

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 26, 2021

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, October 26, 2021

Agenda

7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks Planning Services Manager
Thomas DeLage Deputy 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 # 21-023 MA District 10
Cheryl D English
Norman Harvin
M-1 to GC (2.18 acres)
3041 Bluff Road
TMS# R13507-01-07
Planning Commission – Approval (8-0)
Staff Recommendation - Disapproval
Page 1

2. Case # 21-028 MA District 2
Derrek Pugh
Matt Rains
HI to RS-MD (113.2 acreas & 8.32 acres)
Farrow Road
TMS# R17600-02-32 & 46
Planning Commission - Approval (7-0)
Staff Recommendation - Approval
Page 9

3. Case # 21-030 MA District 7
Gretchen Barron
Bruce Gleaton
RS-E to RU (2.99 acres)
742 Sharpe Road
TMS# R14402-04-05
Planning Commission - Approval (6-1)
Staff Recommendation - Disapproval
Page 17

4. Case # 21-032 MA
Melinda Kelley
RU to LI (5.5 acres)
7501 Fairfield Road
TMS# R12002-01-28
Planning Commission - Approval (7-0)
Staff Recommendation - Disapproval
Page 25
District 7
Gretchen Barron
5. Case # 21-033 MA
Charles Eleazer
RU to GC (3.23 acres)
S/E Rauch Metz Road
TMS# R02500-07-36
Planning Commission – Approval (7-0)
Staff Recommendation - Approval
Page 33
District 1
Bill Malinowski
6. Case # 21-034 MA
J.T. Simpson
GC to LI (1.7 acres)
517 Mason Road
TMS# R11708-02-11 & 13
Planning Commission –Disapproval (7-0)
Staff Recommendation – Disapproval
Page 41
District 3
Yvonne McBride

VI. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2021
RC PROJECT: 21-023 MA
APPLICANT: Norman Harvin

LOCATION: 3041 Bluff Road

TAX MAP NUMBER: R13507-01-07
ACREAGE: 2.18 acres
EXISTING ZONING: M-1
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 17, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 34 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU / M-1 / LI	Undeveloped
<u>South:</u>	M-1	Convenience Retail
<u>East:</u>	M-1	Warehousing / Processing
<u>West:</u>	M-1 / RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property is an undeveloped site located along Bluff Road, a four lane undivided minor arterial without sidewalks or streetlights along this section. Undeveloped lot, small-scale commercial, and an industrial park characterize the immediate area.

Public Services

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located about 1.9 miles north of the subject parcel along S Kilbourne Road. The Industrial Park fire station (Station number 3) is approximately 1,000 feet east of the subject parcel. The parcel is within the City of Columbia's water service area 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 **Conservation**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2020 SCDOT traffic count (Station #242) located south of the site on Bluff Road identifies 10,600 Average Daily Trips (ADTs). Bluff Road is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) "A".

SCDOT has a widening and new location project along Bluff Road 0.50 miles north of the parcel from Beltline Blvd to National Guard Road. It is currently in Phase II and does not have an anticipated completion date.

SCDOT has a rehab and resurfacing project along Bluff Road 1.5 miles south of the parcel from Blakeley Rd to Martin Luther King Blvd. It is currently in Pre-Award state and has an anticipated start date of 2021.

There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program.

Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use designation should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. The proposed 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." The proposed zoning district's uses and development type would not be appropriate per the Plan.

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

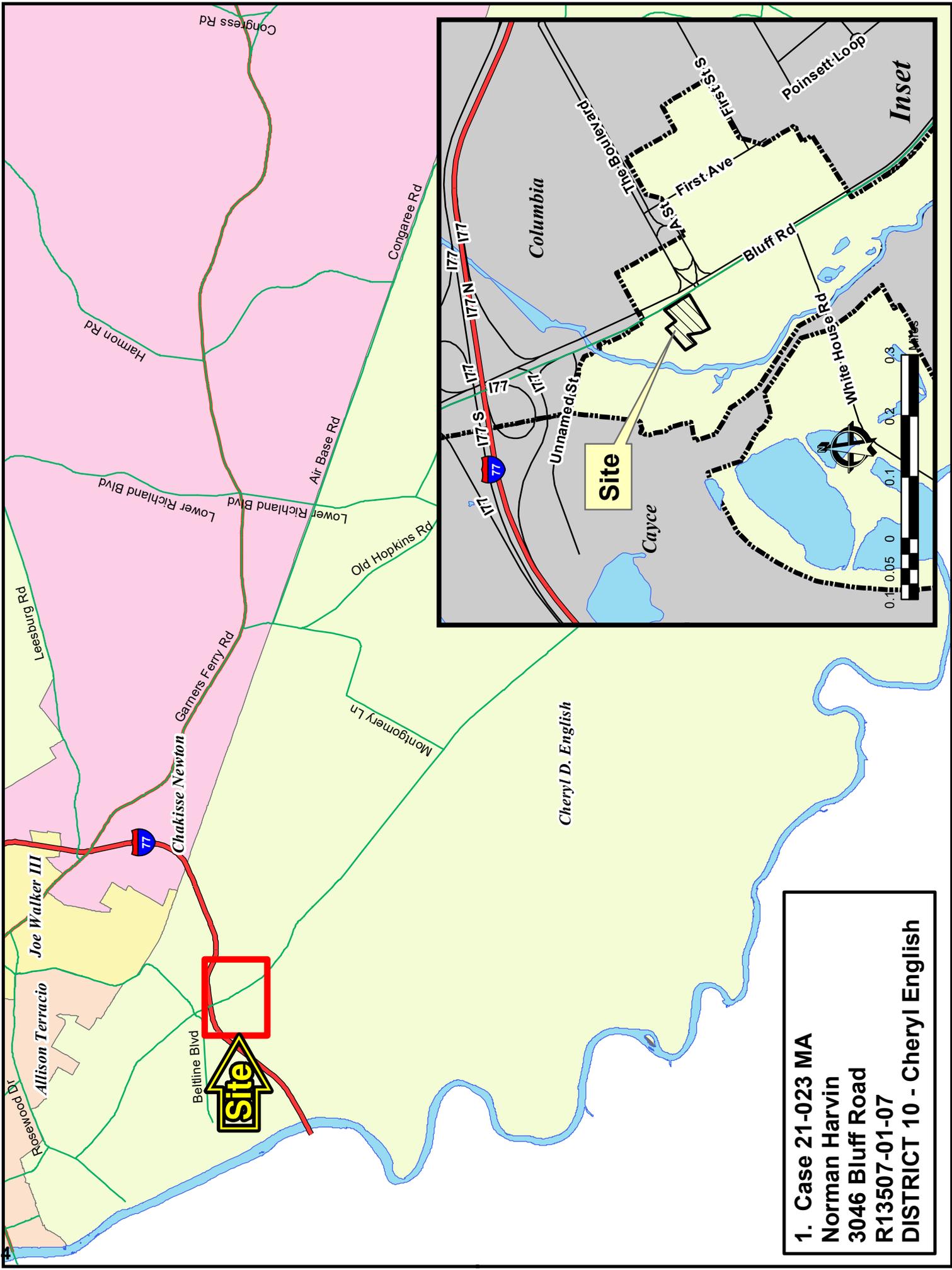
However, staff would note that the proposed district would be compatible with current development or adjacent properties.

Planning Commission Action

At their **September 9, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

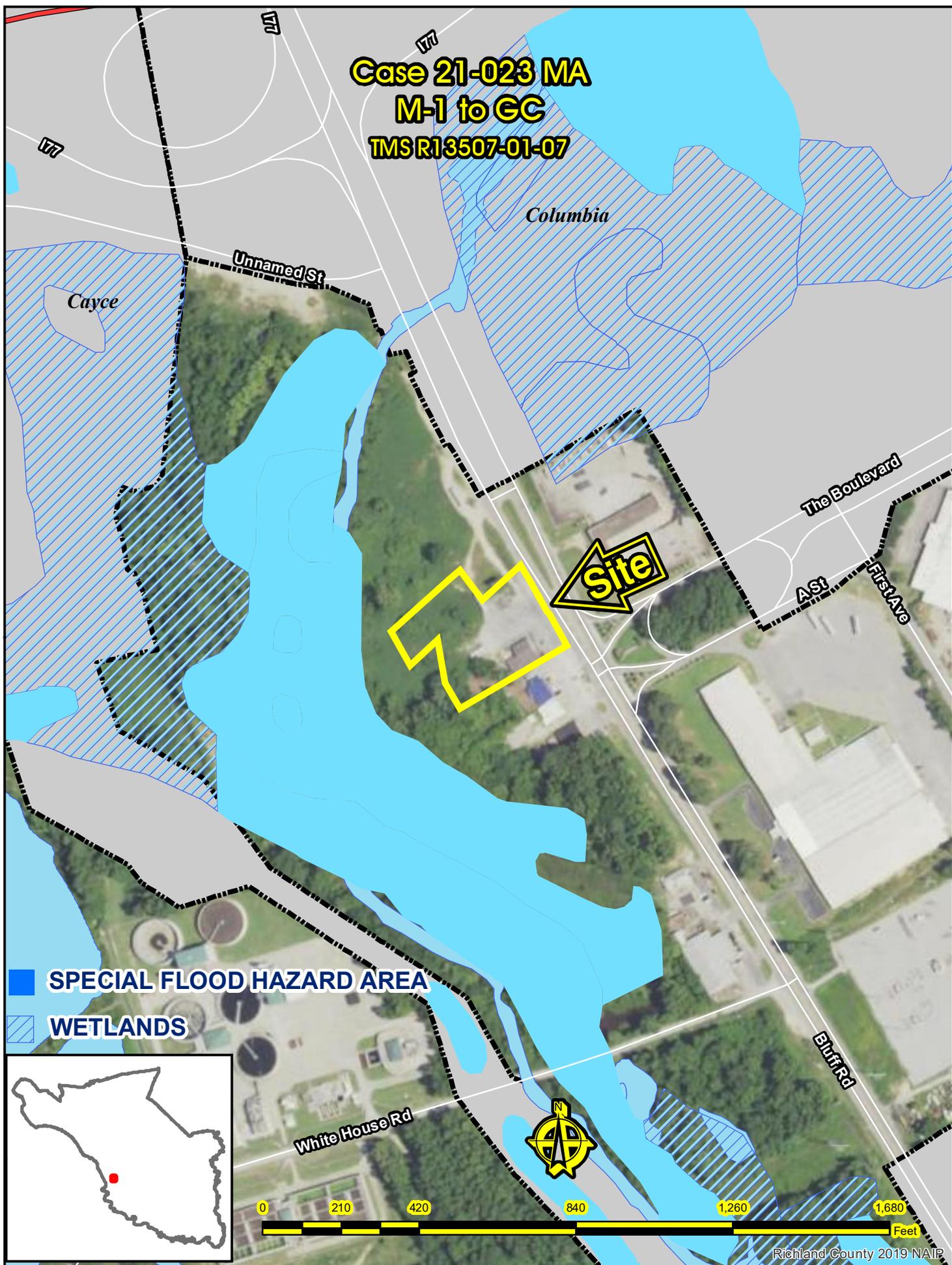
- The requested zoning is the same classification as the surrounding parcels.
- The request would be in harmony with the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-023 MA**



1. Case 21-023 MA
Norman Harvin
3046 Bluff Road
R13507-01-07
DISTRICT 10 - Cheryl English

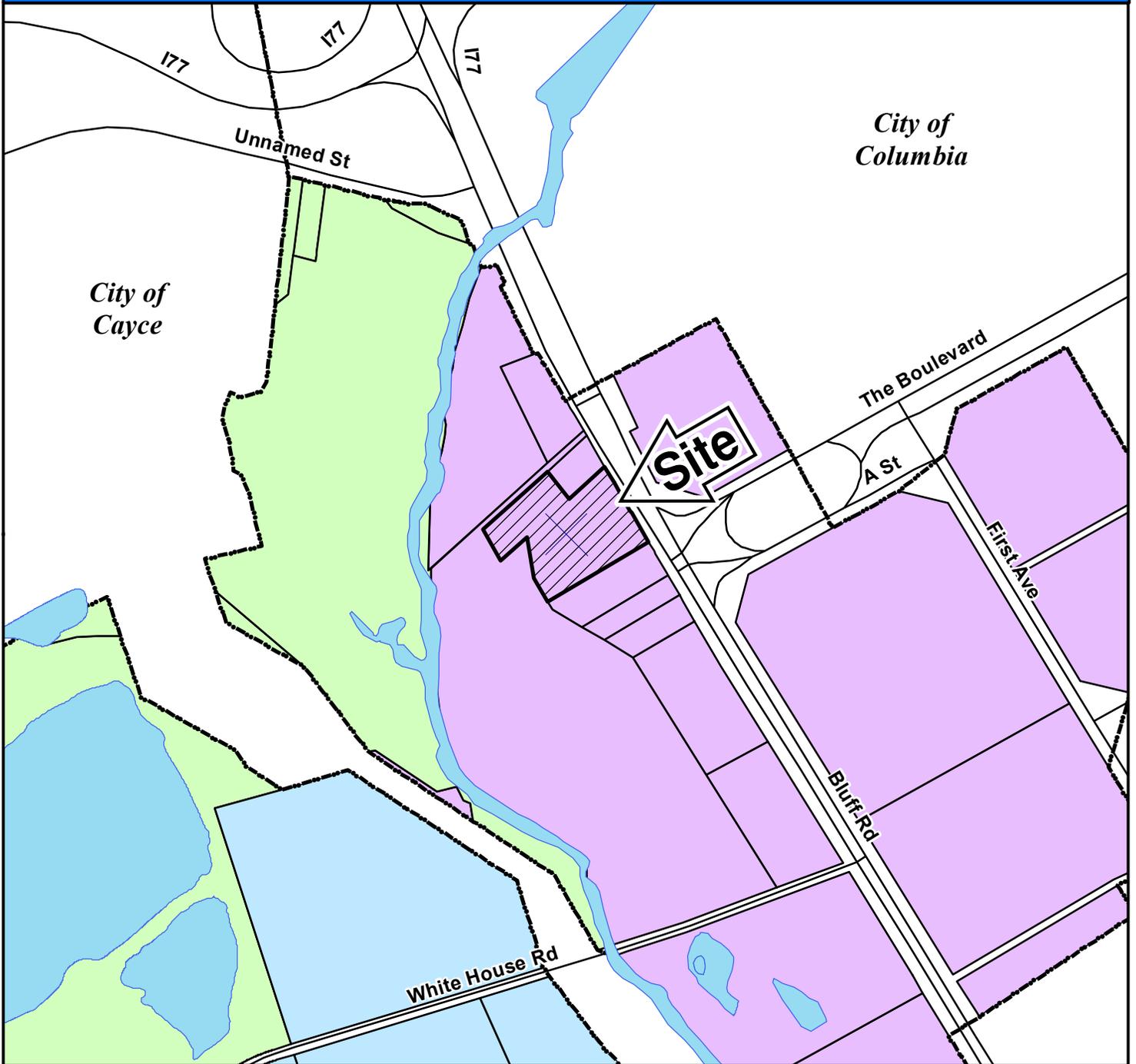
Case 21-023 MA
M-1 to GC
TMS R13507-01-07



Richland County 2019 NAIP

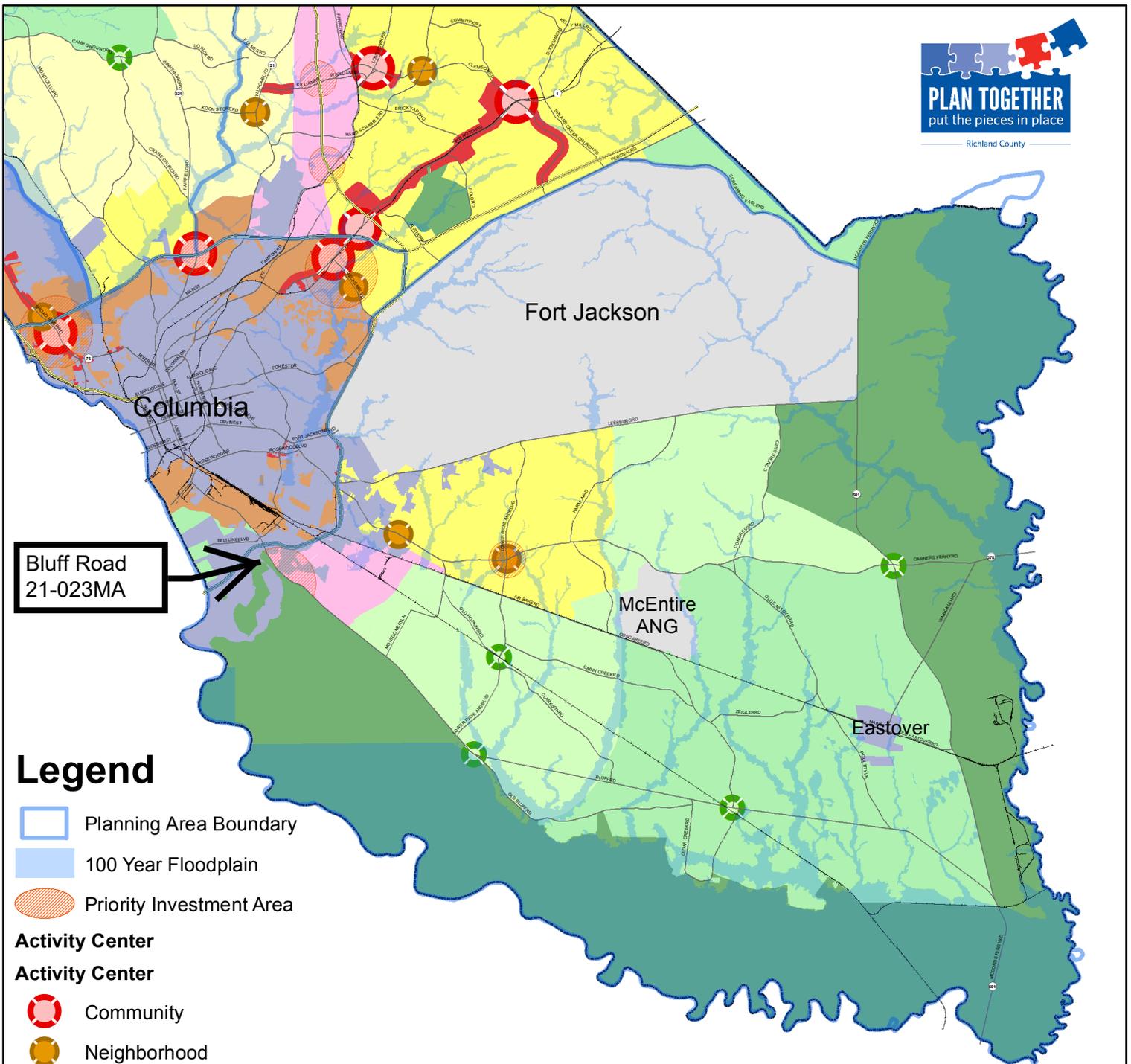
Case 21-023 MA

M-1 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			



Legend

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

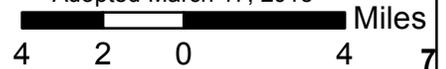
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 4, 2021
RC PROJECT: 21-028MA
APPLICANT: Matt Rains

LOCATION: Farrow Road

TAX MAP NUMBER: R17600-02-32 & 46
ACREAGE: 113.2 acres & 8.32 acres (121.52 acres total)
EXISTING ZONING: HI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: October 11, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The 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: 622 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI / HI / HI	Undeveloped / Concrete Supply / Building Supply
<u>South:</u>	HI / HI	Sewer Uplift Station / Undeveloped
<u>East:</u>	ROW / PDD	Railroad ROW / Residential Subdivision (Brookhaven)
<u>West:</u>	GC / GC	Residences / Minor Auto Repair

Discussion

Parcel/Area Characteristics

The subject site consists of two undeveloped properties. The site has frontage along Farrow. This section of Farrow Road is a three lane major collector road without sidewalks and streetlights. The general area is characterized by industrial and heavy commercial uses with scattered residences. North and South of the subject sites are properties zoned HI, with residential and commercial uses to the west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 1.22 miles west of the subject parcels on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located northwest of the sites on Farrow Road. The Killian fire station (station number 12) is located on Farrow Road, approximately 1.78 miles south of the subject parcels.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***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 2020 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 12,700 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) "F".

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

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

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for Economic Development Center/Corridor future land use designation.

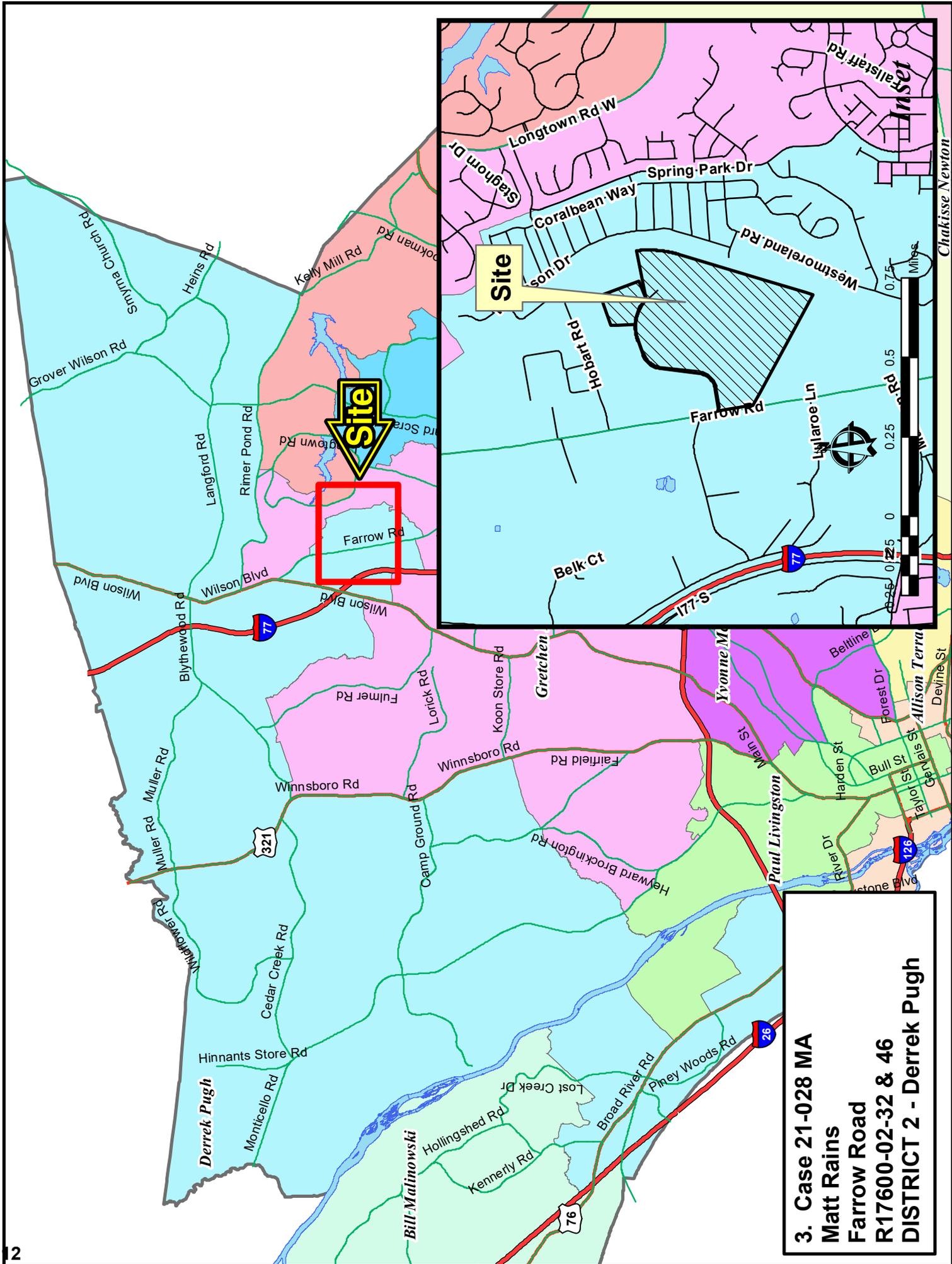
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

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

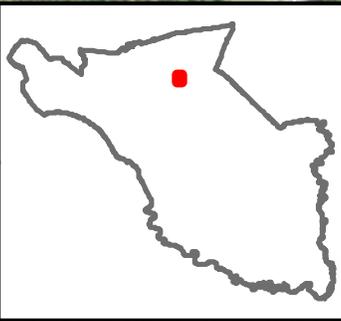
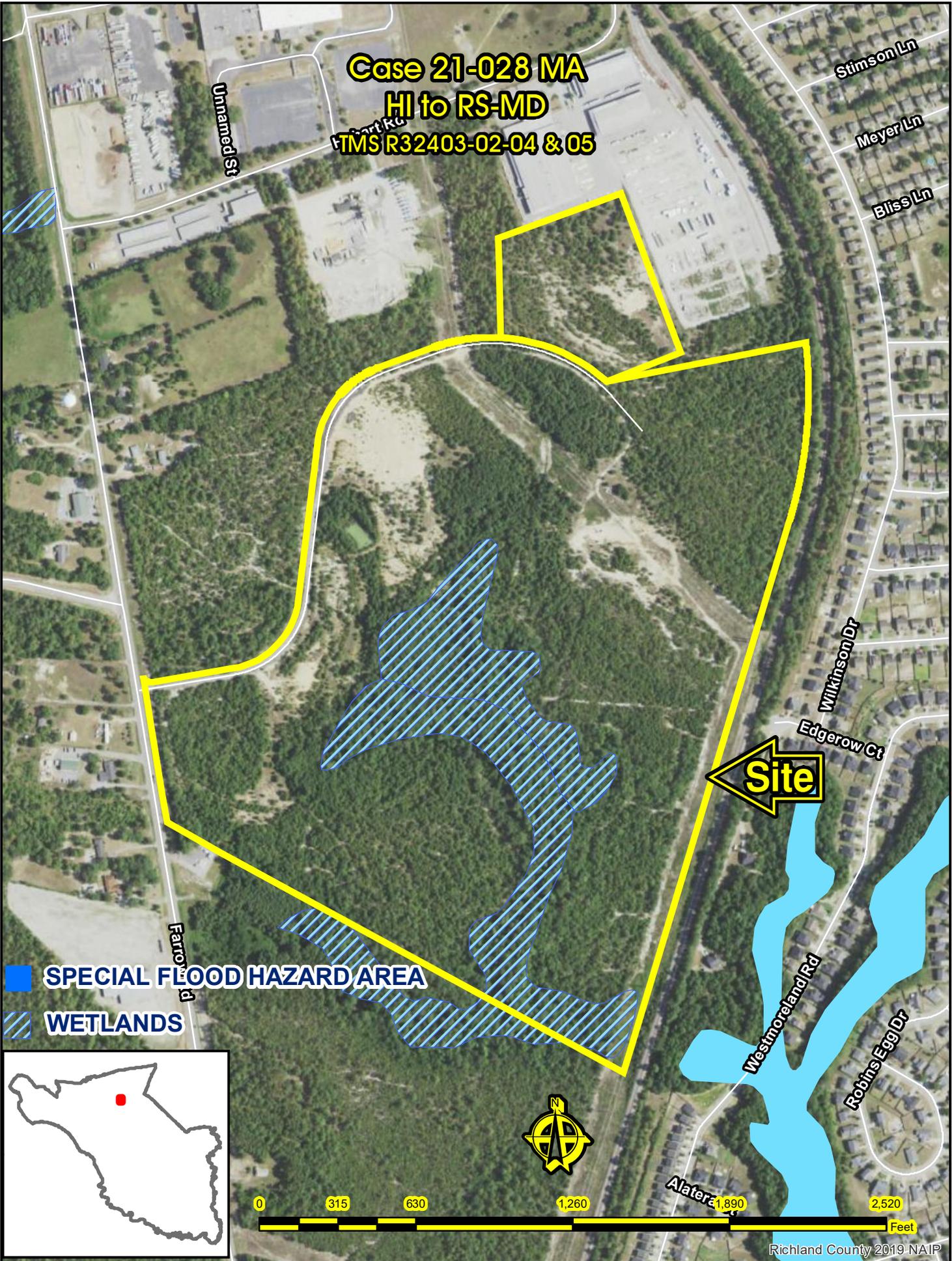
Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-028 MA**.

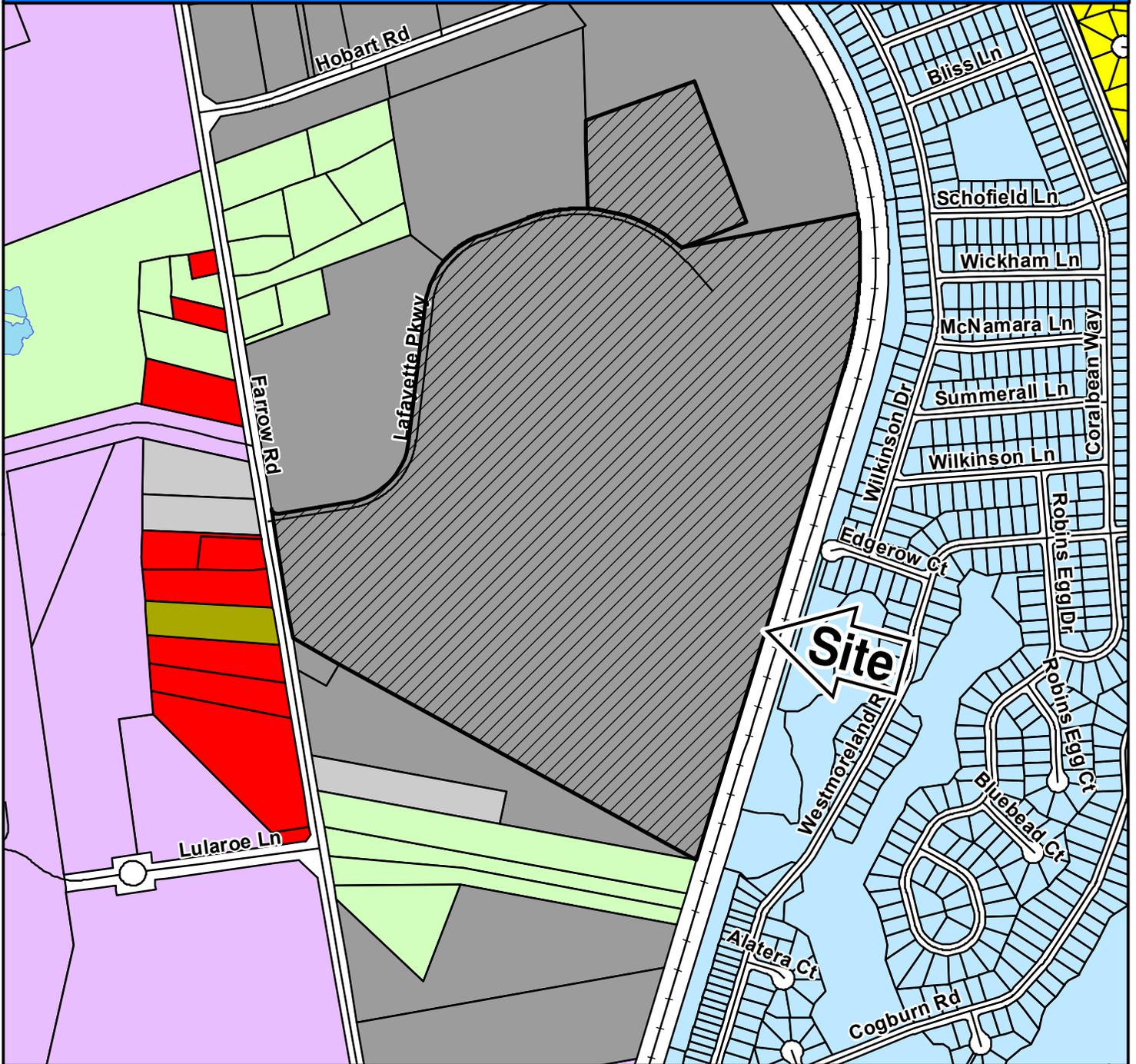


3. Case 21-028 MA
Matt Rains
Farrow Road
R17600-02-32 & 46
DISTRICT 2 - Derrek Pugh

Case 21-028 MA
HI to RS-MD
TMS R32403-02-04 & 05



Case 21-028 MA HI 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			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



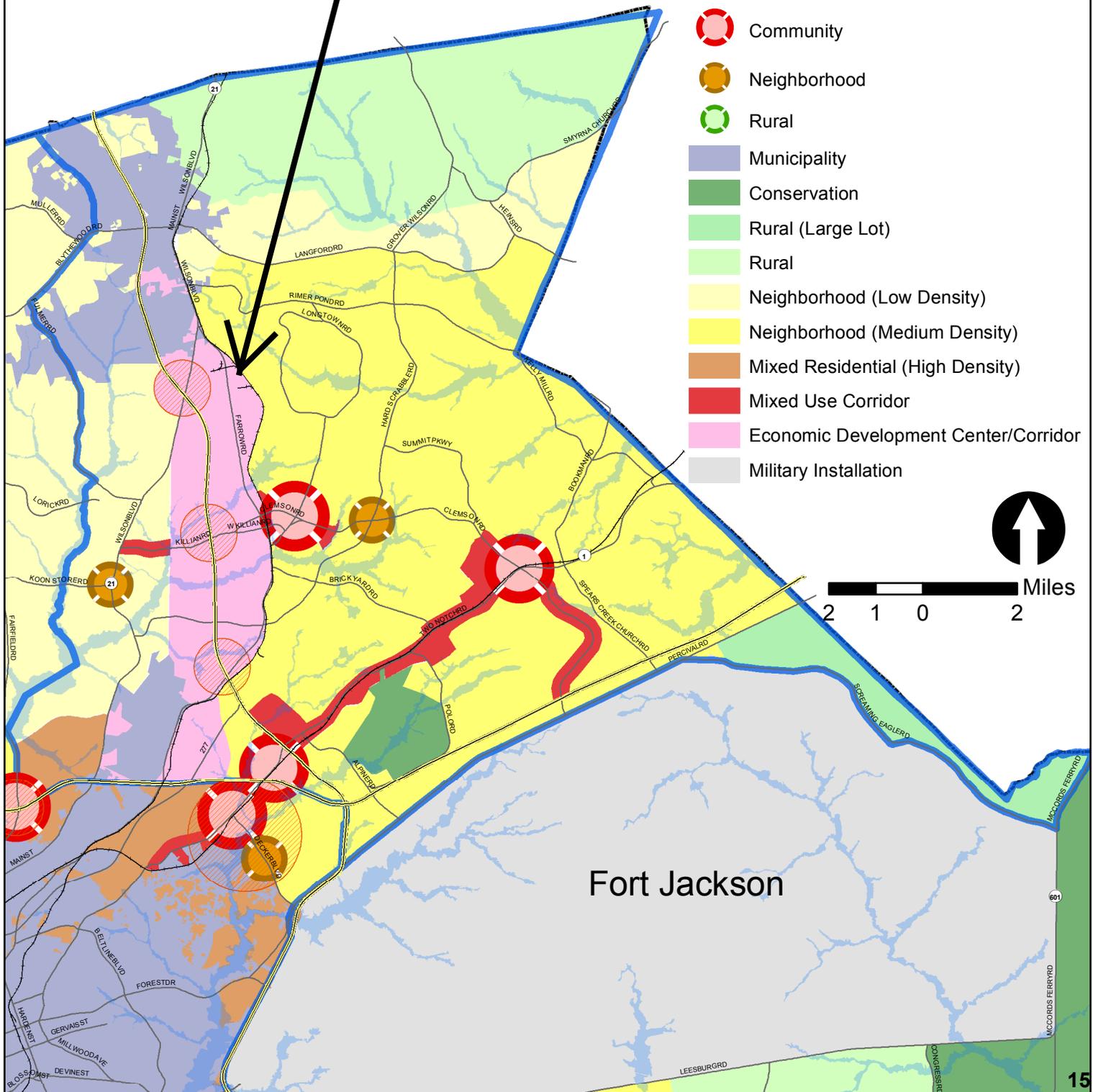
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Rd 21-028MA

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: October 4, 2017
RC PROJECT: 21-030 MA
APPLICANT: Bruce Gleaton

LOCATION: 742 Sharpe Road

TAX MAP NUMBER: R14402-04-05
ACREAGE: 2.99
EXISTING ZONING: RS-E
PROPOSED ZONING: RU

ZPH SIGN POSTING: October 11, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 for the property was Commercial District (C-3). The subject property was rezoned to RS-E under case number 17-041MA.

Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

Zoning District Summary

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

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) 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: 3 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located less than one mile northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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

Plans & Policies

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

Land Use and Character

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 2020 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,100 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

Staff recommends **Disapproval** of the request as it is inconsistent with the recommendations of the 2015 Comprehensive Plan.

Per the Plan, the request to rezone to RU would be an under-zoning of the property for how the area should be growing and developing. The Plan recommends an area where low-density residential development is the primary use and serves as a transition between medium-density and rural community areas.

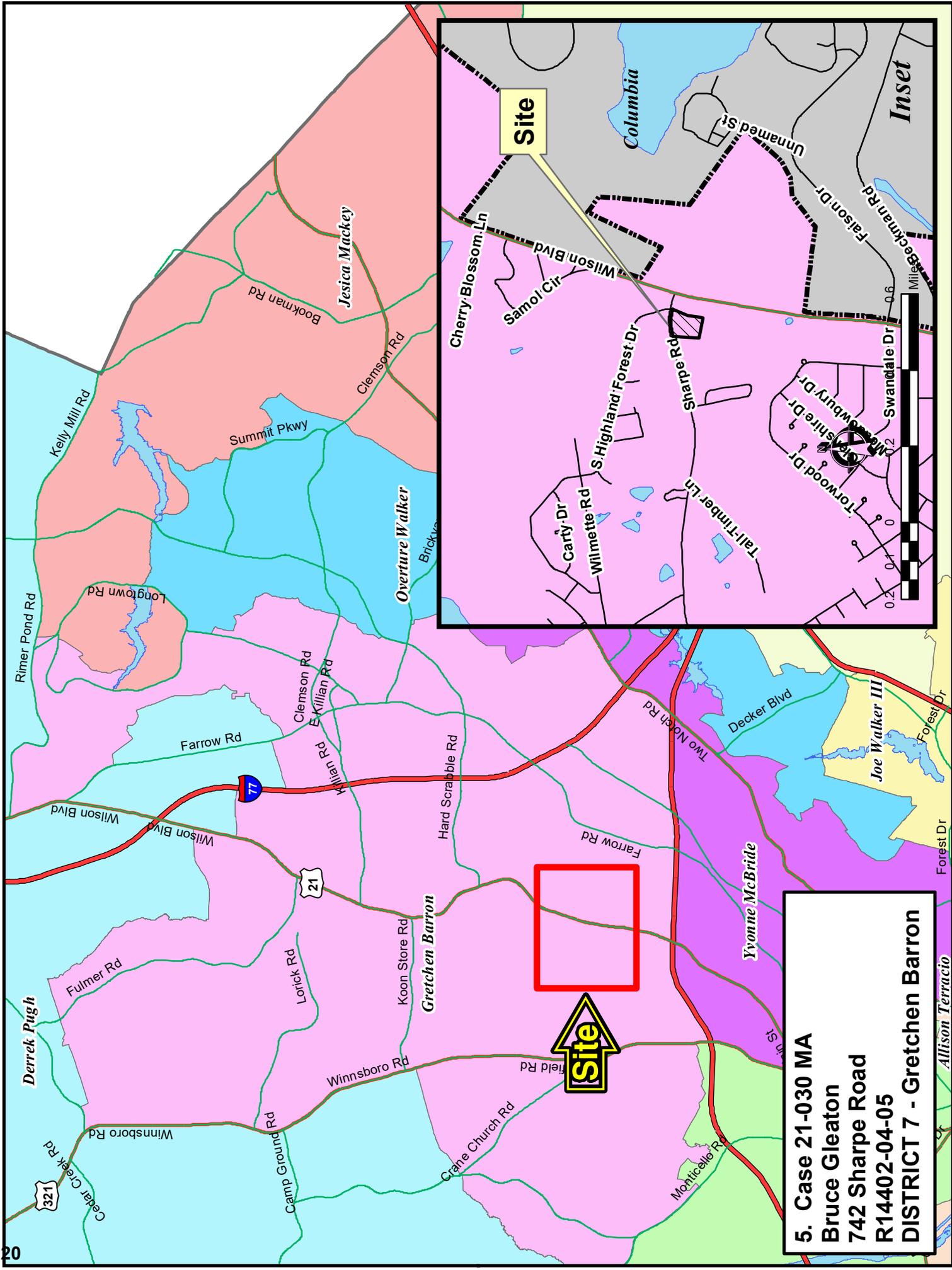
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- There are existing areas of RU zoned property nearby.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-030 MA**.



5. Case 21-030 MA
Bruce Gleaton
742 Sharpe Road
R14402-04-05
DISTRICT 7 - Gretchen Barron

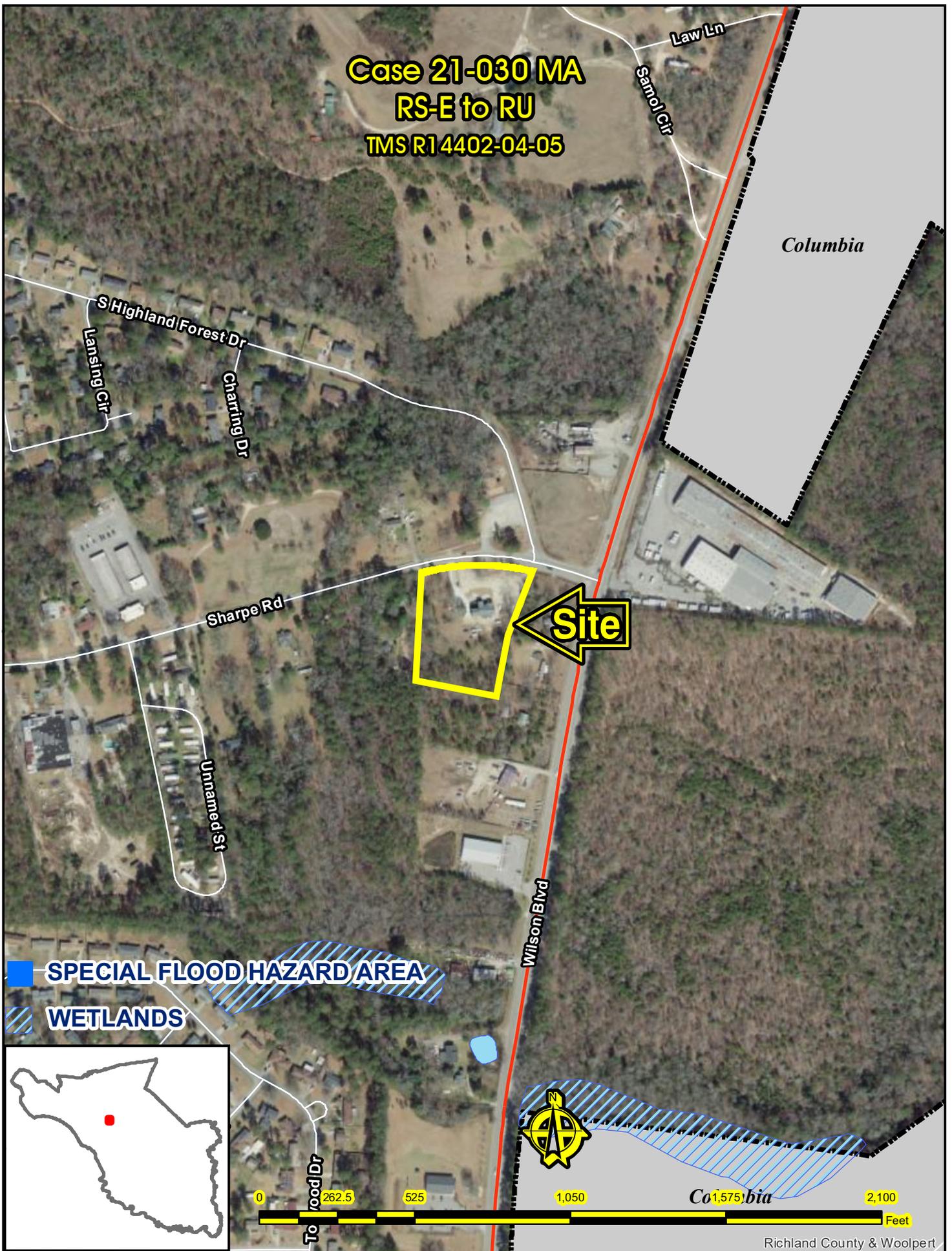
Site

Site

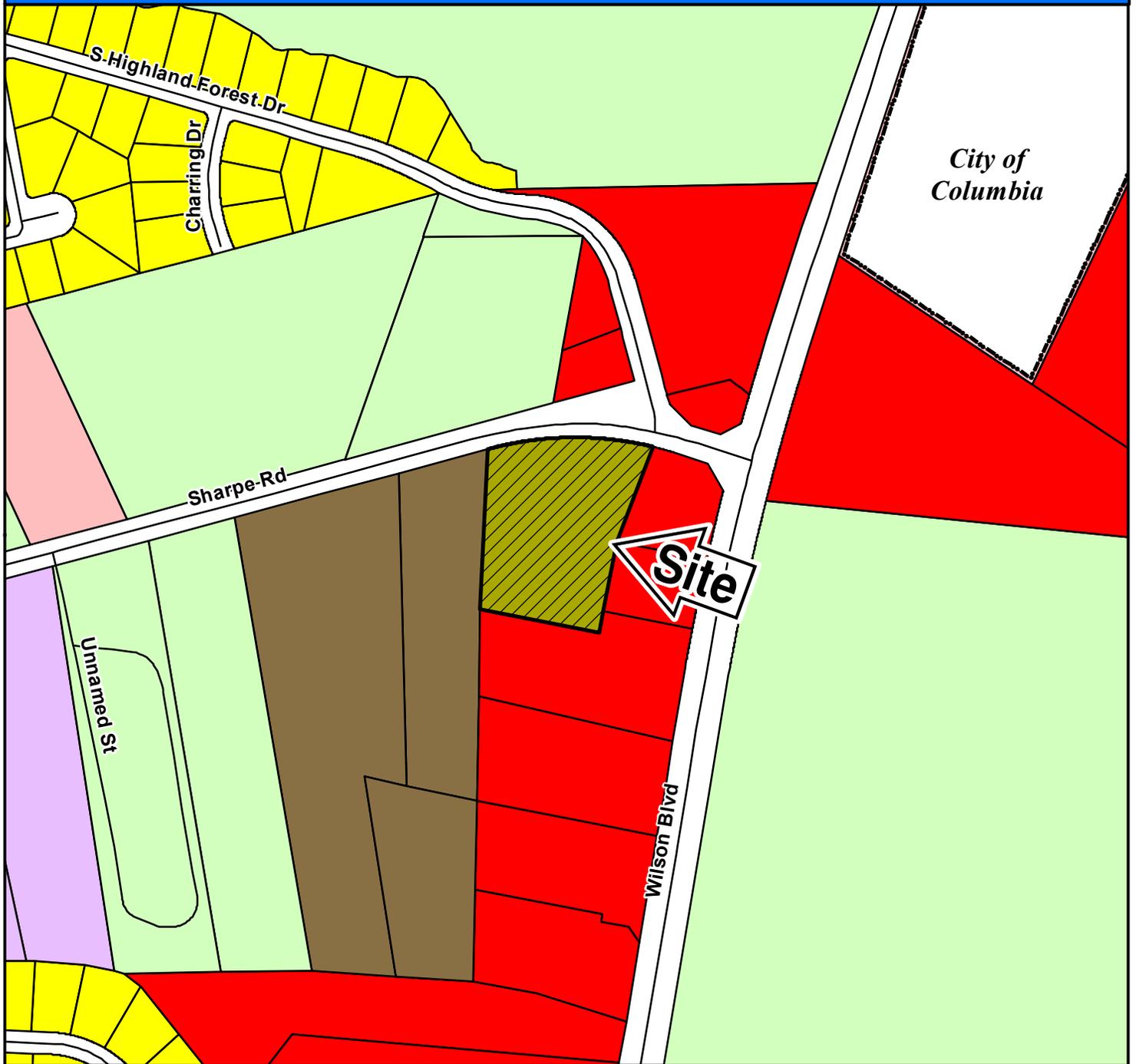
Inset



**Case 21-030 MA
RS-E to RU
TMS R14402-04-05**



Case 21-030 MA RS-E to RU



ZONING CLASSIFICATIONS

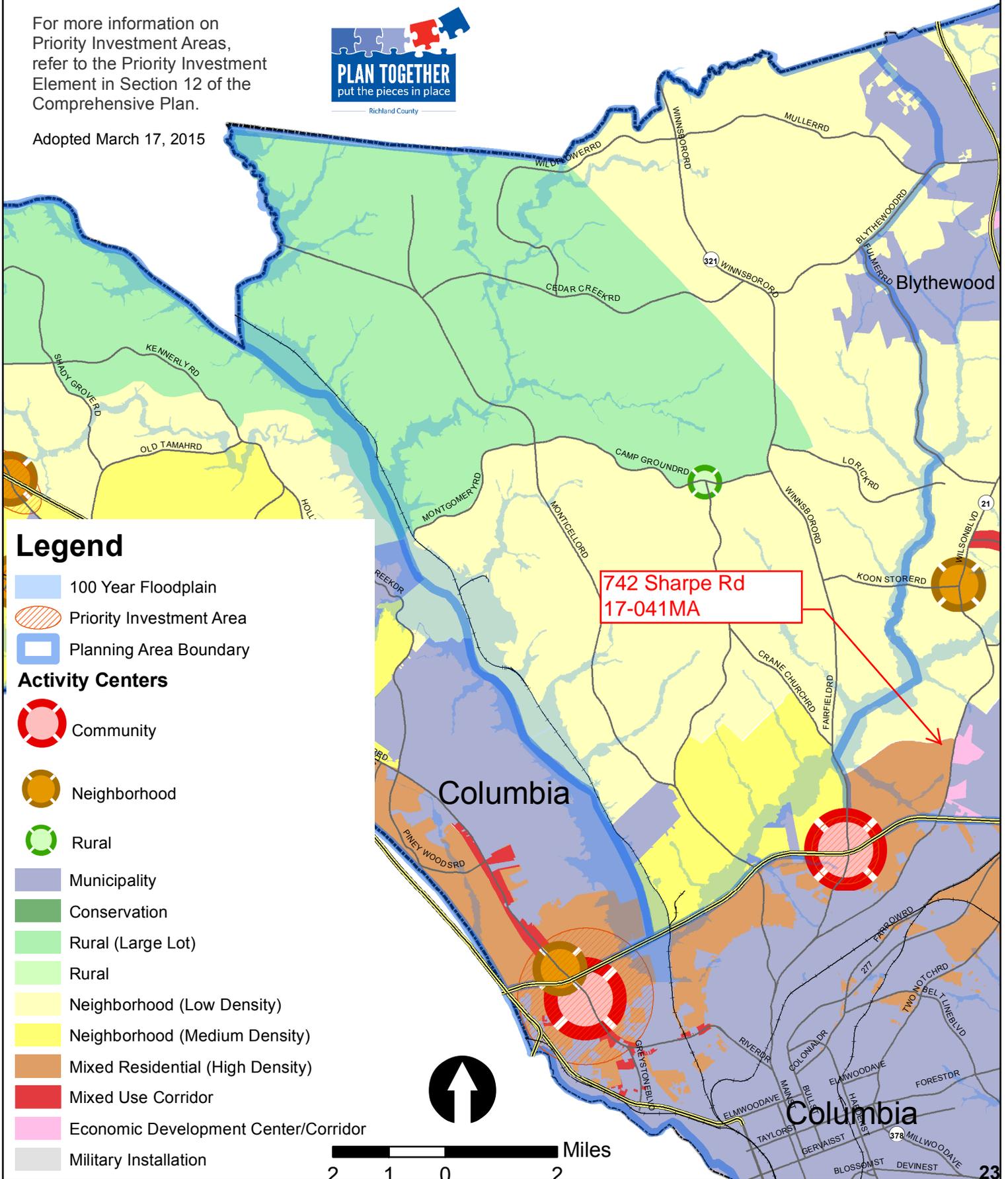
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 N  Subject Property
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI		
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

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

2 1 0 2 Miles





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 4, 2021
RC PROJECT: 21-032 MA
APPLICANT: Melinda Kelley

LOCATION: 7501 Fairfield Road

TAX MAP NUMBER: R12002-01-28
ACREAGE: 5.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: October 11, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

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>	CC-1	Undeveloped
<u>South:</u>	CC-1	Undeveloped
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a residential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels west, east north and south of the site are undeveloped.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately .89 miles south of the subject parcel on Farrow Road. The Forest Heights Elementary School is located 1.33 miles west of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The 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. 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 2020 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,300 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

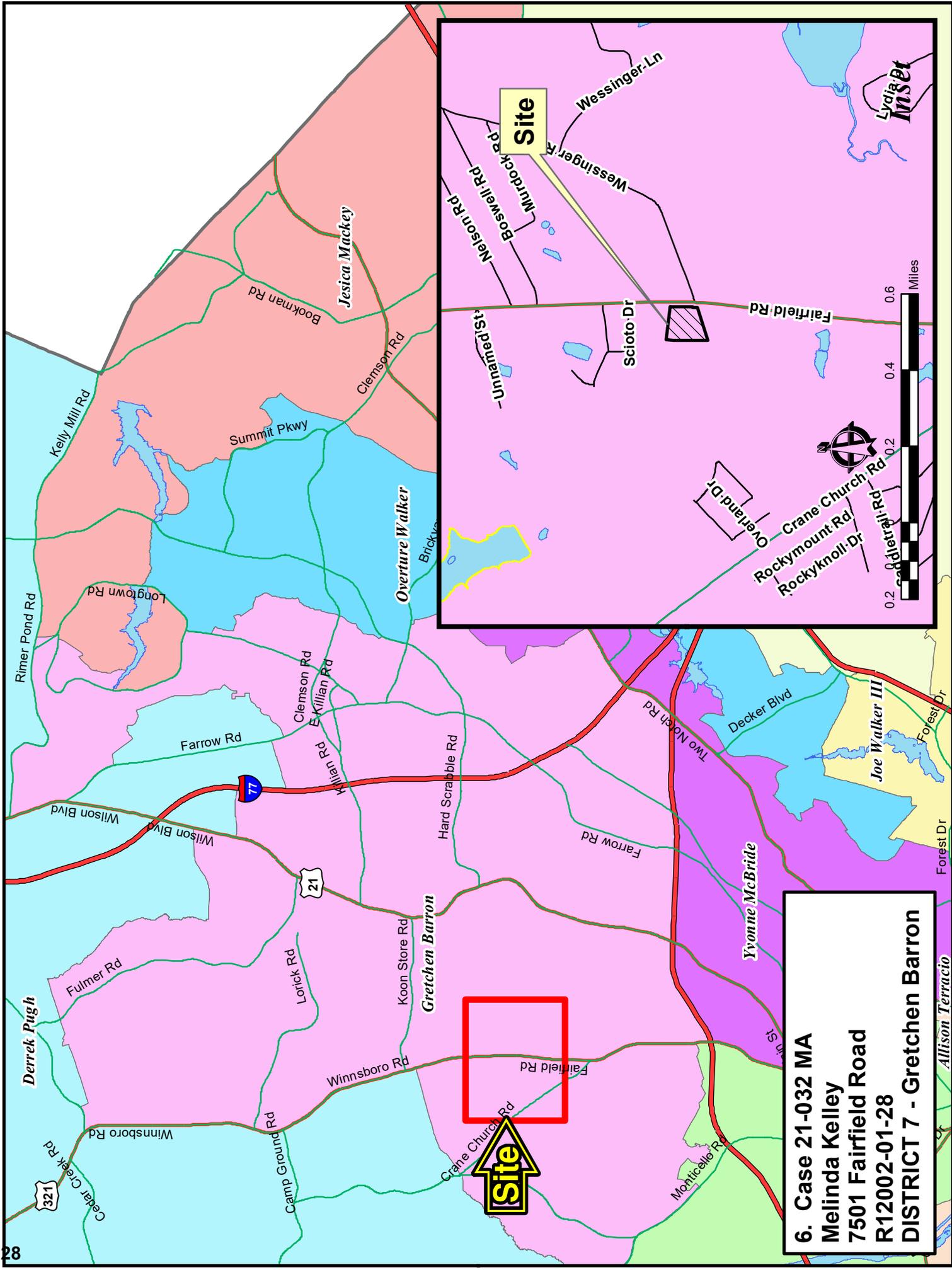
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission disagreed with the PDSD recommendation for the following reason:

- Majority of parcels in the area zoned industrial.
- The parcel was not included in the Crane Creek master plan.

The PC recommends the County Council approve the proposed amendment for RC Project # **21-032 MA**.



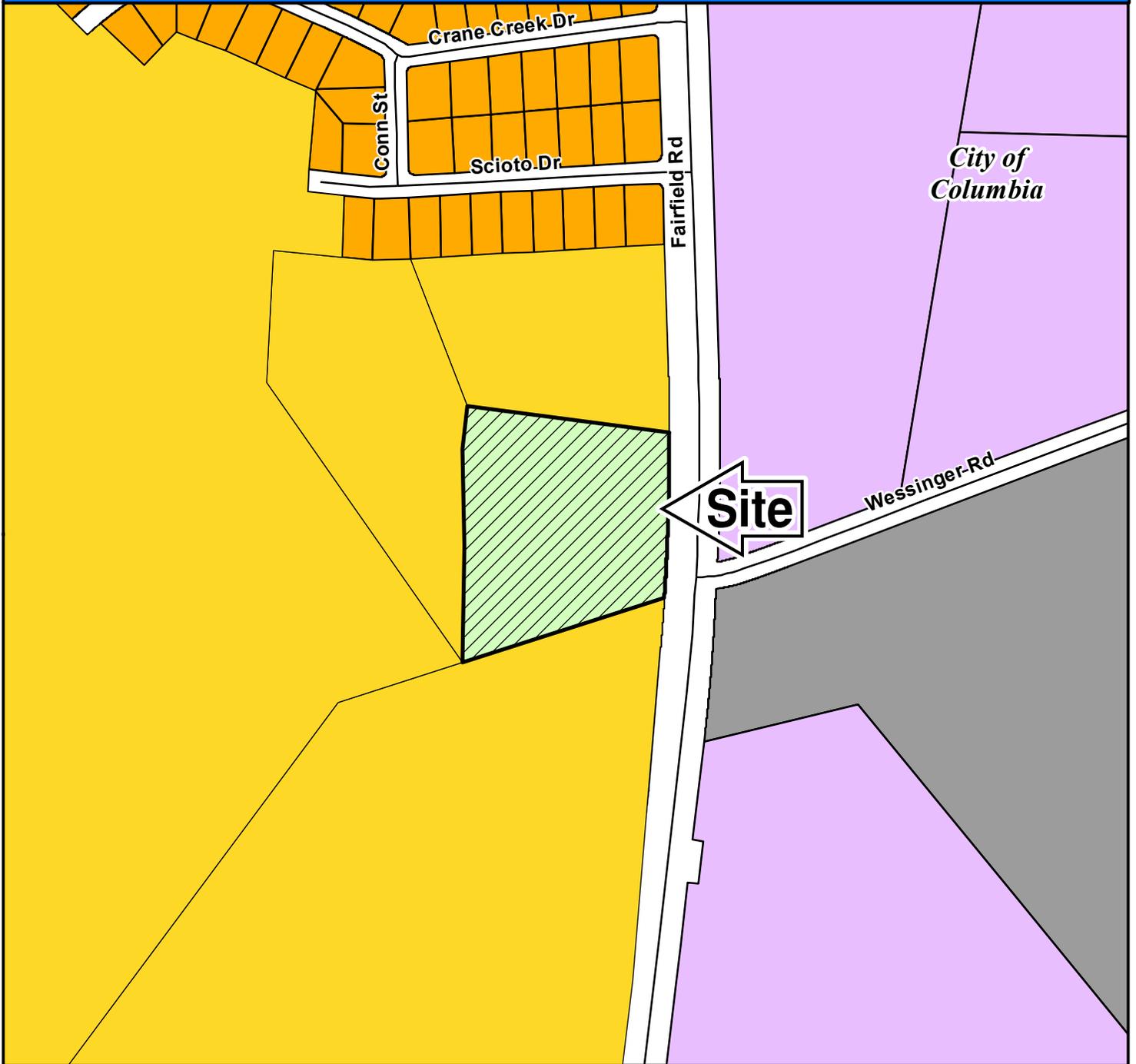
6. Case 21-032 MA
Melinda Kelley
7501 Fairfield Road
R12002-01-28
DISTRICT 7 - Gretchen Barron

Case 21-032 MA
RU to LI
TMS R14402-04-05



Case 21-032 MA

RU to LI



ZONING CLASSIFICATIONS

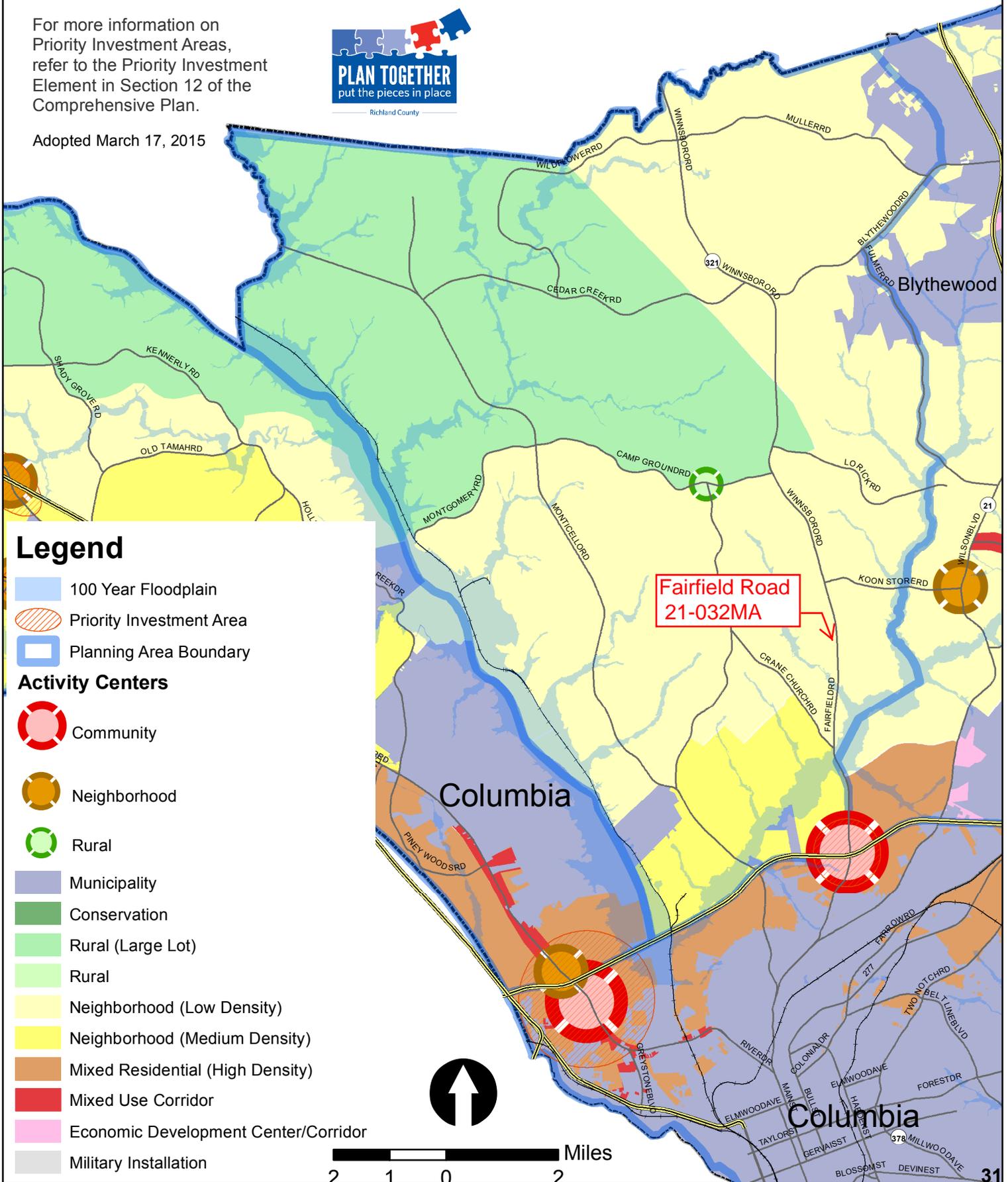
	CC-1		C-1		RS-E		MH		NC		LI		TROS	
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 4, 2021
RC PROJECT: 21-033 MA
APPLICANT: Charles Eleazer

LOCATION: Rauch Metz Road

TAX MAP NUMBER: R02500-07-36
ACREAGE: 3.23 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 11, 2021

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 PDD parcel south of the site was rezoned under case number 02-035MA.

A GC parcel east of the site on Broad River Road was rezoned from Light Industrial District (M-1) under case number 07-061MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 51 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU/M-1	Undeveloped/Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	M-1/M-1	Lawn Care Service/Self Storage
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Rauch Metze Road and is undeveloped. Rauch Metze Road is a two-lane local road without sidewalks and streetlights along this section. The immediate area is characterized by commercial uses east of the site and undeveloped parcels to the north, west and south.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.85 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 ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in the neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Priority Investment Area

I-26 Broad River Road (north) Interchange (PIA #1)

Small commercial node in Northwestern Richland County. This area presents opportunities to provide neighborhood scale commercial for surrounding residences to reduce vehicle miles traveled and provide convenient access to daily needed goods and services. A Neighborhood Activity Center is located in this area. Investments could include necessary infrastructure, streetscape improvements, signage, and lighting.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #396) located west of the subject parcel on Rauch Metze Road identifies 6,400 Average Daily Trips (ADT's). Rauch Metze Road is classified as a two lane local road, maintained by SCDOT with a design capacity of 8,600 ADT's. Rauch Metze Road is currently operating at Level of Service (LOS) "B".

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

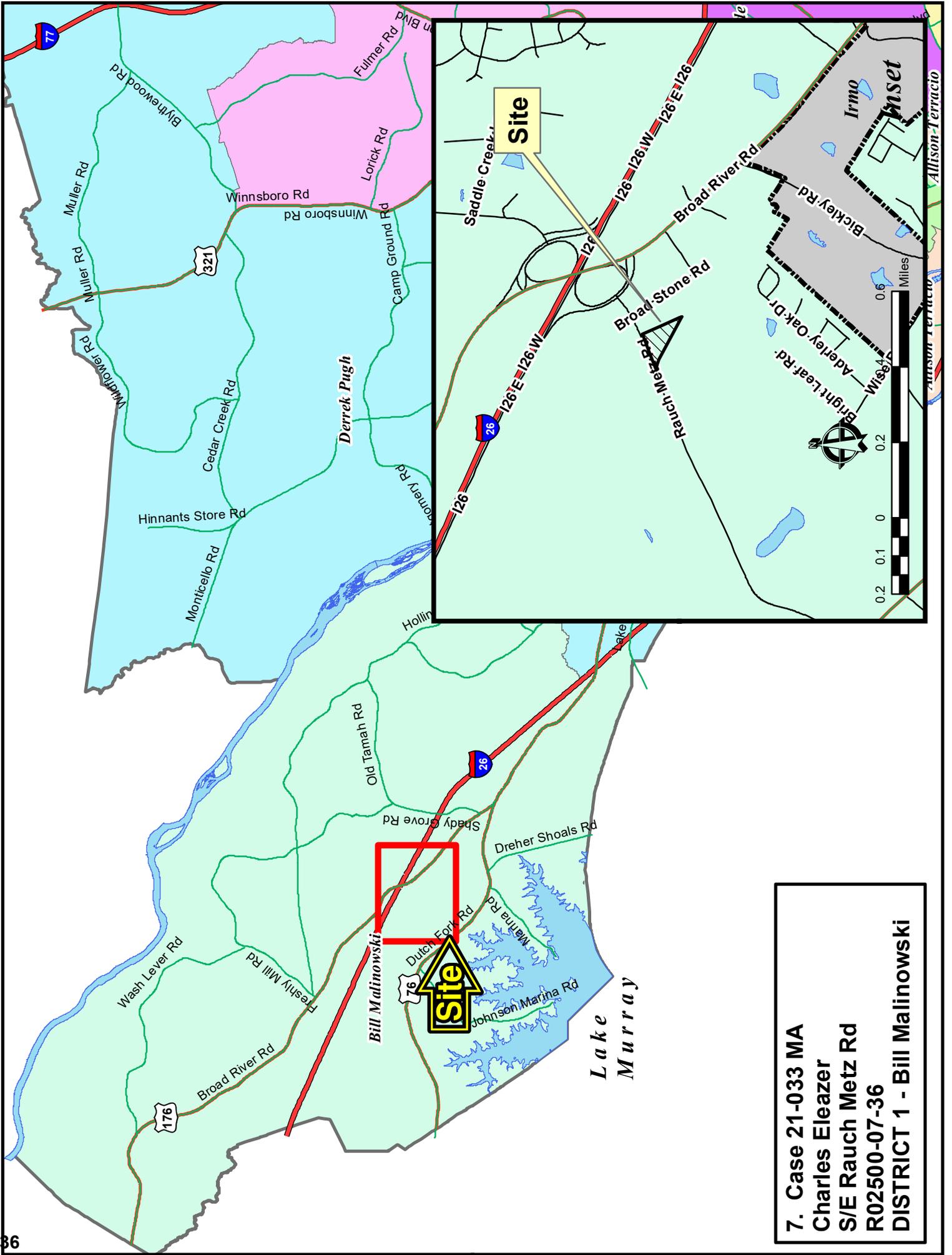
Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. Likewise, the requested zoning would fit with the intent and description for the priority investment area.

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

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-033 MA**.



7. Case 21-033 MA
Charles Eleazer
S/E Rauch Metz Rd
R02500-07-36
DISTRICT 1 - Bill Malinowski

Case 21-033 MA
RU to GC
TMS R14402-04-05

site

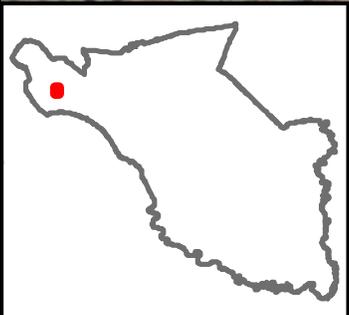
Rauch Metz Rd

Mad Stone Rd

126
Broad River Rd
126

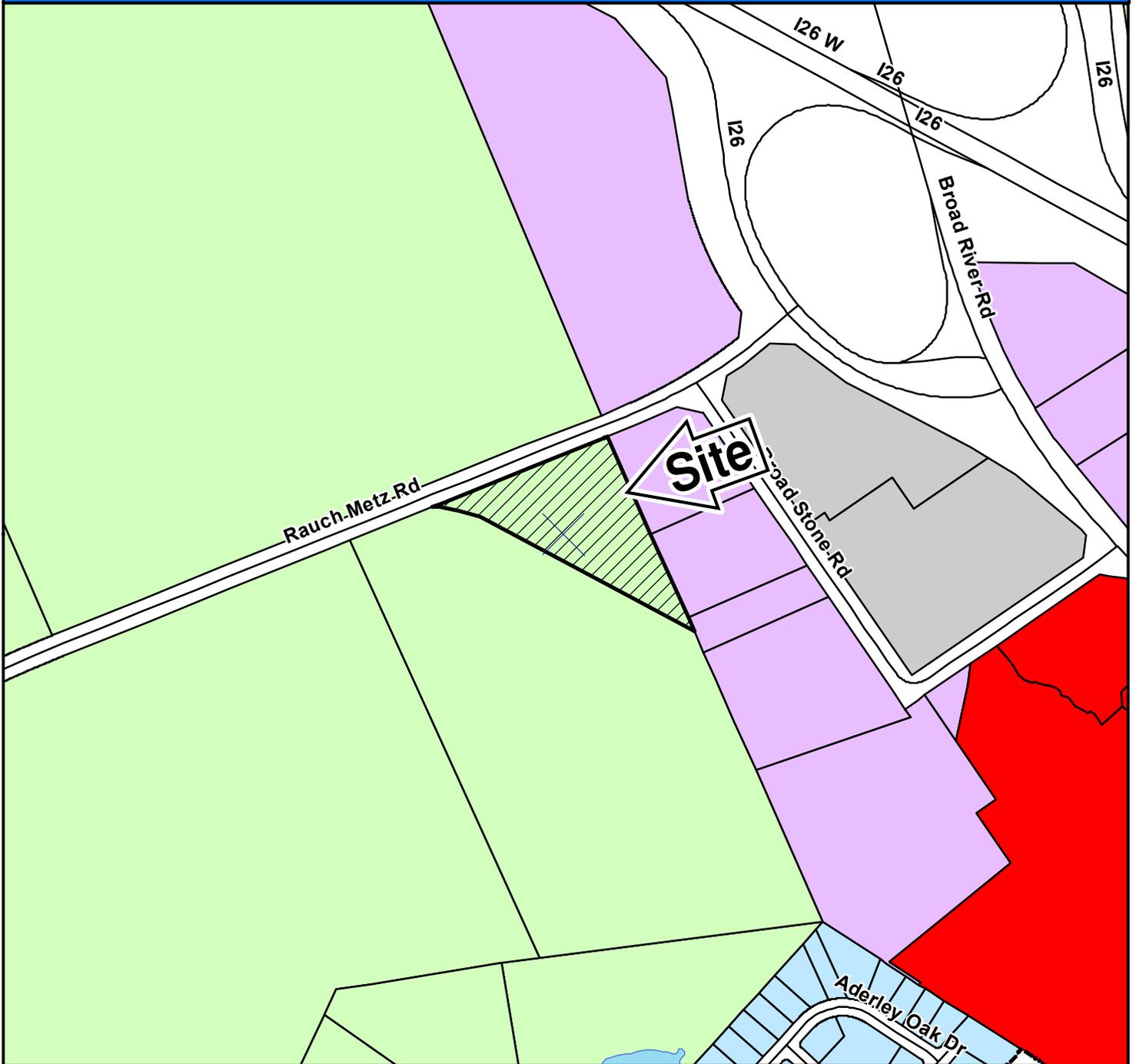
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 21-033 MA RU to GC

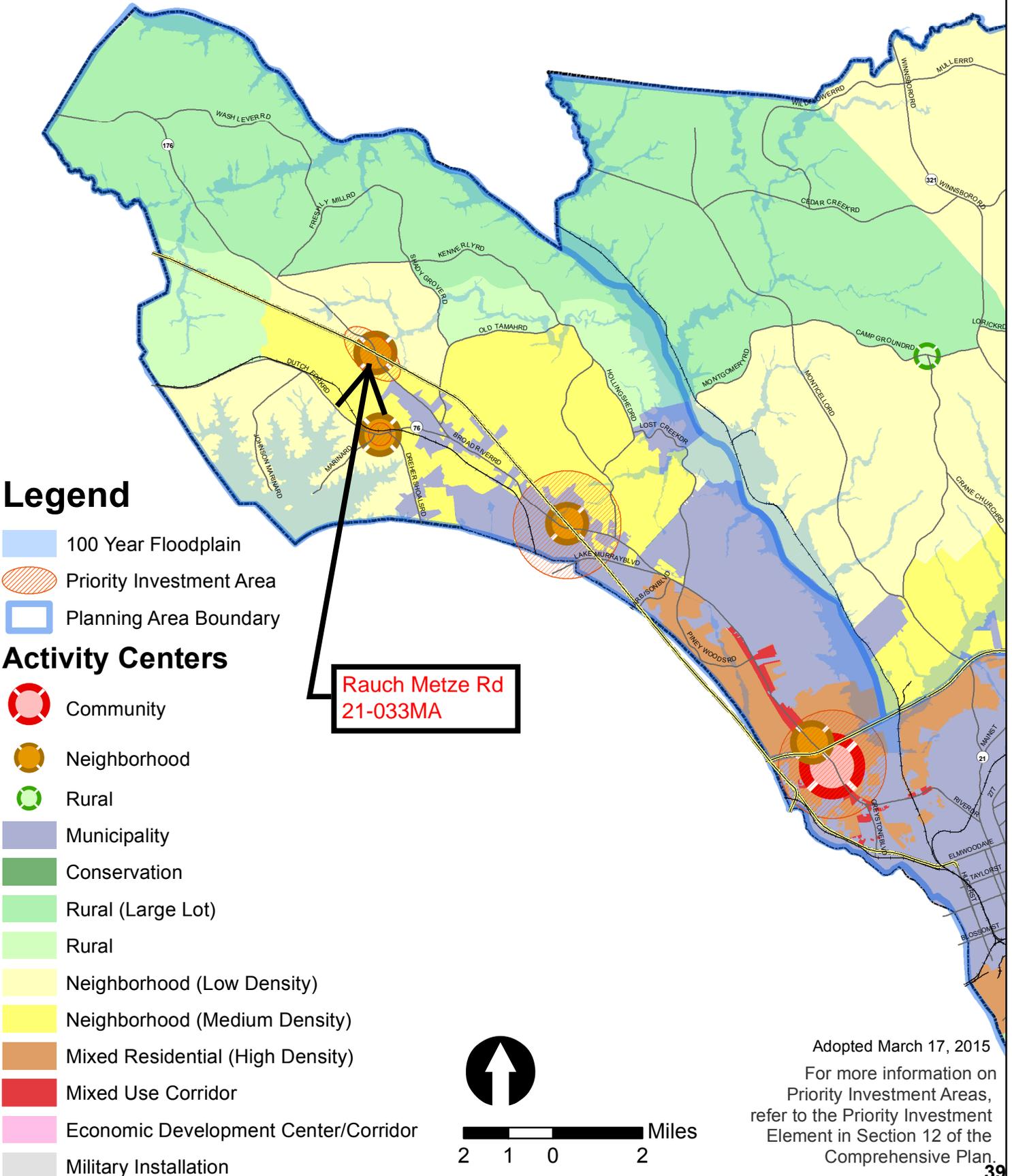


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Legend

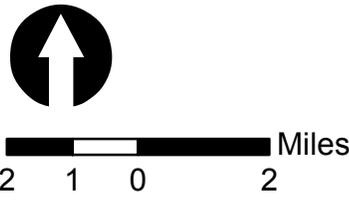
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

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

**Rauch Metz Rd
21-033MA**



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: October 4, 2021
RC PROJECT: 21-034 MA
APPLICANT: J.T. Simpson

LOCATION: 517 Mason Road

TAX MAP NUMBER: R11708-02-11 & 13
ACREAGE: 1.7 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

ZPH SIGN POSTING: October 11, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). The properties were rezoned to General Commercial (C-3) under case number 93-038MA.

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>	M-1	Equipment Rental Facility
<u>South:</u>	RS-MD	JP Thomas Elementary School
<u>East:</u>	RS-MD	Residence
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The sites have frontage along Mason Road. The sites are primarily vacant with a structure on one of the sites. There are no sidewalks or streetlights along Mason Road. The surrounding area is characterized by residential, institutional, and commercial uses.

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately one mile east of the subject parcel on N Main Street Road. The J.P. Thomas Elementary School is located opposite the subject site. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Mixed Use Corridor**

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 2020 SCDOT traffic count (Station #417) located east of the subject parcel on Mason Road identifies 2,800 Average Daily Trips (ADT's). This section of Mason Road is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Mason Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff recommends **Disapproval** of this map amendment, as the proposed request would not be consistent with the objective of the 2015 Plan.

The Mixed Residential future land use designation provides for a range of land uses supportive of neighborhoods commercial and employment needs. Single-family, multi-family, office, institutional, commercial, and recreational uses all are appropriate within this area.

While industrial development may be found in these areas, additional industrial development with significant community impacts is discouraged unless the area is specifically identified for these uses.

For these reasons, staff recommends **Disapproval**.

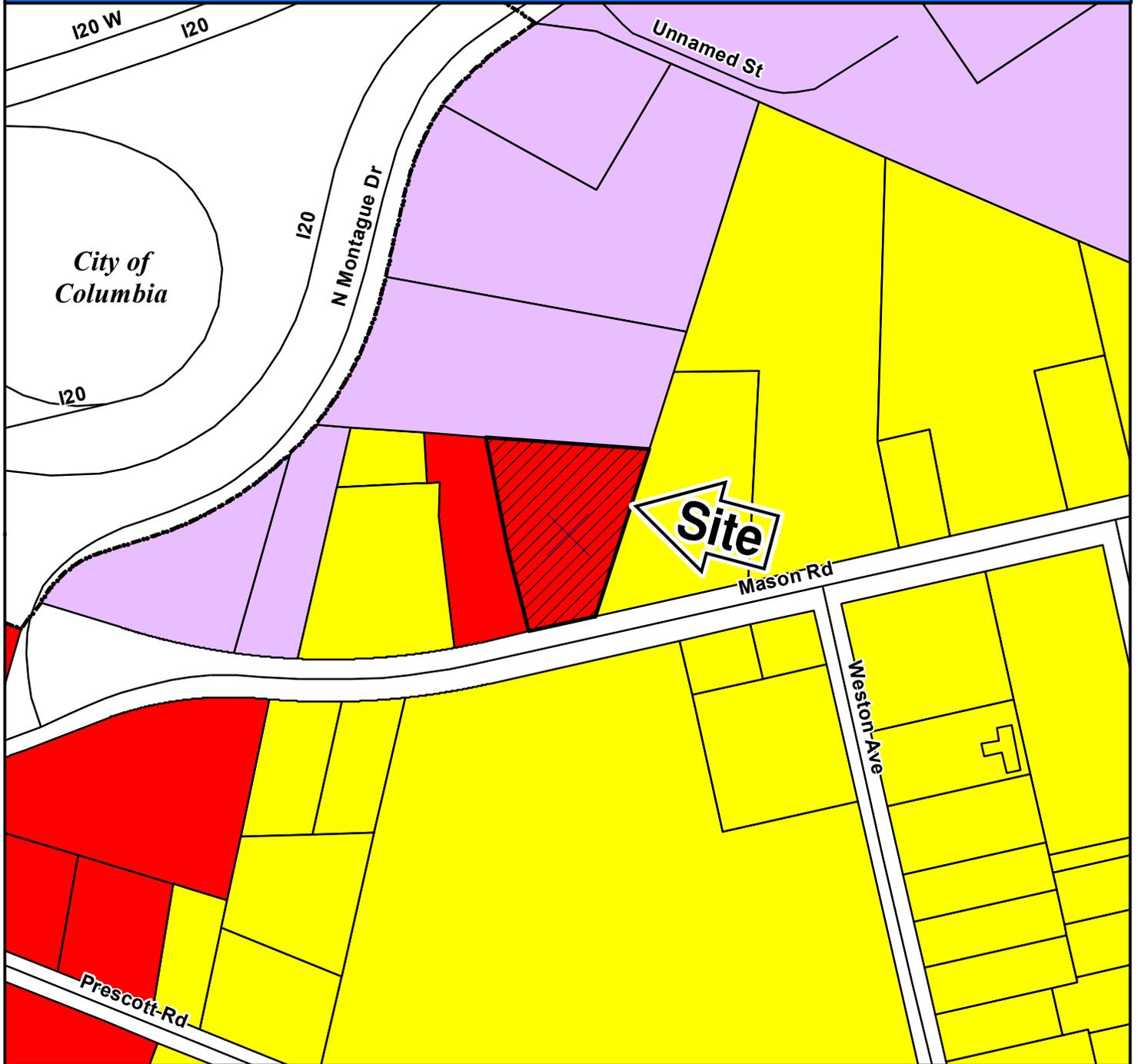
Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-034 MA**.

Case 21-034 MA
GC to LI
TMSR11708-02-11 & 13



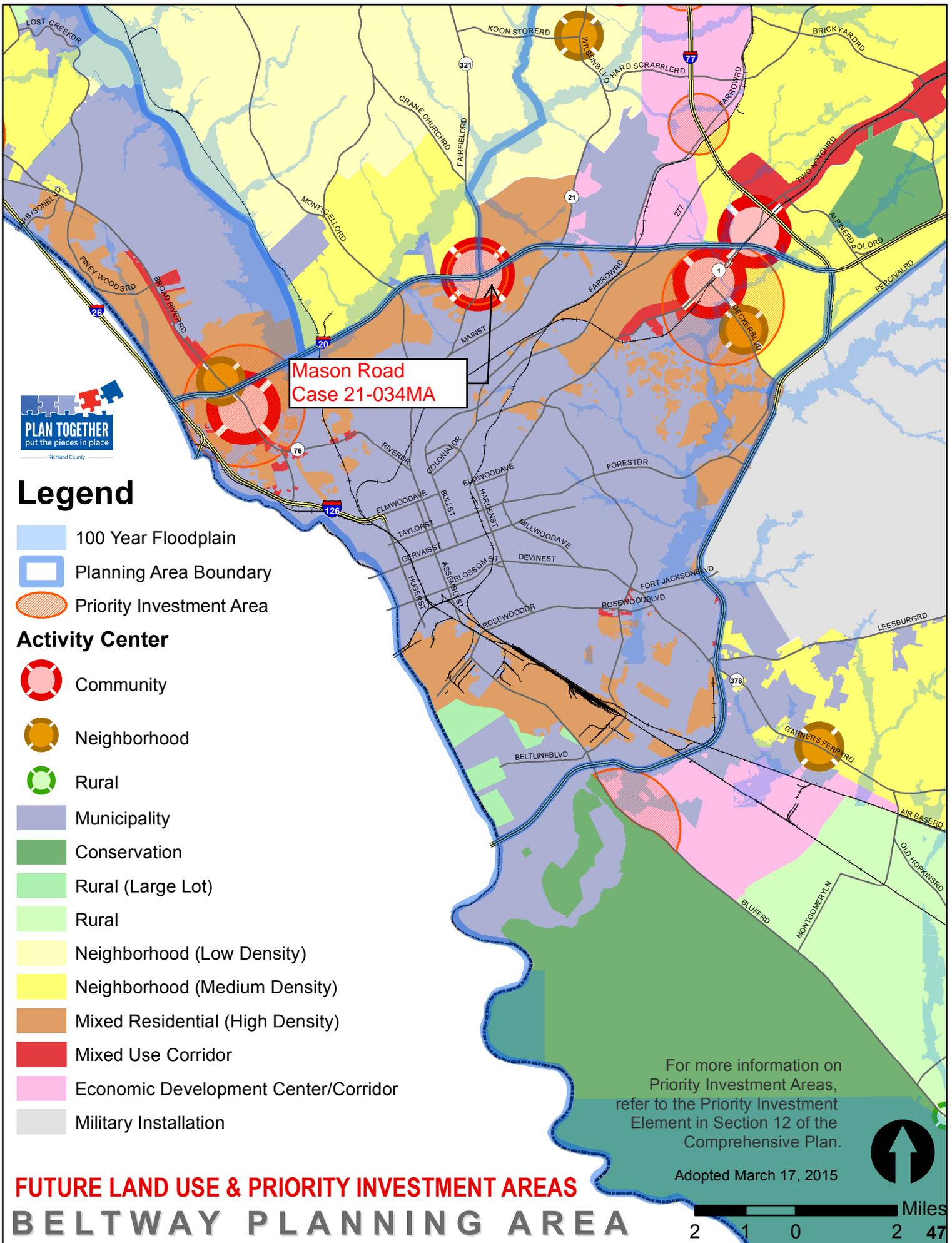
Case 21-034 MA GC to LI



ZONING CLASSIFICATIONS

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





Legend

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

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





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