

RICHLAND COUNTY PLANNING COMMISSION



September 9, 2019

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, September 9, 2019
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettaufer Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • 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 – July 2019**
- b. ROAD NAMES**
- c. MAP AMENDMENTS**

- 1. Case # 19-027 MA District 1
Bill Malinowski
Phil Savage
RU to GC (8.23 acres)
Dutch Fork Road
TMS# R02501-03-22 (Portion of)
PDS Recommendation – Disapproval
Page 1
- 2. Case # 19-033 MA District 11
Chakisse Newton
Gerald K. James
RU to LI (5.6 acres)
4008 Leesburg Road
TMS# R25500-01-04F & R25000-01-04A (Portion of)
PDS Recommendation – Disapproval
Page 9
- 3. Case # 19-034 MA District 7
Gwendolyn Kennedy
Nick Stomanski
CC-3 to CC-4 (4.02 acres)
700 Blue Ridge Terrace
TMS# R09409-01-02, 15 & R09405-07-03
PDS Recommendation – Disapproval
Page 17
- 4. Case # 19-035 MA District 2
Joyce Dickerson
Tiffany Harrison
RU to LI (456.01 acres)
Blythewood Road
TMS# R15100-03-01, R15100-01-07, R12500-02-06 &
R12600-03-03 (Portion of)
PDS Recommendation – Disapproval
Page 25

5. Case # 19-036 MA
Tiffany Harrison
RU to GC (27.54 acres)
Blythewood Road
TMS# R15100-01-04
PDS Recommendation – Disapproval
Page 33

District 2
Joyce Dickerson

6. Case # 19-037 MA
Fredine McNeal & John E. Mender
OI to RS-MD (1.04 acres)
5718 Miramar Drive
TMS# R11711-05-07
PDS Recommendation – Approval
Page 41

District 3
Yvonne McBride

IV. OTHER BUSINESS [ACTION]

A. Planning Commission Retreat - September 25, 2019

V. LAND DEVELOPMENT CODE REWRITE

VI. CHAIRMAN'S REPORT

VII. PLANNING DIRECTOR'S REPORT

A. Report of Council

Page 49

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: August 22, 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. Hanging Leaf Court	David Parr, Power Engineering	Abney Hill SD/Mt Valley and Abney Hill Roads	R12400-02-04	Gwendolyn Kennedy (7)
2. Appian	Elissa Filson, CEC	Ashcroft SD/Earth and Spears Creek Church Roads	R25700-02-03	Dalhi Myers (10)
3. Ashcroft				
4. Brockway				
5. Calluna				
6. Clairmeade				
7. Durwin				
8. Garwood				
9. Kearce				
10. Larkner				
11. Ludlow				
12. Midbrook				

13. Montour				
14. Nolton				
15. Peony				
16. Runelle				
17. Solandra				
18. Verona				
19. Semoran				
20. Snead				
21. Underhill				
22. Ladson Branch Lane	Rev. Stanley Ladson	N/A	R27500-05-02,18	Dalhi Myers (10)
23. Longstone	Mark Schimmoeller, II LandTech Inc. of SC	Alden Glen, Phase 3 Barney Lane and North Brickyard Road	R20109-01-12; R20114-04-10	Jim Manning (8)
24. Winstead				
25. Merryoak				
26. High Falls Lane	Josh Rabon, CEC	The Falls/Hardscrabble Road and Sandfarm Trail	R20400-01-13,18 & 22	Calvin "Chip" Jackson (9)
27. Talus Road				





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-027 MA
APPLICANT: Phil Savage

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R02501-03-22 (Portion of)
ACREAGE: 8.23 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 23, 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: 131 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

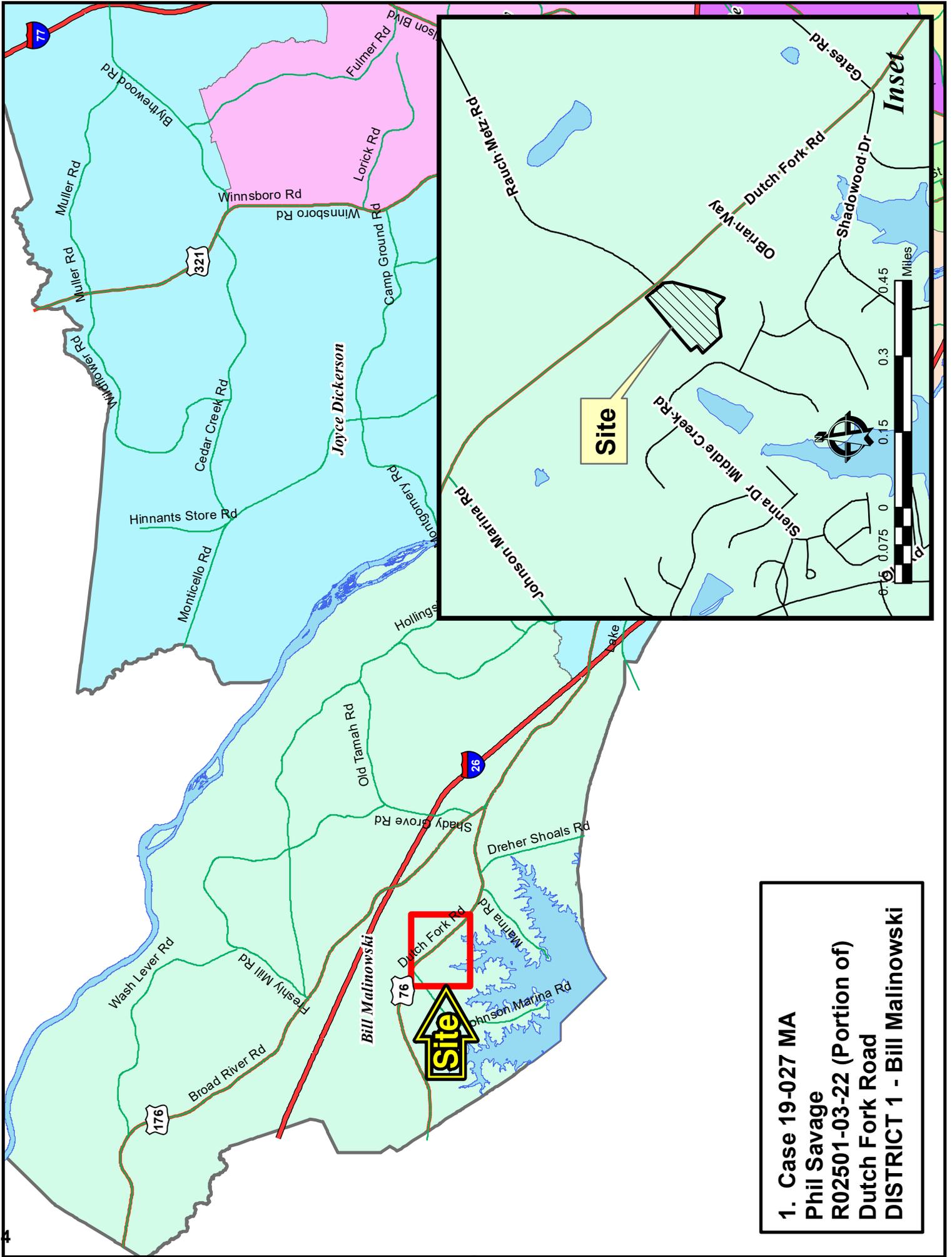
Staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

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.

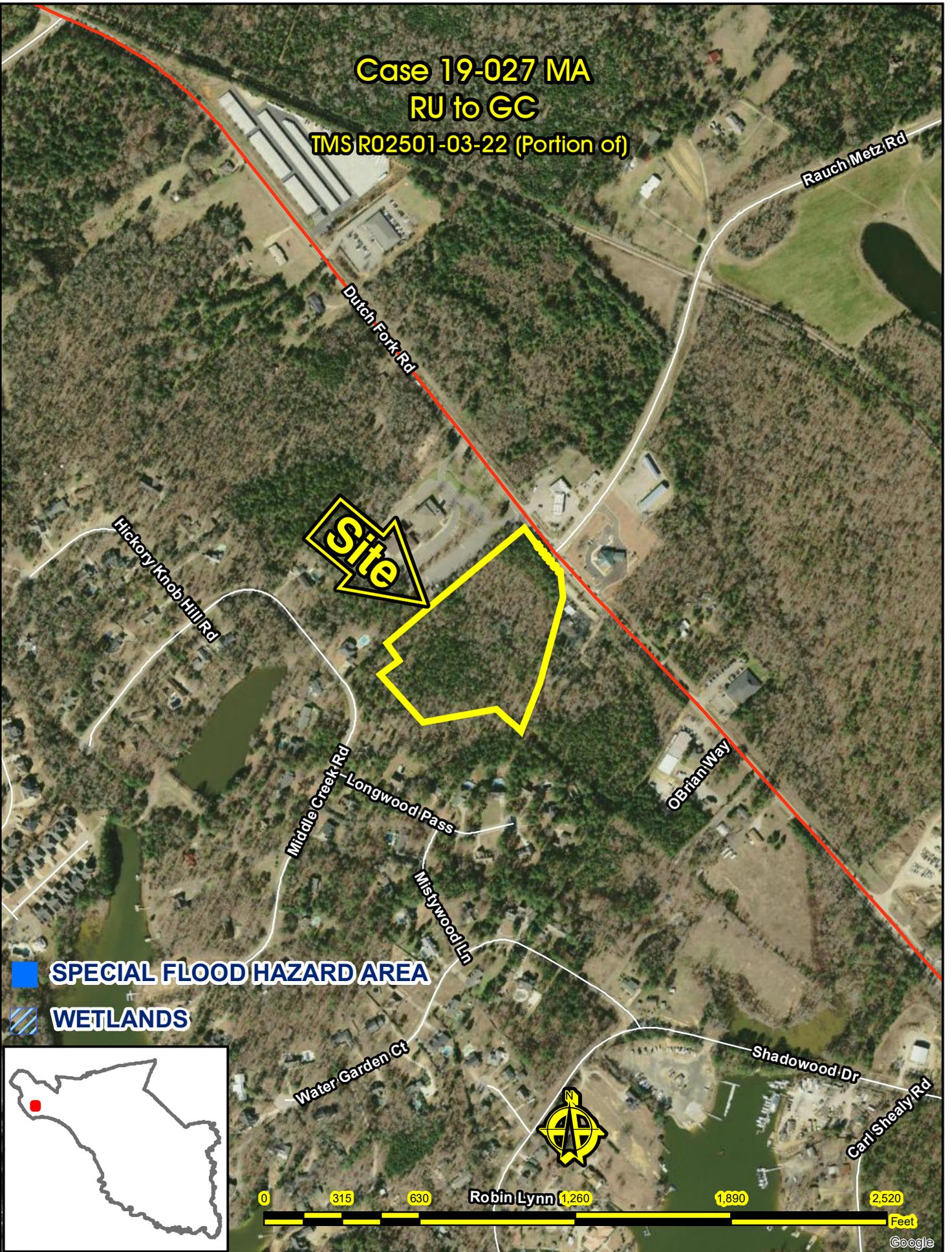
Zoning Public Hearing Date

September 24, 2019.

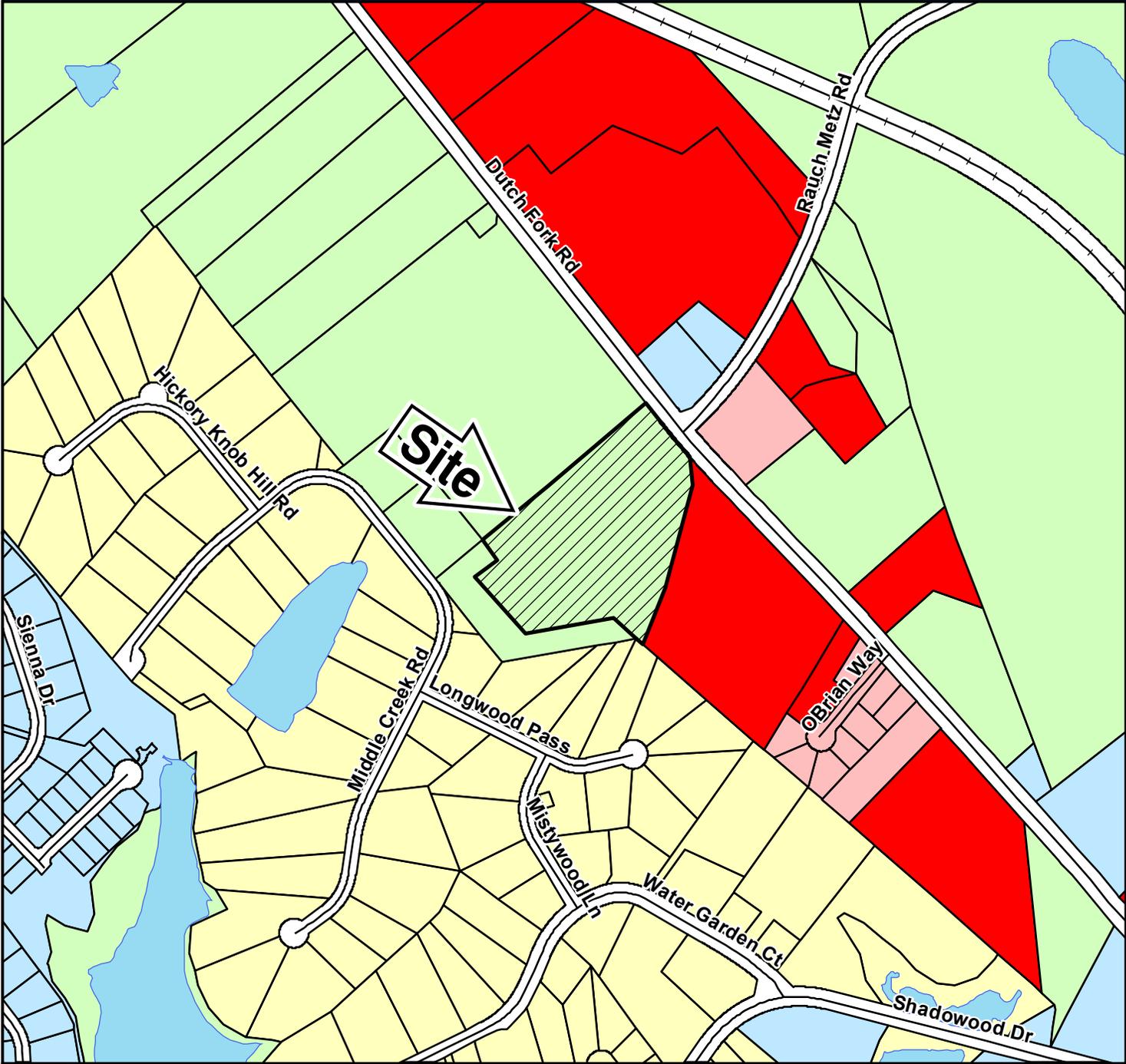


1. Case 19-027 MA
Phil Savage
R02501-03-22 (Portion of)
Dutch Fork Road
DISTRICT 1 - Bill Malinowski

Case 19-027 MA
RU to GC
TMS R02501-03-22 (Portion of)



Case 19-027 MA RU to GC



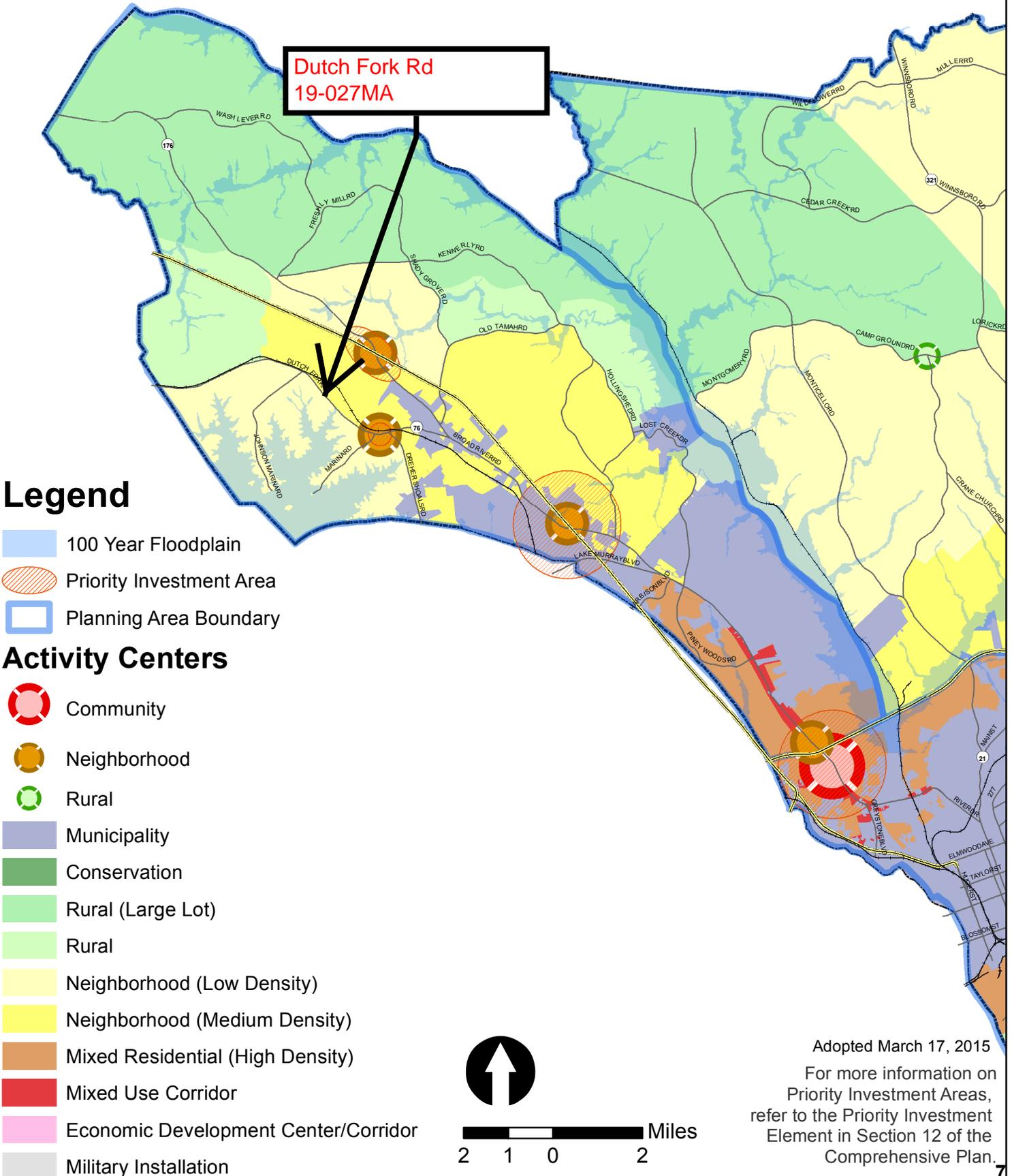
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

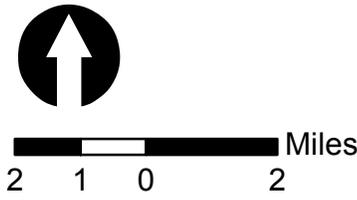


Legend

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

Activity Centers

- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



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: September 9, 2019
RC PROJECT: 19-033 MA
APPLICANT: Gerald K. James

LOCATION: Leesburg Road

TAX MAP NUMBER: R25000-01-04F & R25000-01-04A (Portion of)
ACREAGE: 5.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: August 22, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

A portion of the subject property was part of a previous request for the Neighborhood Commercial District (NC) under case number 16-028MA.

Zoning History for the General Area

The parcels west of the site was rezoned from RU to Neighborhood Commercial District (NC) under ordinance number case number 18-048MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	RS-1	Fort Jackson (City of Columbia)
<u>South:</u>	RU / RU	Undeveloped
<u>East:</u>	MH	Residences
<u>West:</u>	RU	Mobile Home Park

Discussion

Parcel/Area Characteristics

The site has frontage along Leesburg Road. This section of Leesburg Road is a two-lane undivided major collector. The subject parcels contain multiple structures related to the current uses of the properties. One of the parcels is currently developed as a convenience store with pumps and an auto repair shop. The other parcel is developed as an auto repair shop. There are no sidewalks or streetlights along this section of Leesburg Road. The surrounding area is sparsely developed with mostly residences. North of the subject parcels is Fort Jackson, zoned RS-1 and within the City of Columbia. South are two undeveloped parcels zoned RU. East of the subject sites are residences zoned MH. West of the site is a mobile home park zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 3 miles south of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Lower Richland Community Strategic Master Plan

Suburban Transition Area

The Suburban Transition area serves a bridge between the highly suburbanized portions of the City of Columbia to the west and the more agricultural and rural elements of the unincorporated Richland County to the south and east. This area is comprised of sparsely developed areas of primarily housing, wetlands and streams, and agricultural plots.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments. Promote development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources.

Military Compatibility Zone

The Military Compatibility Zone represents the Accident Potential Zone (APZ) of McEntire National Guard Base and the Artillery Noise Contour of Fort Jackson and Camp McCrady.

Military Compatibility Zone Recommendations

Keep residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 257) located west of the subject parcel on Leesburg Road identifies 7,000 Average Daily Trips (ADTs). Leesburg 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) "C".

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

Conclusion

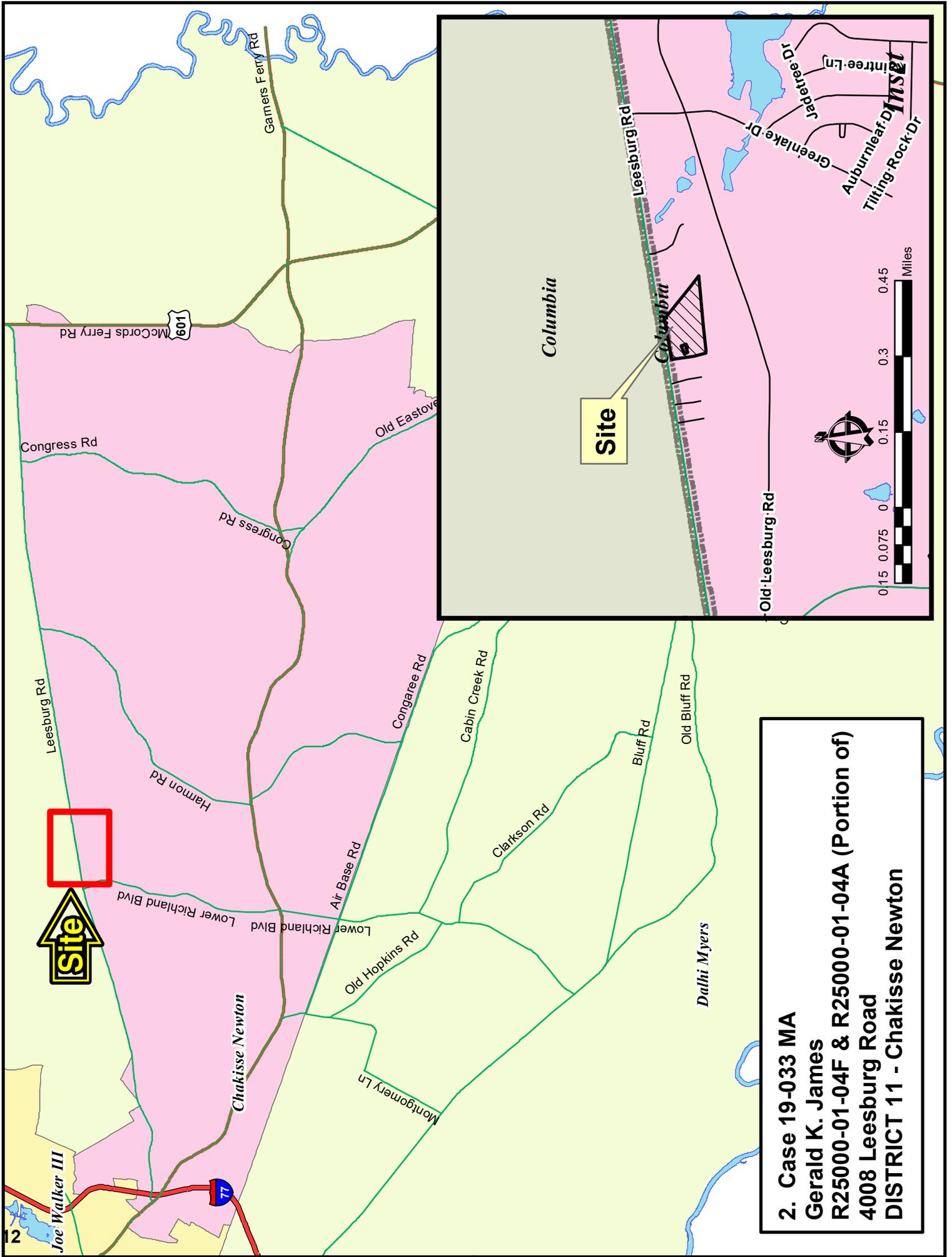
Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

The Plan recommends 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 and is not within a contextually appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

Likewise, the request for rezoning is inconsistent with the recommendations of the Lower Richland Community Strategic Master Plan.

Zoning Public Hearing Date

September 24, 2019.



2. Case 19-033 MA
Gerald K. James
R25000-01-04F & R25000-01-04A (Portion of)
4008 Leesburg Road
DISTRICT 11 - Chakisse Newton

Case 19-033 MA
RU to LI
TMS R25000-01-04F & R25000-01-04A (Portion of)

Columbia

Fort Jackson



SPECIAL FLOOD HAZARD AREA

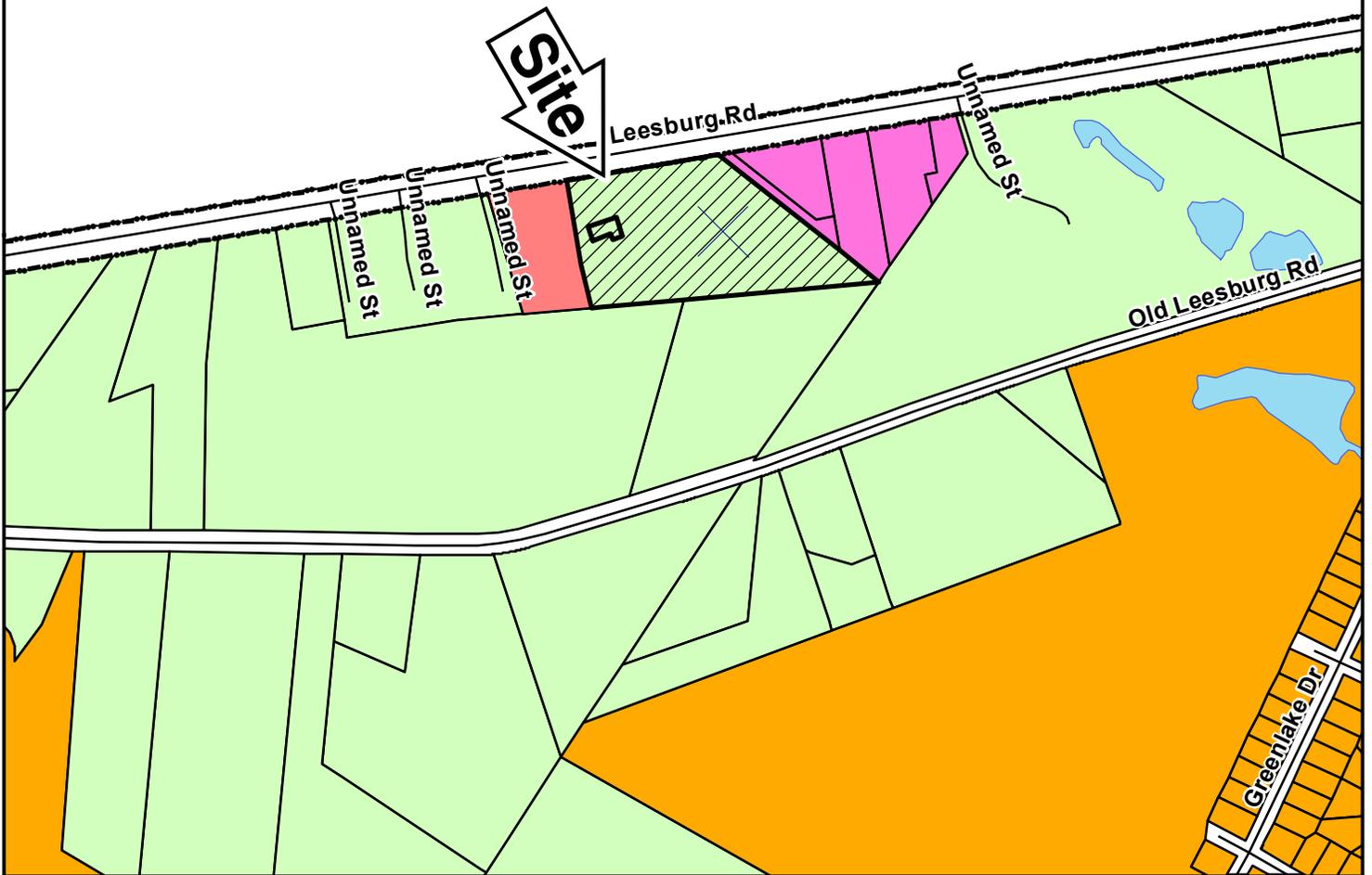
WETLANDS



Google

Case 19-033 MA RU to LI

Fort Jackson

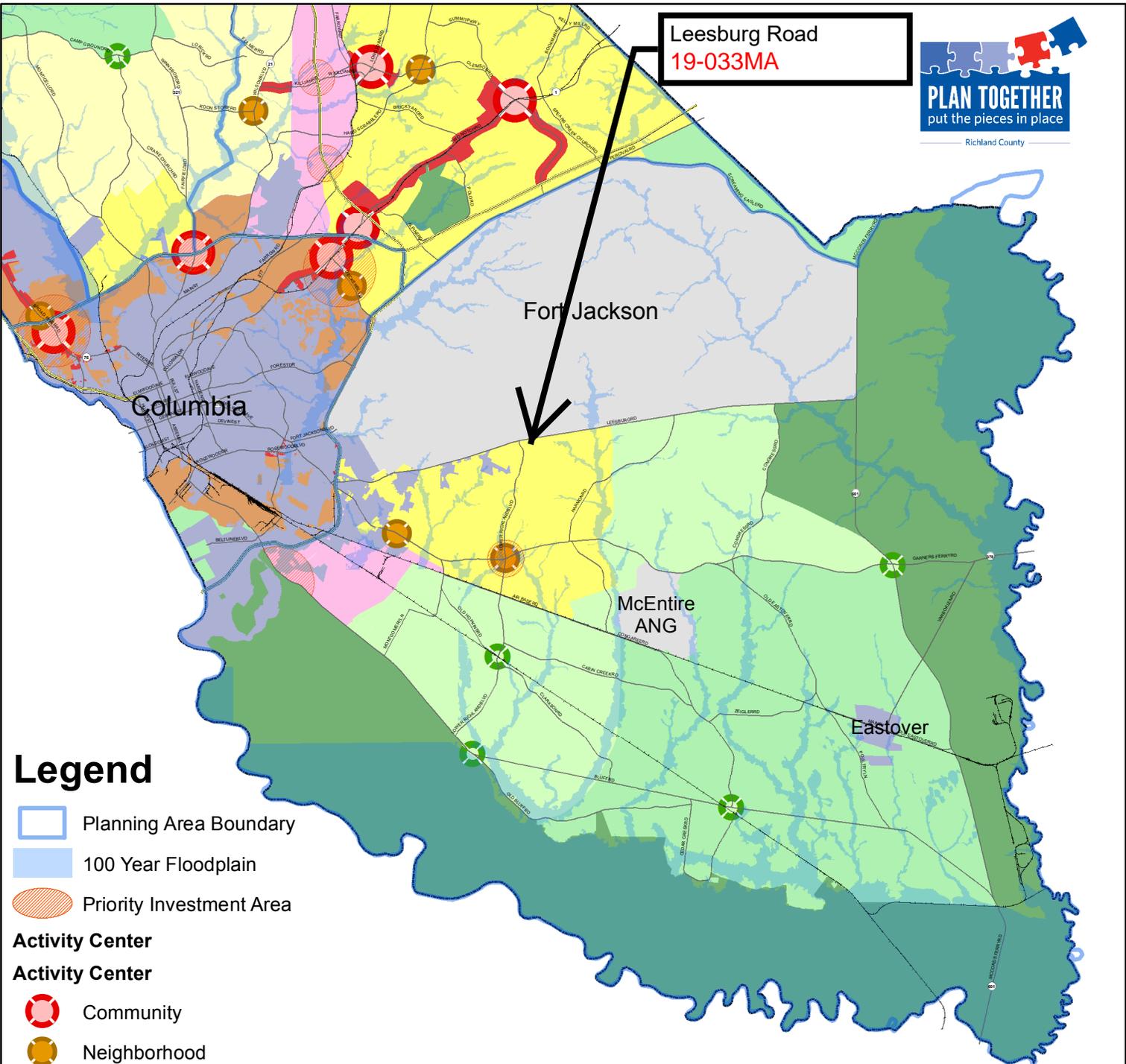


ZONING CLASSIFICATIONS

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



Leesburg Road
19-033MA



Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS
SOUTHEAST PLANNING AREA

Adopted March 17, 2015



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-034 MA
APPLICANT: Nick Stomanski

LOCATION: 700 Blue Ridge Terrace

TAX MAP NUMBER: R09409-01-02, 15 & R09405-07-03
ACREAGE: 4.02 acres
EXISTING ZONING: CC-3
PROPOSED ZONING: CC-4

PC SIGN POSTING: August 23, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was rezoned under case number 10-006MA.

Zoning History for the General Area

The CC-3 Activity Center Mixed Use District parcels north, south, east and west of the site were rezoned under case number 10-006MA.

Zoning District Summary

CC-4 Industrial: The CC-4 sub-district minimizes the potential negative impacts of existing and future industrial uses on adjacent land uses by encouraging additions or enhancements to site buffers, landscaping, open space, and other site elements. This sub-district is intended to accommodate wholesaling, distribution, storage, processing, and light manufacturing which are controlled operations that are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses operate and/or have storage within open or enclosed structures, and generate no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	CC-3	Undeveloped
<u>South:</u>	CC-3	Undeveloped / Commercial Office/Warehouse
<u>East:</u>	CC-3	Undeveloped
<u>West:</u>	CC-3	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Blue Ridge Terrace. This section of Blue Ridge Terrace is a two-lane undivided major collector. The site contains three nonresidential structures (warehouses). There are no sidewalks or streetlights along this section of Blue Ridge Terrace. Commercial/warehousing uses, undeveloped parcels, and floodplain characterize the general area. The parcels east, west, and north of the subject parcels are all undeveloped and zoned CC-3. South of the site is a commercial office/warehouse zoned CC-3.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.9 miles northeast of the subject parcel. A fire hydrant is located immediately adjacent to the subject parcels. The Forest Heights Elementary School is located .16 miles north of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Crane Creek Master Plan

The ***"Crane Creek"*** Neighborhood Master Plan sets forth the specific goal to "develop local retail services and limit industrial expansion". In addition to limiting industrial growth and promoting rezoning of properties from industrial to commercial, the recommended land use for the subject area is put forth as "Conservation" within the master plan.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #595) located north of the subject parcel on Blue Ridge Terrace identifies 3,200 Average Daily Trips (ADTs). This section of Blue Ridge Terrace is classified as a two-lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Blue Ridge Terrace is currently operating at Level of Service (LOS) "A".

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

There is currently a Rehab and Resurfacing project within the construction phase for Blue Ridge Terrace being conducted by SCDOT. Construction is anticipated to be completed in June of 2020. Additionally, the Richland Penny currently has an approved scope to include side and streetscape improvements along Blue Ridge Terrace as part of the Crane Creek Neighborhood Master Plan. This is currently in design phase.

Conclusion

Staff recommends **Disapproval** of this map amendment as the map amendment would not be consistent with the recommendations of the Comprehensive Plan.

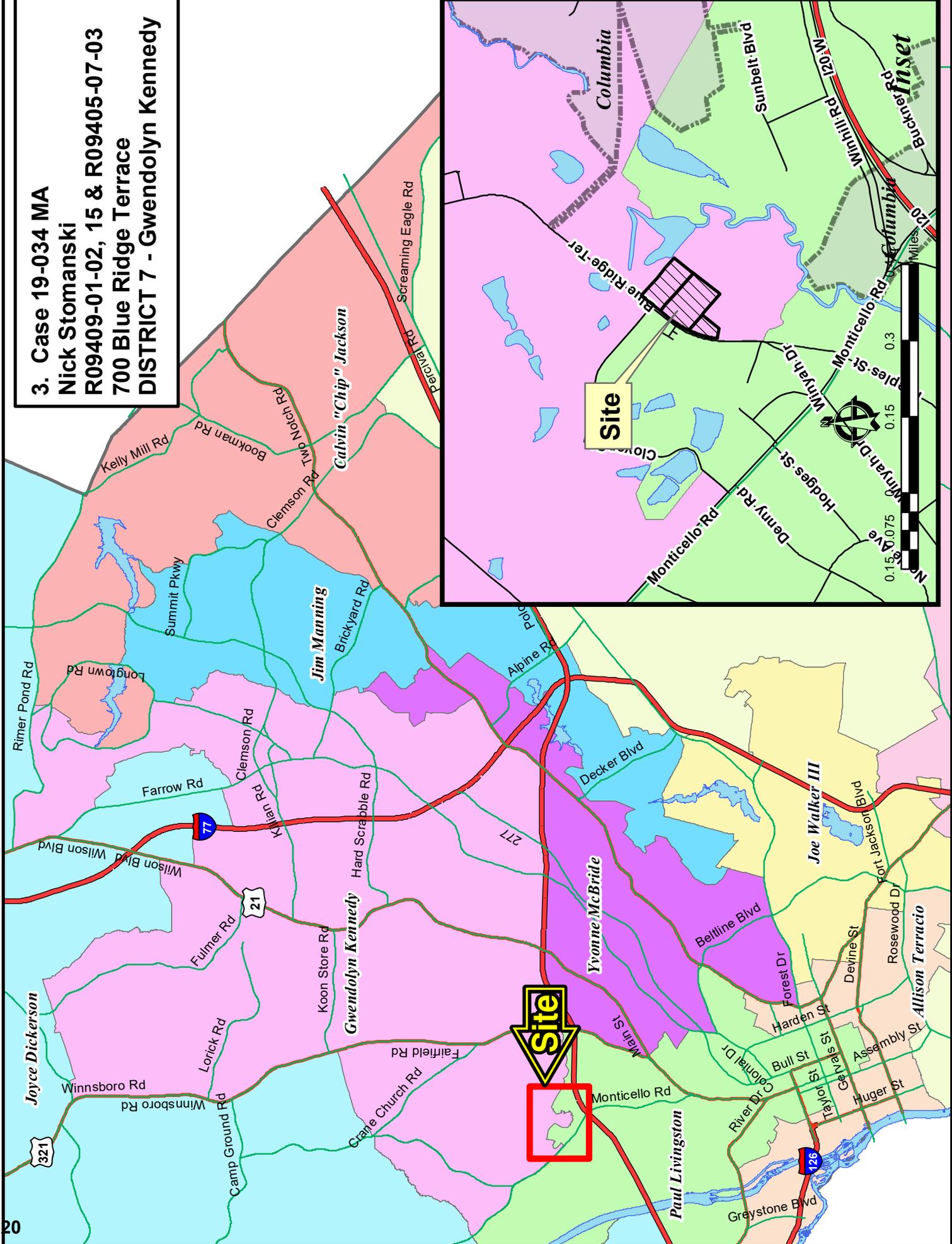
The proposed request from CC-3 to CC-4 would allow for a range of commercial and industrial uses that would be out of character with the Neighborhood (Medium Density) future land use designation. The subject parcels are not located along a main road corridor or the intersection of a primary arterial as the Comprehensive Plan recommends.

Additionally, the proposed map amendment would not be consistent with the recommendations of the Crane Creek Master Plan, which has the specific goal to limit industrial expansion by promoting rezoning from industrial to commercial.

Zoning Public Hearing Date

September 24, 2019.

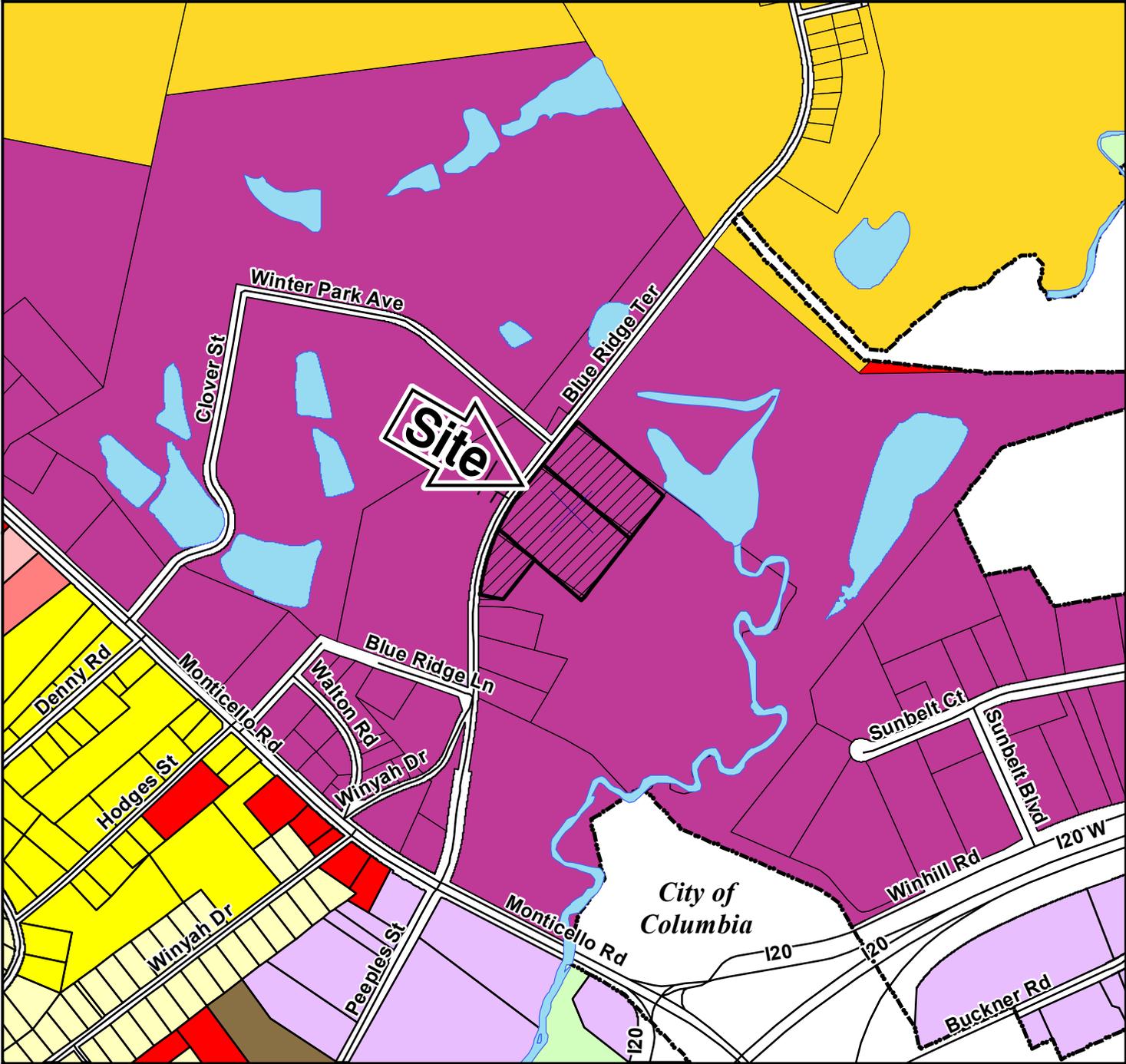
3. Case 19-034 MA
Nick Stomanski
R09409-01-02, 15 & R09405-07-03
700 Blue Ridge Terrace
DISTRICT 7 - Gwendolyn Kennedy



**Case 19-034 MA
CC-3 to CC-4
TMS R09409-01-02, 15 & R09405-07-03**



Case 19-034 MA CC-3 to CC-4



ZONING CLASSIFICATIONS

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

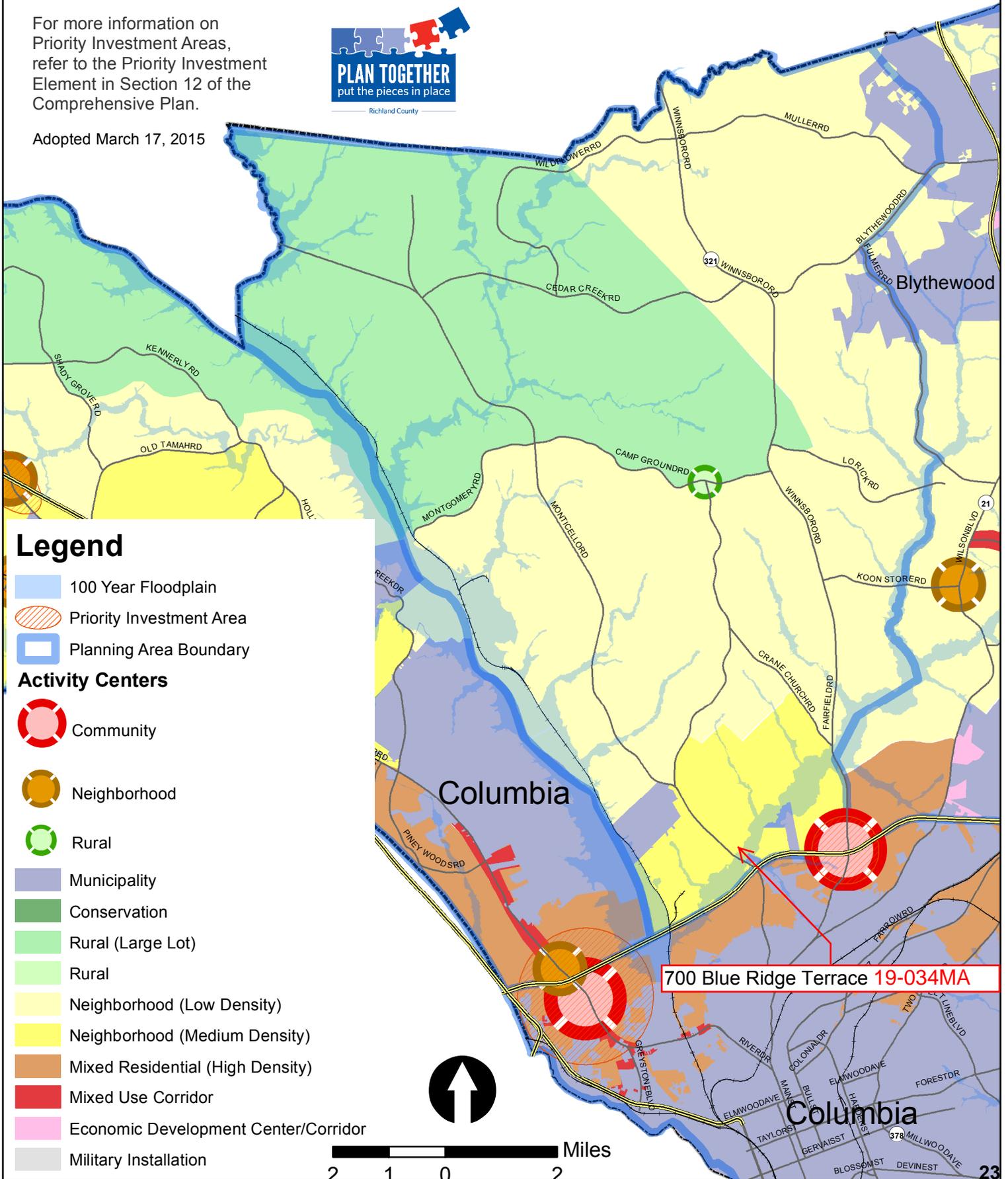


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



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



700 Blue Ridge Terrace 19-034MA



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-035 MA
APPLICANT: Tiffany Harrison

LOCATION: Blythewood Road

TAX MAP NUMBER: R15100-03-01, R15100-01-07, R12500-02-06 & R12600-03-03 (Portion of)

ACREAGE: 456.01 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING August 23, 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 NC parcels north of the site were rezoned from Rural District (RU) and Neighborhood Commercial District (NC) under case number 06-035MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	D-1 / RU / PDD	Undeveloped (Town of Blythewood) / Industrial Institutional / Residences
<u>South:</u>	D-1 / RU	Undeveloped (Town of Blythewood) / Residential Subdivision (Holly Bluffs)
<u>East:</u>	RU	Undeveloped (Town of Blythewood)
<u>West:</u>	RU / RU	Residential / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is composed of four parcels which are wooded and currently undeveloped. The subject parcels are part of the future Blythewood Industrial Park. The subject site has access along Blythewood Road and via Locklier Road. This section of Blythewood Road is a two-lane undivided major collector, without sidewalks or streetlights. The general area is characterized by large undeveloped tracts, residences, limited institutional, and some industrial uses. South of the subject site is a large undeveloped tracts zoned RU and D-1 and a residential subdivision (Holly Bluffs) zoned RU. East of the subject site are large undeveloped tracts zoned RU. North of the parcels are undeveloped tracts zoned D-1, residences zoned RU, a PDD with an industrial use, and a school zoned RU. East of the subject site are parcels zoned RU with residences and smaller undeveloped tracts.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Muller Road Middle School is located adjacent to the northwestern most subject parcel on Blythewood Road. Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 2.5 miles southeast of the subject site. There is a fire hydrant located 0.01 miles east of the subject site on Loner Road. Water service is provided through either the City of Columbia, private utilities, or well and sewer would be provided by septic tank or 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 **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 is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and water 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 Activity Centers.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #490) located north of the subject parcels on Blythewood Road identifies 9,500 Average Daily Trips (ADT). Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "D".

The 2018 SCDOT traffic count (Station #490) located south of the subject parcels on Blythewood Road identifies 4,400 ADTs. Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at LOS "B".

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

Blythewood Road is currently programmed for a Rehab and Resurfacing project for roadway reconstruction. The project is currently in the construction phase with anticipated completion in 2020. Blythewood Road also have programmed improvements through the County Penny Sales Tax.

There are currently roadway widening projects programmed for Blythewood Road. One of the widening projects is from Syrup Mill Road to I-77 with a proposed scope to include 5-lanes, bike-ped accommodations, and a traffic circle at Community Road. This project is currently in the right-of-way phase. The roadway widening from Syrup Mill to Fuller Road is listed as Priority #5 under the Blythewood Road Area Improvements and is noted to be in the design phase.

Conclusion

Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Neighborhood (Low-Density) future land use designation.

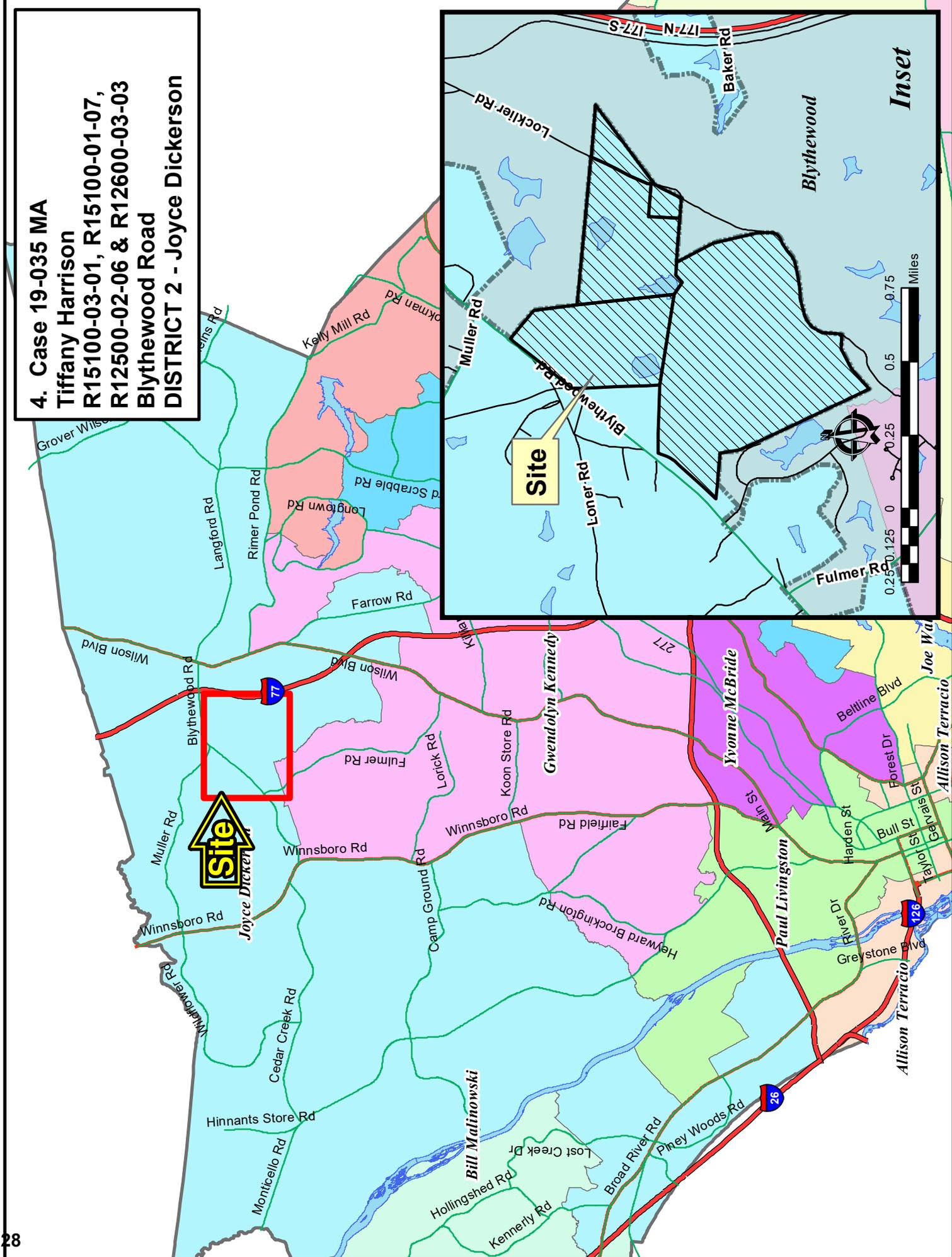
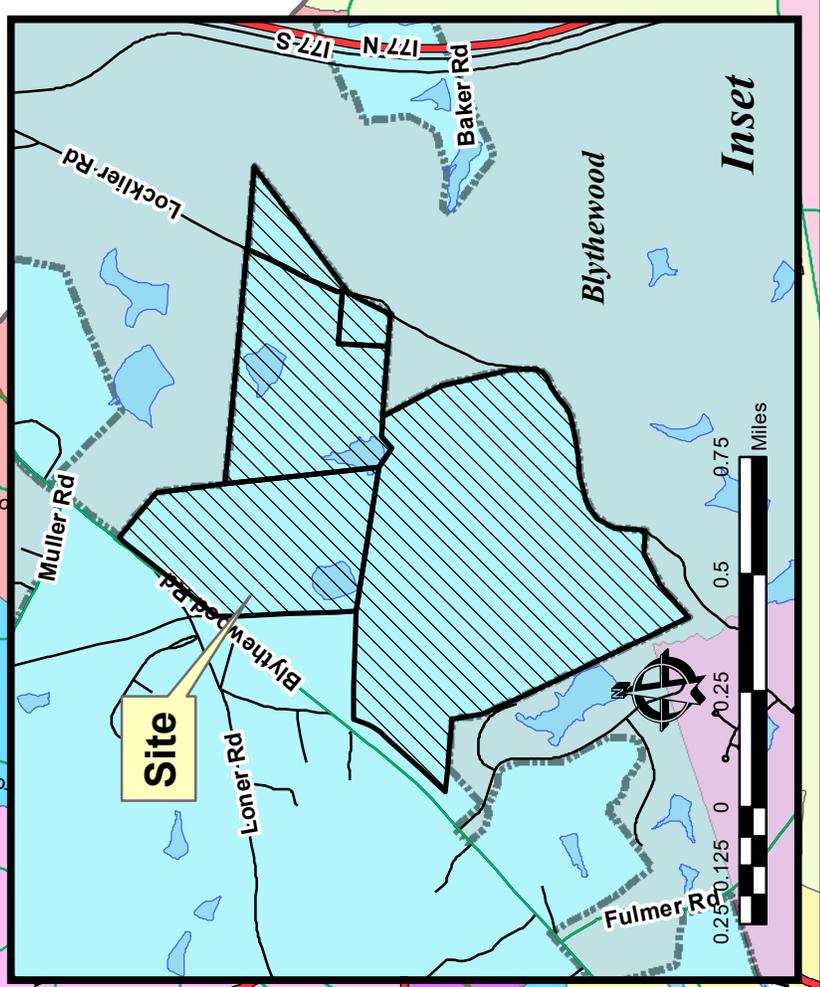
Within the Neighborhood (Low Density) designation, the Comprehensive Plan recommends that "industrial development with significant community impacts, i.e., noise, exhaust, odor, heavy truck traffic) is discouraged." The variety of industrial uses allowed under the LI district includes potential uses which would be incompatible with the general area as it is currently developed.

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

Zoning Public Hearing Date

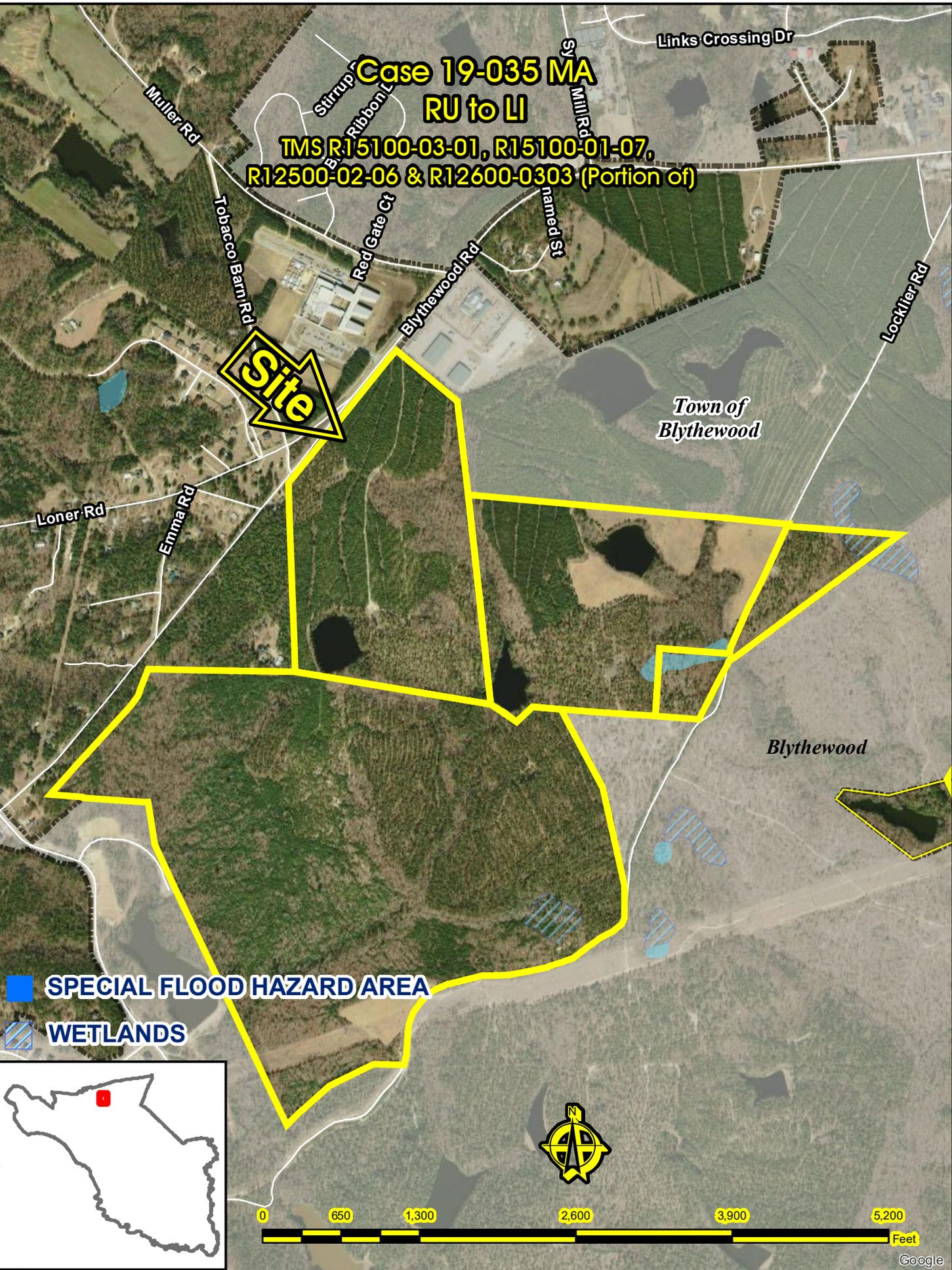
September 24, 2019.

4. Case 19-035 MA
Tiffany Harrison
R15100-03-01, R15100-01-07,
R12500-02-06 & R12600-03-03
Blythewood Road
DISTRICT 2 - Joyce Dickerson



Case 19-035 MA
RU to LI
TMSR15100-03-01, R15100-01-07,
R12500-02-06 & R12600-0303 (Portion of)

Site



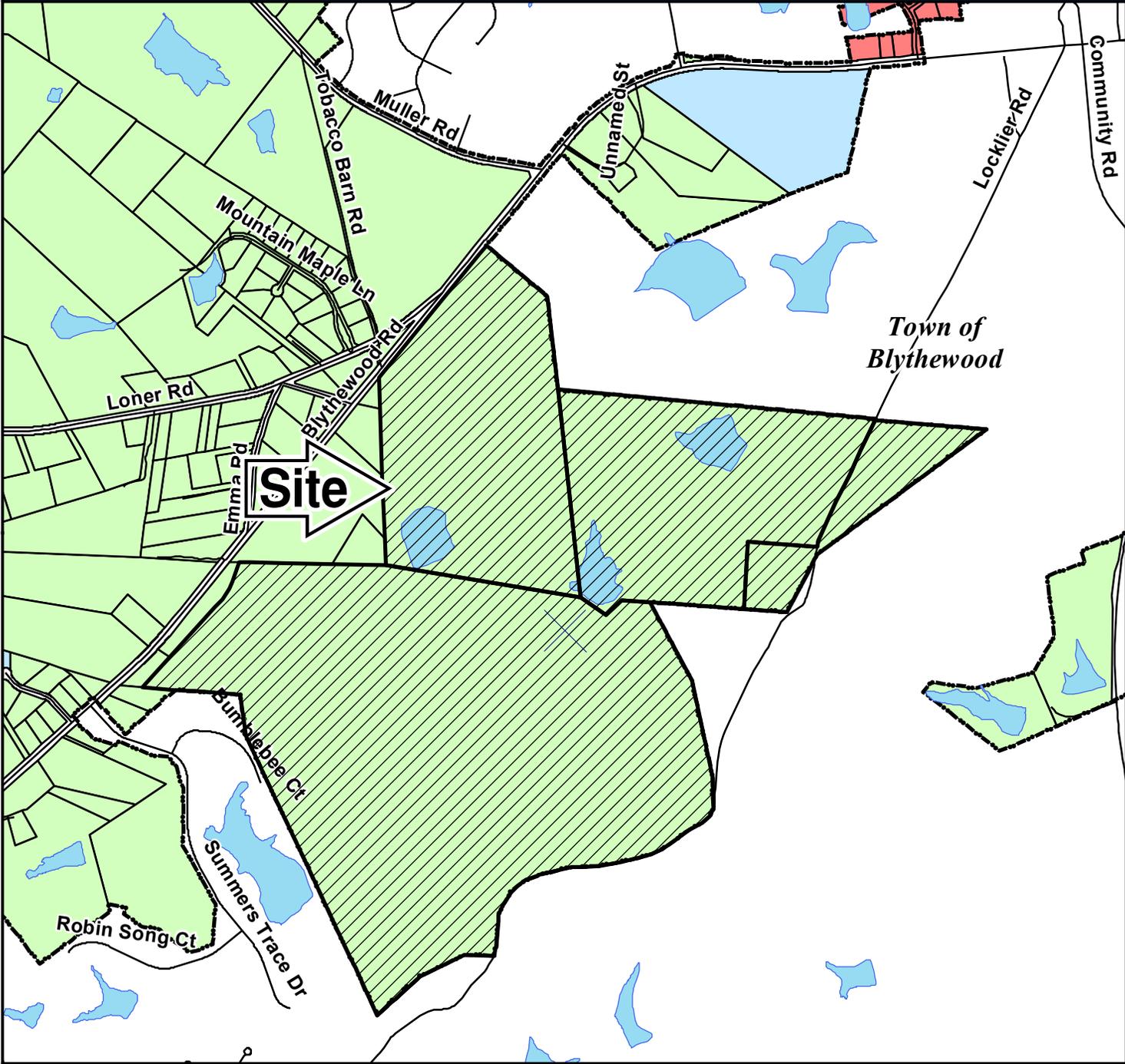
SPECIAL FLOOD HAZARD AREA

WETLANDS

0 650 1,300 2,600 3,900 5,200 Feet

Google

Case 19-035 MA RU to LI



ZONING CLASSIFICATIONS

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



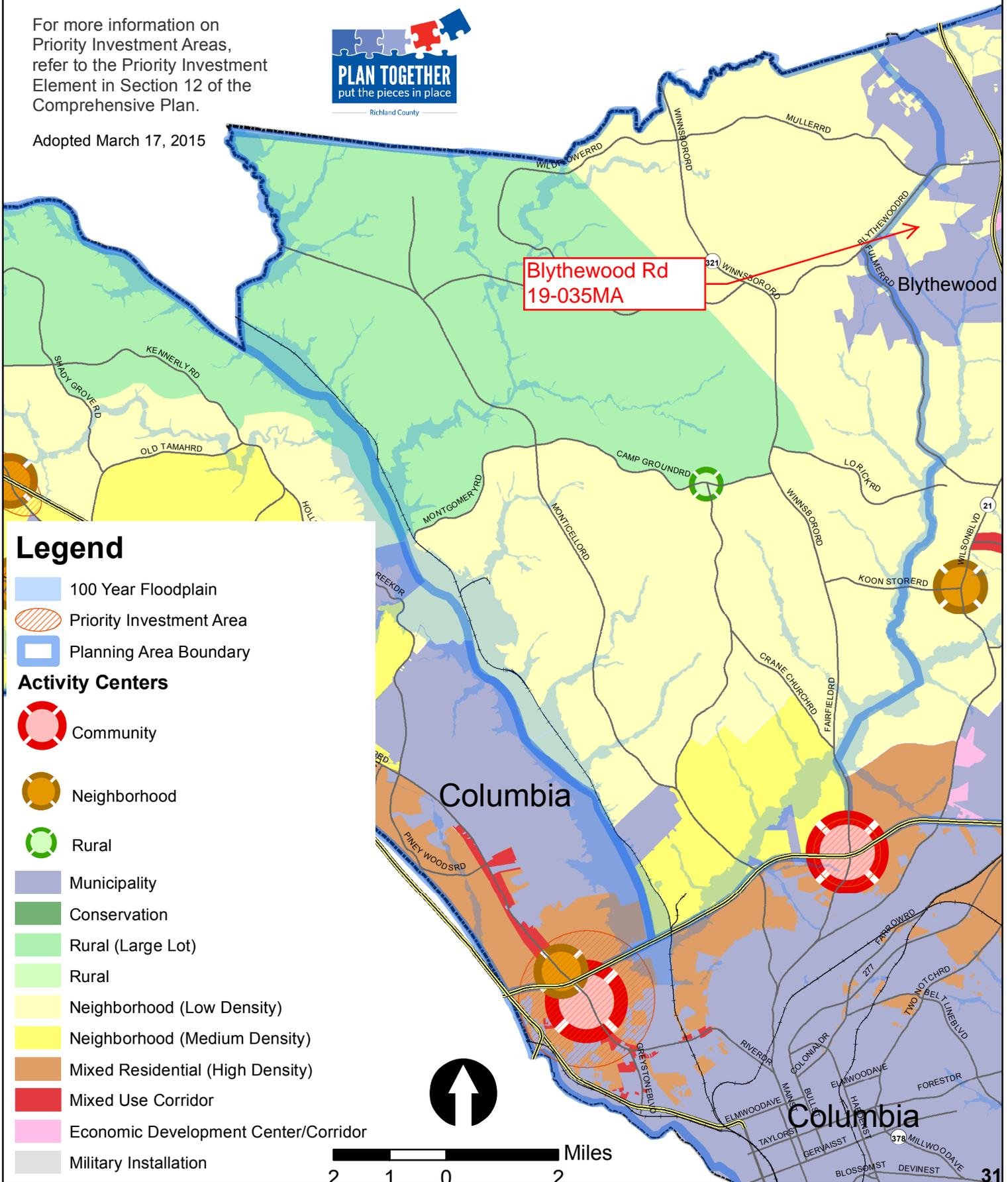
NORTH CENTRAL PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-036 MA
APPLICANT: Tiffany Harrison

LOCATION: Blythewood Road

TAX MAP NUMBER: R15100-01-04
ACREAGE: 27.54 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: August 23, 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 NC parcels north of the site were rezoned from Rural District (RU) and Neighborhood Commercial District (NC) under case number 06-035MA.

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: 440 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RS-1 / RU / NC	Residence / Residential Subdivision Common Space (Cobblestone) / Undeveloped
<u>South:</u>	D-1	Undeveloped (Town of Blythewood)
<u>East:</u>	D-1	Undeveloped (Town of Blythewood)
<u>West:</u>	RU / RU	Residential / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is mostly wooded with a residential and accessory structure. The subject parcel is part of the future Blythewood Industrial Park. The subject site has frontage along Blythewood Road. This section of Blythewood Road is a two-lane undivided major collector with limited streetlights and sidewalks. The general area is comprised of large tracts undeveloped land and residences. North of the subject site is a large residential tract zoned RS-1 and a portion of the Cobblestone subdivision’s common space, zoned RU. West of the subject parcel is zoned RU. South and west of the subject site is a large tract of undeveloped property zoned D-1.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Muller Road Middle School is located approximately 0.35 miles southeast of subject parcel on Blythewood Road. The Blythewood fire station (station number 26) is located on Main Street, approximately 1.75 miles northeast of the subject site. There is a fire hydrant located immediately adjacent to the subject site on Blythewood Road. Water service is provided through either the City of Columbia, private utilities, or well, and sewer would be provided by septic tank or 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 ***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 #490) located north of the subject site on Blythewood Road identifies 9,500 Average Daily Trips (ADT). Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "D".

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

Blythewood Road is currently programmed for a Rehab and Resurfacing project for roadway reconstruction. The project is currently in the construction phase with anticipated completion in 2020. Blythewood Road also have programmed improvements through the County Penny Sales Tax. There is currently multiple roadway widening projects programmed for Blythewood Road. One of the widening projects is from Syrup Mill Road to I-77 with a proposed scope to include 5-lanes, bike-ped accomodations, and a traffic circle at Community Road.

Conclusion

Staff recommends **Disapproval** of this map amendment as the request is not consistent with the objectives for non-residential development within the Neighborhood (Low Density) future land use designation per the Comprehensive Plan.

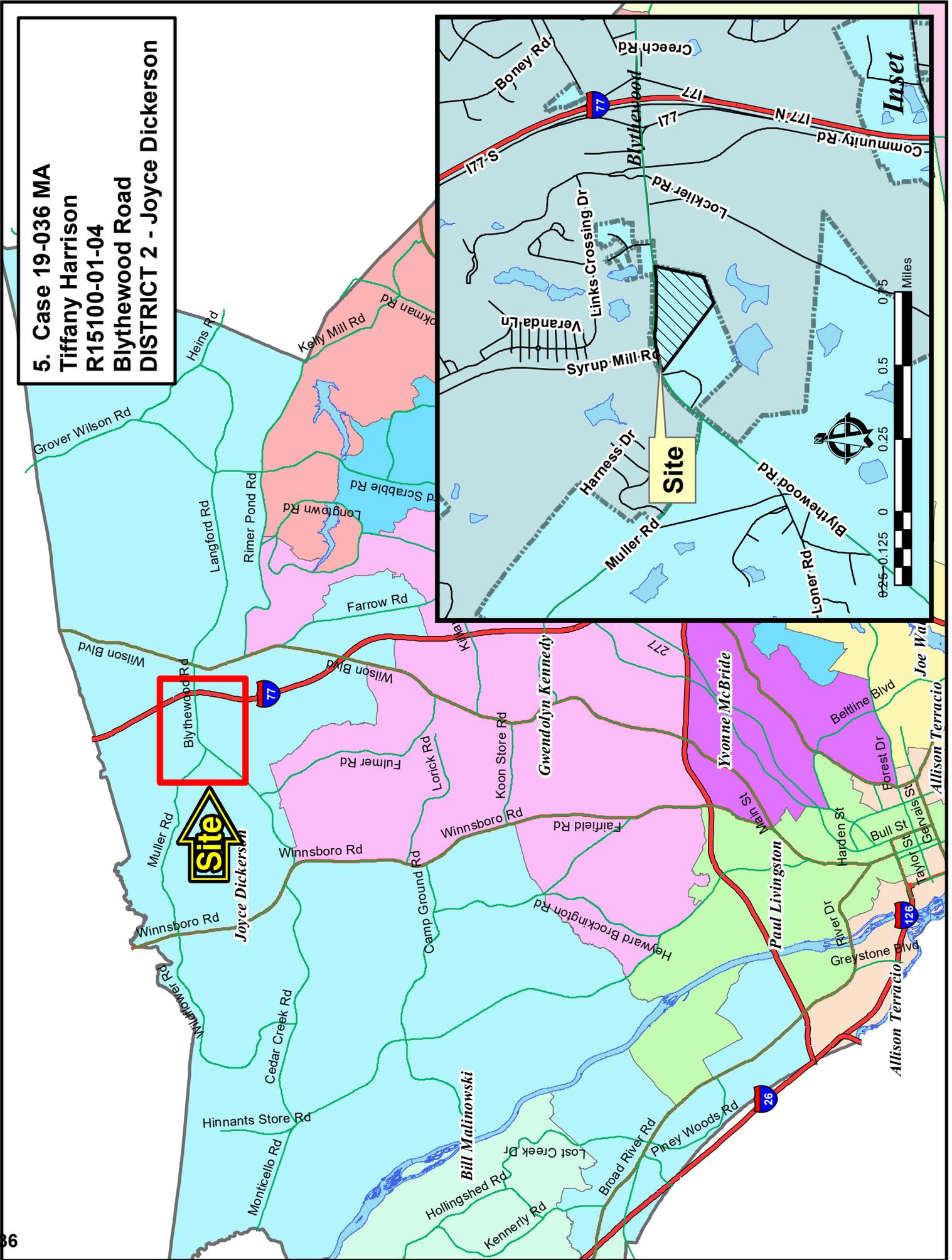
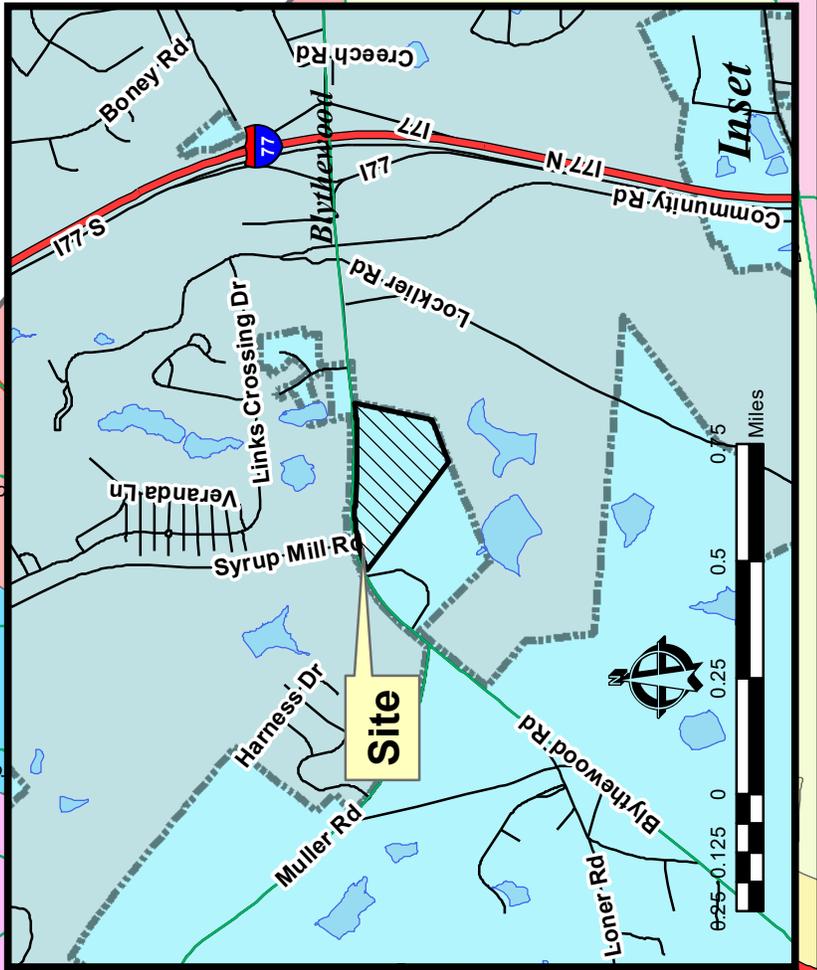
Within the Neighborhood (Low Density) designation, "commercial development should be located within nearby neighborhood activity centers, and may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of a primary arterial." The site is not located along a main road corridor or at the intersection of a primary arterial. Additionally, the Comprehensive Plan states "commercial development should not promote a strip commercial development pattern or fragmented "leap frog" development along road corridors." Rezoning of the subject site from RU to GC as the immediate area is currently developed can be constituted as leapfrog development.

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

Zoning Public Hearing Date

September 24, 2019.

5. Case 19-036 MA
Tiffany Harrison
R15100-01-04
Blythewood Road
DISTRICT 2 - Joyce Dickerson



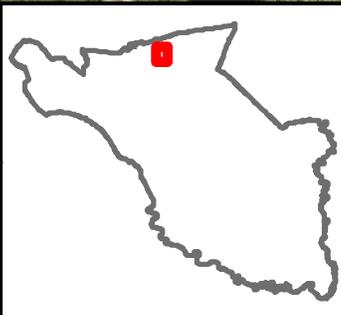
Case 19-036 MA
RU to GC
TMS R15100-01-04

Site



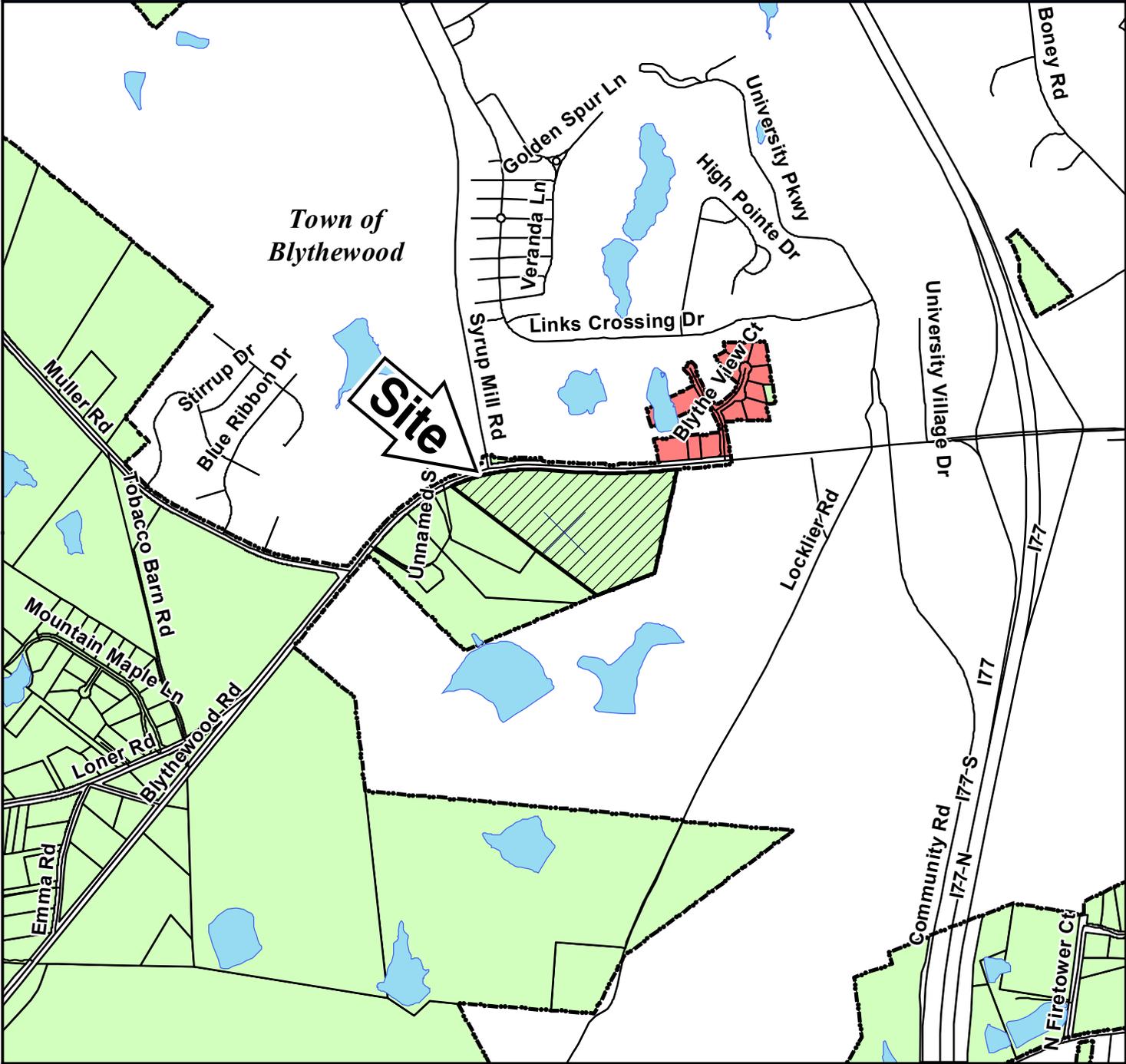
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 19-036 MA RU to GC



ZONING CLASSIFICATIONS

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

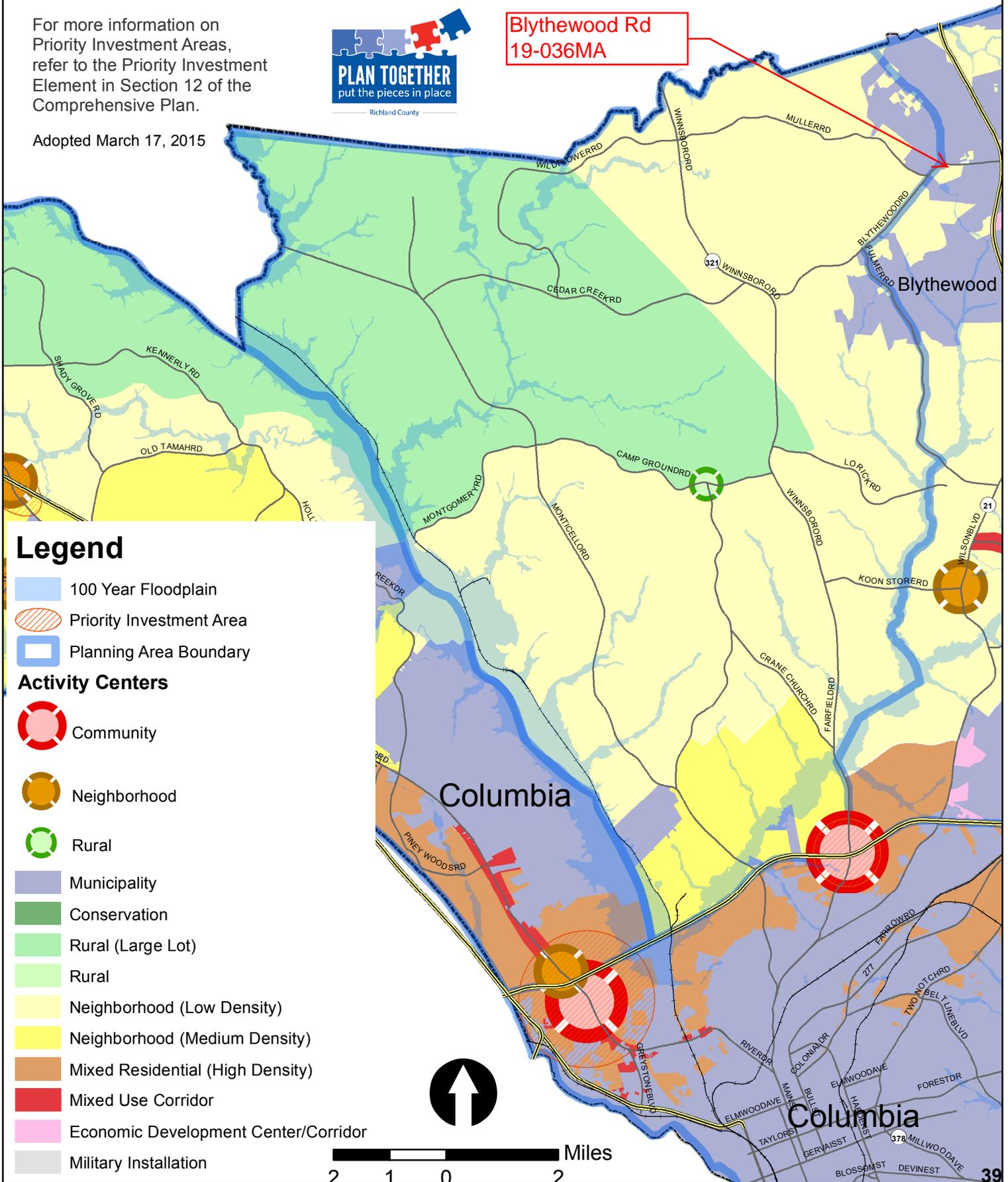
NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Blythewood Rd
19-036MA

Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2019
RC PROJECT: 19-037MA
APPLICANT: Fredine McNeal & John E. Mender

LOCATION: 5718 Miramar Drive

TAX MAP NUMBER: R11711-05-07
ACREAGE: 1.04 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-MD

PC SIGN POSTING: August 23, 2019

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:

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). The subject property was rezoned for the Office and Institutional (OI) under case number 97-056MA.

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: 5 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	Residences
<u>South:</u>	GC	Place of Worship
<u>East:</u>	GC	Place of Worship / Convenience Store / Office
<u>West:</u>	RS-MD	Residences

Discussion

Parcel/Area Characteristics

The subject site contains a residential structure. The site has frontage along Miramar/Meridian Drive. This section of Miramar is a two lane local road without sidewalks and limited streetlights. The general area is characterized by residences within neighborhoods and commercial uses along main road corridors. South and east of the subject site are properties zoned GC, with places of worship and some commercial uses, respectively. West and north of the subject site are properties zoned RS-MD with residences.

Public Services

The subject parcel is within the boundaries of Richland School District One. JP Thomas Elementary School is located approximately 0.43 miles west of the subject parcel on Weston Avenue. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located immediately adjacent to the site on Miramar Drive. The Greenview fire station (station number 12) is located on N Main Street, approximately 0.71 miles north 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 ***Mixed Residential (High Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood

center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #417) located northwest of the subject parcel on Mason Road identifies 3,000 Average Daily Trips (ADT). Mason Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mason Road is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #131) located south of the subject parcel on N Main Street identifies 8,700 ADTs. N Main Street is classified as a four-lane undivided minor arterial, maintained by SCDOT, with a design capacity of 10,800 ADTs. This portion of N Main Street is currently operating at LOS "C".

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

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

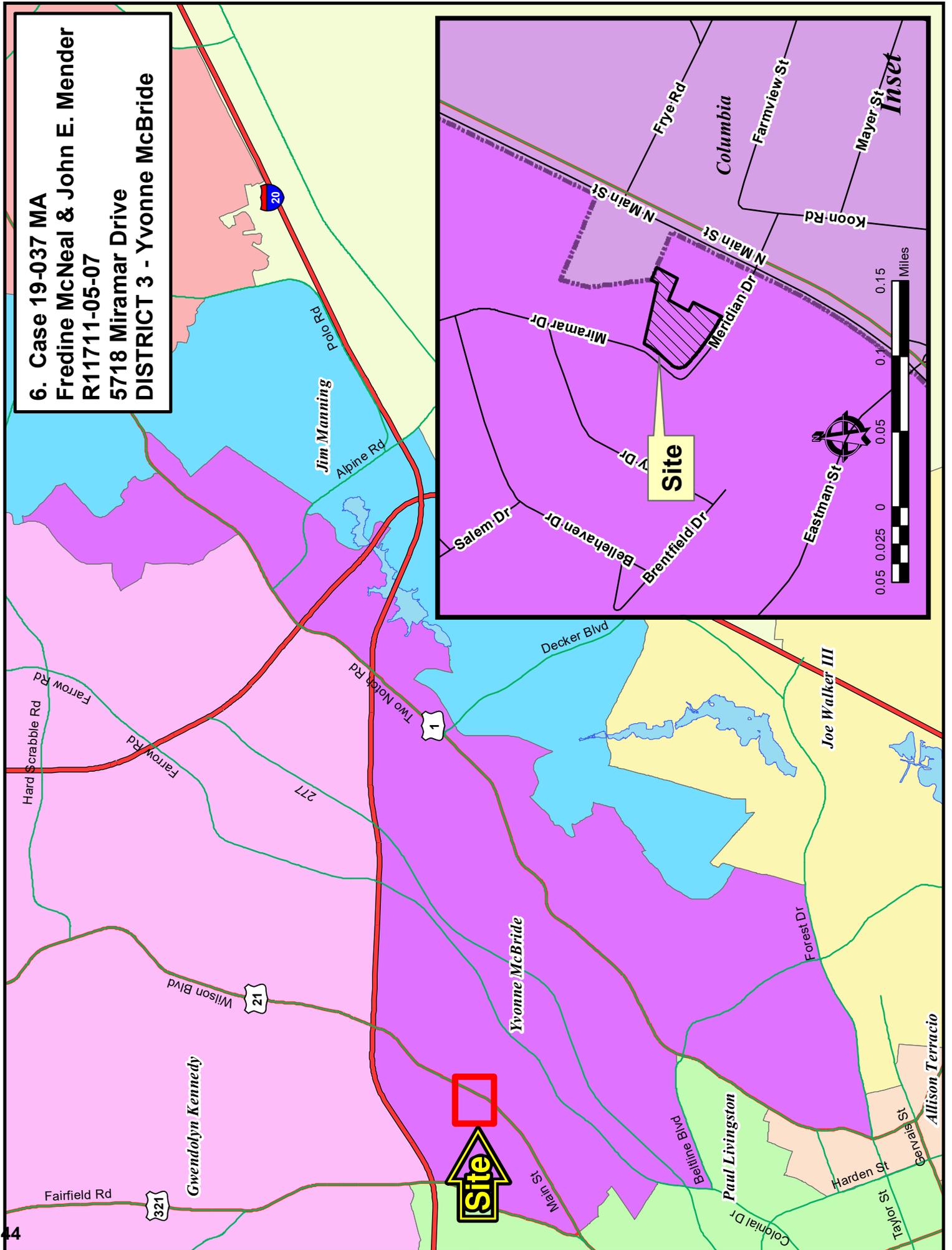
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

Zoning Public Hearing Date

September 24, 2019.

6. Case 19-037 MA
Fredine McNeal & John E. Mender
R11711-05-07
5718 Miramar Drive
DISTRICT 3 - Yvonne McBride

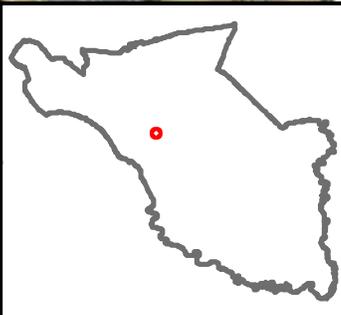


Case 19-037 MA
OI to RS-MD
TMS R11711-05-07

Site

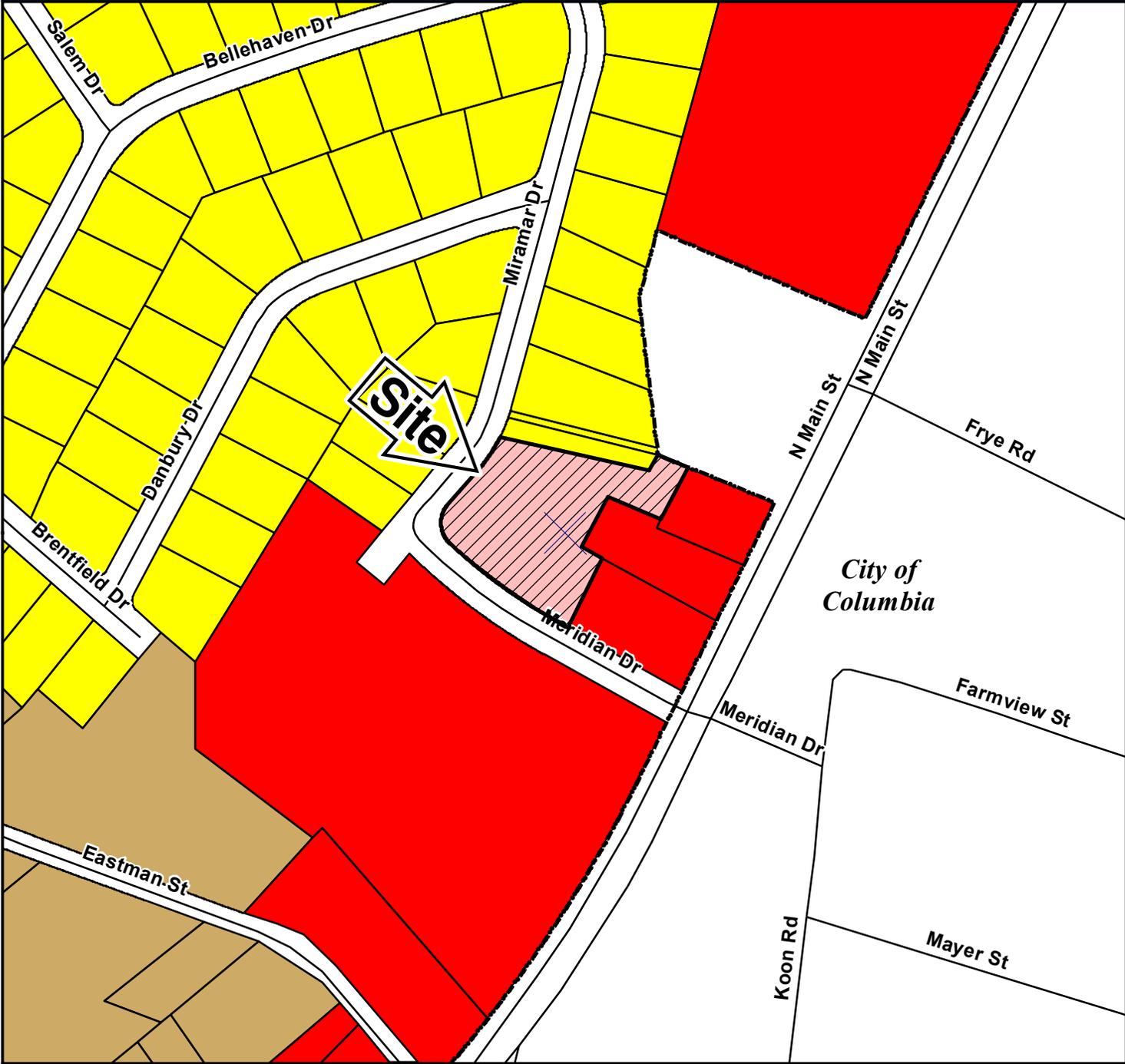
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

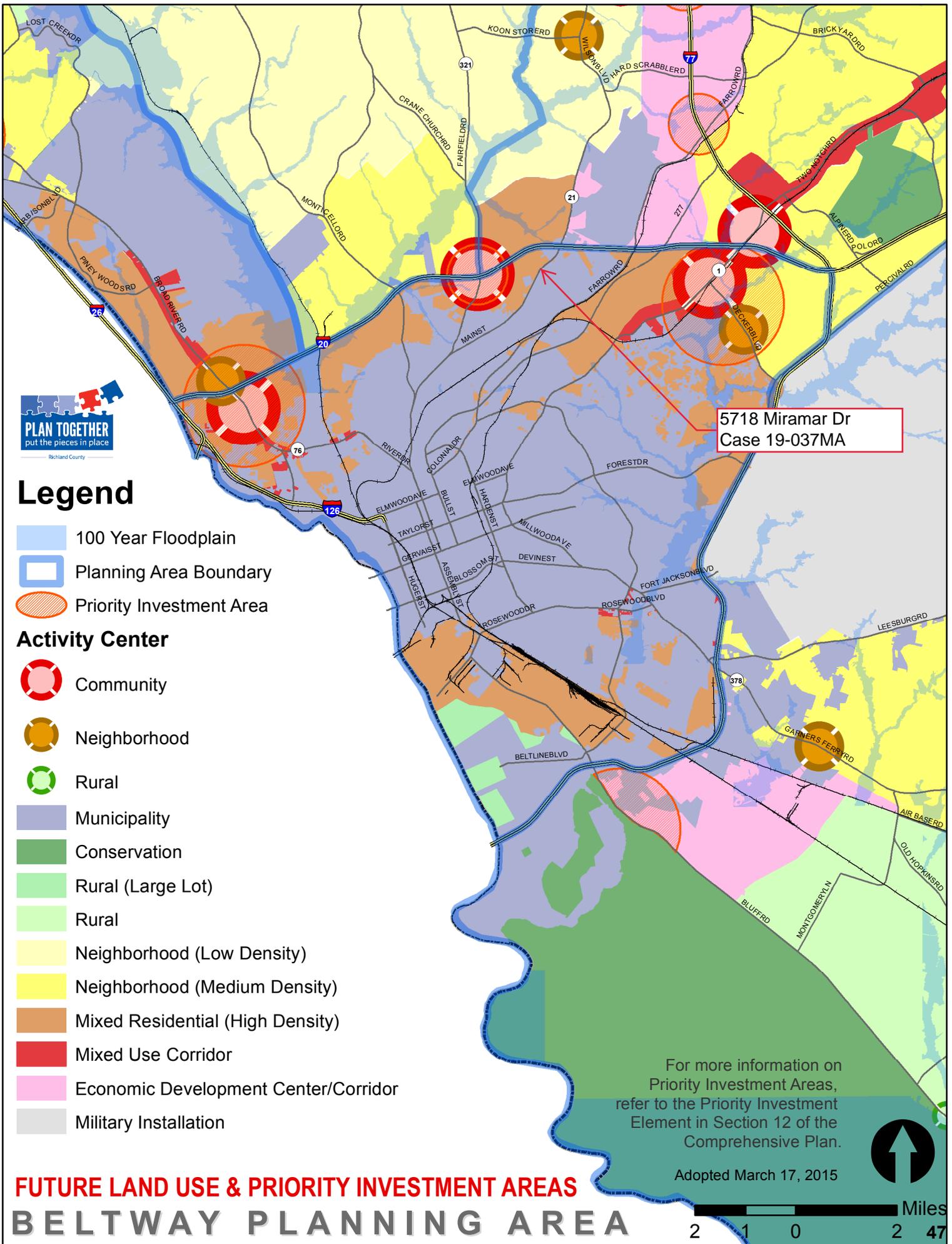
Case 19-037 MA OI to RS-MD



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	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	





Legend

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

5718 Miramar Dr
Case 19-037MA

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 COUNCIL ZONING PUBLIC HEARING



Tuesday, July 23, 2019
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

I. STAFF:

Clayton Voignier.....Community Planning and Development Director
Geonard PriceDivision Manager/Zoning Administrator

II. CALL TO ORDER..... Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

a. MAP AMENDMENTS [ACTION]

1. Case # 19-023 MA District 10
Dalhi Myers
Jeff Ruble
M-1 to HI (318.57 acres)
Bluff Road and Longwood Road
TMS# R16100-02-02,04,07,16 & 20
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Approval
Council unanimously accepted the applicant's request to withdraw.

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 19-019 MA District 7
Gwendolyn Kennedy
Sherri Latosha McCain
RS-MD to OI (1.25 acres)
250 Rabon Road
TMS# R17116-01-06
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Disapproval
Council unanimously deferred the rezoning request.
3. 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
Planning Commission – Disapproval (4 - 1)
PDSB Recommendation – Disapproval
Council unanimously deferred the rezoning request.

4. 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)
 Planning Commission – Approval (5 - 0)
 PDSB Recommendation – Approval
Council unanimously approved the rezoning request.
5. Case # 19-028 MA District 11
Chakisse Newton
 Lanier Bowman
 RS-LD to OI (.52 acres)
 1526 Elmtree Road
 TMS# R16414-05-04
 Planning Commission – Disapproval (5 - 0)
 PDSB Recommendation – Disapproval
Council unanimously disapproved the rezoning request.
6. Case # 19-029 MA District 4
Paul Livingston
 John Sells
 OI to RS-MD (.6 acres)
 1323 Means Avenue
 TMS# R07307-05-07
 Planning Commission – Approval (5 - 0)
 PDSB Recommendation – Approval
Council unanimously approved the rezoning request.
7. Case # 19-030 MA District 9
Calvin Jackson
 Madison Pickrel
 RU to RS-LD (65.41 acres)
 230-258 Sand Farm Trail
 TMS# R20400-01-05, 06, 07, 08, 14, & 15
 Planning Commission – Approval (5 - 0)
 PDSB Recommendation – Approval
Council unanimously approved the rezoning request.
8. Case # 19-031 MA District 7
Gwendolyn Kennedy
 Mildred B. Taylor
 M-1 to RS-MD (7.21 acres)
 1216 Killian Loop
 TMS# R14700-06-05 & R14781-04-15
 Planning Commission – Approval (5 - 0)
 PDSB Recommendation – Approval
Council unanimously approved the rezoning request.

VI. OTHER BUSINESS

VII. ADJOURNMENT 7:15 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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