

# **RICHLAND COUNTY PLANNING COMMISSION**



**February 3, 2020**

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



# RICHLAND COUNTY PLANNING COMMISSION



Monday, February 3, 2020  
Agenda  
3:00 PM  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauier Carlisle • Gary Dennis  
David Tuttle • Wallace Brown • Jason Branham

- I. PUBLIC MEETING CALL TO ORDER ..... Stephen Gilchrist, Chairman
- II. PUBLIC NOTICE ANNOUNCEMENT ..... Stephen Gilchrist, Chairman
- III. ELECTION OF OFFICERS
- IV. CONSENT AGENDA [ACTION]
  - a. PRESENTATION OF MINUTES FOR APPROVAL – November and December 2019
  - b. ROAD NAMES
  - c. MAP AMENDMENTS
    - 1. Case # 19-049 MA District 7  
Gwendolyn Kennedy  
Donald G. Jones  
RU to RC (.764 & 1.236 (2 acres total))  
7812 Fairfield Road  
TMS# R12100-02-26 & R12100-02-01 (portion of)  
PDSD Recommendation – Disapproval  
P. 1
    - 2. Case # 19-050 MA District 4  
Paul Livingston  
Recardo Lewis  
RS-HD to RM-MD (6.76 acres)  
Brickyard Road and Rugby Road  
TMS# R09212-01-01(P), R09212-02-01(P), R09309-15-08 & 11, R09305-04-18 & 19, R09212-02-12  
PDSD Recommendation – Approval  
P. 9
    - 3. Case # 19-051 MA District 9  
Calvin “Chip” Jackson  
**Administratively  
Withdrawn**  
Michael Winkler  
RU to RC (2 acres)  
11045 Two Notch Road  
TMS# R29100-05-04  
PDSD Recommendation – Disapproval

- |  |  |
|--|--|
| <p>4. Case # 20-001 MA<br/>Robert Giles<br/>RM-HD to NC (2 acres)<br/>Ohio Street &amp; Olympia Avenue<br/>TMS# R11203-01-01, 03, 04 &amp; 05<br/>PDSD Recommendation – Approval<br/>P. 17</p> | <p><u>District 10</u><br/>Dalhi Myers</p>    |
| <p>5. Case # 20-002 MA<br/>Tommy Wood<br/>RS-MD to GC (1.46 acres)<br/>7220 Frost Avenue<br/>TMS# R09402-02-01 (P)<br/>PDSD Recommendation – Disapproval<br/>P. 25</p>                         | <p><u>District 4</u><br/>Paul Livingston</p> |
| <p>6. Case # 20-003 MA<br/>Chad Monteith<br/>RU to GC (5 acres)<br/>6505 N Main Street<br/>TMS# R11716-01-04<br/>PDSD Recommendation – Approval<br/>P. 33</p>                                  | <p><u>District 3</u><br/>Yvonne McBride</p>  |
| <p>7. Case # 20-004 MA<br/>Deborah Stratton<br/>RU to NC (2.17 acres)<br/>4133 Clemson Road<br/>TMS# R20281-01-27<br/>PDSD Recommendation – Approval<br/>P. 41</p>                             | <p><u>District 8</u><br/>Jim Manning</p>     |
| <p>8. Case # 20-005 MA<br/>Angie Dodson<br/>NC to GC (1.46 acres)<br/>1526 Leesburg Road<br/>TMS# R16415-07-04<br/>PDSD Recommendation – Disapproval<br/>P. 49</p>                             | <p><u>District11</u><br/>Chakisse Newton</p> |

**V. OTHER BUSINESS [ACTION]**

**V. CHAIRMAN’S REPORT**

**VI. PLANNING DIRECTOR’S REPORT**

**A. Report of Council**

**VII. 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 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 19-049 MA  
**APPLICANT:** Donald G. Jones

**LOCATION:** 7812 Fairfield Road

**TAX MAP NUMBER:** R12100-02-26 & 01 (portion of)  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The M-1 Light Industrial parcels located south the site were rezoned under case number 90-007MA and 90-035MA.

**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.

Minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

| Direction     | Existing Zoning | Use                     |
|---------------|-----------------|-------------------------|
| <u>North:</u> | RU              | Undeveloped             |
| <u>South:</u> | RU              | Undeveloped             |
| <u>East:</u>  | RU              | Undeveloped             |
| <u>West:</u>  | RU              | Residences / Commercial |

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of two parcels with frontage along Fairfield Road, a two-lane undivided minor arterial without streetlights or sidewalks. The southern parcel currentl^ contains a general office building. The northern parcel is undeveloped and heavily wooded. The immediate area consists of non-conforming commercial uses to the west, along with large tracts of land with residences. Additionally, a large tract of undeveloped property exists to the north, east, and south of the subject site (portions of parcel requesting rezoning). Adjacent properties are zoned RU.

**Public Services**

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles south of the subject site. The Carolina School for Inquiry is located 2.4 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area but is currently served via septic and well.

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 (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 #191) located north of the subject parcel on Fairfield Road identifies 3,600 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This segment of Fairfield Road 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 are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Fairfield Road.

### **Conclusion**

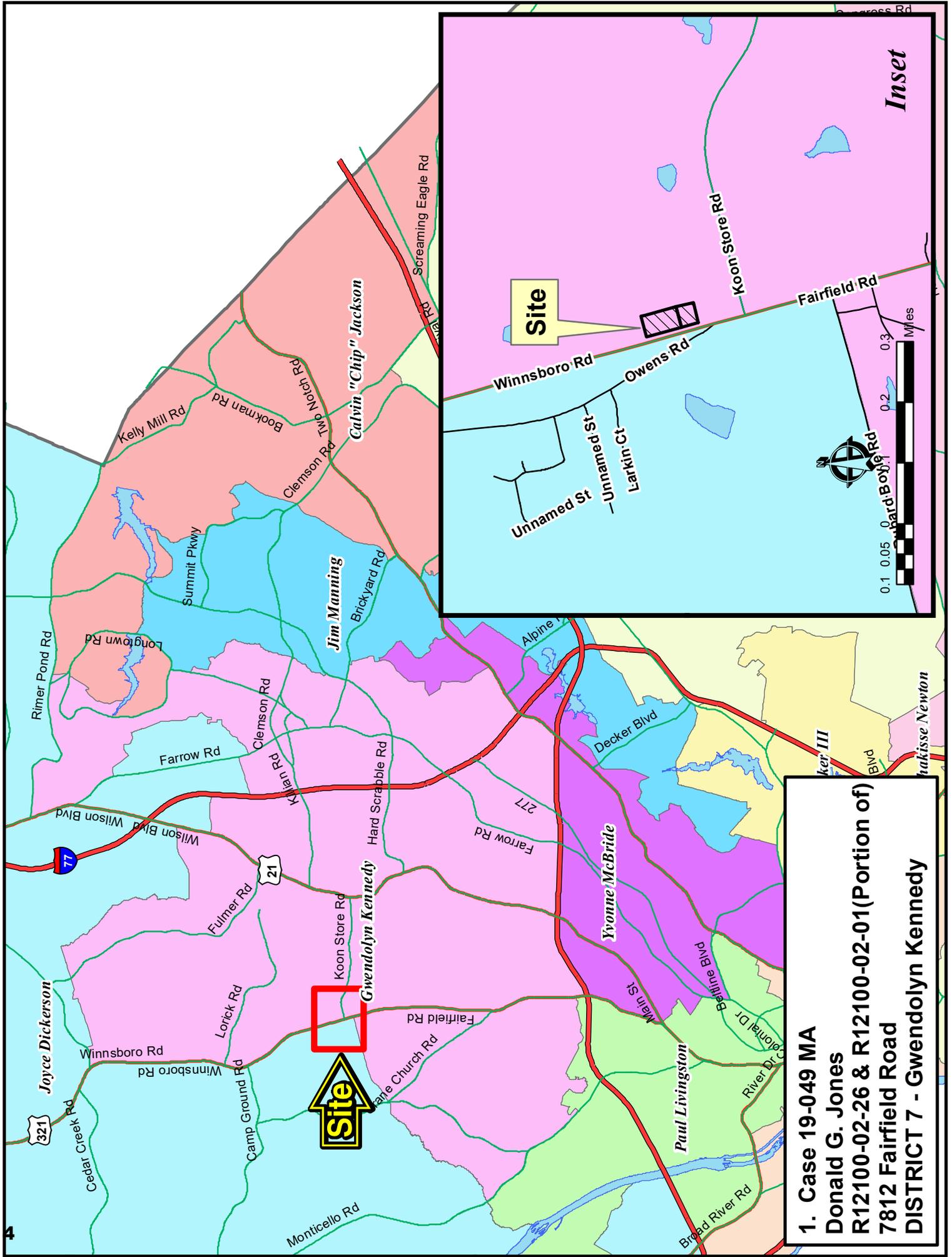
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for commercial development.

Per the plan, commercial development within the Neighborhood (Low-Density) designation "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 proposed request does not fall within a Neighborhood Activity nor is it located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

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

### **Zoning Public Hearing Date**

**February 25, 2020.**



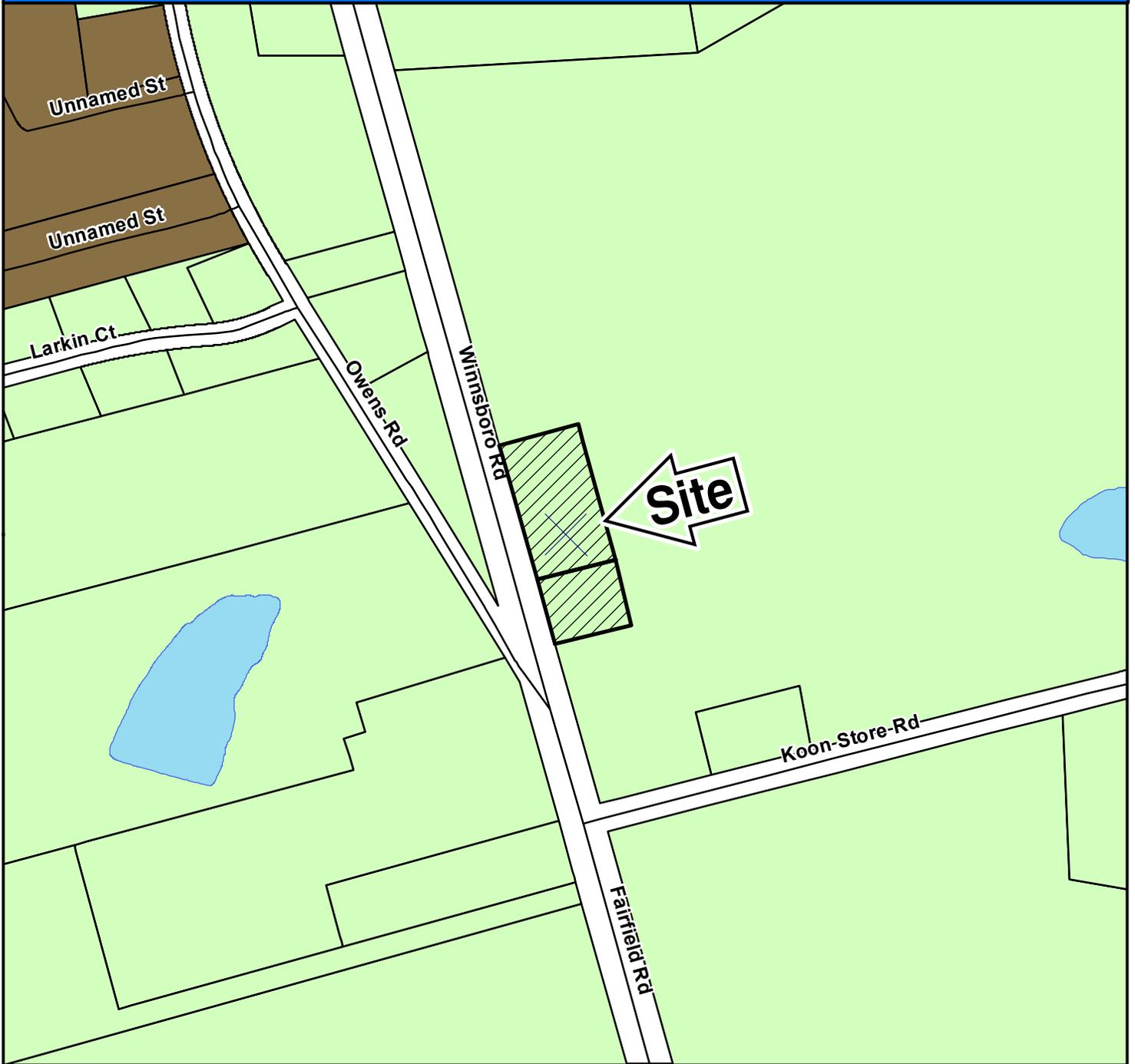
**1. Case 19-049 MA**  
**Donald G. Jones**  
**R12100-02-26 & R12100-02-01(Portion of)**  
**7812 Fairfield Road**  
**DISTRICT 7 - Gwendolyn Kennedy**

**Case 19-049 MA  
RU to RC**

**TMSR12100-02-26 & R12100-02-01 (Portion of)**



# Case 19-049 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  |  |                  |



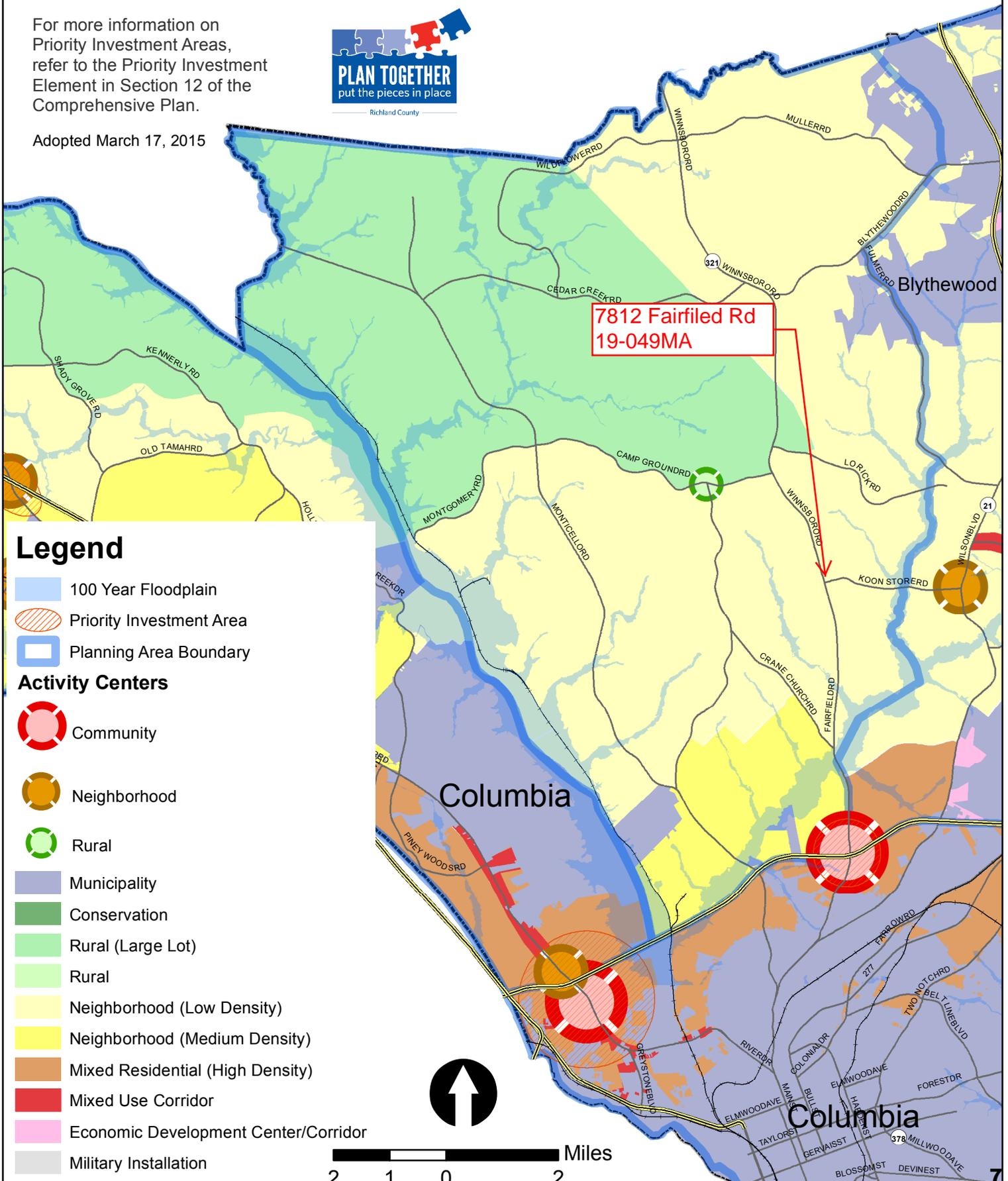
# NORTH CENTRAL PLANNING AREA

## 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:** February 3, 2020  
**RC PROJECT:** 19-050 MA  
**APPLICANT:** Recardo Lewis

**LOCATION:** Brickyard Road and Rugby Road

**TAX MAP NUMBER:** R09212-01-01 (portion of), R09212-02-01 (portion of),  
R09309-15-08 & 11, R09305-04-18 & 19, R09212-02-12

**ACREAGE:** 6.76 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** RM-MD

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There have been no Map Amendments within the general area.

**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 requirement except as required by DHEC. Maximum density standard of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 108 dwelling units\*.

\* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

| Direction     | Existing Zoning | Use  |
|---------------|-----------------|--|
| <u>North:</u> | RU / RS- HD     | Undeveloped / Residential                    |
| <u>South:</u> | RS-HD / RS-2    | Undeveloped / Residential (City of Columbia) |
| <u>East:</u>  | RS-2            | Residential (City of Columbia)               |
| <u>West:</u>  | RS-HD           | Residential                                  |

## Discussion

### ***Parcel/Area Characteristics***

The subject site is comprised of seven parcels. The subject site is located along the jurisdictional boundary with the City of Columbia on the south and east. The subject site has frontage along Rugby Road, a local road without sidewalks or streetlights, and Brickyard Road, a two-lane undivided major collector with streetlights and sidewalks along this section. The subject site is currently undeveloped with some previous clearing visible at certain portions of the site. The immediate area consists of residences and undeveloped properties. The adjacent properties are zoned RU and RS-HD to the north, RS-2 to the east, RS-HD and RS-2 to the south, and RS-HD to the west.

### **Public Services**

The Eau Claire fire station (station number 13) is located on N Main Street, approximately 1.05 miles southeast of the subject site. The Eau Claire High School is located 0.42 miles east of the subject parcel on Monticello Road. Records indicate that the parcel is located within 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 ***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 #489) located northwest of the subject parcel on Brickyard Road identifies 1,200 Average Daily Trips (ADTs). This section of Brickyard Road is classified as a two-lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Brickyard Road 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. ADT data is collected by SCDOT.

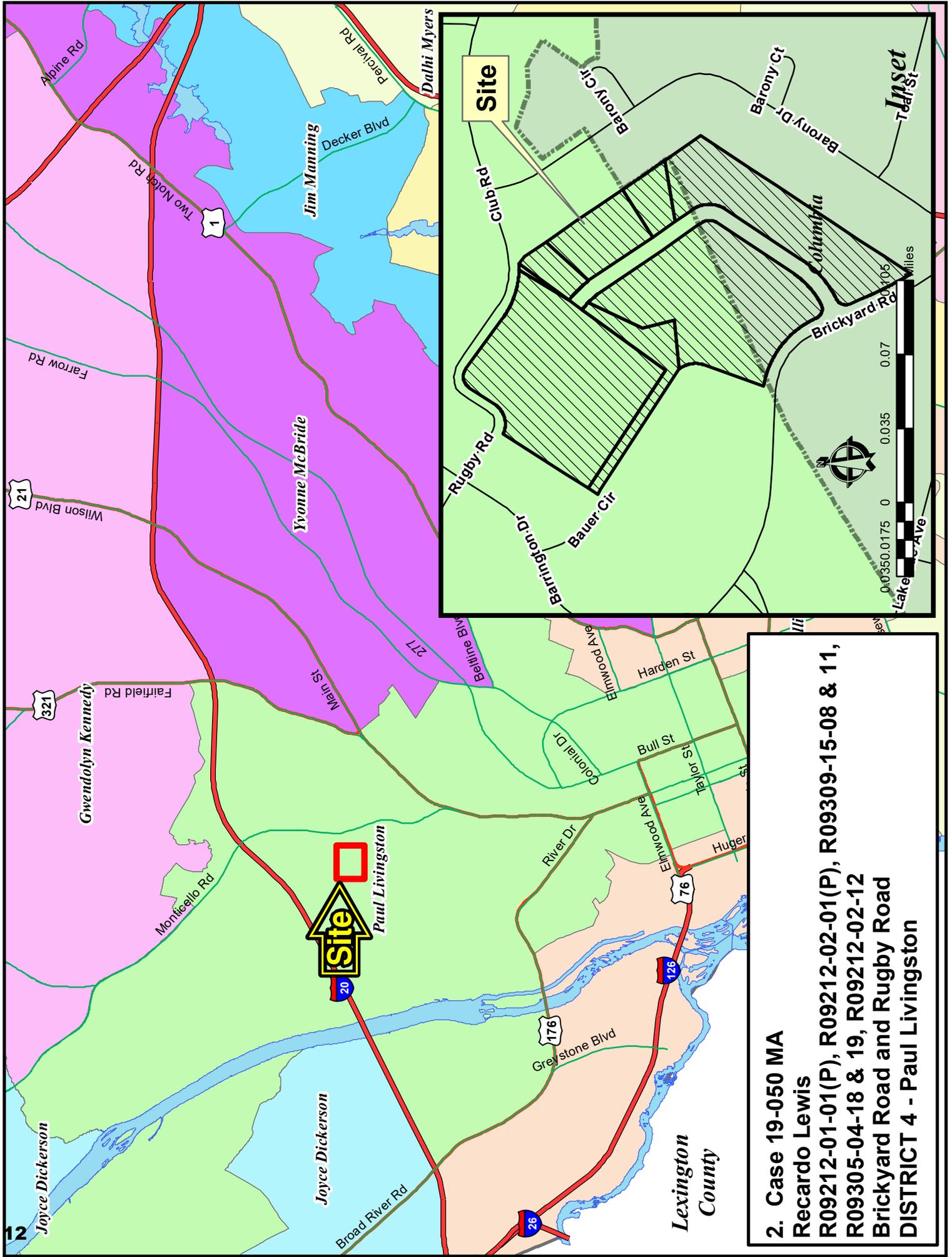
SCDOT currently has an Operational & Safety (Safety Improvement) project along Brickyard Road. This project consists of a sidewalk extension. It is currently in design/development without an anticipated completion date. There are currently no listed improvements through the Richland County Transportation Penny Program for Brickyard Road.

### **Conclusion**

Principally, staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for the Mixed Residential future land use designation. This designation provides for "opportunities for dense suburban development." A full range of uses within this designation is recommended, including multi-family.

### **Zoning Public Hearing Date**

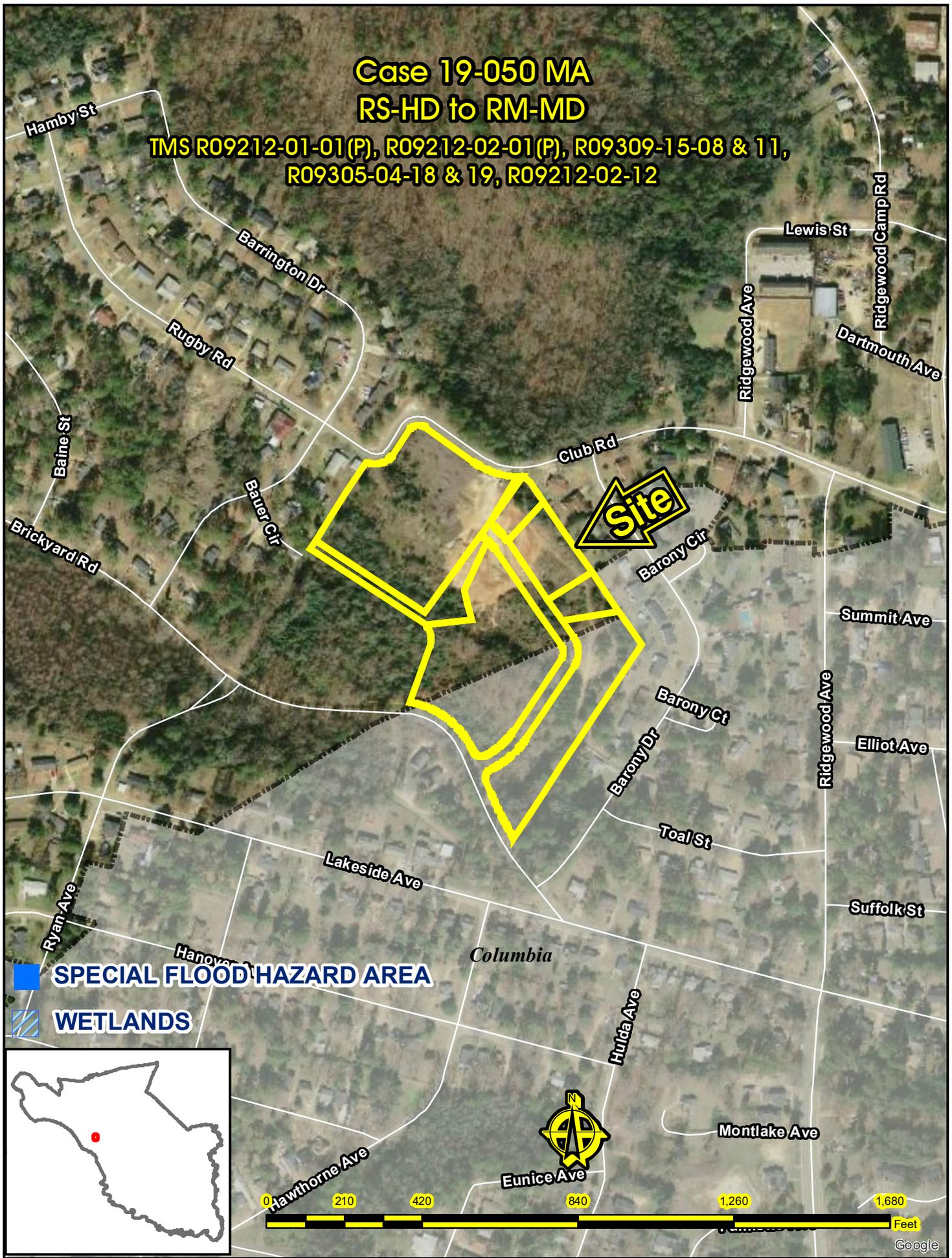
**February 25, 2020.**



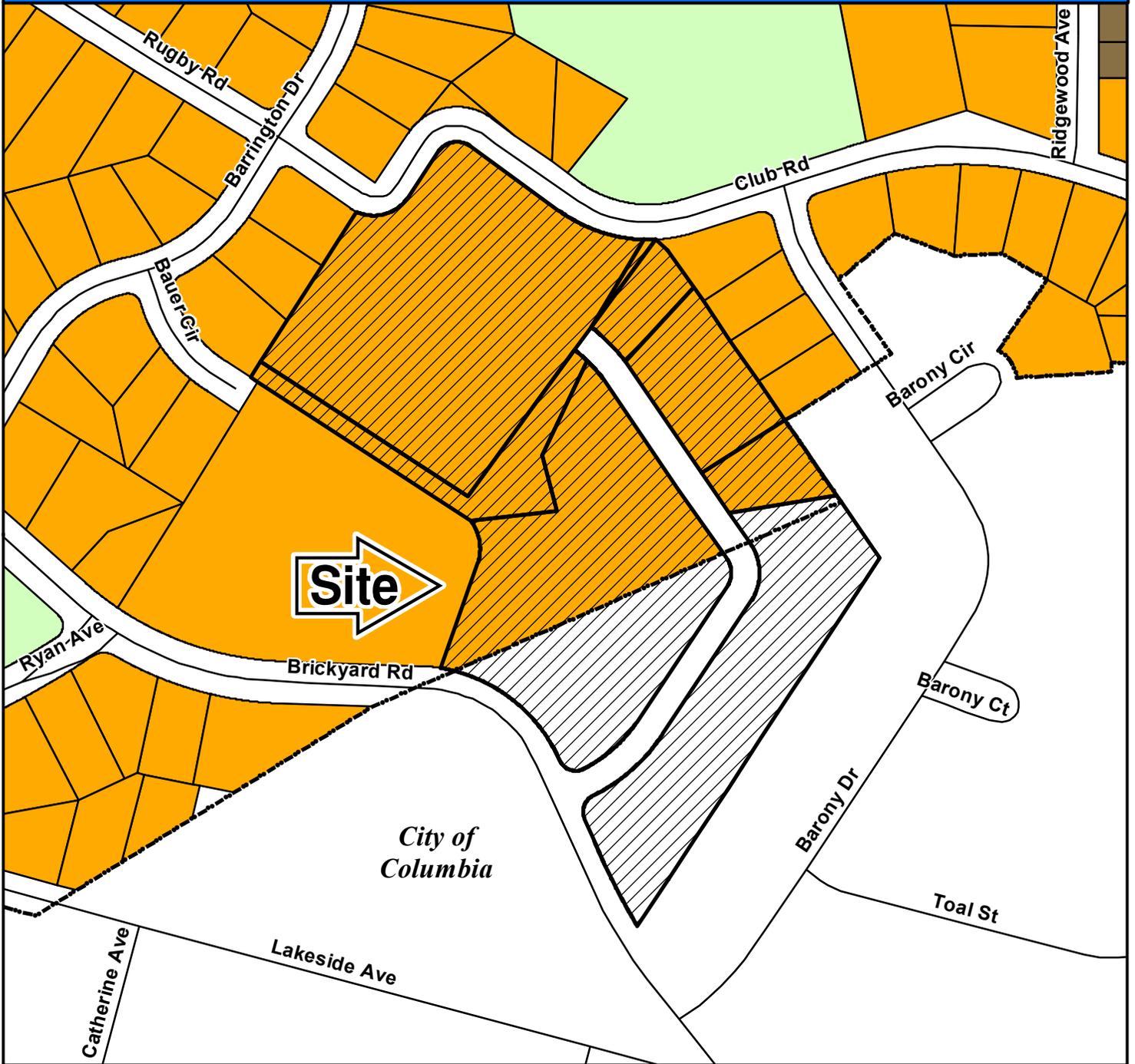
**2. Case 19-050 MA**  
**Recardo Lewis**  
**R09212-01-01(P), R09212-02-01(P), R09309-15-08 & 11,**  
**R09305-04-18 & 19, R09212-02-12**  
**Brickyard Road and Rugby Road**  
**DISTRICT 4 - Paul Livingston**

**Case 19-050 MA  
RS-HD to RM-MD**

**TMS R09212-01-01(P), R09212-02-01(P), R09309-15-08 & 11,  
R09305-04-18 & 19, R09212-02-12**



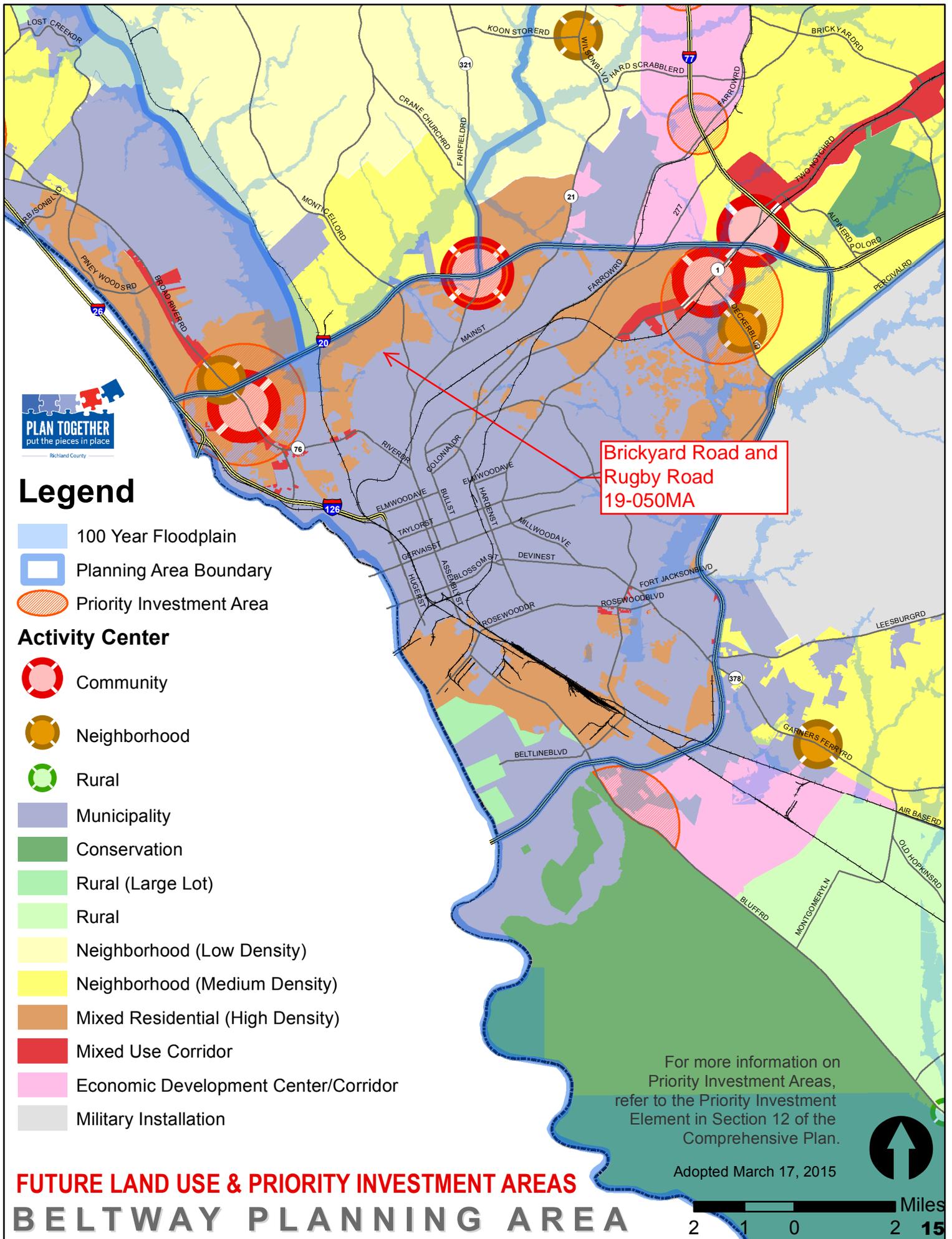
# Case 19-050 MA RS-HD to RM-MD



## 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

**Brickyard Road and Rugby Road  
19-050MA**

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-001 MA  
**APPLICANT:** Robert Giles

**LOCATION:** Ohio Street & Olympia Avenue

**TAX MAP NUMBER:** R11203-01-01, 03, 04 & 05  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multi-family High Density (RM-HD) District.

**Zoning History for the General Area**

The Neighborhood Commercial (NC) District east of the site was rezoned under case number 09-012MA.

**Zoning District Summary**

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

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 16 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

| Direction            | Existing Zoning | Use   |
|----------------------|-----------------|---|
| <b><u>North:</u></b> | RG-2 / RM-HD    | Multi-family (City of Columbia) / Residential |
| <b><u>South:</u></b> | RM-MD           | Residential                                   |
| <b><u>East:</u></b>  | NC              | Residential                                   |
| <b><u>West:</u></b>  | RM-MD           | Residential                                   |

## Discussion

### ***Parcel/Area Characteristics***

The subject site is comprised of four parcels. The site is found along the jurisdictional boundary with the City of Columbia. The site has frontage along Ohio Street, a local road without streetlights or sidewalks; Bluff Road, local road without sidewalks; and Olympia Ave, a two lane divided principal arterial with streetlights. Two of the parcels contains primary structures and with accessory structures. The other two parcels contain residential dwellings. The immediate area consists of multi-family uses, of varying styles and intensities, as well as single-family residences. Adjacent properties are zoned NC to the east, RG-2 (City of Columbia) on the north, and RM-MD on the south, east, and west.

### ***Public Services***

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.15 miles north of the subject site. The Olympia Learning Center is located approximately 1,000 feet <sup>^</sup> ~~æ~~ <sub>o</sub> of the subject site on Bluff Road. The subject site is within the City of Columbia's water and sewer service areas.

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 ***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.

***Capital City Mill District***  
*Urban Core Mixed Residential*

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off major corridors throughout Columbia and the more urban areas of unincorporated Richland County. This development type may represent existing and historic neighborhoods and a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Primary uses include: single-family detached, single-family attached, and two-family dwellings. Secondary uses include: three-family dwellings and multi-family (low density). Tertiary uses include: multi-family (medium density), small-scale business/employment, small-scale civic/institutional, and small-scale commercial.

**Traffic Characteristics**

The 2018 SCDOT traffic count (Station #657) located west of the subject parcel on Olympia Avenue identifies 15,600 Average Daily Trips (ADTs). This section of Olympia Avenue is classified as a two-lane divided principal arterial road, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Olympia Avenue is currently operating at Level of Service (LOS) “C”.

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Olympia Avenue.

**Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed Residential provides for “the full range of uses supportive of neighborhood, community, and regional commercial and employment needs” where “residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.” The type of uses and the character of development allowed in the NC district would be compatible with the Plan.

Additionally, the Capital City Mill District neighborhood master plan recommends a variety of uses with “appropriately scaled mixed-uses and neighborhood service amenities” as the NC district would provide. Likewise, the Capital City Mill District plan supports that “appropriately scaled

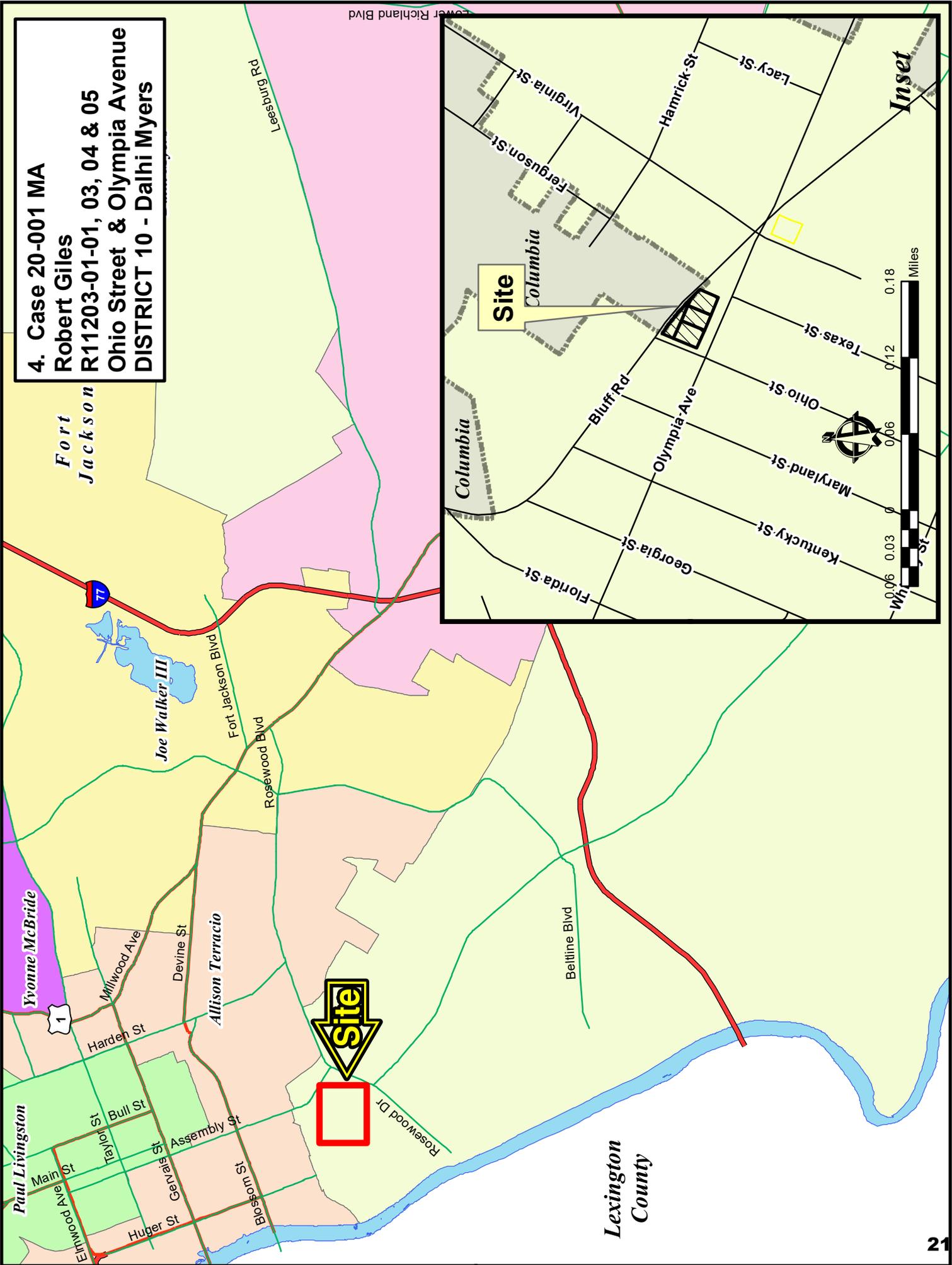
commercial uses should be limited to neighborhood corridors.” Olympia Avenue would qualify as a primary corridor for the neighborhood area.

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

|                                   |
|-----------------------------------|
| <b>Zoning Public Hearing Date</b> |
|-----------------------------------|

**February 25, 2020.**

**4. Case 20-001 MA**  
**Robert Giles**  
**R11203-01-01, 03, 04 & 05**  
**Ohio Street & Olympia Avenue**  
**DISTRICT 10 - Dalhi Myers**



*Fort Jackson*

*Joe Walker III*

*Yvonne McBride*

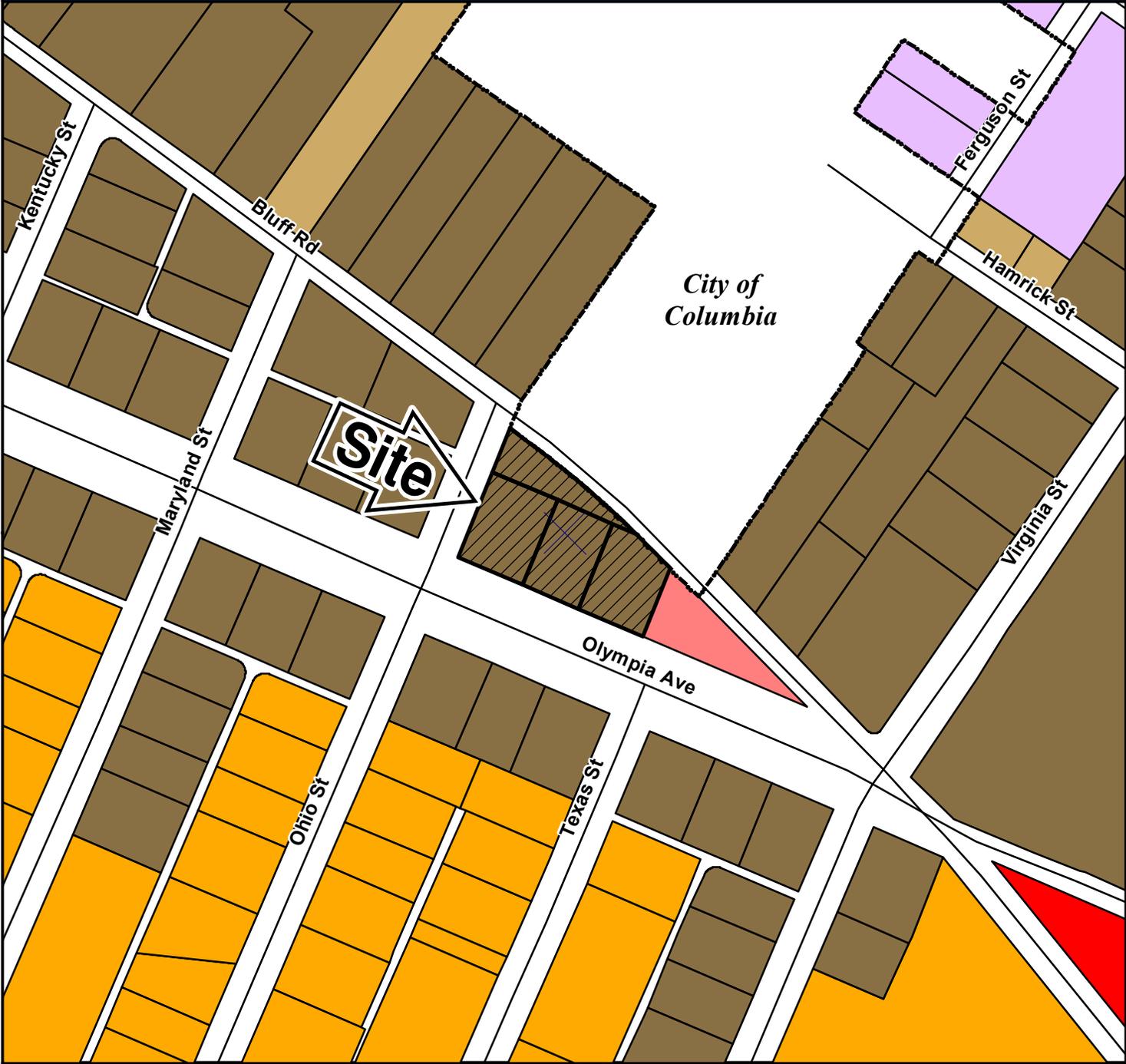
*Allison Terracio*

*Lexington County*

**Case 20-001 MA  
RM-HD to NC  
TMSR11203-01-01, 03, 04 & 05**



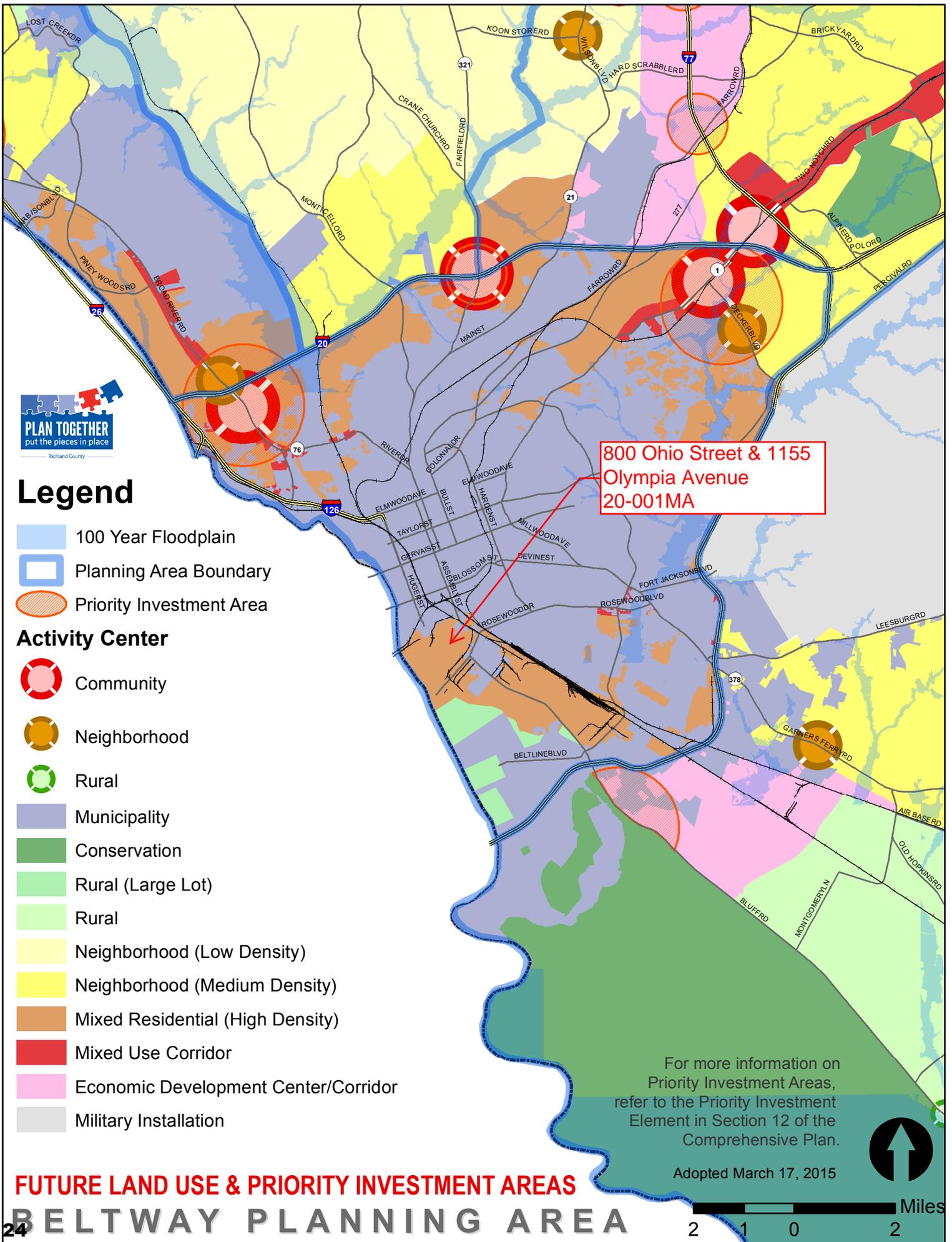
# Case 20-001 MA RM-HD to NC



## ZONING CLASSIFICATIONS

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





# 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

800 Ohio Street & 1155  
Olympia Avenue  
20-001MA

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

# BELTWAY PLANNING AREA



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-002 MA  
**APPLICANT:** Tommy Wood

**LOCATION:** 7220 Frost Avenue

**TAX MAP NUMBER:** R09402-02-01 (portion of)  
**ACREAGE:** 1.46 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

**Disapproval**

**Minimum Area for Zoning Map Amendment**

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:

- An extension of the same existing zoning district boundary.

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The GC parcels in the area were rezoned under case number 93-018MA.

The PDD in the area was rezoned under case number 03-056MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 23 dwelling units\*.

\* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density

| Direction            | Existing Zoning | Use  |
|----------------------|-----------------|--|
| <b><u>North:</u></b> | RU              | Residential  |
| <b><u>South:</u></b> | RS-MD / GC      | Residential / Commercial                           |
| <b><u>East:</u></b>  | GC / RC         | Residential / Commercial                           |
| <b><u>West:</u></b>  | RS-MD           | Residential / Residential (Manufactured Home Park) |

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel with frontage along Frost Avenue, a two-lane undivided major collector without streetlights or sidewalks, and Monticello Road, a four-lane undivided minor arterial with limited sidewalks and streetlights. The parcel is an undeveloped wooded lot. The immediate area consists of a variety of residential uses zoned RU, RS-MD, and GC, as well as commercial uses zoned GC. This parcel falls just outside of the Crane Creek neighborhood master plan area.

**Public Services**

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles east of the subject site. Forest Height Elementary School is located 1.45 miles northeast of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is currently served via the City of Columbia for water. Sewer service would be through septic or other system.

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.

**Traffic Characteristics**

The 2018 SCDOT traffic count (Station #249) located north of the subject parcel on Monticello Road identifies 9,000 Average Daily Trips (ADTs). This section of Monticello Road is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Monticello Road is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #489) located south of the subject parcel on Frost Avenue identifies 1,200 ADTs. This section of Frost Avenue is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Frost Avenue is currently operating at LOS "A".

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.

Monticello Road has improvements listed through the Richland County Transportation Penny Program. These improvements are part of the Crane Creek neighborhood improvements. The Scope of work currently includes general streetscape improvements to this section of Monticello Road. The project is currently in the design phase. Completion of the project is currently estimated in 2021.

There are no listed improvement for Monticello Road through SCDOT.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Frost Avenue.

**Conclusion**

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

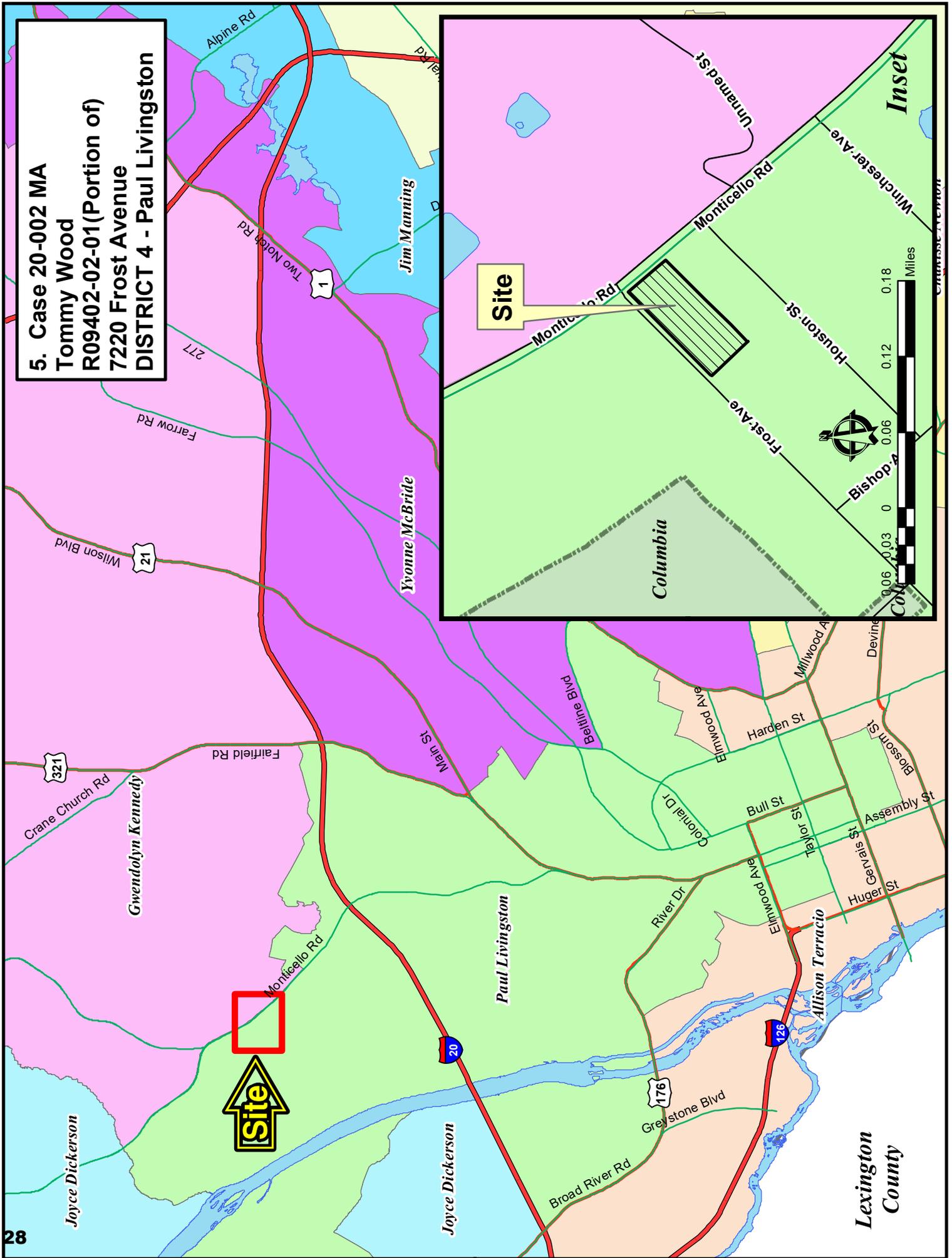
Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers." The proposed request does not fall within a Neighborhood Activity Center.

**Zoning Public Hearing Date**

**February 25, 2020.**

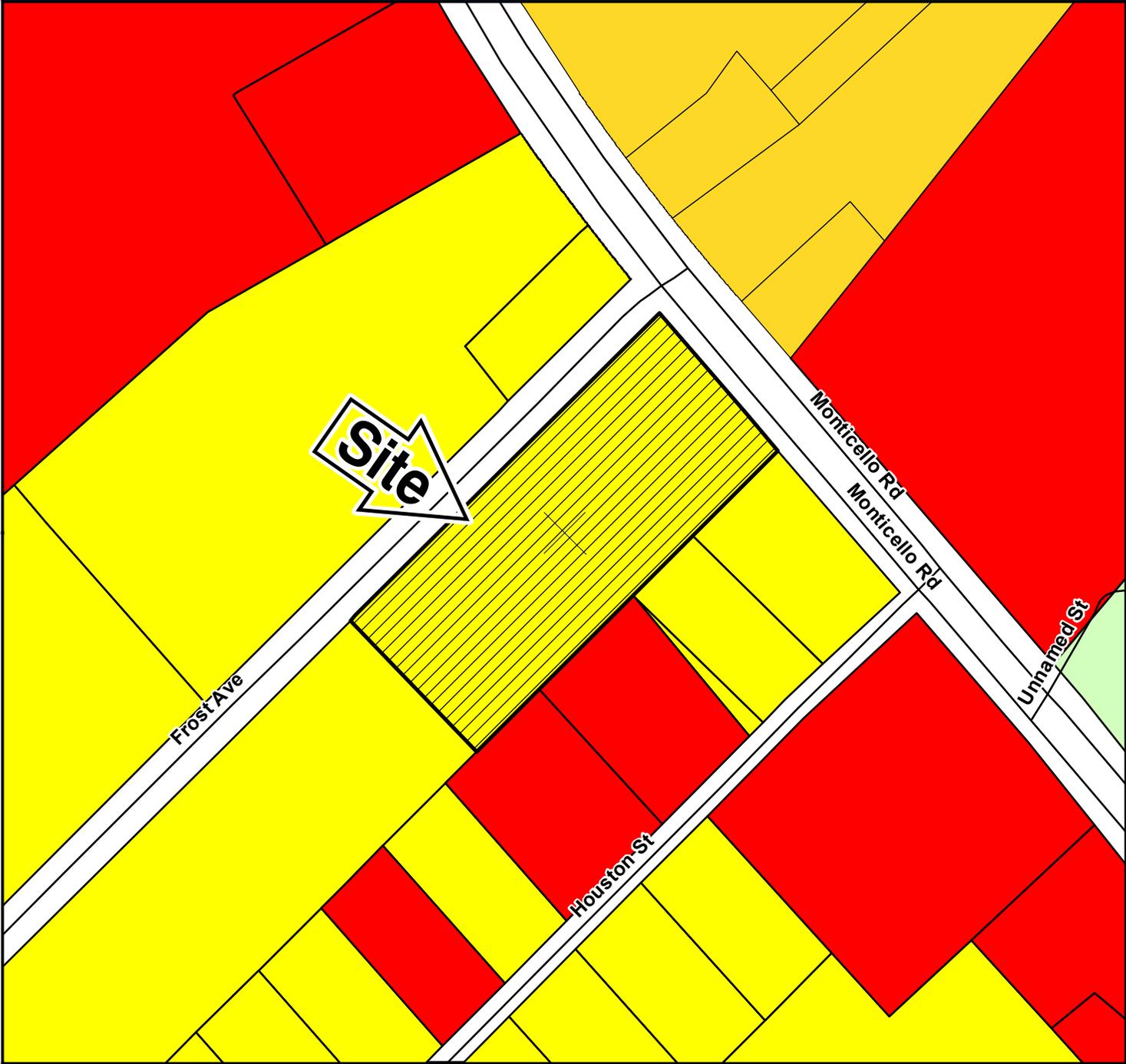
**5. Case 20-002 MA  
Tommy Wood  
R09402-02-01(Portion of)  
7220 Frost Avenue  
DISTRICT 4 - Paul Livingston**



**Case 20-002 MA  
RS-MD to GC  
TMS R09402-02-01 (Portion of)**



# Case 20-002 MA RS-MD 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  |  |

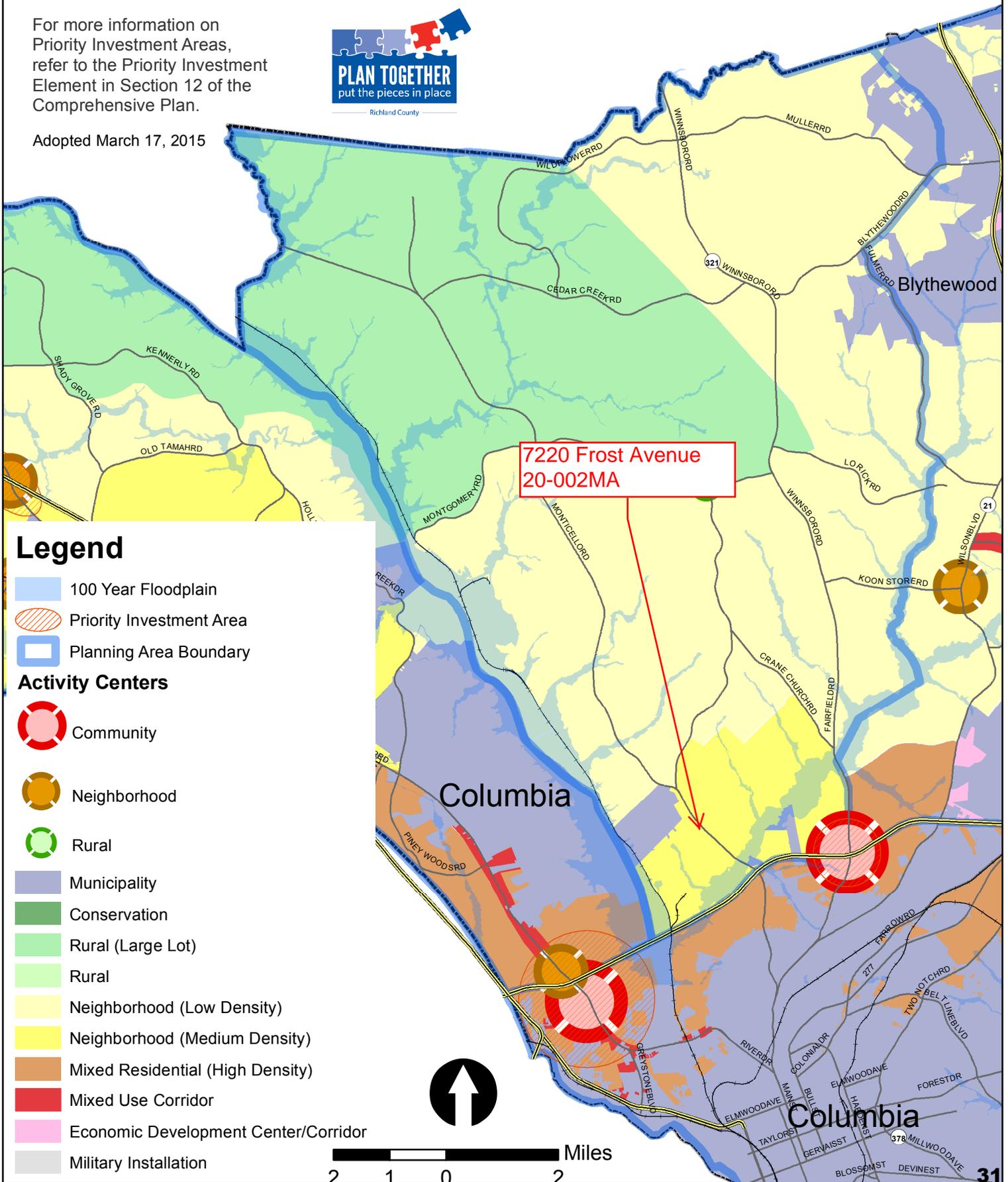


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-003 MA  
**APPLICANT:** Chad Monteith

**LOCATION:** 6505 N Main Street

**TAX MAP NUMBER:** R11716-01-04  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There have been no Map Amendments in the general area.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 80 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

| Direction            | Existing Zoning | Use  |
|----------------------|-----------------|--|
| <b><u>North:</u></b> | RU              | Undeveloped / Residence  |
| <b><u>South:</u></b> | D-1 / C-3       | Undeveloped (City of Columbia) / Commercial (City of Columbia) |
| <b><u>East:</u></b>  | D-1             | Undeveloped (City of Columbia)                                 |
| <b><u>West:</u></b>  | D-1             | Place of Worship (City of Columbia)                            |

## Discussion

### ***Parcel/Area Characteristics***

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

### **Public Services**

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia's water and sewer service areas.

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 ***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 #131) located southwest of the subject parcel on N Main Street identifies 8,700 Average Daily Trips (ADTs). This section of N Main Street is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 3,000 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at 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.

Mason road has an Operational & Safety project for Safe Routes to School for J.P. Thomas Elementary. The project scope includes sidewalk and engineering design enhancements along Mason Road. The project is in design/development with anticipated construction in 2020. There are no listed improvements for Mason Road through the Richland County Penny.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of N Main Street.

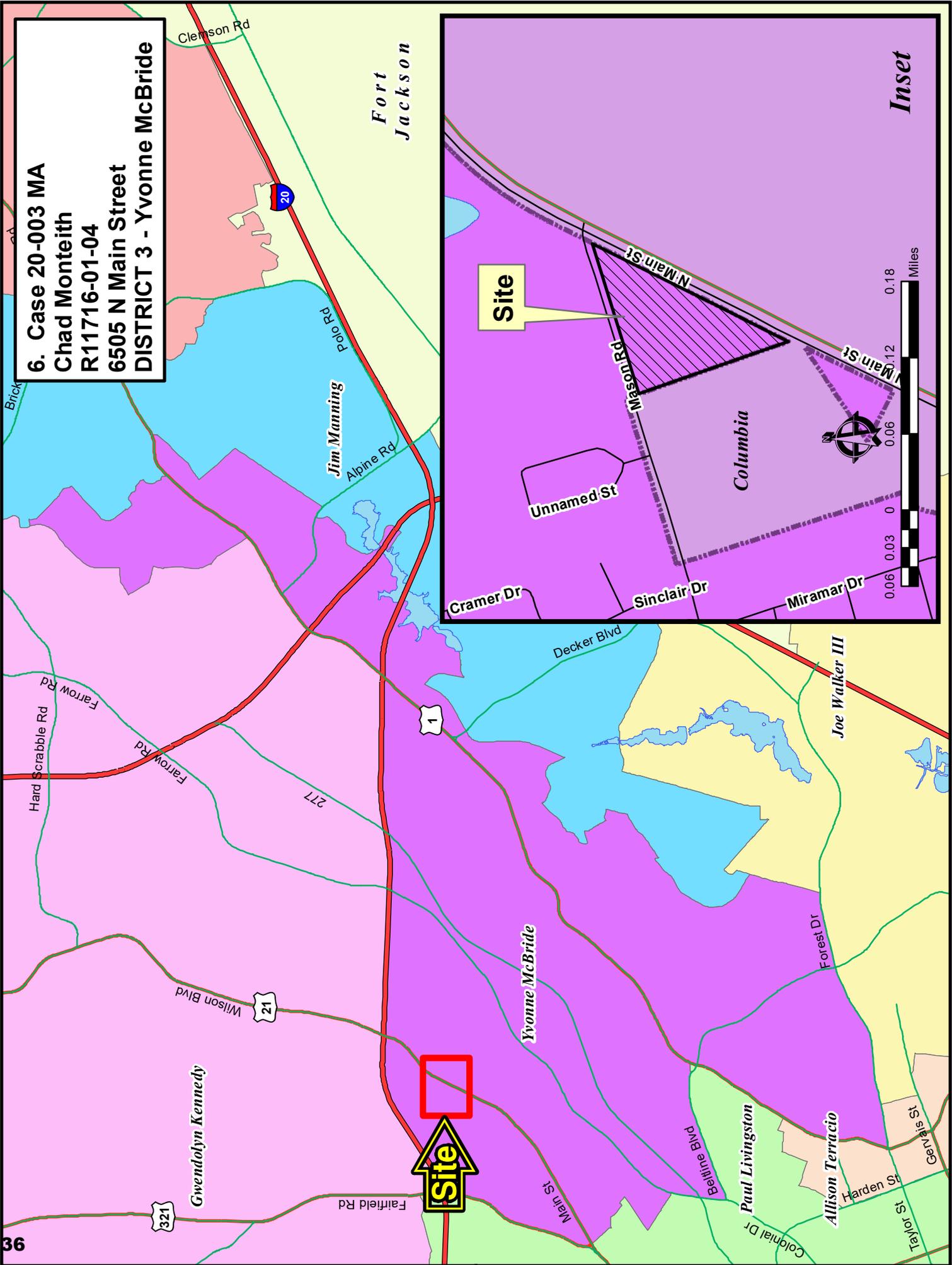
### **Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

### **Zoning Public Hearing Date**

**February 25, 2020.**

**6. Case 20-003 MA**  
**Chad Monteith**  
**R11716-01-04**  
**6505 N Main Street**  
**DISTRICT 3 - Yvonne McBride**



**Site**

**Inset**

Miles

0.18  
0.12  
0.06  
0  
0.03

Case 20-003 MA  
RU to GC  
TMS R11716-01-04

Cramer Dr

Unnamed St

Langley Ct

Sinclair Dr

Mason Rd

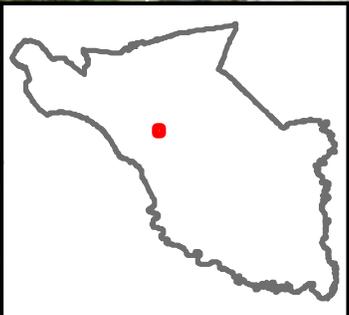
Site

Miramar Dr

Columbia

 SPECIAL FLOOD HAZARD AREA

 WETLANDS



N Main St

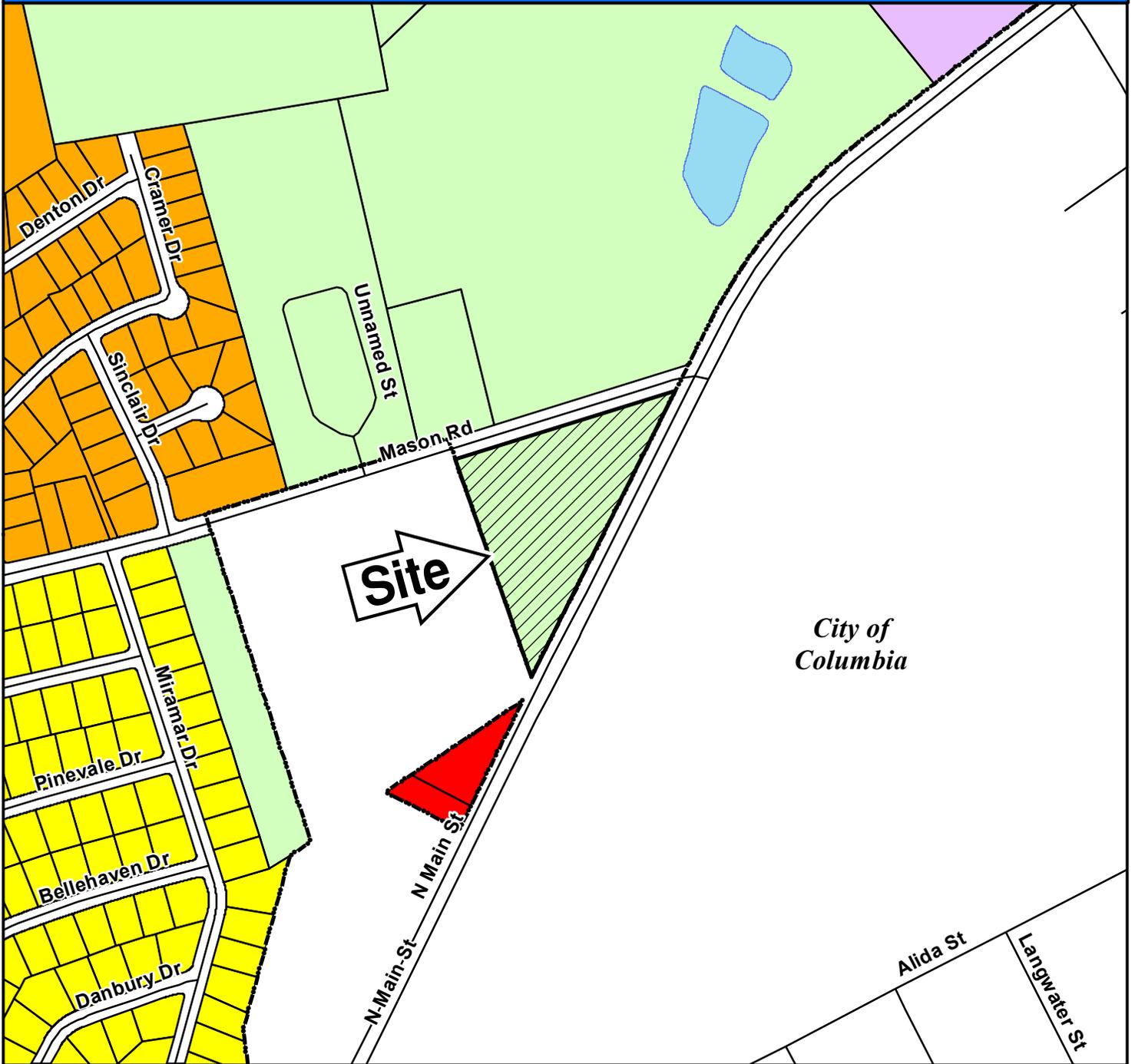
N Main St

Alida St

Levity St



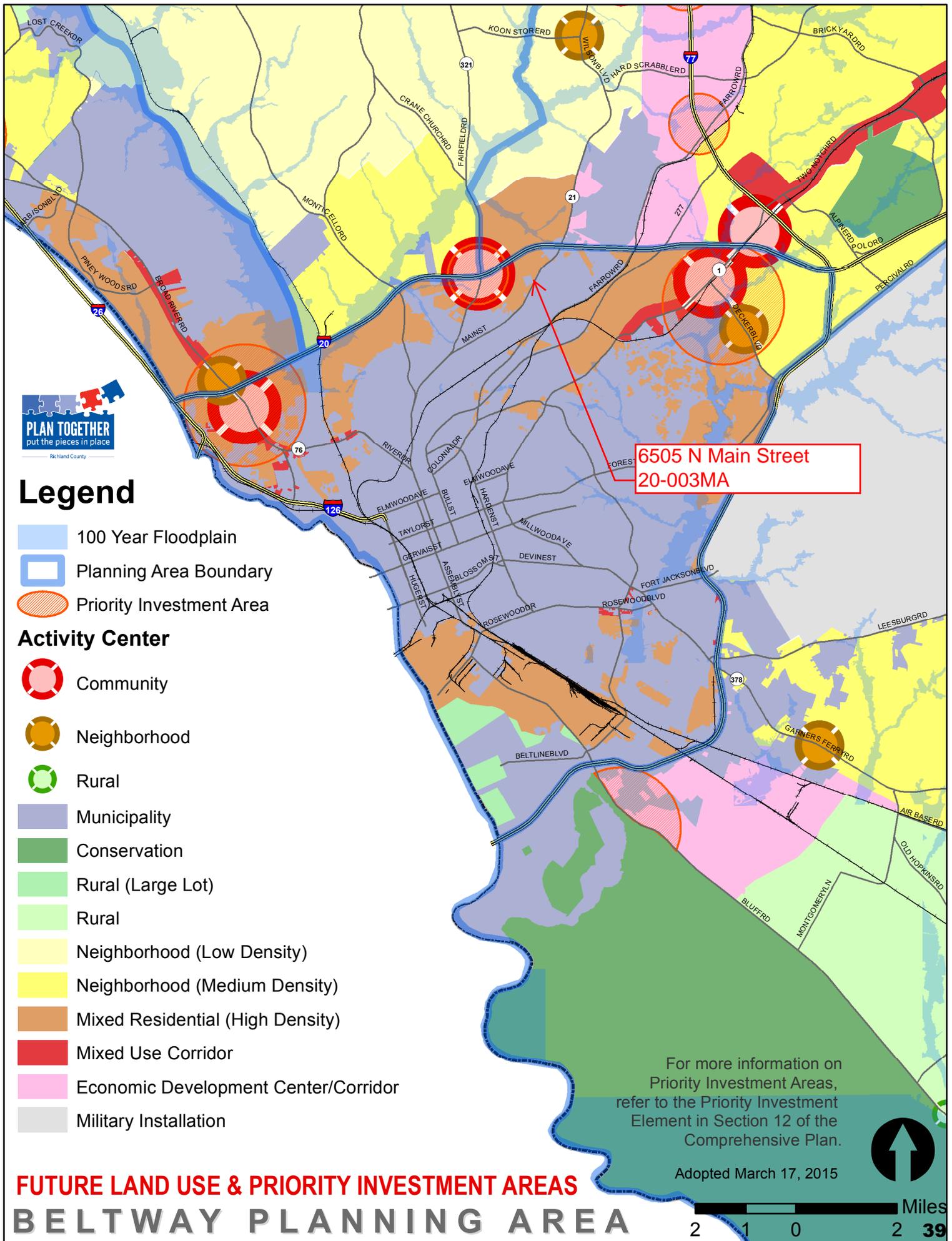
# Case 20-003 MA RU to GC



## 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  |  |                  |





# 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

6505 N Main Street  
20-003MA

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



Miles  
2 1 0 2 39





**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-004 MA  
**APPLICANT:** Deborah Stratton

**LOCATION:** 4133 Clemson Road

**TAX MAP NUMBER:** R20281-01-27  
**ACREAGE:** 2.17 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Office and Institutional District (OI) parcel north of the subject site was approved under case number 15-026MA.

The Office and Institutional District (OI) parcel further north of the subject site was approved under case number 13-19MA.

The Neighborhood Commercial District (NC) parcel adjacent to the east of the subject site was approved under case number 12-03MA.

The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under case number 07-31MA.

The Planned Development District (PDD) west of the subject site was approved under case number 04-07MA.

The Residential Single-family Low Density (RS-LD) District was rezoned under case number 04-53MA.

**Zoning District Summary**

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be

located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 17 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

| Direction            | Existing Zoning | Use                                |
|----------------------|-----------------|------------------------------------|
| <b><u>North:</u></b> | RU / NC / RS-MD | Undeveloped / Office / Undeveloped |
| <b><u>South:</u></b> | RU              | Residences / Undeveloped           |
| <b><u>East:</u></b>  | RU              | Residences                         |
| <b><u>West:</u></b>  | RU / NC         | Residential / Undeveloped / Office |

**Discussion**

***Parcel/Area Characteristics***

The subject site is a single, flag-lot parcel with limited frontage along Clemson Road, a four-lane undivided principal arterial with sidewalks and limited streetlights. The site is undeveloped and wooded. The general area consists of parcels with residential, senior living, office, institutional, and undeveloped uses. The immediate area consists of properties zoned RU to the north, east, south, and west with residences or undeveloped properties. An adjacent property to the north is undeveloped and zoned RS-MD. An adjacent property to the west and north is zoned NC containing an office building.

**Public Services**

The Elders Pond fire station (station number 34) is located on Hardscrabble Road, approximately 1 mile northeast of the subject site. Killian Elementary School is located approximately 0.63 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia at this location.

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 Activity Center***.

**Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 24,400 Average Daily Trips (ADTs). This section of Clemson Road is classified as a four-lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,580 ADTs. This segment of Clemson 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.

The Richland County Penny has two improvement projects listed for Clemson Road. These include sidewalks from Longtown Road to Market Place Commons and bicycle lanes currently proposed as restriping. These projects are both currently in the design phase.

There are currently no listed improvements by SCDOT for Clemson Road.

### **Conclusion**

Principally, staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for commercial development within Neighborhood Activity Centers.

The NC district promotes land uses and development patterns catering toward neighborhood-serving uses. These include retail, small-scale and service-oriented commercial, and other compatible uses for neighborhood-oriented businesses. The Plan recommends such land uses and designs for Neighborhood Activity Centers, within which the subject site falls.

### **Zoning Public Hearing Date**

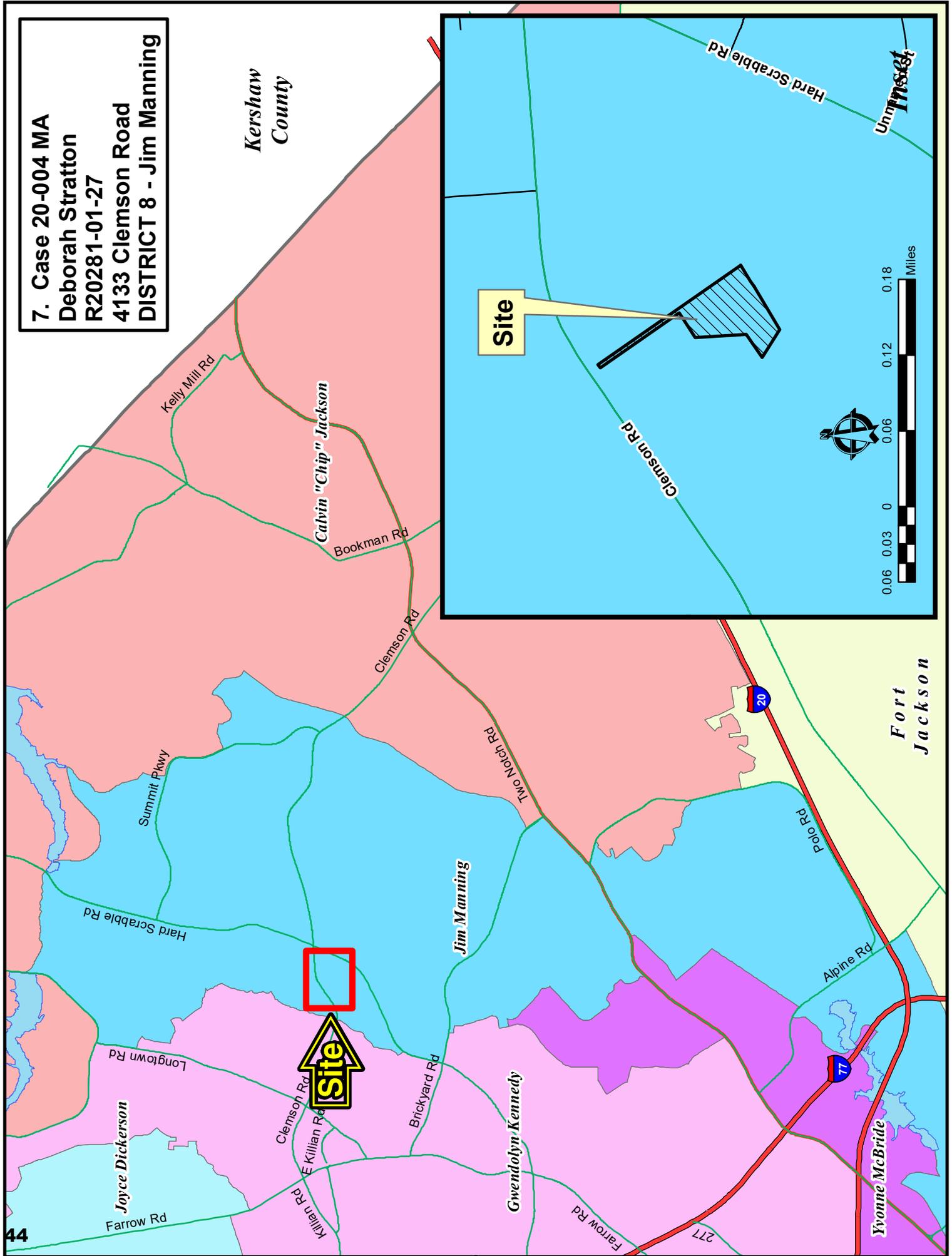
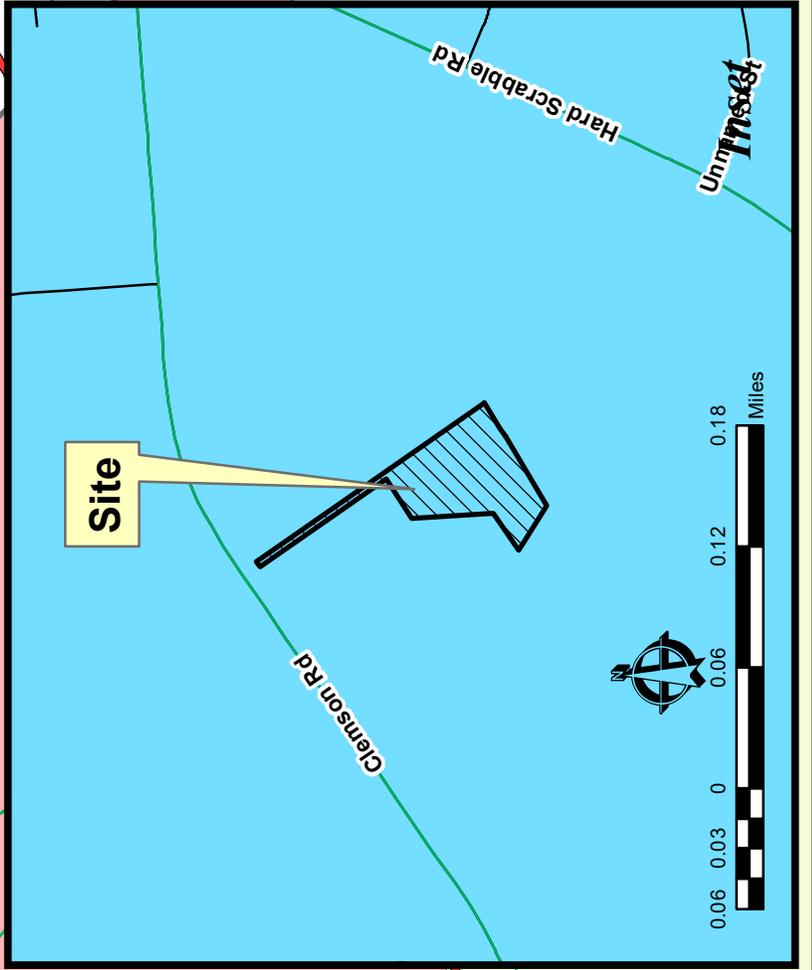
**February 25, 2020.**

**7. Case 20-004 MA  
Deborah Stratton  
R20281-01-27  
4133 Clemson Road  
DISTRICT 8 - Jim Manning**

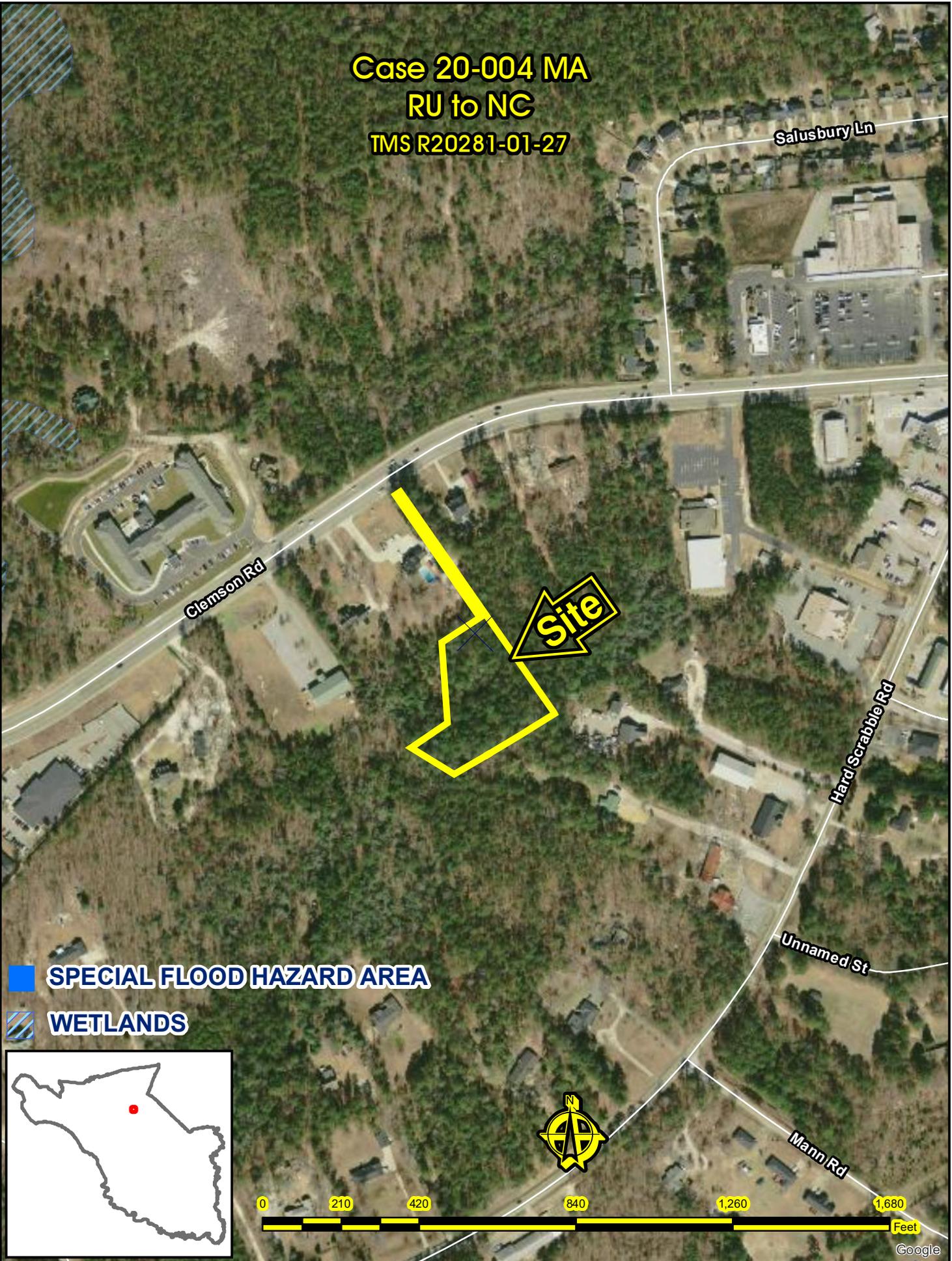
*Kershaw  
County*

*Calvin "Chip" Jackson*

*Fort  
Jackson*

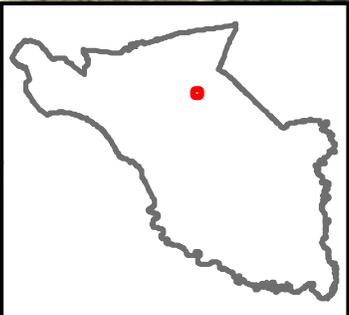


**Case 20-004 MA  
RU to NC  
TMS R20281-01-27**

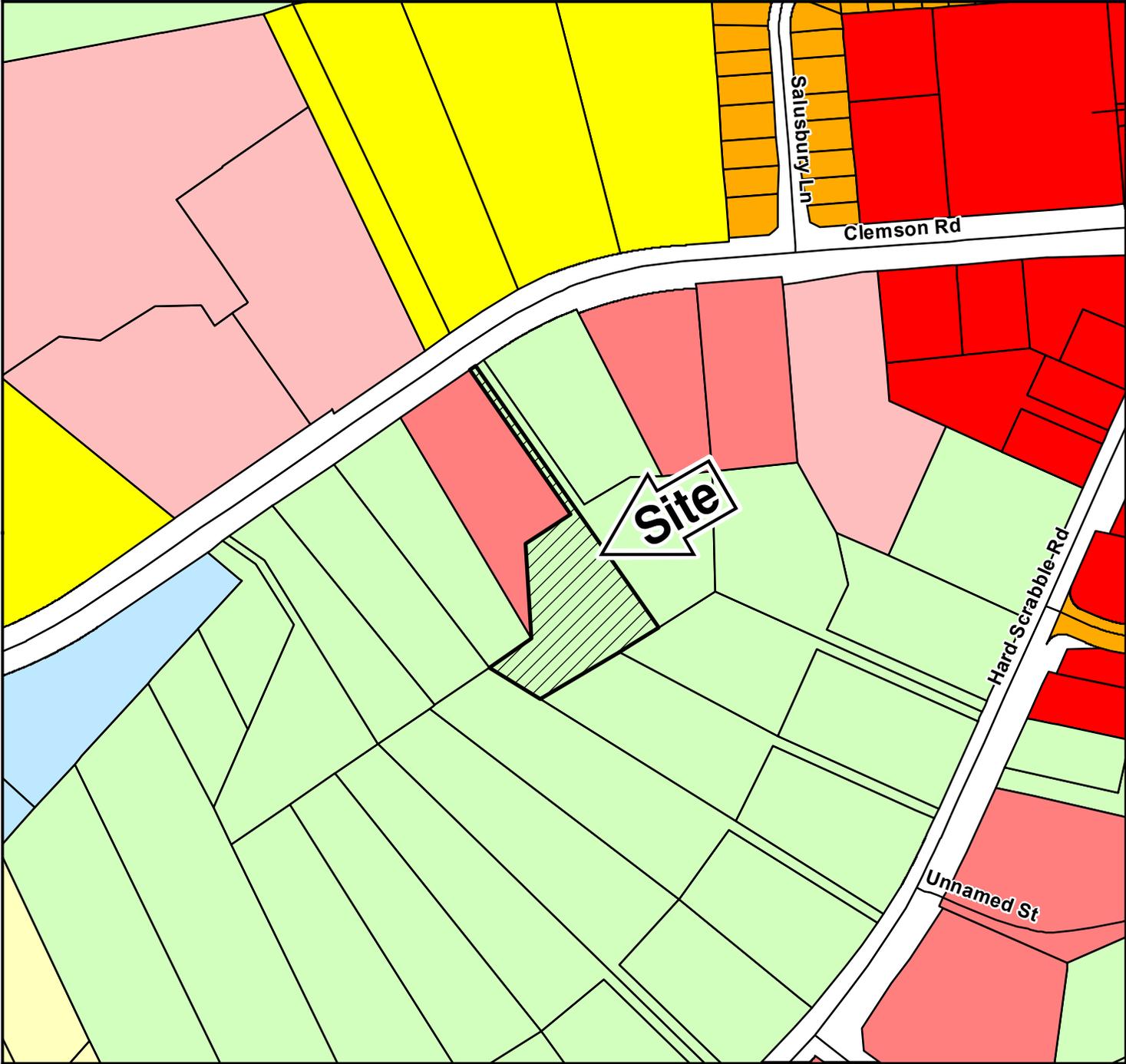


**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 20-004 MA RU to NC



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

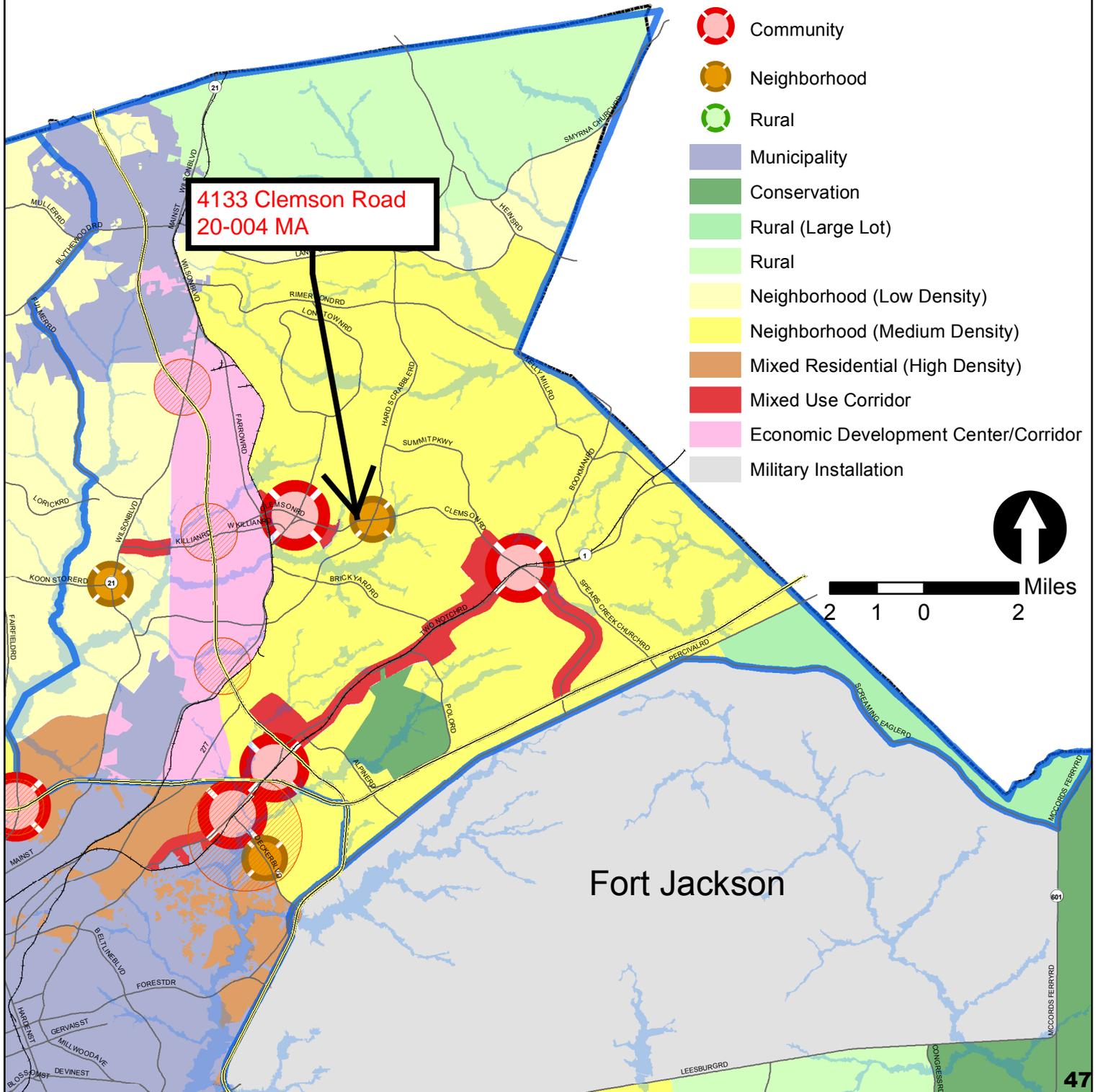


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** February 3, 2020  
**RC PROJECT:** 20-005 MA  
**APPLICANT:** Angie Dodson

**LOCATION:** 1526 Leesburg Road

**TAX MAP NUMBER:** R16415-07-04  
**ACREAGE:** 1.46 acres  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 17, 2020

**Staff Recommendation**

**Disapproval**

**Minimum Area for Zoning Map Amendment**

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

- An extension of the same existing zoning district boundary.

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Commercial (GC) District.

**Zoning History for the General Area**

The request to rezone the parcel on the corner of Leesburg Road and Deloach Drive General Commercial (GC) to Residential Single-family Low Density (RS-LD) under case number 18-045MA was withdrawn.

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

Two parcels west of the site with frontage on Leesburg Road were rezoned from RS-LD to Office and Institutional (OI) District under case number 98-054MA.

A parcel adjacent to the site with frontage on Leesburg Road was rezoned from RS-LD to Neighborhood Commercial (NC) District under case number 05-092MA.

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

Parcels north of the site with frontage on Deloach Drive and Joiner Road were rezoned from RS-LD to Residential Single-family Medium Density (RS-MD) District under case number 18-025MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 26 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

| Direction            | Existing Zoning | Use       |
|----------------------|-----------------|-----------|
| <b><u>North:</u></b> | GC              | Retail    |
| <b><u>South:</u></b> | RS-LD           | Residence |
| <b><u>East:</u></b>  | GC              | Office    |
| <b><u>West:</u></b>  | GC              | Office    |

**Discussion**

***Parcel/Area Characteristics***

The subject site is a single parcel with frontage along Leesburg Road, a four-lane undivided minor arterial with limited streetlights and sidewalks. The general area consists of a mixture of residential, office, retail, and service commercial uses. Many of the offices and other commercial uses are in converted residences. The subject site contains a single structure office in a converted residential structure. The current office appears to have shared parking with the adjacent office. The immediate area consists of properties zoned GC to the north, east, and west with offices or retail uses. South of the subject site is a parcel zoned RS-LD.

**Public Services**

The property is within Richland School District One. Annie Burnside Elementary School is located approximately 0.4 miles south of the subject parcel. A fire hydrant is located west of the property at the intersection of Patterson Road and Leesburg Road. The Atlas Road Fire Station (Station number 8) is about a mile south of the subject parcel. Records indicate the water and sewer is provided by the City of Columbia.

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

## **Plans & Policies**

The 2015 Richland County Comprehensive Plan, “**PUTTING THE PIECES IN PLACE**”, designates this area as **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 corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #255) located east of the subject parcel on Leesburg Road identifies 25,100 Average Daily Trips (ADTs). Leesburg Road is classified as a four-lane undivided minor arterial maintained by SCDOT with a design capacity of 21,600 ADTs. This section of Leesburg Road is currently operating at Level of Service (LOS) “E”.

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.

SCDOT is currently managing an Operational & Safety intersection improvement project that is in design/development to install turn lanes in conjunction with a road widening on Leesburg Road. The Richland Penny Sales Tax program has bike lanes and sidewalk improvements for Leesburg Road in tandem with the road widening project. The sidewalk project is currently in the right-of-way phase.

## **Conclusion**

Principally, staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development within the Neighborhood (Medium-Density) future land use designation.

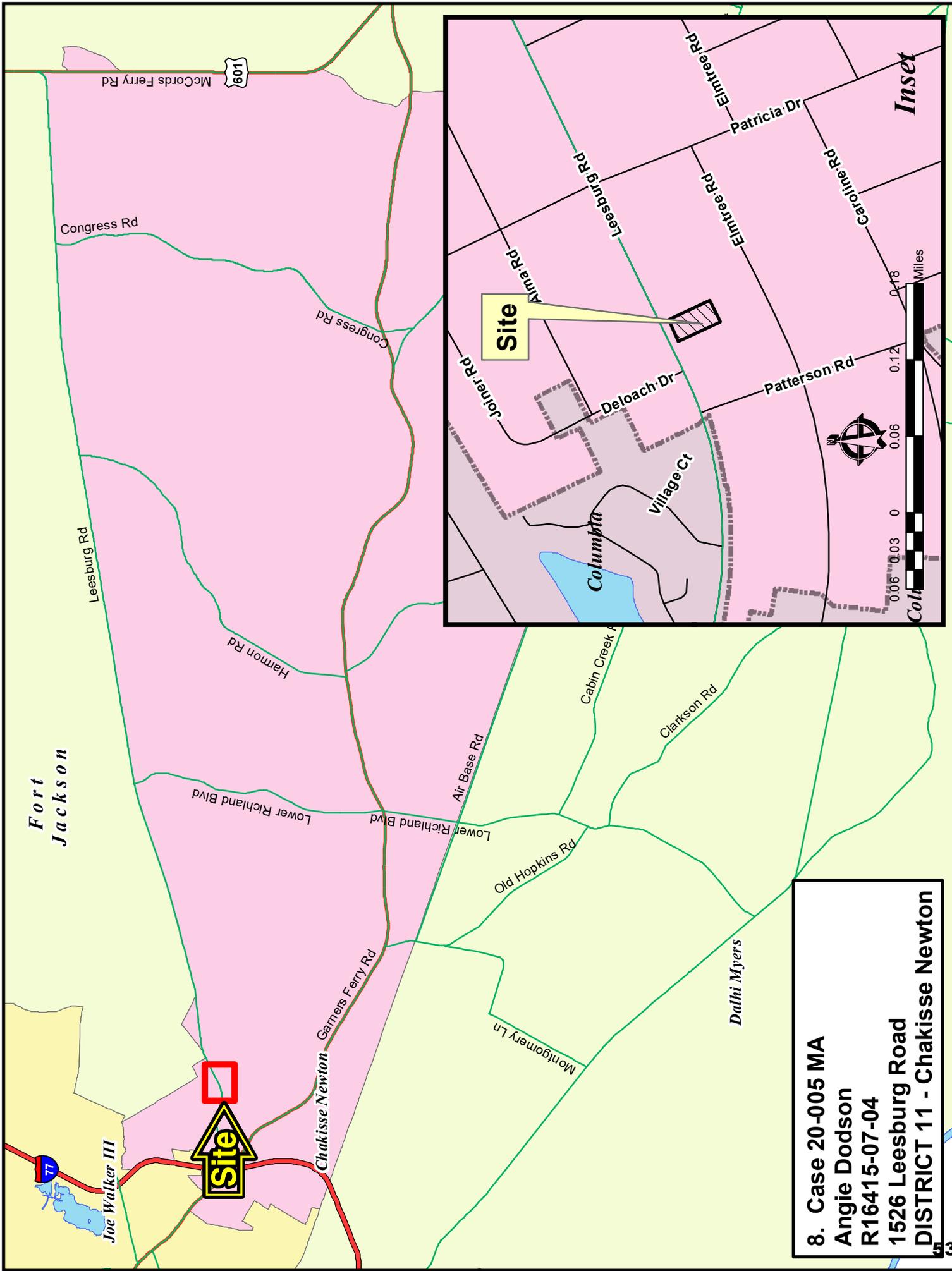
Per the plan, non-residential development within the Neighborhood (Medium-Density) designation “may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed request is not located along a main road corridor or within an appropriate distance from the intersection of a primary arterial.

However, the adjacent properties with frontage along Leesburg Road are zoned GC. The rezoning would be compatible with these adjacent properties. While the uses allowed within the GC vary from low intensity commercial uses to high intensity uses, the impacts upon adjacent

properties should be limited due to the size of the subject site, such as the subject site would have to comply with all setbacks and development standards for the district if a change in use occurs.

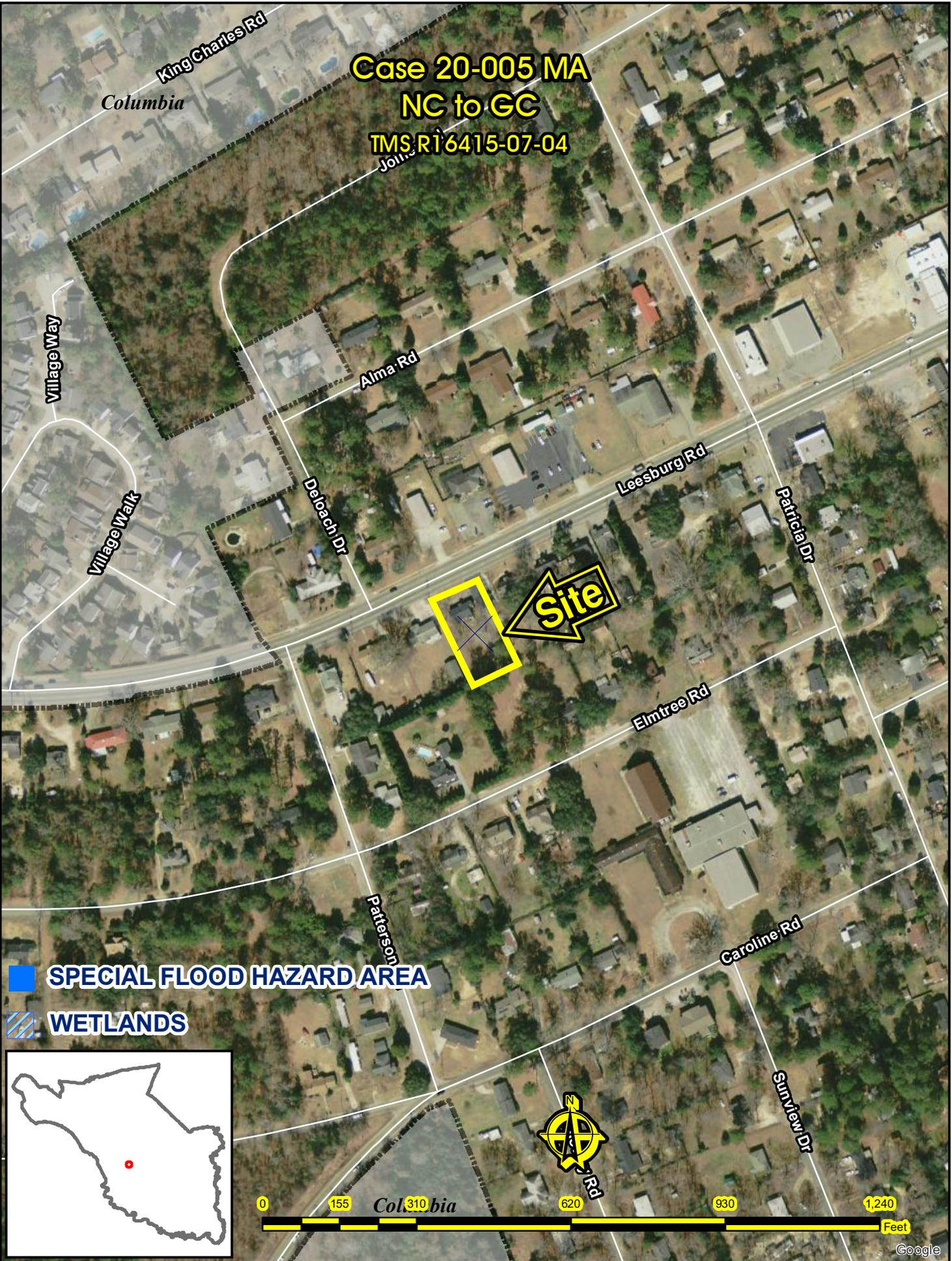
|                                   |
|-----------------------------------|
| <b>Zoning Public Hearing Date</b> |
|-----------------------------------|

**February 25, 2020.**

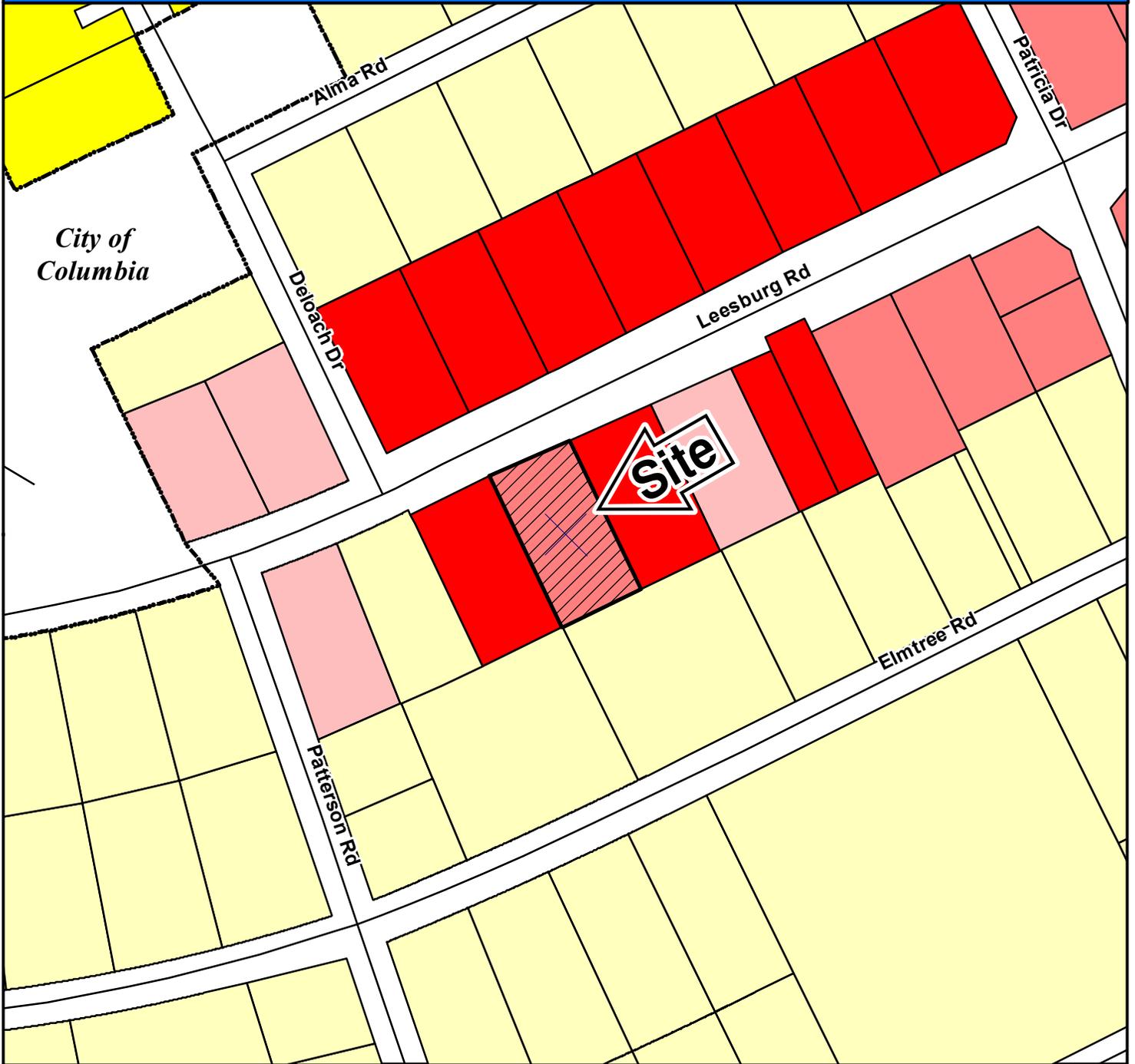


8. Case 20-005 MA  
 Angie Dodson  
 R16415-07-04  
 1526 Leesburg Road  
 DISTRICT 11 - Chakisse Newton

**Case 20-005 MA  
NC to GC  
TMS.RI6415-07-04**



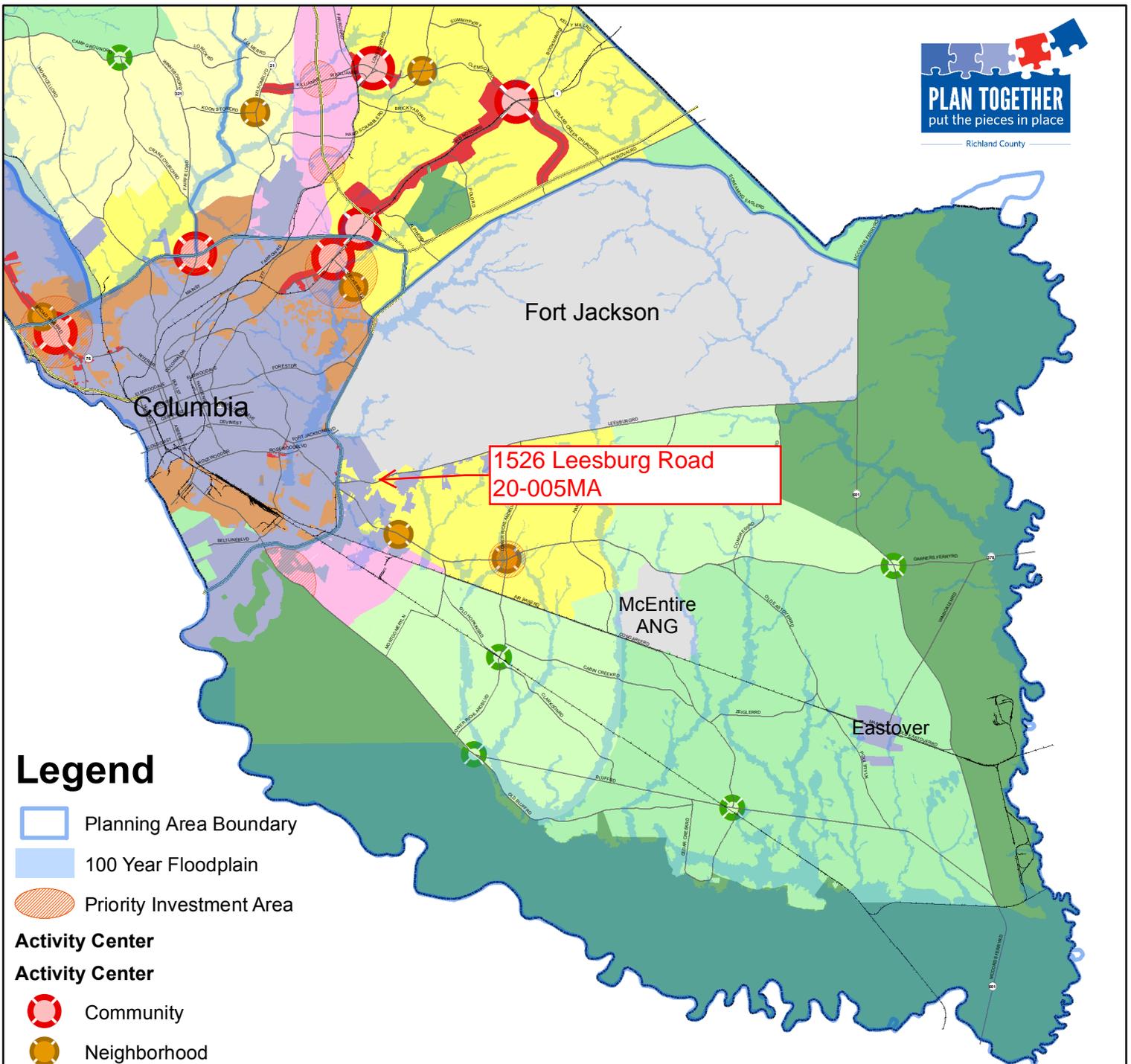
# Case 20-005 MA NC to GC



## 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  |  |                  |





### 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 Government**  
2020 Hampton Street  
Columbia, SC 29204

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

---