

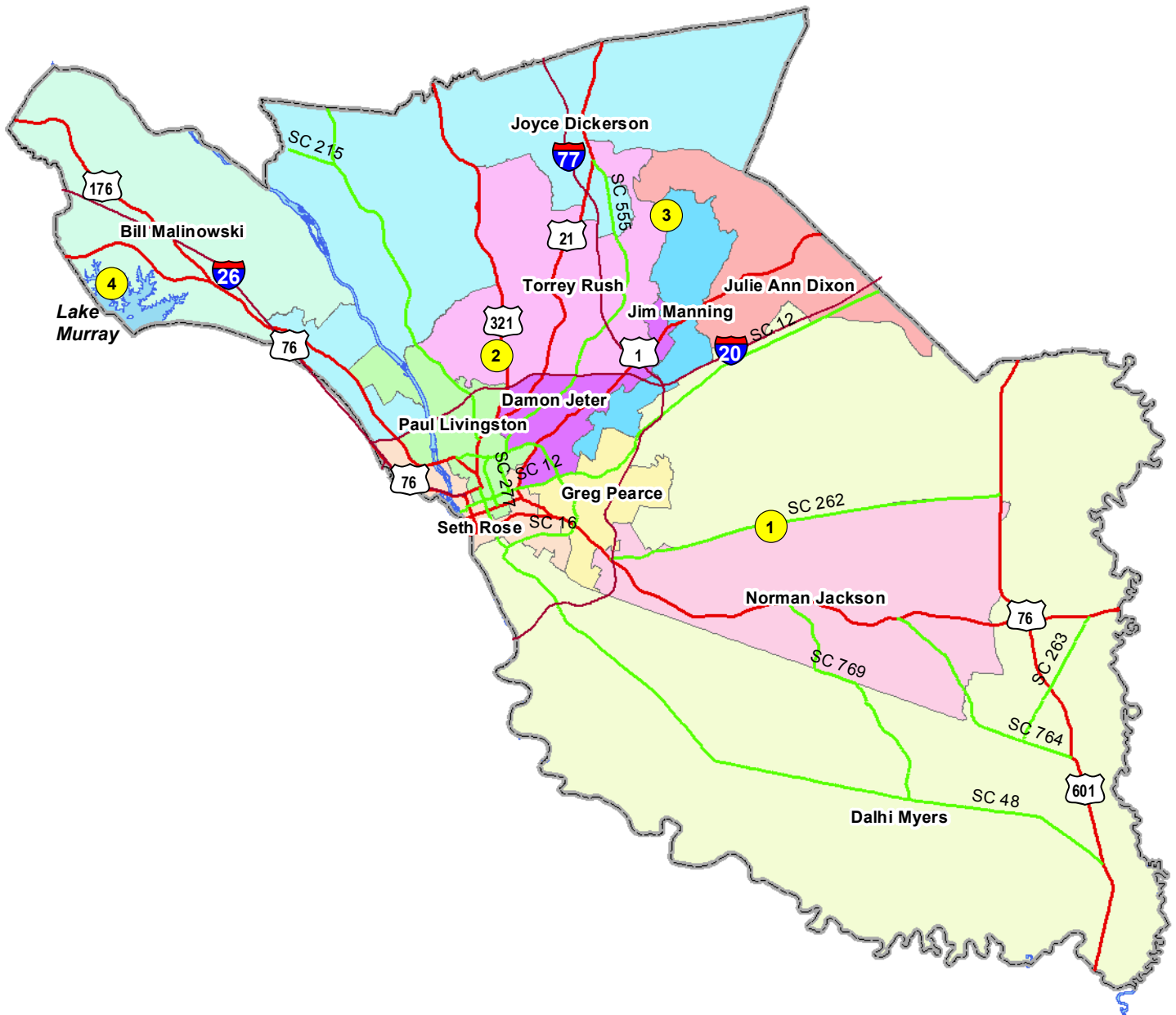
RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



OCTOBER 25, 2016
7:00 P.M.

Revised
19 October 2016

RICHLAND COUNTY PLANNING COMMISSION OCTOBER 3, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-028 MA	Destia Nelson	25000-01-04A (P)	4000 Leesburg Road	Jackson
2. 16-029 MA	Richard Bates	09513-01-07 (P)	Crane Church Road	Rush
3. 16-030 MA	Arthur Bush	20300-02-45	424 Lee Road	Manning
4. 16-031 MA	Bernice Shealy	01410-01-15	1025 Ellett Road	Malinowski



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, October 25, 2016
Agenda
7:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

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

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 16-028 MA
Desta Nelson
RU to NC (1.68 acres)
4000 Leesburg Road
TMS# 25000-01-04A (Portion of) **[FIRST READING]**
Page 1
PDS Recommendation - Approval
Planning Commission Recommendation - Approval 7-0

2. Case # 16-029 MA
Richard Bates
CC-1 to CC-3 (2.63 acres)
Crane Church Rd
TMS# 09513-01-07 (Portion of) **[FIRST READING]**
Page 9
PDS Recommendation – Approval
Planning Commission Recommendation - Approval 5-2

3. Case # 16-030 MA
Arthur Bush
RU to OI (17 acres)
424 Lee Road
TMS# 20300-02-45 **[FIRST READING]**
Page 17
PDS Recommendation – Approval
Planning Commission Recommendation - Approval 5-2

4. Case # 16-031 MA
Bernice Shealy
RS-LD to OI (2.29 acres)
1025 Ellett Road
TMS# 01410-01-15 [**FIRST READING**]
Page 25
PDS Recommendation – Disapproval
Planning Commission Recommendation - Approval 7-0

IV. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2016
RC PROJECT: 16-28 MA
APPLICANT: Desta Nelson

LOCATION: 4000 Leesburg Road

TAX MAP NUMBER: 25000-01-04A
ACREAGE: 1.68 acres (Portion of 7.3 acres)
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: September 16, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** an addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

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

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Leesburg Road. There are no sidewalks or street lights along this section of Leesburg Road. The parcel contains numerous commercial structures. The immediate area is characterized by residential uses to the west and east of the site. North of the site is Fort Jackson and south of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District 1. The Lower Richland High School is located 2.8 miles southwest of the subject parcel on Lower Richland Boulevard.

The Lower Richland fire station (number 22) is located 2.9 miles southwest of the subject parcel on Lower Richland Boulevard. There are no fire hydrants located in the immediate area. Water is provided by well and sewer would be through onsite septic.

Plans & Policies

The 2014 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.

Lower Richland Neighborhood Master Plan

Suburban Transition Area

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan's Pond, Harmon's Pond and Morrell's Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

The suburban transition area welcomes retail, commercial, and residential uses. Development should be respectful of existing neighborhoods, and maintain a balance with the natural, agricultural, and cultural resources.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments, along with appropriate commercial activity. Development of commercial activity should be balance with the preservation of critical open spaces and waterways.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #257) located west of the subject parcel on Leesburg Road identifies 6,500 Average Daily Trips (ADT's). This segment of Leesburg Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Leesburg Road is currently operating at Level of Service (LOS) "B".

There are programmed improvements for this section of Leesburg Road, scheduled to be widened through the SCDOT (project listed as #6 on the 'Overall COATS Rank') and 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 and the Neighborhood Master Plan.

The Comprehensive Plan supports neighborhood scale commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located at a traffic junction; however, Leesburg Road is a minor arterial up to Lower Richland Boulevard. There are existing commercial uses within the immediate area and east of the site.

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

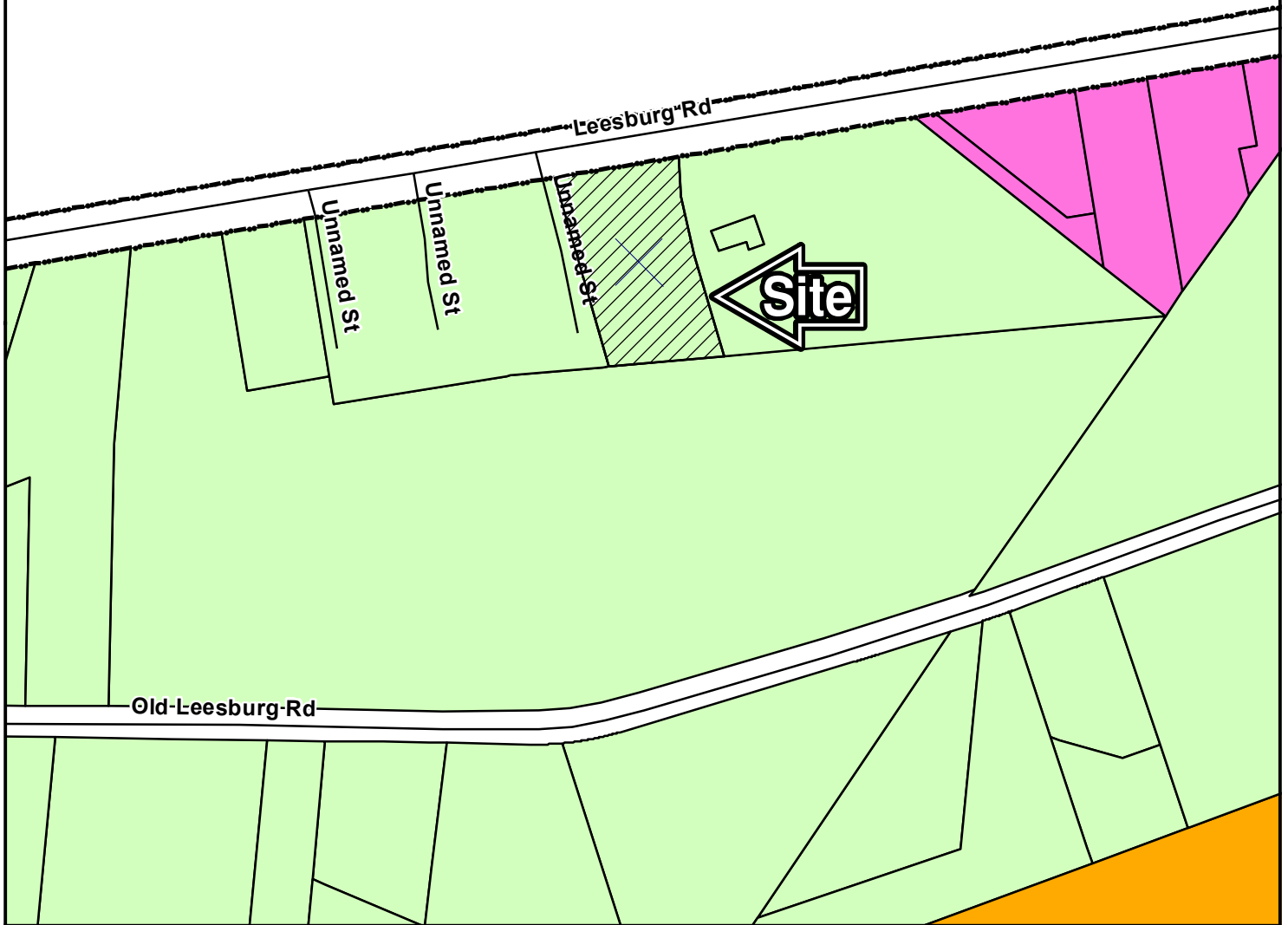
Planning Commission Action

At their **October 3, 2016** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-028 MA**.

Case 16-028 MA RU to NC

City of
Columbia

Fort Jackson



ZONING CLASSIFICATIONS

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



**Case 16-28 MA
RU to NC
TMS 25000-01-04A (P)**

Columbia

Leesburg Rd

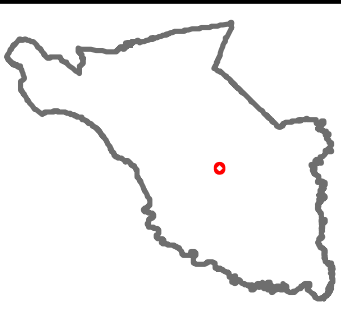
Columbia

Unnamed St

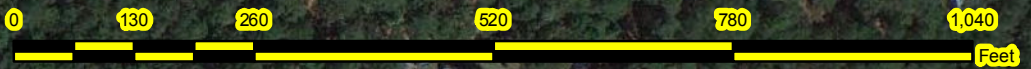
Unnamed St

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Old Leesburg Rd



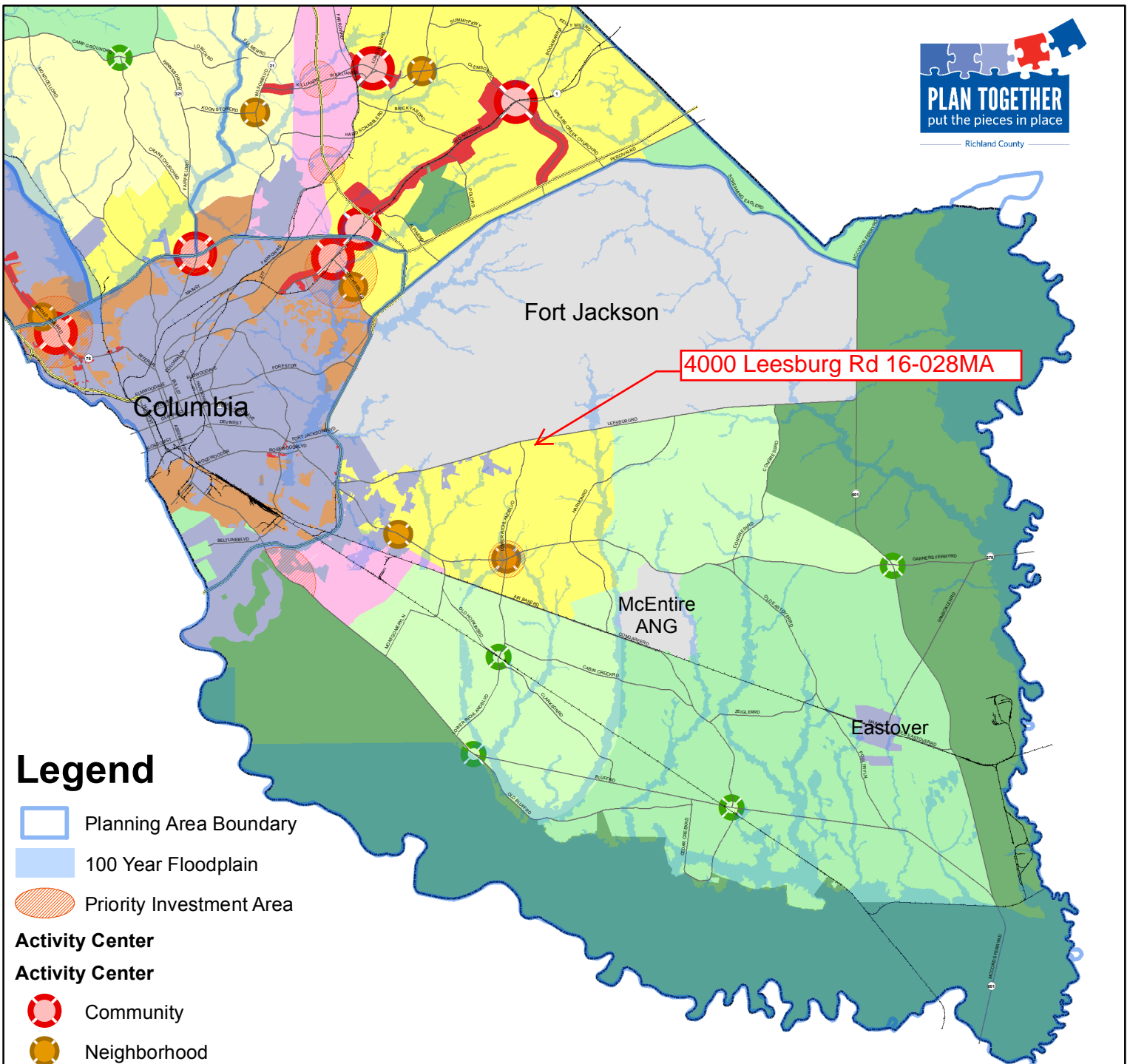
CASE 16-28 MA

From RU to NC

TMS# R25000-01-04A

4000 Leesburg Rd





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

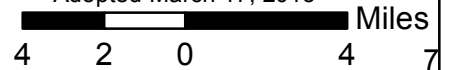
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202
Zoning & Land Development: (803) 576-2190 • Zoning Fax: (803) 576-2182

September 13, 2016

Fort Jackson Commanding General
Attn: Major General John Johnson
4325 Jackson Boulevard
Fort Jackson, South Carolina 29207

RE: Rezoning within the 3,000 ft. Military Buffer
Location: 4000 Leesburg Rd
TMS#: R25000-01-04A

Dear Major General Johnson,

The above referenced Zoning Map Amendment entitled "**16-028MA**", has been submitted for staff review in accordance with Articles III, IV, V, and VI of the Richland County Land Development Code. The current zoning is Rural District (RU) and the proposed new zoning is Neighborhood Commercial District (NC).

This letter is being issued with the understanding that Fort Jackson/McCrady Training Center wishes to be notified of any proposed land use or zoning decision involving land located within 3,000 feet of any military installation, Clear Zone, or Accident Potential Zone I and II. By notifying the base commander we hope to ensure consistent notification and cooperation between both parties for rezoning activities in Richland County.

We would request that under Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 SECTION 6-29 1630, that the commander of the federal military installation submit a written recommendation to be made part of the public record. If no written recommendation is received, Richland County staff will presume the proposed re-zoning does not adversely affect the military installation.

The Planning Commission meeting to address this map amendment will be held on **October 3** at 1:00pm. Additionally, County Council will hear this matter at the Zoning Public Hearing, scheduled for **October 25** at 7:00pm. Both meetings will be held in Council Chambers located on the 2nd floor of the Richland County Administration Building located at 2020 Hampton Street.

If you have any further questions or concerns please contact me at 576-2172 or delaget@rcgov.us.

Sincerely,

Thomas E DeLage Jr.
Assistant Zoning Administrator

Cc: Geo Price, Zoning Administrator/Deputy Planning Director



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 3, 2016
RC PROJECT: 16-29 MA
APPLICANT: Richard Bates

LOCATION: Crane Church Road

TAX MAP NUMBER: 09513-01-07
ACREAGE: 2.63 acres (Portion of 76.37 acre tract)
EXISTING ZONING: CC-1 (Residential)
PROPOSED ZONING: CC-3 (Activity Center Mixed Use)

PC SIGN POSTING: September 16, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

Background

Zoning History

The CC, Crane Creek Neighborhood District contains four (4) sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

The current zoning CC-1 (Residential District) reflects the zoning as adopted June 1, 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan. Prior to the CC-1 zoning approval, the parcel was zoned Residential Single-family High District (RS-HD).

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

The maximum allowed density for residential uses and the maximum square footage for non-residential use is identified as follows:

Single Family

Base (3 du/acre)

- The gross density for this site is approximately: 7 dwelling units

Bonus (4.5 du/acre)

- The gross density for this site is approximately: 11 dwelling units

Townhouse

Base (6 du/acre)

- The gross density for this site is approximately: 15 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 23 dwelling units

Live Work

Base (6 du/acre)

- The gross density for this site is approximately: 15 dwelling units

Bonus (9 du/acre)

- The gross density for this site is approximately: 23 dwelling units

Loft Dwelling Units

Base (8 du/acre)

- The gross density for this site is approximately: 21 dwelling units

Bonus (12 du/acre)

- The gross density for this site is approximately: 31 dwelling units

Retail Uses

Base (15,000 sq. ft./acre)

- The gross density for this site is approximately: 39,450 square feet

Bonus (20,000 sq. ft./acre)

- The gross density for this site is approximately: 52,600 square feet

Office/Service Uses

Base (20,000 sq. ft./acre)

- The gross density for this site is approximately: 52,600 square feet

Bonus (25,000 sq. ft./acre)

- The gross density for this site is approximately: 65,750 square feet

*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>	CC-3/CC-3	Crane Creek Park/ Fire station & School
<u>South:</u>	CC-1	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	CC-1	Residences

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Crane Church Road. There are no sidewalks or street lights along this section of Crane Church Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses to the west and institutional uses north of the site. South and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District 1. The Carolina School for Enquiry is located north of the subject parcel on Fairfield Road.

The Crane Creek fire station (number 18) is north of the subject parcel on Fairfield Road. There is a fire hydrant located at the corner of Fair Field Road and Crane Church Road. The parcel is located in the City of Columbia's waste water and water service area.

Plans & Policies

The 2014 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.

Crane Creek Neighborhood Master Plan

Conservation Area

The Crane Creek Master Plan is located north of the City of Columbia with predominately single family residences and industrial land uses. Located in the southeast portion of the master plan study area, the conservation area features forests and wetlands. The conservation area is bordered by Fairfield Road and Crane Church Road, allowing easy access to the surrounding neighborhoods.

Conservation Area Recommendations

Recommendations include preserving the existing wetlands and green corridors, and creating community open space networks. The plan also recommends acquiring and developing the open space areas along Crane Creek to develop a major neighborhood park. This park will be passive in nature with trails, picnicking and established activity nodes.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #431) located northwest of the subject parcel on Crane Church Road identifies 3,000 Average Daily Trips (ADT's). This segment of Crane Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Crane Church Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Crane Church Road, either through SCDOT or 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.

The Comprehensive Plan recommends commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located at a traffic junction of a primary arterial.

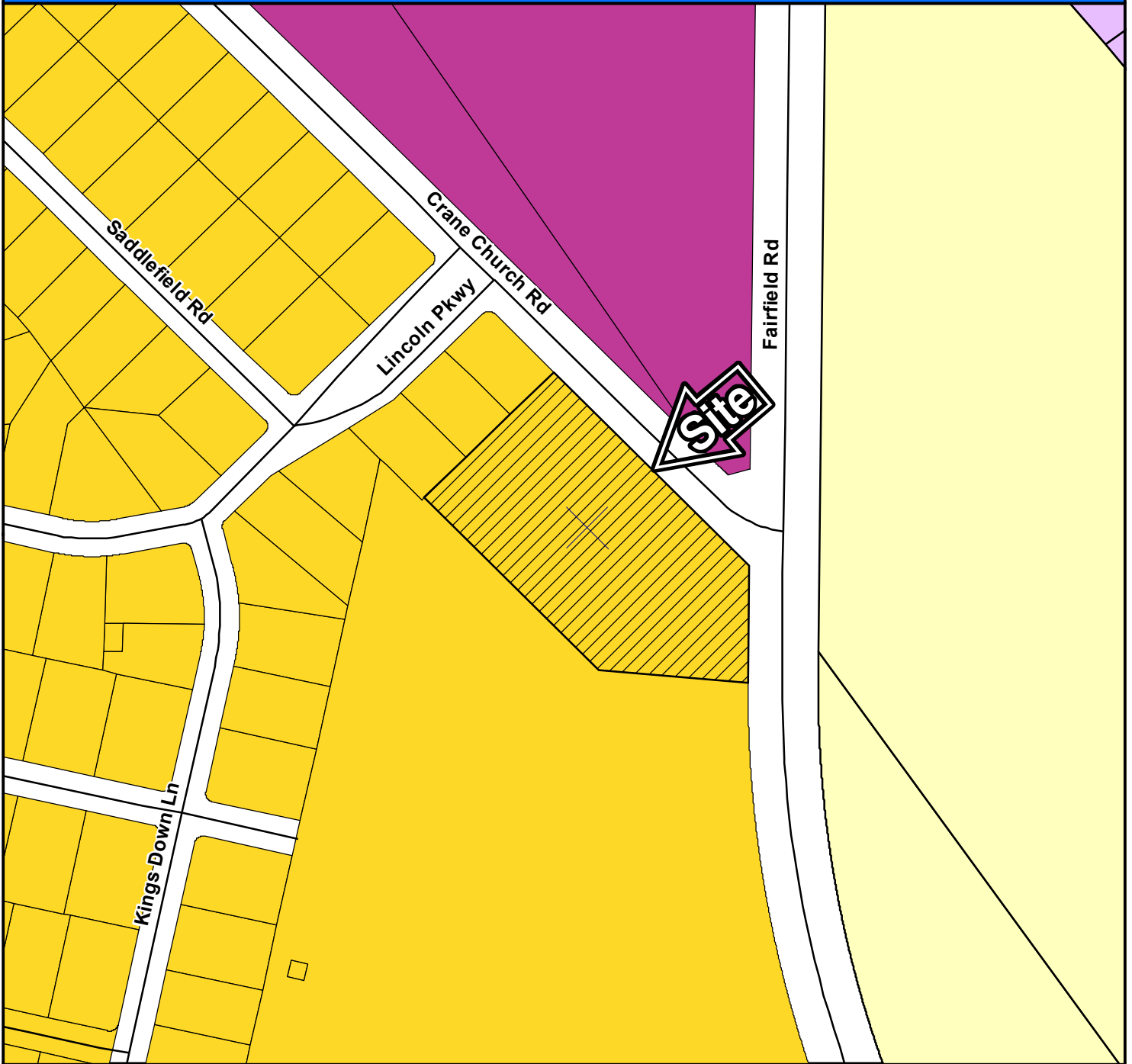
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action



























At their **October 3, 2016** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-029 MA**.

Case 16-029 MA

CC-1 to CC-3

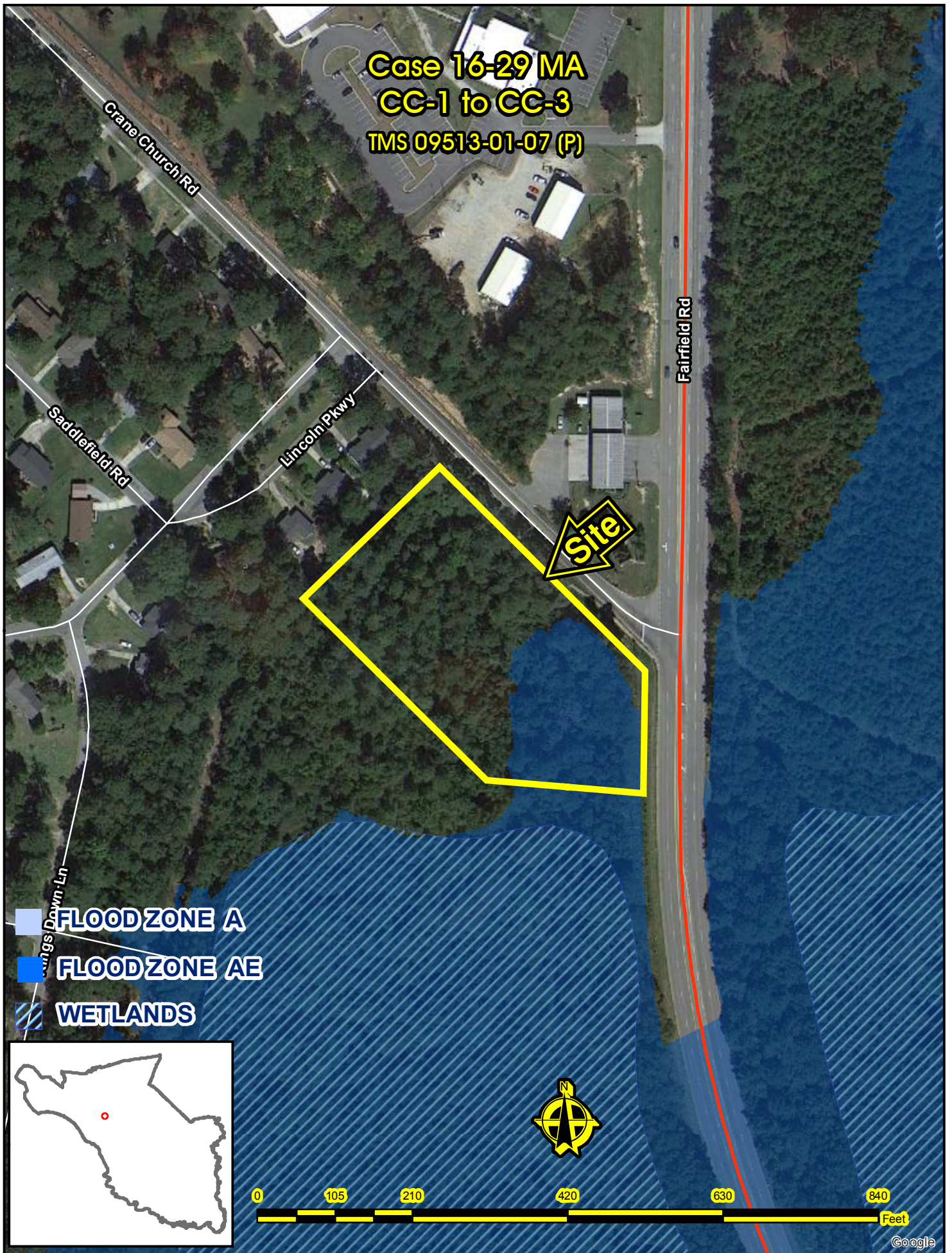


ZONING CLASSIFICATIONS

	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		



**Case 16-29 MA
CC-1 to CC-3
TMS 09513-01-07 (P)**



CASE 16-29 MA

From CC-1 to CC-3

TMS# R09513-01-07 (P)

Crane Church Rd



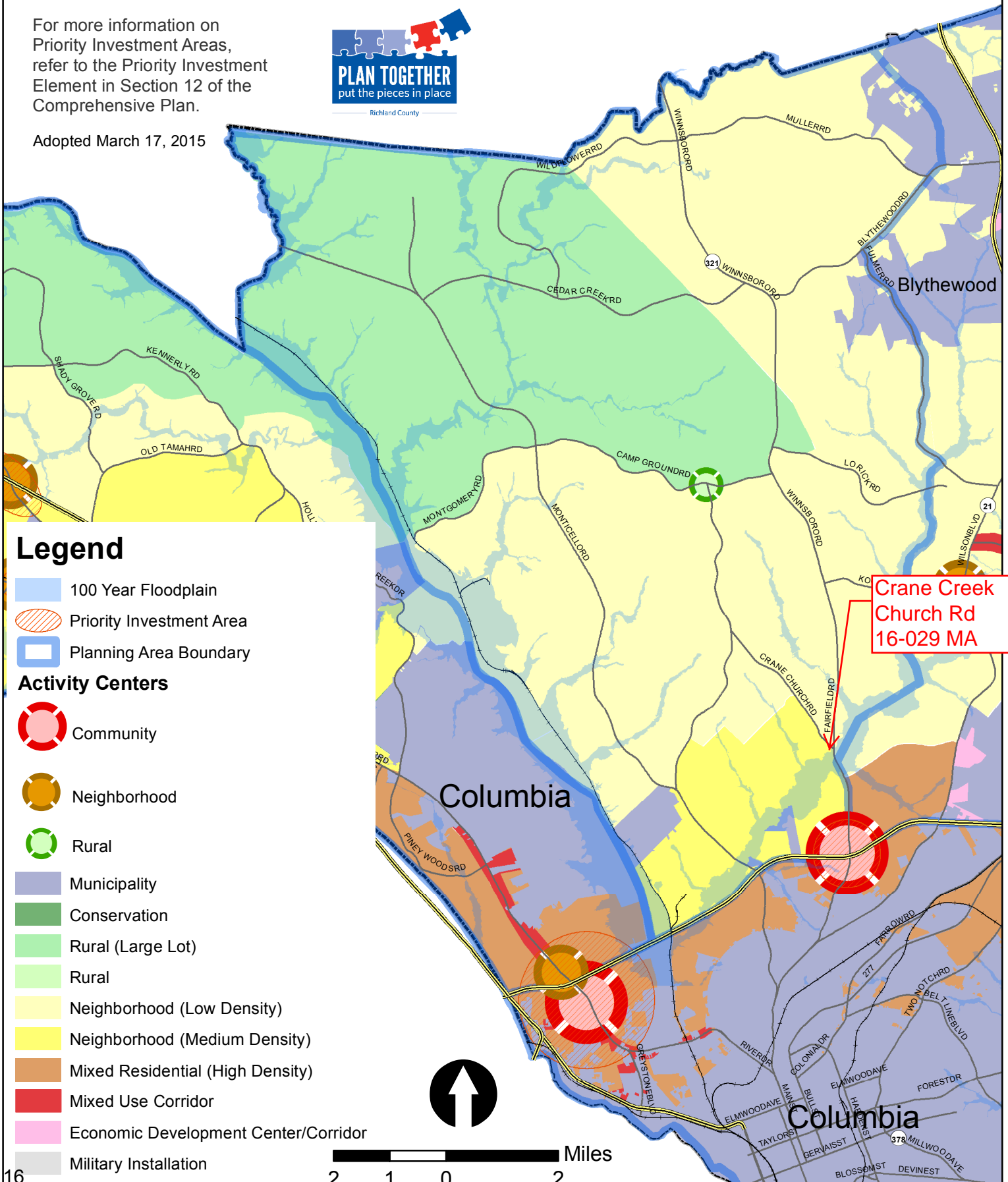
NORTH CENTRAL PLANNING AREA

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

Crane Creek Church Rd
16-029 MA





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 3, 2016
RC PROJECT: 16-30 MA
APPLICANT: Arthur Bush

LOCATION: 424 Lee Road

TAX MAP NUMBER: 20300-02-45
ACREAGE: 17 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: September 16, 2016

Staff Recommendation

Approval

Background

Zoning History

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

The Planned Development District (PDD) parcel, north of the subject parcel was rezoned from D-1 under case number 85-060MA and further amended under case number 97-048MA.

The General Commercial District (GC) parcels, west of the subject parcel at the intersection of Lee Road and Longtown Road were rezoned from RS-1 under case number 06-065MA (ordinance number 007-07HR).

The Planned Development District (PDD) parcel, southeast of the subject parcel was rezoned from Rural District (RU) under case number 01-024MA (ordinance number 09-01HR).

The property adjacent to the right of the subject property was part of a previous request from RU to Light Industrial District (LI) under case 15-14MA. The proposed request was denied.

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.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Undeveloped
<u>South:</u>	RS-MD	Residences
<u>East:</u>	RU	Residences
<u>West:</u>	RU/RS-MD	Residences

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Lee Road. There are no sidewalks or street lights along this section of Lee Road. The parcel contains a place of worship. The immediate area is characterized by residential uses to the west, south and east of the site. North of the site is an undeveloped PDD.

Public Services

The subject parcel is within the boundaries of School District 2. The Sandlapper Elementary School is located 0.19 miles west of the subject parcel on Longtown Road.

The Elders Pond fire station (number 34) is located 1.07 miles southeast of the subject parcel on Elders Pond Drive. There is a fire hydrant located west of the site at the intersection of Ashley Crest Drive and Lee Road. Water would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities.

Plans & Policies

The 2014 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 2015 SCDOT traffic count (Station #711) located southwest of the subject parcel on Lee Road identifies 9,300 Average Daily Trips (ADT's). This segment of Lee Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Lee Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Lee Road, either through SCDOT or 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.

The Comprehensive Plan recommends commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located at a traffic junction; however, the subject property is located east of a traffic junction with existing commercial and institutional uses. There are existing commercial and institutional uses within the immediate area west of the site.

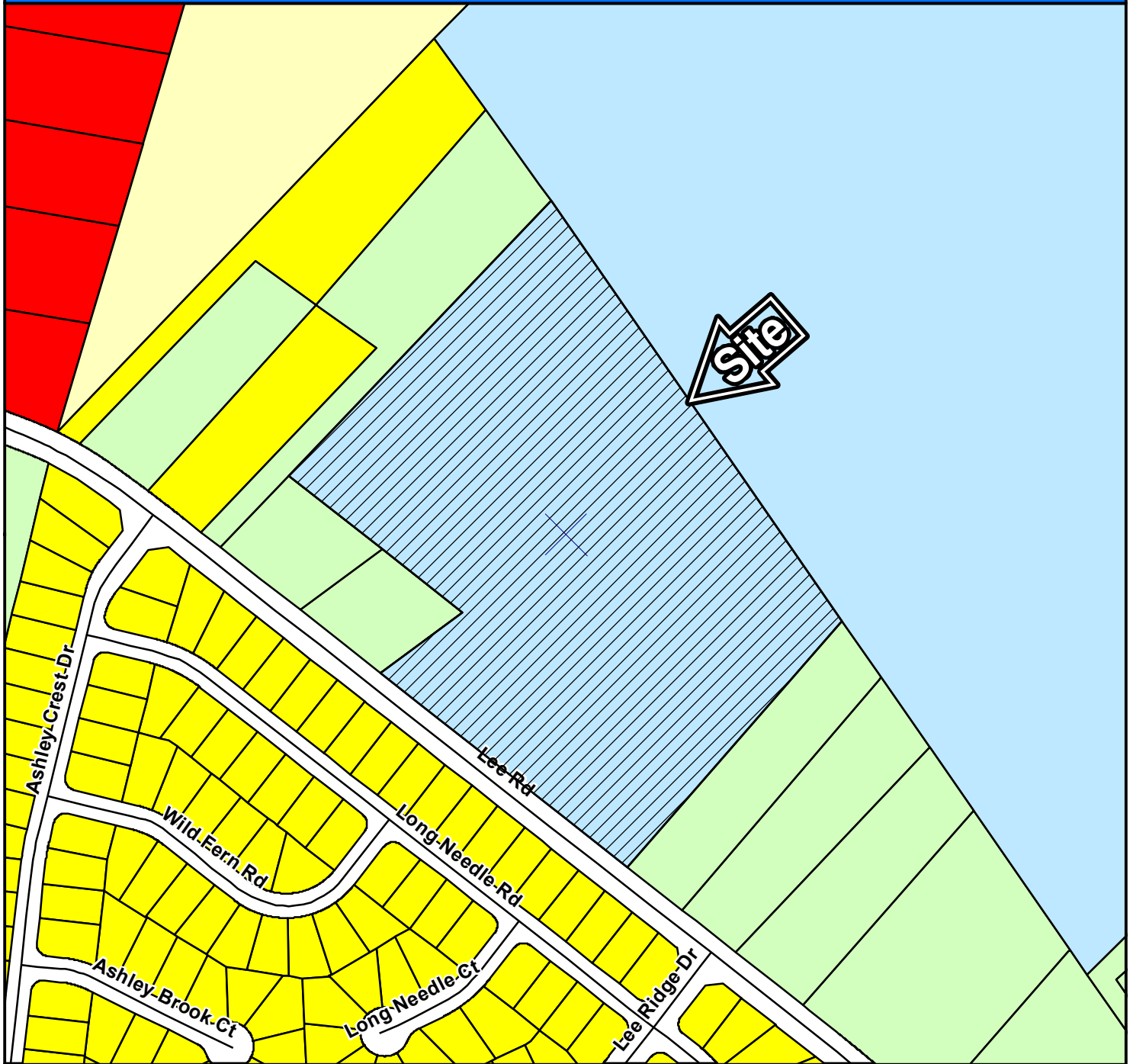
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **October 3, 2016** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-030 MA**.

Case 16-030 MA

PDD to OI



ZONING CLASSIFICATIONS

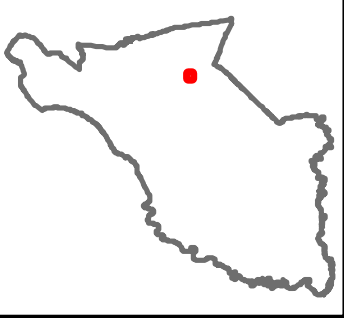
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-030 MA
RU to OI
TMS 20300-02-45

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 16-30 MA

From RU to OI

TMS# R20300-02-45

424 Lee Rd



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

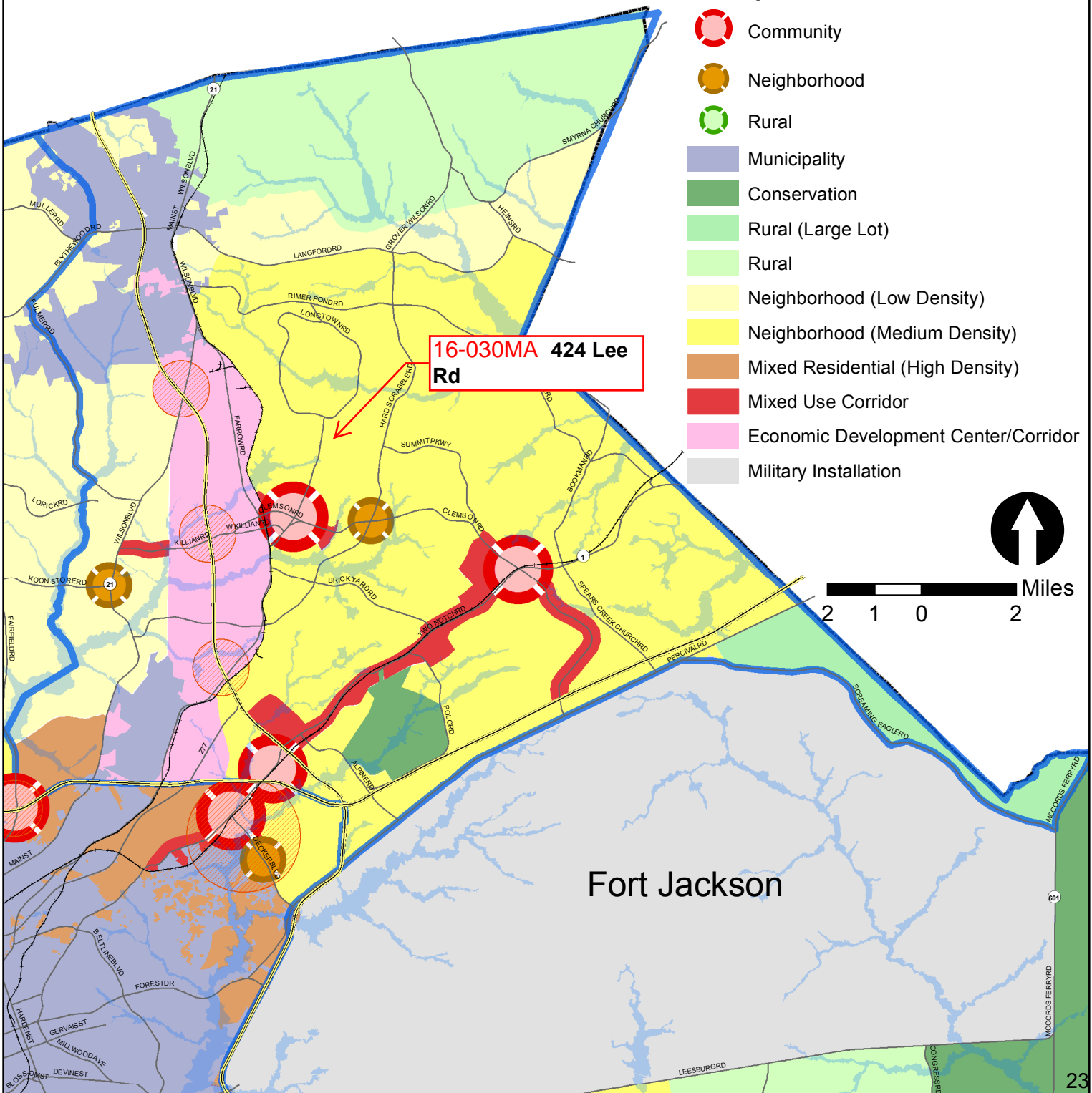


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 3, 2016
RC PROJECT: 16-31 MA
APPLICANT: Bernice Shealy

LOCATION: 1025 Ellett Road

TAX MAP NUMBER: 01410-01-15
ACREAGE: 2.29 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: September 16, 2016

Staff Recommendation

Disapproval

Background

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.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Ellett Road. There are no sidewalks or street lights along this section of Ellett Road. The parcel contains a residence. The immediate area is characterized by residential uses to the north, west, south and east of the site.

Public Services

The subject parcel is within the boundaries of School District 5. The Lake Murray Elementary School is located 0.65 miles north of the subject parcel on Three Dog Road.

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.5 miles east of the subject parcel. There is a fire hydrant located west of the site on Ellet Road. Water is provided by the City of Columbia and sewer would be provided by Richland County.

Plans & Policies

The 2014 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 2015 SCDOT traffic count (Station #559) located north of the subject parcel on Johnson Marina Road identifies 2,300 Average Daily Trips (ADT's). This segment of Johnson Marina Road is classified as a two lane undivided collector road, privately maintained with a design capacity of 8,600 ADT's. Johnson Marina Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Ellett Road or Johnson Marina Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The Comprehensive Plan recommends commercial uses be located at primary arterial intersections within Neighborhood Commercial Activity Centers. The subject parcel is not located at a traffic junction, nor is it located in a Neighborhood Commercial Activity Centers.

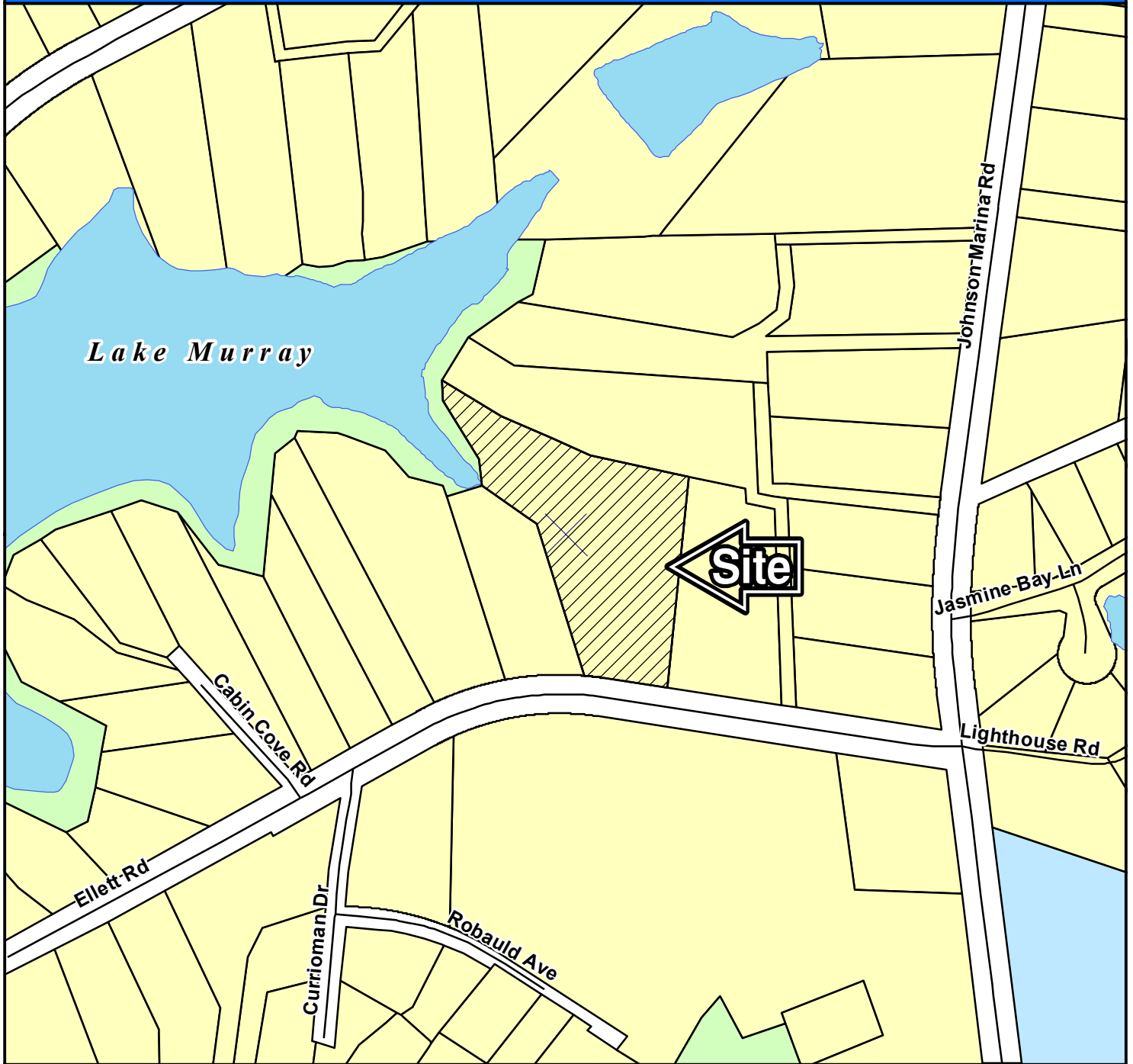
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 3, 2016** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed Amendment for RC Project # **16-031 MA**.

Case 16-031 MA

RS-LD to OI

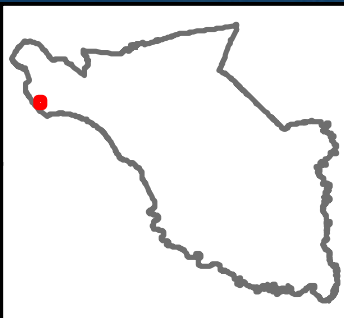


ZONING CLASSIFICATIONS

	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		



Case 16-031 MA
RS-LD to OI
TMS 01410-01-15

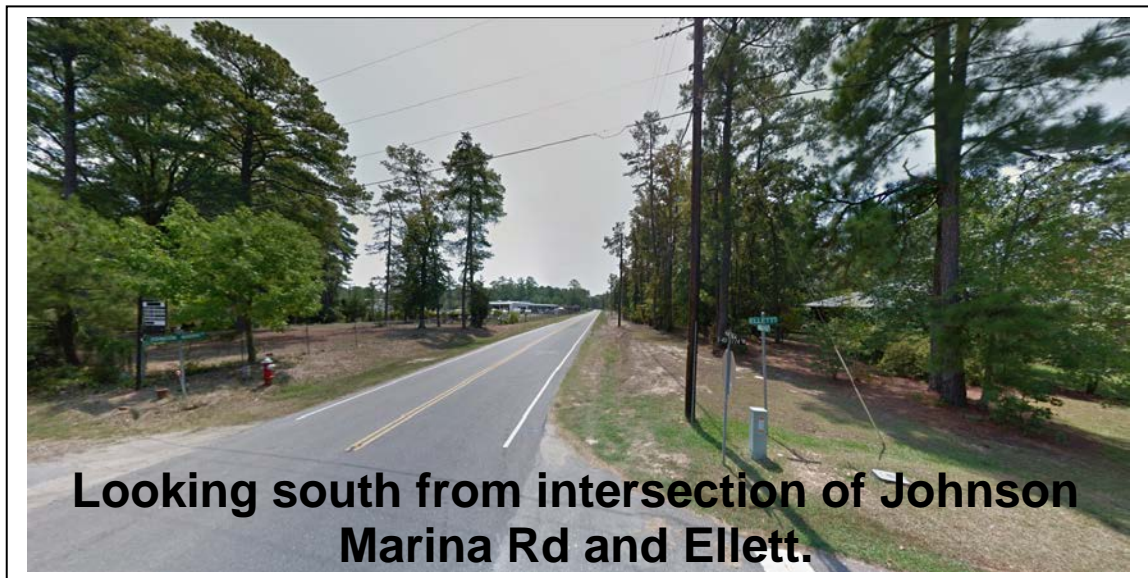
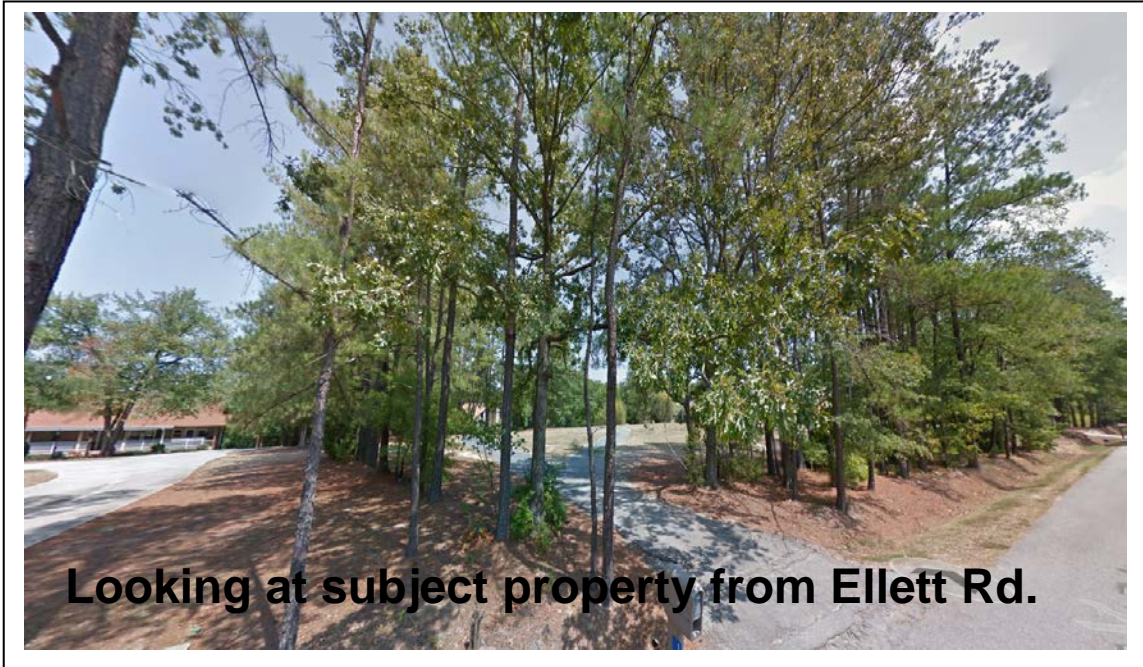


CASE 16-31 MA

From RS-LD to OI

TMS# R01410-01-15

1025 Ellett Rd

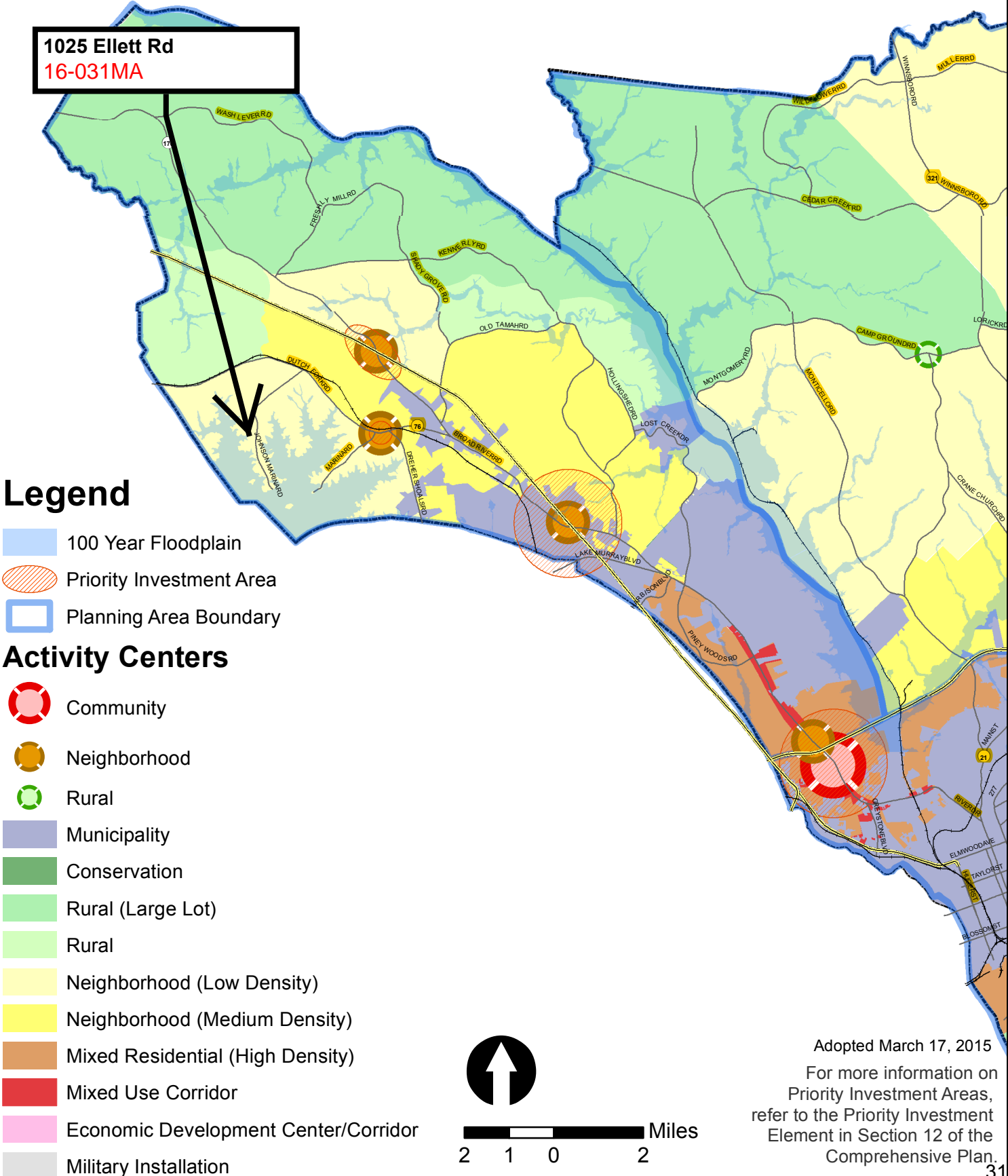


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1025 Ellett Rd
16-031MA

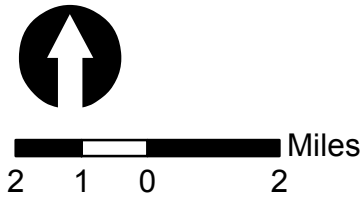


Legend

- 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



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



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