

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



February 27, 2018



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

*Tuesday, February 27, 2018
Agenda
7:00 PM
2020 Hampton Street
2nd Floor, Council Chambers*

STAFF:

Tracy Hegler, AICP Planning Director
Geonard Price..... Deputy Planning Director/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

- 1. Case # 17-025 MA District 7
Gwendolyn Kennedy
Hugh Palmer
RS-MD to NC - 5.23 acres
502 Rimer Pond Road
TMS# R20500-04-27 [**FIRST READING**]
PDS Recommendation - Approval
Planning Commission - No Recommendation (4-4)
Page 1

b. OPEN PUBLIC HEARING [ACTION]

- 1. Case # 17-042 MA District 9
Calvin Jackson
Avon Banks
RM-HD to OI - 26.14 acres
5071 Percival Road
TMS# 28800-02-25
PDS Recommendation - Disapproval
Planning Commission - Approval (5-0)
Page 9

- 2. Case # 17-045 MA District 1
Bill Malinowski
Jesse Bray
RU to RS-E - 72.79 & 8.97 acres (81.76 acres)
Johnson Mariana Road & Forrest Shealy Road
TMS# R01510-01-01 & R01509-01-04
PDS Recommendation– Approval
Planning Commission - Approval (4-2)
Page 17

3. Case # 17-046 MA
David Gates
RU to NC - 8.21 acres
1700 Dutch Fork Road
TMS# R02408-02-02
PDSD Recommendation - Approval
Planning Commission - Approval (6-0)
Page 25
- District 1
Bill Malinowski
4. Case # 17-047
Sharon Mann
RU to GC - 3.2 acres
2250 Legrand Rd & Pinnacle Point Drive
TMS# R17108-01-05
PDSD Recommendation - Approval
Planning Commission - Approval (6-0)
Page 33
- District 7
Gwendolyn Kennedy
5. Case # 17-048 MA
Mike McCall
RU to RS-LD - .49 acres
10 North Drive
TMS# R02403-01-10
PDSD Recommendation - Disapproval
Planning Commission - Disapproval (6-0)
Page 41
- District 1
Bill Malinowski
6. Case # 18-001 MA
Matt Mungo
RM-HD to RS-HD - 10.39 acres
Bush Road
TMS# R20200-01-53
PDSD Recommendation - Approval
Planning Commission - Approval (6-0)
Page 49
- District 8
Jim Manning
7. Case # 18-002 MA
Jesse Bray
RU to RS-E - 40.67 acres
Koon Road
TMS# R03400-02-56
PDSD Recommendation - Approval
Planning Commission - Approval (7-0)
Page 57
- District 1
Bill Malinowski

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2, 2017
RC PROJECT: 17-025 MA
APPLICANT: Hugh A. Palmer

LOCATION: Corner of Longtown Road East and Rimer Pond Road

TAX MAP NUMBER: R20500-04-27(Portion of)
ACREAGE: 5.23 acres (portion of a 31.23 acre tract)
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

ZPH SIGN POSTING: December 4, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 016-042MA). The case was denied by County Council.

The subject parcel was part of a previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-043MA). The case was denied by County Council.

The subject parcel was also part of another previous zoning request from Residential Single-Family Medium Density (RS-MD) District to Rural Commercial District (RC) (case number 015-09MA). The case was withdrawn by the applicant.

The subject parcel was rezoned from RU to Residential Single-Family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

Zoning History for the General Area

The parcel adjacent east of the site was rezoned from RU to Residential Single-Family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

A parcel further east of the site with frontage along Rimer Pond Road was rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 16-004MA.

The parcels southwest of the site along Longtown Road West were rezoned from RU to Residential Single-Family Low Density (RS-LD) District under ordinance number 062-11HR (case number 11-14MA).

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
North:	RU	Residence
South:	RS-MD/RS-LD	Undeveloped/ Undeveloped
East:	RS-MD	Undeveloped
West:	RU	Blythewood Middle School

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Longtown Road East. The site has little slope and is undeveloped except for a telecommunications tower. There are no sidewalks or streetlights along Rimer Pond Road and Longtown Road East. The surrounding area is primarily characterized by an institutional use, residential uses, and undeveloped parcels. North of the site is a large lot residence. The parcels east of the site are part of a residential subdivision (SD13-13). West of the site is Blythewood Middle School. South of the site is undeveloped.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.25 miles northwest of the subject parcel in the Town of Blythewood. 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2016 SCDOT traffic count (Station #705) located east of the subject parcel on Rimer Pond Road identifies 4,700 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "B".

The 2016 SCDOT traffic count (Station #713) located adjacent the subject parcel on Longtown Road East identifies 3,700 Average Daily Trips (ADT's). Longtown Road East is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Rimer Pond Road or Longtown Road East, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The subject property is located at a traffic junction and near institutional uses.

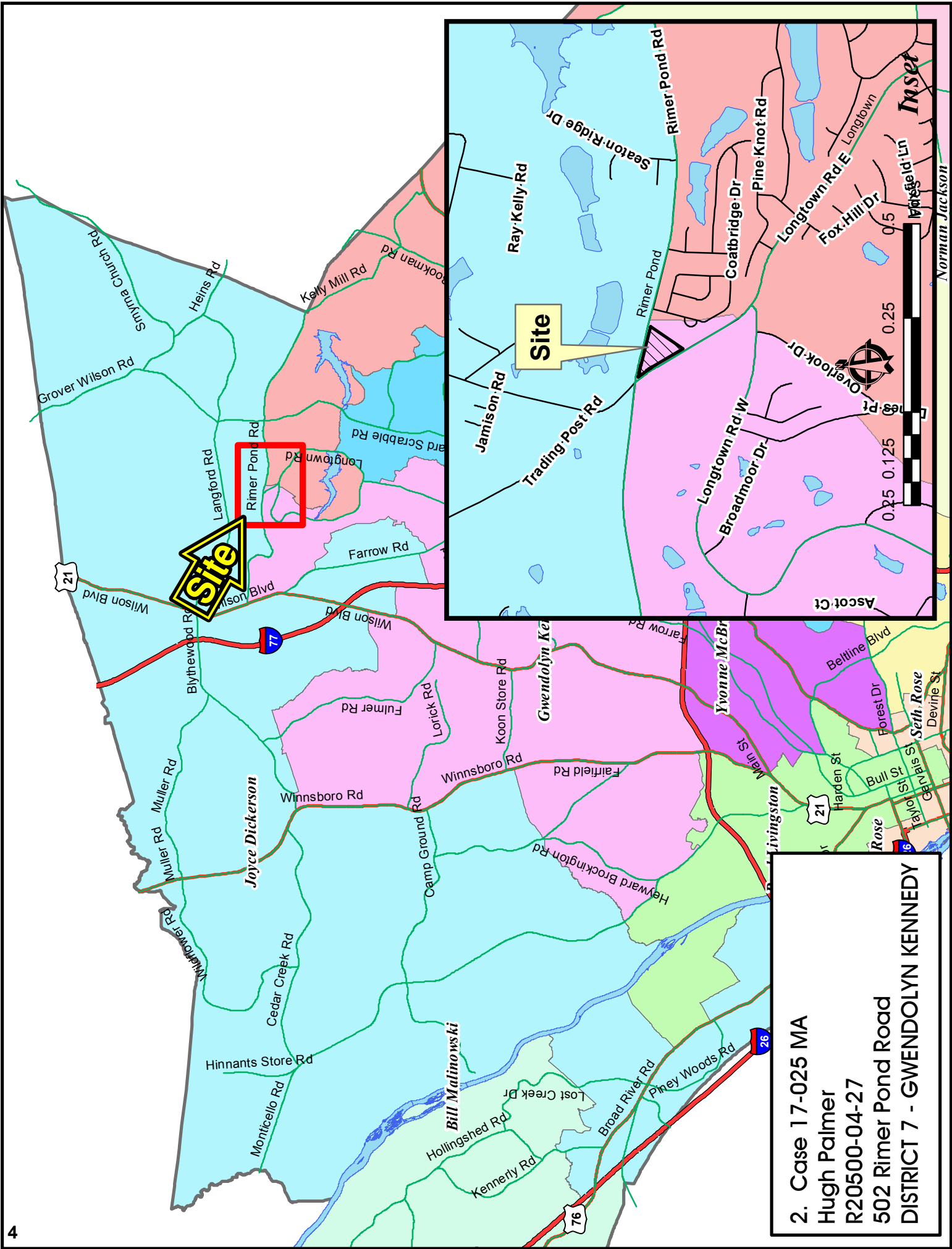
Staff is of the opinion that the request is in compliance with the objectives for commercial uses as outlined in the Neighborhood Medium Density Future Land Use designation and the proposed rezoning would be consistent with the intentions of the 2015 Comprehensive Plan. Approval of the rezoning request would not be out of character with the existing, surrounding, development pattern and zoning districts for the area.

In addition, the intent of the NC District is 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.

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

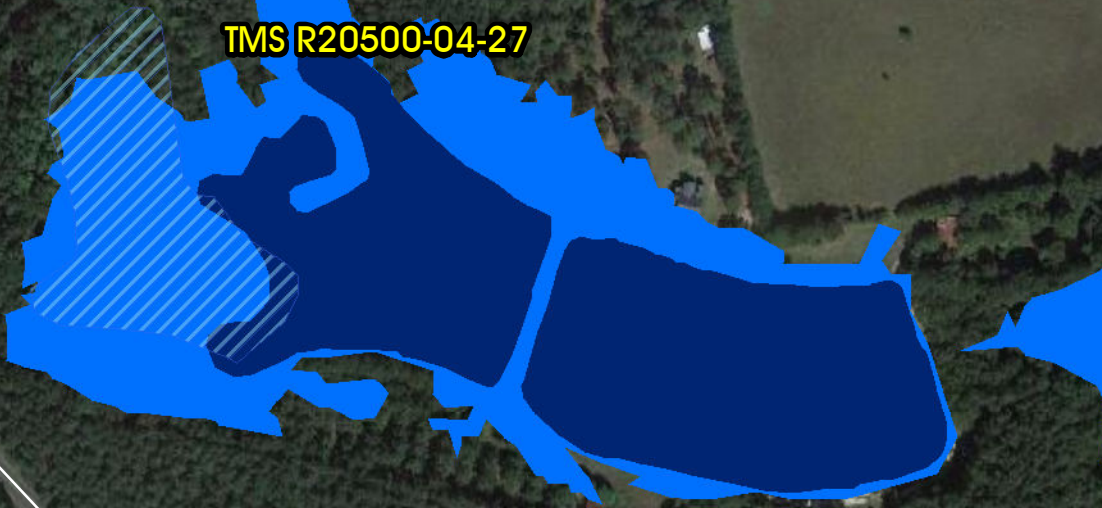
Planning Commission Action

At their meeting on **October 2, 2017**, the Richland County Planning Commission voted 4 to 4 on RC Project # **17-025 MA**. A tie vote for motions regarding recommendations to the County Council is a "no recommendation" vote.



2. Case 17-025 MA
 Hugh Palmer
 R20500-04-27
 502 Rimer Pond Road
 DISTRICT 7 - GWENDOLYN KENNEDY

Case 17-025 MA
RS-MD to NC
TMS R20500-04-27



Trading Post Rd
Round-Top Church Rd

Rimer Pond Rd

Coatbridge Dr

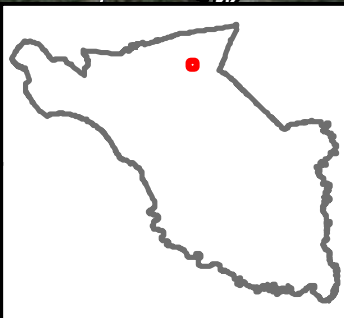
Roslindale Cir

Kingsley View Rd

Longtown Rd E

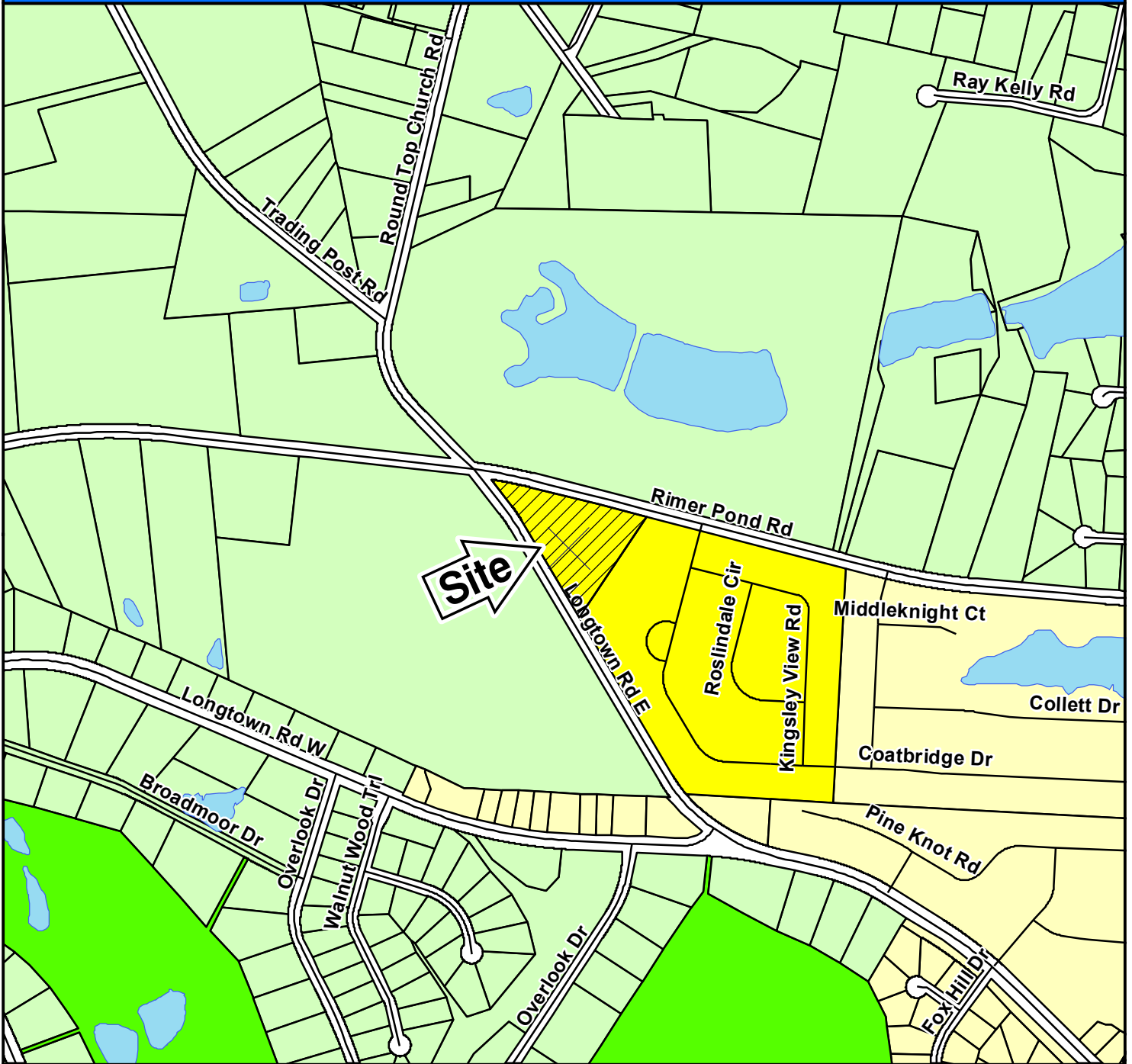
713

 SPECIAL FLOOD HAZARD AREA
 WETLANDS



Google

Case 17-025 MA RS-MD 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

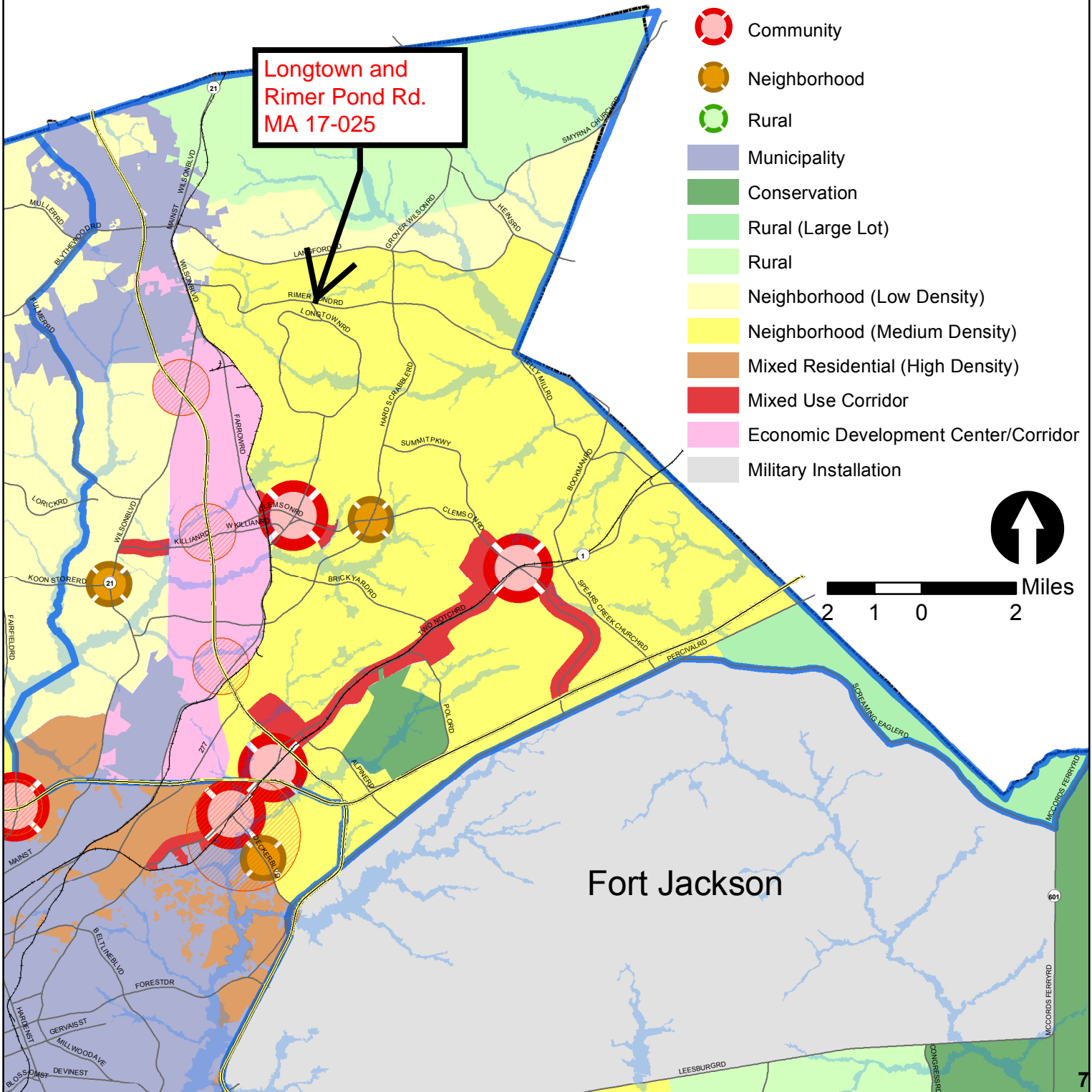


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 4, 2017
RC PROJECT: 17-042MA
APPLICANT: Avon Banks

LOCATION: 5071 Percival Road

TAX MAP NUMBER: R28800-02-25
ACREAGE: 26.14 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: OI

PC SIGN POSTING: February 12, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Heavy Industrial District (HI) parcel southeast of the site was rezoned from Rural District (RU) to HI District under case number 12-032MA.

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate I-20
<u>South:</u>	RU/RU/RU	Residence/Undeveloped/Residence
<u>East:</u>	RM-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Percival Road. The site contains place of worship. This section of Percival Road is a two-lane undivided collector without sidewalks or streetlights. The immediate area is primarily characterized by a scattering of residential uses and undeveloped land. South of the site are RU zoned parcels with residences and a few undeveloped parcels. West of the site is undeveloped. Immediately north of the site is Interstate I-20 and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Pontiac Elementary School is located 1.46 miles west of the subject parcel on Spears Creek Church Road. Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. The Spears Creek fire station (station number 4) is located on Spears Creek Church Road, approximately 1.64 miles west 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 (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. 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 2016 SCDOT traffic count (Station #217) located west of the subject parcel on Percival Road identifies 10,600 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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 Percival Road through the County Penny Sales Tax program or SCDOT.

Conclusion

Staff recommends **disapproval**, principally, because the proposed rezoning would be consistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density. According to the Plan, “nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed zoning is not located along a main road corridor, nor is it near an intersection of a primary arterial.

However, looking beyond the pocket area of the request, it can be viewed as being consistent with the development pattern of the general area. In addition, the request would meet the purpose of the proposed zoning district, as the character of the area is neither commercial nor exclusively residential.

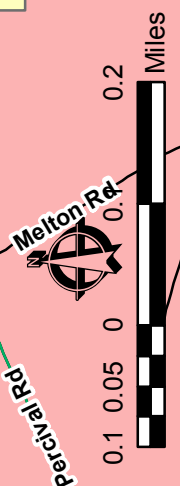
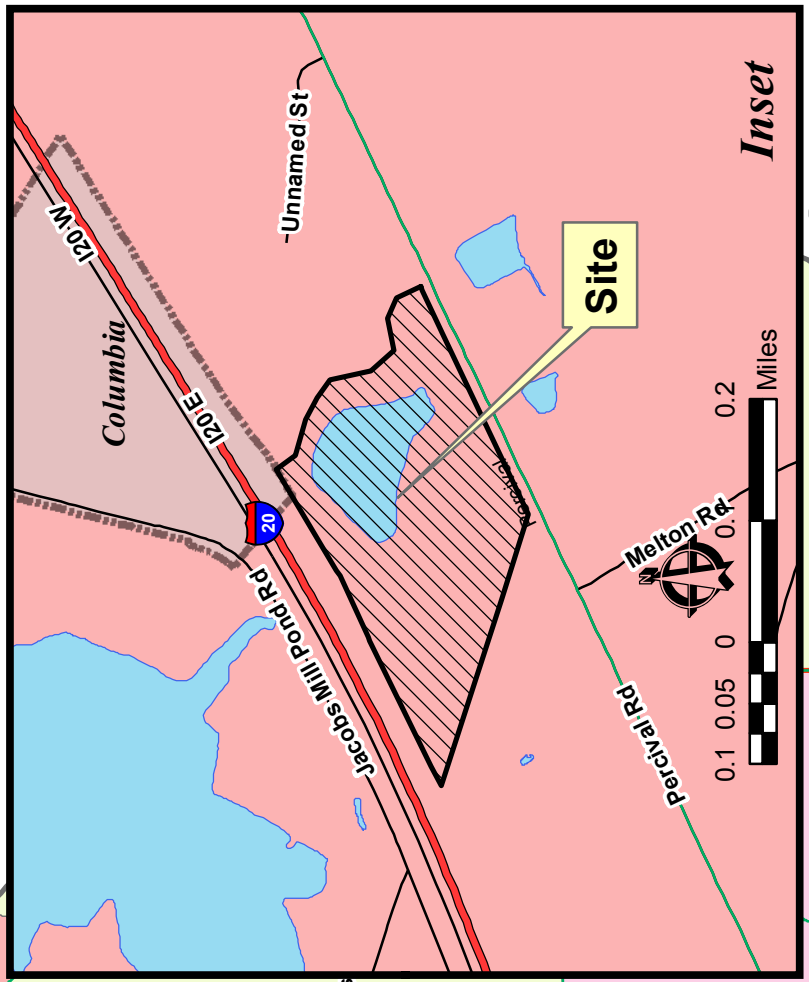
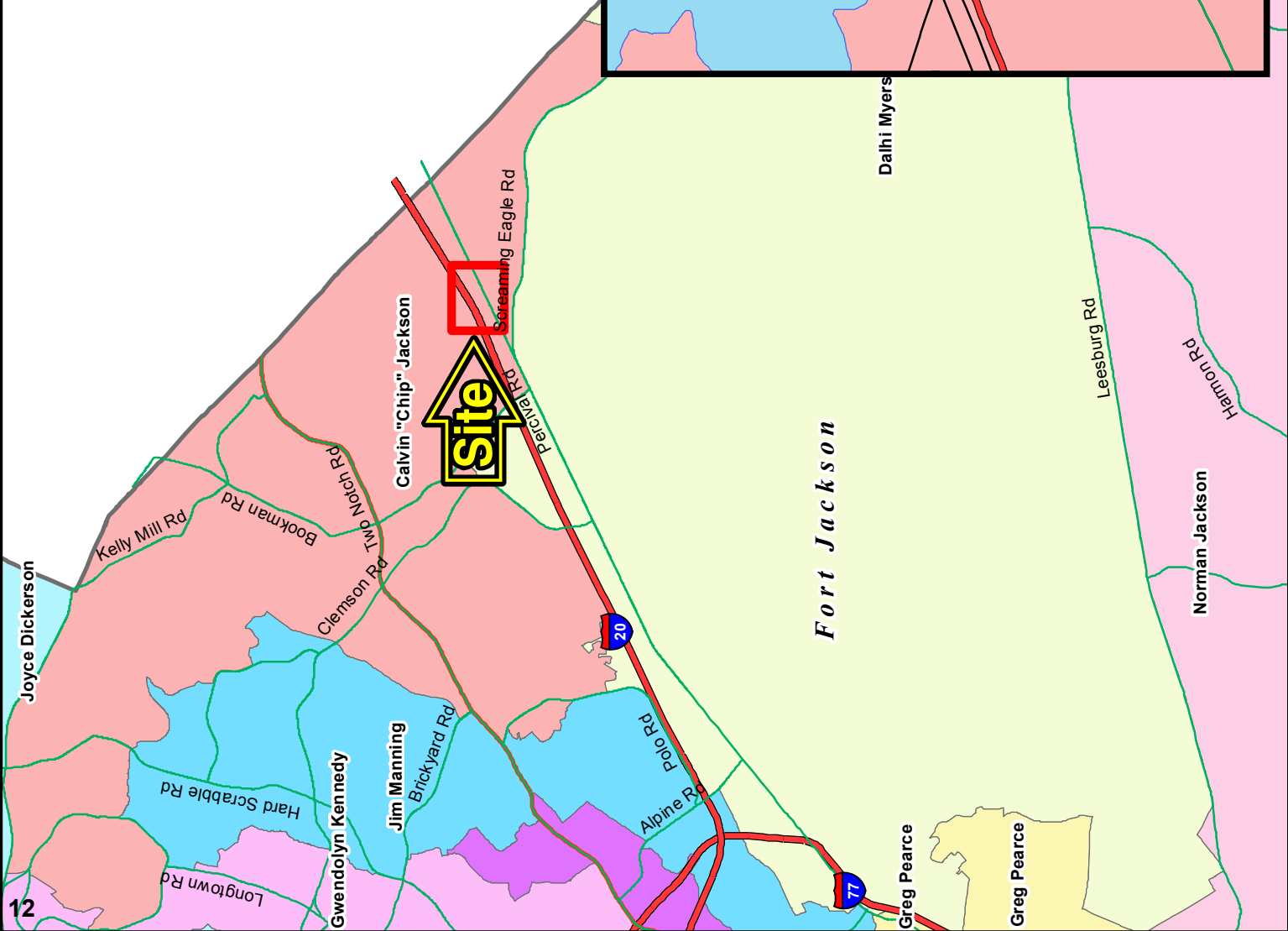
Planning Commission Action

At their **December 4, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- Doesn't change the existing use.

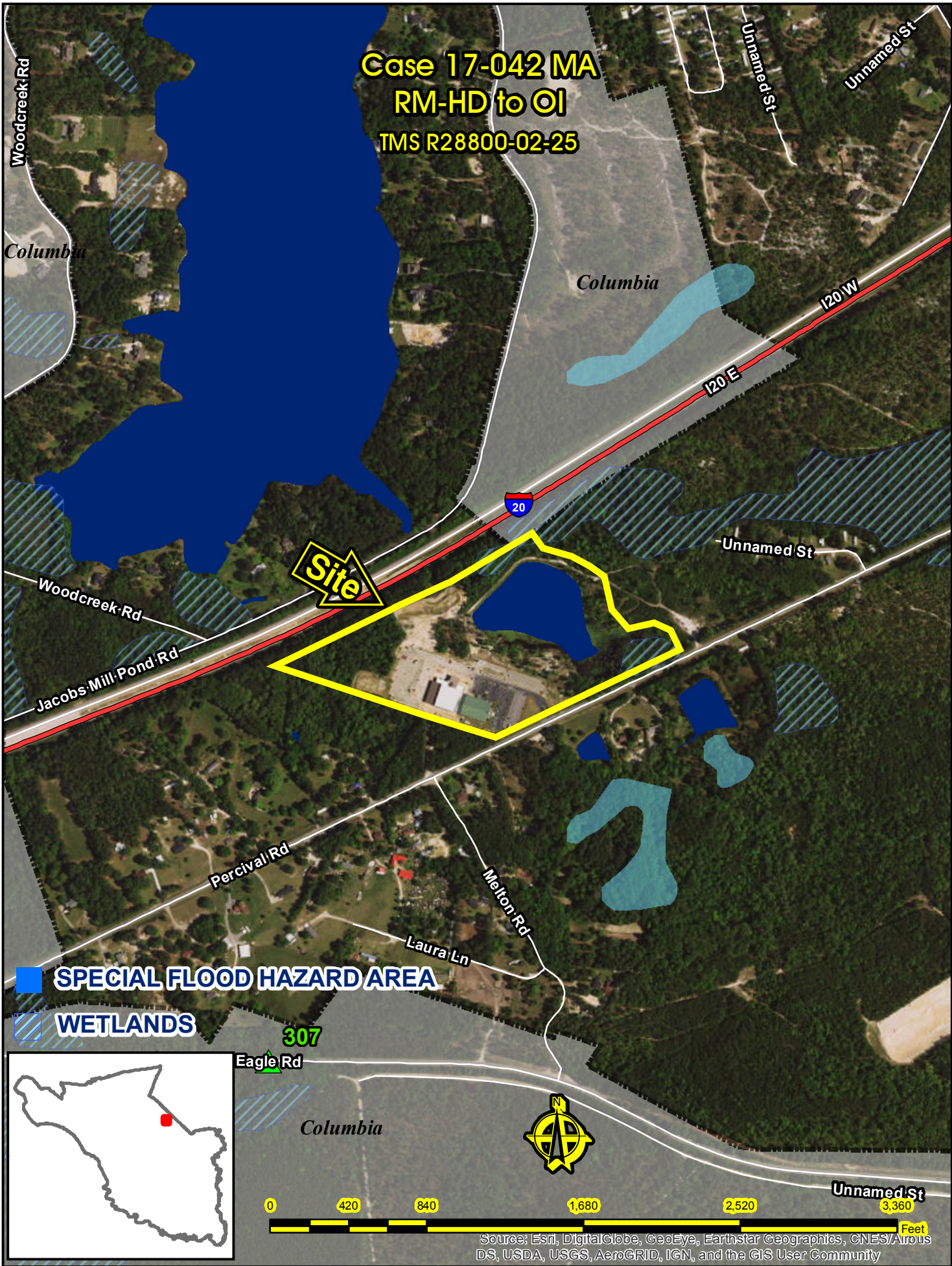
The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-042 MA**.

10. Case 17-042 MA
Avon Banks
R28800-02-25
5071 Percival Road
DISTRICT 9 -
CALVIN "CHIP" JACKSON

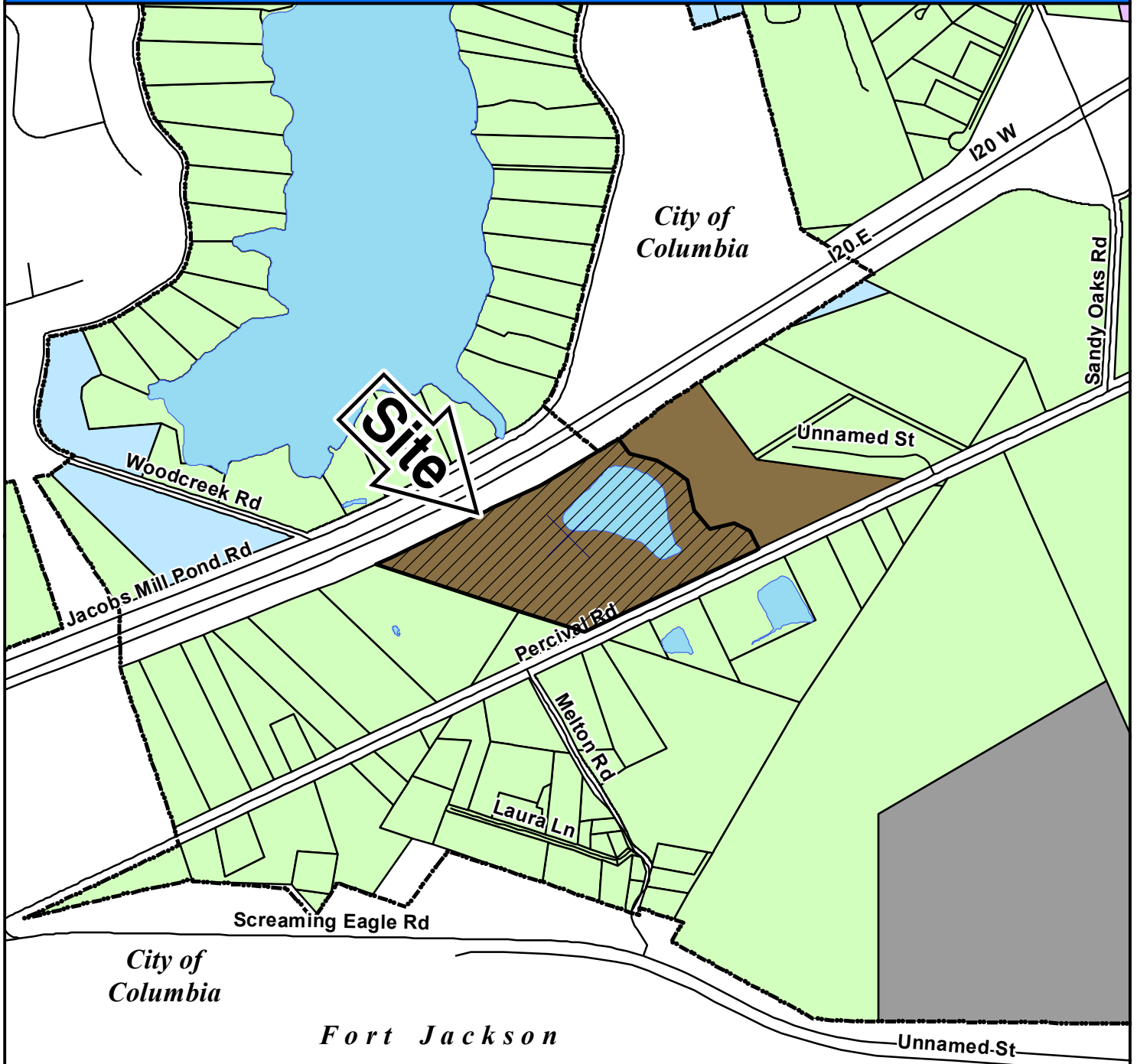


Inset

**Case 17-042 MA
RM-HD to OI
TMS R28800-02-25**



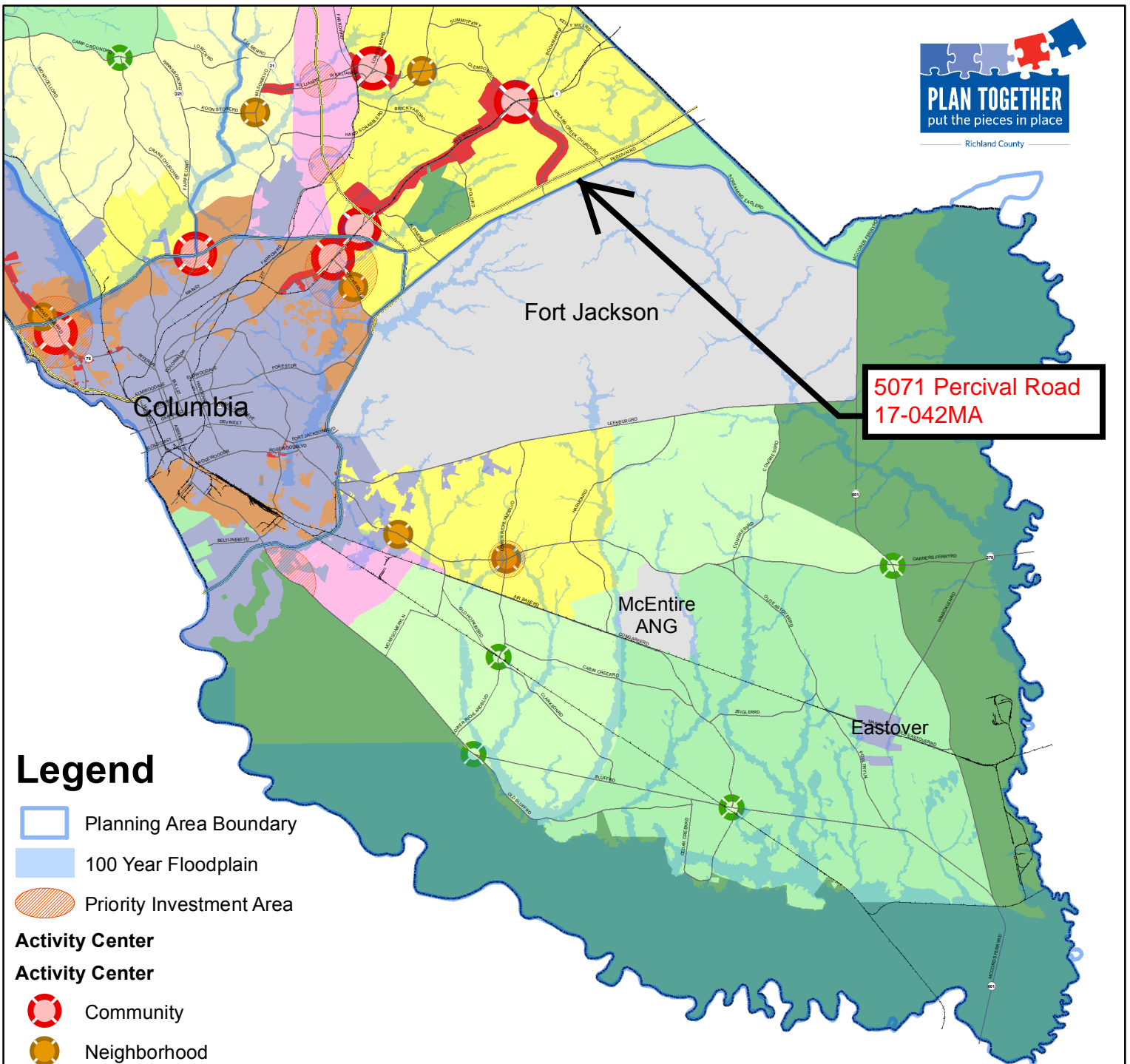
Case 17-042 MA RM-HD to OI



ZONING CLASSIFICATIONS

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





Legend

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

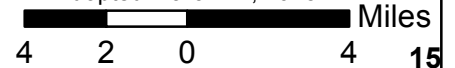
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 17-045 MA
APPLICANT: Jordan Hammond

LOCATION: Johnson Marina Road & Forrest Shealy Road

TAX MAP NUMBER: R01510-01-01 & R01509-01-04
ACREAGE: 72.79 & 8.97 acres (81.76 acres total)
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: February 12, 2018

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcels were part of a previous zoning request from RU to Residential Single-family Low Density (RS-LD) District under case number 17-019MA. That case was withdrawn.

Zoning History for the General Area

The PDD parcels (Eagles Rest) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 05-008MA (Ordinance number 076-05HR).

The PDD parcels (Foxport) west of the site with frontage on Three Dog Road was rezoned from RU to PDD under case number 03-36MA.

The PDD parcels (Lowman Home) east of the site was rezoned from RU to PDD under case number 06-51MA.

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel northwest of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 178 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/RU/RU	Undeveloped/Undeveloped/Residence
<u>South:</u>	RU/RS-LD	Residences/ Residential Subdivision
<u>East:</u>	PDD/PDD	Continued Care Development (Lowman Home)/Undeveloped
<u>West:</u>	PDD/RU	Residential Subdivision/School

Discussion

Parcel/Area Characteristics

The site has frontage along Forrest Shealy Road, Johnson Marina Road, Guise Road and Lowman Home Barn Road. The site is undeveloped and wooded. There are no sidewalks or streetlights along this section of Forrest Shealy Road, Johnson Marina Road, Guise Road or Lowman Home Barn Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a residence and an undeveloped parcels. West of the site is a residential subdivision (Foxport) and Lake Murray Elementary School. East is a continued care development (Lowman Home). One of the parcels is residentially developed while the other is part of the Lowman Home undeveloped. South of the subject properties is a residential subdivision (Lakeport and Lakeport Courtyards).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is west of the subject parcels on Three Dog Road.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located west of the site on Forest Shealy Road and east of the site at the intersection of Johnson Marina Road and Lowman Home Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.37 miles east of the subject parcel.

Plans & Policies

The 2015 Richland County 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 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) “B”.

The 2016 SCDOT traffic count (Station #559) located south of the subject parcel on Johnson Marina Road identifies 2,400 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana 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 Johnson Mariana Road or Forest Shealy Road through the County Penny Sales Tax program. There are no planned or programmed improvements for this section of Forest Shealy Road through SCDOT.

There are planned improvements for a section of Johnson Mariana Road through SCDOT. The project includes intersection improvements at the intersection of Johnson Marina Road and Dutch Fork Road. The design includes realigning the intersection into a “T” intersection and a left turn lane from Dutch Fork Road onto Johnson Marina Road.

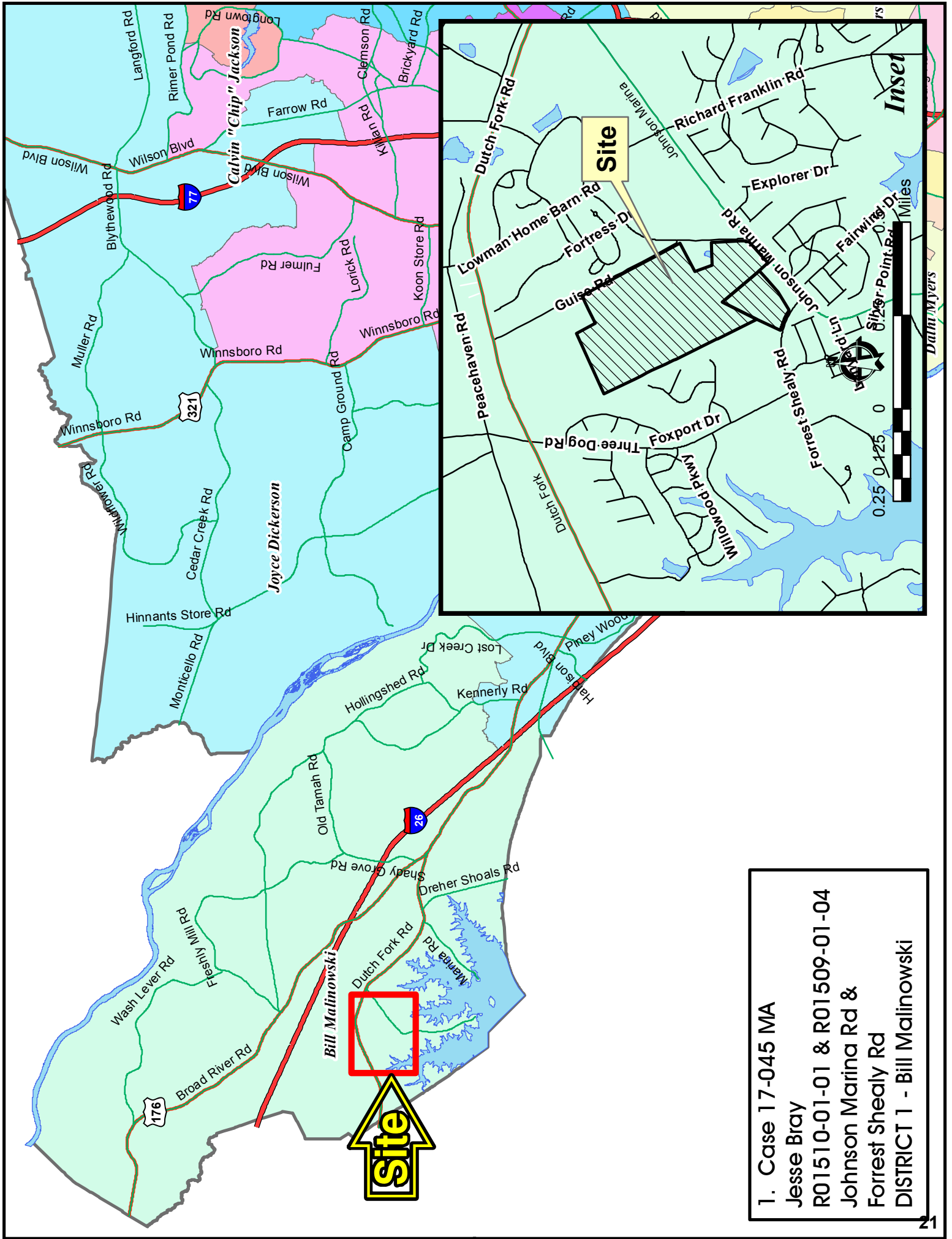
Conclusion

The request is consistent with the objectives outlined in the 2015 Comprehensive Plan. According to the Comprehensive Plan, the proposed zoning district promotes the characteristics and development identified within the Neighborhood (Low-Density) future land use recommendations. The proposed rezoning is consistent with the existing residential development pattern and zoning districts along this section of Johnson Marina Road.

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

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-045 MA**.



1. Case 17-045 MA
 Jesse Bray
 R01510-01-01 & R01509-01-04
 Johnson Marina Rd &
 Forrest Shealy Rd
 DISTRICT 1 - Bill Malinowski

Case 17-045 MA
RU & RU to RS-E
TMS R01510-01-01 & R01509-01-04



Site

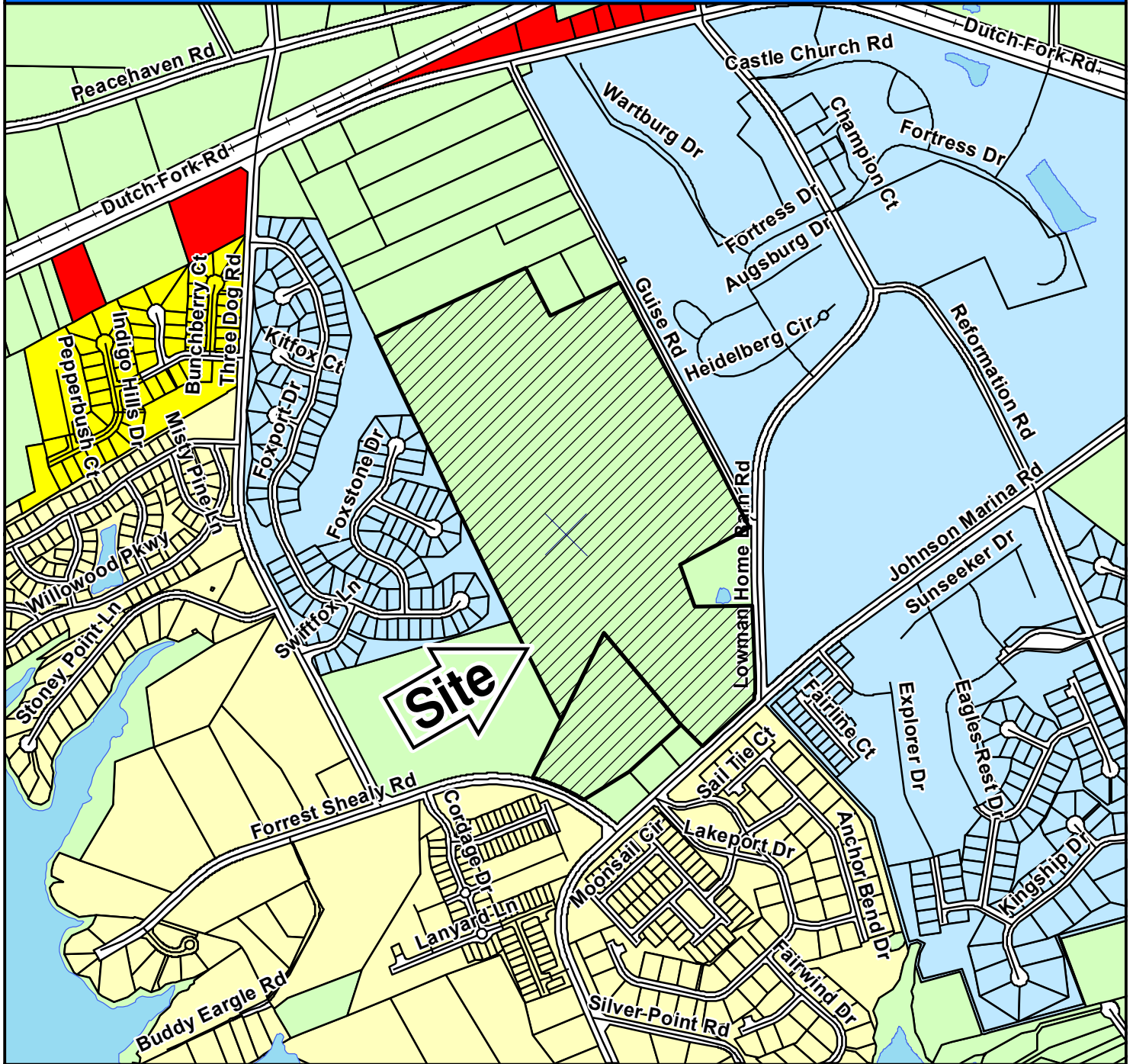
559

SPECIAL FLOOD HAZARD AREA

WETLANDS

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Case 17-045 MA RU & RU to RS-E



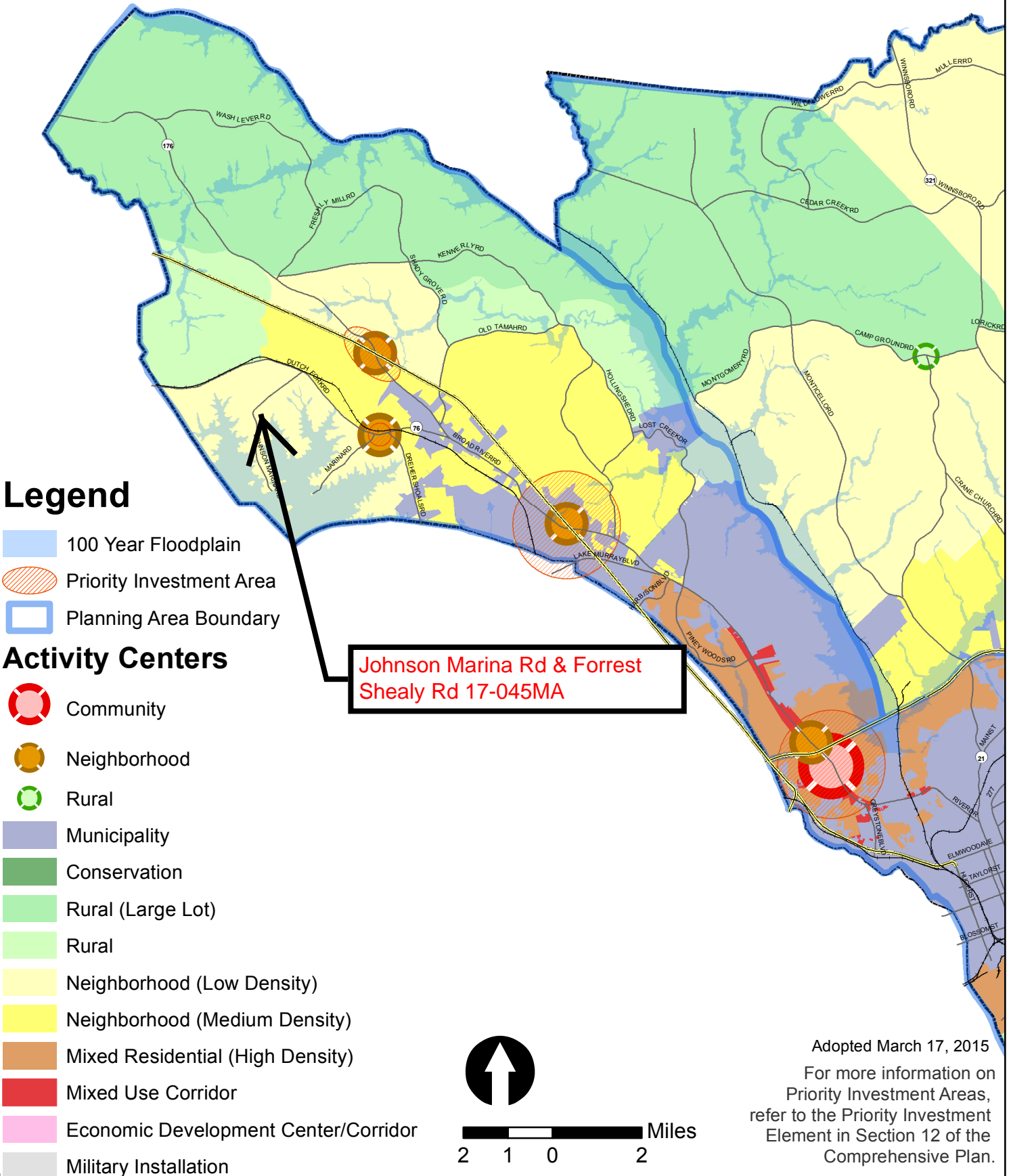
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 17-046 MA
APPLICANT: David Gates

LOCATION: 1700 Dutch Fork Road

TAX MAP NUMBER: R02408-02-02
ACREAGE: 8.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 12, 2018

Staff Recommendation

Approval

Background

Zoning History

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

The subject property was part of a previous request from RU District to General Commercial District (GC) under case 17-021MA. That case was withdrawn.

Zoning History for the General Area

The PDD parcel north of the site was rezoned from GC District GC to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A GC parcel west of the site on Dutch Fork Road was rezoned from Rural District (RU) to Office and Institutional District (OI) under case number 17-011MA.

Another parcel south of the site on Gates Road of the site was rezoned from RU to GC District (under case number 05-22MA).

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU District to PDD under case number 05-40MA.

The Light Industrial District (M-1) parcels east of the site on Gates Road were rezoned from RU District under case number 02-018MA.

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Strip Development/Commercial Storage
<u>South:</u>	PDD/GC	Place of Worship/ Produce Stand
<u>East:</u>	GC/RU	Storage & Residence/Residence
<u>West:</u>	PDD/RU/GC	Dock Construction/Auto repair/Welding Business

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road and Gates Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial and industrial uses. North of the site is a strip retail building and north east of the site is a commercial storage area. West of the site is a non-conforming welding business, automobile repair service and dock construction company. South of the site is a place of worship and produce stand. East of the site is a GC zoned parcel with a single-family residence with a boat/RV storage facility. There is also a single-family residence on RU zoned property east of the site.

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 (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 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

Conclusion

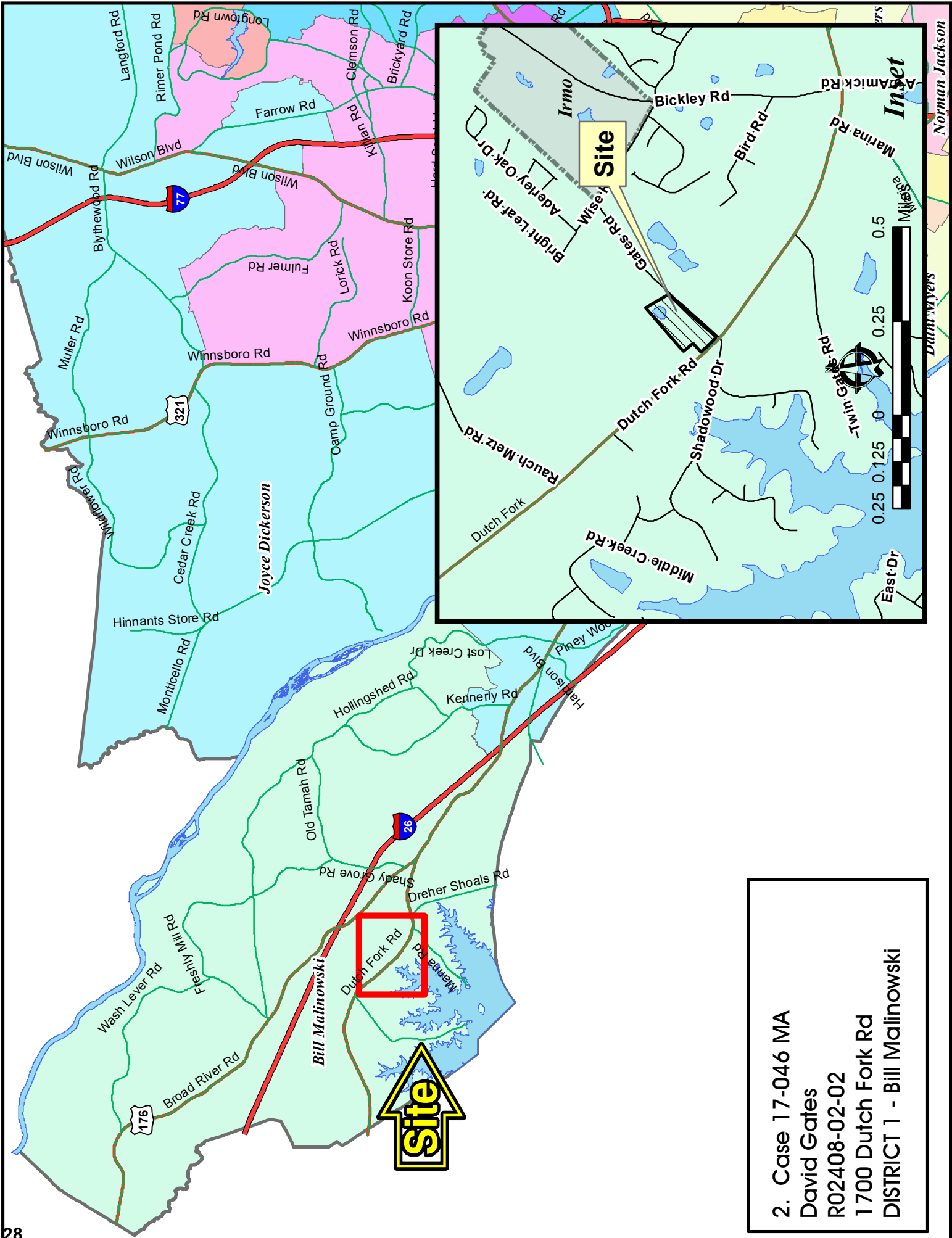
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. The subject parcel is located west of a neighborhood activity center and is located along a main road corridor.

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

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 17-046 MA.

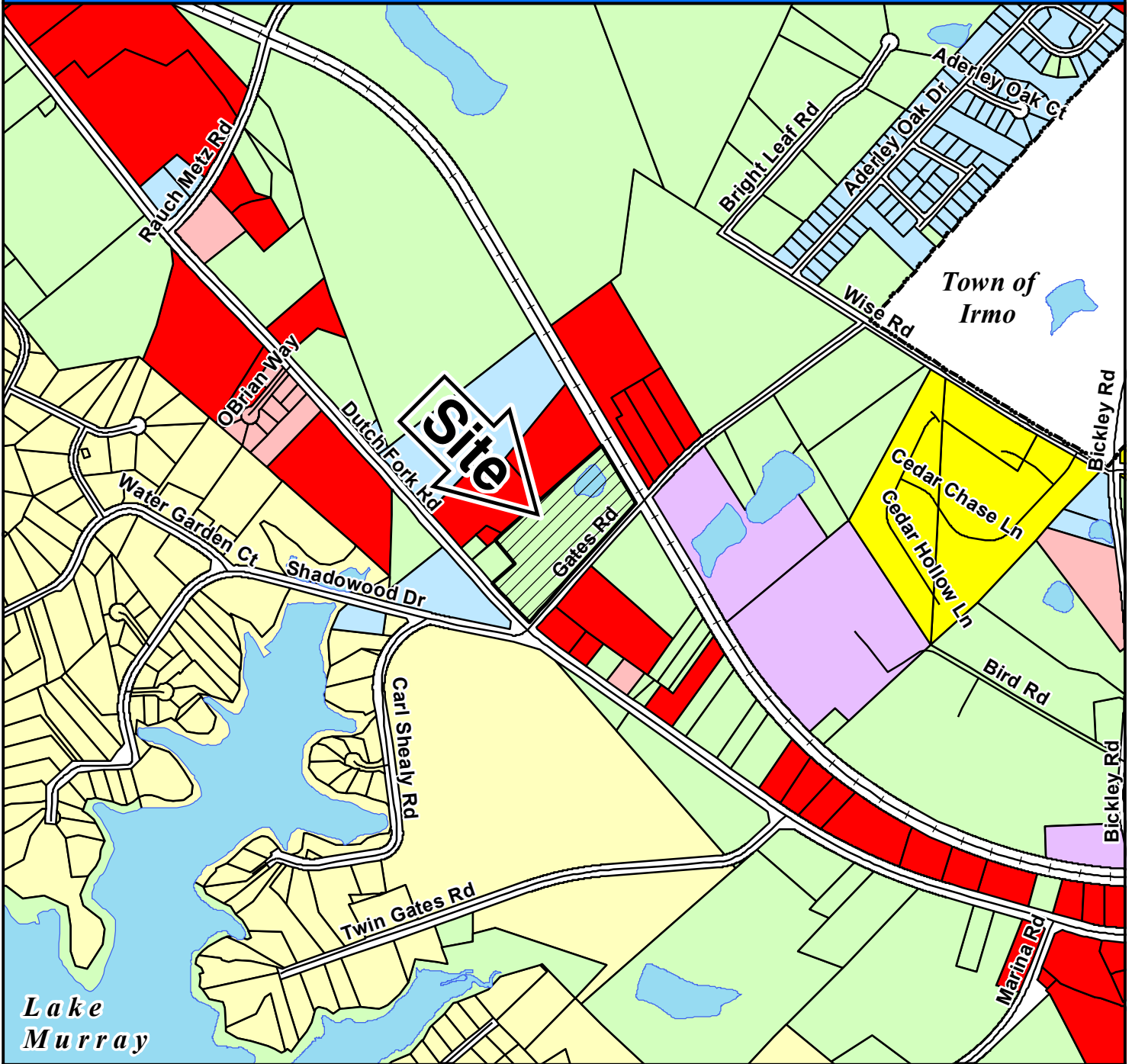


2. Case 17-046 MA
 David Gates
 R02408-02-02
 1700 Dutch Fork Rd
 DISTRICT 1 - Bill Malinowski

Case 17-046 MA
RU to NC
TMS R02408-02-02



Case 17-046 MA RU to NC



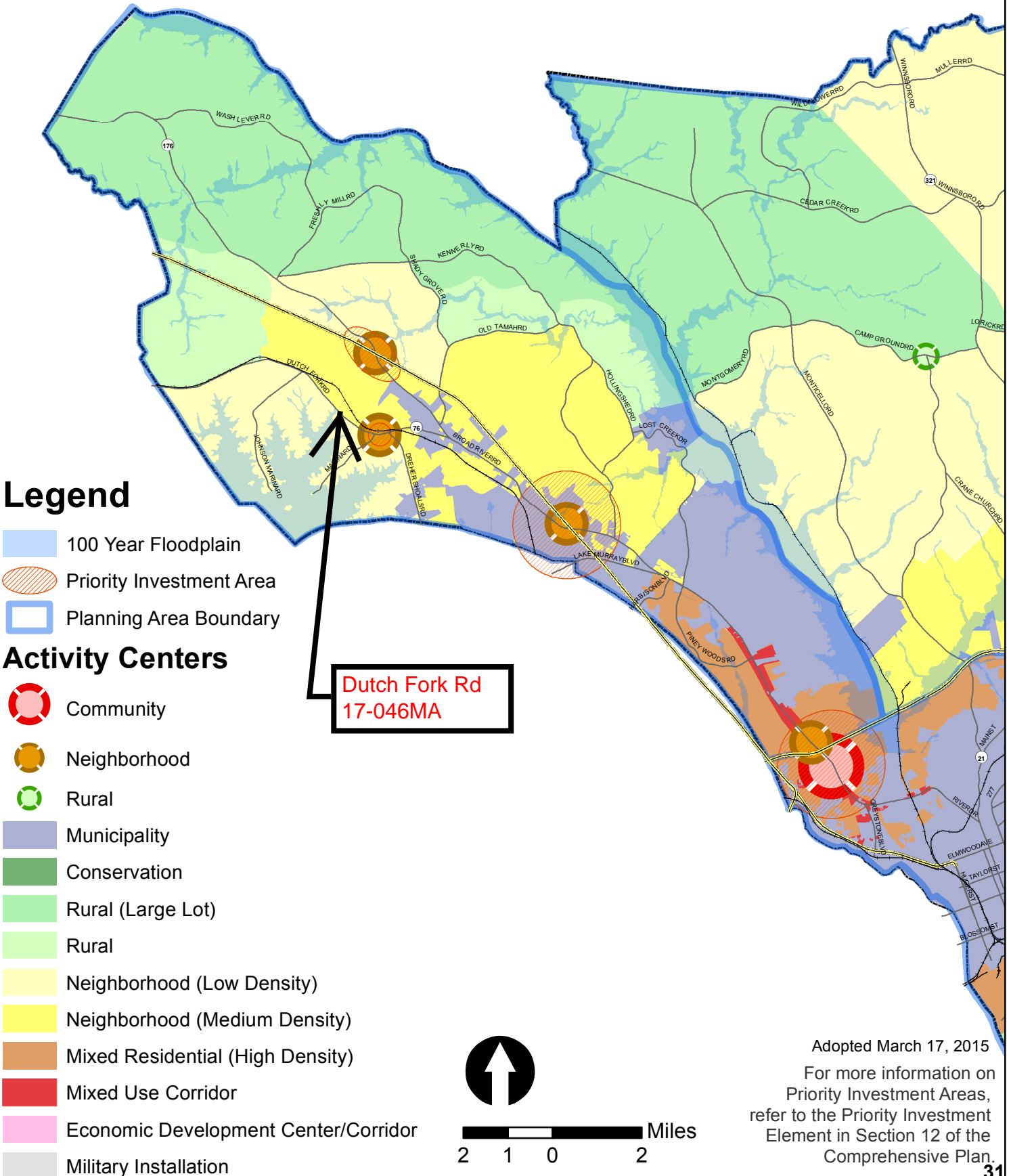
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on
 Priority Investment Areas,
 refer to the Priority Investment
 Element in Section 12 of the
 Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 17-047 MA
APPLICANT: Sharon Mann

LOCATION: 2250 Legrand Rd & Pinnacle Point Drive

TAX MAP NUMBER: R17108-01-05
ACREAGE: 3.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 12, 2018

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 Light Industrial District (M-1) parcels east of the site on Legrand Road were rezoned from Rural District (RU) under case number 02-024MA and case number 03-013MA.

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: 49 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Office building
<u>South:</u>	RU/RU	Manufactured home/Place of worship
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Legrand Road and Pinnacle Point Drive. Legrand Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane collector road without sidewalks or street lights. Pinnacle Point Drive is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of commercial uses to the north and residential uses to the south. North of the site is a multi-story office building. East of the site are undeveloped light industrial zoned parcels. West of the site is a residence. South of the site is a place of worship and a manufactured home.

Public Services

The subject parcel is within the boundaries of Richland School District Two. E.L. Wright Elementary School is located 1.79 miles southeast of the subject parcel on Alpine Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within East Richland County’s Public Service District sewer service area. There is a fire hydrant located northeast of the site on Pinnacle Point Drive and a hydrant west of the site on Legrand Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.72 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 (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 2016 SCDOT traffic count (Station #745) located northwest of the subject parcel on Legrand Road identifies 1,150 Average Daily Trips (ADT's). Legrand Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Legrand 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 Legrand Road or Pinnacle Point Drive through the County Penny Sales Tax program or through SCDOT.

Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

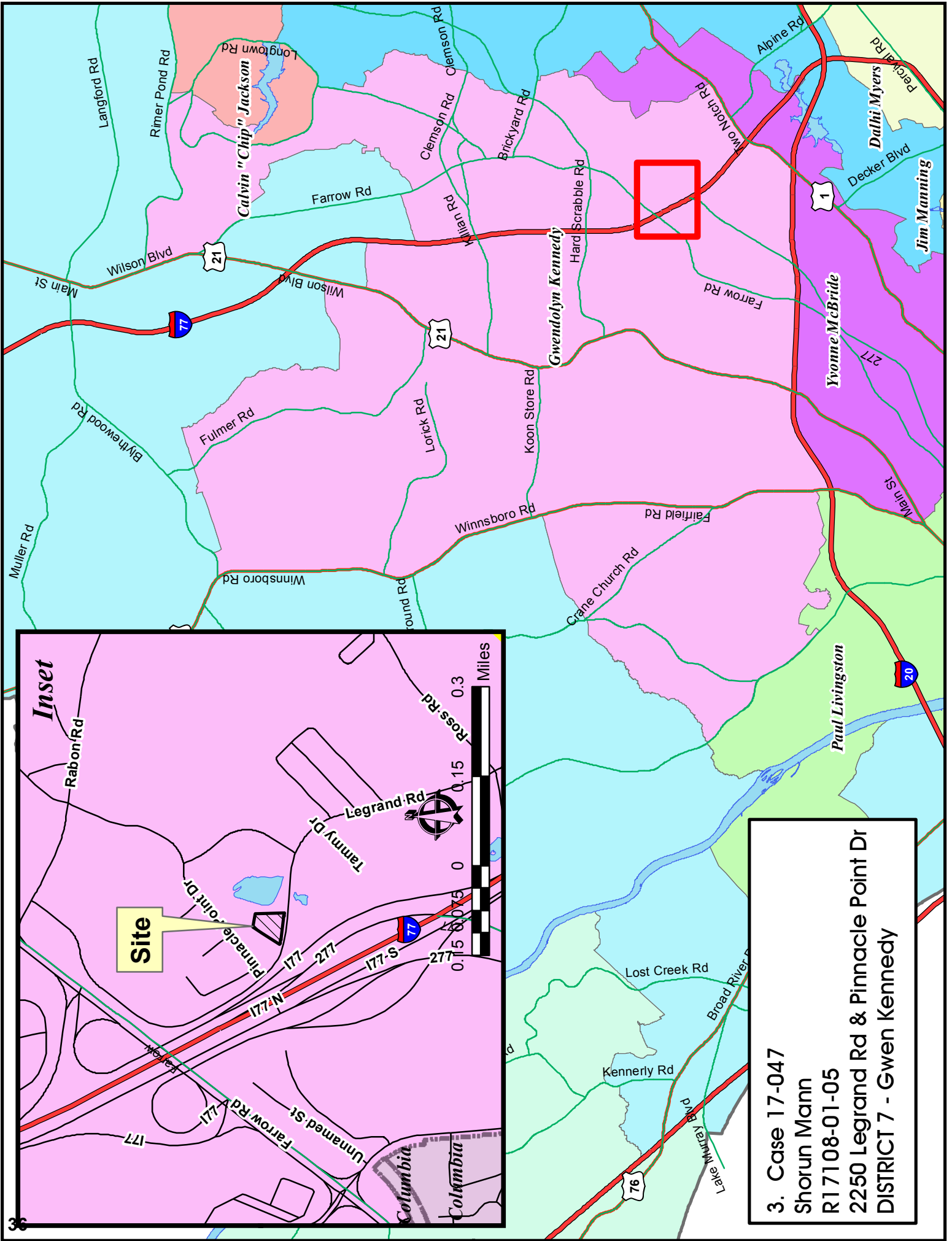
According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located along a main road corridor or located near an intersection.

However; the subject parcel is located within a Priority Investment Area is adjacent to multiple parcels zoned Light Industrial District in addition to commercial uses to the north.

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

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 17-047 MA.



Calvin "Chip" Jackson

Gwendolyn Kennedy

Yvonne McBride

Paul Livingston

3. Case 17-047
 Shorun Mann
 R17108-01-05
 2250 Legrand Rd & Pinnacle Point Dr
 DISTRICT 7 - Gwen Kennedy

Site

Inset

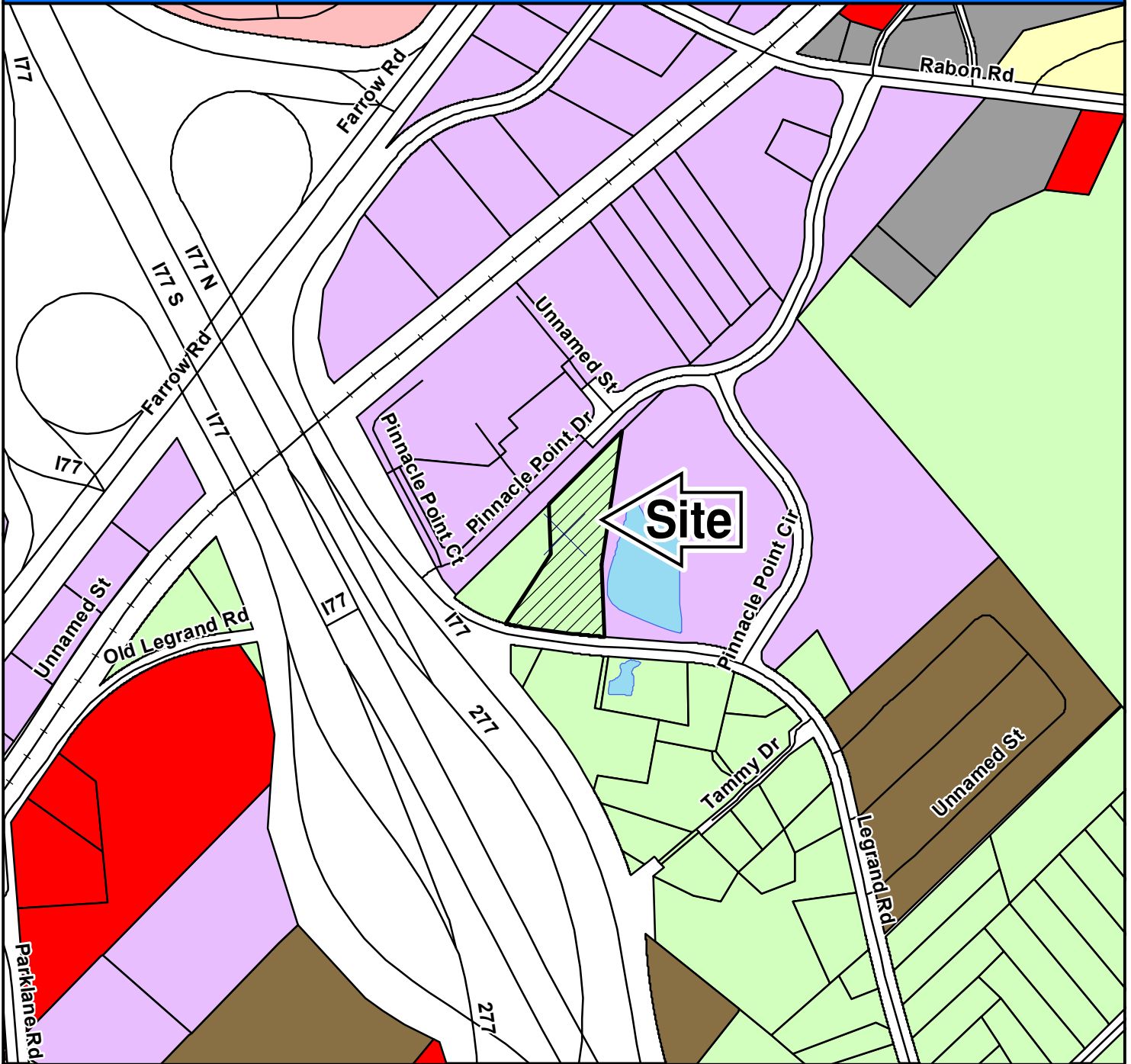


Case 17-047 MA
RU to GC
TMS R17108-01-05



Case 17-047 MA

RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

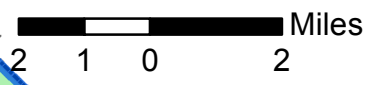
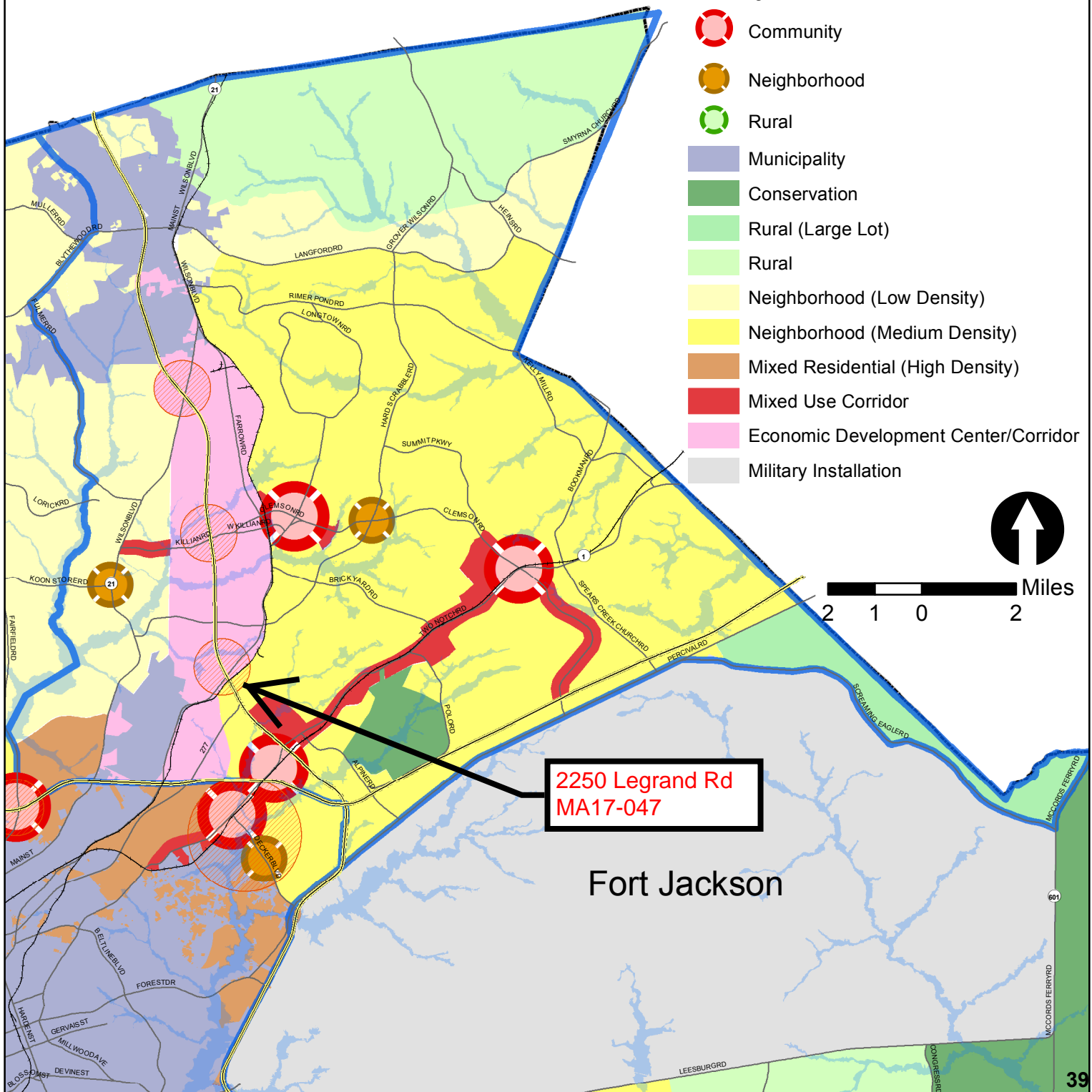


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 17-048 MA
APPLICANT: Mike McCall

LOCATION: 10 North Drive

TAX MAP NUMBER: R02403-01-10
ACREAGE: .49 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: February 12, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A group of parcels (previously one parcel) north of the site was rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 1816-88HR (case number 88-006MA).

The parcels north of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number case number 84-0064MA.

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 maximum number of units for this site is approximately: 1 dwelling unit.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD & RU/RU	Residence / Subdivision outside storage
<u>South:</u>	RU	Residence
<u>East:</u>	N/A	Lake Murray
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site does not have frontage along North Drive but an easement for ingress egress. The site has a single-family residence. There are no sidewalks or streetlights along this section of North Drive or Wonder Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. North of the site is a cluster subdivision (Murray Point) that was approved in 1989 under the previous land development code.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.58 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structure is on well and septic.

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 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 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana 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 Johnson Mariana Road or Forest Shealy Road through the County Penny Sales Tax program or through SCDOT.

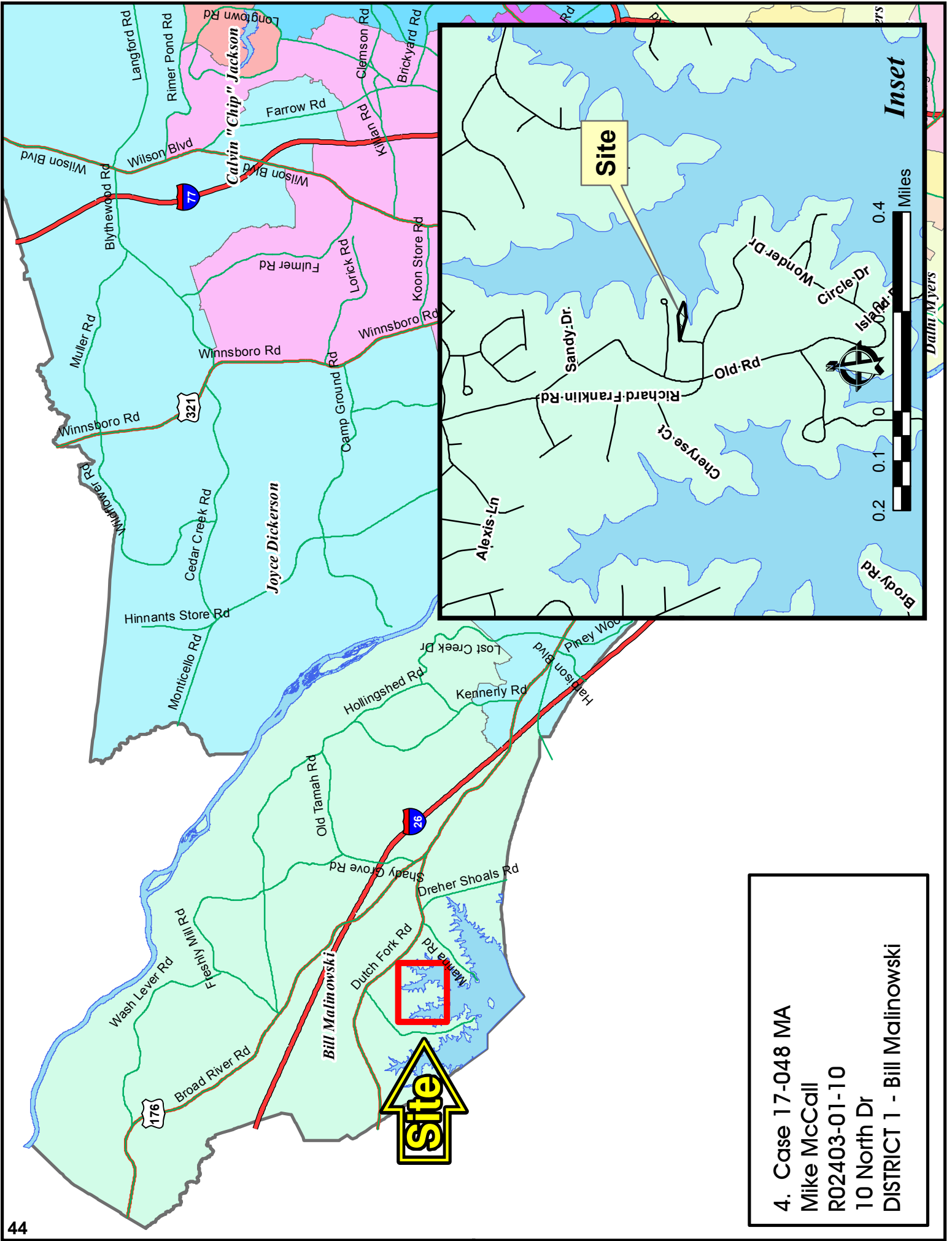
Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is not in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan. Principally for these reasons, staff recommends **Disapproval** of this map amendment.

However, approval of the rezoning request would be in character with the existing residential development pattern and zoning district north of the site.

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 17-048 MA.

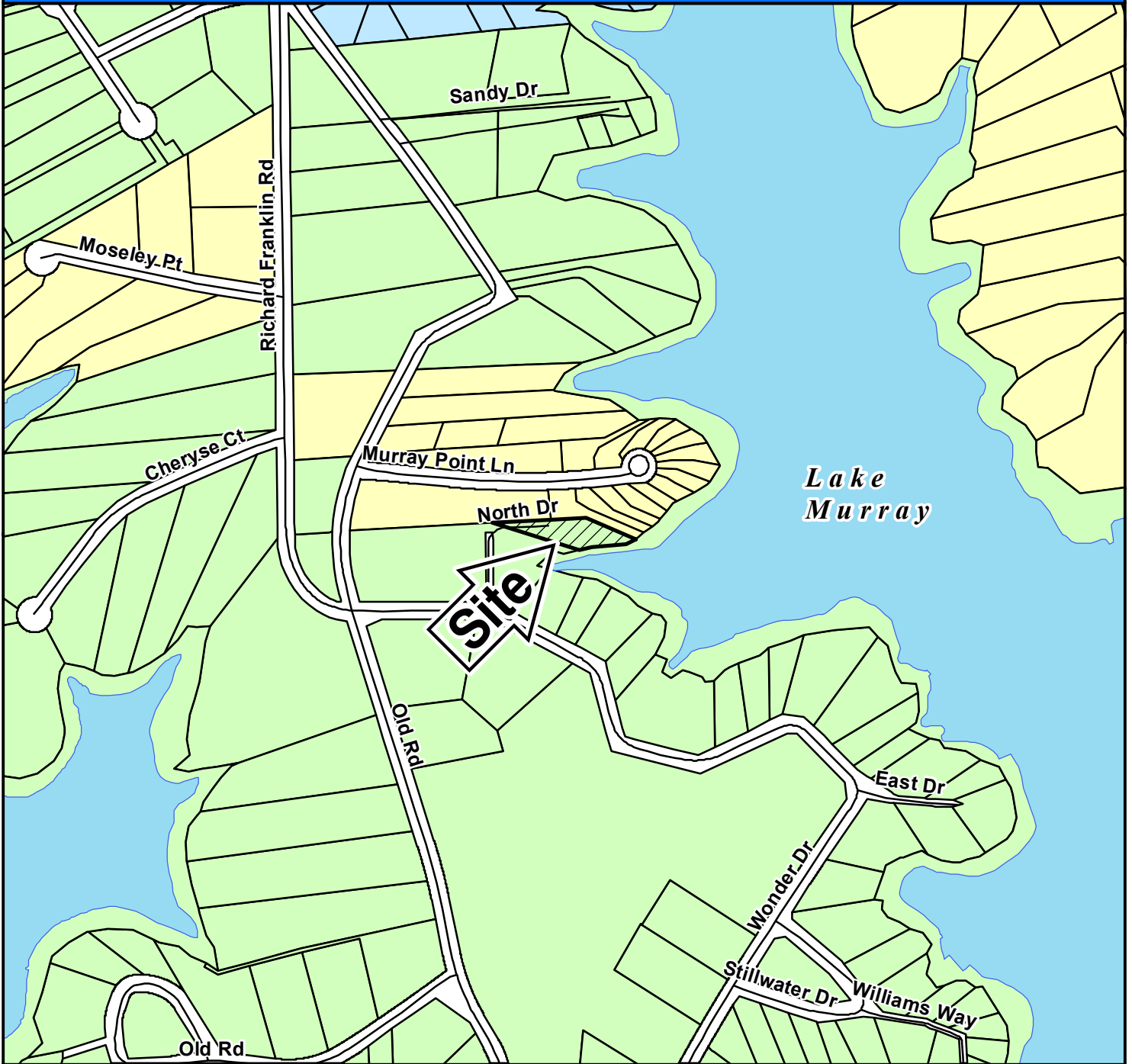


4. Case 17-048 MA
 Mike McCall
 R02403-01-10
 10 North Dr
 DISTRICT 1 - Bill Malinowski

**Case 17-048 MA
RU to RS-LD
TMS R02403-01-10**



Case 17-048 MA RU to RS-LD



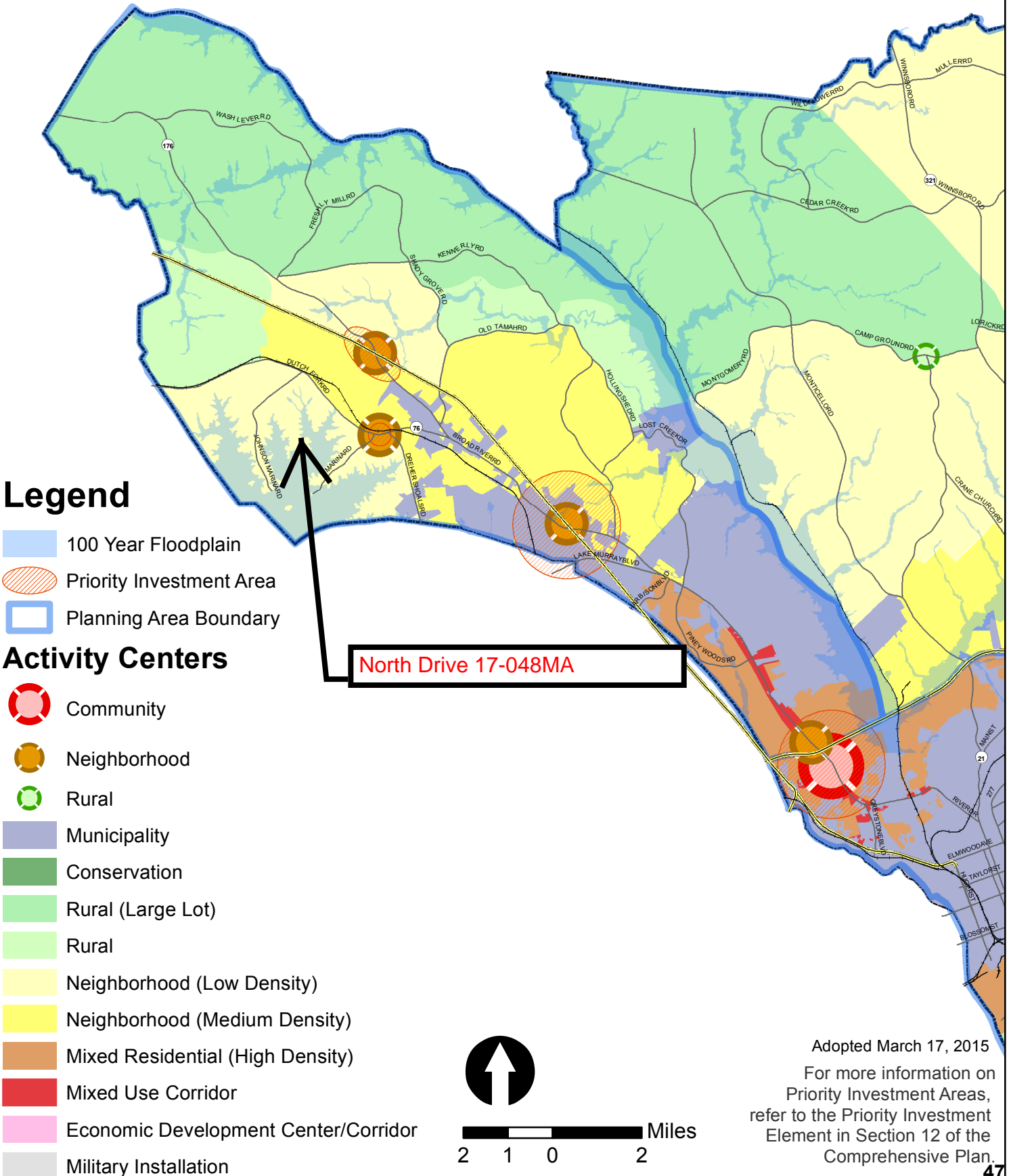
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 18-001MA
APPLICANT: Matt Mungo

LOCATION: Bush Road

TAX MAP NUMBER: R20200-01-53
ACREAGE: 10.39 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: RS-HD

ZPH SIGN POSTING: February 12, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 District. With the adoption of the 2005 Land Development Code, the RG-2 District was designated Residential Multi-family High Density District (RM-HD).

Zoning History for the General Area

The Planned Development District (PDD) parcel, located southeast of the site with frontage along Hard Scrabble Road and Clemson Road, was rezoned from Rural District (RU) under case number 95-026MA.

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area/maximum density: Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 152(d) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 90 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Common area for single-family subdivision (Ashley Hall)
<u>South:</u>	RS-HD	Single-family subdivision (Timbervale)
<u>East:</u>	GC/GC/GC	Undeveloped/ Vacant commercial structure/ Self storage
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Bush Road and is undeveloped. Bush Road is an unpaved two lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts to the north, west and south. East of the site are three commercially zoned parcels. One parcel is undeveloped while the other two parcels are developed. One parcel has a self-storage facility and the other parcel contains a vacant commercial structure.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .9 miles southwest of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water and located near the boundary of Palmetto Utilities and City of Columbia’s sewer service area. There are no fire hydrants located along this section of Bush Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .27 miles northeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium-Density) & Neighborhood Activity Center***.

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 neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

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 2016 SCDOT traffic count (Station #430) located northeast of the subject parcel on Hard Scrabble Road identifies 24,900 Average Daily Trips (ADT's Hard Scrabble Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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 Bush Road, either through SCDOT or the County Penny Sales Tax program.

The section of Hard Scrabble Road to the east of the subject site is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is currently under construction.

Conclusion

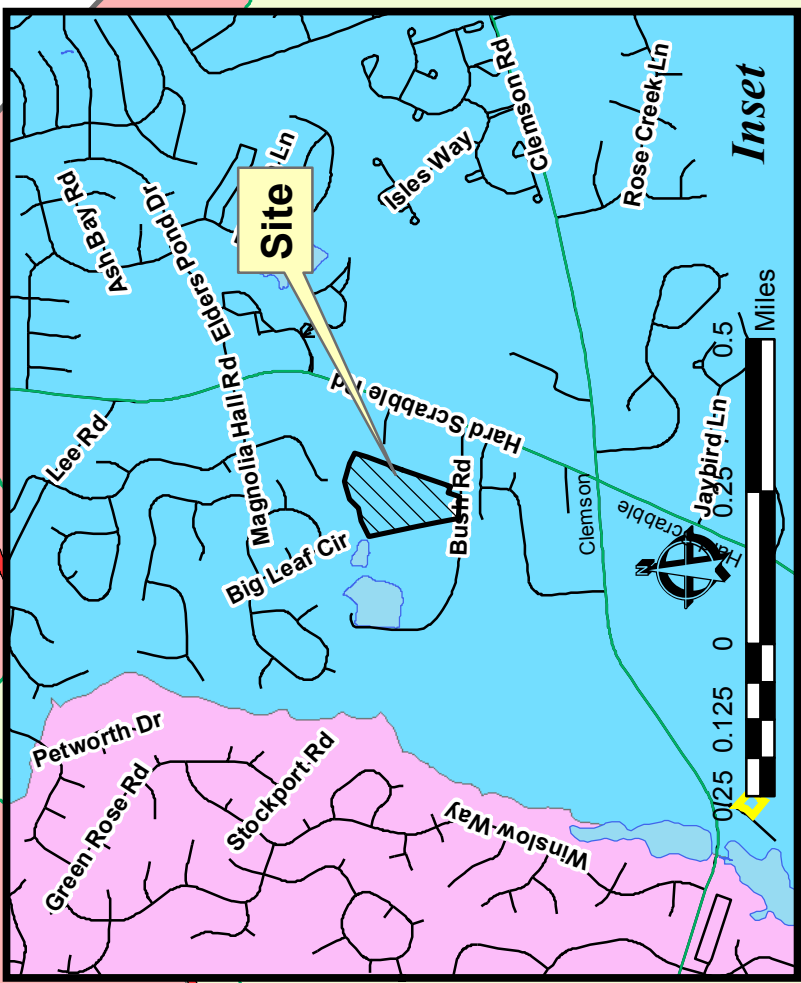
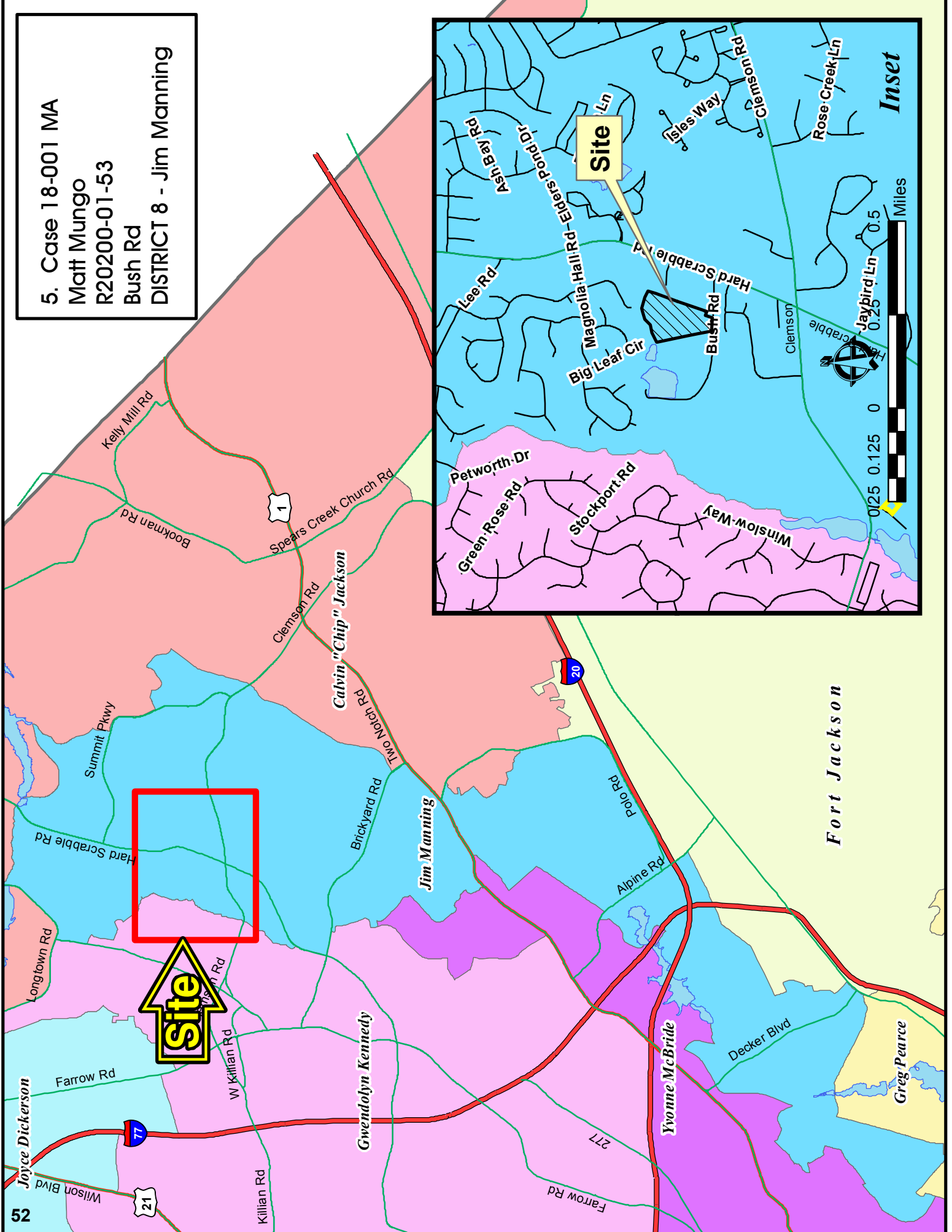
The request is consistent with the objectives and future land use recommendations outlined in the 2015 Comprehensive Plan for the Neighborhood Activity Center, as the proposed zoning district promotes the desired characteristics and development pattern. Although the subject parcel is located within two land use designations (Neighborhood Activity Center and Neighborhood (Medium Density)), the policies and recommendations of the designations are cooperative. In addition, the proposed rezoning is consistent with the existing single-family residential uses north and south of the site.

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

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 18-001 MA.

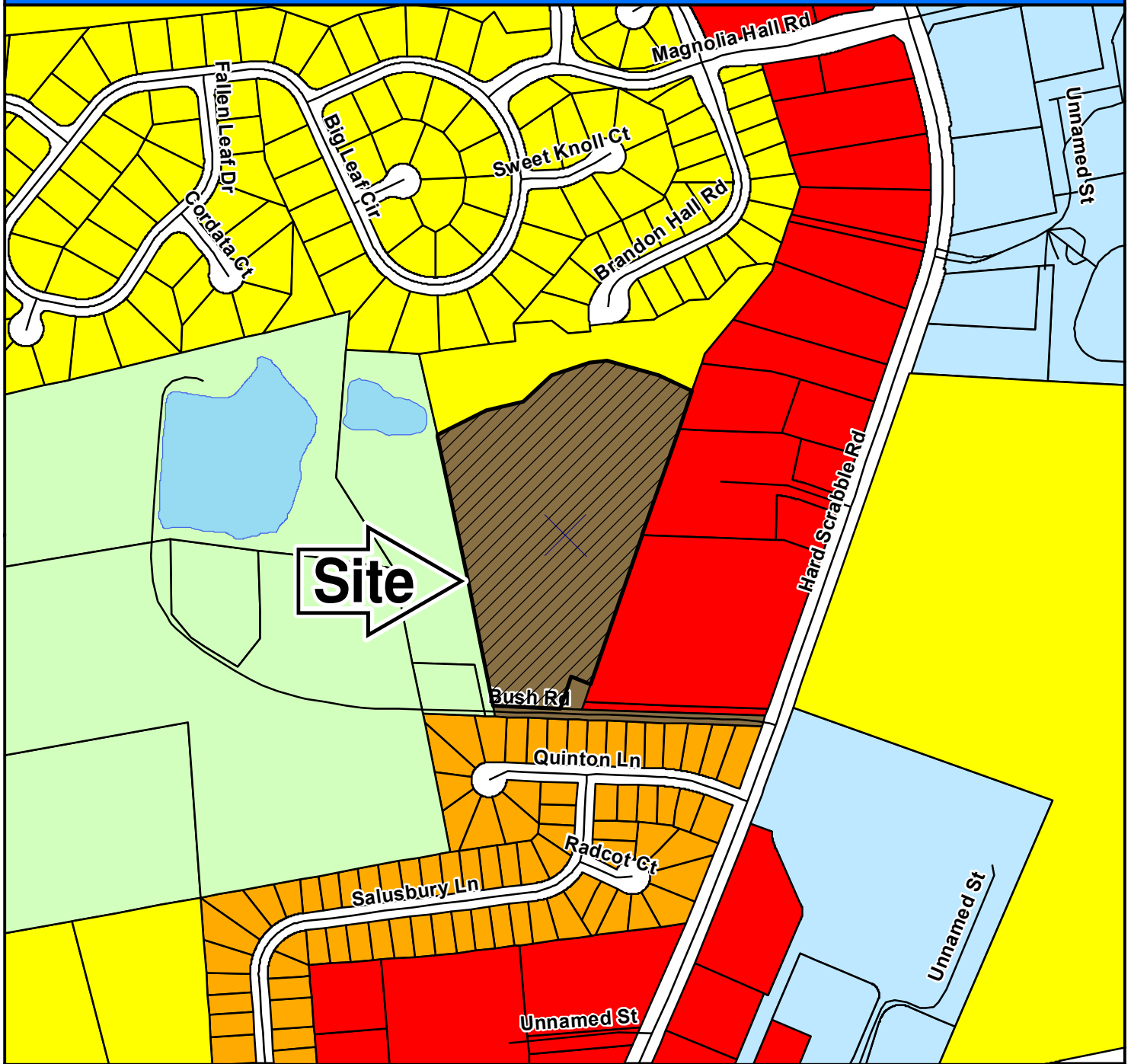
5. Case 18-001 MA
Matt Mungo
R20200-01-53
Bush Rd
DISTRICT 8 - Jim Manning



**Case 18-001 MA
RM-HD to RS-HD
TMS R02403-01-10**



Case 18-001 MA RM-HD to RS-HD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

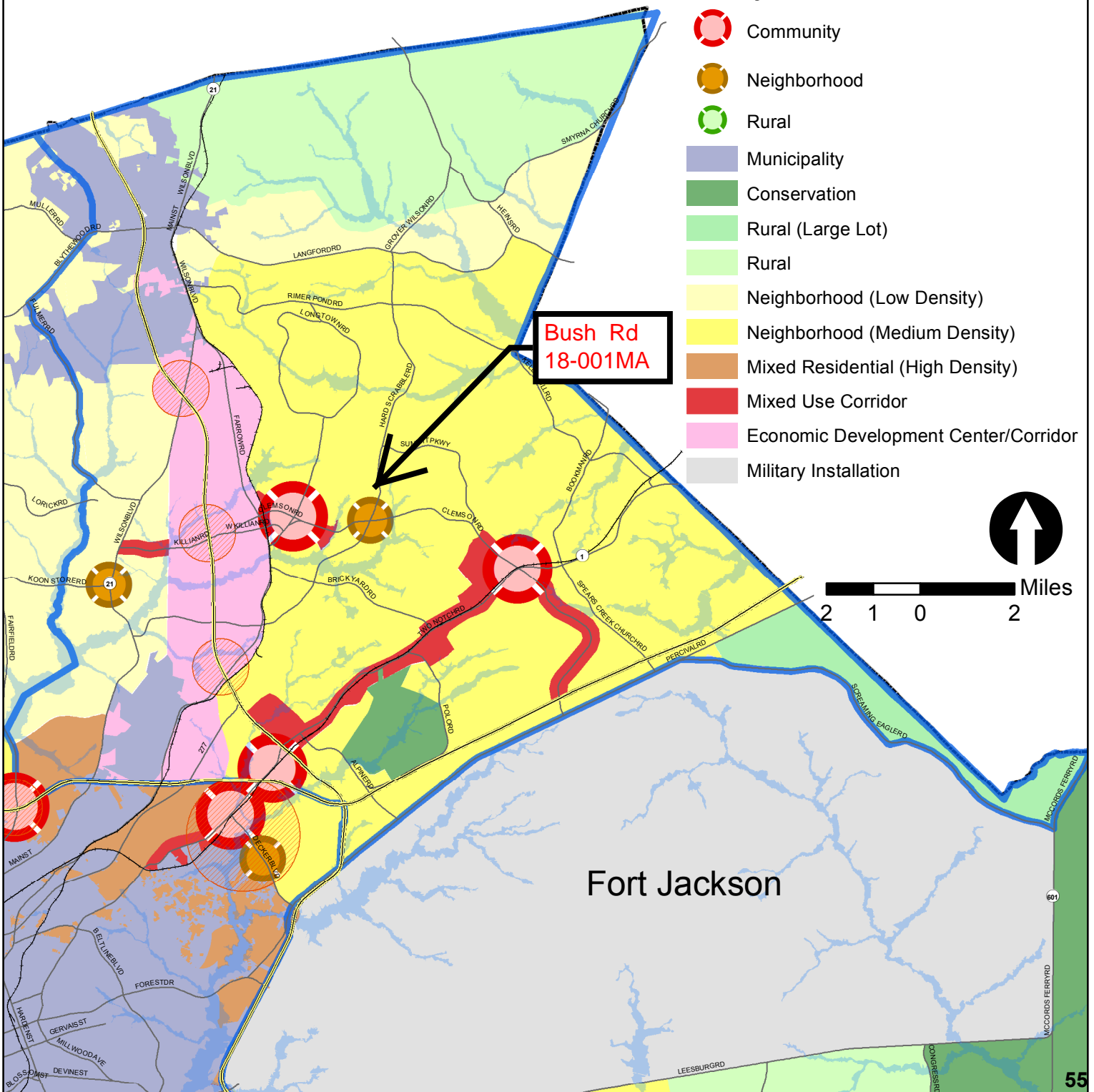


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 18-002 MA
APPLICANT: Jesse Bray

LOCATION: Koon Road

TAX MAP NUMBER: R03400-02-56
ACREAGE: 40.67 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

ZPH SIGN POSTING: February 12, 2018

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 Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North & South, located northeast of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgecreek, located north and west of the subject parcel was approved under Ordinance No. 2192-92HR (case number 91-035MA).

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 88 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/ RS-MD	Residential Subdivisions(RidgeCreek) (Palmerston N & S)
<u>South:</u>	RS-MD	Residential Subdivision (Stonegate)
<u>East:</u>	RS-LD/RS-MD	Residential Subdivisions(Stonegate)/ (Palmerston N & S)
<u>West:</u>	RS-MD/RU	Residential Subdivision (RidgeCreek)/Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Koon Road. The site is undeveloped and wooded. There are sidewalks along this section of Koon Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, and south of the site are single-family residential subdivisions. West of the site is an undeveloped Rural District (RU) zoned parcel.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.59 miles southwest of the subject parcel. There are no fire hydrants located along Koon Road. There are fire hydrants internal to the Palmerston North and Ridge Creek Subdivisions. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s 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 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2016 SCDOT traffic count (Station # 573) located north of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Old Tamah Road is currently operating at Level of Service (LOS) "A".

The 2016 SCDOT traffic count (Station # 632) located south of the subject parcel on Koon Road identifies 3,400 Average Daily Trips (ADT's). Koon Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Koon Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The subject site is located near Old Tamah Road which is the dividing line between the Neighborhood Medium Density Future Land Use classification and the Rural Land Use classification. While the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan for Neighborhood (Medium-Density), the proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan for the Rural Future Land Use Classification.

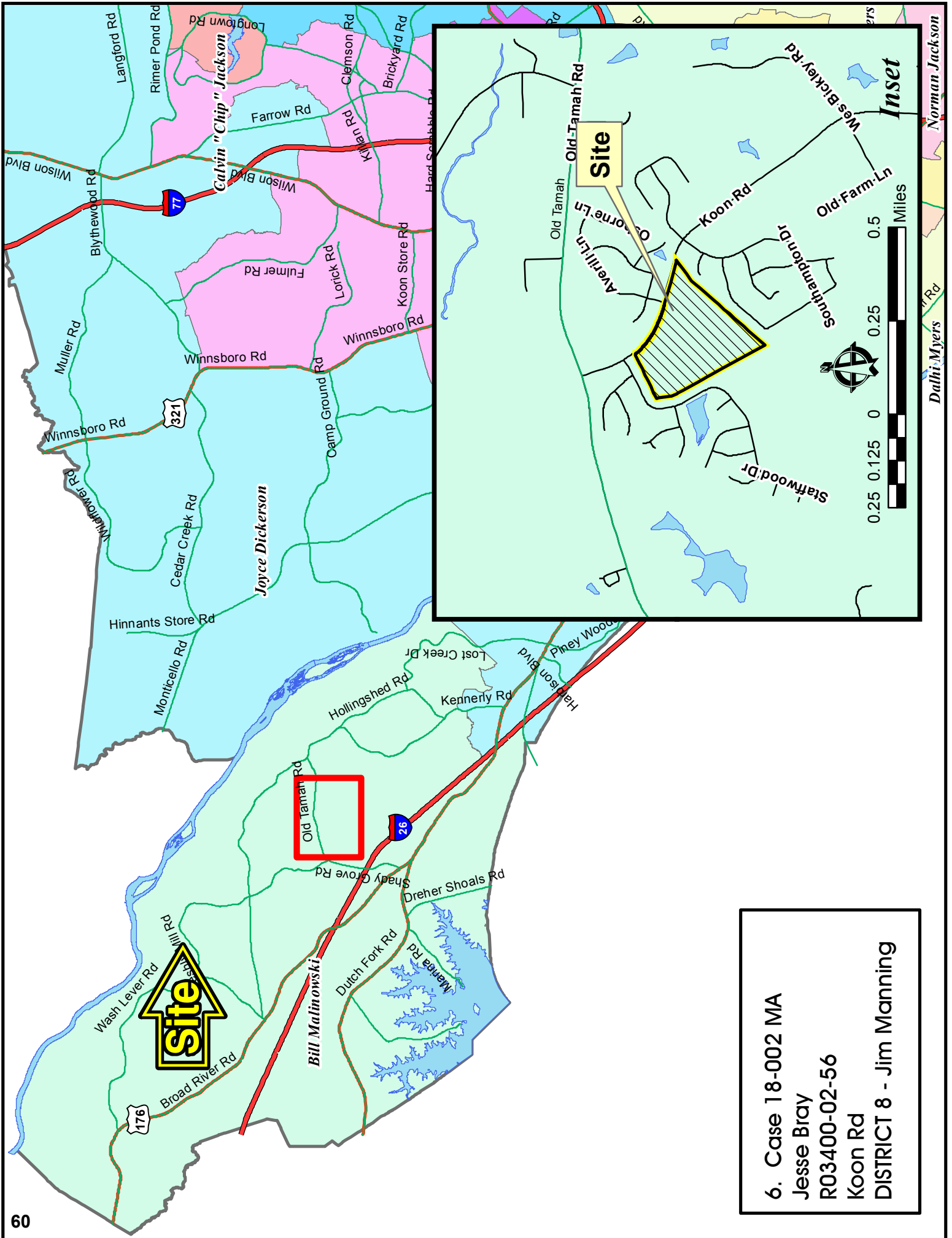
According to the Comprehensive Plan Rural Future Land Use classification Land Use and Character;

"These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value."

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

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-002 MA**.

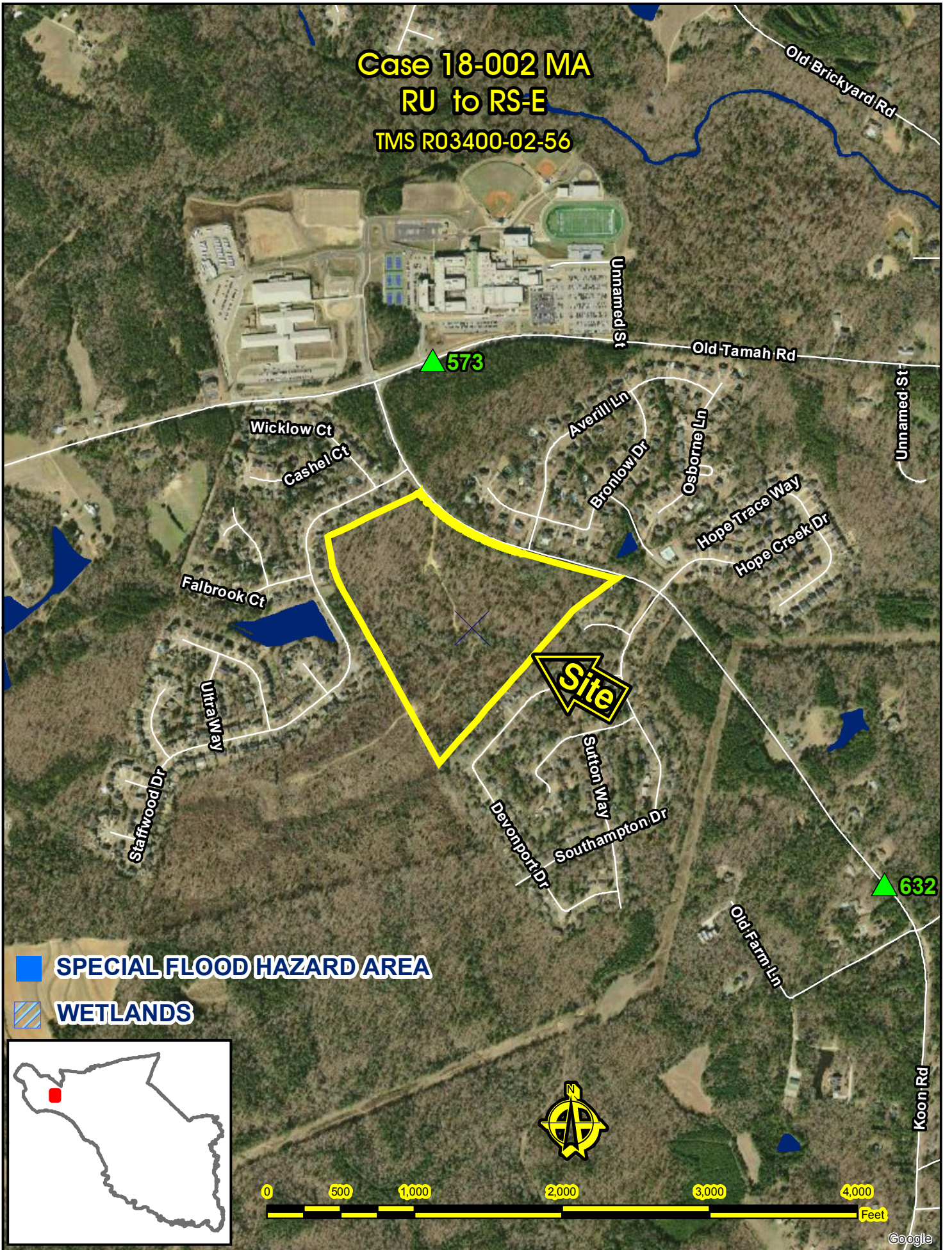


Site

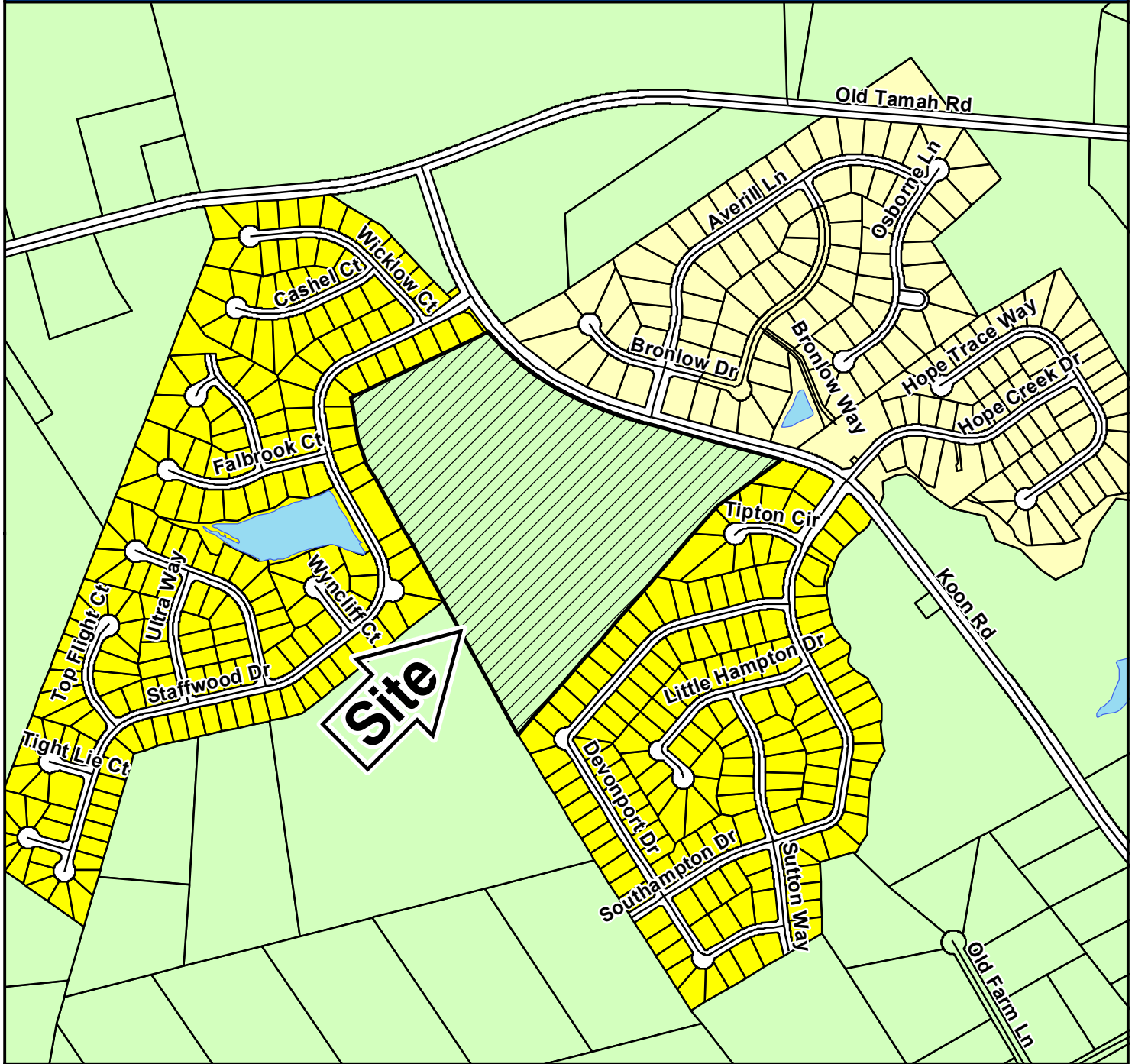
Site

6. Case 18-002 MA
 Jesse Bray
 R03400-02-56
 Koon Rd
 DISTRICT 8 - Jim Manning

Case 18-002 MA
RU to RS-E
TMS R03400-02-56



Case 18-002 MA RU to RS-E



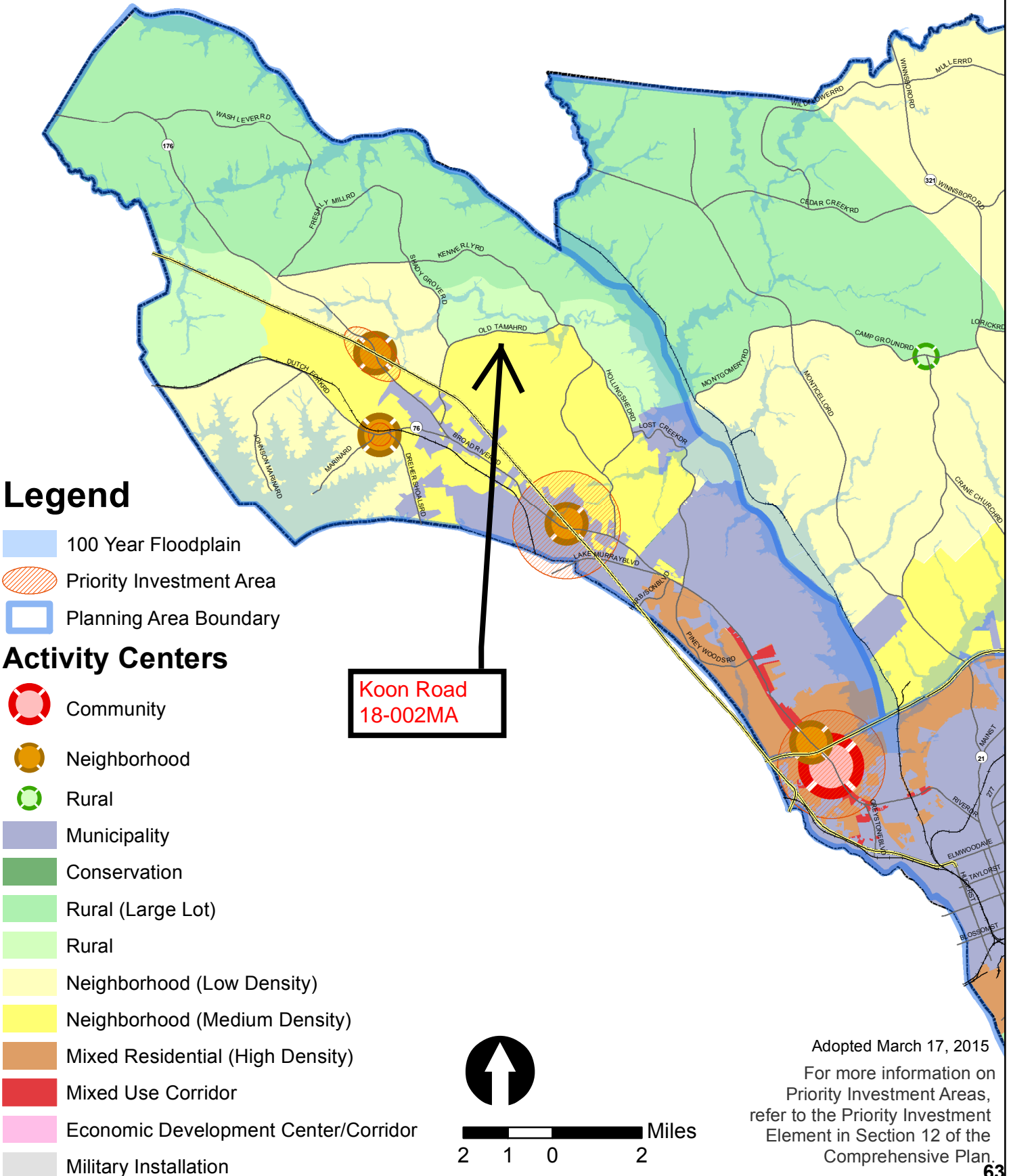
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





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