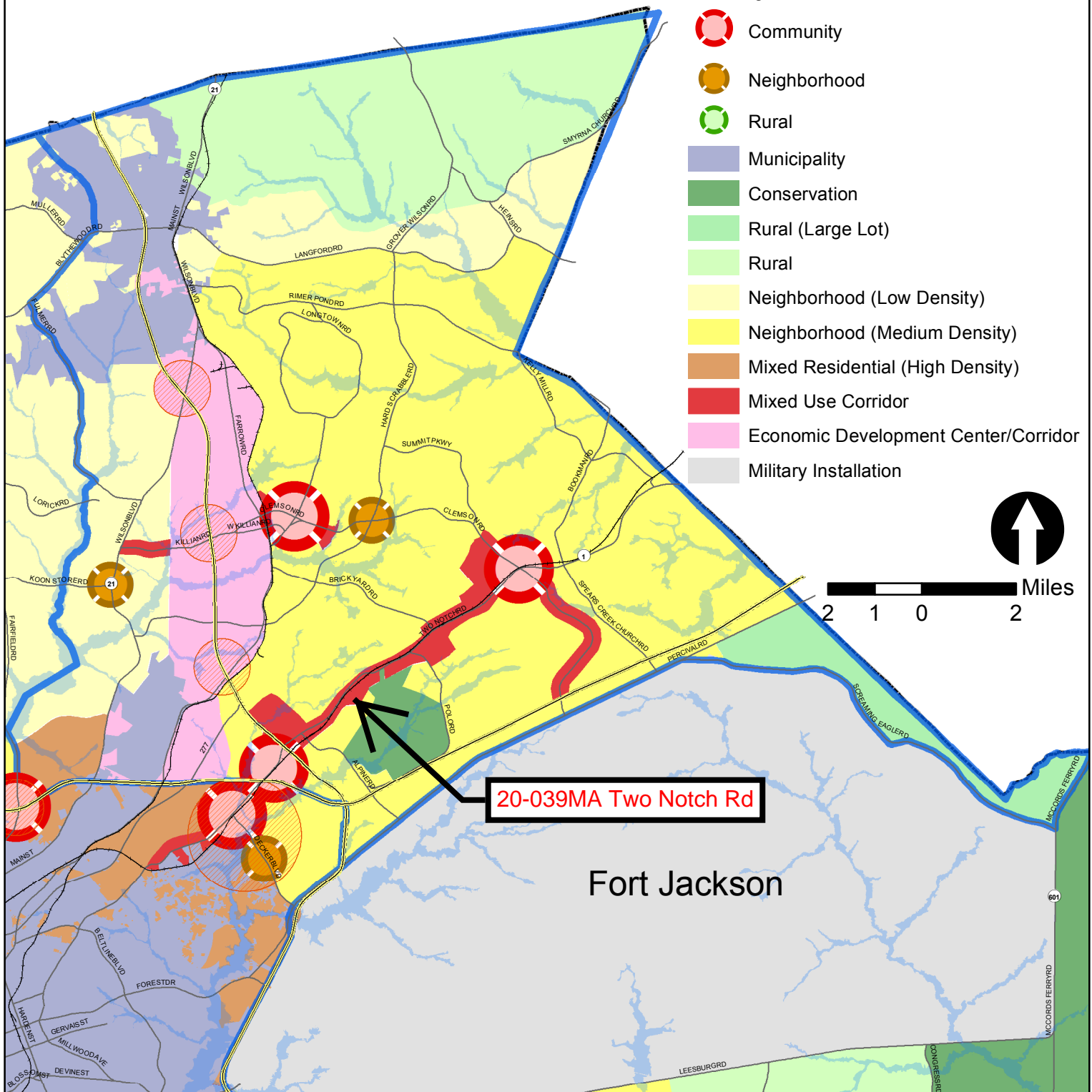


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-040 MA
APPLICANT: Kevin Steelman
LOCATION: Rimer Pond Road

TAX MAP NUMBER: R17800-04-70
ACREAGE: 15.14 acre
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: December 2, 2020

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 Planned Development District (PDD) parcels northwest subject parcel were approved under Ordinance No. 061-06HR (case number 06-012MA).

Zoning District Summary

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

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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 allowable number of lots for this site is approximately: 55.

Direction	Existing Zoning	Use
<u>North:</u>	PDD / RU	Blythewood Farms Subdivision / Residence
<u>South:</u>	RU	Residences
<u>East:</u>	RS-E	Residential Subdivision (Coopers Pond)
<u>West:</u>	PDD / RU	Blythewood Farms Subdivision / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road. The site has a residential structure with an accessory structure. The site is primarily wooded. Rimer Pond Road is a two lane major collector without sidewalks. The surrounding and immediate area is primarily characterized by residential uses. North of the site is zoned PDD and RU. East of the site is a residential subdivision zoned RS-E. West of the site is zoned PDD and RU. South of the site are residentially developed parcels zoned RU.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.24 miles northwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area and located in Palmetto Utilities sewer service area.

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

Plans & Policies

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

Land Use and 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 2019 SCDOT traffic count Station #705 located east of the subject site on Rimer Pond Road identifies 6,100 Average Daily Trips (ADTs). Rimer Pond Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Rimer Pond Road is currently operating at Level of Service (LOS) "B"

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

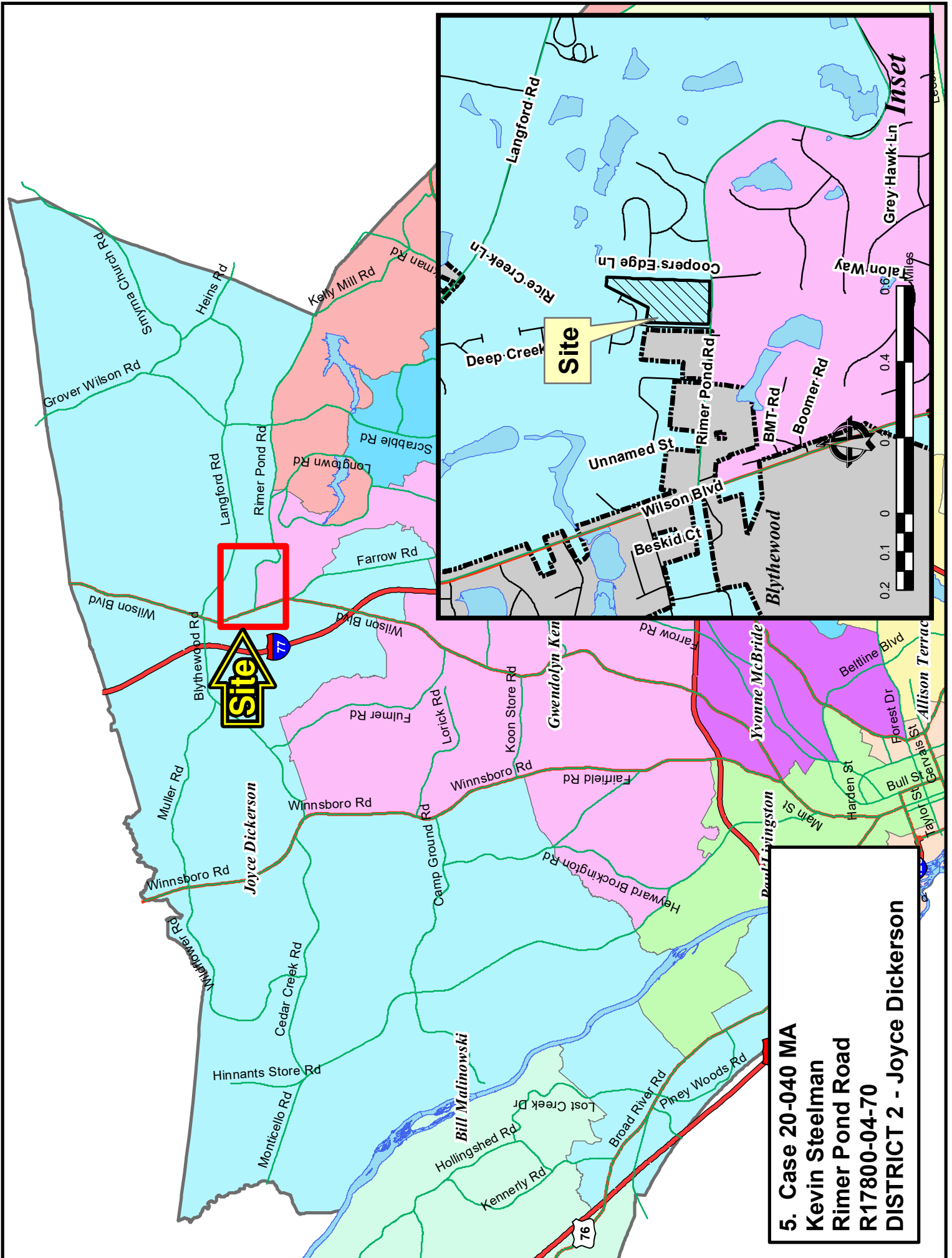
There are no planned or programmed improvements for this section of Rimer Pond Road through the County Penny Sales Tax program or through SCDOT.

Conclusion

Staff recommends **Approval** of this map amendment. The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan for the Neighborhood (Medium-Density) designation and those of the surrounding area.

Planning Commission Action

At their **December 7, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-040 MA**.



Site

Site

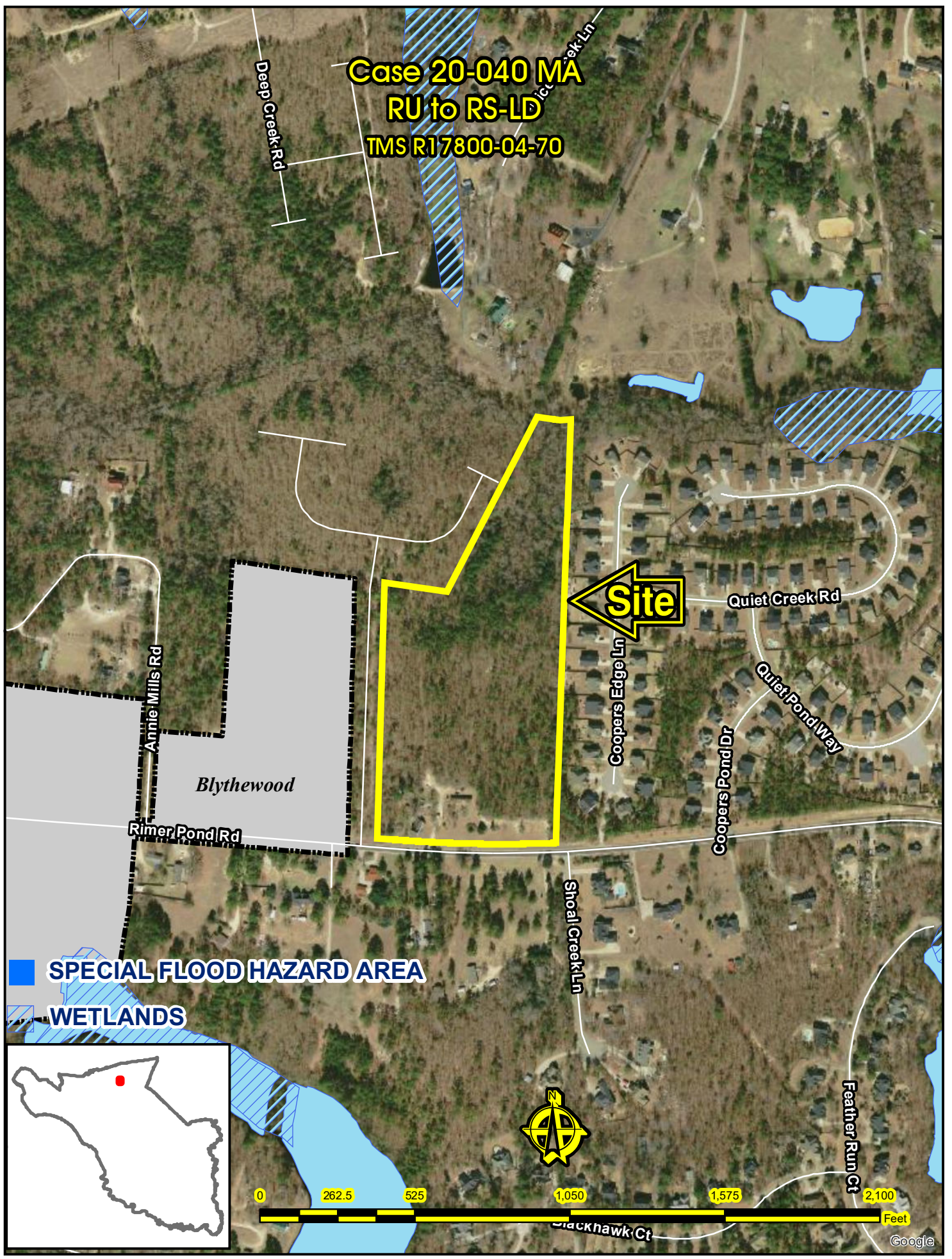
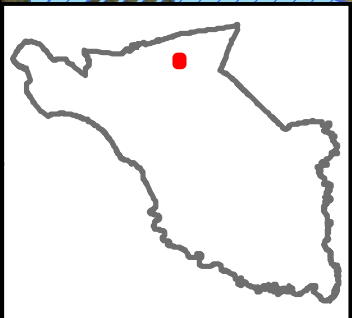
5. Case 20-040 MA
Kevin Steelman
Rimer Pond Road
R17800-04-70
DISTRICT 2 - Joyce Dickerson

**Case 20-040 MA
RU to RS-LD
TMS R17800-04-70**

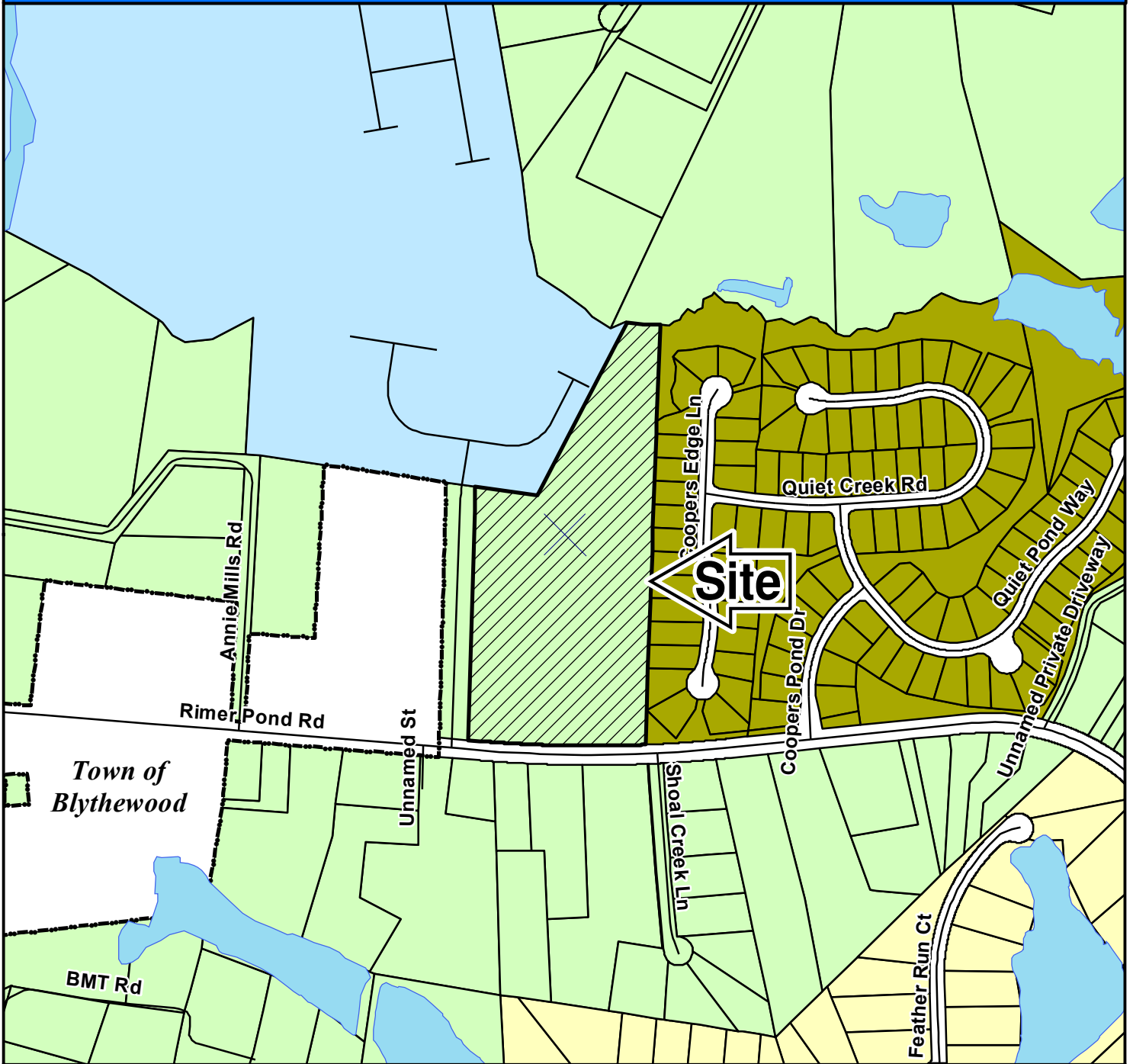
Site

SPECIAL FLOOD HAZARD AREA




























WETLANDS



Case 20-040 MA RU to RS-LD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

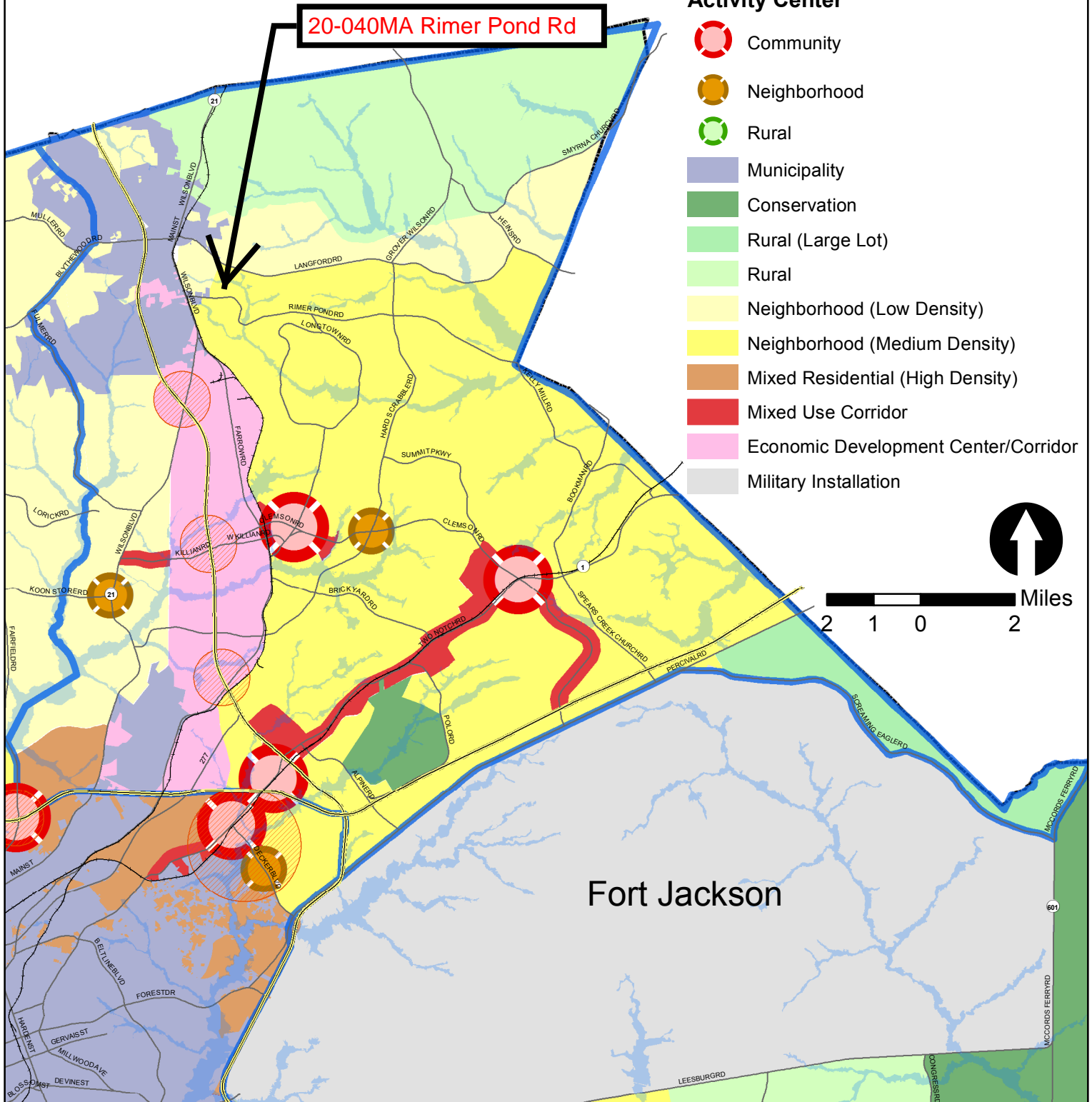


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



Richland County Government
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Columbia, SC 29204

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