

**RICHLAND COUNTY
PLANNING COMMISSION**



October 7, 2019

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, October 7, 2019
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauer Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • Jason Branham • Gary Dennis

- 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 – September 2019

b. ROAD NAMES

c. ROAD RENAMING

1. Rename Wartburg Dr to Hummingbird Court
(TMS R01511-04-04)
PDS Recommendation - Approval
Page 1

District 1
Bill Malinowski

2. Rename Jefferson Allen Dr to Nakoma Way
(TMS R07306-04-01, 02, 05, 16, 18, 19, 21,
24, 25; R07305-05-02, 03, 04)
PDS Recommendation - Approval
Page 5

District 5
Allison Terracio

d. MAP AMENDMENTS

1. Case # 19-032 MA
Charlotte Huggins
RU to RC (2.8 acres)
10510 & 10512 Garners Ferry Road
TMS# R30600-02-16
PDS Recommendation – Disapproval
Page 9

District 12
Chakisse Newton

2. Case # 19-038 MA
Keith McNair
PDD to RS-LD (2.8 acres)
Jacobs Mill Pond Road
TMS# R25810-03-09
PDS Recommendation – Approval
Page 17

District 9
Calvin “Chip” Jackson

3. Case # 19-039 MA
Paulette Morin
RU to GC (2.35 acres)
Shop Road and Atlas Road
TMS# R16204-07-06, 08, 09, 10, 11 & 12
PDS Recommendation – Approval
Page 25

District 10
Dalhi Myers

4. Case # 19-040 MA
Krystal Martin
LI to RM-HD (2.4 acres)
10539 Farrow Road
TMS# R17500-02-18
PDS Recommendation – Approval
Page 33

District 2
Joyce Dickerson

IV. OTHER BUSINESS [ACTION]

V. LAND DEVELOPMENT CODE REWRITE

VI. CHAIRMAN’S REPORT

VII. PLANNING DIRECTOR’S REPORT

A. Report of Council

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: September 30, 2019
Subject: October 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 Board approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Hummingbird Ln, renaming Wartburg Dr	Jim Wilkins, Lutheran Homes of SC	Proposed Apartments	R01511-04-01,04	Bill Malinowski (1)
2. Nakoma Way, renaming Jefferson Allen Way	Brian South	N/A	R07306-04-01, 02,05, 16, 18, 21, 24, 25, R07305-05-02-04	Allison Terracio (5)
3. Hibiscus Leaf Way	Elissa Filson, Civil Engineering of Cola	Woodcreek Townhomes	R25800-03-47	Calvin "Chip" Jackson (9)
4. Red Fern Road				



Richland County Planning & Development Services Department

Street Name Change Staff Report

PC MEETING DATE: October 7, 2019
RC PROJECT: Renaming of Wartburg Drive
PETITIONER: Jim Wilkins

EXISTING ROAD NAME: Wartburg Drive
PROPOSED ROAD NAME: Hummingbird Court

Staff Recommendation

Approval

History

Road Name Change

A petition, dated 20 September 2019, was submitted to the Richland County Community Planning and Development Department requesting the renaming of Wartburg Drive. Wartburg Drive is a private paved road. The petition has been signed by the abutting property owners along Wartburg Drive.

Relevant Codes

South Carolina State Code

SECTION 6-29-1200. Approval of street names required; violation is a misdemeanor; changing street name.

- (A) 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. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.
- (B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:
- (1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;
 - (2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
 - (3) upon any other good and just reason that may appear to the commission.
- (C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be

recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.

Richland County Land Development Code

Changing a road name - Sec. 26-183 (b) (1) and (2)

(b) *Changing a road name.*

1. Existing road names may only be changed pursuant to Section 6-29-1200, South Carolina of Laws, 1976, as amended, and include the following reasons:
 - a. A road name duplicates or is similar to another, either phonetically or by spelling, within a 9-1-1 community or an emergency service district. In accordance with State Law, "Existing duplicated road names must be changed as necessary by the local government to ensure the efficiency of the emergency response system"; or
 - b. The 9-1-1 Central Dispatch/Communications Department submits a written request to the county that a particular road name is causing confusion with the dispatch and/or delivery of emergency service delivery; or an emergency service provider requests in writing that a particular street name is causing service delivery confusion; or
 - c. The United States Postal Service presents a request in writing stating that a particular road name is causing service delivery confusion; or
 - d. When road configurations exist or change so that a road is split into two (2) or more non-continuous sections; or
 - e. When conditions result in confusion for emergency services delivery; or
 - f. A change may simplify markings or giving directions to persons looking for an address; or
 - g. Any other good and just reason that may appear to the Planning Commission.

2. *Administrative procedures for changing a road name.*
 - a. The Planning Commission shall hold a public hearing regarding the proposed road name change after providing notice of such public hearing in a newspaper of general circulation at least fifteen (15) days prior to the hearing. The Planning Department shall mail written notice to the property owners of record, which are adjacent to or abutting the road, of the time, date, and location of the public hearing.
 - b. After the public hearing, the Planning Commission shall either approve, deny, or select an alternative name. The Richland County Planning Commission is responsible for approving and authorizing street names in its area of jurisdiction pursuant to Section 6-29-1200, Code of Laws of South Carolina, 1976, as amended.
 - c. Written notice shall be mailed to the affected property owners of the Planning Commission's determination.

Rename Wartburg Dr to Hummingbird 7 ci fh(TMS R01511-04-04)



CERTIFICATE OF STREET NAME CHANGE

**RICHLAND COUNTY
PLANNING COMMISSION BOARD**
P.O. Box 192
2020 Hampton Street
Columbia, SC 29204

This certificate is issued pursuant to the requirements of
Section 6-29-1200(c) of South Carolina Code of Laws, 1976,
as amended, certifying STREET NAME CHANGE.

New Street Name _____

Formerly known as _____

Road shown on Richland County Tax Map Sheet(s) _____

Petitioner Name _____

Address _____

City _____ State _____ Zip _____

Preliminary approval by: _____ Date _____
E-911 Address Coordinator or Designee

Final approval by: _____ Date _____
Richland County Planning Commission, Chair

Revised 1-15-02



Richland County Planning & Development Services Department

Street Name Change Staff Report

PC MEETING DATE: October 7, 2019
RC PROJECT: Renaming of Jefferson Allen Drive
PETITIONER: Brian South

EXISTING ROAD NAME: Jefferson Allen Drive
PROPOSED ROAD NAME: Nakoma Way

Staff Recommendation

Approval

History

Road Name Change

A petition, dated 10 September 2019, was submitted to the Richland County Community Planning and Development Department requesting the renaming of Jefferson Allen Drive. Jefferson Allen Drive is a private and County unpaved road. The petition has been signed by the abutting property owners along Jefferson Allen Drive.

Relevant Codes

South Carolina State Code

SECTION 6-29-1200. Approval of street names required; violation is a misdemeanor; changing street name.

- (A) 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. It is unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking or in a deed or instrument without first getting the approval of the planning commission. Any person violating this provision is guilty of a misdemeanor and, upon conviction, must be punished in the discretion of the court.
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New Street Name _____

Formerly known as _____

Road shown on Richland County Tax Map Sheet(s) _____

Petitioner Name _____

Address _____

City _____ State _____ Zip _____

Preliminary approval by: _____ Date _____
E-911 Address Coordinator or Designee

Final approval by: _____ Date _____
Richland County Planning Commission, Chair

Revised 1-15-02



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2019
RC PROJECT: 19-032 MA
APPLICANT: Charlotte Huggins

LOCATION: 10510 Garners Ferry Road

TAX MAP NUMBER: R30600-02-16
ACREAGE: 2.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: September 19, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 16-002MA. That case was denied at the February 23, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the Rural Commercial District (RC) under case number 16-012MA. That case was denied at the April 26, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 19-006 MA. That case was denied at the June 25, 2019 Zoning Public Hearing.

Zoning History for the General Area

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to

residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

The maximum structure coverage in the RC District shall be fifty percent (50%). New structures in the RC District shall have an aggregate building footprint of not more than twenty thousand (20,000) square feet. The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet. Existing structures shall not be expanded to exceed an aggregate building footprint or aggregate gross floor area of twenty thousand (20,000) square feet.

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: 44 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains two nonresidential structures. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a convenience store with pumps (Mr. Bunky’s Market) and other commercial, small-scale industrial, and undeveloped uses south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road. The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Rural (Large Lot)**.

Land Use and Character

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 173) located east of the subject parcel on Garners Ferry Road identifies 19,100 Average Daily Trips (ADTs). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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.

SCDOT has programmed safety improvements for this section of Garners Ferry Rd. There are no planned or programmed improvements for this section of Garners Ferry Road through the County Penny Sales Tax program.

Conclusion

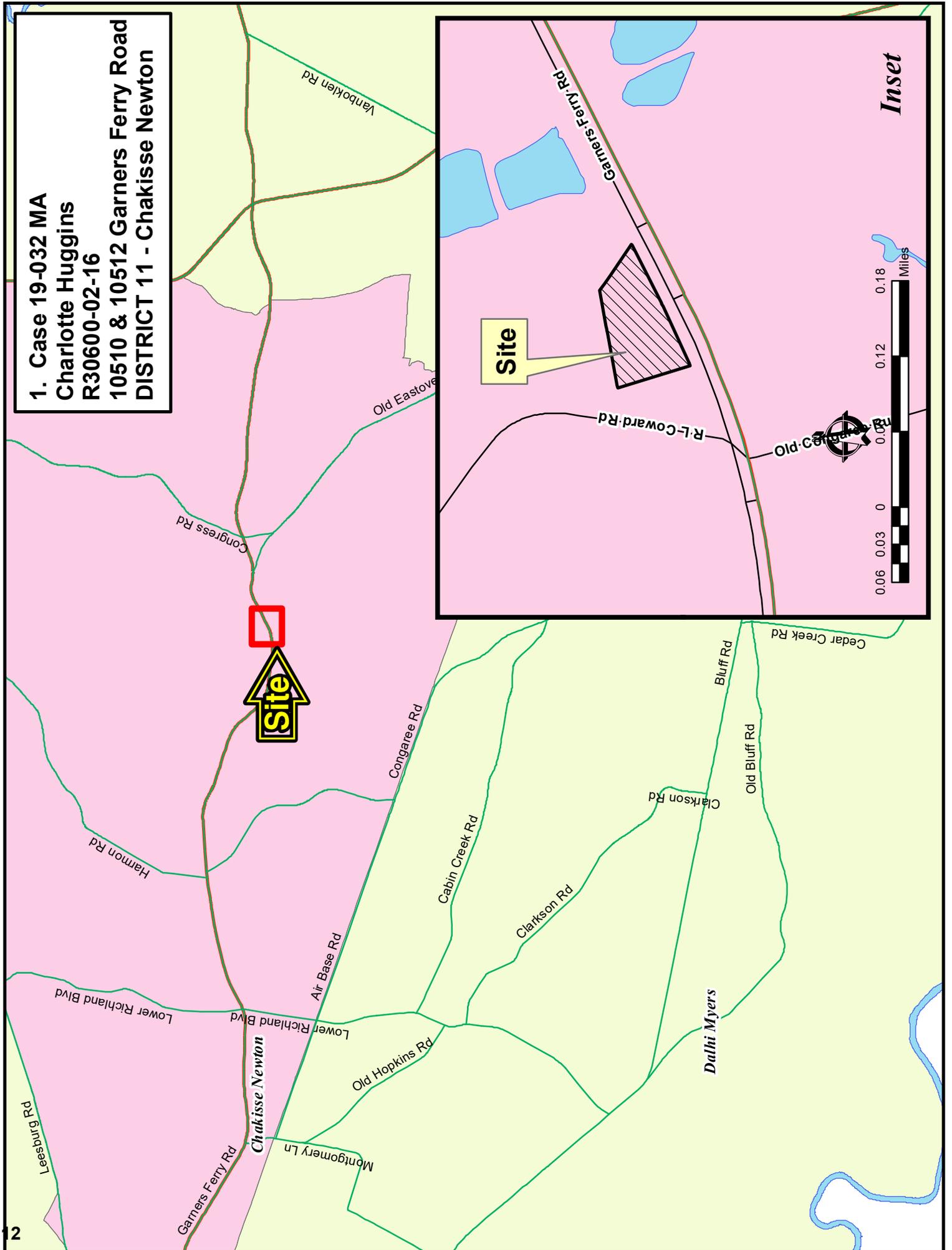
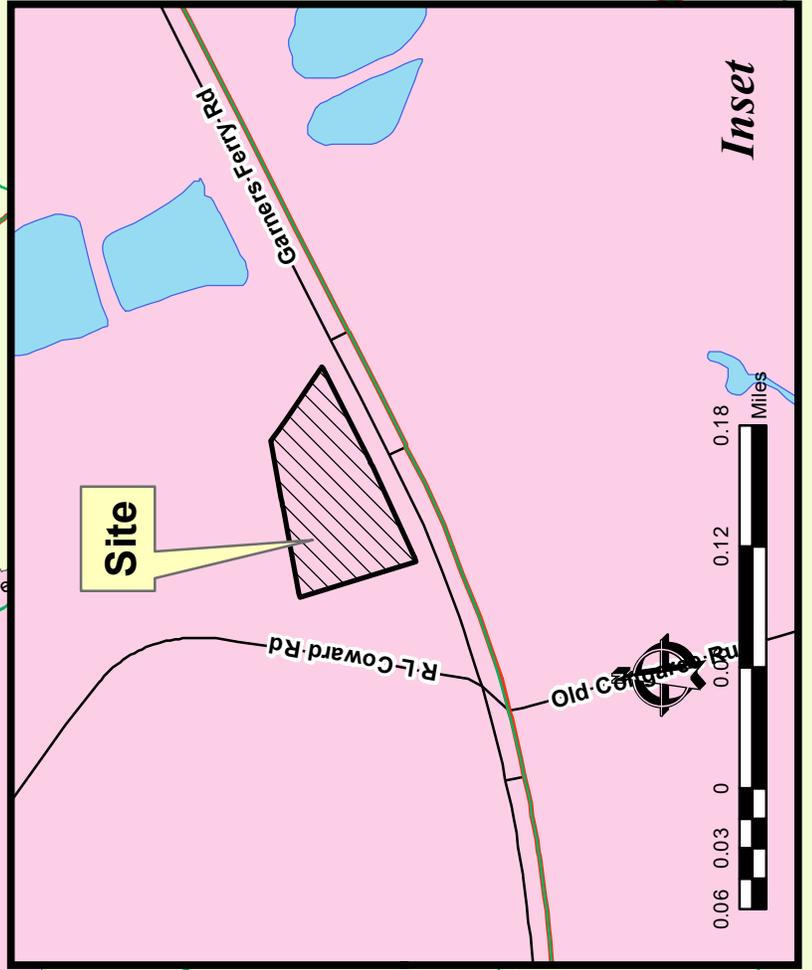
Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also recommends that commercial development be located at rural crossroads or within Rural Activity Centers. The site is not located within an activity center nor at an intersection of a rural crossroads, likewise, the proposed zoning designation would allow for potential uses of greater intensity than the adjacent and surrounding properties as recommended by the Comprehensive Plan.

Zoning Public Hearing Date

October 22, 2019.

1. Case 19-032 MA
Charlotte Huggins
R30600-02-16
10510 & 10512 Garners Ferry Road
DISTRICT 11 - Chakisse Newton



Case 19-032 MA
RU to RC
TMS R30600-02-16

Site

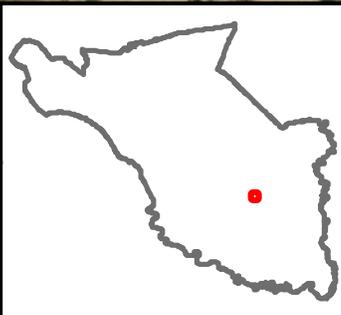
R/L Coward Rd

Garners Ferry Rd

Congaree Run

 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

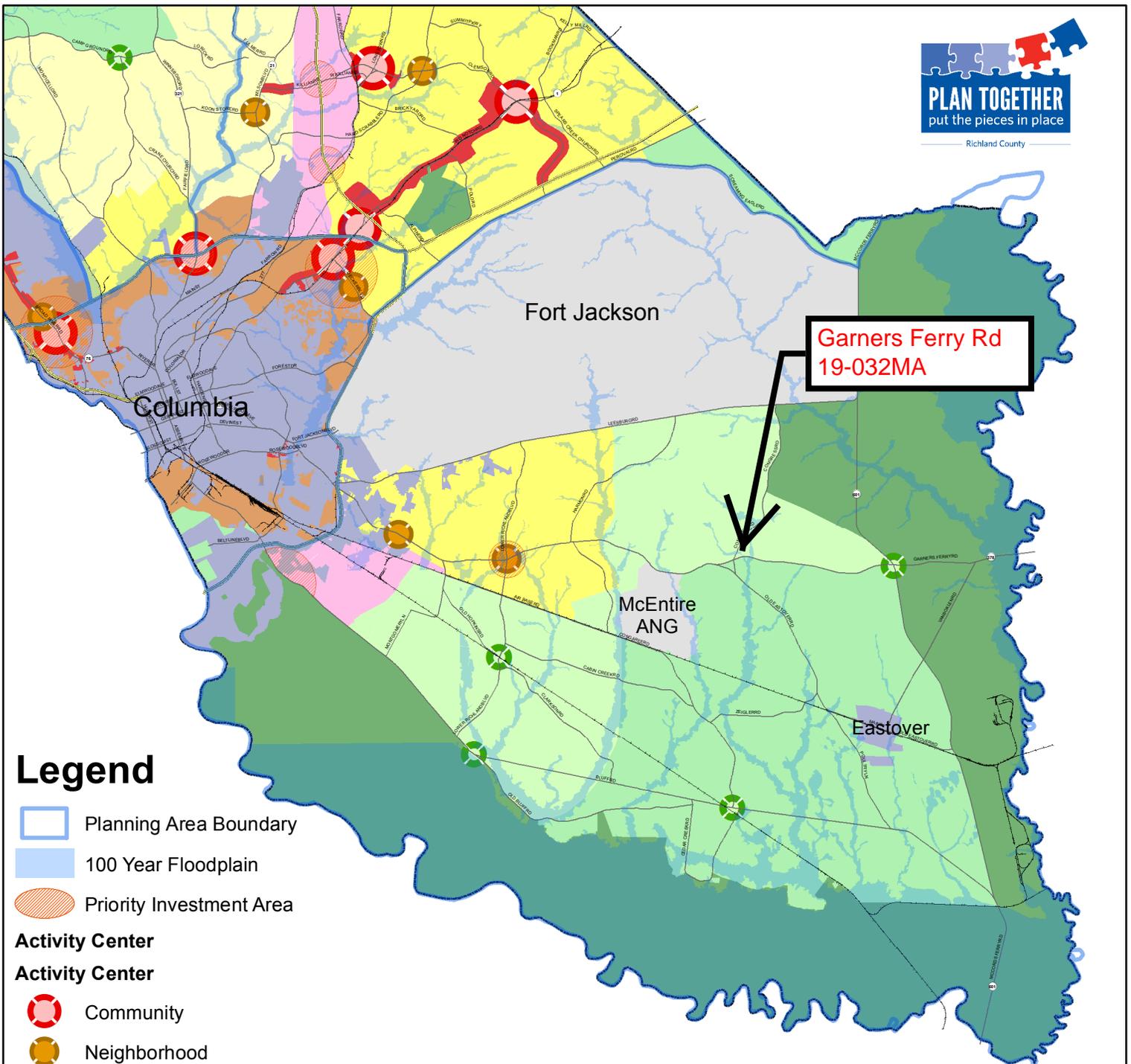
Case 19-032 MA RU to RC



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2019
RC PROJECT: 19-038MA
APPLICANT: Keith McNair

LOCATION: Jacobs Mill Pond Road

TAX MAP NUMBER: R25810-03-09
ACREAGE: 2.8 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RS-LD

PC SIGN POSTING: September 20, 2019

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) - Greenhill Parish under Ordinance Number 065-99HR (case number 99-050MA).

The subject parcel was rezoned to PDD under Ordinance Number 033-14HR (case number 14-09MA). This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

Zoning History for the General Area

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

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: 10 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>	PDD	Residences
<u>South:</u>	RG-2	Multi-family (The Preserve at Spears Creek)
<u>East:</u>	RS-LD	Residences
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is undeveloped without any structures. The site has frontage along Jacobs Millpond Road, a two-lane local road without sidewalks or streetlights within the City of Columbia. The general area consists of planned developments as part of the larger Woodcreek Farms area and the Greenhill Parish development or smaller subdivisions off Spears Creek Church Road. Several undeveloped tracts remain as well as wetlands and ponds. The immediate area consists of residences to the north and east zoned PDD and RS-LD. West of the parcel is an undeveloped parcel zoned PDD. South of the subject parcel is the City of Columbia corporate limit zoned RG-2 with a multi-family development (The Preserve at Spears Creek).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 0.8 miles south of the subject parcel on Spears Creek Church Road. The site falls within the City of Columbia’s for water service area and Palmetto Utilities sewer service area. The Northeast fire station (number 4) is located 0.64 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 #451) located south of the subject parcel along Spears Creek Church Road identified 12,300 Average Daily Trips (ADTs). This section of Spears Creek Church 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) “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.

Current and program improvements include the widening of Spears Creek Church Road from two to four travel lanes and adding a center turn lane. The project will extend from Two Notch Road to Percival. South Carolina Department of Transportation (SCDOT) is managing the project in partnership with the Richland Penny. The project is currently in the design phase with ROW expected to begin in 2019 and construction anticipated in 2021.

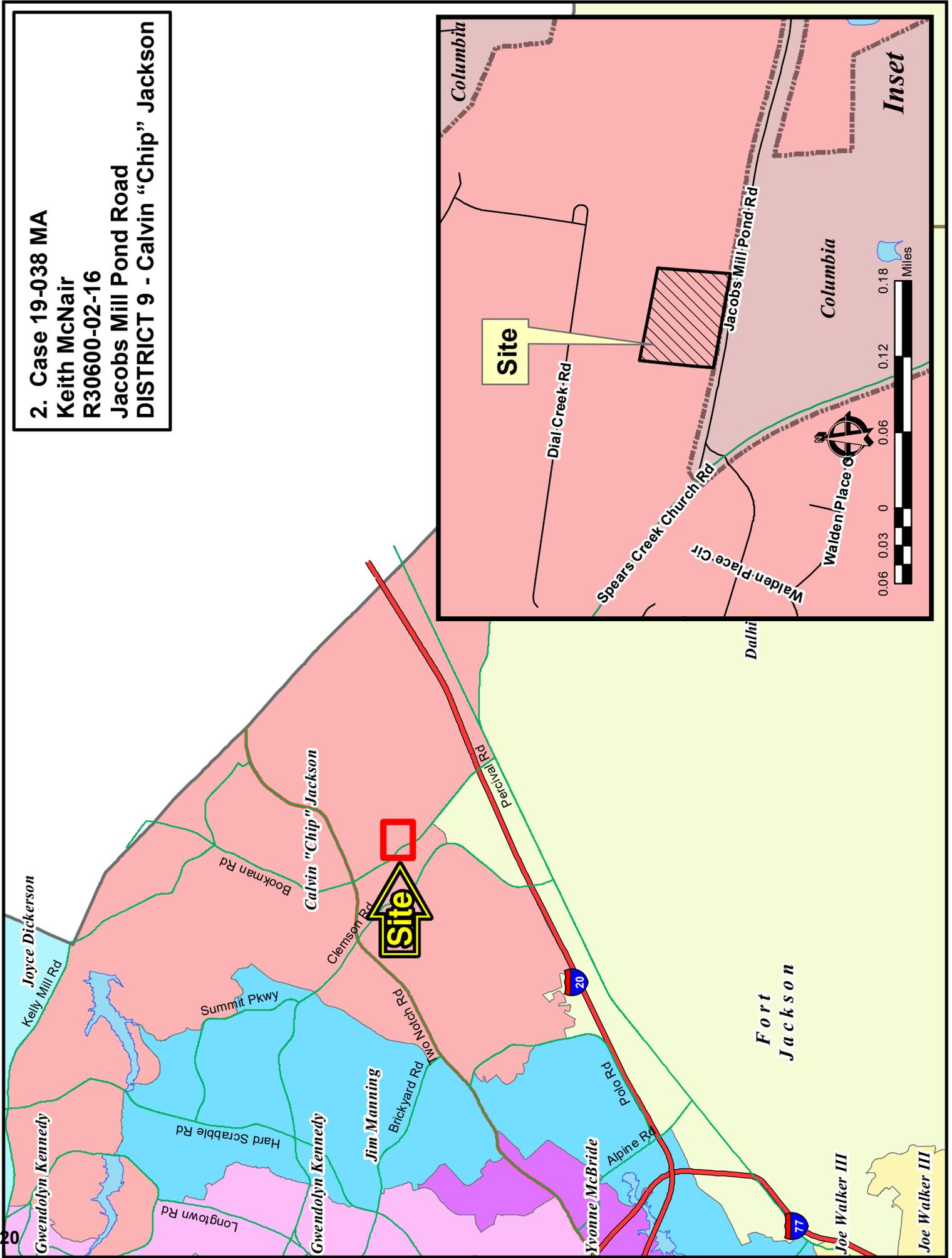
Conclusion

Staff recommends **Approval** of this map amendment as the rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan.

Zoning Public Hearing Date

October 22, 2019

2. Case 19-038 MA
Keith McNair
R30600-02-16
Jacobs Mill Pond Road
DISTRICT 9 - Calvin "Chip" Jackson



**Case 19-038 MA
PDD to RS-LD
TMS R25810-03-09**



Case 19-038 MA PDD 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		

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

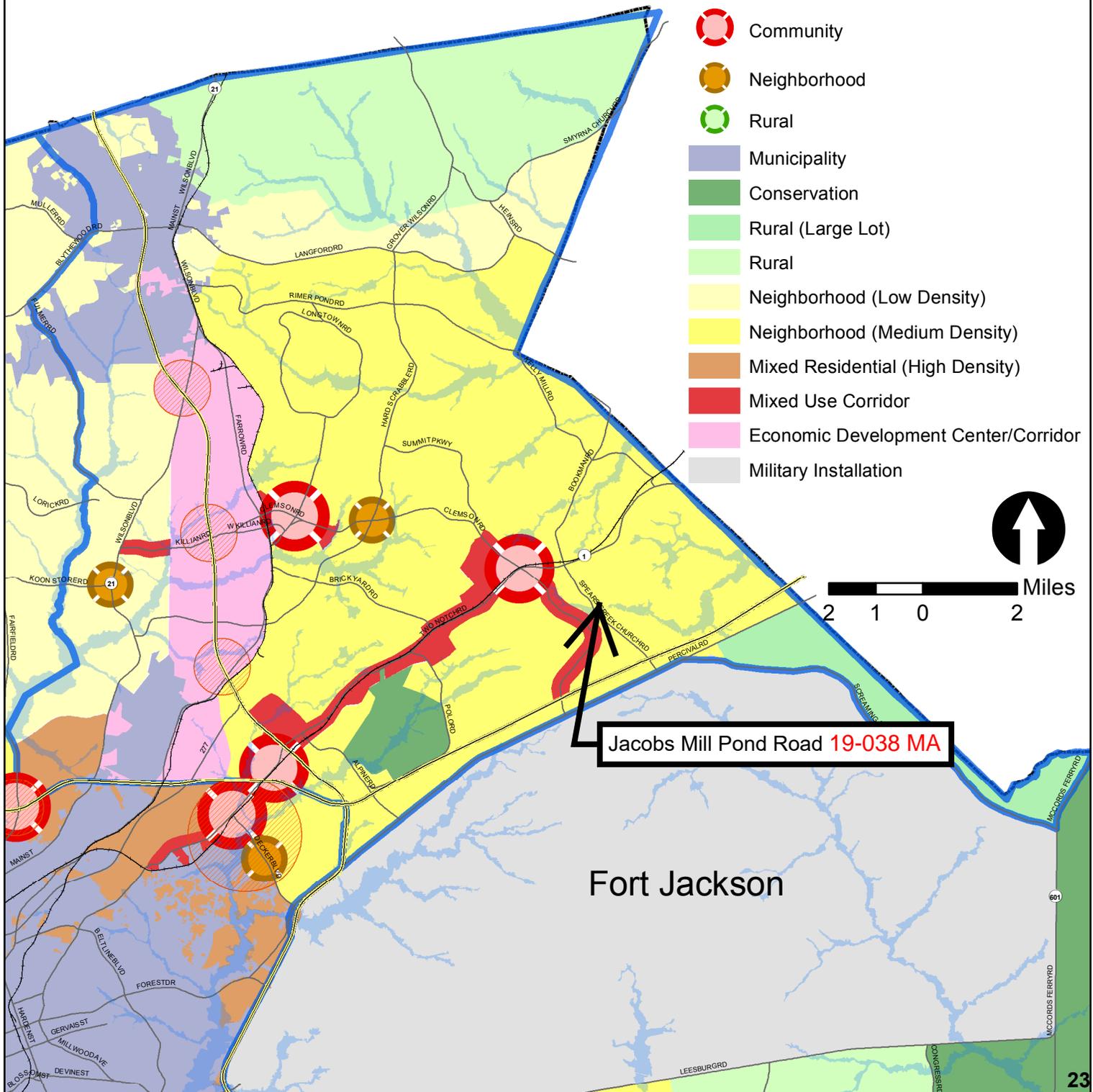


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2019
RC PROJECT: 19-039 MA
APPLICANT: Paulette Morin

LOCATION: Shop Road and Atlas Road

TAX MAP NUMBER: R16204-07-06, 08, 09, 10, 11 & 12
ACREAGE: 2.35 acres total
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 20, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The LI parcel southwest of the site was rezoned from Residential Single-Family Low Density (RS-LD) under case number 15-35MA.

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: 37 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RS-HD / M-1	Residences / Undeveloped
<u>South:</u>	LI / MH	Undeveloped / Residence
<u>East:</u>	M-1	Manufacturing
<u>West:</u>	RU / MH	Undeveloped / Residences

Discussion

Parcel/Area Characteristics

The subject site consists of five parcels with limited residential and accessory structures. The parcel grouping has frontage and access along Atlas Road, Atlas Way, and Shop Road. Atlas Road is a two-lane undivided minor arterial without sidewalks or streetlights. Atlas Way is a two-lane local road without sidewalks or streetlights. Shop Road is a four-lane divided minor arterial without sidewalks or streetlights. The general area is characterized by a variety of zoning and mixture of land uses comprised primarily of residences, light industrial, manufacturing and warehousing, commercial, and some undeveloped property. The immediate area consists of properties zoned RU, M-1, MH, LI, and RS-HD, with residences, manufacturing uses, or are undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District One. Annie Burnside Elementary School is located approximately 2 miles northeast of the subject parcel on Patterson road. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.12 miles west of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***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 #292) located south of the subject parcel on Shop Road identifies 23,200 Average Daily Trips (ADT's). This section of Shop Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Farrow Road is currently operating at Level of Service (LOS) "C".

The 2018 SCDOT traffic count (Station #378) located west and north of the subject parcel on Atlas Road identifies 13,100 Average Daily Trips (ADT's). This section of Atlas 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 Farrow Road is currently operating at Level of Service (LOS) "E".

The 2018 SCDOT traffic count (Station #377) located west and south of the subject parcel on Atlas Road identifies 5,000 Average Daily Trips (ADT's). This section of Atlas 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 Farrow 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.

The Richland Penny includes proposed bike-lanes and re-striping between Beltline Boulevard and Pineview Road. There are no planned or programed improvements for this section of Shop Road through SCDOT.

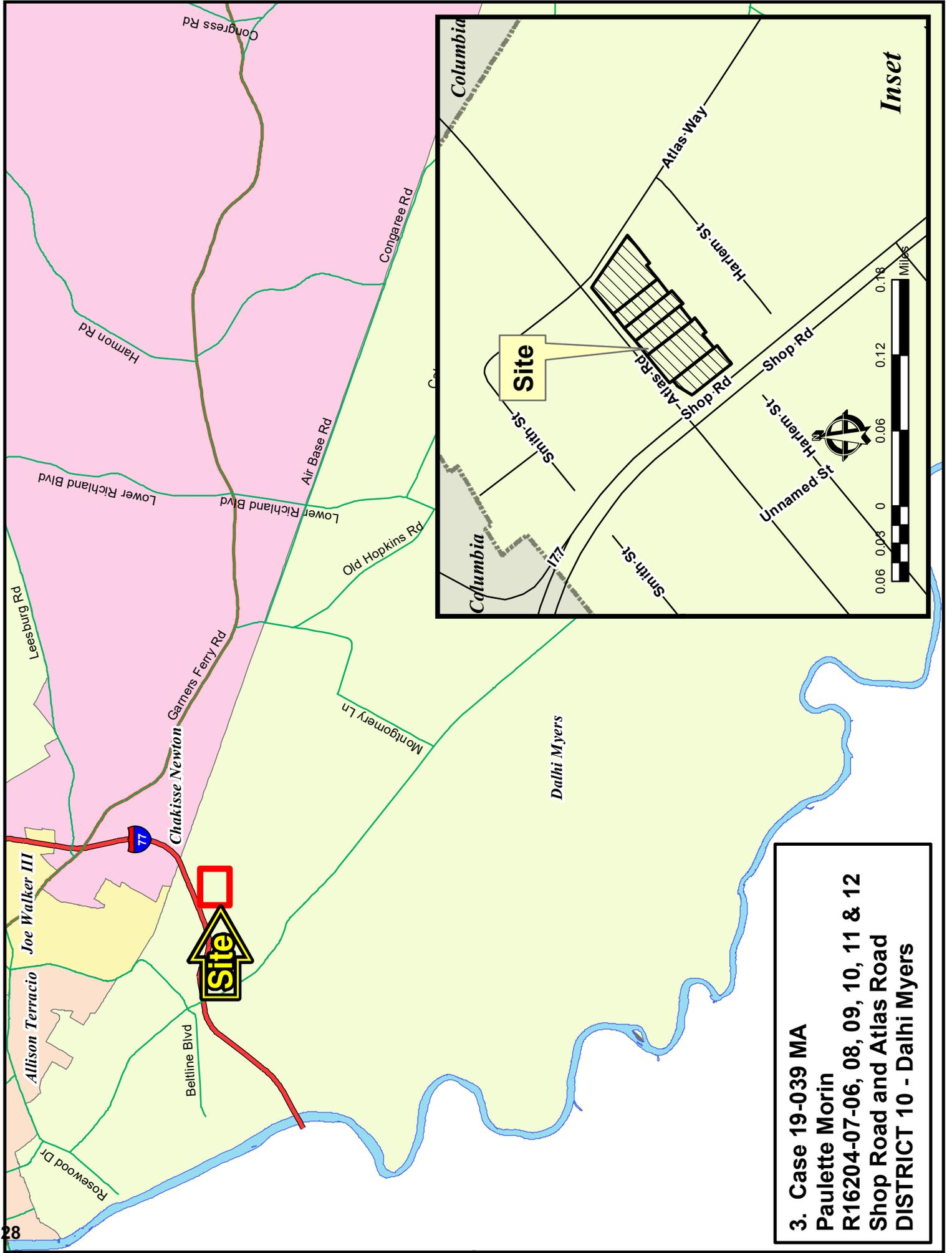
These sections of Atlas Road are programmed for a road widening through SCDOT in conjunction with the Penny. The project scope would include adding another lane between Bluff and Shop, and three lanes between Shop and Garners Ferry. Sidewalks and bike lanes are to be included. The project is in the design/development and right-of-way acquisition stage with an undetermined completion date.

Conclusion

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

Zoning Public Hearing Date

October 22, 2019.



3. Case 19-039 MA
Paulette Morin
R16204-07-06, 08, 09, 10, 11 & 12
Shop Road and Atlas Road
DISTRICT 10 - Dalhi Myers

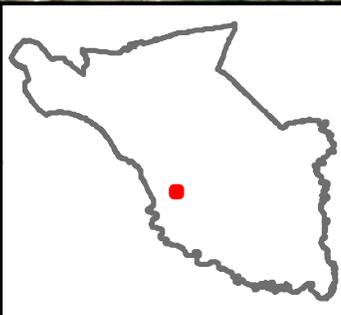
**Case 19-039 MA
RU to GC**

TMSR16204-07-06, 08, 09, 10, 11 & 12

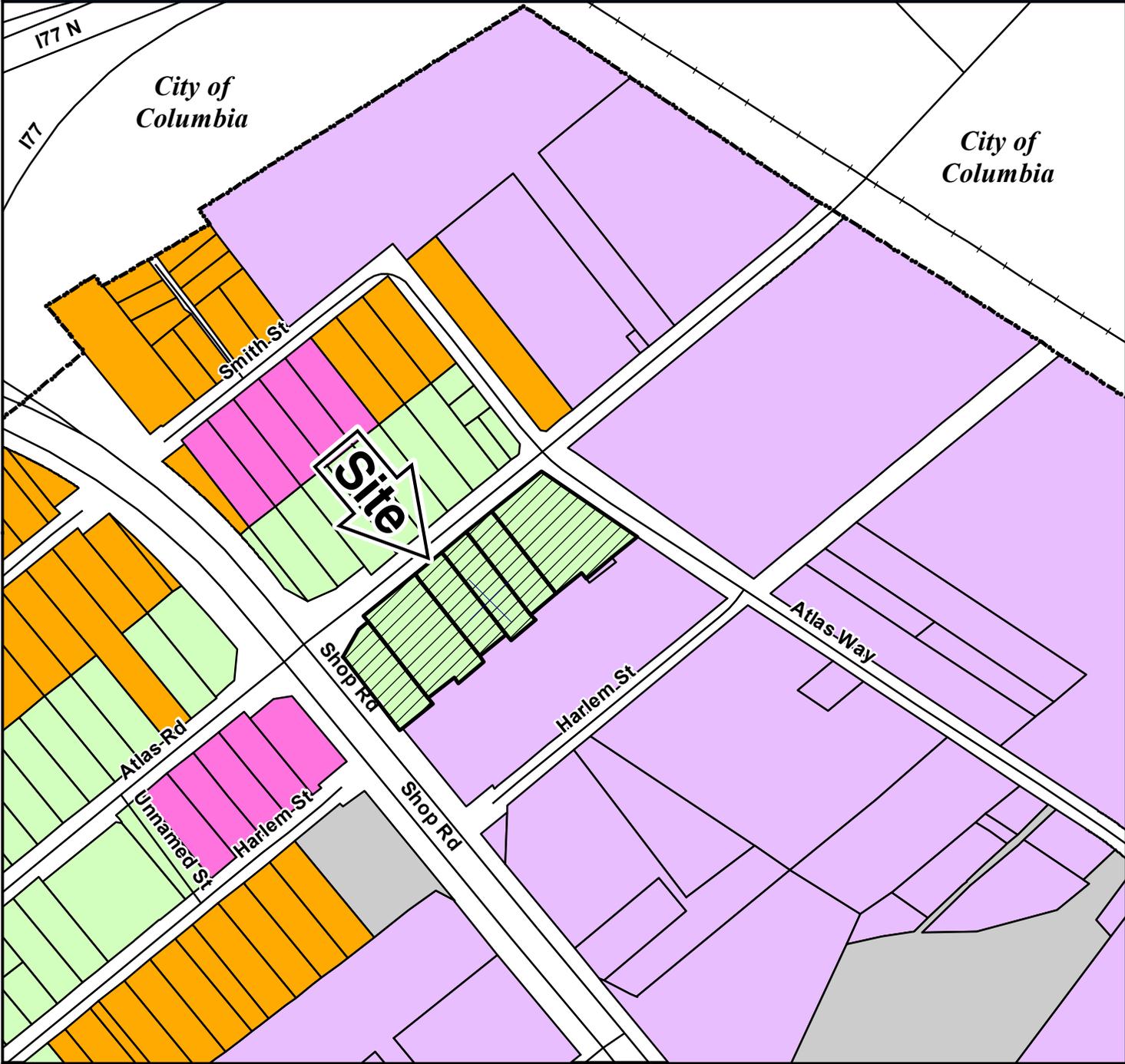


SPECIAL FLOOD HAZARD AREA

WETLANDS

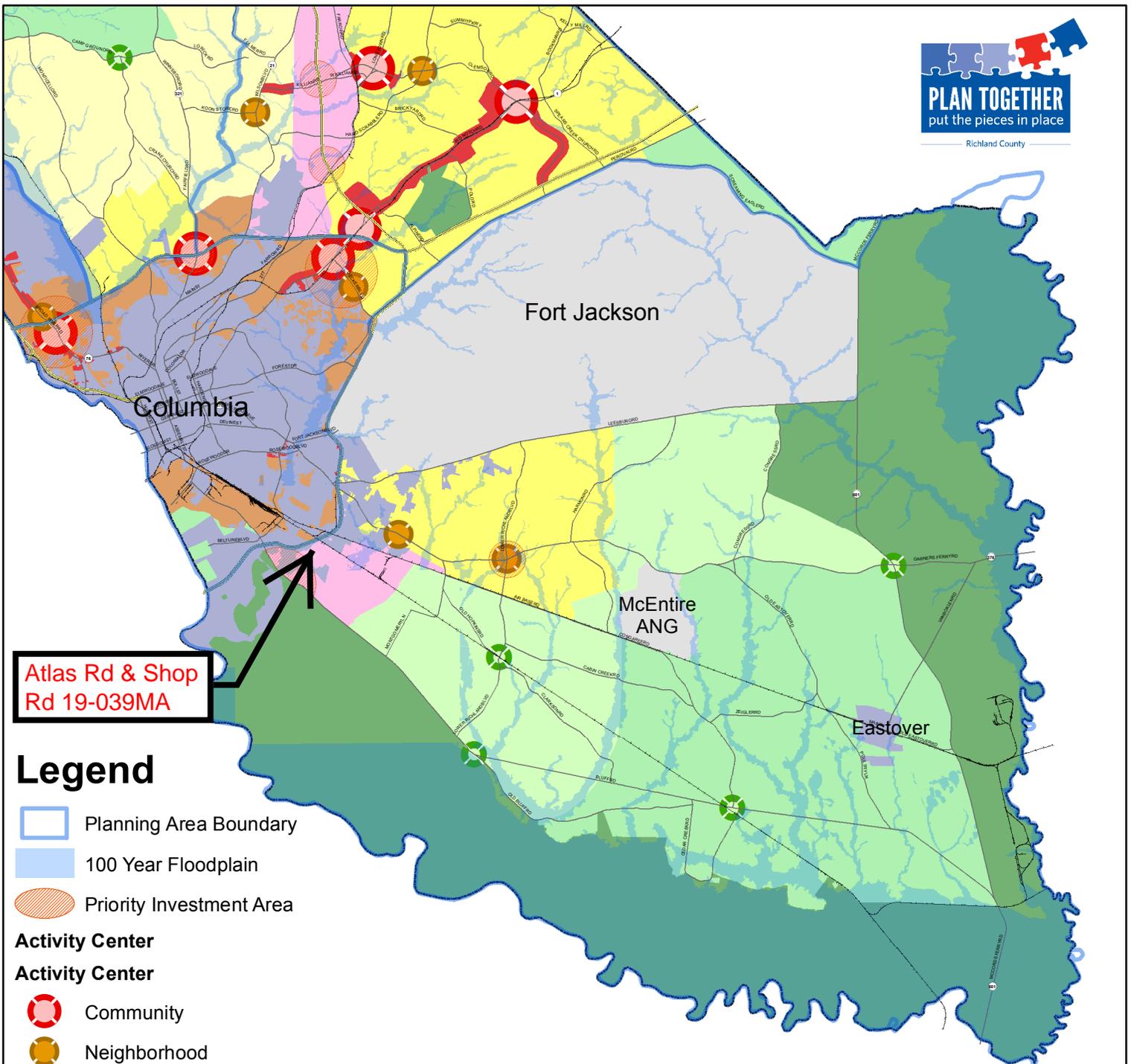


Case 19-039 MA RU to GC



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		



Atlas Rd & Shop Rd 19-039MA

Legend

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

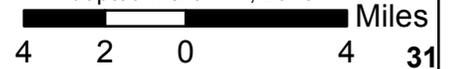
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 201
RC PROJECT: 19-040 MA
APPLICANT: Krystal Martin

LOCATION: 10539 Farrow Road

TAX MAP NUMBER: R17500-02-18
ACREAGE: 2 acres
EXISTING ZONING: LI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: September 20, 2019

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

The subject property was rezoned from General Commercial District (GC) to Light Industrial District (LI) under case number 17-009MA.

Zoning History for the General Area

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

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: 32 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Residence
<u>South:</u>	LI	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels south, west and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. 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 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 #285) located south of the subject parcel on Farrow Road identifies 10,600 Average Daily Trips (ADTs). This section of Farrow Road is classified as a three lane undivided collector road, maintained by SCDOT with a design capacity of 9,800 ADTs. This segment of Farrow 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.

There are no planned or programmed improvements through SCODT or the County Penny Sales Tax program.

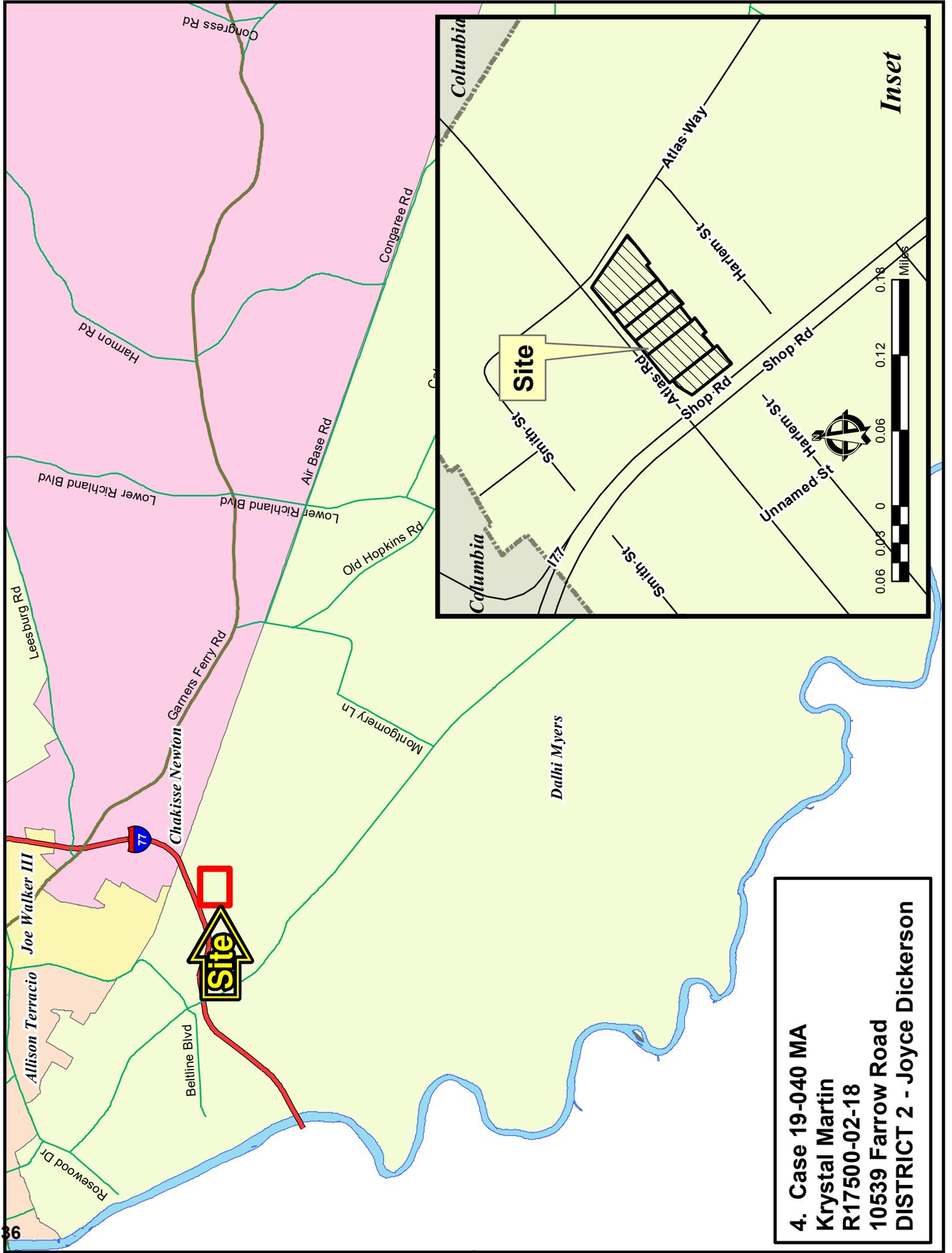
Conclusion

Principally, staff believes the proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan. Per the Plan, development within this future land use designation encourages "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."

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

Zoning Public Hearing Date

October 22, 2019.



4. Case 19-040 MA
Krystal Martin
R17500-02-18
10539 Farrow Road
DISTRICT 2 - Joyce Dickerson

Case 19-040 MA
LI to RM-HD
TMS R17500-02-18

Hobart Rd

Lafayette Pkwy

Unnamed Private Driveway

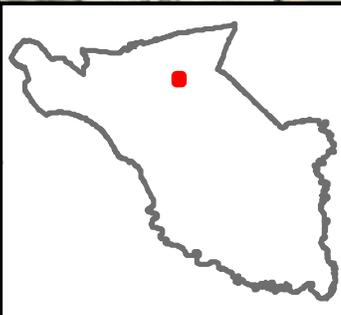
Site

Farrow Rd

Lularoe Ln

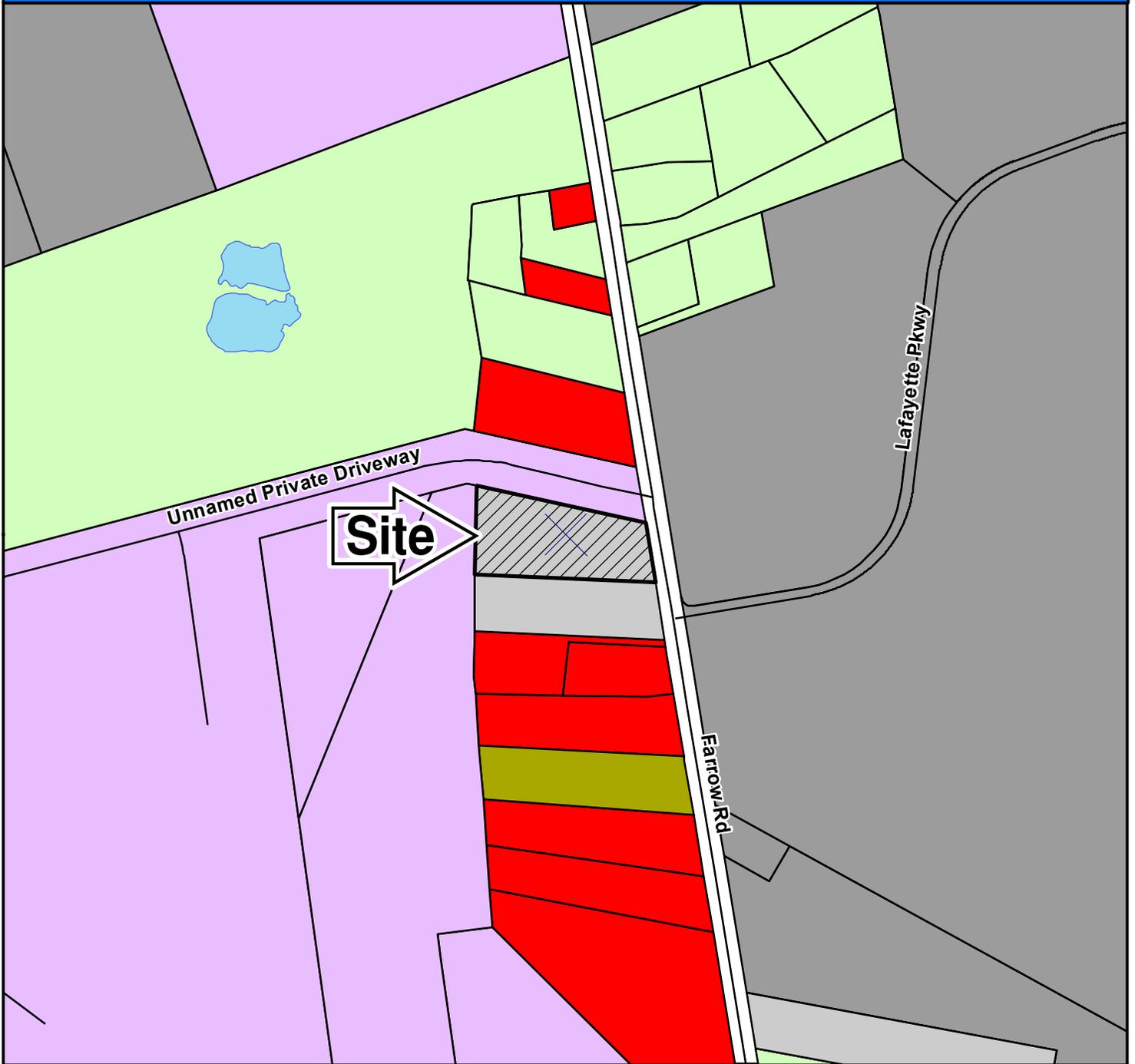
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 19-040 MA LI to RM-HD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

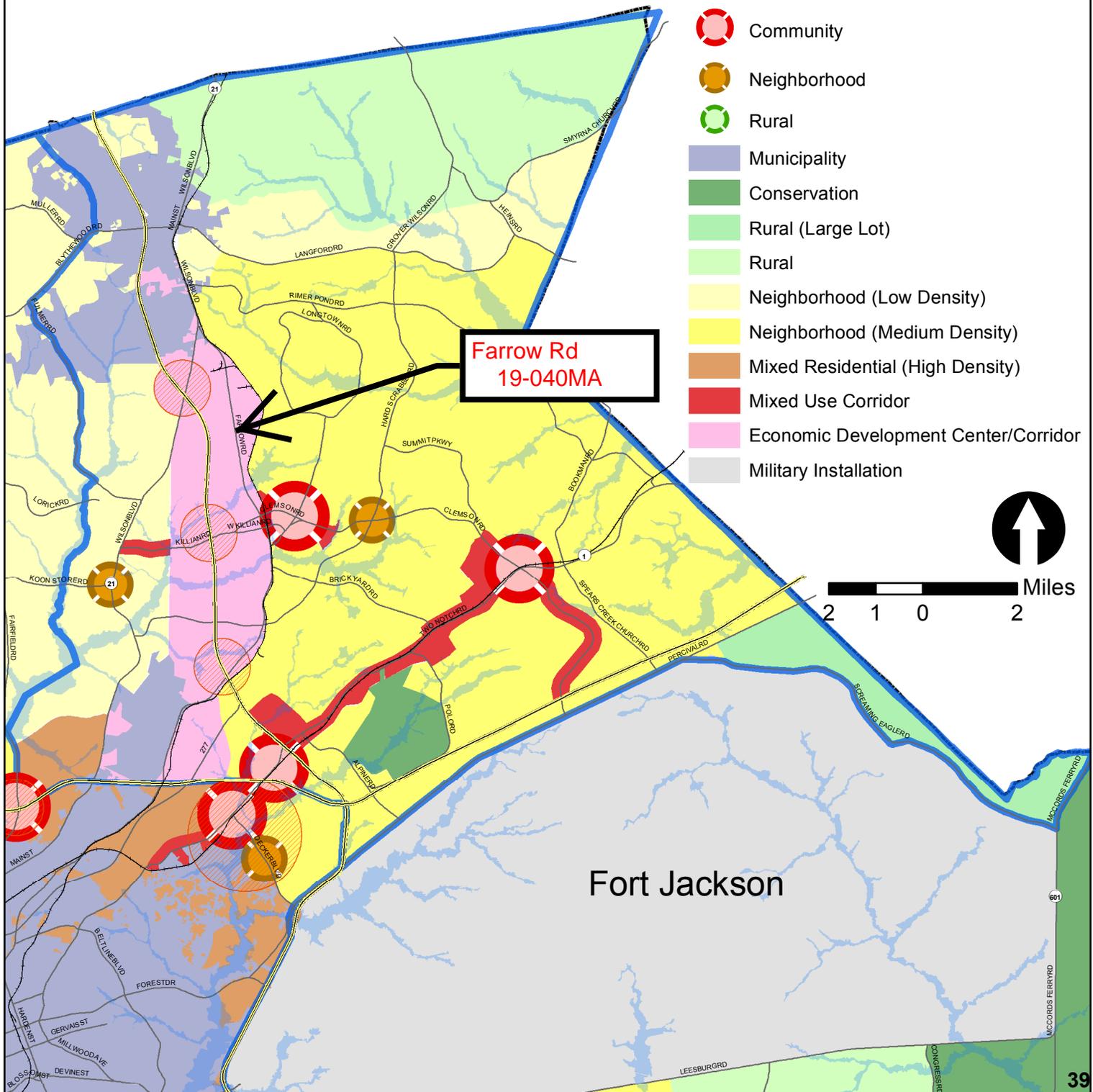


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, September 24, 2019

Agenda

7:00 pm

*2020 Hampton Street
2nd Floor, Council Chambers*

I. STAFF:

Clayton Voignier Community Planning and Development Director
Geonard Price Division 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

OPEN PUBLIC HEARING

1. 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)
PDSD Recommendation – Disapproval
Council unanimously approved the rezoning request.

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
Planning Commission – Disapproval (4 - 1)
PDSD Recommendation – Disapproval
Council unanimously deferred the rezoning request.

3. 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)
Planning Commission – Approval (7 - 0)
PDSD Recommendation – Disapproval
Council approved the rezoning request.

4. Case # 19-033 MA
Gerald K. James
RU to LI (5.6 acres)
4008 Leesburg Road
TMS# R25500-01-04F & R25000-01-04A (Portion of)
Planning Commission – Disapproval (7 - 0)
PDS Recommendation – Disapproval
Council unanimously accepted the applicant's request to withdraw.
- District 11
Chakisse Newton
5. Case # 19-034 MA
Nick Stomski
CC-3 to CC-4 (4.02 acres)
700 Blue Ridge Terrace
TMS# R09409-01-02, 15 & R09405-07-03
Planning Commission – Approval (7 - 0)
PDS Recommendation – Disapproval
Council unanimously approved the rezoning request.
- District 7
Gwendolyn Kennedy
6. Case # 19-035 MA
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)
Planning Commission – Approval (7 - 0)
PDS Recommendation – Disapproval
Council unanimously approved the rezoning request.
- District 2
Joyce Dickerson
7. Case # 19-036 MA
Tiffany Harrison
RU to GC (27.54 acres)
Blythewood Road
TMS# R15100-01-04
Planning Commission – Approval (7 - 0)
PDS Recommendation – Disapproval
Council unanimously approved the rezoning request.
- District 2
Joyce Dickerson
8. Case # 19-037 MA
Fredine McNeal & John E. Mender
OI to RS-MD (1.04 acres)
5718 Miramar Drive
TMS# R11711-05-07
Planning Commission – Approval (7 - 0)
PDS Recommendation – Approval
Council unanimously deferred the rezoning request.
- District 3
Yvonne McBride

VI. OTHER BUSINESS

VII. ADJOURNMENT - 7:49 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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