

**RICHLAND COUNTY
PLANNING COMMISSION**



**October 5, 2020
3 pm**

Virtual Meeting

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

RICHLAND COUNTY PLANNING COMMISSION



Thursday, October 5, 2020

Agenda

3:00 PM

Zoom Meeting

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

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

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

I. PUBLIC MEETING CALL TO ORDERStephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENTStephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – September 2020

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 20-022 MA District 7
Gwendolyn Kennedy
Bryan DeBruin
RU to RS-E (308.24 acres)
Nina Lee Drive, and 9216 and 9260 Wilson Blvd
TMS# R14600-03-27, 42, and 44
Staff Recommendation: Approval
Page 1

2. Case # 20-027 MA District 1
Bill Malinowski
Robert F. Fuller
RU to RC (3.05 acres)
302 Connie Wright Road
TMS# 04200-06-65
Staff Recommendation: Disapproval
Page 9

3. Case # 20-028 MA District 10
Dalhi Myers
Jake Nidiffer
RU to HI (19.57 acres)
3771 McCords Ferry Road
TMS# 39100-02-44
Staff Recommendation: Disapproval
Page 17

4. Case # 20-029 MA
Dave R. Brock
M-1/RM-MD to LI
1804 Shop Road
TMS# 13604-01-01
Staff Recommendation: Approval
Page 25

District 10
Dalhi Myers

5. Case # 20-030 MA
David W. Toner
GC to LI (2.25 acres)
8805 Two Notch Road
TMS# 19902-04-12
Staff Recommendation: Disapproval
Page 33

District 7
Gwendolyn Kennedy

IV. OTHER BUSINESS [ACTION]

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

A. Report of Council
Page 41

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2020
RC PROJECT: 20-022 MA
APPLICANT: Bryan DeBruin

LOCATION: Nina Lee Drive, 9216 and 9260 Wilson Blvd

TAX MAP NUMBER: R14600-03-27, 42, and 44
ACREAGE: 308.24
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: 21 September 2020

Staff Recommendation

Approval

Background

Zoning History

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

The subject site was rezoned under case number 06-038MA to Planned Development District (PDD). The PDD District lapsed and the property reverted to the original zoning of RU.

Zoning History for the General Area

The RS-MD west of the site was rezoned from D-1 under case number 03-053MA.

The GC north and east of the site were rezoned from M-1 under case numbers 06-041MA and 07-032MA.

The RC north of the site was rezoned from RU under case number 14-021MA.

The MH south of the site was rezoned from RS-1 under case number 83-044MA.

The RU south of the site was rezoned from RS-1 under case number 94-017MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. 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) of this chapter. (Ord. 028-09HR; 5-19-09).

Based upon a gross density calculation, the maximum number of units for this site is approximately: 671 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / M-1	Residence / Undeveloped
<u>South:</u>	RU / RS-LD	Undeveloped / Residences / Residential Subdivisions (Lake Elizabeth Estates and Fairlawn)
<u>East:</u>	RU / RS-MD	Undeveloped / Residential Subdivision (Jasmine Place)
<u>West:</u>	RU / RM-HD	Residences / Place of Worship / Cemetery / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is comprised of three parcels. The smallest of the three parcels contains a residence with accessory structures. The medium sized parcel is undeveloped with wetlands and some previous cleared areas. The largest parcel is undeveloped with floodplains and creeks running along and through it. Site appears to have previously been used for forestry activities. The site has access and frontage along Wilson Boulevard. This section of Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights. The subject site also has access along Prestley Drive off Nina Lee Drive. The site is currently undeveloped. The general area is comprised of rural residences, single family dwellings and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.58 miles south of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.77 miles east of the subject site.

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 Activity Center and Neighborhood (Low-Density)**.

Neighborhood Activity Center

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.

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 2019 SCDOT traffic count (Station #135) located north of the subject site on Wilson Boulevard identifies 8,500 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Wilson Boulevard through the County Penny Sales Tax program or SCDOT. The Penny completed intersection improvements for Wilson Boulevard and Killian Road. The scope included improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection.

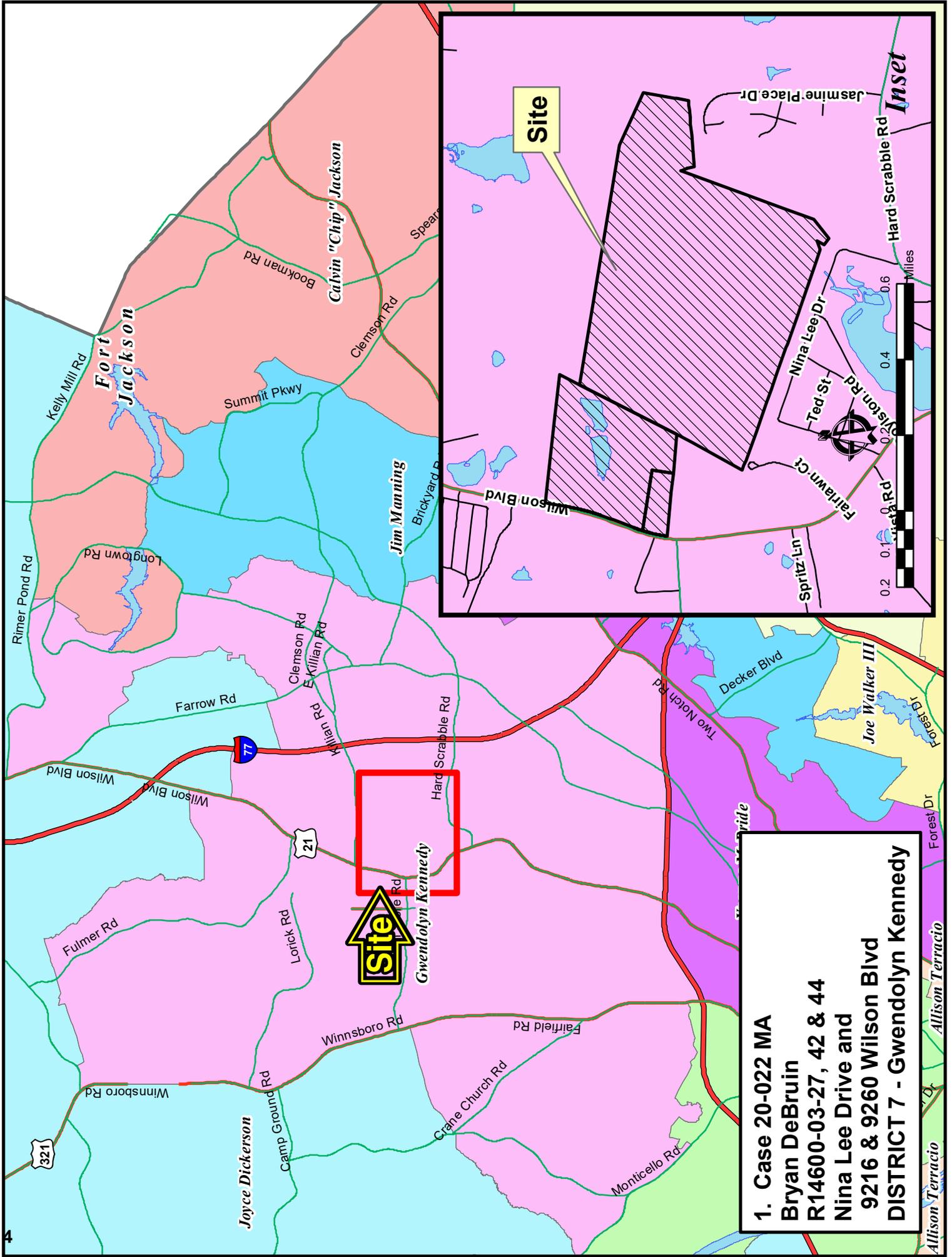
Conclusion

Staff recommends **Approval** of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends "low-density residential" as the primary use, where the areas "serves 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." The RS-E district would allow for development consistent with these objectives.

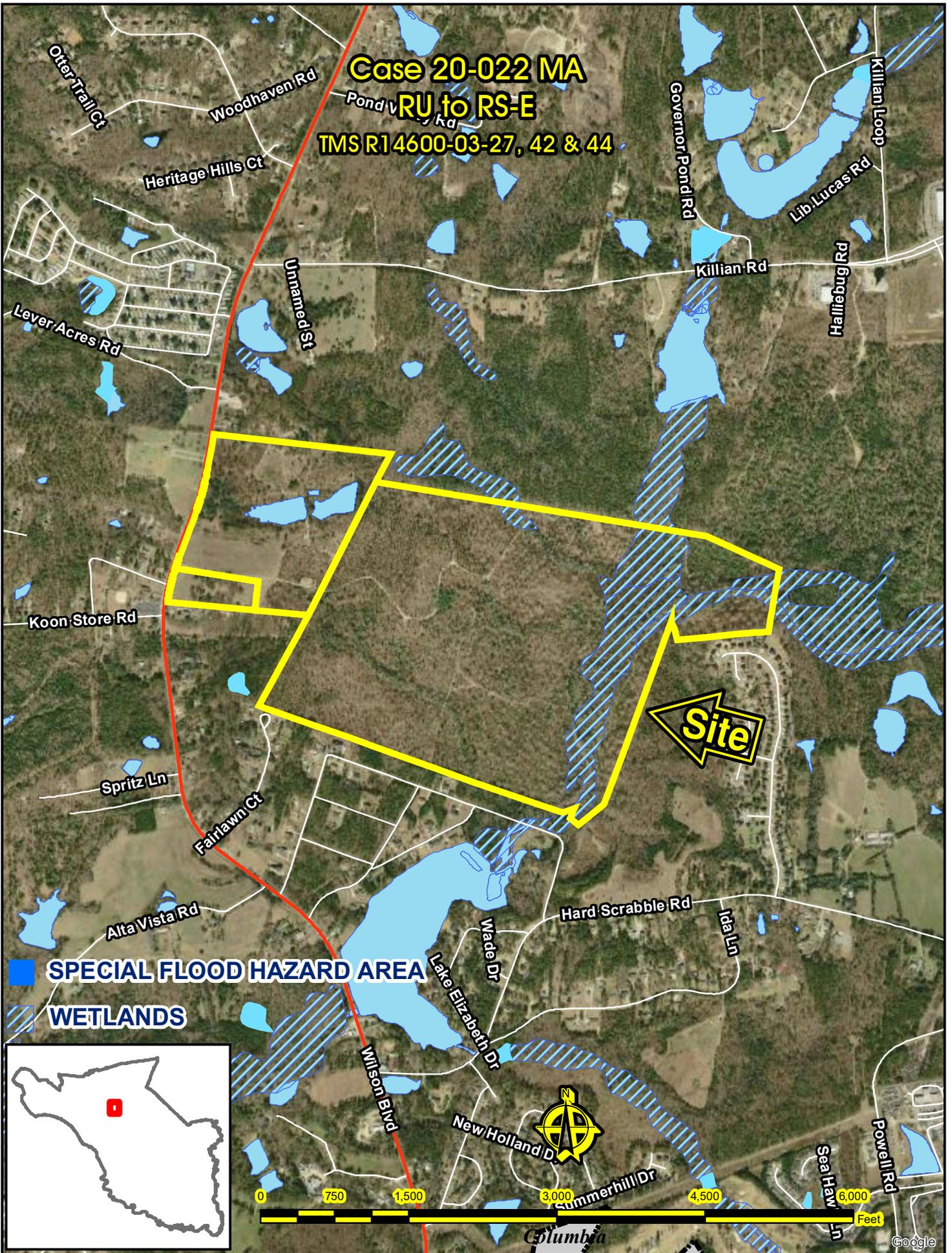
Zoning Public Hearing Date

October 27, 2020

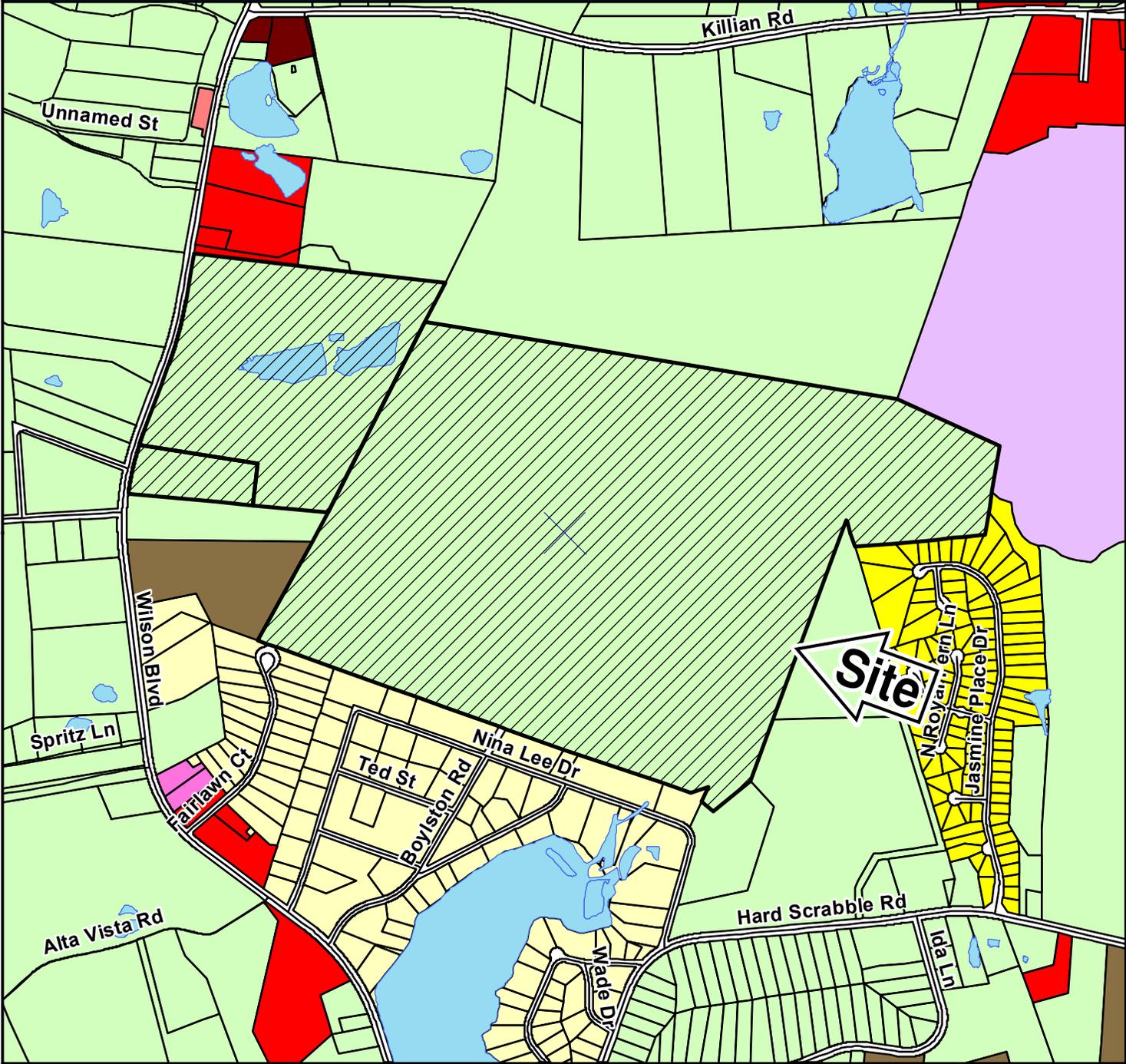


1. Case 20-022 MA
Bryan DeBruin
R14600-03-27, 42 & 44
Nina Lee Drive and
9216 & 9260 Wilson Blvd
DISTRICT 7 - Gwendolyn Kennedy

Case 20-022 MA
RU to RS-E
TMS R14600-03-27, 42 & 44



Case 20-022 MA RU to RS-E



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

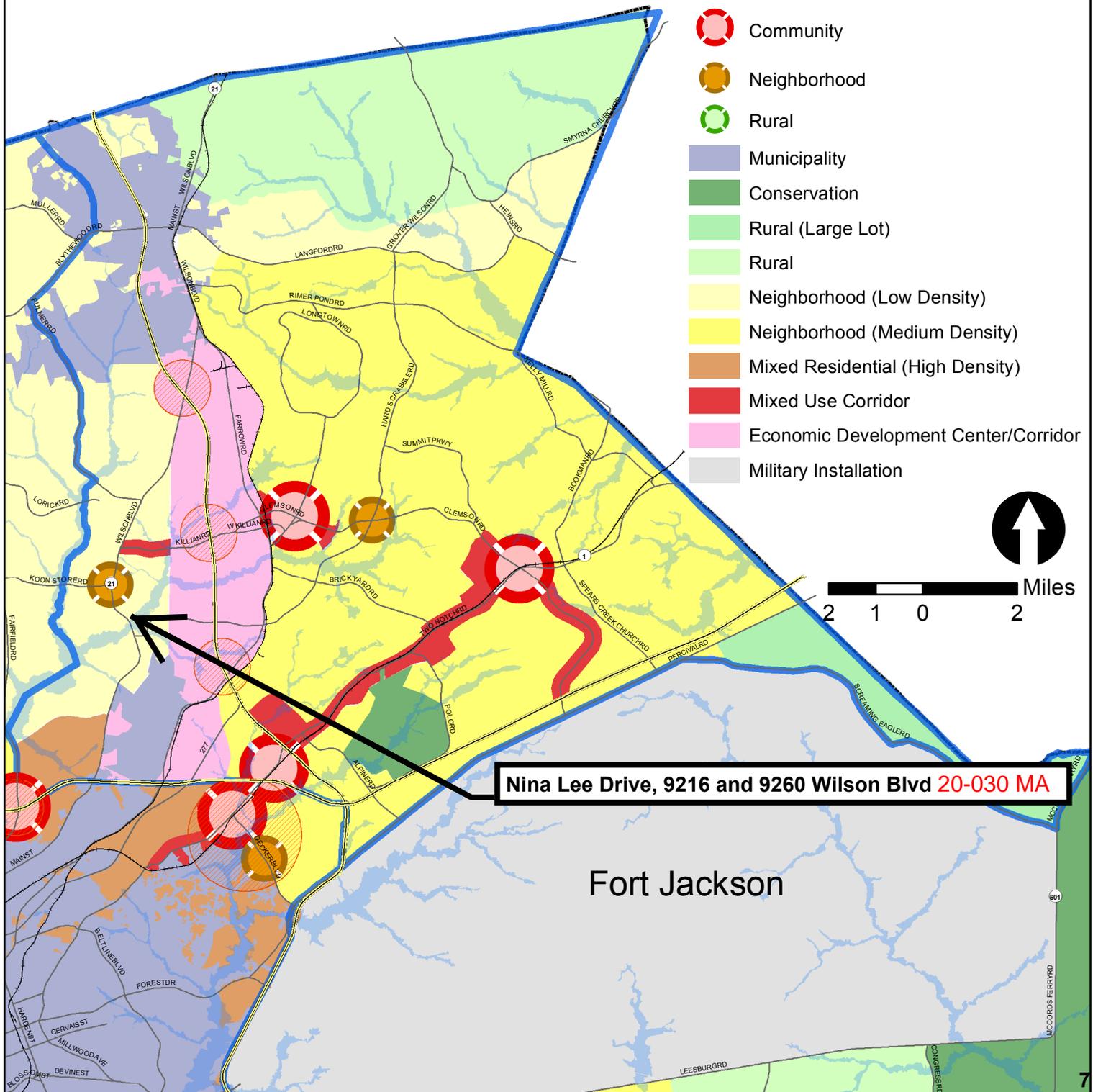


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2020
RC PROJECT: 20-027 MA
APPLICANT: Robert F. Fuller

LOCATION: 302 Connie Wright Road

TAX MAP NUMBER: R04200-06-65
ACREAGE: 3.05 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: September 21, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

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.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU / RU	Residence / Manufactured Home
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Connie Wright Road, a two-lane local road. There are no sidewalks or streetlights along this section of Connie Wright Road. The site has commercial structure on it. The surrounding area is characterized by residential uses and the area is zoned Rural District.

Public Services

The Ballentine fire station (station number 20) is located on 10727 Broad River Road, approximately 1.77 miles southwest of the subject parcel. The River Springs Elementary School is located .42 miles east of the subject parcel on Connie Wright Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer service area.

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

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #484) located south of the subject parcel on Koon Road identifies 8,000 Average Daily Trips (ADTs). This section of Koon Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Koon Road 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 no planned or programmed improvements for this section of Koon Road through the County Penny Sales Tax program or through SCDOT

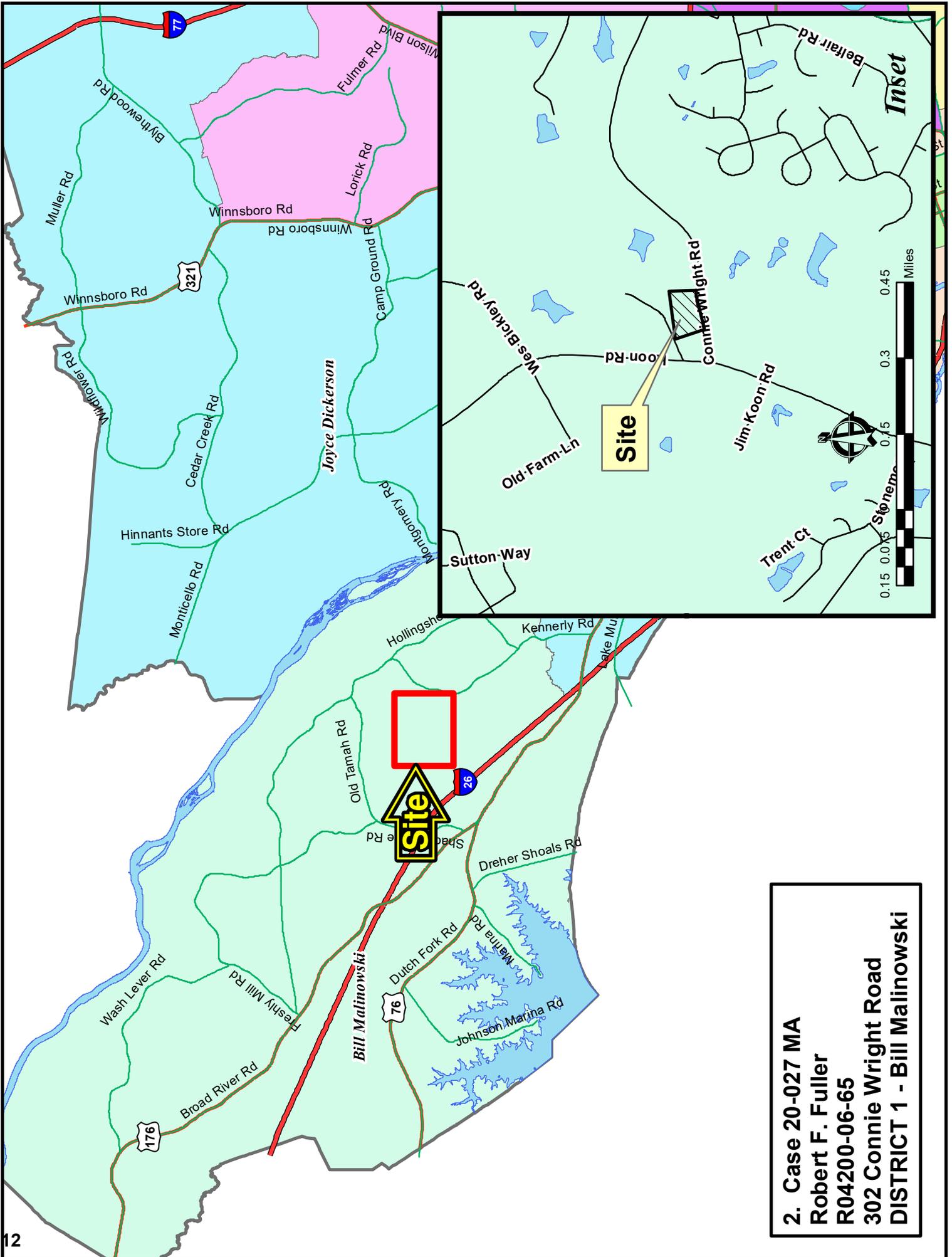
Conclusion

The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. The proposed request permits uses that would be inconsistent with the recommended land uses of the Comprehensive Plan, as well as uses that would not be in character with the existing residential uses and zoning districts in the immediate area. In addition, the subject site is in conflict with the Comprehensive Plan's recommendations to limit nonresidential development to main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

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

Zoning Public Hearing Date

October 27, 2020.



2. Case 20-027 MA
Robert F. Fuller
R04200-06-65
302 Connie Wright Road
DISTRICT 1 - Bill Malinowski

Case 20-027 MA
RU to RC
TMS R04200-06-65

Old Farm Ln

Koon Rd

Strawberry Ridge Ln

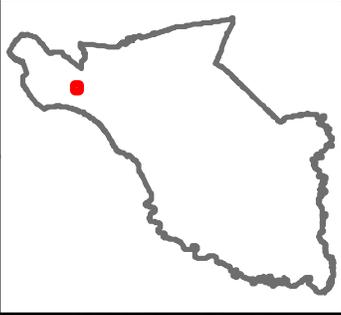
Comie Wright Rd

Jim Koon Rd



 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 20-027 MA RU to RC



ZONING CLASSIFICATIONS

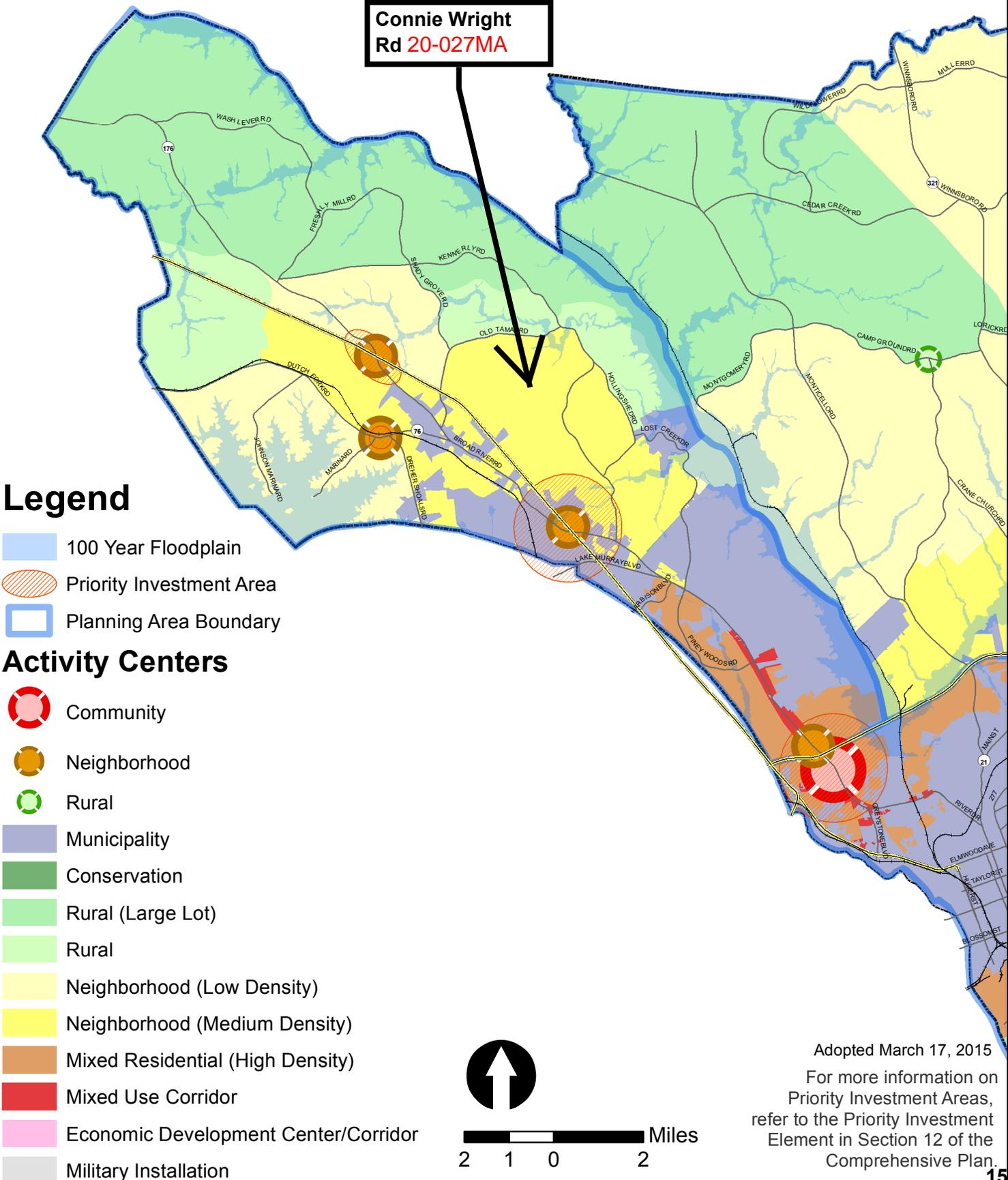
	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Connie Wright Rd 20-027MA



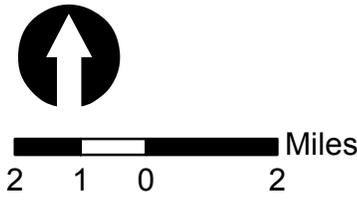
Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2020
RC PROJECT: 20-028 MA
APPLICANT: Jake Nidiffer

LOCATION: 3771 McCords Ferry Road

TAX MAP NUMBER: R39100-02-44
ACREAGE: 19.57 acres
EXISTING ZONING: RU
PROPOSED ZONING: HI

PC SIGN POSTING: September 21, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

There have been no recent map amendment cases within the general area.

Zoning District Summary

The HI District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential / Undeveloped
<u>South:</u>	RU	Residential / Undeveloped
<u>East:</u>	RU	Residential / Undeveloped
<u>West:</u>	RU	Residential / Agricultural

Discussion

Parcel/Area Characteristics

The site has frontage along McCords Ferry Road. The subject property has an abandoned structure on site. There are no sidewalks or streetlights along this section of McCords Ferry Road. The surrounding area is characterized by large, undeveloped parcels, scattered residential uses and a place of worship to the east.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Eastover fire station (station number 28) is located on Henry Street, approximately 2.15 miles southwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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

Plans & Policies

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

Land Use and Character

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Lower Richland Neighborhood Master Plan

Cowasee Conservation Corridor

The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Planning Area. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams, and creeks crisscross this unique natural resource.

Residential development in the Cowasee Corridor should be limited to very low densities. Any new development should be consistent with the existing low density development pattern that exists in the area today.

Traffic Characteristics

The 2019 SCDOT traffic count (Station # 199) located north of the subject parcel on McCords Ferry Road identifies 4,100 Average Daily Trips (ADTs). McCords Ferry Road is classified as a two-lane undivided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) “A”.

The 2019 SCDOT traffic count (Station # 197) located south of the subject parcel on McCords Ferry Road identifies 3,300 Average Daily Trips (ADTs). McCords Ferry Road is classified as a two-lane undivided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The primary intent of the HI District is to accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing.

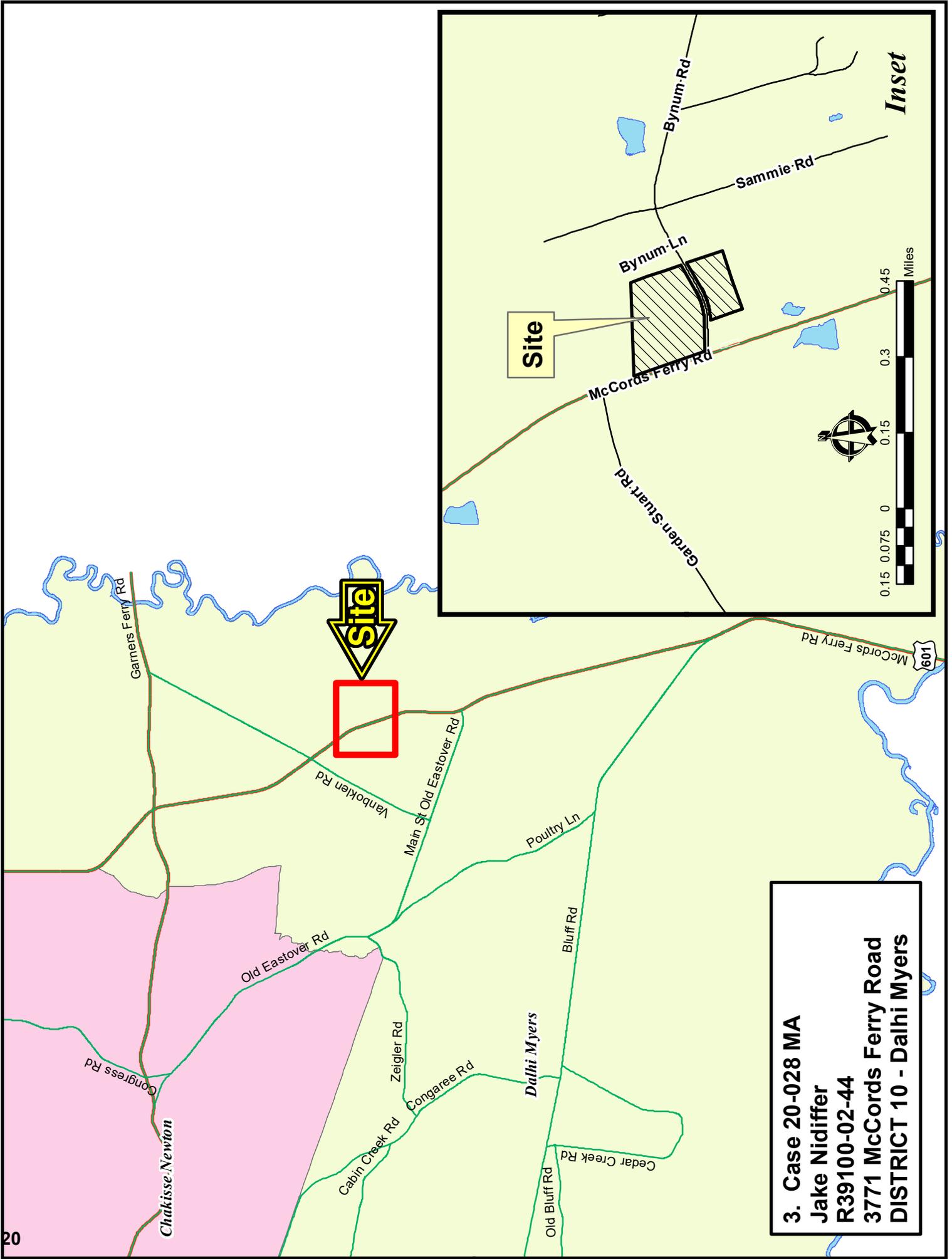
Staff is of the opinion that the proposed rezoning would be inconsistent with the recommendations of the 2015 Comprehensive Plan, as industrial uses are not supported by the desired development pattern. Approval of the requested zoning would be out of character with the existing uses in the area.

Likewise, the request to rezone from RU to HI is inconsistent with the recommendations of the Lower Richland master plan for the Cowasee Corridor, which looks to protect the natural and environmental character through low-intensity uses.

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

Zoning Public Hearing Date

October 27, 2020.



3. Case 20-028 MA
Jake Nidiffer
R39100-02-44
3771 McCords Ferry Road
DISTRICT 10 - Dalhi Myers

**Case 20-028 MA
RU to HI
TMS R39100-02-44**



SPECIAL FLOOD HAZARD AREA

WETLANDS

0 262.5 525 1,050 1,575 2,100 Feet

Google

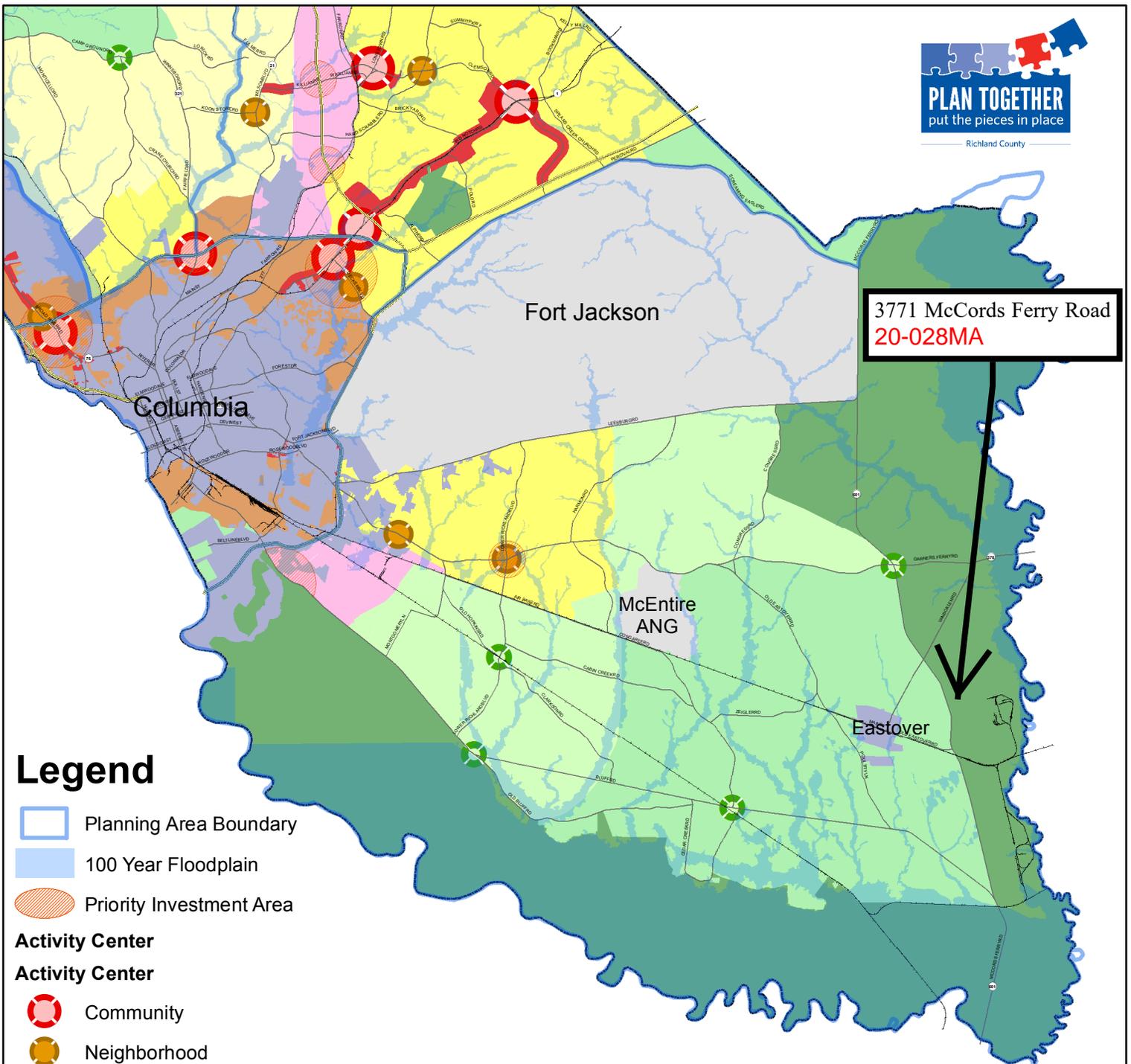
Case 20-028 MA RU to HI



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 5, 2020
RC PROJECT: 20-029 MA
APPLICANT: Dave R. Brock

LOCATION: 1804 Shop Road

TAX MAP NUMBER: R13604-01-01
ACREAGE: 2 acres
EXISTING ZONING: RM-MD/M-1
PROPOSED ZONING: LI

PC SIGN POSTING: September 21, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District and Residential Multi-family Medium Density (RG-1) District. With the adoption of the 2005 Land Development Code the RG-1 District was designated Residential Multi-family Medium Density (RM-MD) District.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RM-MD / M-1	Undeveloped / Warehousing
<u>South:</u>	RM-MD / RM-MD / RM-MD	Undeveloped / Undeveloped / Undeveloped
<u>East:</u>	M-1	Warehousing & Processing
<u>West:</u>	M-1 / RM-MD / RM-MD	Retail / Undeveloped / Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Shop Road and Sands Street. Shop Road is a two-lane undivided minor arterial maintained by SCDOT without sidewalks or streetlights. Sands Street is a two-lane undivided minor arterial maintained by SCDOT without sidewalks or streetlights. The general area is characterized by residential, commercial, residential and undeveloped uses.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.45 miles west of the subject parcel. Annie Burnside Elementary School is located 2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Mixed Residential**.

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 # 361) located west of the subject parcel on Shop Road identifies 11,900 Average Daily Trips (ADTs). Shop Road is classified as a two lane undivided minor arterial by SCDOT with a design capacity of 10,800 ADTs. This segment of Shop Road is currently operating at Level of Service (LOS) "D".

SCDOT has a programmed Widening & New Location project for this section of Shop Road. The Widening project entails expanding the current two lanes to five lanes. It is currently in the

design/development phase. The Penny will also be completing bike lanes, sidewalks, and/or multi-use paths as part of the widening project.

Conclusion

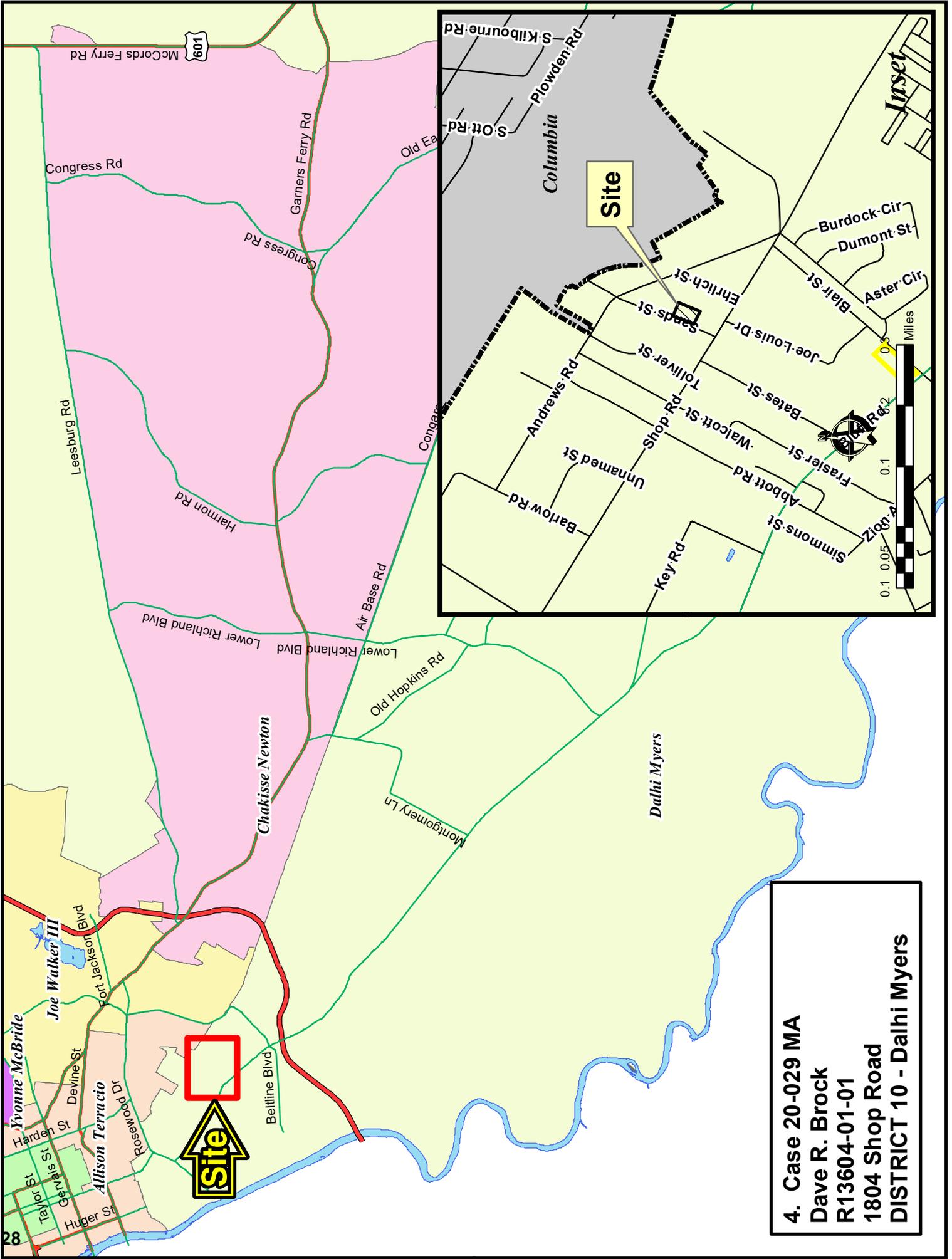
Staff is of the opinion that the request is consistent with the objectives for non-residential development within the Mixed Residential future land use designation.

The Plan recommends light industrial uses within this designation except, but discourages “industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic), unless the area is identified specifically for these uses.” The uses allowed within the LI district are those without significant community impacts and generate no nuisances. Additionally, the requested zoning would be in character with the existing industrial uses and development in the surrounding area.

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

Zoning Public Hearing Date

October 27, 2020.



4. Case 20-029 MA
Dave R. Brock
R13604-01-01
1804 Shop Road
DISTRICT 10 - Dalhi Myers

Case 20-029 MA
M-1/RM-MD to LI
TMS R13604-01-01

Columbia

Abbott Rd

Walcott St

Tolliver St

Sands St

Shop Rd

Site

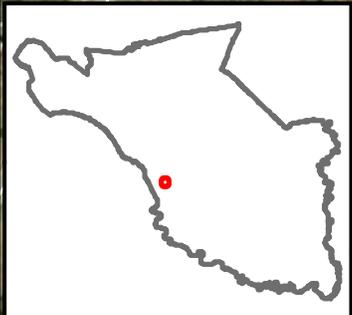
Andrews Rd

Bates St

De Louis Dr

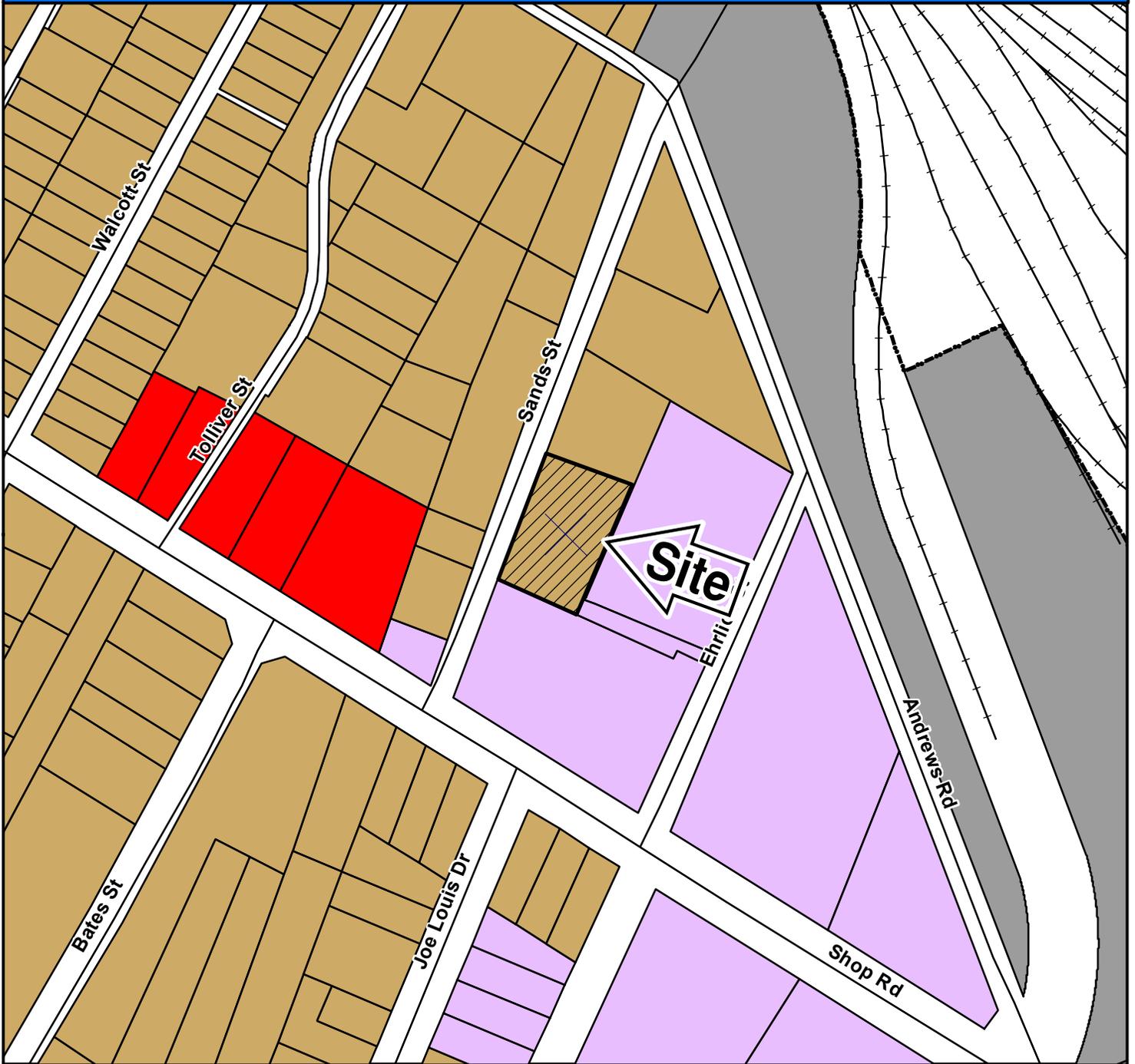
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



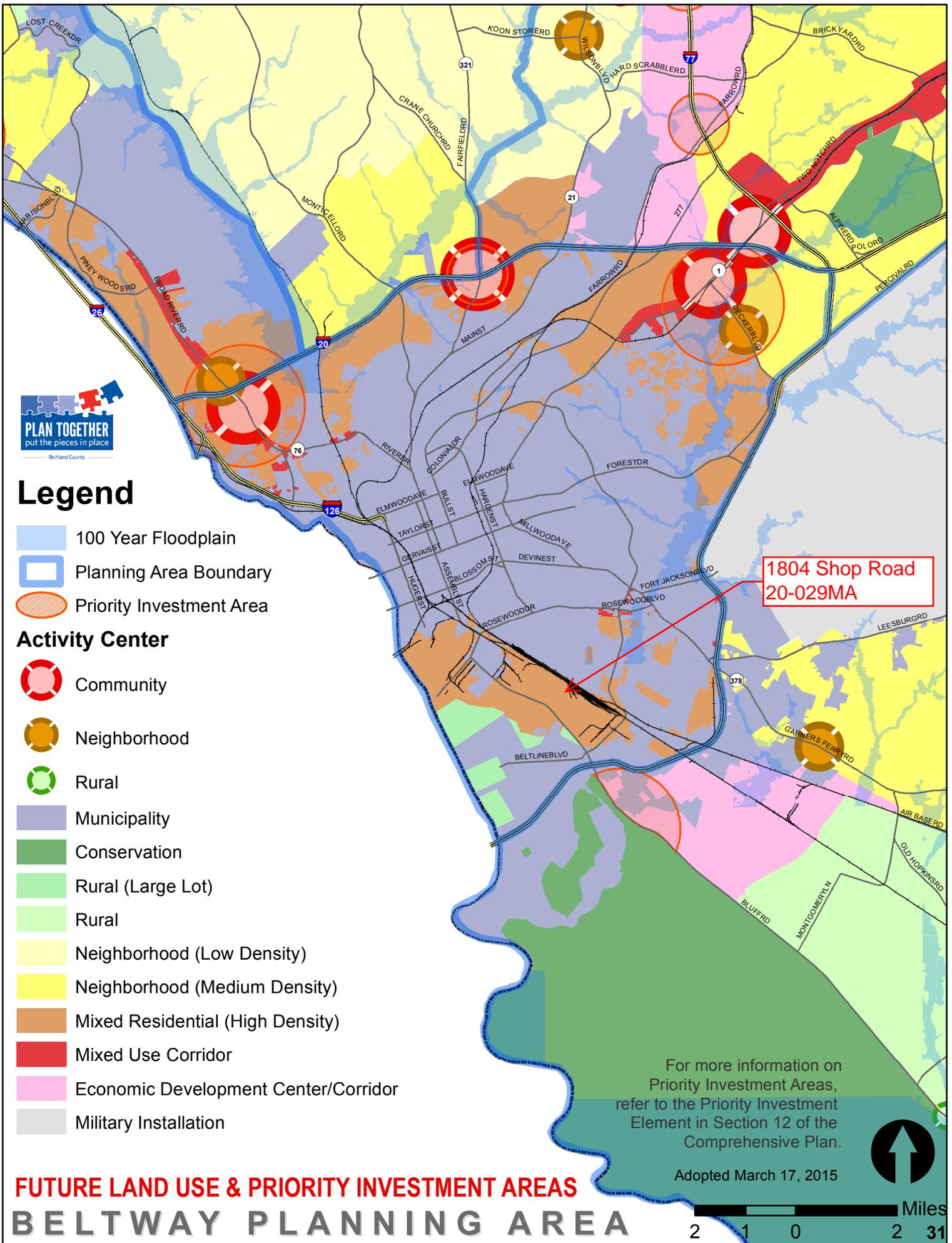
Google

Case 20-029 MA M-1/RM-MD to LI



ZONING CLASSIFICATIONS

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

**1804 Shop Road
20-029MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 5, 2020
RC PROJECT: 20-030 MA
APPLICANT: David W. Toner

LOCATION: 8805 Two Notch Road

TAX MAP NUMBER: R19902-04-12
ACREAGE: 2.24± acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: September 21, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD / RS-MD	Undeveloped / Residences
<u>South:</u>	GC	Retail / Offices
<u>East:</u>	GC	Retail / Offices
<u>West:</u>	GC	Retail / Offices

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Two Notch Road. Two Notch Road is a five-lane undivided primary arterial maintained by SCDOT with sidewalks and limited streetlights. The subject site contains multiple commercial structures and has a current use as a lumber yard and

building supply facility. There are other structures commercial structures currently on property. The general area is characterized by commercial retail and office uses, with residential uses moving away from Two Notch Road.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Windsor Elementary School is located about 0.46 miles east of the parcels on Dunbarton Drive. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.7 miles northeast of the subject parcel. A fire hydrant is located adjacent to the site. Records indicate 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 **Mixed-Use Corridor**.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2019 SCDOT traffic count (Station # 115) located south of the subject parcel on Two Notch Road identifies 38,300 Average Daily Trips (ADTs). Two Notch Road is classified as a five lane undivided primary arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This segment of Two Notch Road is currently operating at Level of Service (LOS) “D”.

SCDOT has an Operational & Safety project programmed for this section of Two Notch Road. These include safety improvements (unspecified) for this section of Two Notch Road and is in the design/development phase. The Richland Penny has programmed a bikeway and sidewalk project along this section of Two Notch Road. The sidewalk project is currently in the design phase.

Conclusion

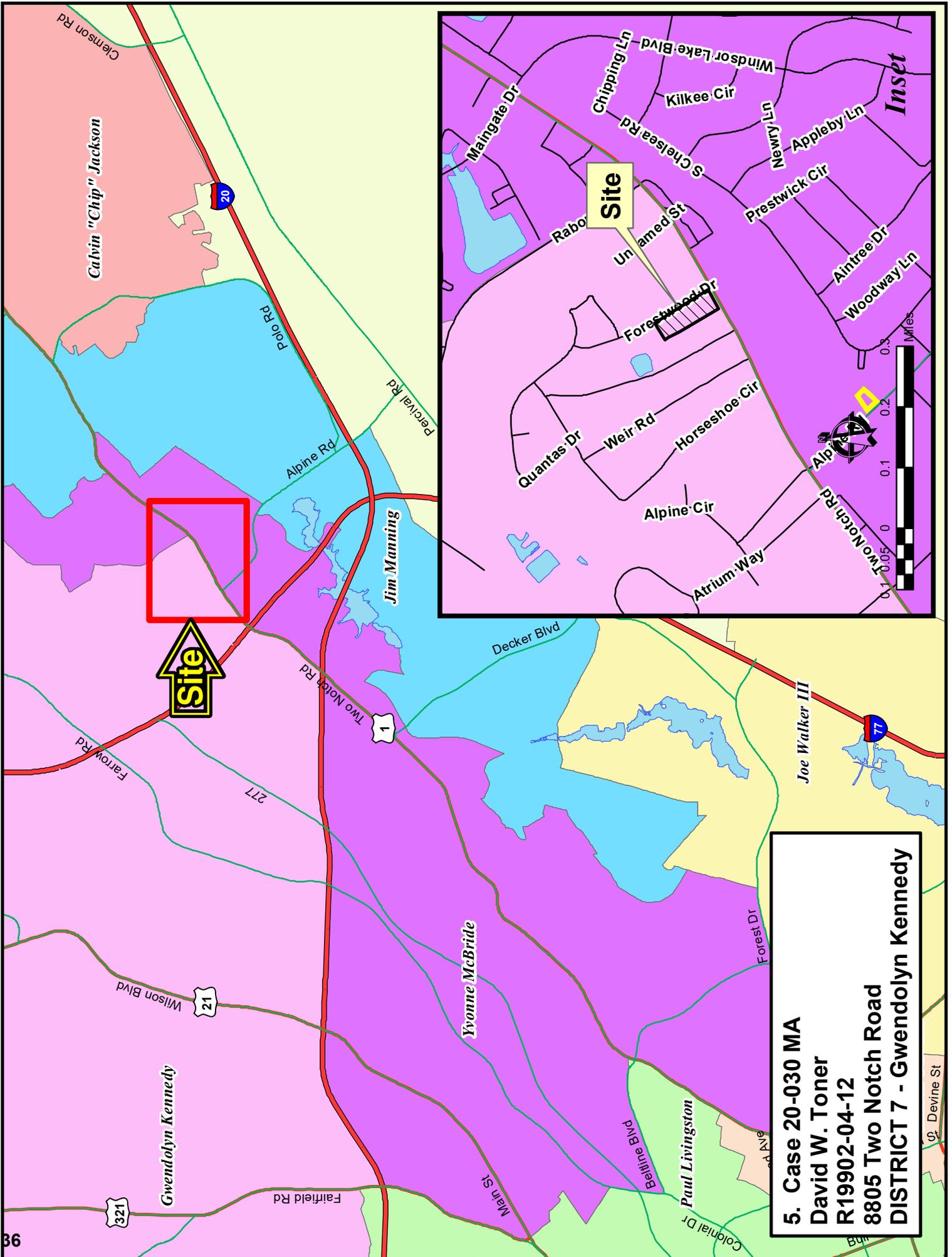
Staff recommends **Disapproval** of this map amendment as the request would be inconsistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends areas that “should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses”. The land

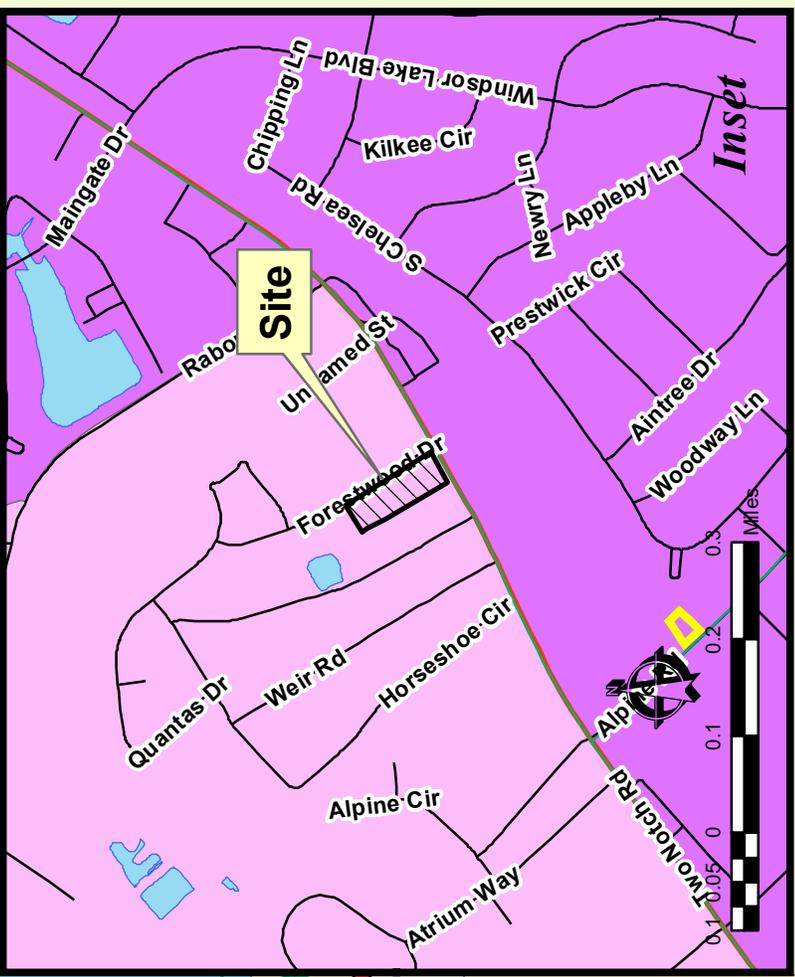
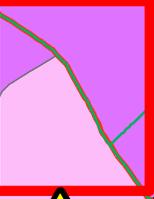
uses allowed with the LI District would not be appropriate to achieve the type of integration of uses within the Mixed Use Corridor designation as recommended.

Zoning Public Hearing Date

October 27, 2020



Cabvin "Chip" Jackson



Site

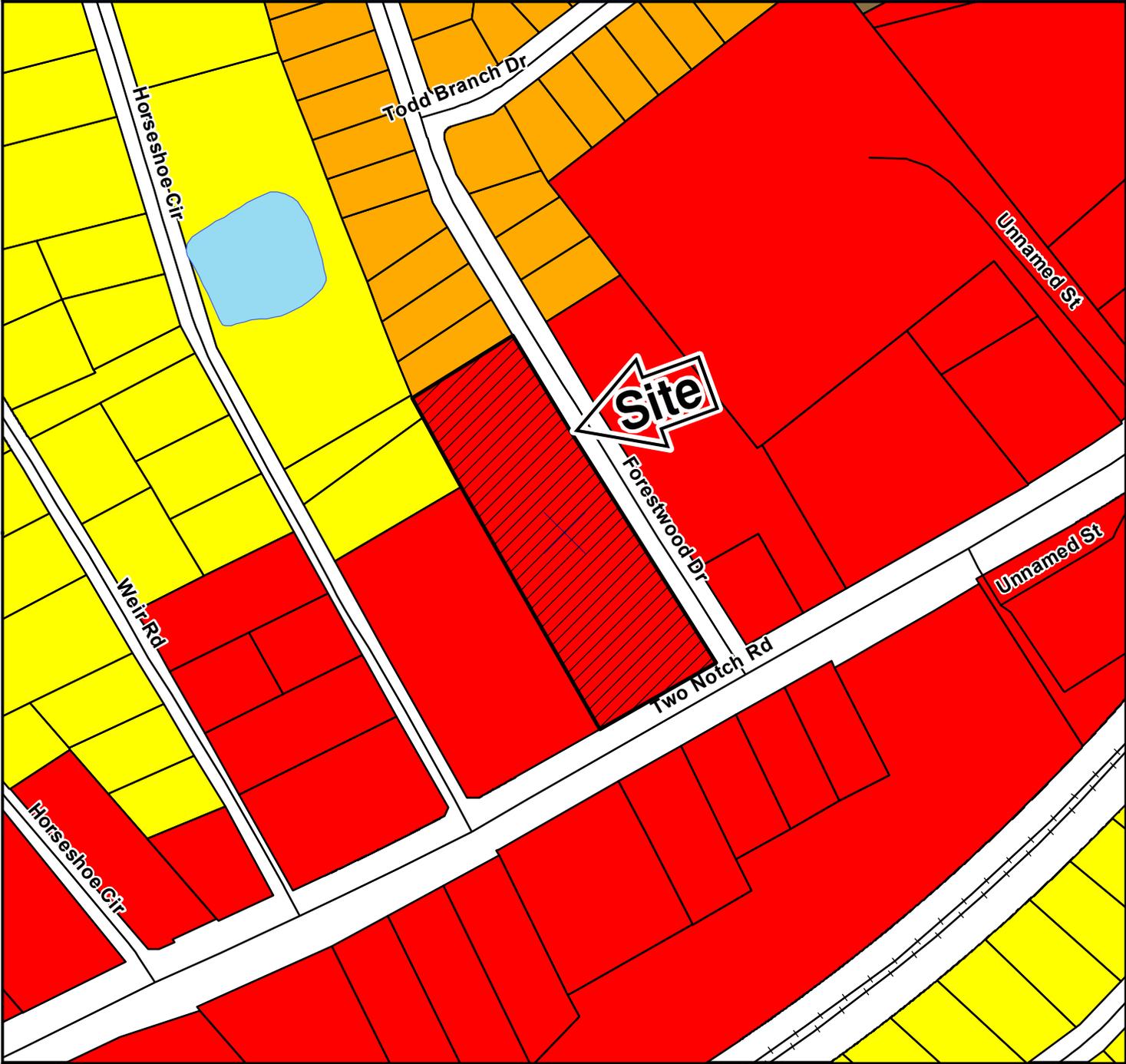


5. Case 20-030 MA
David W. Toner
R19902-04-12
8805 Two Notch Road
DISTRICT 7 - Gwendolyn Kennedy

Case 20-030 MA
GC to LI
TMSR19902-04-12



Case 20-030 MA GC to LI



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

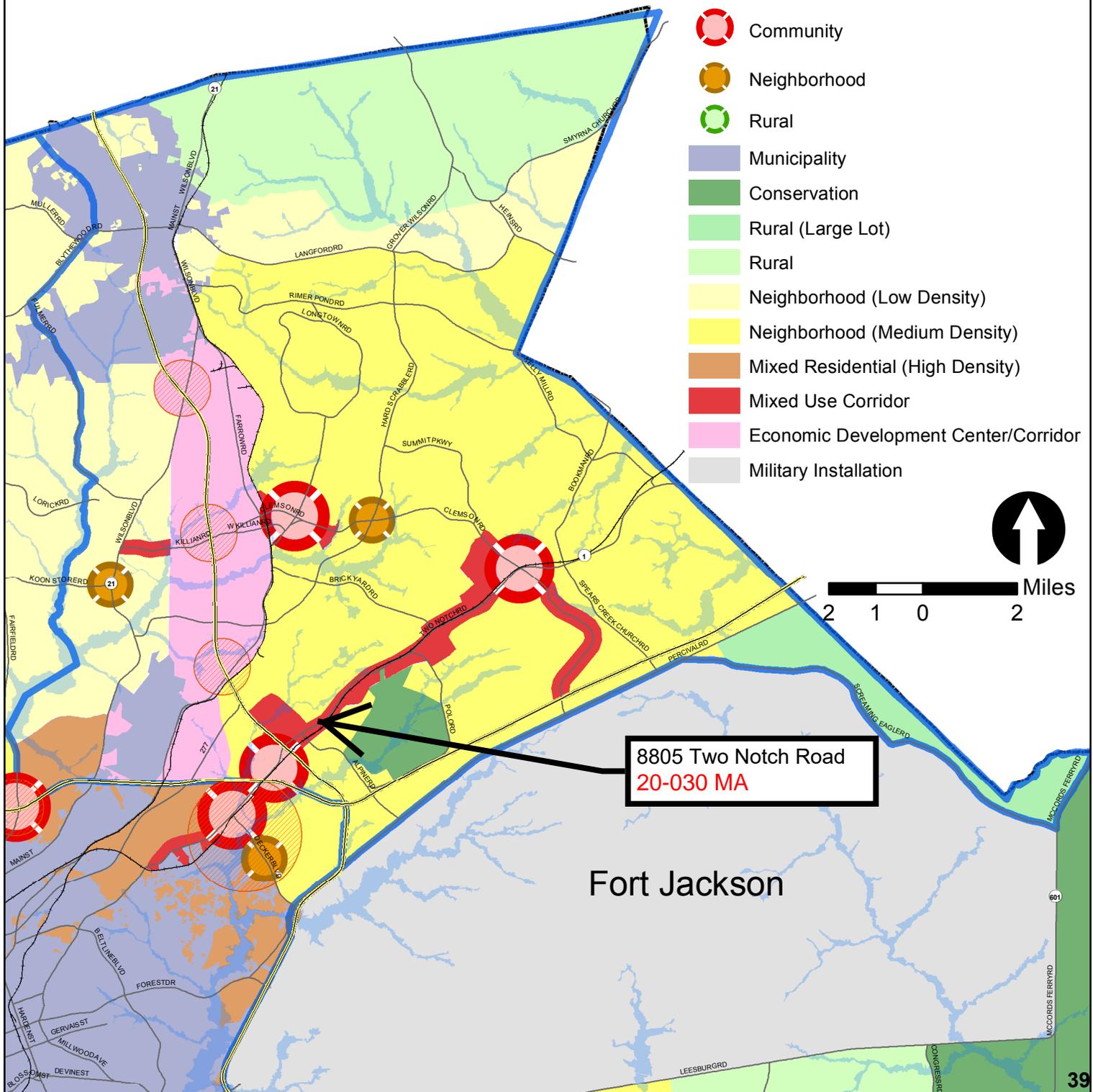


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
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Fort Jackson

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, September 22, 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. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 20-019 MA District 1
Bill Malinowski
W.P. Sligh
RU to NC (2.51 acres)
1006 Guise Road
TMS# R01511-05-10 (Portion of)
Planning Commission - Approval (7-0)
Staff Recommendation - Disapproval
Council unanimously approved the rezoning request.

2. Case # 20-020 MA District 1
Bill Malinowski
Johnny Shealy
RS-LD to PDD (4.18 acres)
320 Shadowood Drive
TMS# R02408-01-11
Deferred

3. Case # 20-021 MA District 10
Dalhi Myers
Enca Serbin
RM-MD to MH (2.34 acres)
8534 Old Percival Road
TMS# R22602-02-07
Planning Commission - Approval (6-0)
Staff Recommendation - Approval
Council unanimously deferred the rezoning request.

4. Case # 20-022 MA
Bryan DeBruin
RU to RS-MD (308.24 acres)
Nina Lee Drive, and 9216 and 9260 Wilson Blvd
TMS# R14600-03-27, 42, and 44

District 7
Gwendolyn Kennedy

Deferred

5. Case # 20-023 MA
Bill Dixon
RU to RS-MD (99.6 acres)
S/E Rabon Road
TMS# R17112-01-01 (P)
Planning Commission - Approval (6-0)
Staff Recommendation - Approval
Council unanimously approved the rezoning request.

District 7
Gwendolyn Kennedy

6. Case # 20-024 MA
Bill Dixon
RU to RM-MD (23.6 acres)
S/E Rabon Road
TMS# R17112-01-01 (P) and R17115-01-01
Planning Commission - Approval (6-0)
Staff Recommendation - Approval
Council unanimously approved the rezoning request.

District 7
Gwendolyn Kennedy

7. Case # 20-025 MA
Anil R. Parag
PDD to amended PDD (1.076 acres)
301 Rice Meadow Way
TMS# R20310-05-01
Planning Commission - Approval (7-1)
Staff Recommendation - Disapproval
Council unanimously approved the rezoning request.

District 8
Jim Manning

VI. OTHER BUSINESS

VII. ADJOURNMENT

7:26 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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