

# **RICHLAND COUNTY PLANNING COMMISSION**



**July 9, 2020  
3 pm**

***Virtual Meeting***

<https://www.youtube.com/user/richlandonline/videos>

**Revised**

**An additional street name has been added  
under the *Street Name Approval Request List***



# RICHLAND COUNTY PLANNING COMMISSION



Thursday, July 9, 2020

Agenda

3:00 PM

Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauier Carlisle • Gary Dennis  
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

I. PUBLIC MEETING CALL TO ORDER .....Stephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT .....Stephen Gilchrist, Chairman

### III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – June 2020

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 20-013 MA  
Anna Fonseca  
RU to RS-MD (191.2 acres)  
1113 Ridge Rd  
TMS# R24900-07-03  
PDS Recommendation - Approval  
Page 1

District 11  
Chakisse Newton

2. Case # 20-018 MA  
Ryan Horton  
RM-HD to GC (2.62 acres)  
616 Percival Road  
TMS# R16716-01-01  
PDS Recommendation - Approval  
Page 9

District 6  
Joe Walker III

IV. OTHER BUSINESS [ACTION]

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

A. Report of Council

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VII. ADJOURNMENT - 7:43 pm



**RICHLAND COUNTY  
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street  
Columbia, SC 29204



**Updated - 8 July 2020**

**To:** Planning Commission Members, Interested Parties  
**From:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**Date:** June 24, 2020  
**Subject:** July 2020 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) of the SC Code of Laws, the Planning Commission is required 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 and State Statute Road Naming Standards.

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

| Proposed Street Name (s) | Applicant/Contact                                | Development Name/Location | Property TMS #   | Council District (Honorable) |
|--------------------------|--|---------------------------|------------------|------------------------------|
| 1. Lakota Drive          | Myra Grimes,<br>Civil Engineering<br>of Columbia | Catawba Hill<br>Phase 9   | 25800-03-44      | Calvin "Chip" Jackson (9)    |
| 2. Hiawatha Drive        |  |                           |                  |                              |
| 3. Thorpe Drive          |  |                           |                  |                              |
| 4. Wallowa Drive         |  |                           |                  |                              |
| 5. Mandan Drive          |  |                           |                  |                              |
| 6. Riley Estate Lane     | Shirley Rumph                                    | Family Heir               | 24414-01-16 & 22 | Dalhi Myers (10)             |
| 7.                       |  |                           |                  |                              |
| 8.                       |  |                           |                  |                              |
| 9.                       |  |                           |                  |                              |
| 10.                      |  |                           |                  |                              |
| 11.                      |  |                           |                  |                              |
| 12.                      |  |                           |                  |                              |





**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** July 9, 2020  
**RC PROJECT:** 20-013 MA  
**APPLICANT:** Anna Fonseca

**LOCATION:** 1113 Ridge Road

**TAX MAP NUMBER:** R24900-07-03  
**ACREAGE:** 191.2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** June 26, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

A request to rezone under case number 05-99MA from RU to RS-MD was withdrawn.

**Zoning History for the General Area**

The parcel northwest of the site is zoned Single-family High-density (RS-HD). The original zoning, as adopted September 7, 1977, was Rural (RU). The parcel was rezoned to RS-3 (Case #83-029). With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-family High Density District (RS-HD).

The subdivision south of the subject site, San Marco Estates, is zoned Single-family Low-density (RS-LD), the original zoning as adopted September 7, 1977.

The subdivision west of the subject site, Swandale Estates, is zoned Single-family High-density (RS-HD), the original zoning as adopted September 7, 1977.

**Zoning District Summary**

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

Minimum lot area: Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family

zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 26-152(d) of this chapter.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 978 dwelling units.

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

|                   |
|-------------------|
| <b>Discussion</b> |
|-------------------|

***Parcel/Area Characteristics***

The subject site is currently undeveloped. The parcel has frontage along Ridge Road. Ridge Road is a two-lane undivided major collector without sidewalks or streetlights. Undeveloped parcels and residences, ranging in size from estate lots to smaller lot residential subdivisions, characterize the general area. The properties north, east, and west of the site are properties zoned RU and RS-HD. South of the site are properties zoned RU and RS-LD. Adjacent parcels are either undeveloped or have a residence.

***Public Services***

The subject parcel is within the boundaries of Richland School District One. Horrell Hill Elementary School is located approximately 2.37 miles south of the subject parcel on Horrell Hill Road. The subject parcel would be served via City of Columbia water and sewer and has water and sewer easements on the property. The Lower Richland fire station (number 22) is located 2.05 miles south of the subject parcel on Lower Richland Boulevard. There is a fire hydrant location approximately 0.13 miles south of the site on Ridge 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.

### ***Lower Richland Strategic Community Master Plan***

#### *Suburban Transition Area*

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

#### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #438) located south of the subject parcel on Ridge Road identifies 1,150 Average Daily Trips (ADTs). This segment of Ridge Road is currently classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of Ridge Road is currently operating at Level of Service (LOS) “A”.

There are currently no programmed improvements to Ridge Road through SCDOT or the Richland County Transportation Penny Program.

#### **Conclusion**

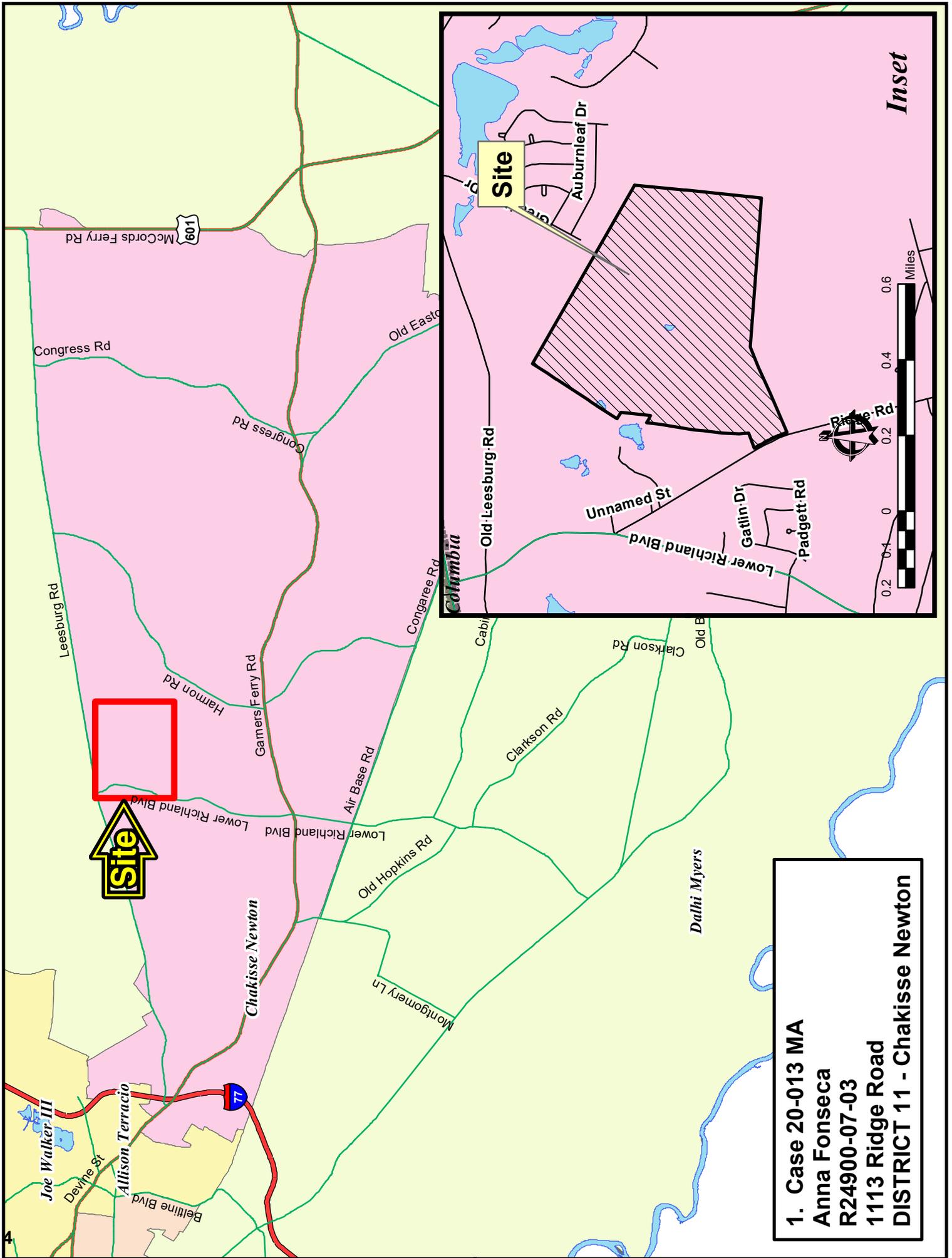
Staff recommends **Approval** of this map amendment as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for residential development in the Neighborhood Medium Density future land use designation.

Per the plan, the Neighborhood Medium Density designation recommends “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.” Further, the plan recommends, “medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.”

Likewise, the rezoning would be consistent with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

#### **Zoning Public Hearing Date**

**July 28, 2020.**



**1. Case 20-013 MA**  
**Anna Fonseca**  
**R24900-07-03**  
**1113 Ridge Road**  
**DISTRICT 11 - Chakisse Newton**

Fort Jackson

Columbia

**Case 20-013 MA**  
**RU to RS-MD**  
**TMS R24900-07-03**

Unnamed St  
Unnamed St  
Unnamed St

Leesburg Rd

Old Leesburg Rd

Greenlake Dr

Spreading Branch Dr

Raintree Ln

Jadefree Dr

Lower Richland Blvd

Unnamed St

Unnamed St

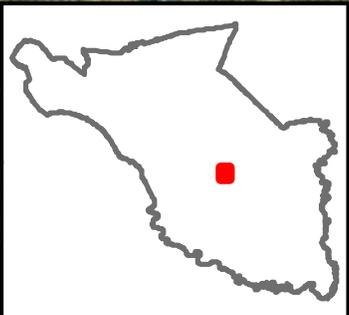
Garlin Dr

Padgett Rd



 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Ridge Rd

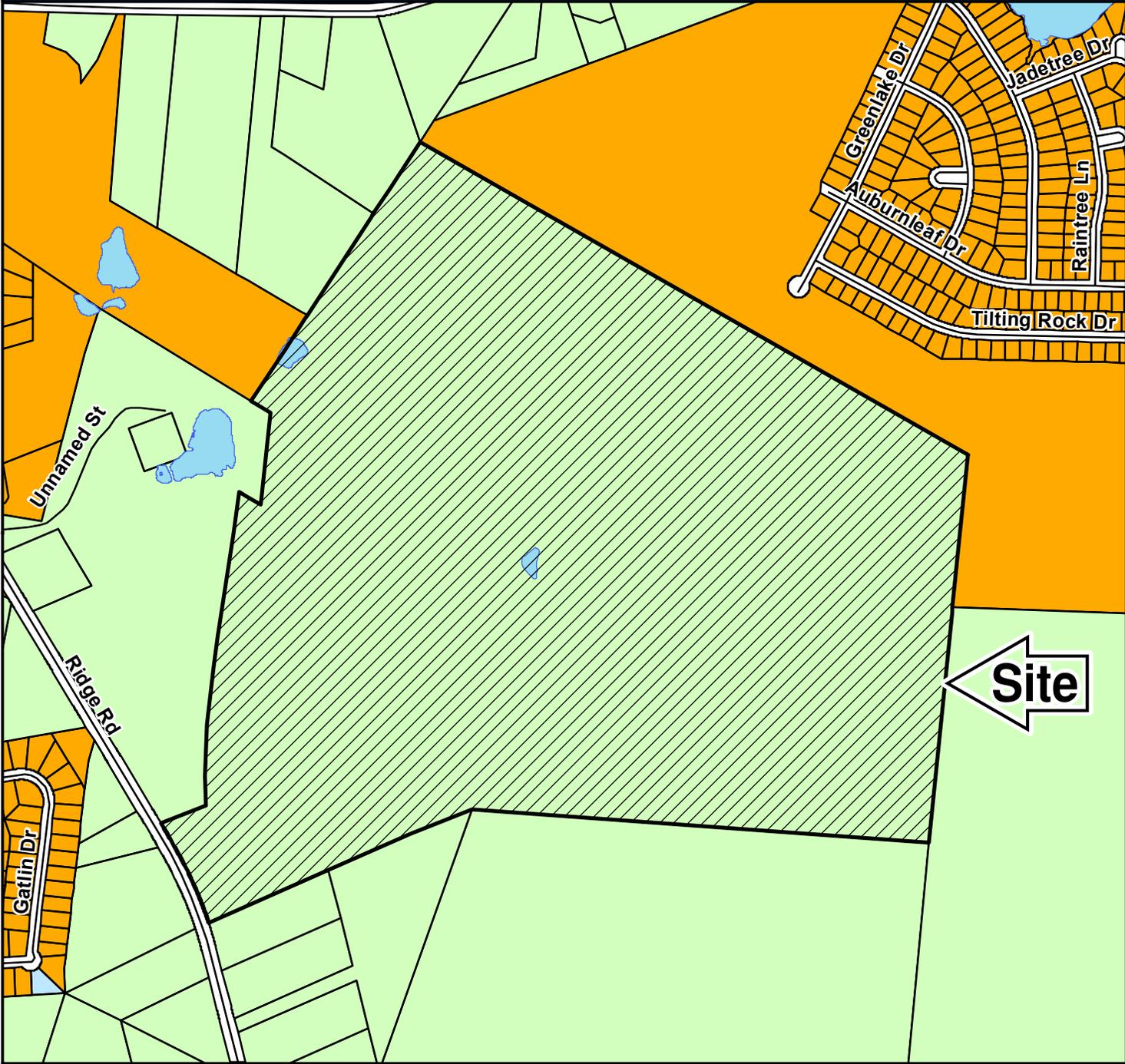
San Jose Dr

San Marco Dr



Google

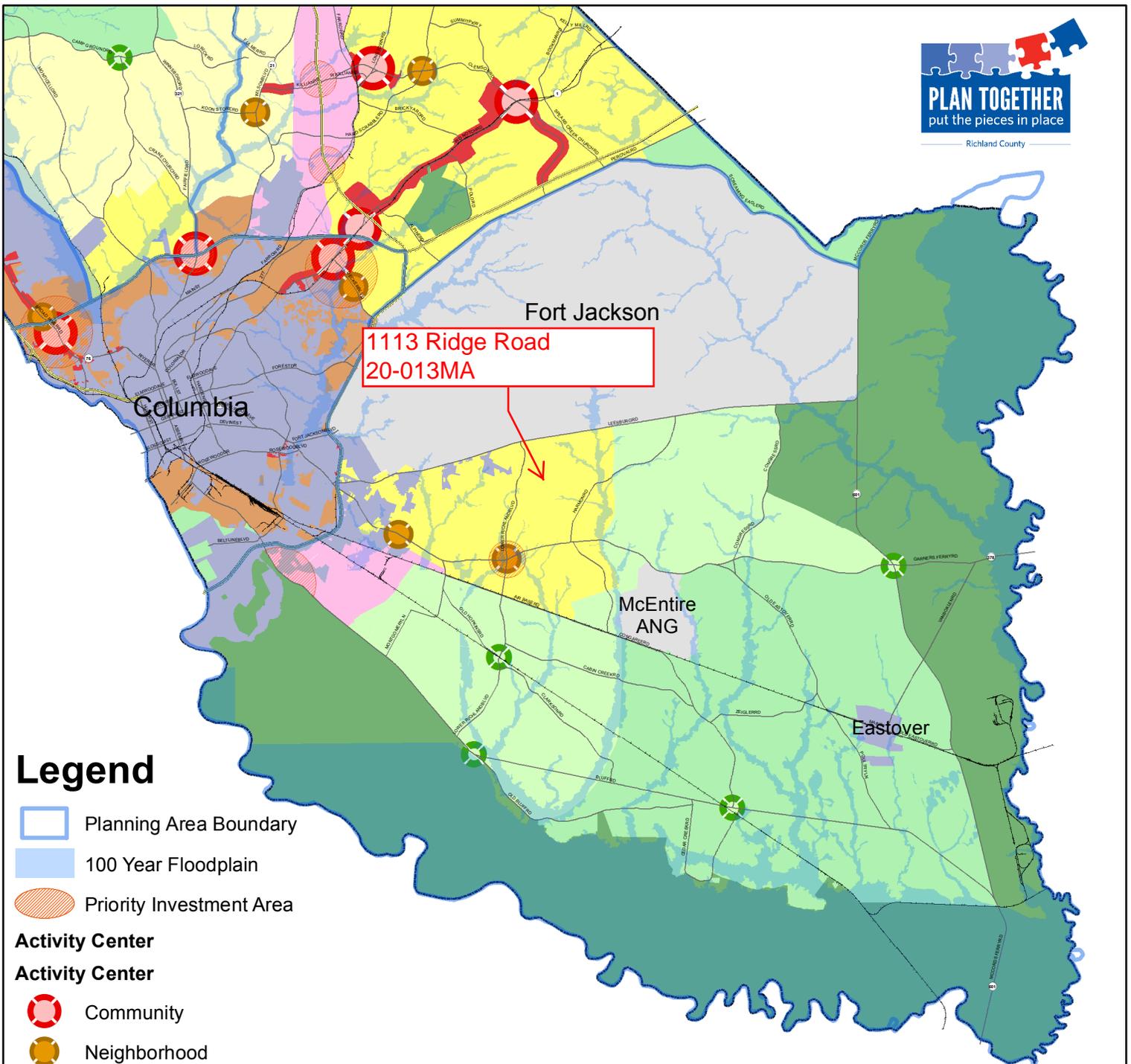
# Case 20-013 MA RU to RS-MD



## ZONING CLASSIFICATIONS

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





## Legend

- 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

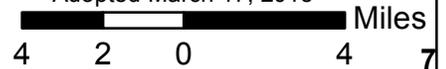
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# 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:** July 9, 2020  
**RC PROJECT:** 20-018 MA  
**APPLICANT:** Ryan Horton

**LOCATION:** 616 Percival Road

**TAX MAP NUMBER:** R16716-01-01  
**ACREAGE:** 2.62 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** June 26, 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**

There has been no recent Map Amendments within the 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.

Minimum lot area/maximum density: Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 41 dwelling units\*.

| Direction            | Existing Zoning                      | Use                                 |
|----------------------|--------------------------------------|-------------------------------------|
| <b><u>North:</u></b> | RM-HD                                | Mobile Home Park                    |
| <b><u>South:</u></b> | OI                                   | Place of Worship                    |
| <b><u>East:</u></b>  | Interstate ROW<br>(City of Columbia) | I-77 (City of Columbia)             |
| <b><u>West:</u></b>  | RM-HD                                | Multi-family (Quail Run Apartments) |

**Discussion**

***Parcel/Area Characteristics***

The subject site is located along the jurisdictional boundary with the City of Columbia. The site has frontage along Percival Road. The site is undeveloped without structures. The general area consists of multi-family uses, commercial, and institutional uses, as well as some single-family residences. Adjacent properties are zoned RM-HD to the north and west, with OI to the south. Interstate 77 borders the property on the east.

***Public Services***

The Gills Creek fire station (station number 33) is located on Old Forest Drive, approximately 0.6 miles south of the subject site. The Forest Lake Elementary School is located approximately 1.3 miles northwest of the subject site on Wedgefield Road. The subject site is within the City of Columbia’s water and sewer service areas. It is also located within the East Richland Public Service District service area for sewer.

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 2019 SCDOT traffic count (Station #214) located south of the subject parcel on Percival Road identifies 11,400 Average Daily Trips (ADTs). This section of Percival 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 Percival 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 is currently a sidewalk improvement being completed by SCDOT and the Richland County Penny Program. The project consists of a five (5) foot sidewalk on the north side of Percival Road, from Forest Drive to Decker Boulevard. The project is currently underway.

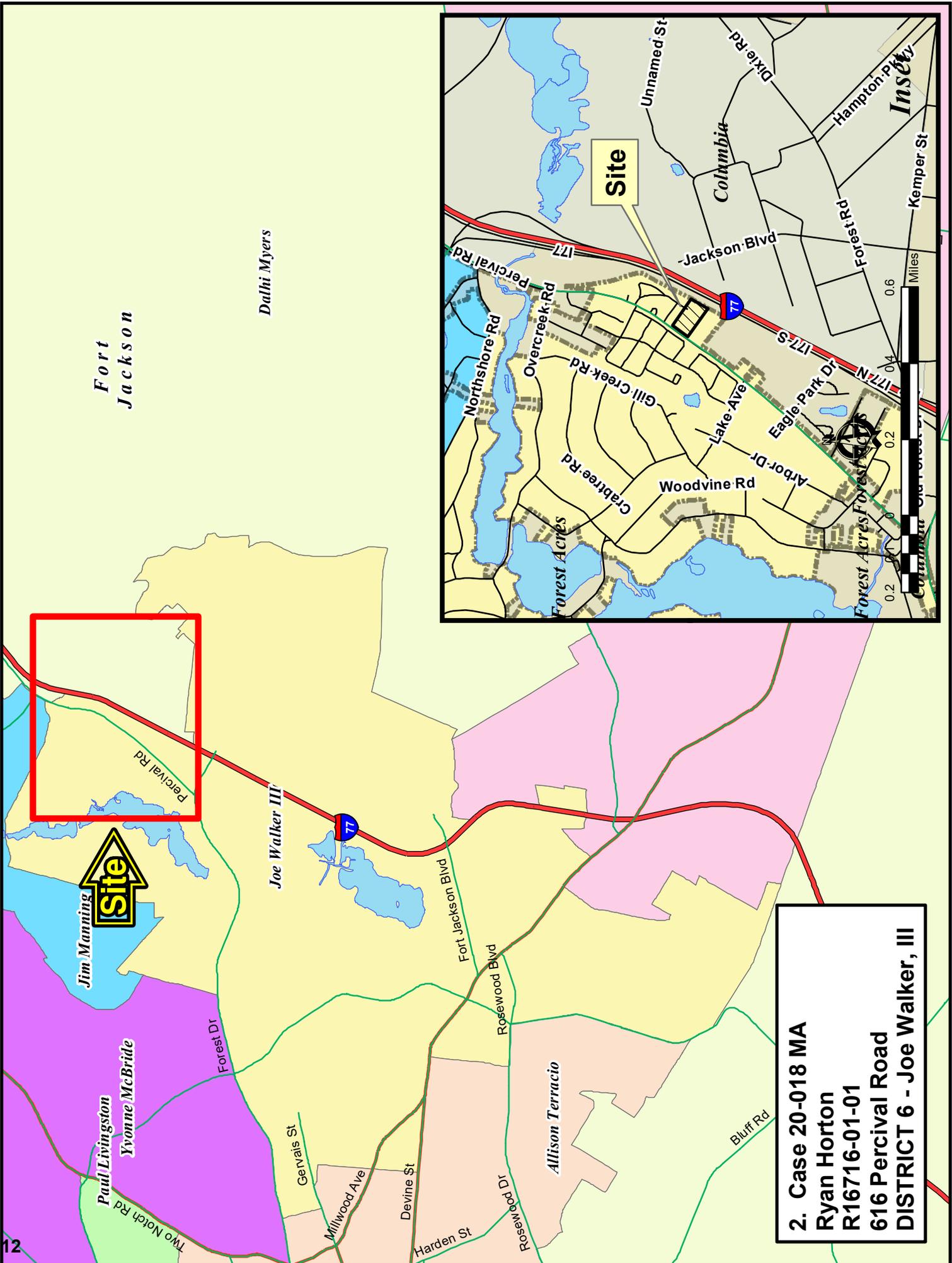
### **Conclusion**

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.

### **Zoning Public Hearing Date**

**July 28, 2020.**



Fort Jackson

Dalhi Myers

**Site**

**Site**

**2. Case 20-018 MA**  
**Ryan Horton**  
**R16716-01-01**  
**616 Percival Road**  
**DISTRICT 6 - Joe Walker, III**

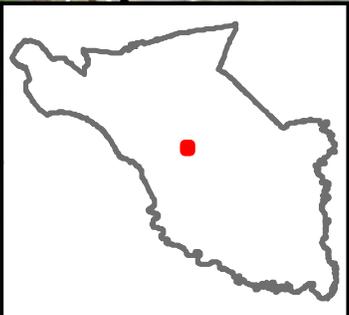
**Case 20-018 MA**  
**RM-HD to GC**  
**TMSR16716-01-01**

Forest Acres

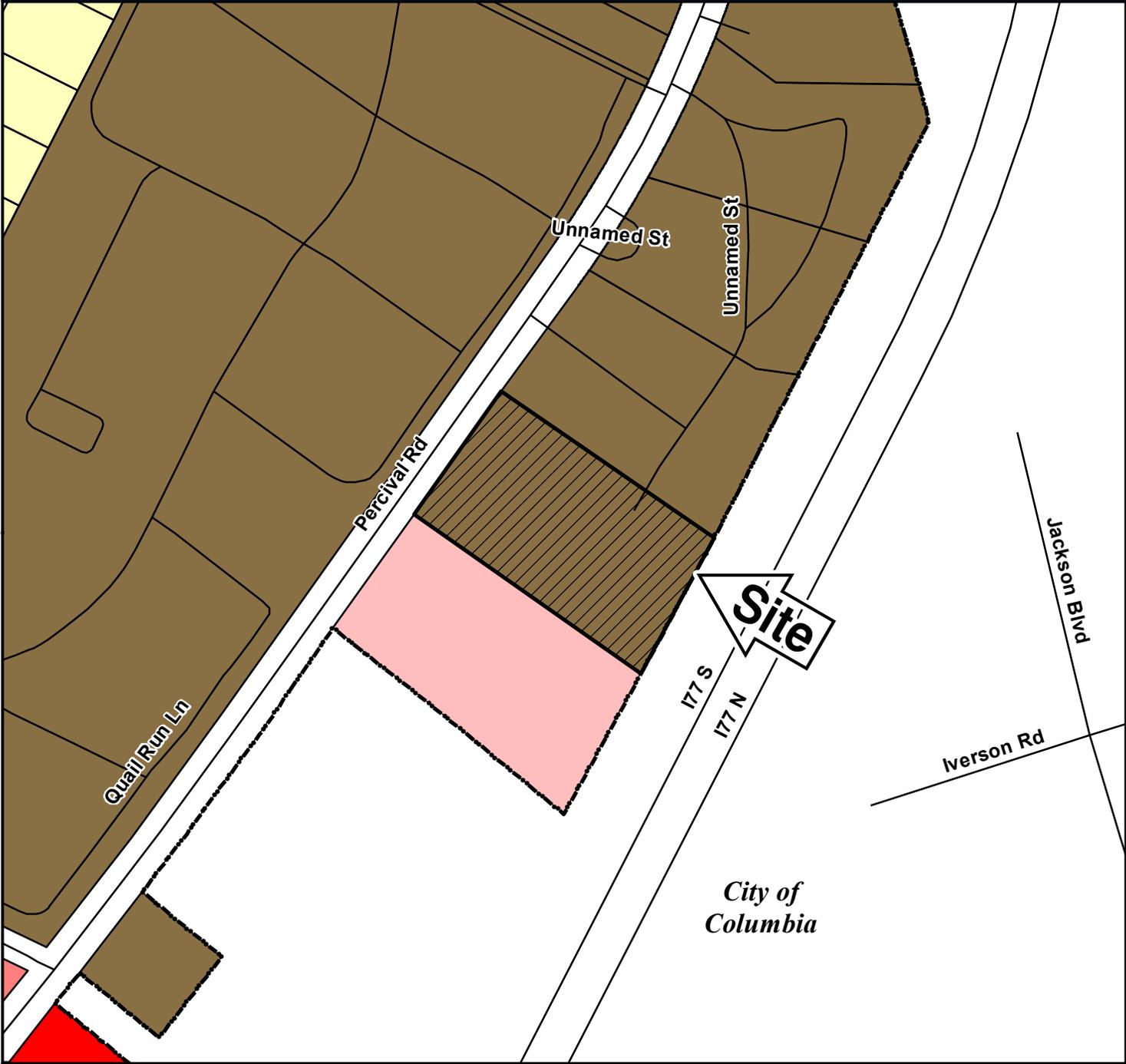
**Site**

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



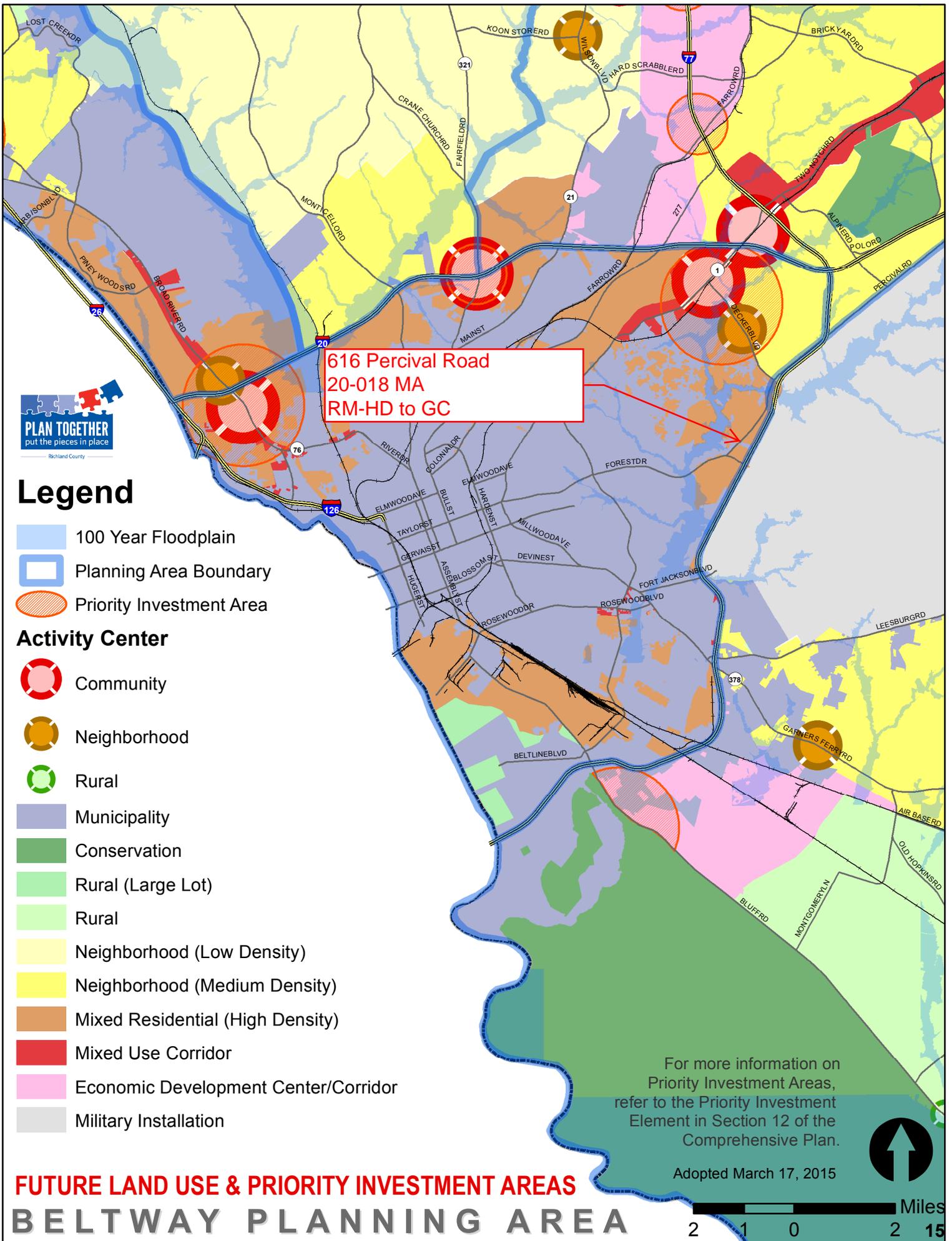
# Case 20-018 MA RM-HD to GC



## 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

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

# BELTWAY PLANNING AREA





# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, June 23, 2020*

*Agenda*

*7:00 PM*

*Zoom Meeting*

<https://www.youtube.com/user/richlandonline/videos>

## 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

### a. MAP AMENDMENTS [ACTION]

1. Case # 20-001 MA District 10  
Dalhi Myers  
Robert Giles  
RM-HD to NC (2 acres)  
Ohio Street & Olympia Avenue  
TMS# R11203-01-01, 03, 04 & 05  
Planning Commission – Approval (8-0)  
PDSB Recommendation – Approval  
**Council unanimously approved the rezoning request.**

## VI. OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

2. 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)  
Planning Commission – Disapproval (6-2)  
PDSB Recommendation – Disapproval  
**Council unanimously deferred the rezoning request.**
3. Case # 20-003 MA District 3  
Yvonne McBride  
Chad Monteith  
RU to GC (5 acres)  
6505 N Main Street  
TMS# R11716-01-04  
Planning Commission – Approval (7-0)  
PDSB Recommendation – Approval  
**Council unanimously approved the rezoning request.**

4. Case # 20-006 MA District 10  
Dalhi Myers  
Paul Pettinelli  
HI to GC .9 acres  
1314 Rosewood Drive  
TMS# R11208-02-10  
Planning Commission – Approval (6-0)  
PDS Recommendation – Approval  
**Council unanimously deferred the rezoning request.**
5. Case # 20-008 MA District 9  
Calvin “Chip” Jackson  
Michael Winkler  
RU to NC 1.25 acres  
11045 Two Notch Road  
TMS# R29100-05-04  
Planning Commission – Approval (6-0)  
PDS Recommendation – Disapproval  
**Council unanimously deferred the rezoning request.**
6. Case # 20-009 MA District 9  
Calvin “Chip” Jackson  
Bill Dixon  
PDD to PDD 13.4 acres  
Greenhill Parish Parkway  
TMS# R25800-03-44  
Planning Commission – Approval (6-0)  
PDS Recommendation – Approval  
**Council unanimously approved the rezoning request.**
7. Case # 20-010 MA District 9  
Calvin “Chip” Jackson  
Yong M. Han & Kyu H. Han  
RU to GC (.071 acres)  
10804 Two Notch Road  
TMS# R25915-02-05  
Planning Commission – Approval (8-0)  
PDS Recommendation – Disapproval  
**Council unanimously approved the rezoning request.**
8. Case # 20-012 MA District 3  
Yvonne McBride  
Anna Fonseca  
GC/M1 to RM-HD (14.31 acres)  
Fontaine Center Drive  
TMS# R14201-05-02 (portion of), 07 and 08  
Planning Commission – Approval (8-0)  
PDS Recommendation – Approval  
**Council unanimously deferred the rezoning request.**
9. Case # 20-014 MA District 2  
Joyce Dickerson  
Alex Serkes  
GC to HI (6 acres)  
10501 Farrow Rd  
TMS# R17500-02-07 and 15  
PDS Recommendation - Approval  
**Council unanimously approved the rezoning request.**

10. Case # 20-015 MA  
Brenda Miller  
RU to RS-MD  
8104 Brookmount Lane  
TMS# R14414-02-04  
Planning Commission – Approval (8-0)  
PDSD Recommendation – Approval  
**Council unanimously deferred the rezoning request.**

District 7  
Gwendolyn Kennedy

11. Case # 20-016 MA  
John Ecton  
RU to RS-LD  
2304, 2312, and 2314 Johnson Marina Road  
TMS# R01315-01-17; R01315-01-14;  
and R01311-02-20  
Planning Commission – Approval (8-0)  
PDSD Recommendation – Approval  
**Council approved the rezoning request.**

District 1  
Bill Malinowski

12. Case # 20-017 MA  
Robert F. Fuller  
RU to GC  
3691 Kennerly Road  
TMS# R01700-06-05  
Planning Commission – Disapproval (9-0)  
PDSD Recommendation – Disapproval  
**Council unanimously denied the rezoning request.**

District 1  
Bill Malinowski

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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