

RICHLAND COUNTY PLANNING COMMISSION



July 1, 2019

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, July 1, 2019
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauer Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • Karen Yip • Jason Branham

- I. PUBLIC MEETING CALL TO ORDER** Stephen Gilchrist, Chairman
- II. PUBLIC NOTICE ANNOUNCEMENT** Stephen Gilchrist, Chairman
- III. CONSENT AGENDA [ACTION]**

- a. PRESENTATION OF MINUTES FOR APPROVAL – June 2019**
- b. ROAD NAMES**
- c. MAP AMENDMENTS**

- 1. Case # 19-024 MA District 1
Bill Malinowski
Taiese and William Macilwinen
RU to RS-LD (.86 acres)
121 Rucker Road
TMS# R01316-01-09
PDS Recommendation – Approval
Page 1
- 2. Case # 19-025 MA District 9
Calvin Jackson
Patrick S. Noh
RU to GC (6.26 acres)
10668 Two Notch Road
TMS# R25900-07-01 & R25800-03-04
PDS Recommendation – Disapproval
Page 9
- 3. Case # 19-026 MA District 10
Dalhi Myers
Paul Elias
M-1 to HI (15 acres)
1700 Longwood Road
TMS# R16100-02-02, 16 (Portion of) & 21 (Portion of)
PDS Recommendation – Approval
Page 17
- 4. Case # 19-027 MA District 1
Bill Malinowski
Phil Savage
RU to GC (209.37 acres)
Dutch Fork Road
TMS# R02501-03-22
PDS Recommendation – Disapproval
Page 25

- | | |
|--|--|
| <p>5. Case # 19-028 MA
Lanier Bowman
RS-LD to OI (.52 acres)
1526 Elmtree Road
TMS# R16414-05-04
PDS Recommendation – Disapproval
Page 33</p> | <p><u>District 11</u>
Chakisse Newton</p> |
| <p>6. Case # 19-029 MA
John Sells
OI to RS-MD (.6 acres)
1323 Means Avenue
TMS# R07307-05-07
PDS Recommendation – Approval
Page 41</p> | <p><u>District 4</u>
Paul Livingston</p> |
| <p>7. Case # 19-030 MA
Madison Pickrel
RU to RS-LD (65.41 acres)
230-258 Sand Farm Trail
TMS# R20400-01-05, 06, 07, 08, 14, & 15
PDS Recommendation – Approval
Page 49</p> | <p><u>District 9</u>
Calvin Jackson</p> |
| <p>8. Case # 19-031 MA
Mildred B. Taylor
M-1 to RS-MD (7.21 acres)
1216 Killian Loop
TMS# R14700-06-05
PDS Recommendation – Approval
Page 57</p> | <p><u>District 7</u>
Gwendolyn Kennedy</p> |

IV. OTHER BUSINESS [ACTION]

A. Planning Commission Retreat

V. LAND DEVELOPMENT CODE REWRITE [ACTION]

VI. CHAIRMAN’S REPORT

VII. PLANNING DIRECTOR’S REPORT

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item’s sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers’ comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



To: Planning Commission Members, Interested Parties
From: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
Date: June 18, 2019
Subject: July 2019 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specifically, it states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street names have been reviewed and are in compliance with Richland County & State Statute Road Naming Standards.

Action Requested: The Planning Commission's approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Bo Gibbs Road	Patsy Gibbs Hargrove		R26100-03-13	Calvin Jackson (9)
2. Misty Knoll	Mike Dinkins, CEC	N/A	N/A	N/A
3. Morning Mist				
4. Calming Dusk				
5. Graceful Doe				
6. Peaceful Fawn				
7. Cool Haze				
8. Bluewing	Jeremy Lechner, CEC	Townes of Longreen	R17500-03-06	Joyce Dickerson (2)
9. Sharptail				
10. Snipe				
11. Woodcock				
12. Greenwing				



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 1, 2019
RC PROJECT: 19-024 MA
APPLICANT: Taiese and William MacIwinen
LOCATION: 121 Rucker Road

TAX MAP NUMBER: R01316-01-09
ACREAGE: .86 acre
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 4.

- 4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

Zoning History for the General Area

A group of parcels north of the site were rezoned from Rural (RU) to Residential Single-family Low Density (RS-LD) District under case number 08-038MA.

A group of parcels further west of the site with frontage along Rucker Road were rezoned from Rural (RU) to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

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: 3 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>	RU	Lake Murray
<u>South:</u>	RU/RU	Residence / Residence
<u>East:</u>	RU/RU	Residence / Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Rucker Road. The site has a residential structure presently. There are no sidewalks or streetlights along this section of Rucker Road. The surrounding and immediate area is primarily characterized by residential uses and zoning districts. West, south and east of the site are single-family residences, zoned RS-LD, RU, and RU, respectively. North of the site is Lake Murray, which has an RU zoning.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.21 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 2018 SCDOT traffic count (Station (559) located northwest of the subject site Johnson Marina Road identifies 2,500 Average Daily Trips (ADTs). Johnson Marina Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Johnson Marina 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 Marina Road through the County Penny Sales Tax program. There are programmed improvements for the intersection of Johnson Marina Road and Dutch Fork Road through SCDOT.

Conclusion

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

Zoning Public Hearing Date

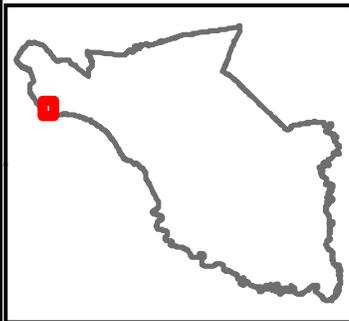
July 25, 2019.

Case 19-024 MA
RU to RS-LD
TMS R01316-01-09



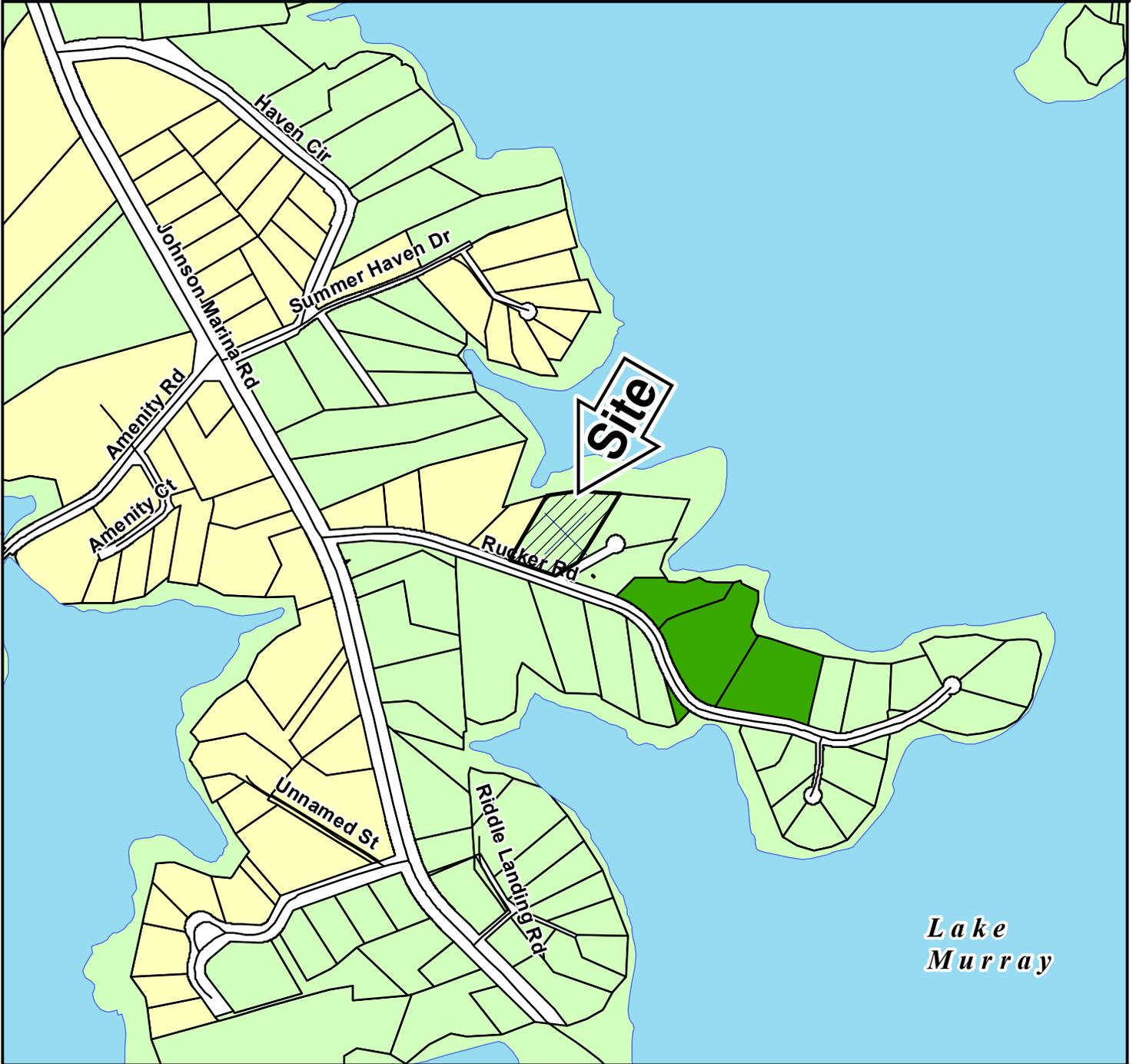
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



© Google

Case 19-024 MA RU to RS-LD



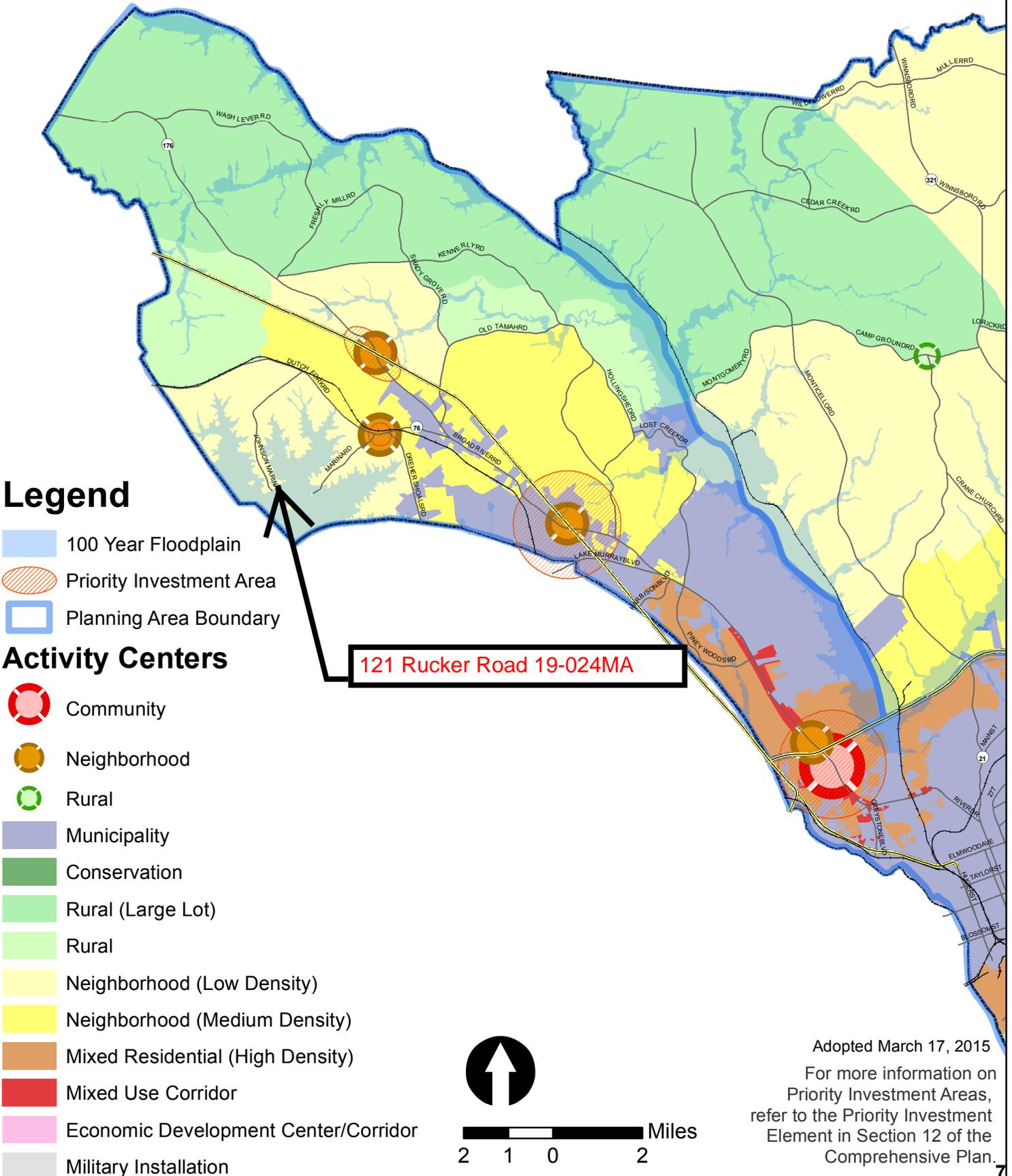
ZONING CLASSIFICATIONS

	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: July 1, 2019
RC PROJECT: 19-025 MA
APPLICANT: Patrick S. Noh

LOCATION: 10668 Two Notch Road

TAX MAP NUMBER: R25900-07-01 and R25800-03-04
ACREAGE: 6.26 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels north of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

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 and characteristics.

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: 100 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	OI/OI	Office/Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/Multi-family residential
<u>East:</u>	OI	Agricultural
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Two Notch Road and Old National Highway. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. West of the site Two Notch Road narrows from five lanes to two. Old National Highway is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and agricultural uses with limited office and institutional uses and OI zoned properties. There is an undeveloped OI District property north of the site and a developed OI District parcel with an office. South of the subject site is a multi-family residential property and an undeveloped tract zoned PDD. East of the site is a property zoned OI with agricultural uses. West of the site is an undeveloped property zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately .16 miles southeast of the subject parcel on Old National Highway. Records indicate that the parcel is in the City of Columbia’s water and Palmetto Utilities sewer service areas. There is a fire hydrant located adjacent to the subject site. The Northeast fire station (number 4) is located 1.4 miles south of the subject parcel on Spears Creek Church Road.

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

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

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

The 2018 SCDOT traffic count (Station # 120) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT's). This section of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

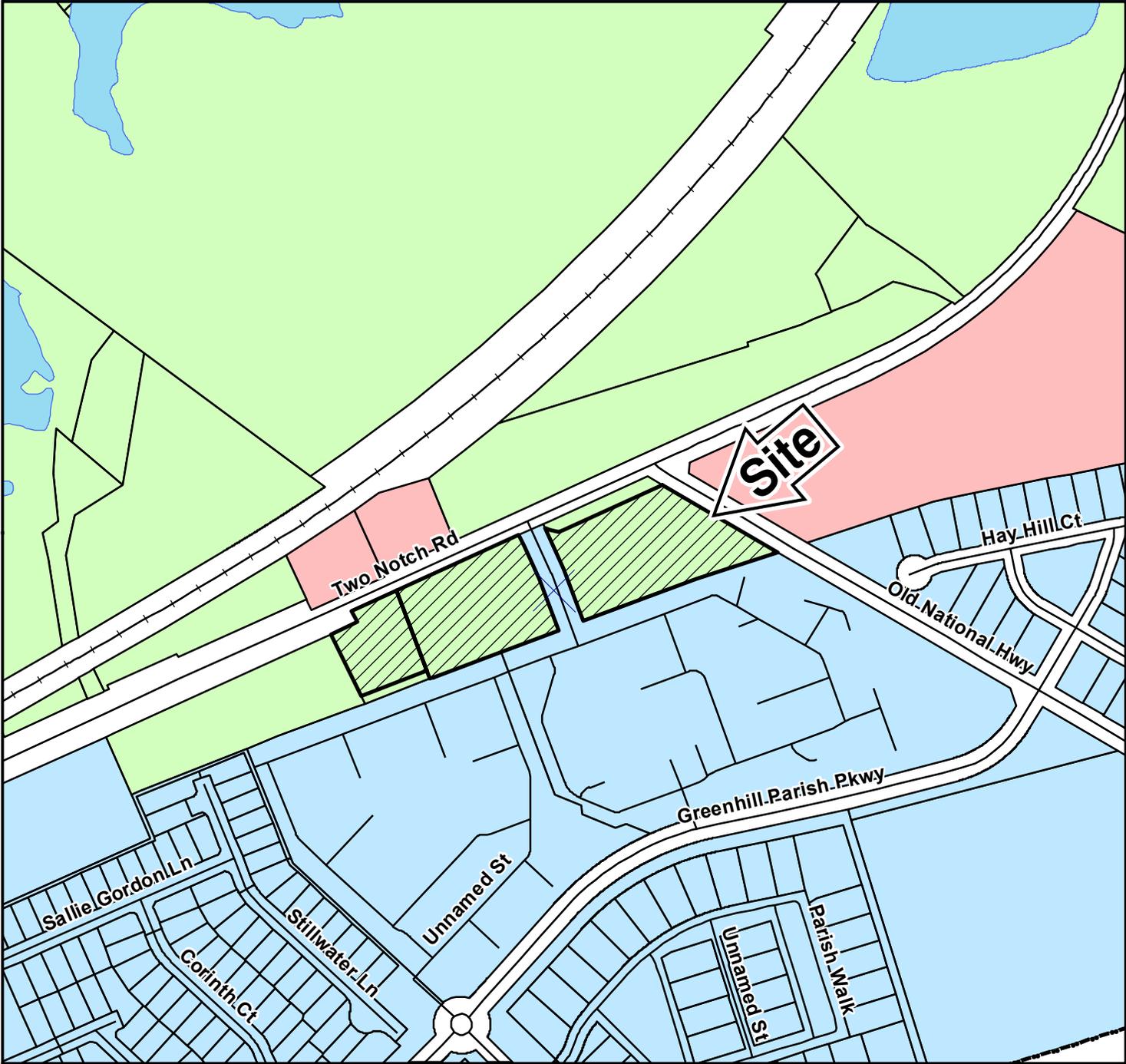
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road and are not within a contextually-appropriate distance from the intersection of a primary arterial. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." Approval of the rezoning request would be inconsistent with the character of the existing, surrounding uses in the area, as the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential and office commercial uses nearby due to the intensity and scale of uses allowed under the GC district.

Zoning Public Hearing Date

July 25, 2019.

Case 19-025 MA RU to GC



ZONING CLASSIFICATIONS

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

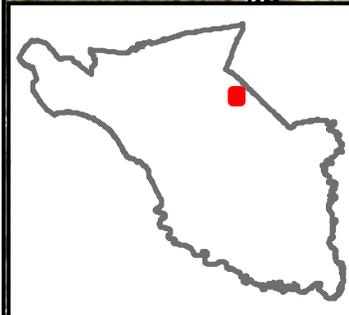
**Case 19-025 MA
RU to GC**

TMS R25900-07-01 & R25800-03-04



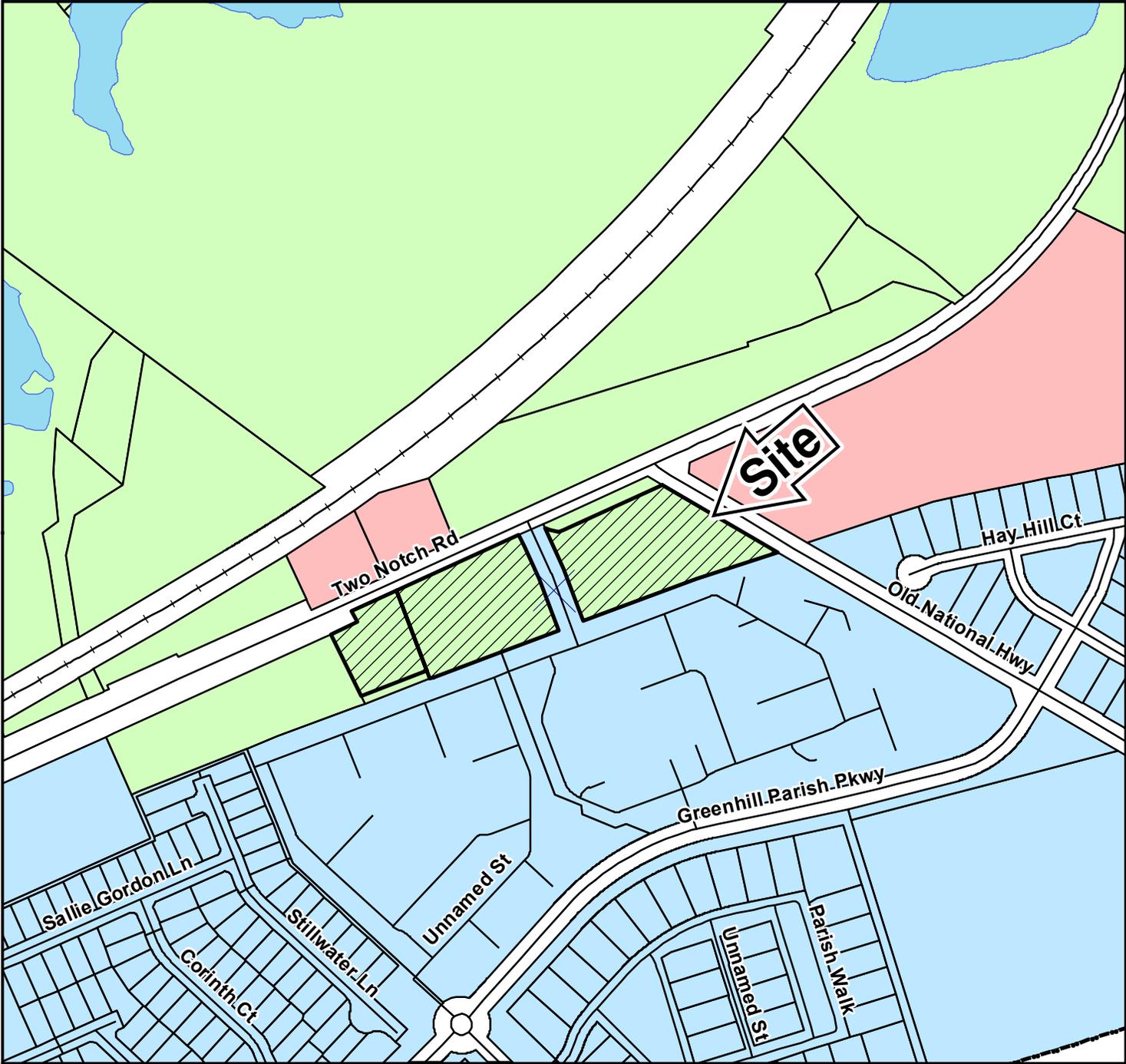
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 19-025 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

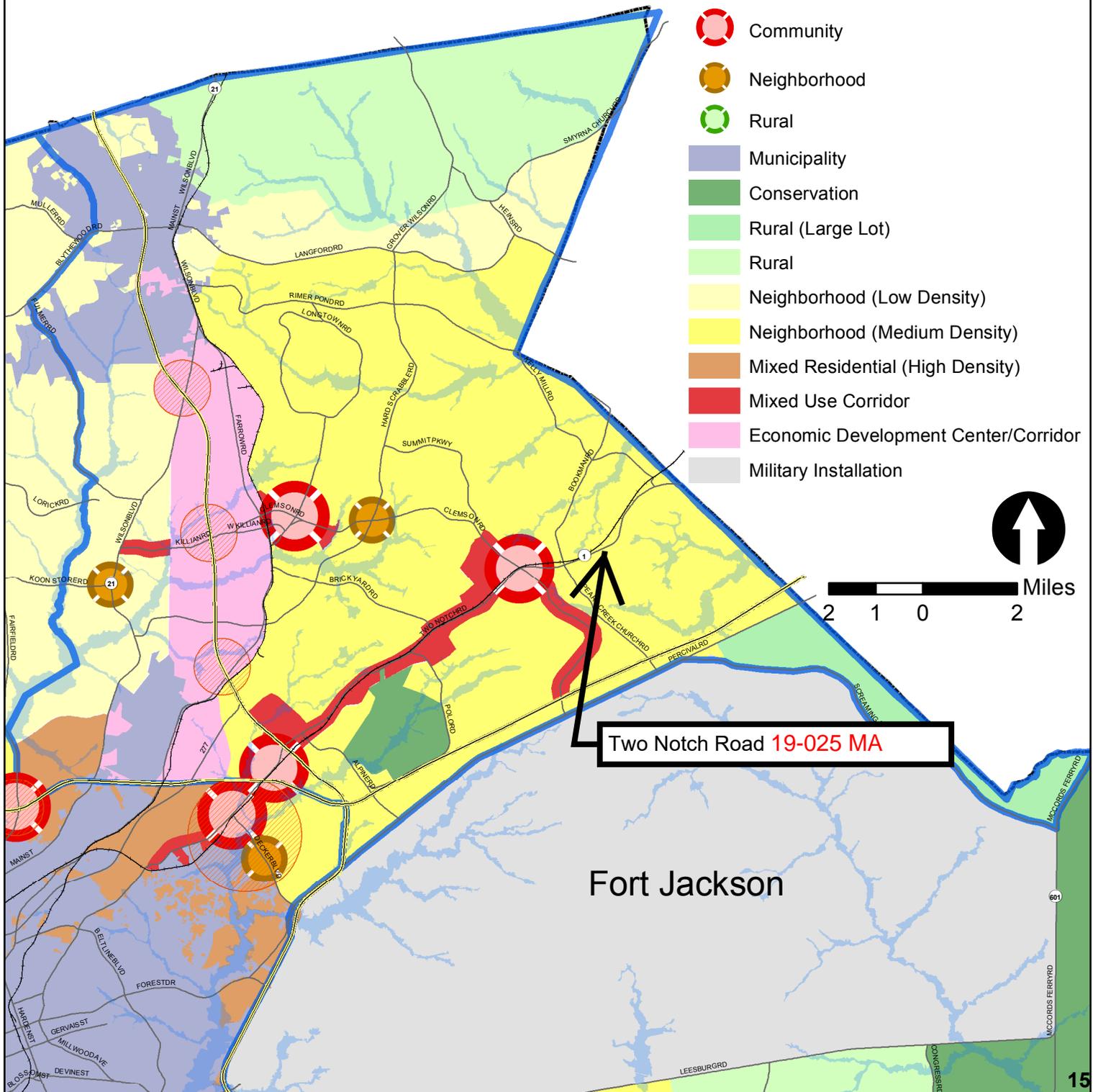


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: July 1, 2019
RC PROJECT: 19-026 MA
APPLICANT: Paul Elias

LOCATION: Longwood Road

TAX MAP NUMBER: R16100-02-02, 16 (Portion of) & 21 (Portion of)
ACREAGE: 15 acres
EXISTING ZONING: M-1
PROPOSED ZONING: HI

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Undeveloped
<u>South:</u>	M-1 / M-1	Vacant warehouse / Undeveloped
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	M-1 / RU	Undeveloped / Undeveloped

Discussion

Parcel/Area Characteristics

The site is comprised of numerous parcels in various stages of developed. Majority of the subject parcels are non-developed with a few non-residential structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property (China Jushi), industrial uses including warehousing, transportation, manufacturing, and processing, undeveloped property, Alvin S Glenn Detention Center, and sparse residential on the fringes. The subject site has frontage along Longwood

Road. Longwood Road is an undivided two-lane major collector. The Shop Road extension further north will be a four-lane divided minor arterial. North of the site is the developing China Jushi facilities zoned M-1. East of the site is undeveloped property and zoned M-1. South is undeveloped and limited residential zoned RU and M-1. Further west of the site is Bluff Road park, undeveloped properties, commercial, and sparse residential uses zoned M-1 and HI.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADT's). This section of Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) “C”.

The 2018 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 600 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Bluff 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.

An Alternative Transportation enhancement project is currently underway for this section of Bluff Road from Windy Road to Carswell Road. This project will be installing bike lanes and

sidewalks along this section of Bluff Road. It is currently in the design/development phase **R16100-02-02** with an undetermined completion date.

The Richland Penny currently is undertaking construction for the Shop Road Extension Phase 1 project. This will create a four-lane divided highway between Pineview Road and Longwood Road.

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

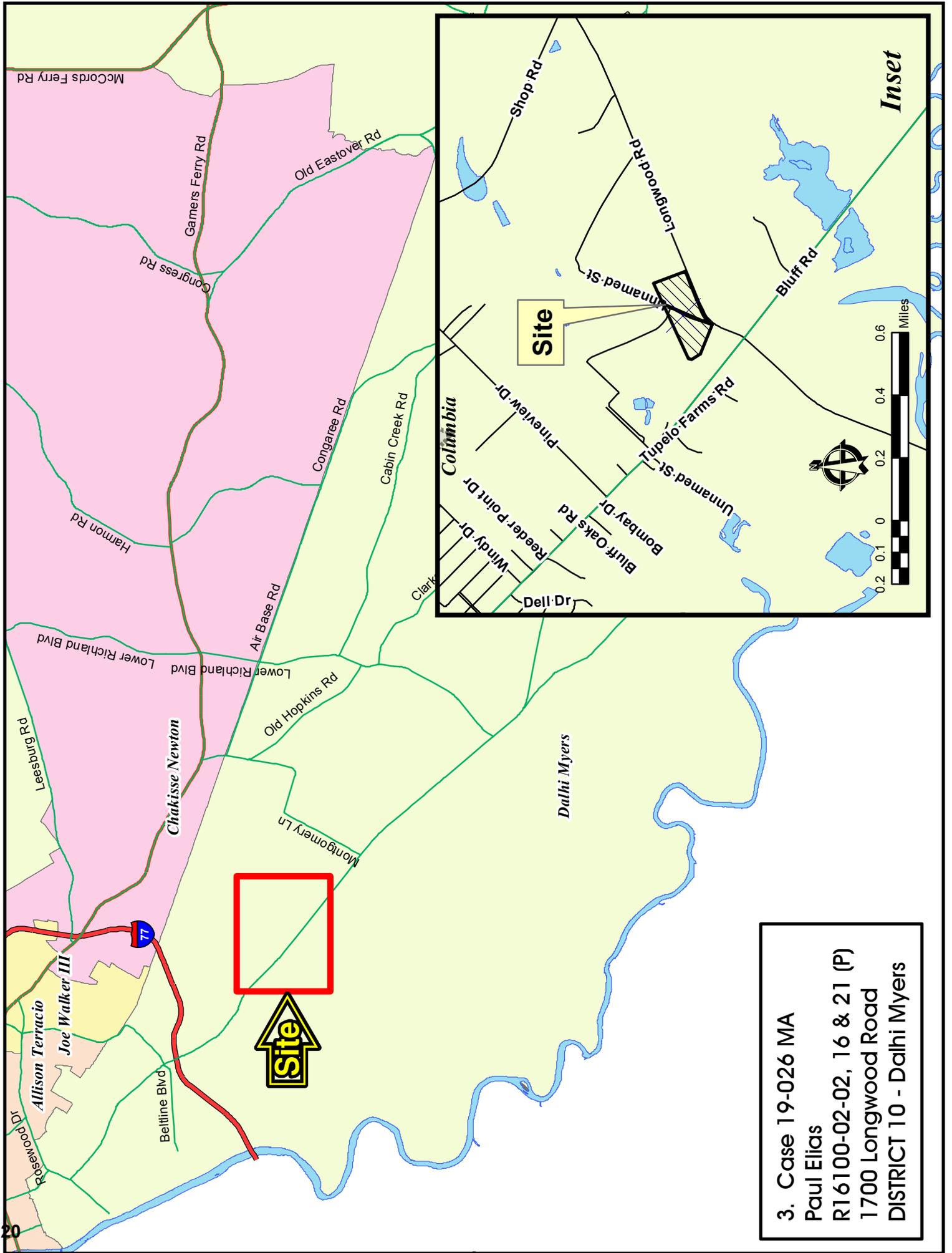
Conclusion

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be similar in character with the existing zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “industrial and business parks are the preferred land use for these areas” where the subject site is part of the Pineview Industrial Park.

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

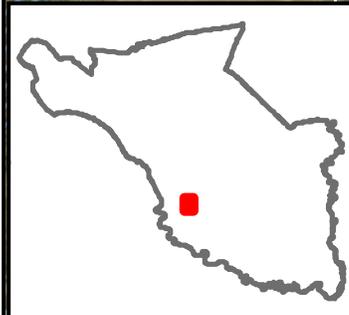
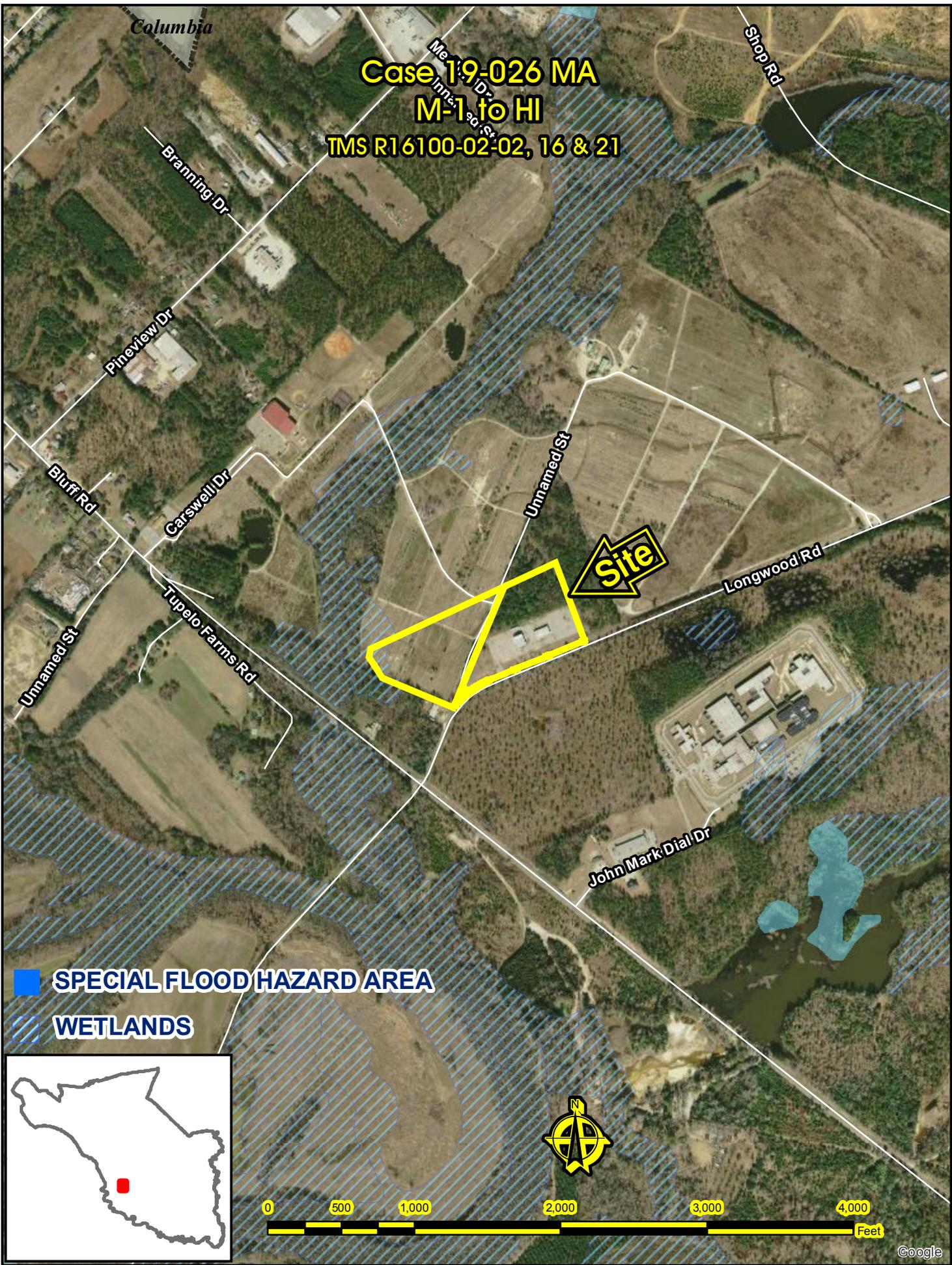
Zoning Public Hearing Date

June 25, 2019.



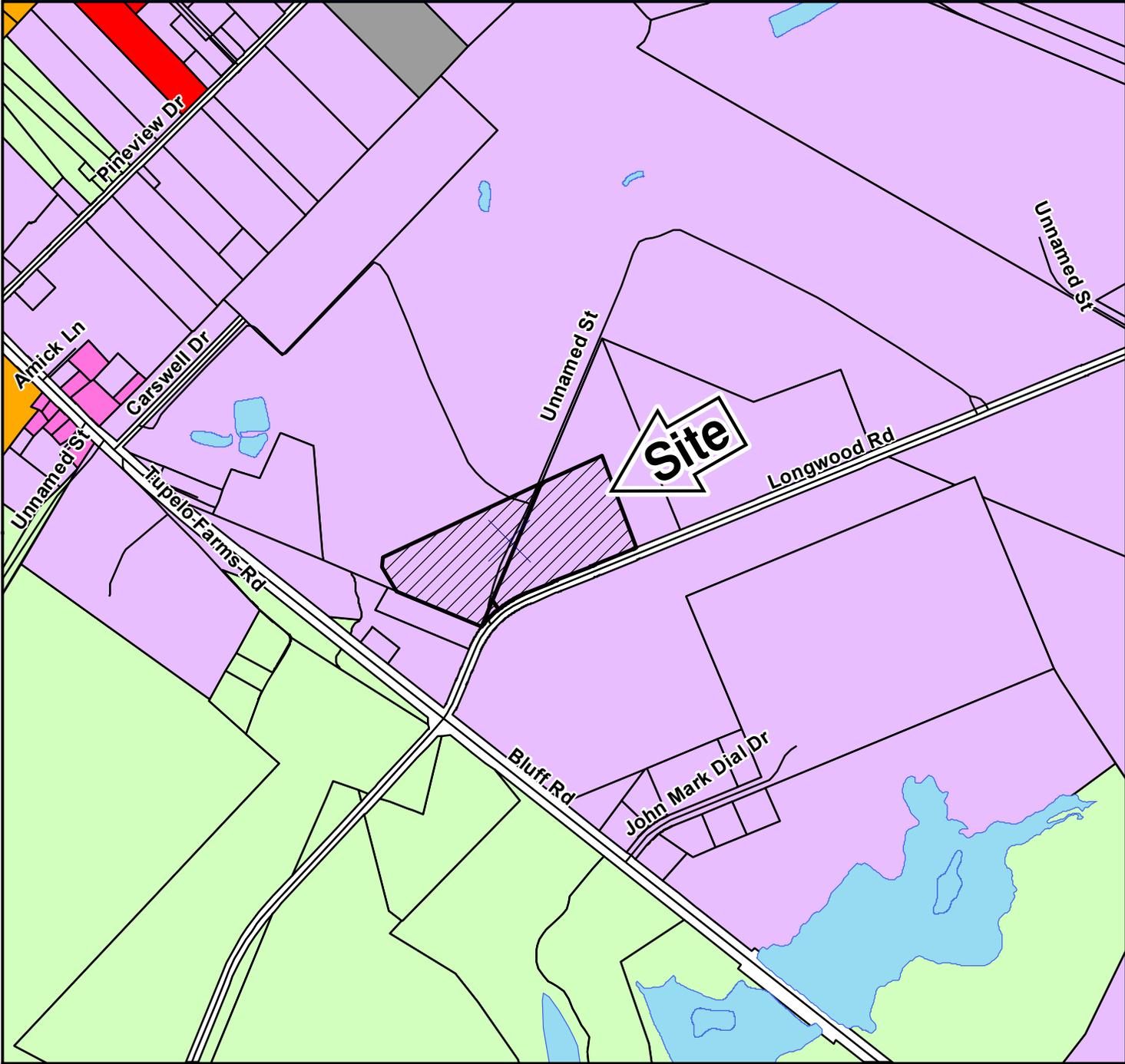
3. Case 19-026 MA
 Paul Elias
 R16100-02-02, 16 & 21 (P)
 1700 Longwood Road
 DISTRICT 10 - Dalhi Myers

Case 19-026 MA
M-1 to HI
TMS R16100-02-02, 16 & 21



Case 19-026 MA

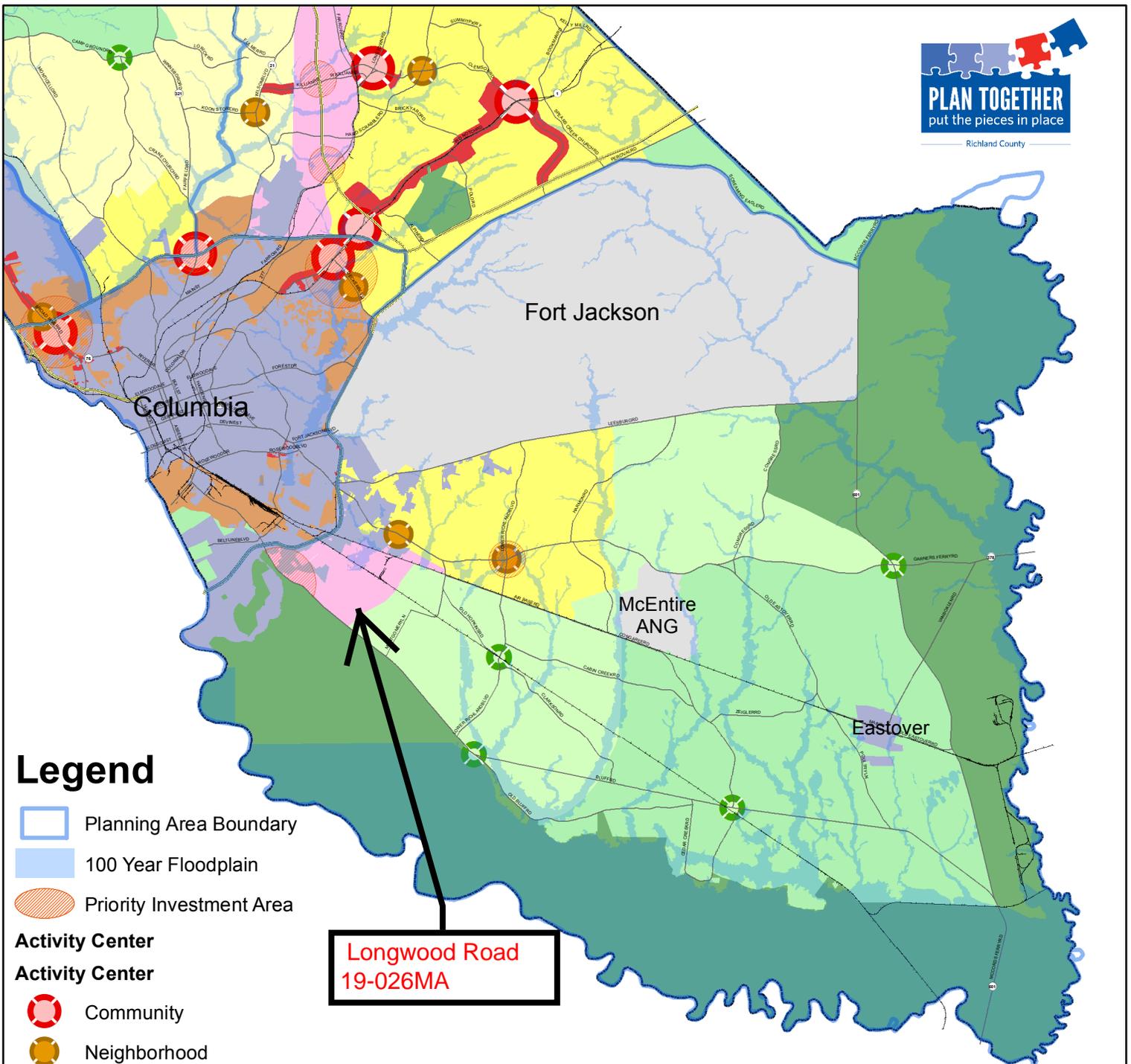
M-1 to HI



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

**Longwood Road
19-026MA**

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: July 1, 2019
RC PROJECT: 19-027 MA
APPLICANT: Phil Savage

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R02501-03-22
ACREAGE: 10 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: July 1, 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

The parcel north of the subject site was rezoned from Planned Development District (PDD) to General Commercial District (GC) under case number 11-012MA.

The parcel east of the subject site was rezoned from Rural District (RU) to General Commercial (GC) under case number 03-017MA.

The parcels north of the subject site were rezoned from Neighborhood Commercial (NC) to Planned Development District (PDD) under case number 95-062MA.

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 and characteristics.

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: 160 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Gas Station/Convenience Store with Pumps
<u>South:</u>	RS-LD	Residences
<u>East:</u>	GC / OI	Botanical Nursery / Bank
<u>West:</u>	RU / RU	Place of Worship / Residence

Discussion

Parcel/Area Characteristics

The subject parcel contains frontage along Dutch Fork Road. It is located at the intersection of Dutch Fork Road and Rauch-Metz Road. This section of Dutch Fork Road is a two-lane undivided Minor Arterial without sidewalks and streetlights along this section. The general area is comprised of large-lot residentially developed properties, smaller lot properties with residences, smaller-scale commercial and office uses, and undeveloped properties. The immediate area consists of limited commercial, office, and institutional uses along Dutch Fork Road. Residences which abut the property on the south and southwest are zoned RS-LD and RU, respectively. West of the site is a RU zoned parcel (place of worship). North of the site is a convenience store with pumps zoned PDD. East of the site is a bank zoned OI and a botanical nursery zoned GC.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located approximately 1.05 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located at the site. The Ballentine fire station (station number 17) is located on Broad River Road, approximately 2.35 miles east of the subject parcels.

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

Plans & Policies

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

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more

open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,500 Average Daily Trips (ADTs). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "F".

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

Conclusion

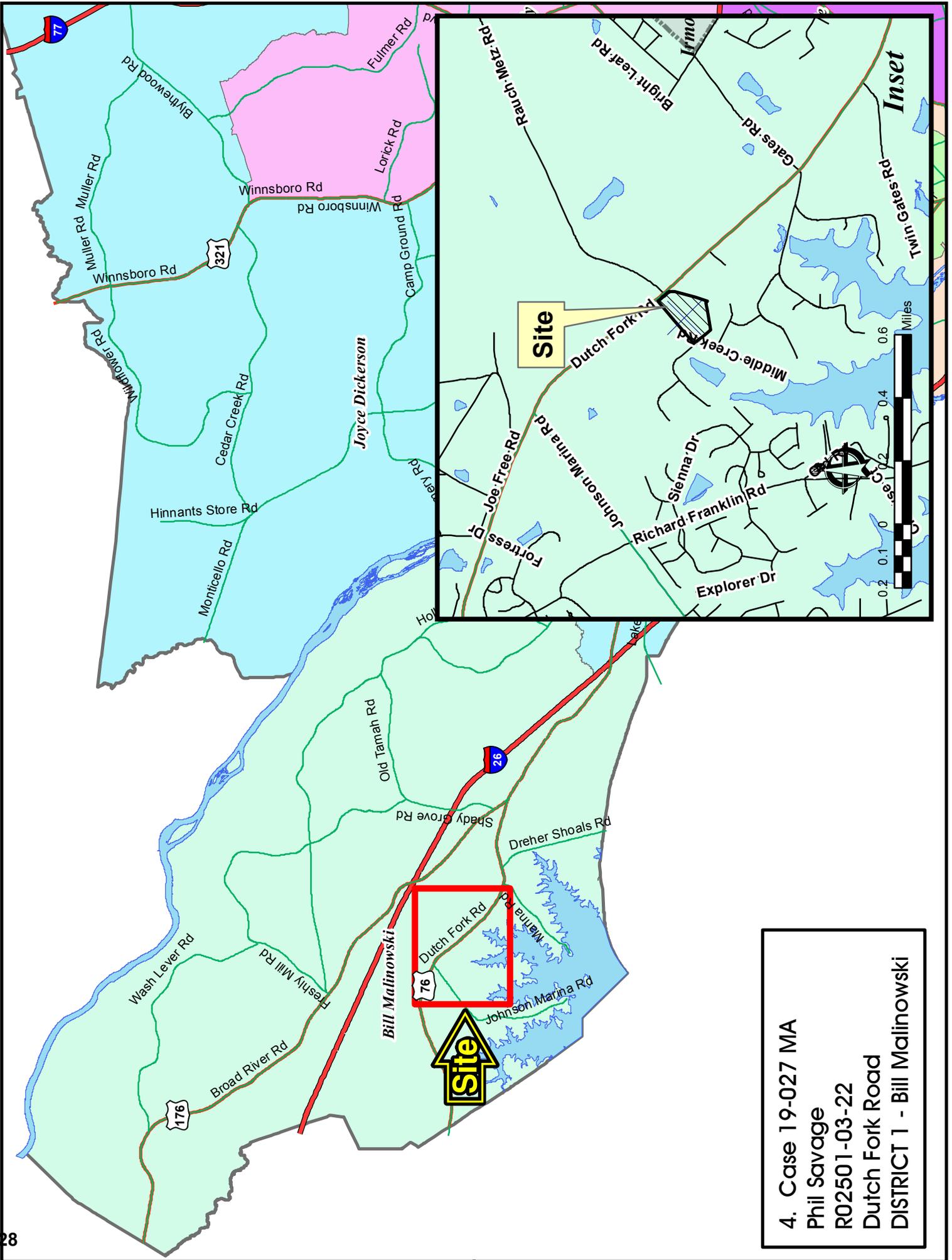
Staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

For the Neighborhood (Low-Density) future land use designation, the Comprehensive Plan recommends neighborhood scale commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction of a primary arterial and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center.

Further, while the requested zoning district may be compatible with the zoning of the abutting parcel, the land uses permitted under the GC would be out of character with the surrounding land uses and other zoning districts in the immediate area and may be considered an encroachment into a residentially zoned and developed area.

Zoning Public Hearing Date

July 25, 2019.



4. Case 19-027 MA
 Phil Savage
 R02501-03-22
 Dutch Fork Road
 DISTRICT 1 - Bill Malinowski

Case 19-027 MA
RU to GC
TMS R02501-03-22



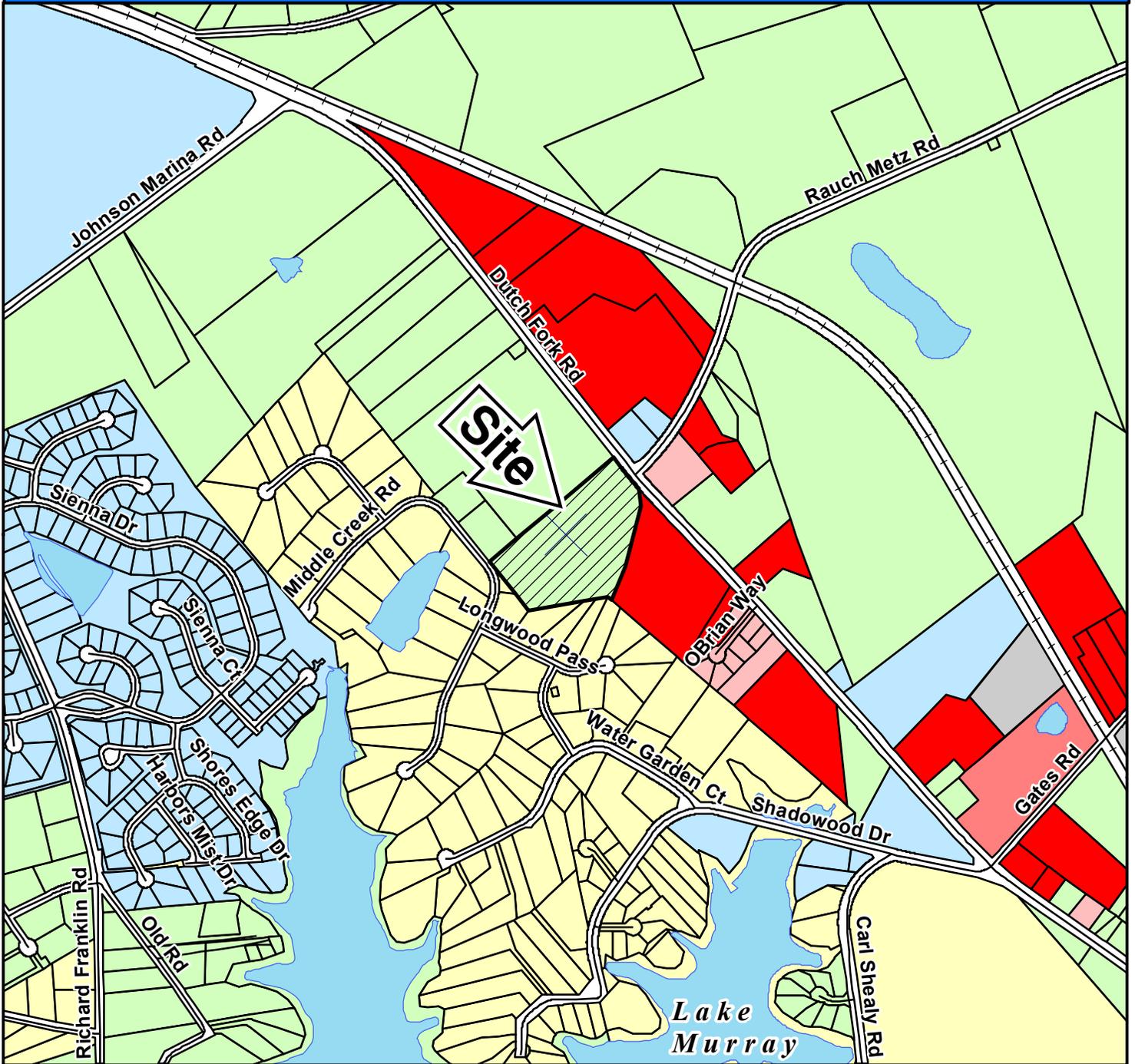
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 19-027 MA RU to GC

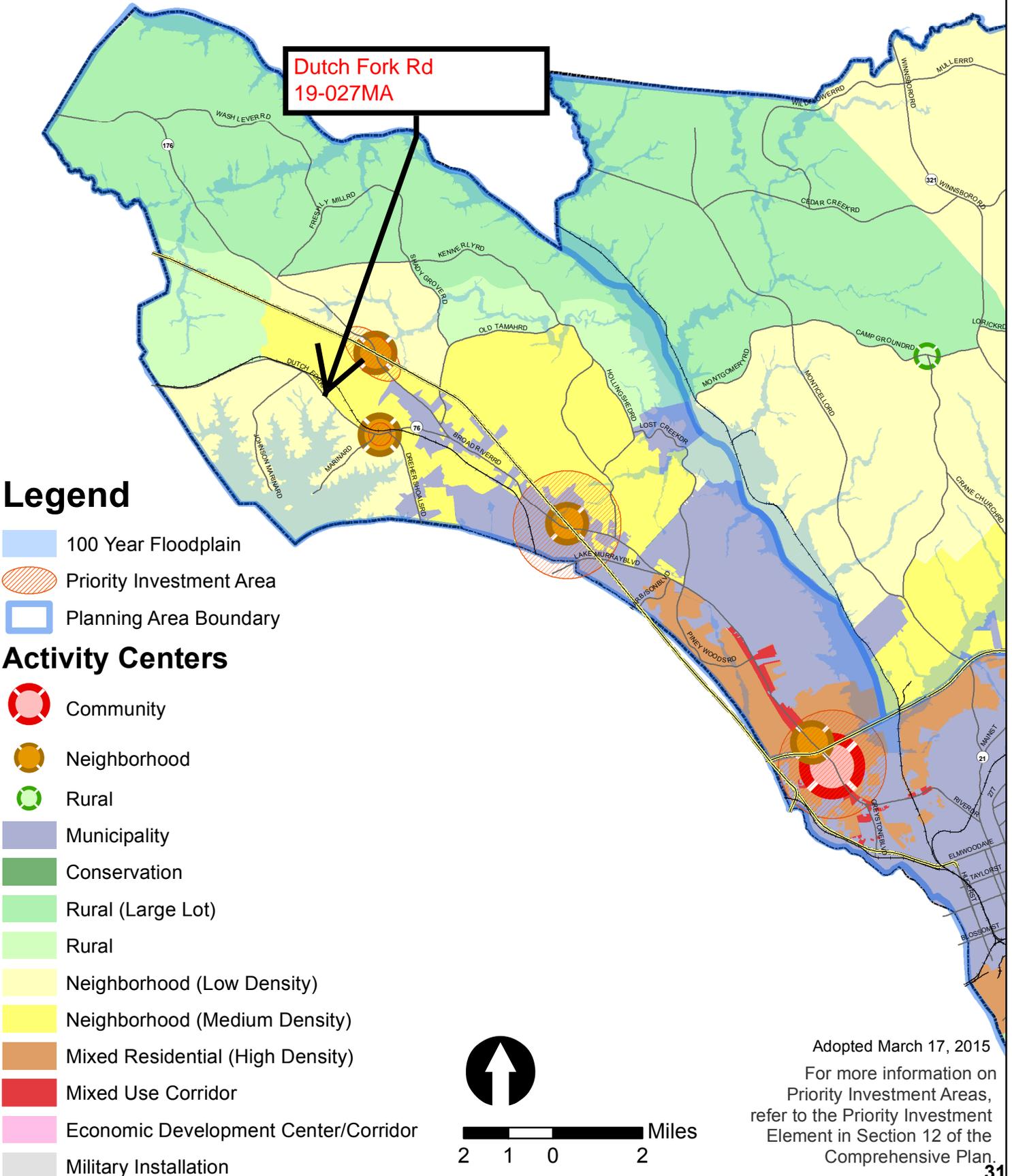


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: July 1, 2019
RC PROJECT: 19-028MA
APPLICANT: Lanier Bowman

LOCATION: 1526 Elmtree Road

TAX MAP NUMBER: R16414-05-04
ACREAGE: .52 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 3.

- 3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-LD).

Zoning History for the General Area

A request to rezone a parcel north of the subject site along Leesburg Road from General Commercial (GC) to Residential Single-family Low Density District (RS-LD) under case number 18-045MA was withdrawn.

A parcel north of the subject site with frontage on Leesburg Road and Patterson Road was rezoned from Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 05-016MA.

A parcel northwest of the site with frontage on Leesburg Road was rezoned from Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 95-016MA.

Two parcels northwest of the site with frontage on Leesburg Road were rezoned Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 98-054MA.

A parcel north of the site with frontage on Leesburg Road was rezoned from Residential Single-family Low Density District (RS-LD) to Neighborhood Commercial (NC) District under case number 05-092MA.

Three parcels north of the site with frontage on Leesburg Road were rezoned to General Commercial (GC) District under case numbers 94-022MA, 96-024MA and 00-033MA.

Zoning District Summary

The OI District 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 intended to best fulfill the intent of this chapter.

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

Discussion

Parcel/Area Characteristics

The subject parcel is a typical residential lot containing a residential structure with about a hundred (100) feet of frontage along Elmtree Road. Elmtree Road is a two-lane local road without sidewalks or streetlights and is characterized by single-family residential uses. The adjacent properties are all zoned RS-LD, with residences to the north, west, and south. A place of worship is located immediately east of the subject parcel.

Public Services

The subject parcel is within the boundaries of Richland School District One. Annie Burnside Elementary School is located approximately 0.37 miles south of the subject parcel along Patterson Road. Records indicate water and sewer service is provided by the City of Columbia. There are fire hydrants located approximately 0.11 miles northwest and southwest of the subject parcel on Patterson Road. The Atlas Road fire station (Station number 8) is located approximately 0.94 miles south of the subject site on Atlas Road.

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

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #255) located north of the subject parcel on Leesburg Road identifies 25,100 Average Daily Trips (ADTs). Leesburg Road is classified as a four-lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Lower Richland Blvd is currently operating at Level of Service (LOS) “D”.

The 2018 SCODT traffic count (Station #367) located southeast of the subject parcel on Hazelwood Road/Fairmont Road identifies 4,300 ADTs. Hazelwood Road/Fairmont Road is classified as a two-lane undivided major collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Hazelwood Road/Fairmont Road is currently operating at 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 a variety of improvements planned or programmed for this section of Leesburg Road and others within the general proximity of the subject parcel through SCDOT and the Richland County Penny Sales Tax.

- SCDOT Widening & New Location – Widening Project, Leesburg Road from Fairmont to Lower Richland Boulevard
 - Will include sidewalks and bike lanes as part of the Penny Program along Leesburg Road
- SCDOT Operational & Safety – Intersection Improvement, Leesburg Road at Patricia Drive
 - Will include sidewalks and bike lanes as part of the Penny Program along Leesburg Road
- SCDOT Rehab & Resurfacing – Rehabilitation of Roadway Pavement, Patricia Drive

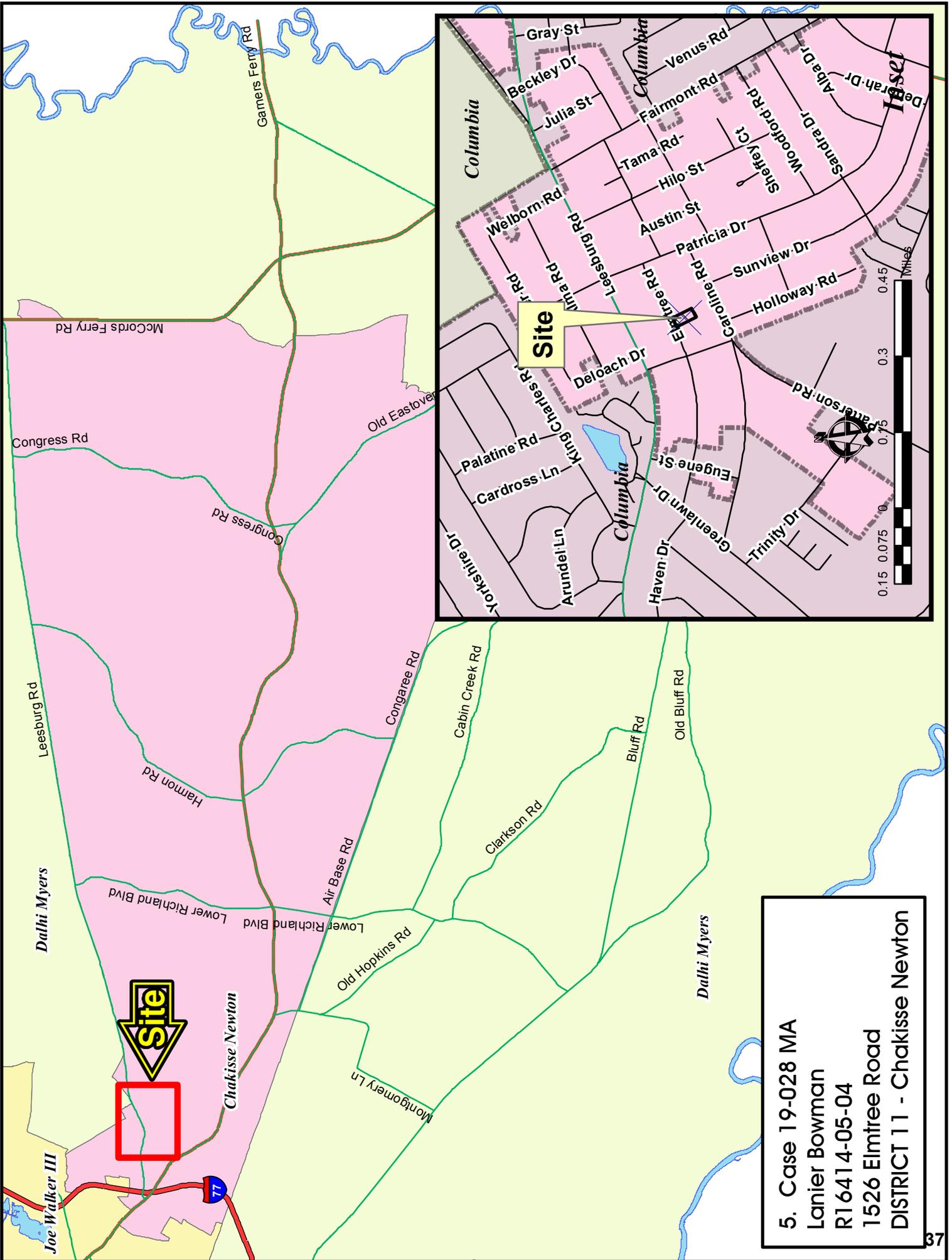
Conclusion

Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) future land use designation.

The proposed zoning district would not be consistent with the recommendations of the Comprehensive Plan where, “Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” Additionally, the uses allowed under the OI district would be out of character with the surrounding, residential uses and could be considered encroachment of incompatible land uses.

Zoning Public Hearing Date

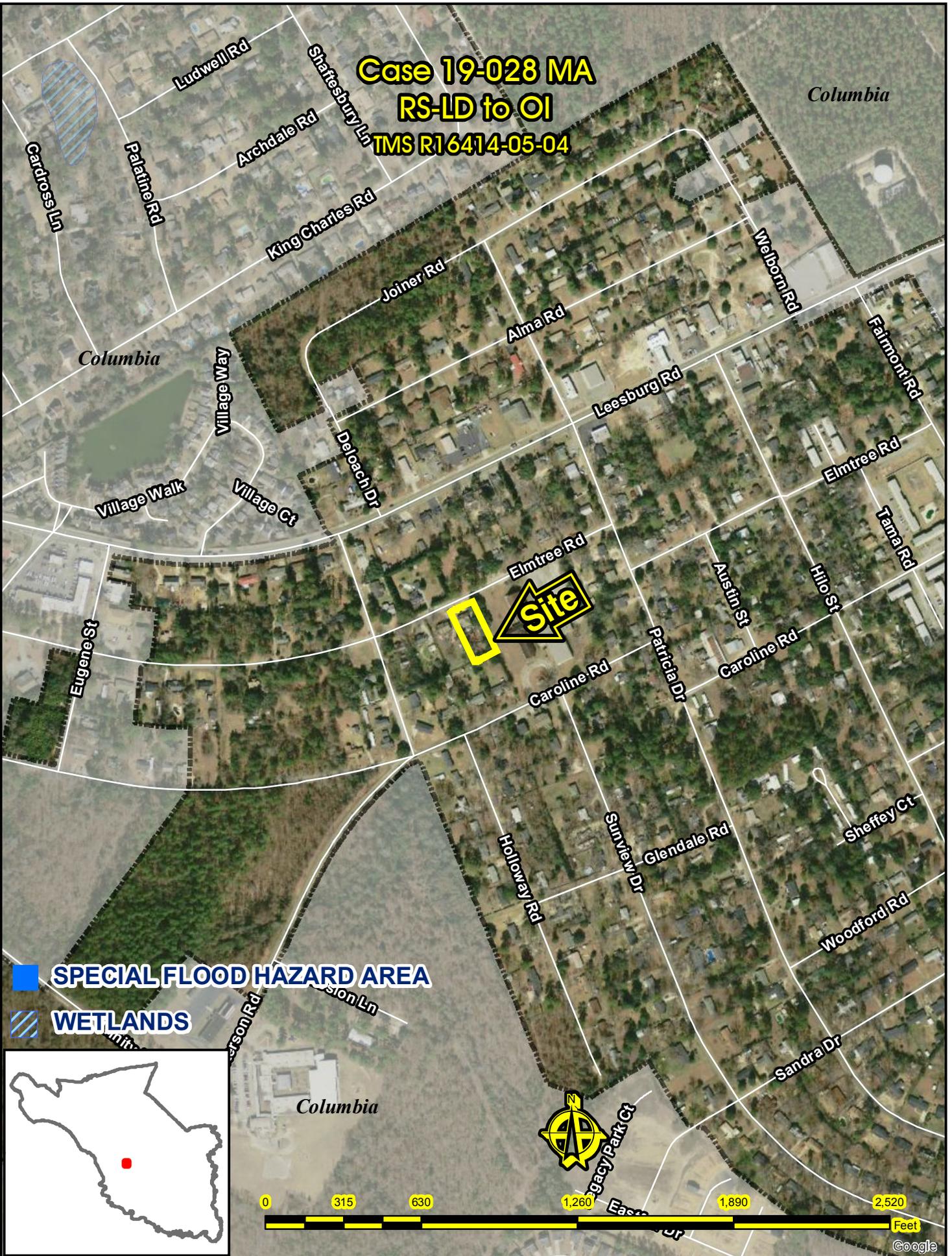
July 25, 2019.



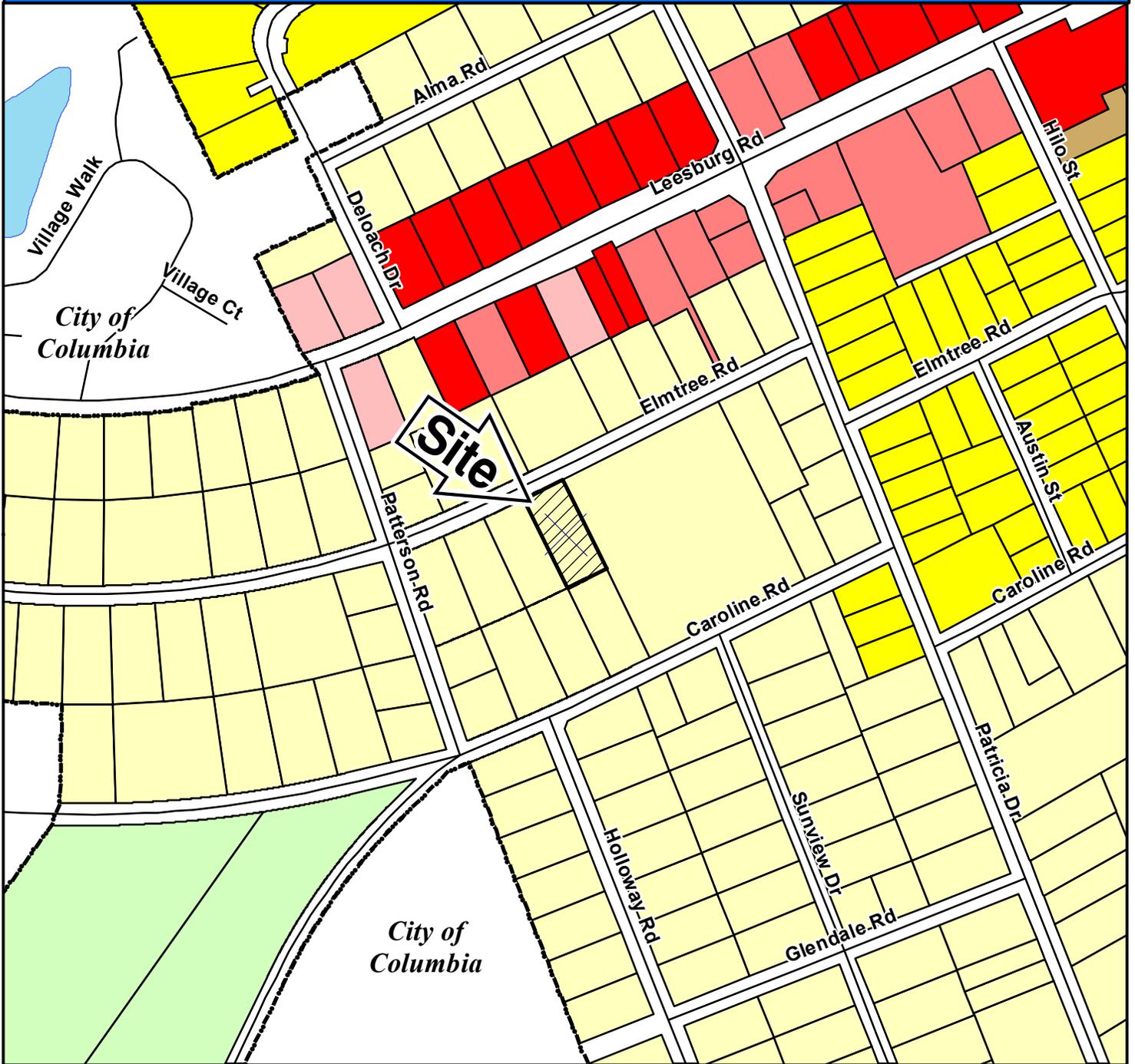
5. Case 19-028 MA
 Lanier Bowman
 R16414-05-04
 1526 Elmtree Road
 DISTRICT 11 - Chakisse Newton

Case 19-028 MA
RS-LD to OI
TMS R16414-05-04

Columbia

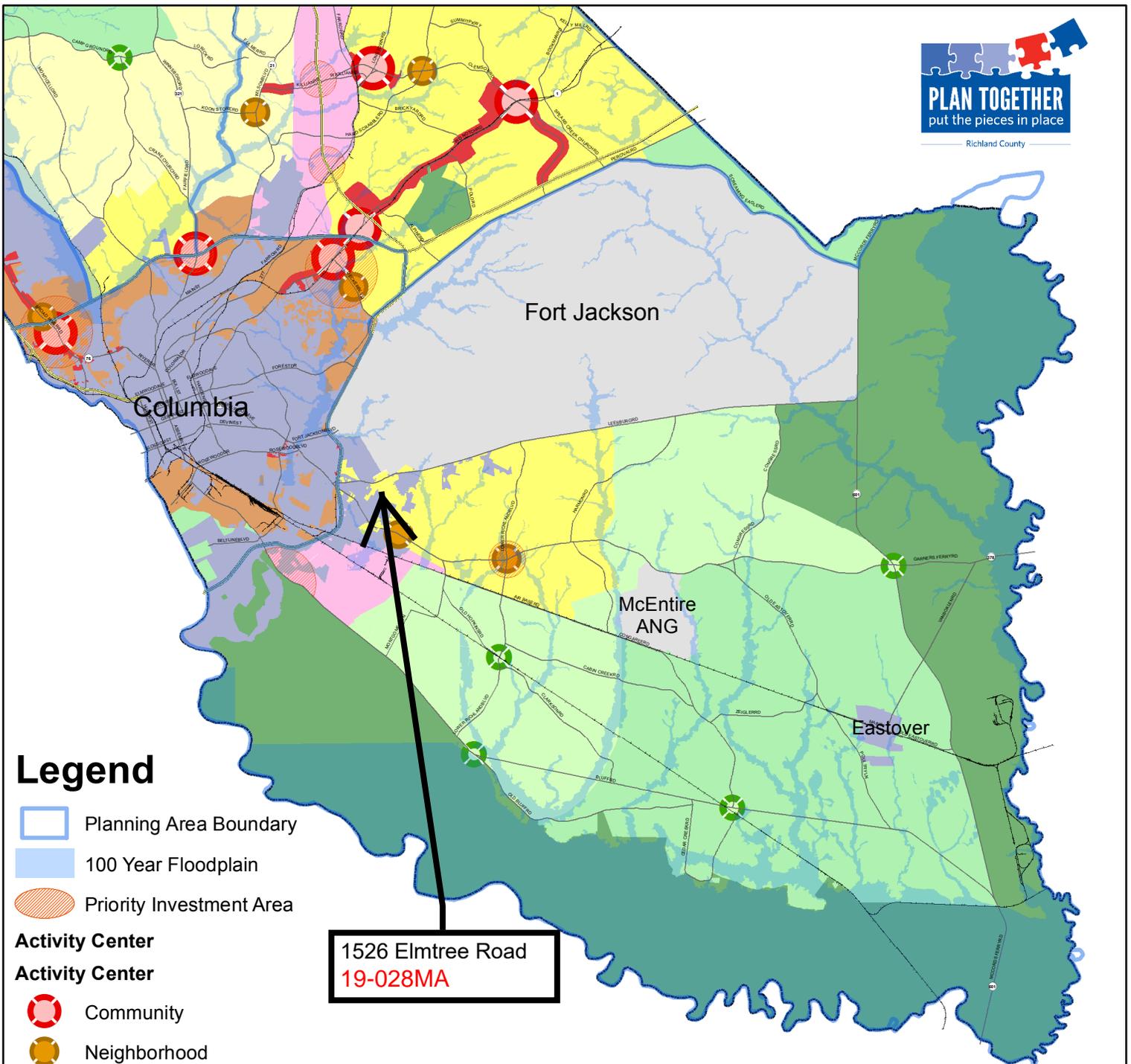


Case 19-028 MA RS-LD to OI



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI			
	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

1526 Elmtree Road
19-028MA

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

Miles



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 1, 2019
RC PROJECT: 19-029MA
APPLICANT: John Sells

LOCATION: 1323 Means Avenue

TAX MAP NUMBER: TMS# R07307-05-07
ACREAGE: .6 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-MD

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 4.

4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning for the subject parcel as adopted September 7, 1977 was Office and Institutional (OI) District.

Zoning History for the General Area

There have been no recent map amendments in the general area.

Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 3 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD / OI	Residence / Drinking establishment
<u>South:</u>	RS-MD / GC	Residence / Air Conditioning Sales Store
<u>East:</u>	RS-MD	Residences
<u>West:</u>	OI / GC	Residence / Drinking establishment

Discussion

Parcel/Area Characteristics

The subject parcel is currently undeveloped. It has frontage along Means Avenue and Greenville Circle. Both are local roads without sidewalks and limited streetlights. The general area is characterized by commercial and office uses along Broad River Road, with single-family residential uses as you move off of Broad River. The immediate area is characterized by residences zoned RS-MD with frontage along Greenville Circle and commercial and office uses zoned GC and OI along Broad River Road.

Public Services

The subject parcel is within the boundaries of Richland School District One. Saint Andrews Middle School is located approximately 0.2 miles west of the subject site on Arrowwood Road. The Saint Andrews fire station (station number 6) is located about 1.3 miles north of the subject site on Briargate Circle. There is a fire hydrant immediately adjacent to the subject parcel on Means Avenue. Water and sewer service would be provided through the City of Columbia.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High Density)***.

The subject parcel falls within **Priority Investment Area 4 (Broad River and Bush River)**, which consists of a larger commercial corridor with opportunities for redevelopment. This area is intended as a high activity area with many opportunities to redevelop aging commercial centers and revitalize surrounding neighborhoods. Investments should include partnerships with the City of Columbia for redevelopment of Dutch Square Mall and St. Andrews areas and to provide necessary infrastructure investments to foster redevelopment.

Land Use and Character

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range

of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Broad River Road Community and Corridor Neighborhood Master Plan

Transition Mixed-use District

The Transition Mixed-use District is characterized by medium-density, neighborhood-scaled mixed of uses located in 2 to 3 story buildings. The district generally encompasses areas within ½-mile walking radius of the “redevelopment nodes”. This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, with emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale, and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care and medical clinics, day-care centers, and pocket parks.

Traffic Characteristics

The 2018 SCDOT traffic count (station #183) located west of the subject parcel along Broad River Road identifies 32,300 Average Daily Trips (ADT). This section of Broad River Road is classified as a five-lane undivided Primary Arterial maintained by SCDOT with a design capacity of 33,600 ADTs. This section of Broad River Road is 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.

The Richland Penny currently has proposed bike lanes for this section of Broad River Road. It is currently in the design phase.

There are no planned or programmed improvements to this section of Broad River Road through SCDOT.

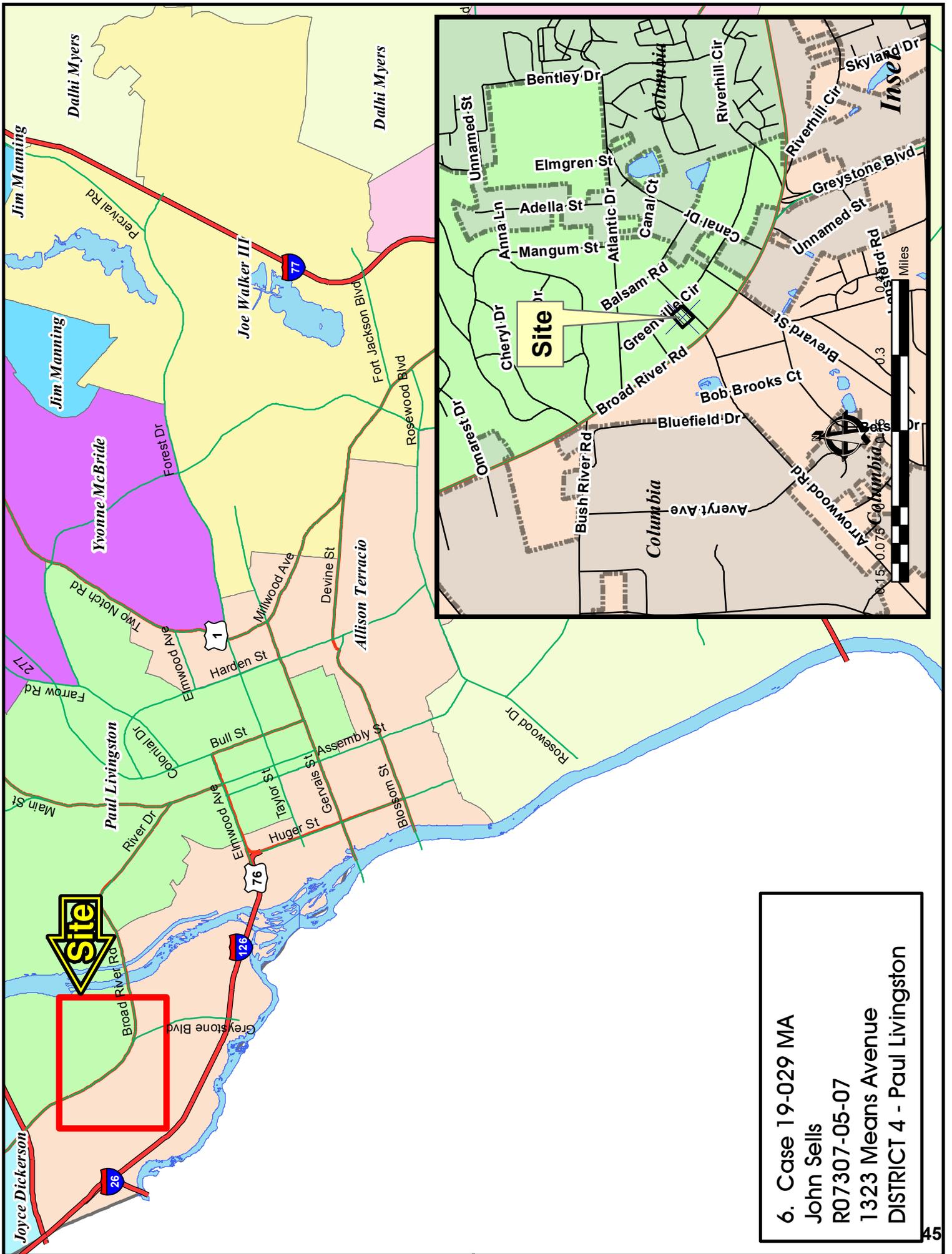
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, *“residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate...”* in the Mixed Residential future land use designation. In addition, the requested zoning district would be compatible with the uses and zoning districts found within the immediate area.

While the Broad River Road Community and Corridor Plan calls for non-detached single-family housing within the Transition Mixed-use District, staff believes the proposed rezoning is in character with the overall objectives and goals for infill development not found along a major corridor.

Zoning Public Hearing Date

July 23, 2019.

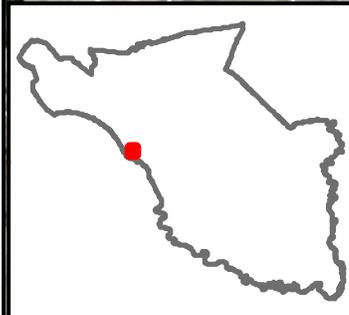


6. Case 19-029 MA
 John Sells
 R07307-05-07
 1323 Means Avenue
 DISTRICT 4 - Paul Livingston

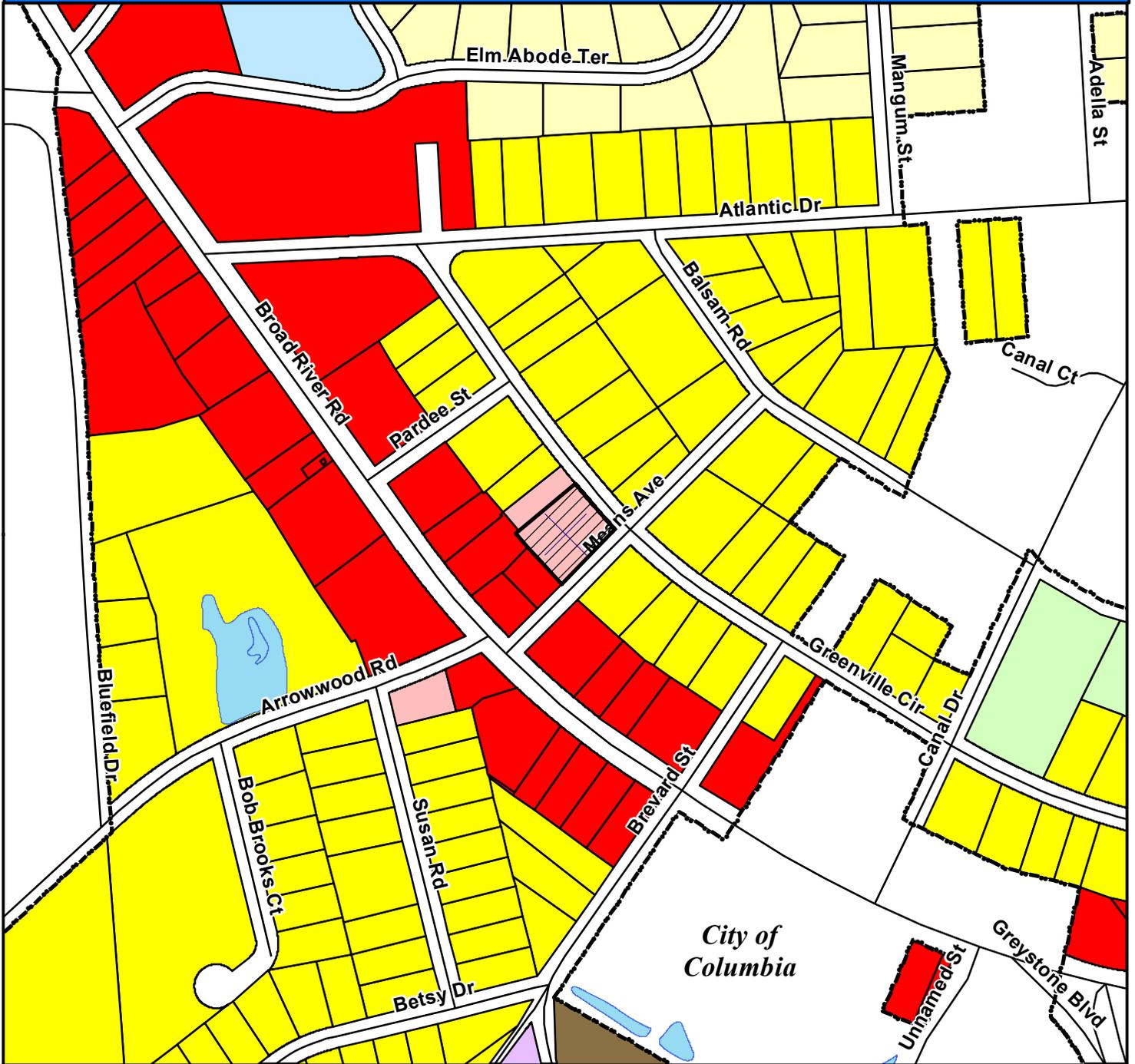
Case 19-029 MA
OI to RS-MD
TMS R07307-05-07



SPECIAL FLOOD HAZARD AREA
WETLANDS



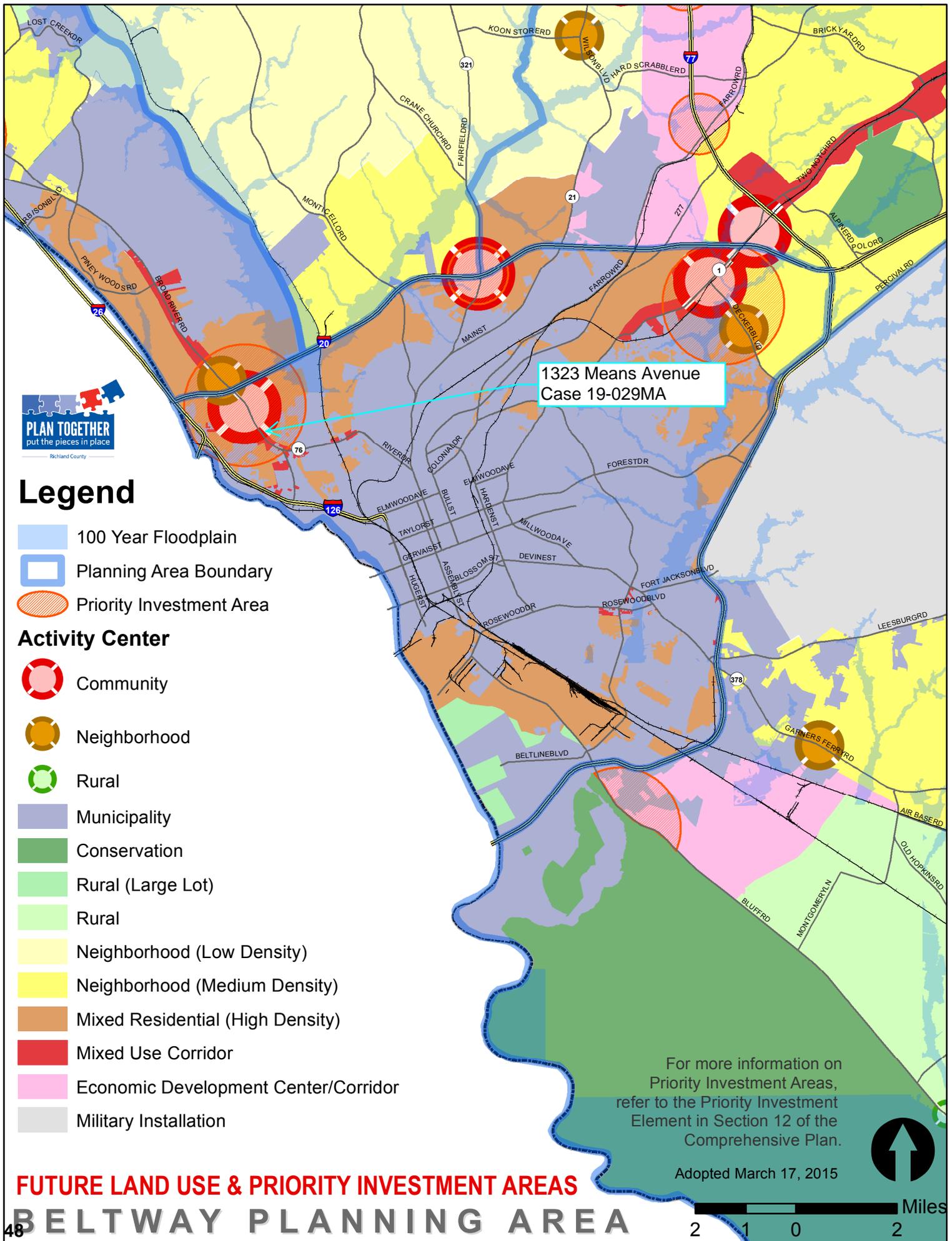
Case 19-029 MA OI to RS-MD



ZONING CLASSIFICATIONS

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





Legend

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

1323 Means Avenue
Case 19-029MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 1, 2019
RC PROJECT: 19-030MA
APPLICANT: Madison Pickrel

LOCATION: 230-258 Sandfarm Trail

TAX MAP NUMBER: R20400-01-05 through 08, 14, & 15
ACREAGE: 65.41 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Residential Single-family Low Density District (RS-LD) parcels north of the subject parcels with frontage on Sandfarm Trail were rezoned from Rural District (RU) to RS-LD under case number 08-016MA.

The PDD parcels east of the site were rezoned to Planned Development District (PDD) under case number 85-60MA.

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. 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: 237 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	Developing Residential Subdivision (The Falls)
<u>South:</u>	PDD	Residential Subdivision (Highlands)
<u>East:</u>	PDD / RU	Developing Residential Subdivision (The Falls) / Residence
<u>West:</u>	TROS	Windermere Golf Course

Discussion

Parcel/Area Characteristics

The subject parcels are primarily non-developed, wooded lots with limited structures. The parcels have frontage along Sandfarm Trail, a private unpaved road. The general area consists of residential subdivisions, two larger tracts in the process of being developed, a golf course, some undeveloped property, and limited commercial development as part of PDDs. The immediate area consists of two parcels adjoining the subject sites along Sandfarm Trail with residences zoned RU. North of the subject parcels is a large tract in the process of development for a residential subdivision (The Falls) zoned RS-LD. South of the subject parcels is a residential subdivision (Highlands) zoned PDD. East of the subject parcels is another part of The Falls developing residential subdivision zoned PDD. West of the subject parcels is part of the Windermere golf course zoned TROS.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Ridge View High School is about 1.05 miles south located along Hard Scrabble Road. The Elders Pond Fire Station (station number 34) is located about 2 miles south of the subject parcels on Hard Scrabble Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be

connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2018 SCDOT traffic count (station #436) located east of the subject parcel along Hard Scrabble Road identified 6,400 Average Daily Trips (ADT). This section of Hard Scrabble Road is currently classified as a two-lane minor arterial maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Hard Scrabble Road is 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.

Current and program improvements include the widening of Hard Scrabble Road from two to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) in partnership with the Richland Penny.

The widening of Hard Scrabble Road will not change the functional classification from Minor Arterial.

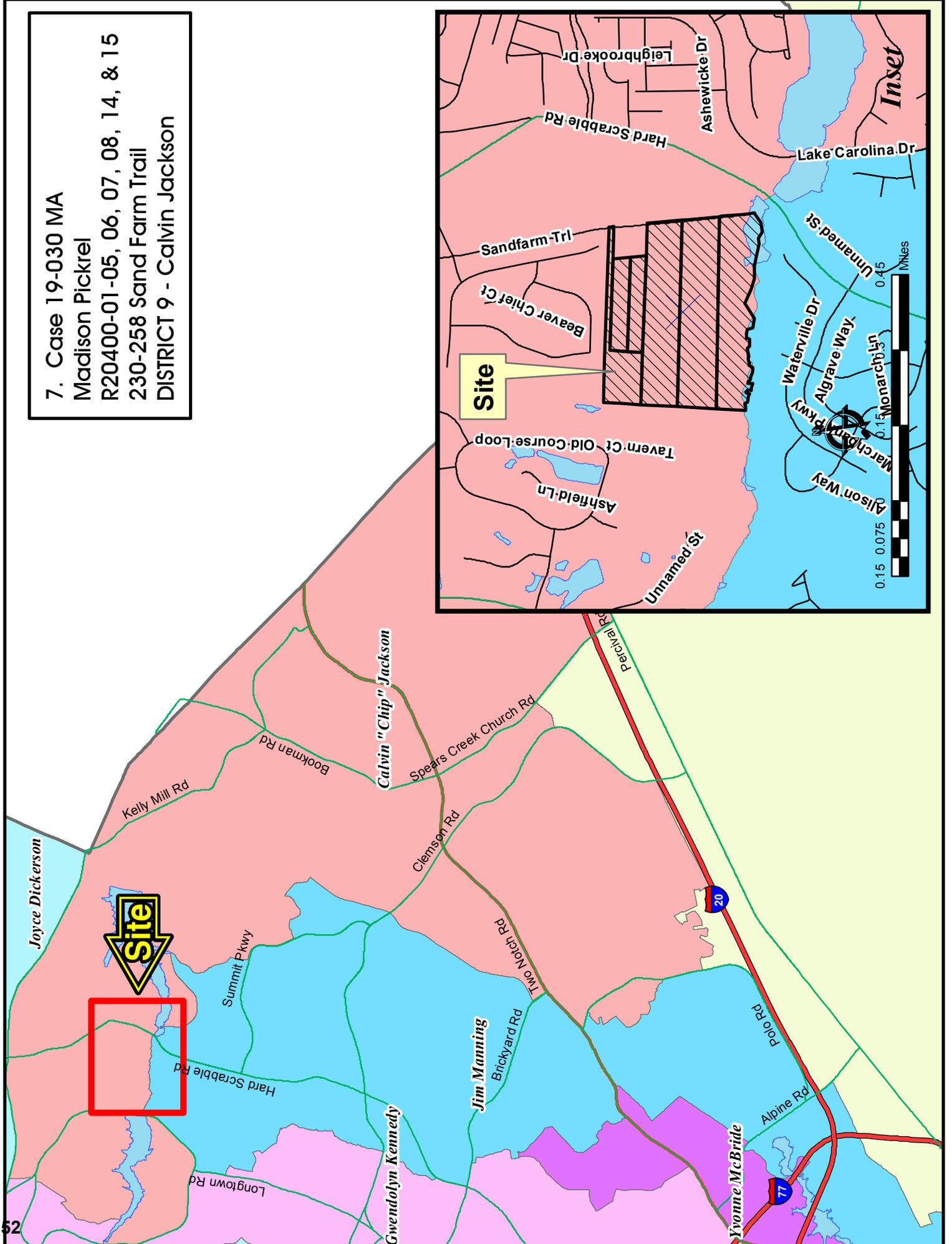
Conclusion

Staff recommends **Approval** of this map amendment. The rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan. The Neighborhood (Medium Density) future land use designation recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

Zoning Public Hearing Date

July 25, 2019

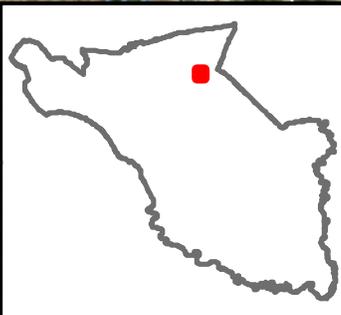
7. Case 19-030 MA
Madison Pickrel
R20400-01-05, 06, 07, 08, 14, & 15
230-258 Sand Farm Trail
DISTRICT 9 - Calvin Jackson



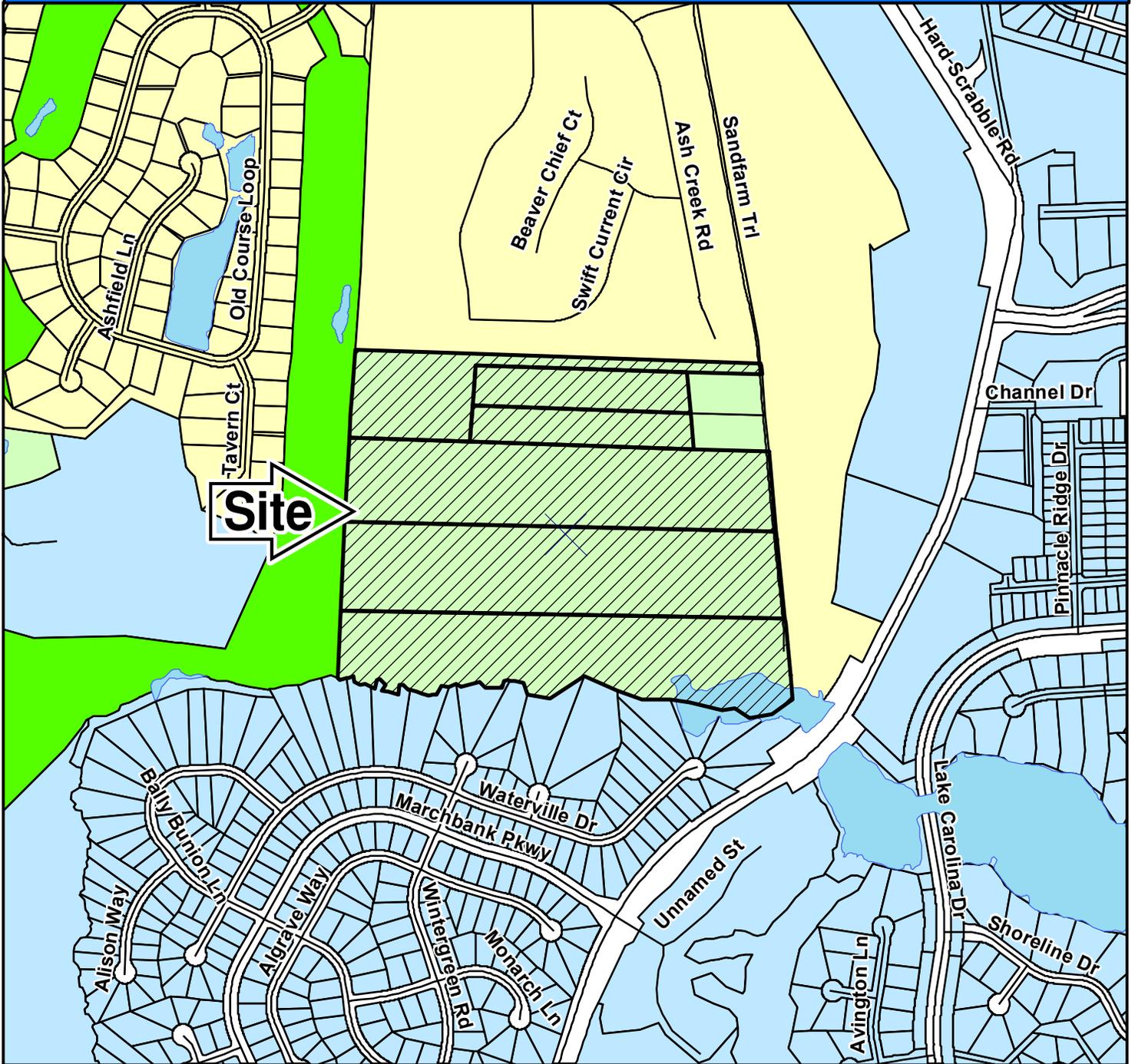
Case 19-030 MA
RU to RS-LD
TMS R20400-01-05, 06, 07, 08, 14, & 15

Site

 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Case 19-030 MA RU to RS-LD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



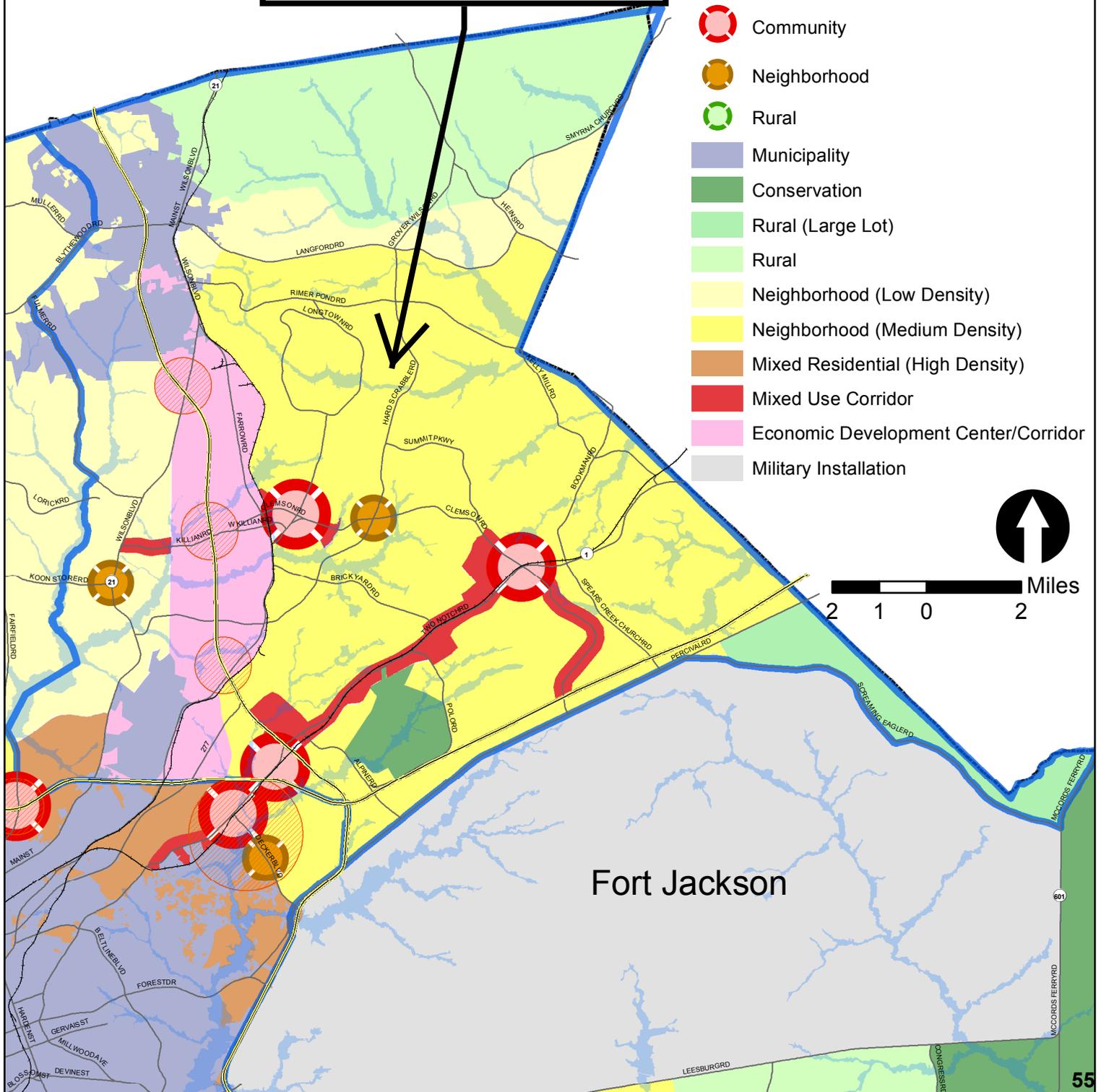
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

230-258 Sand Farm Trail 19-030 MA

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: July 1, 2019
RC PROJECT: 19-031MA
APPLICANT: Mildred B. Taylor

LOCATION: 1216 Killian Loop

TAX MAP NUMBER: R14700-06-05
ACREAGE: 7.21 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-MD

PC SIGN POSTING: June 14, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The RU parcels with frontage along Killian Road and Lib Lucas Road are being considered for rezoning to General Commercial (GC) under case number 19-20MA. The Planning Commission recommended approval at their June 2019 meeting.

The GC parcels south of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel south of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 36 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	Residences / Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	RU / RU	Residences / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is primarily non-developed, with a residential and accessory structures. The site has frontage along Killian Loop Road. This section of Killian Loop Road is a two lane local road without sidewalks or streetlights. The general area is characterized by residential lots of at least one (1) acre or greater. Several large tracts of undeveloped property exist near the subject site. East and south of the subject site are undeveloped properties zoned M-1 and RU, respectively. West and north of the subject site are properties zoned RU with residences and a larger undeveloped tract.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 1.75 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located 0.5 miles south of the subject site on Killian Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.43 miles southeast 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 **Economic Development Center/Corridor**.

Land Use and Design

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

Desired Development Pattern

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,100 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “D”.

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

Conclusion

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

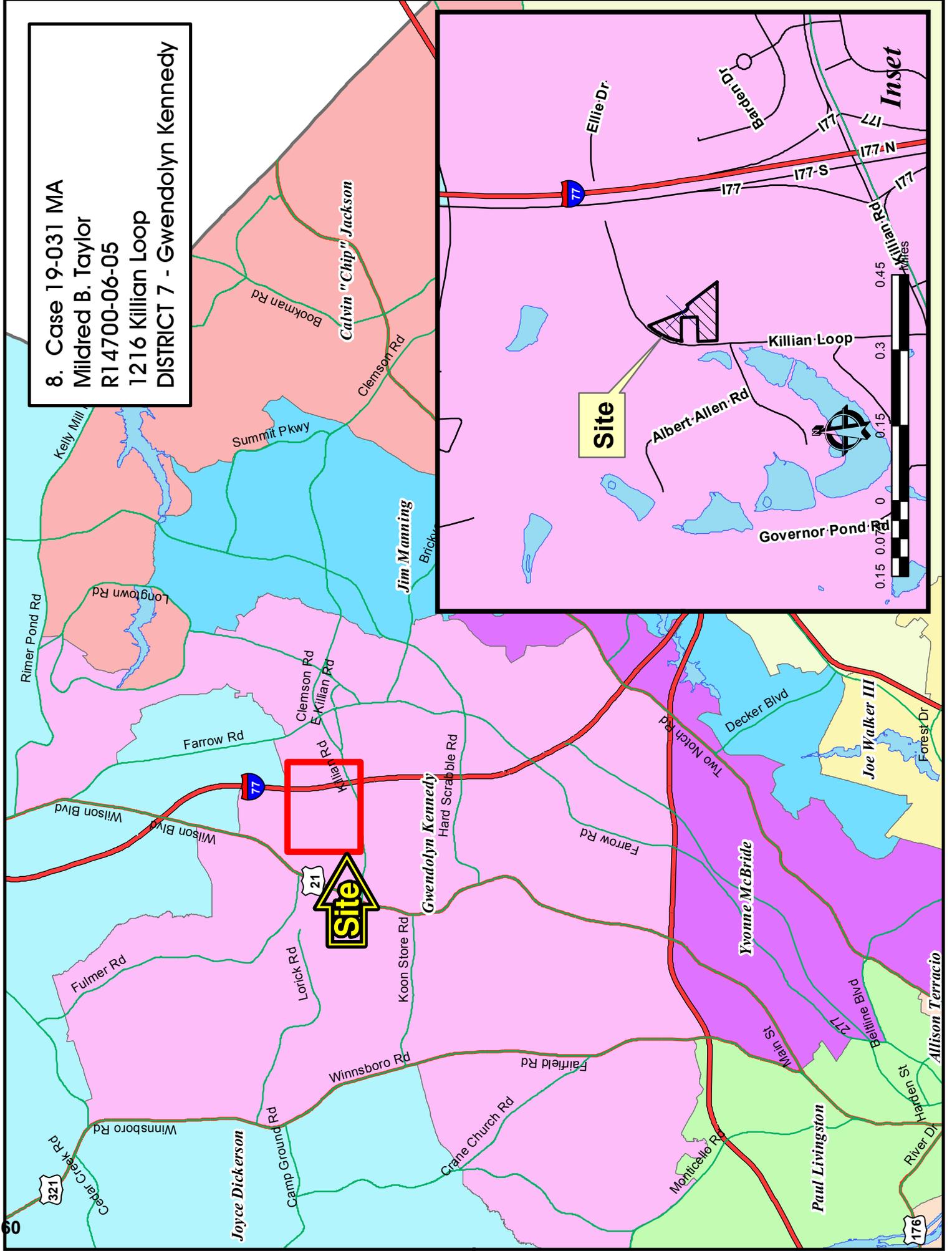
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high density residential uses” where “commercial and residential uses are secondary to employment uses.”

While, the subject site’s location within PIA 7, per its listed intent, generally does not support a rezoning to RS-MD or another single-family district without the supporting employment and/or industrial uses, the proposed request to RS-MD would be in character with the nearby residential uses proximate to nearby employment and commercial per the future land use designation.

Zoning Public Hearing Date

July 23, 2019.

8. Case 19-031 MA
Mildred B. Taylor
R14700-06-05
1216 Killian Loop
DISTRICT 7 - Gwendolyn Kennedy



Site

Site

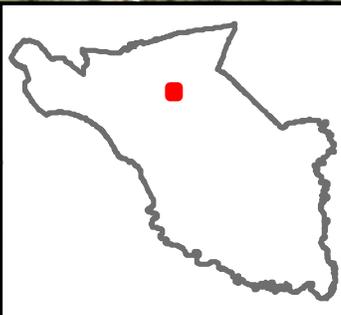


Case 19-031 MA
M-1 to RS-MD
TMS R14700-06-05

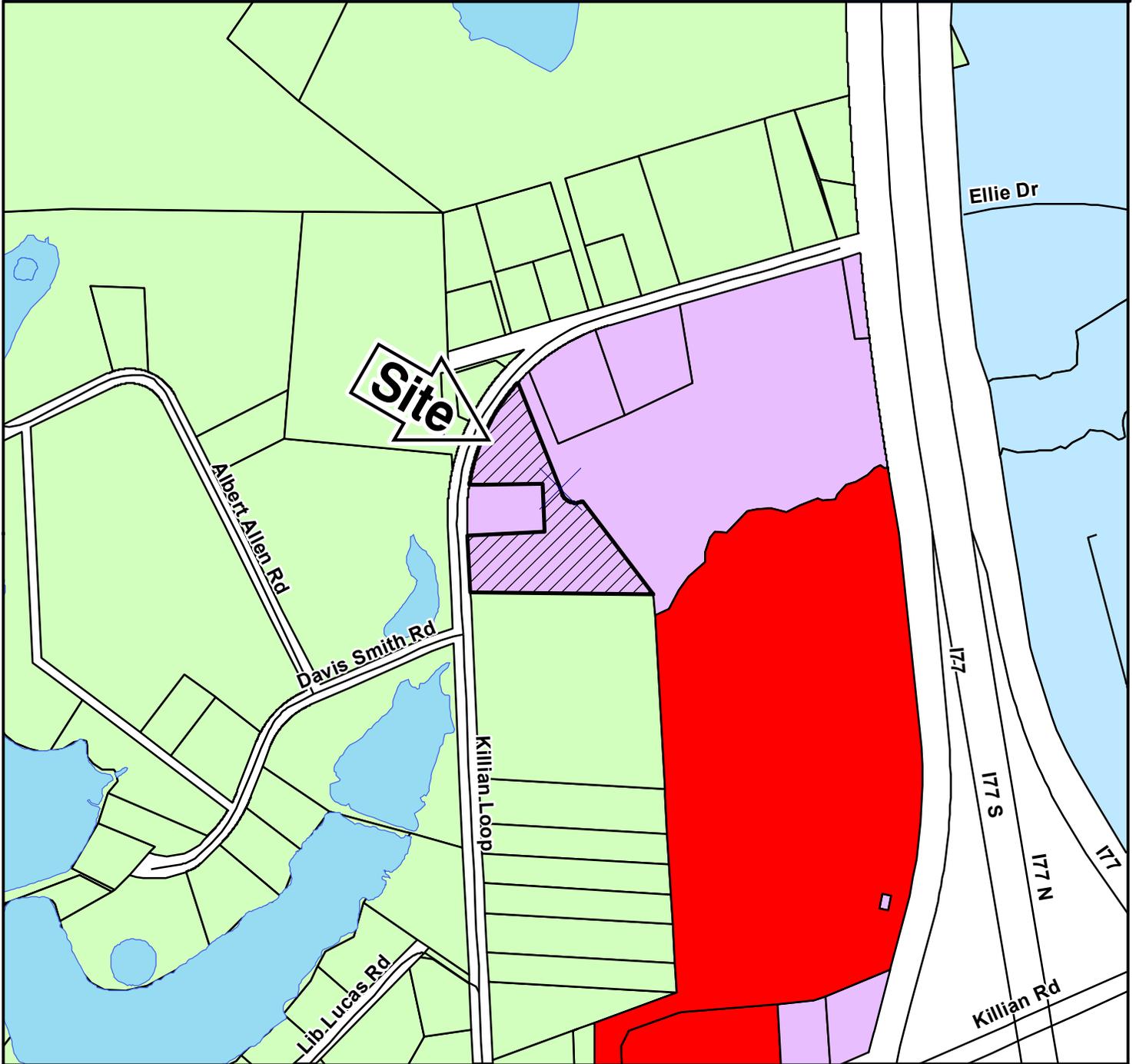


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 19-031 MA M-1 to RS-MD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

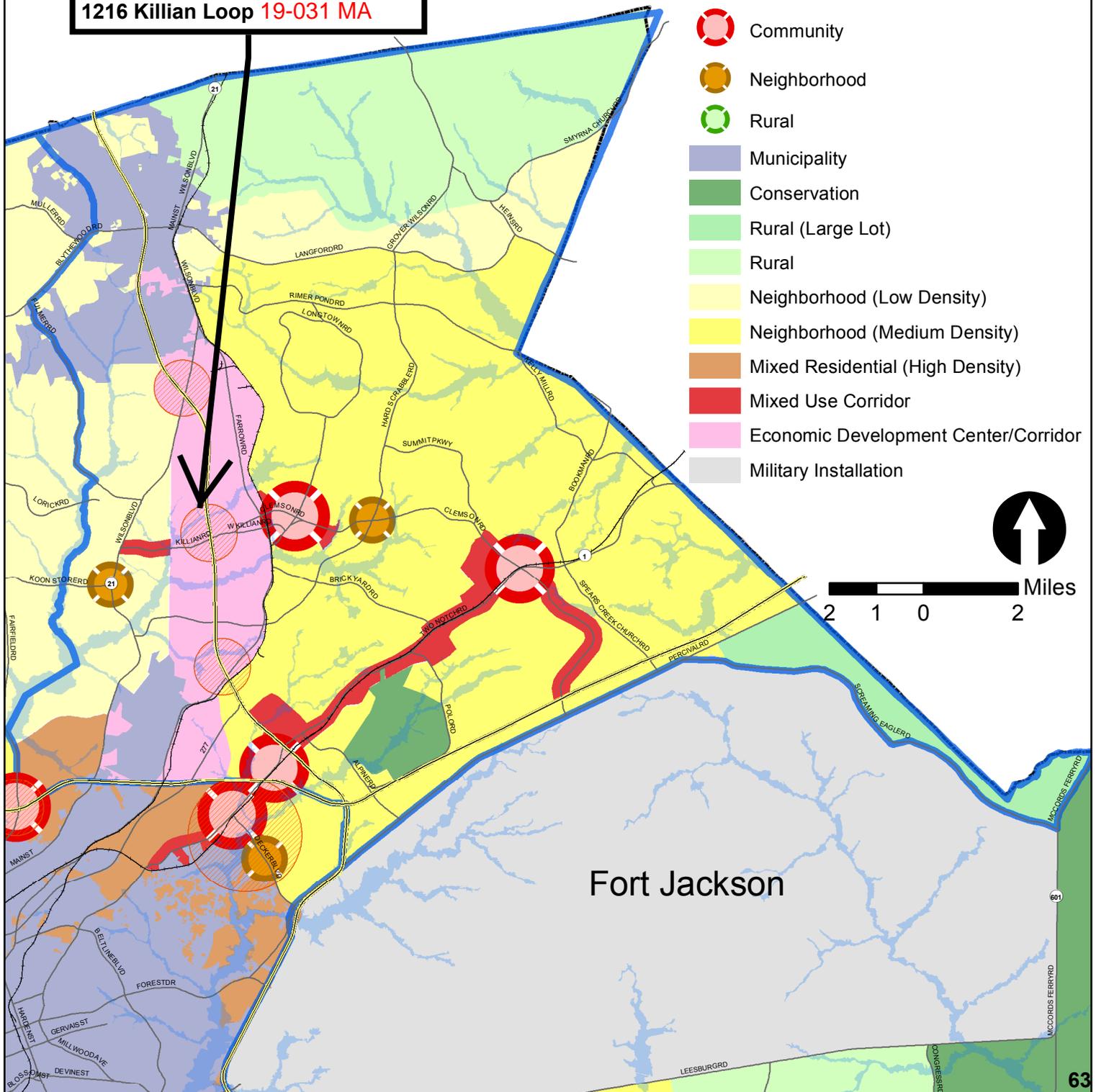
FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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

Adopted March 17, 2015

1216 Killian Loop 19-031 MA





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Columbia, SC 29204

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