

RICHLAND COUNTY PLANNING COMMISSION



**March 1, 2021
3 pm**

Virtual Meeting

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

Updated - 022321

RICHLAND COUNTY PLANNING COMMISSION



Monday, March 1, 2021

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 – February 2021

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 20-036 MA District 7
Gretchen Barron
Joginder Paul
CC-4 to CC-3 (202 acres)
7430 Fairfield Road
TMS# R11904-02-05
Staff Recommendation: Disapproval
Page 1

2. Case # 21-004 MA District 7
Gretchen Barron
Richard Bates
CC1 to CC3 (2.63 acres) of 75.81 acres
Crane Church Rd
TMS# R09513-01-07 (P)
Staff Recommendation: Approval
Page 9

3. Case # 21-005 MA District 1
Bill Malinowski
James Charles Hester
RU to NC (2.12 acres)
1220 Dutch Fork Road
TMS# R03303-01-01
Staff Recommendation: Approval
Page 17

4. Case # 21-006 MA
Richard Jackson
PDD to RS-E (250.5 acres)
Nina Lee Drive
TMS# R14600-03-27
Staff Recommendation: Approval
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District 7
Gretchen Barron

5. Case # 21-007 MA
Jessica Haygood
NC/RU to LI (2 acres)
1041 McCords Ferry Road
TMS# R38000-03-01 & 02
Staff Recommendation: Disapproval
Page 33

District 10
Cheryl English

6. Case # 21-008 MA
Jatin Patel
RU to GC (5.37 acres)
10040 Wilson Blvd
TMS# R14800-04-01
Staff Recommendation: Approval
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District 7
Gretchen Barron

IV. OTHER BUSINESS [ACTION]

a. Discussion on Opportunity Zones

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

a. Report of Council

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2021
RC PROJECT: 20-036 MA
APPLICANT: Joginder Pall

LOCATION: 7430 Fairfield Road

TAX MAP NUMBER: R11904-02-05
ACREAGE: 2 acres
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-3

PC SIGN POSTING: 19 February 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

The current zoning CC-4 (Industrial District) reflects the zoning as adopted June 1, 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan

The subject parcel was part of a previous request for the CC-2 District under case number 18-021MA. The request was denied by County Council.

The subject parcel was part of a previous request for the CC-3 District under case number 19-009MA. The request was denied by County Council.

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

The CC-4, Industrial District parcels east and south of the site were rezoned under case number 10-006MA.

The CC-3, Activity Center Mixed Use District parcels southeast of the site were rezoned under case number 10-006MA.

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft

dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses are:

Neighborhood Mixed Use CC-3 District Density Summary

Use	Base Density	Bonus Density
Single-family, detached	3 du/acre	4.5 du/acre
Townhouse	6 du/ acre	9 du/ acre
Live-Work Units	6 du/ acre	9 du/ acre
Loft Dwelling Units	8 du/acre	12 du/acre

Direction	Existing Zoning	Use
<u>North:</u>	CC-4	Office
<u>South:</u>	CC-4	Building Supply Sales (Marble and Granite)
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-4	Office

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. This section of Fairfield Road is a five-lane undivided minor arterial. The site contains a nonresidential structure. There are no sidewalks or streetlights along this section of Fairfield Road. The surrounding area is characterized by industrial uses and undeveloped parcels. The parcel east of the site is undeveloped. South of the site is a building supply store. West and north of the subject parcel are office structures.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately .54 miles southeast of the subject parcel. The Carolina School for Inquiry is located .39 miles southeast of the subject parcel on Fairfield 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 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. 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.

Crane Creek Neighborhood Master Plan

The “***Crane Creek***” Neighborhood Master Plan sets forth the specific goal to “develop local retail services and limit industrial expansion”. While the plan recommends limiting industrial growth and promoting rezoning of properties from industrial to commercial, the recommended land use for the subject area is put forth as “Light Industrial.”

Traffic Characteristics

The 2019 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,800 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 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 is currently a Rehab and Resurfacing project within the construction phase just south of the subject site along Fairfield Road. There are no planned or programmed improvements for this section of Fairfield Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **Disapproval** of this map amendment.

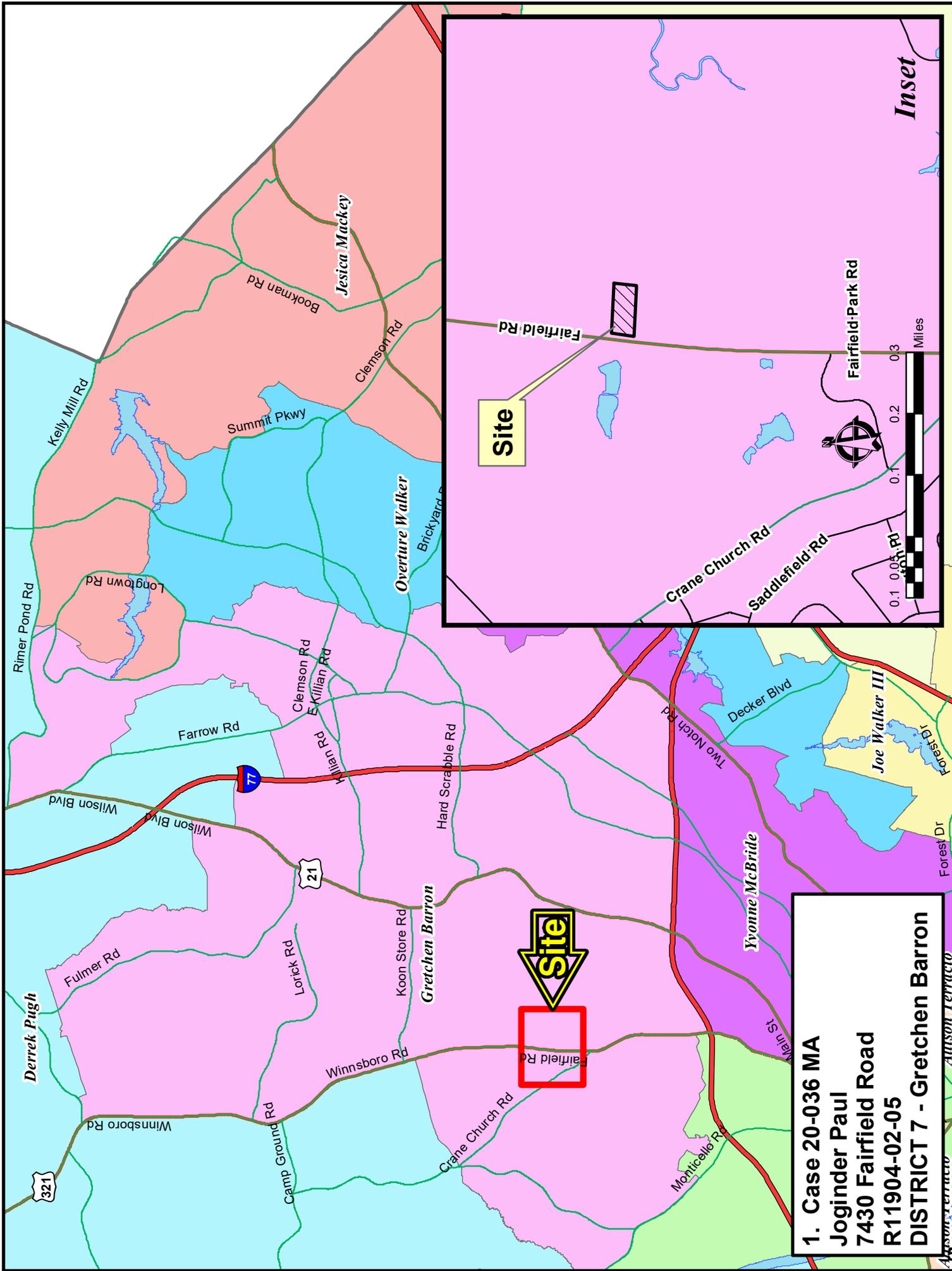
The proposed rezoning request would allow for a range of residential and commercial uses that are not consistent with the Neighborhood (Low Density) designation set forth in the Comprehensive Plan. Likewise, the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center, as recommended by the Comprehensive Plan for commercial development.

The proposed rezoning is consistent with the goals and recommendations for the Crane Creek Neighborhood Master Plan, as it would transition industrially zoned properties to commercial and allow for development of local retail services. Although the proposed district is consistent with the master plan’s goal, it would allow for a greater intensity of uses than the recommended neighborhood scale supportive and retail services. Additionally, the proposed land use under the Crane Creek plan designates the area to be light industrial uses, which it is currently zoned under the CC-4.

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

Zoning Public Hearing Date

March 23, 2021



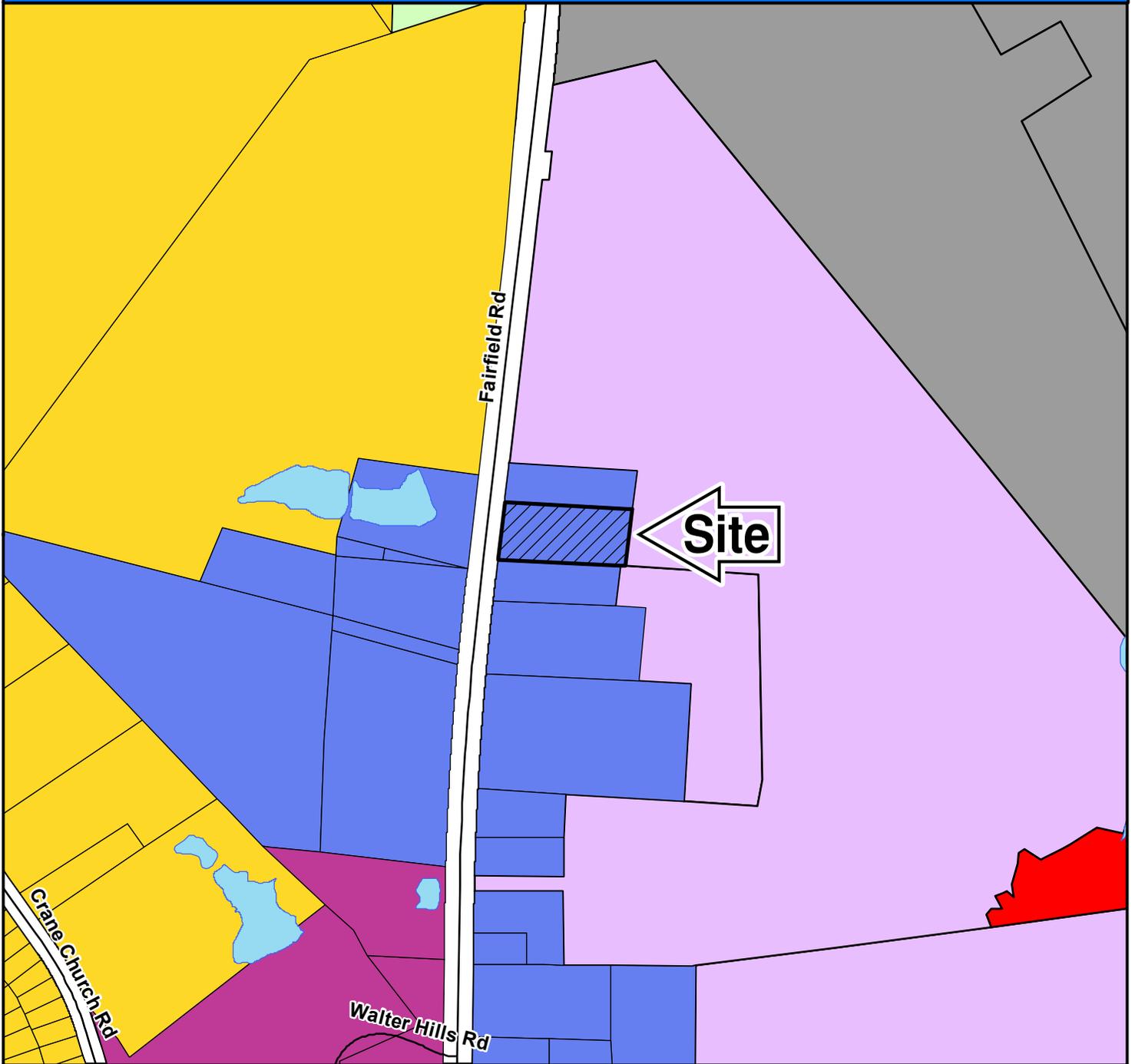
1. Case 20-036 MA
Joginder Paul
7430 Fairfield Road
R11904-02-05
DISTRICT 7 - Gretchen Barron

AMSON TERRACE



Case 20-036 MA

CC-4 to CC-3



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		

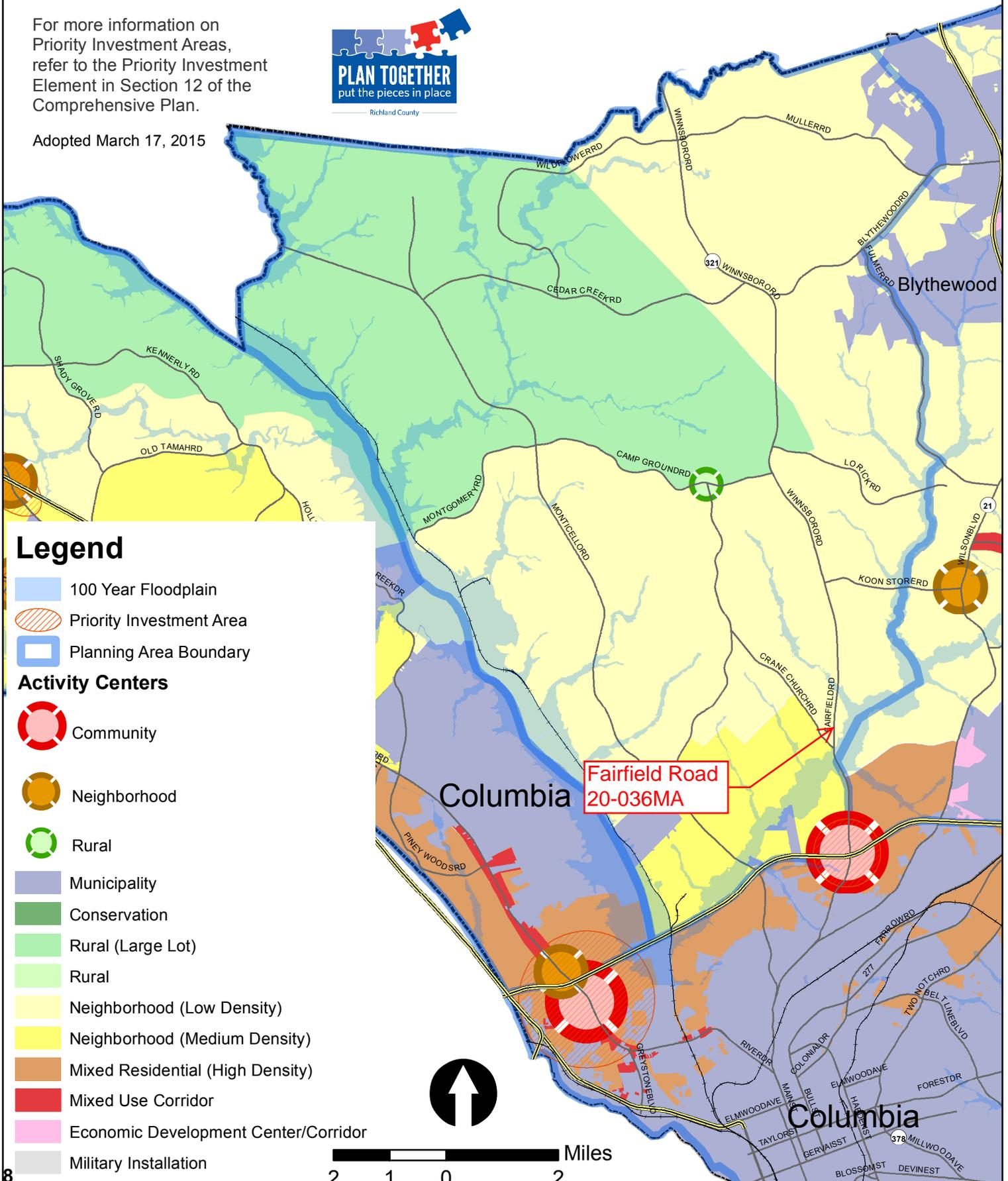


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: March 1, 2021
RC PROJECT: 21-004 MA
APPLICANT: Richard Bates

LOCATION: Crane Church Road

TAX MAP NUMBER: R09513-01-07 (portion of)
ACREAGE: 2.63 acres
EXISTING ZONING: CC-1
PROPOSED ZONING: CC-3

PC SIGN POSTING: February 19, 2021

Staff Recommendation

Approval

Background

Zoning History

The current zoning CC-1 (Residential District) reflects the zoning as adopted June 1, 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan. Prior to the CC-1 zoning approval, the parcel was zoned Residential Single-family High District (RS-HD).

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses are:

Neighborhood Mixed Use CC-3 District Density Summary

Use	Base Density	Bonus Density
Single-family, detached	3 du/acre	4.5 du/acre
Townhouse	6 du/ acre	9 du/ acre
Live-Work Units	6 du/ acre	9 du/ acre
Loft Dwelling Units	8 du/acre	12 du/acre

Direction	Existing Zoning	Use
<u>North:</u>	CC-3 / CC-3	Crane Creek Park / Fire station & School
<u>South:</u>	CC-1	Undeveloped (Wetlands & Floodplain)
<u>East:</u>	RS-LD	Undeveloped (Wetlands & Floodplain)
<u>West:</u>	CC-1	Residences (Lincolnshire Subdivision)

Discussion

Parcel/Area Characteristics

The subject site has frontage along Crane Church Road. There are no sidewalks or street lights along this section of Crane Church Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses to the west and institutional uses north of the site. South and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District 1. The Carolina School for Enquiry is located north of the subject parcel on Fairfield Road.

The Crane Creek fire station (number 18) is north of the subject parcel on Fairfield Road. There is a fire hydrant located at the corner of Fairfield Road and Crane Church Road. The parcel is located in the City of Columbia’s wastewater and water service area.

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

Plans & Policies

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

Land Use and 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. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Crane Creek Neighborhood Master Plan

The ***“Crane Creek”*** Neighborhood Master Plan sets forth the specific goal to “develop local retail services and limit industrial expansion”. This goal includes providing retail services along primary road corridors and develop neighborhood retail services. Likewise, Catalyst Project 5

within the Crane Creek plan notes that the area of Crane Church Road and Fairfield Road should serve as a location for a community center (referencing the area as a whole) and the intersection serves as a “community gateway”. The subject site is located within the “Conservation” proposed land use are for the Crane Creek plan.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #431) located northwest of the subject parcel on Crane Church Road identifies 3,100 Average Daily Trips (ADT’s). This segment of Crane Church Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Crane Church Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

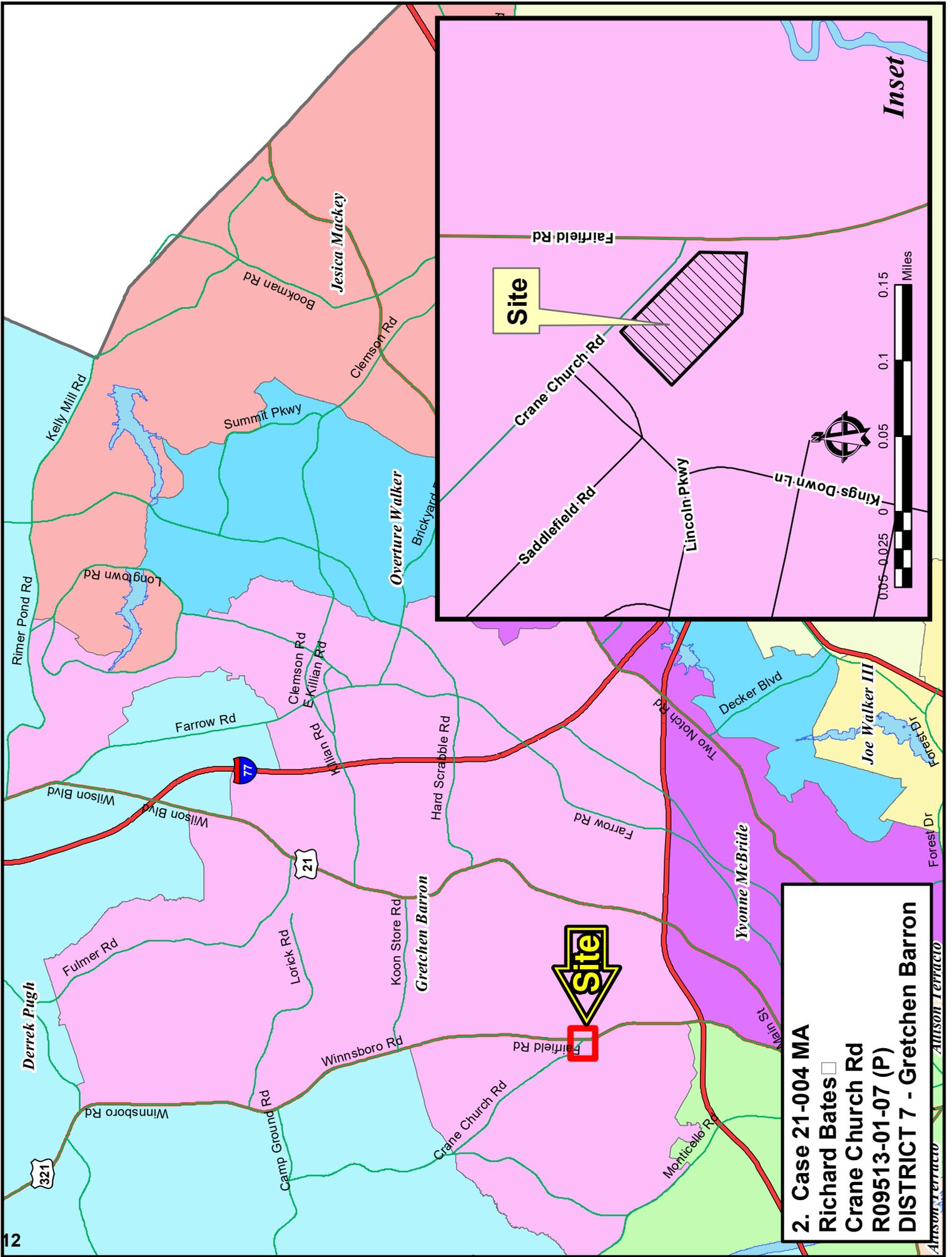
The Comprehensive Plan recommends commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located at a traffic junction of a primary arterial.

Additionally, the recommendations of the Crane Creek neighborhood master plan support the proposed request.

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

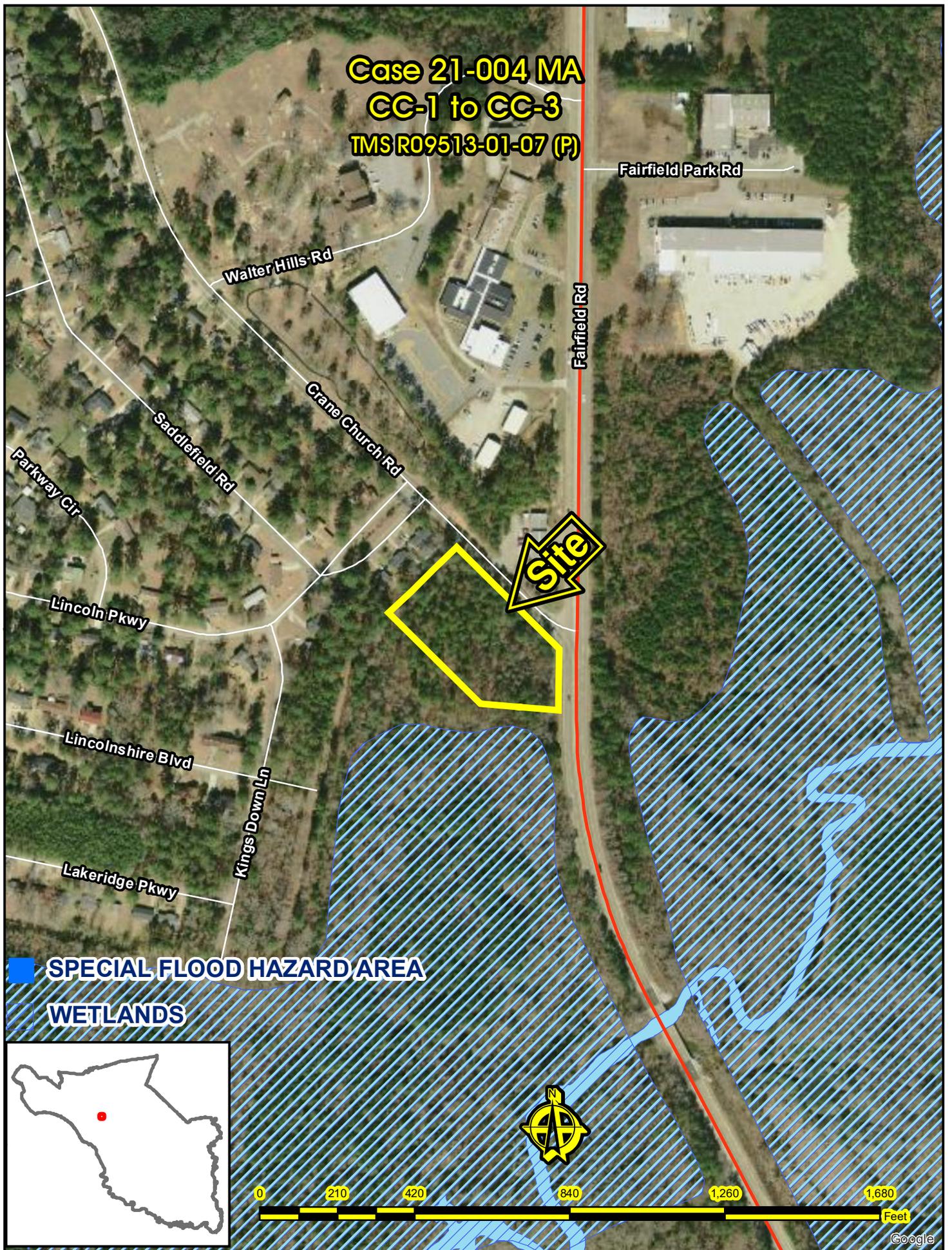
Zoning Public Hearing Date

March 23, 2021.

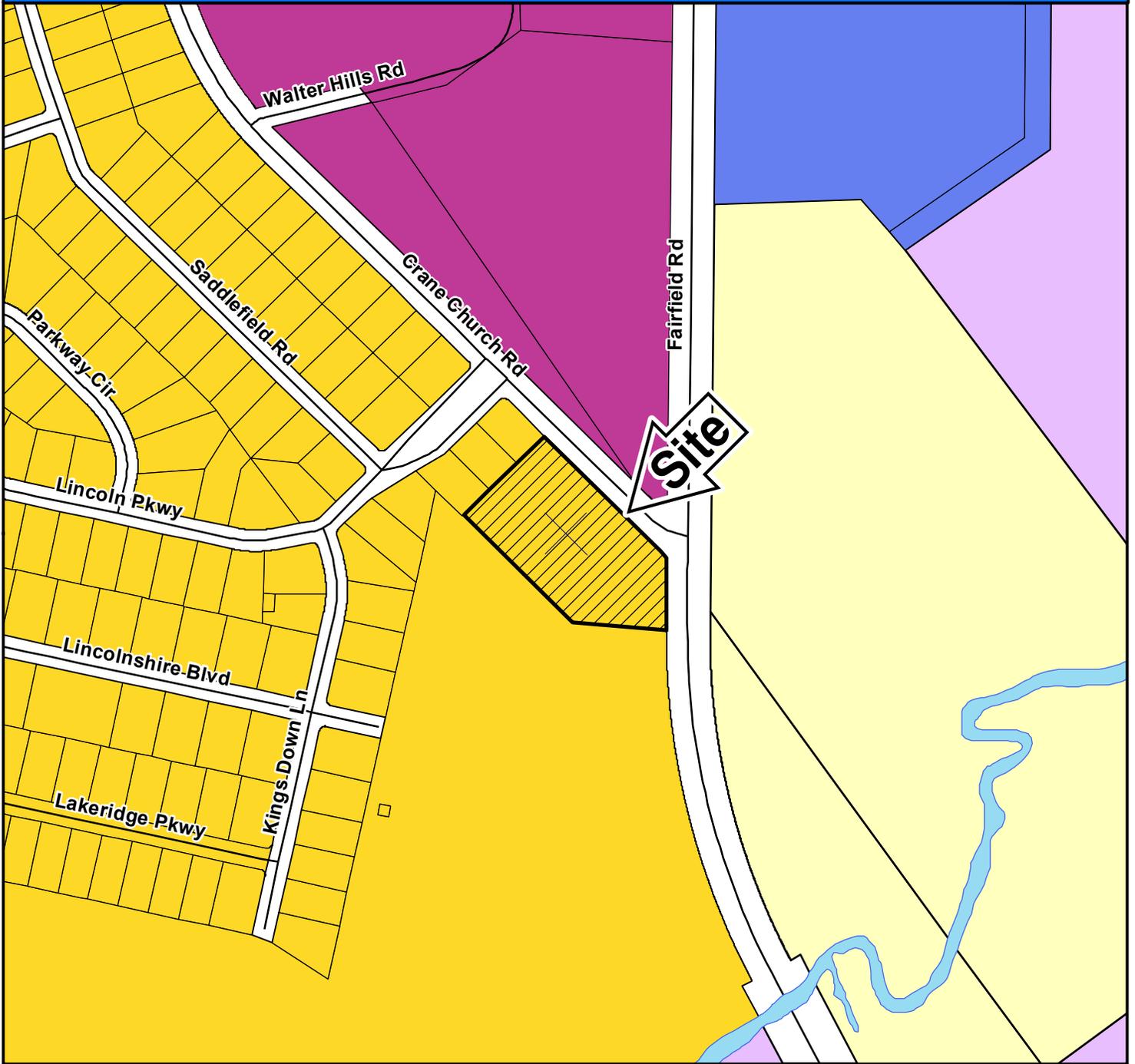


2. Case 21-004 MA
Richard Bates □
Crane Church Rd
R09513-01-07 (P)
DISTRICT 7 - Gretchen Barron

**Case 21-004 MA
CC-1 to CC-3
TMSR09513-01-07 (P)**



Case 21-004 MA CC-1 to CC-3



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		

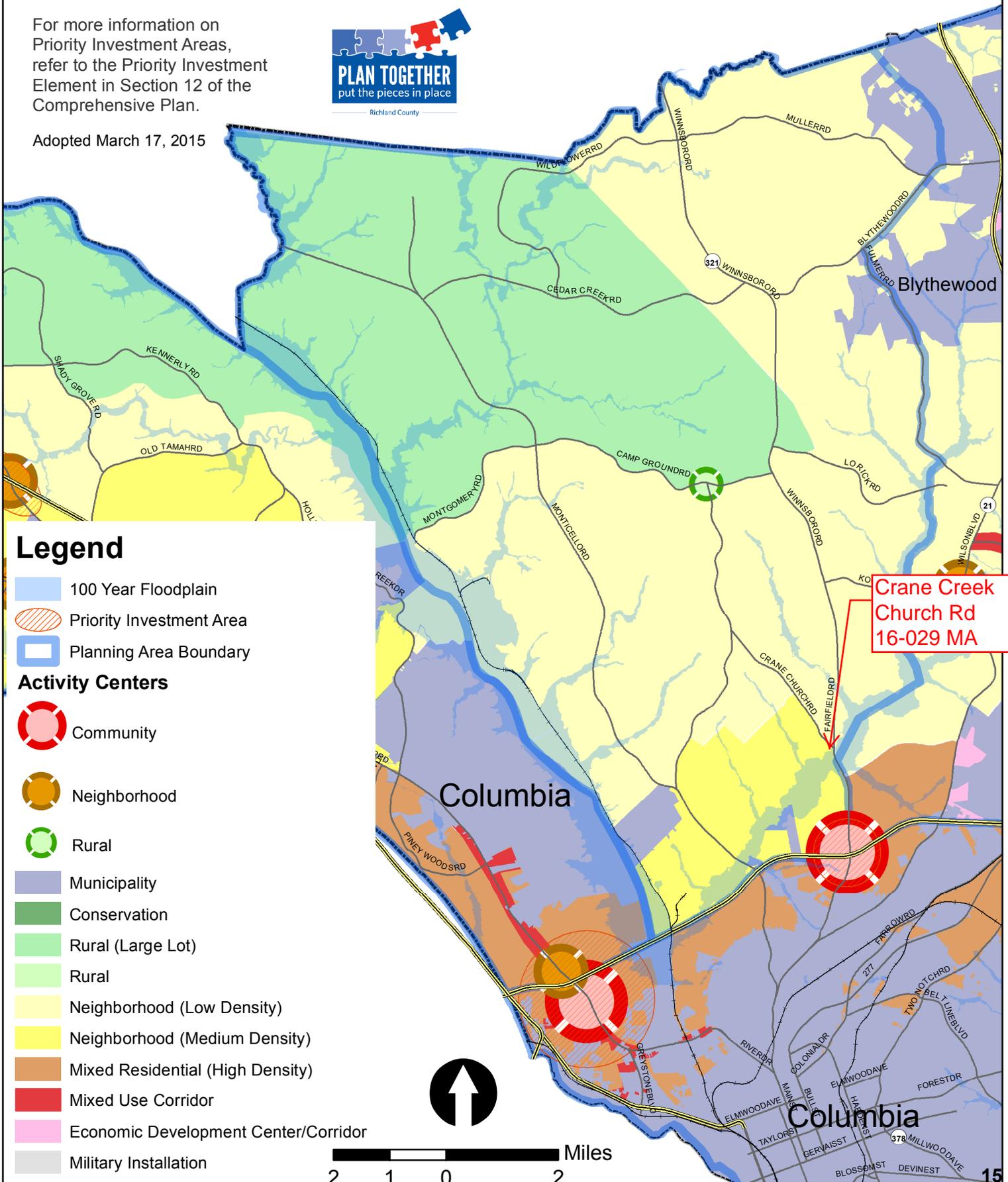


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Crane Creek Church Rd
16-029 MA

Columbia

Columbia



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 21-005 MA
APPLICANT: James Charles Hester

LOCATION: 1220 Dutch Fork Road

TAX MAP NUMBER: R03303-01-01
ACREAGE: 2.12 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: February 8, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: for residential uses, no more than eight (8) dwelling units per acre.

The maximum number of units for this site is approximately: 17 dwelling units.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residential Subdivision (Milford Park)
<u>South:</u>	RU	Residence / Undeveloped
<u>East:</u>	RU	Ballentine Library
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The general area is characterized by residential and commercial uses, with a limited amount of undeveloped properties. North is zoned RS-MD with a residential subdivision (Milford Park). South of the site is zoned RU with a residence. East of the site is zoned RU with the Ballentine Library. West of the site is zoned PDD with an undeveloped lot.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .37 miles west of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in Richland County's sewer service area. There is a fire hydrant located south of the site on Dutch Fork Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 0.6 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***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 2019 SCDOT traffic count (Station #147) located southeast of the subject parcel on Broad River Road (US 76) identifies 20,000 Average Daily Trips (ADTs). This section of Dutch Fork Road (US 76) is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This section of Dutch Fork Road (US 76) is currently operating at Level of Service (LOS) "F".

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 Dutch Fork Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

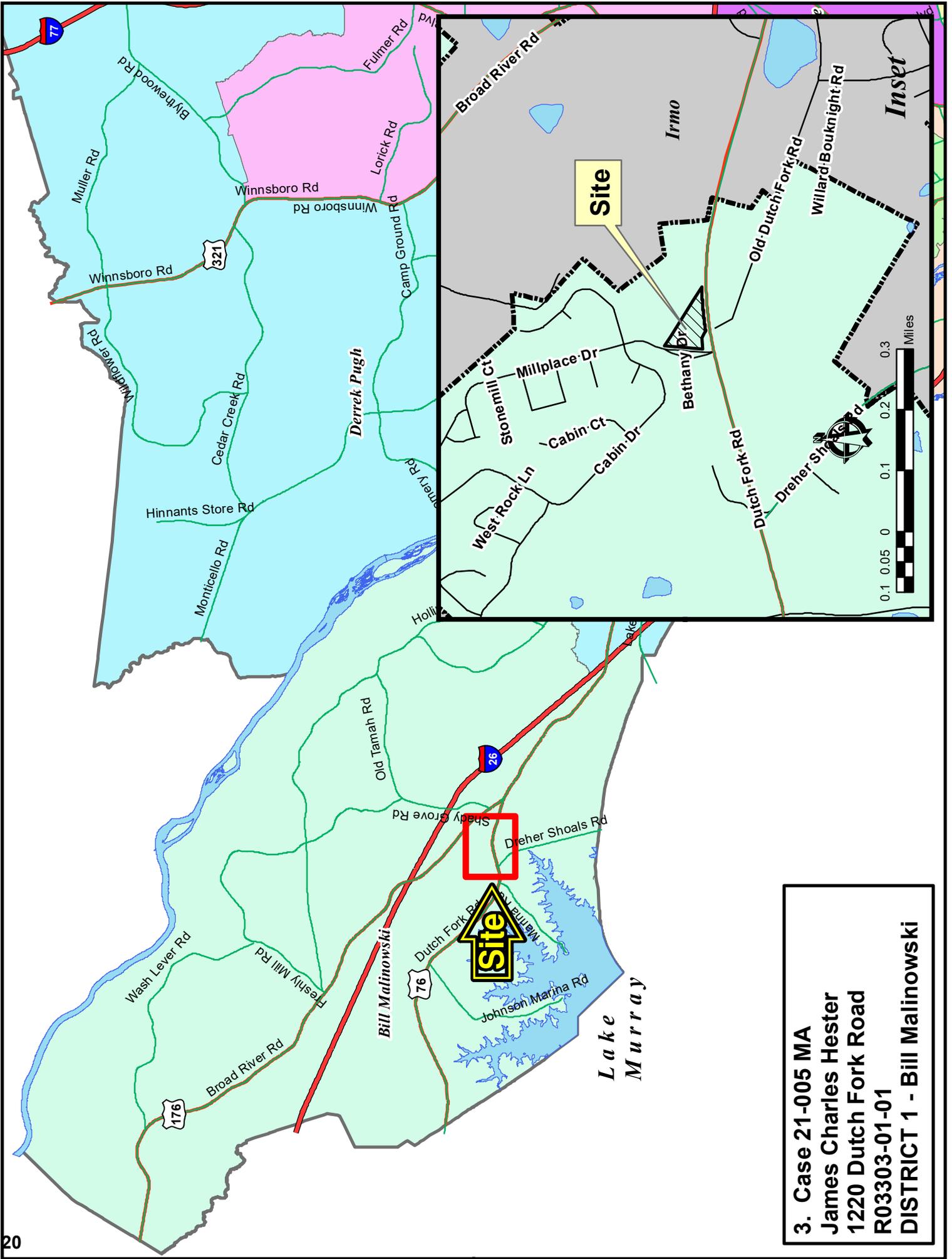
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. While not located at the intersection of a primary arterial, the site is located along a main road corridor and would provide “supporting neighborhood scale development” as recommended by the Plan.

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

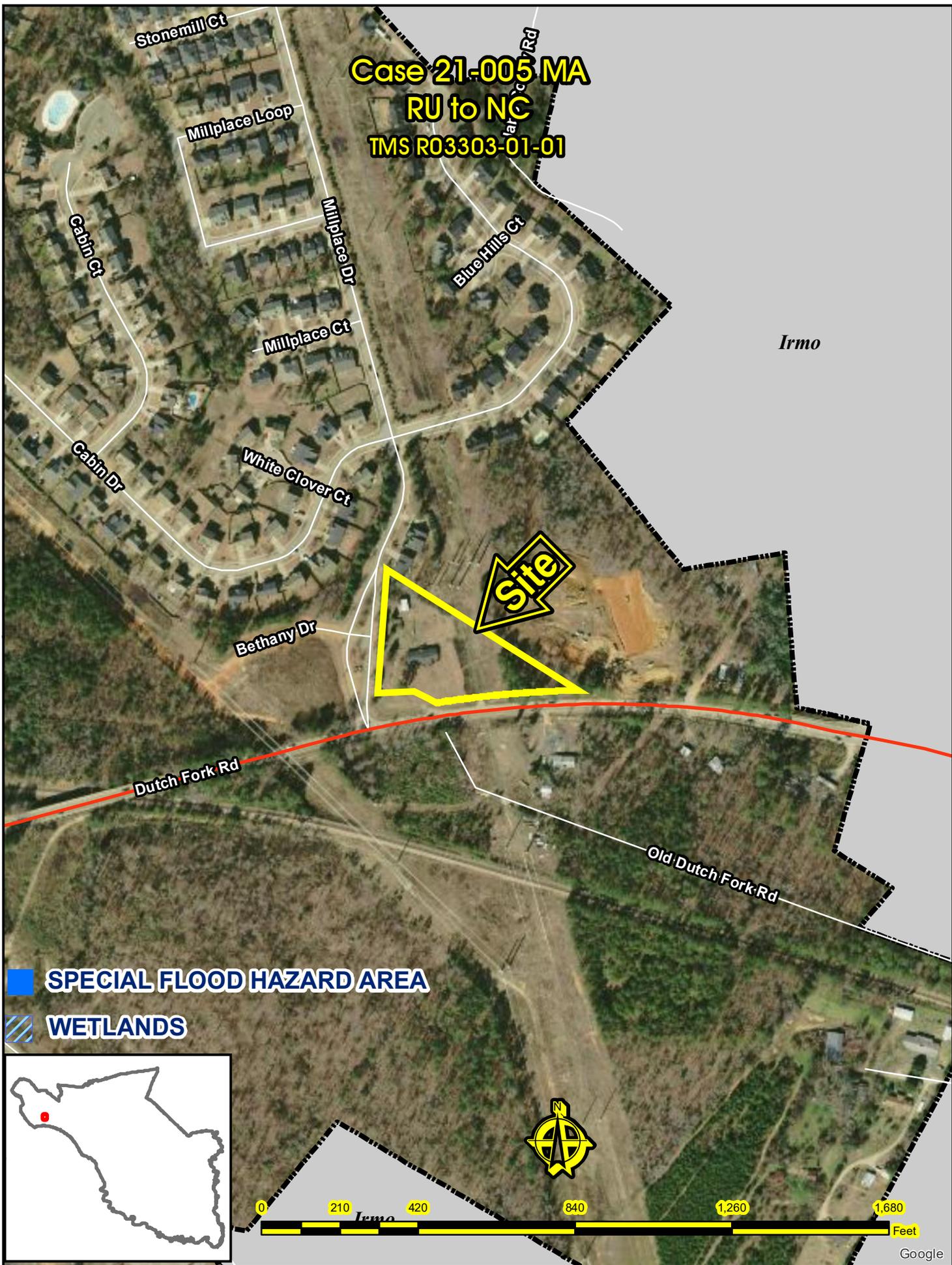
Zoning Public Hearing Date

March 23, 2021.

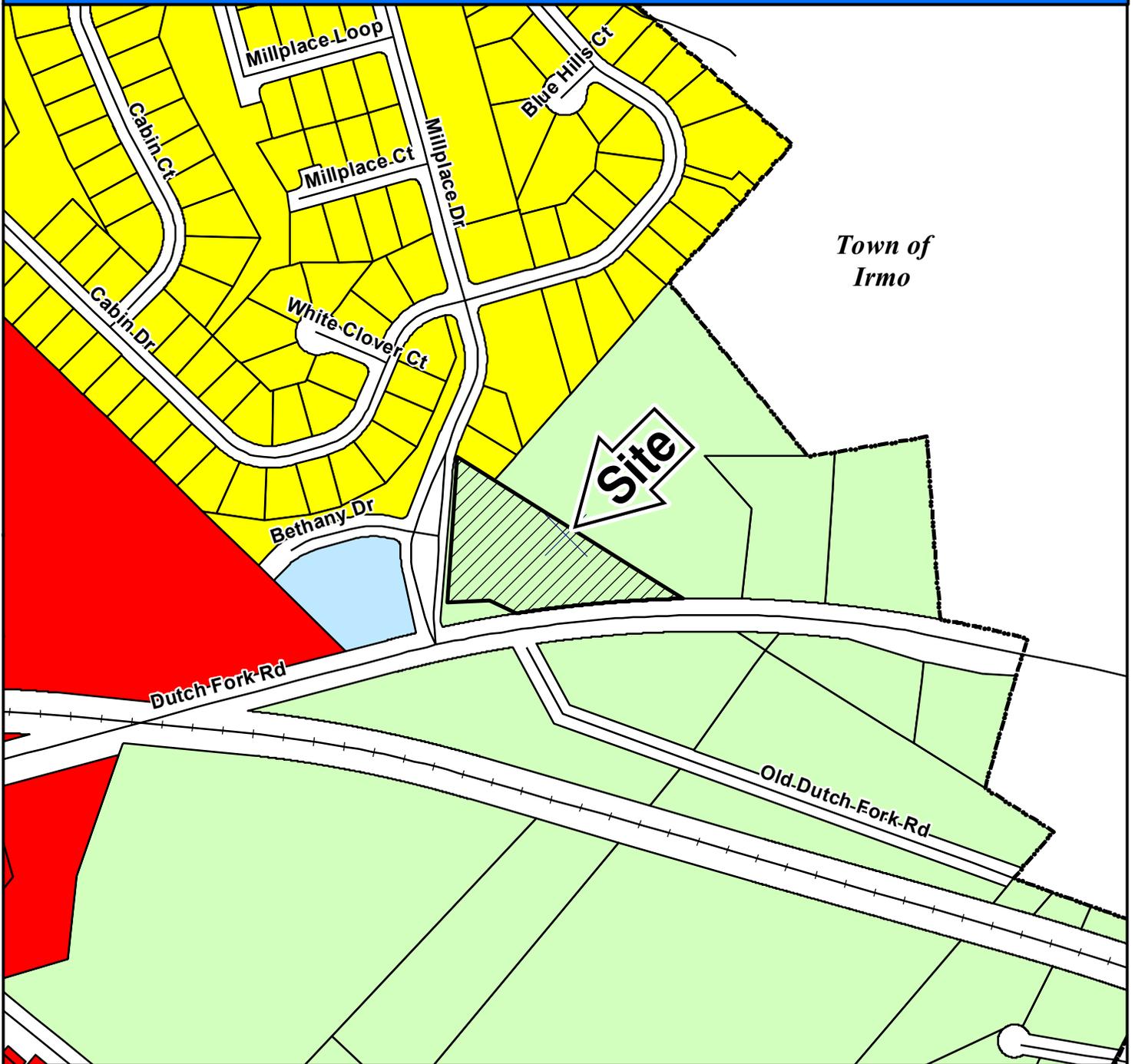


3. Case 21-005 MA
James Charles Hester
1220 Dutch Fork Road
R03303-01-01
DISTRICT 1 - Bill Malinowski

Case 21-005 MA
RU to NC
TMS R03303-01-01



Case 21-005 MA RU to NC



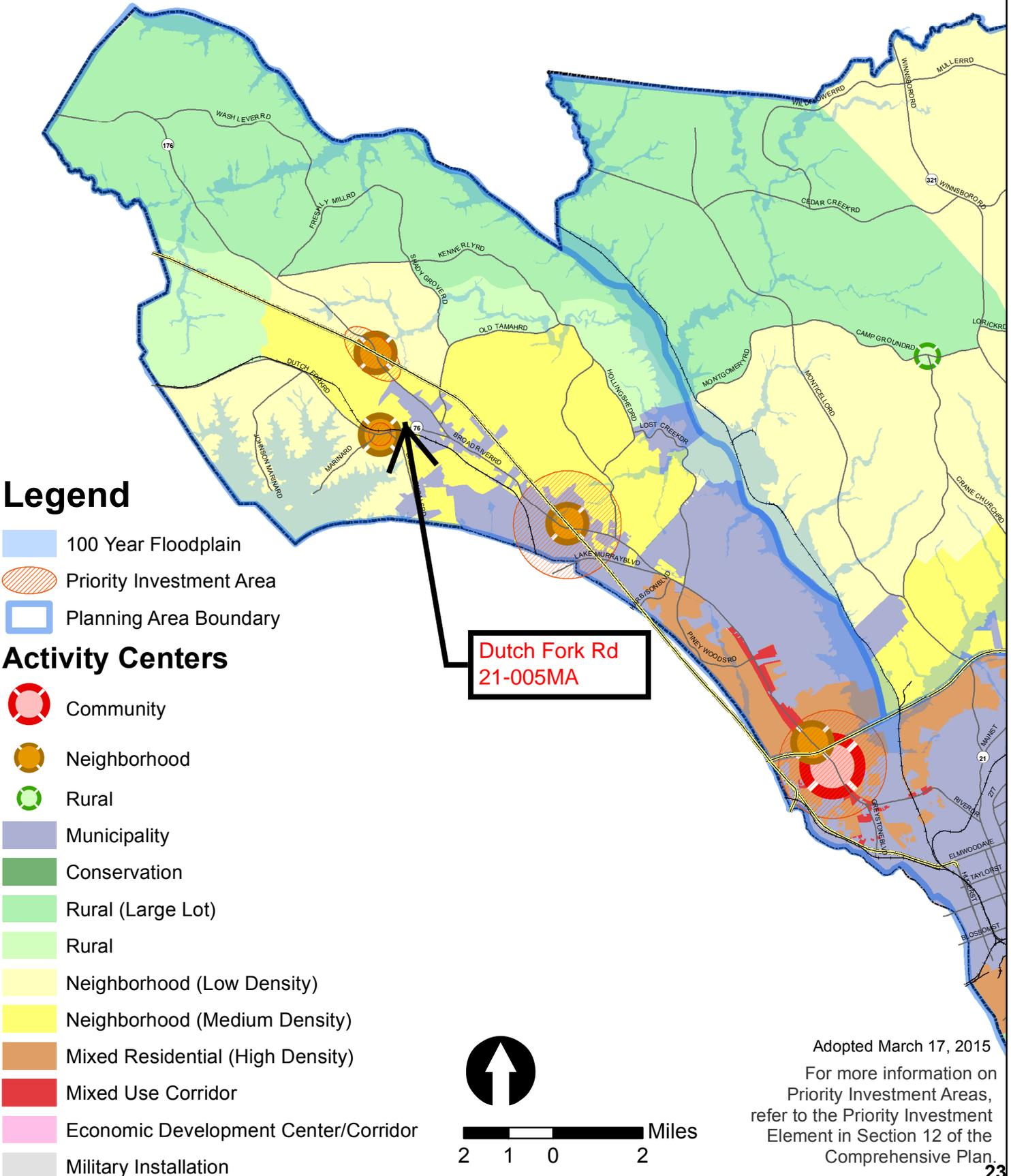
ZONING CLASSIFICATIONS

 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	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: March 1, 2021
RC PROJECT: 21-006 MA
APPLICANT: Bryan De Bruin

LOCATION: Wilson Boulevard & Nina Lee Drive

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

PC SIGN POSTING: February 19, 2021

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).

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 larger-lot residences (around ½ acre to 1 acre in size), single-family dwellings within residential subdivisions, 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".

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently in pre-award with anticipated construction listed in 2021. 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.

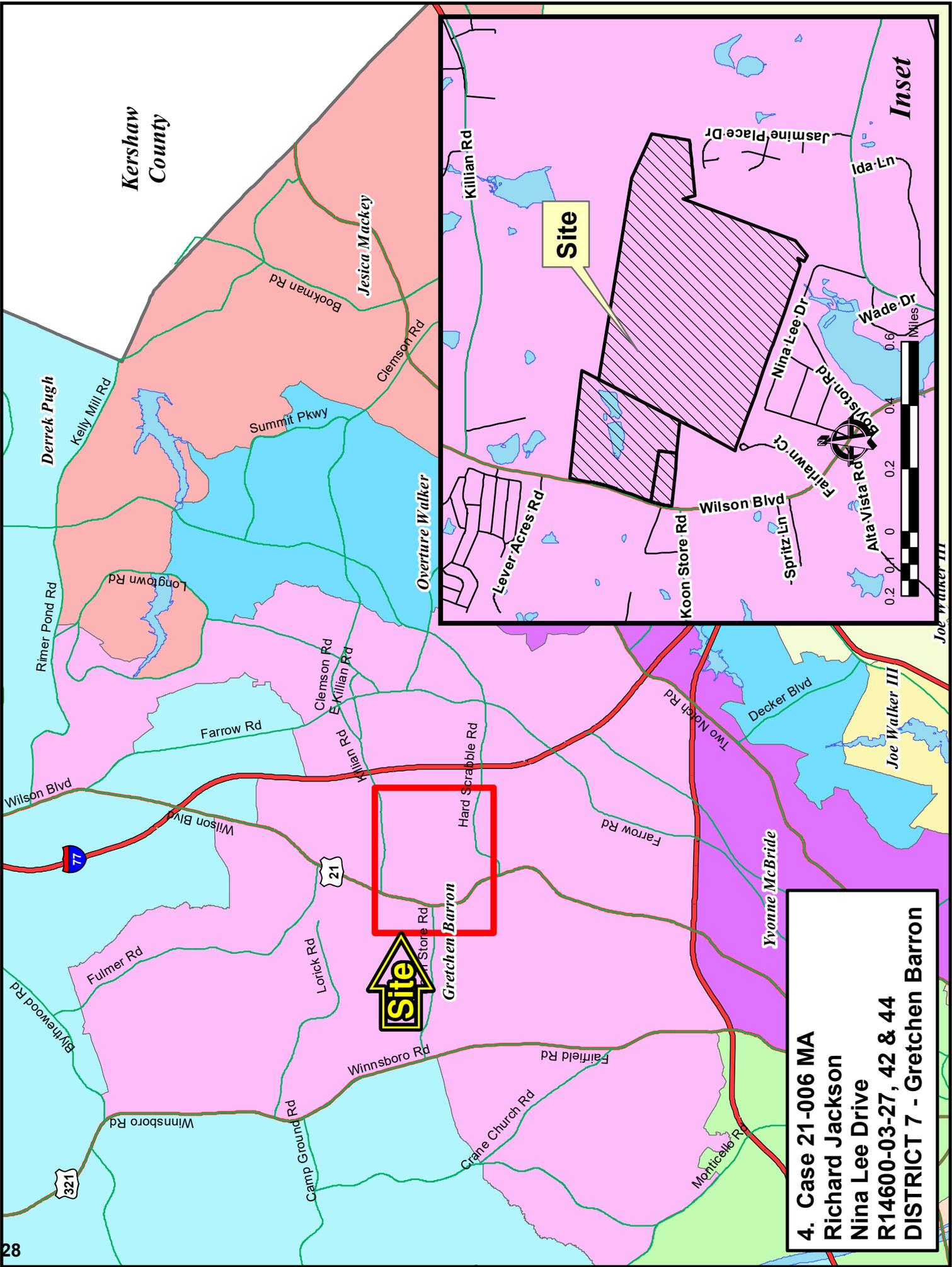
Conclusion

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

March 23, 2021



**Kershaw
County**

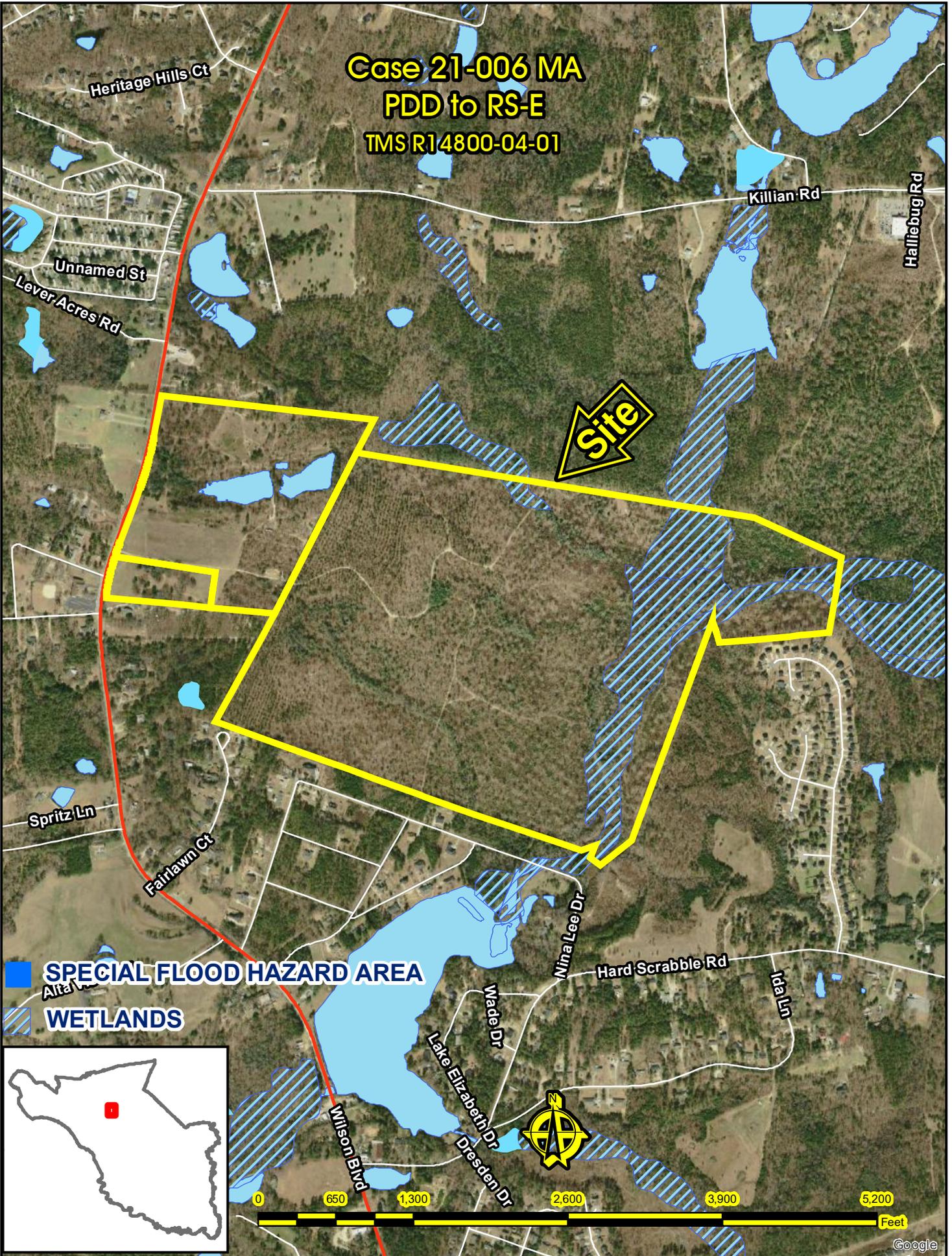
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Site

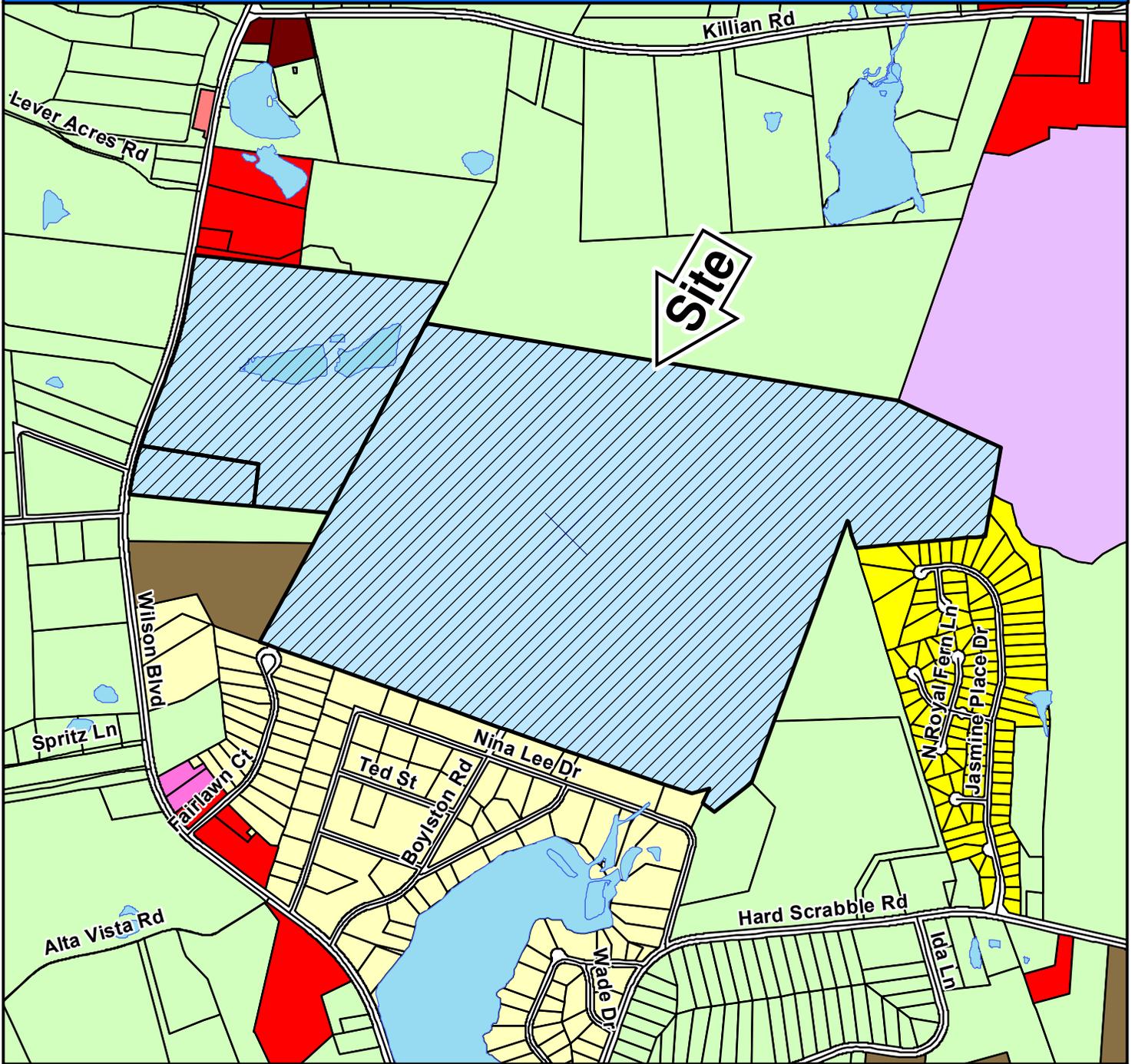
Site

**4. Case 21-006 MA
Richard Jackson
Nina Lee Drive
R14600-03-27, 42 & 44
DISTRICT 7 - Gretchen Barron**

Case 21-006 MA
PDD to RS-E
TMS R14800-04-01



Case 21-006 MA PDD to RS-E



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			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

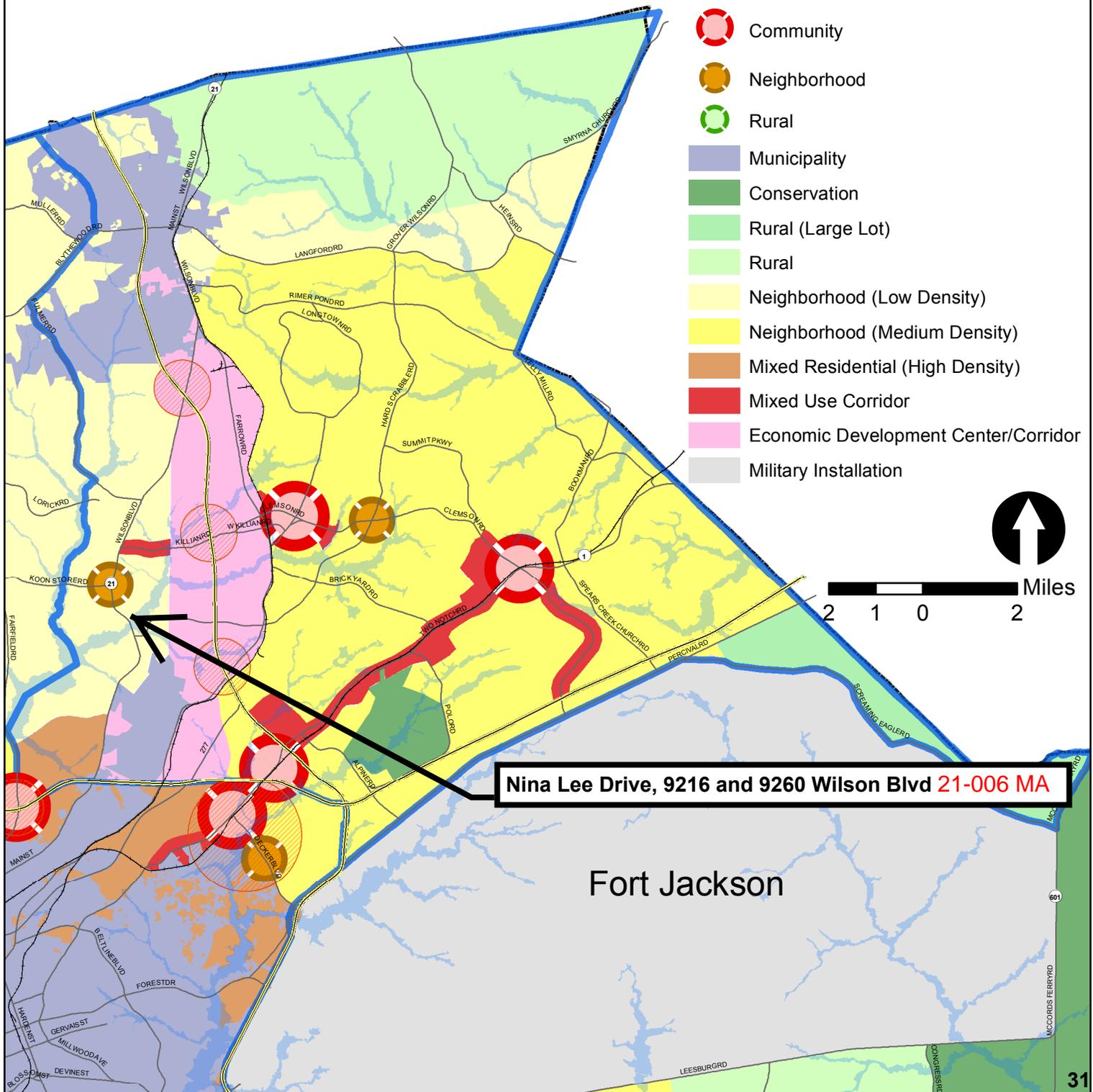


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Nina Lee Drive, 9216 and 9260 Wilson Blvd **21-006 MA**

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2021
RC PROJECT: 21-007 MA
APPLICANT: Jessica Haygood

LOCATION: 1041 McCords Ferry Road

TAX MAP NUMBER: R38000-03-01 & 02
ACREAGE: 2 acres
EXISTING ZONING: RU & NC
PROPOSED ZONING: LI

PC SIGN POSTING: February 19, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Parcel R38000-03-02 was rezoned from RU to NC under case # 18-037 MA.

Zoning District Summary

The 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>	RU	Manufactured Structure & Agricultural
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Manufactured Structure & Agricultural
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site is comprised of two parcels. The norther parcel is undeveloped. The southern parcel has a smaller commercial brick structure. The site has frontage along McCords Ferry Road and Shady Grove Road. McCords Ferry Road is a two-lane undivided principal arterial without sidewalks and streetlights along this section. Shady Grove Road is a dirt road maintained by the County. The immediate area is primarily characterized by rural residences, undeveloped properties, and agricultural uses, zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 8.4 miles west of the subject parcel on Spears Creek Church Road. Records indicate that the parcel would be serviced by well and septic. The Leesburg/601 fire station (station number 31) is located on 1901 McCords Ferry Road, approximately 4.9 miles south of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #159) located north of the subject parcel on McCords Ferry Road identifies 2,700 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #201) located south of the subject parcel on McCords Ferry Road identifies 6,000 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends discouraging commercial development within the Conservation future land use designation. The uses allowed under the LI district would be out of character with those recommended by the Plan.

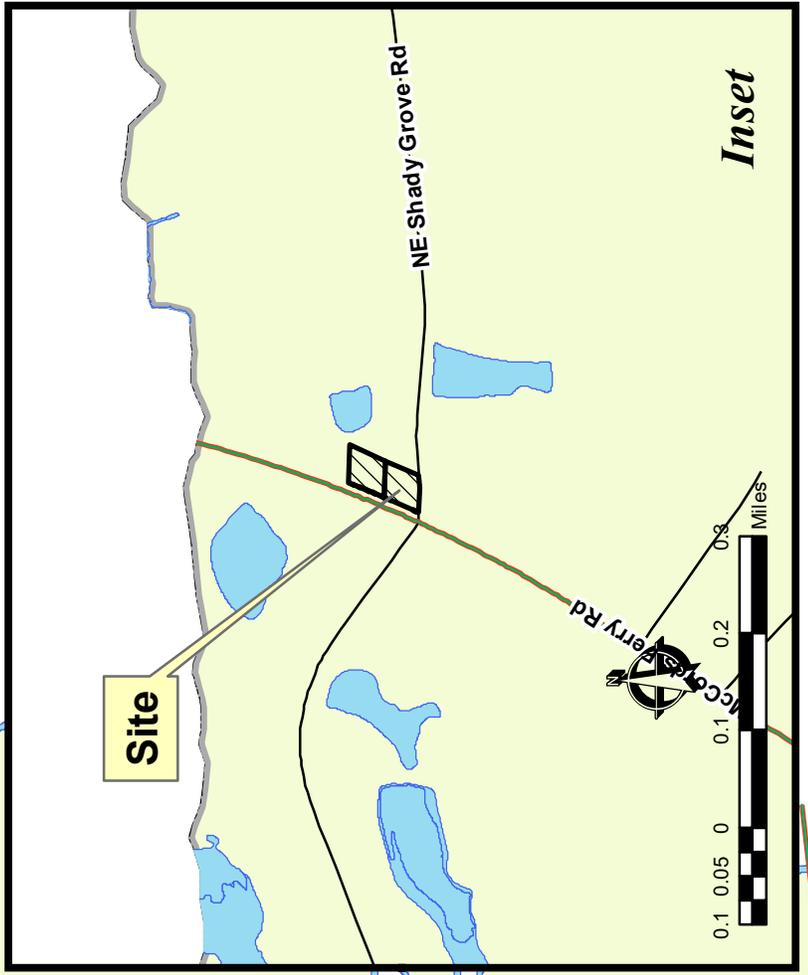
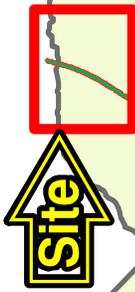
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 23, 2021.

5. Case 21-007 MA
Jessica Haygood
1041 McCords Ferry Road
R38000-03-01 & 02
DISTRICT 10 - Cheryl English

*Kershaw
County*



Inset

Jessica Mackey

Cheryl D. English

Leesburg Rd

Congress Rd

Chakisse Newton

Congress Rd

Kershaw
County

Case 21-007 MA
NC/RU to LI
TMS R38000-03-01 & 02

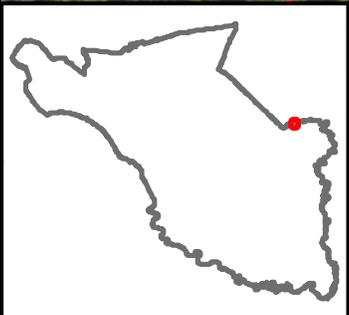


NE Shady Grove Rd

Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 21-007 MA NC/RU to LI

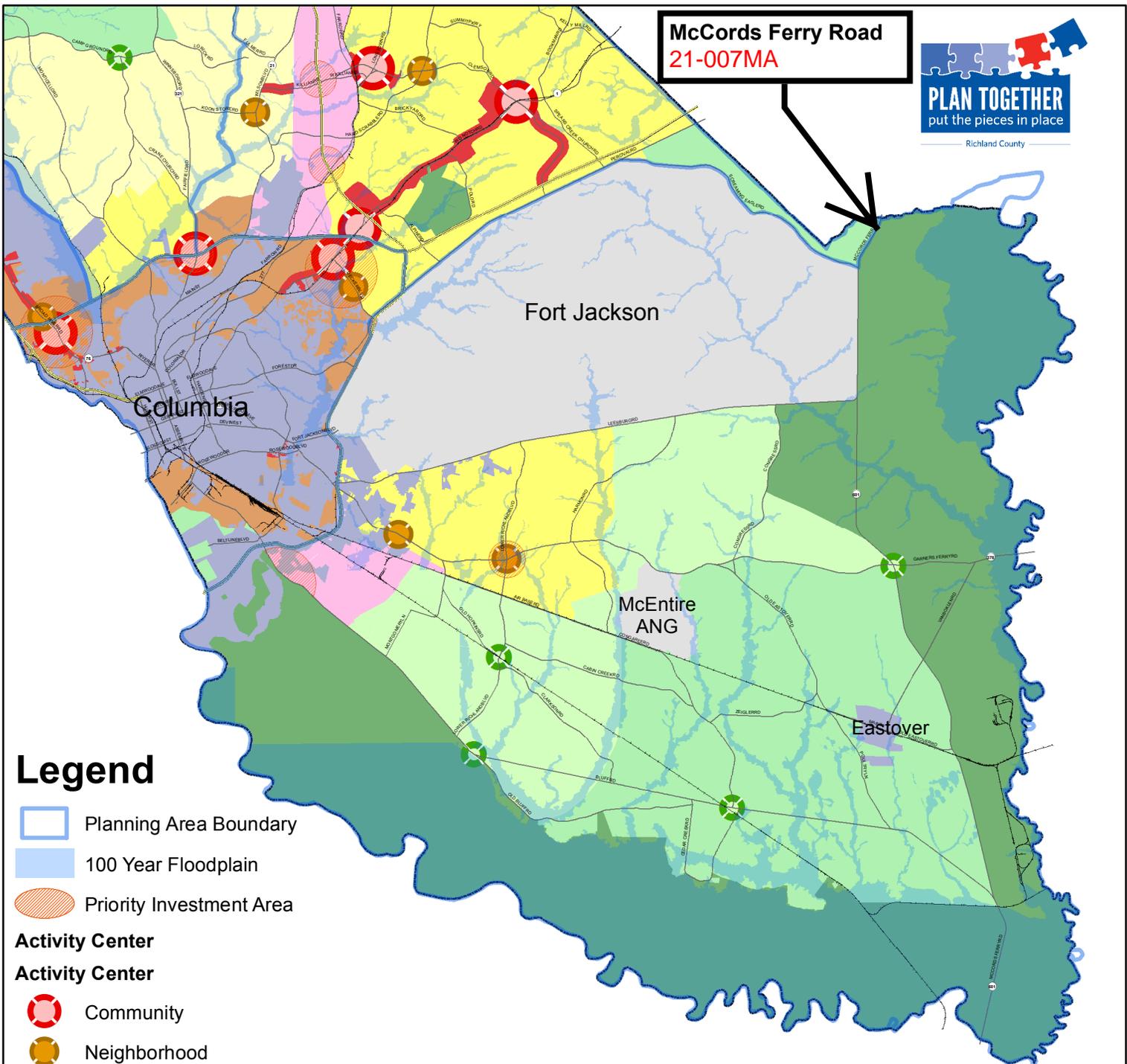
*Kershaw
County*



ZONING CLASSIFICATIONS

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

McCords Ferry Road
21-007MA



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: March 1, 2021
RC PROJECT: 21-008 MA
APPLICANT: Jatin Patel

LOCATION: 10040 Wilson Boulevard

TAX MAP NUMBER: R14800-04-01
ACREAGE: 5.23
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: February 19, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) zoned parcels (Stonington Subdivision) located south of the site along Wilson Boulevard was rezoned under Ordinance Number 044-00HR (case 00-38MA). The Planned Development District (PDD) zoned parcel) located north of the subject parcel was approved under Ordinance Number 010-05HR (case 05-028MA). The Neighborhood Commercial District (NC) zoned parcels located south of the site along Wilson Boulevard were rezoned under Ordinance Number 058-04HR (case 05-01MA).

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: 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 this site is approximately: 83 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Residential Subdivision (Blythewood Crossing)
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel. The site is undeveloped and wooded. The site has frontage along Wilson Boulevard, a two-lane minor arterial, and Marthan Road, a two-lane local road. The general areas is comprised of residential subdivisions, scattered residences, and undeveloped parcels. North of the site is a portion of the PDD, Blythewood Crossing. South, east, and west of site is zoned RU with residences.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 0.75 miles north of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would likely be through the City of Columbia or other system. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.25 miles southeast 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 ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 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”.

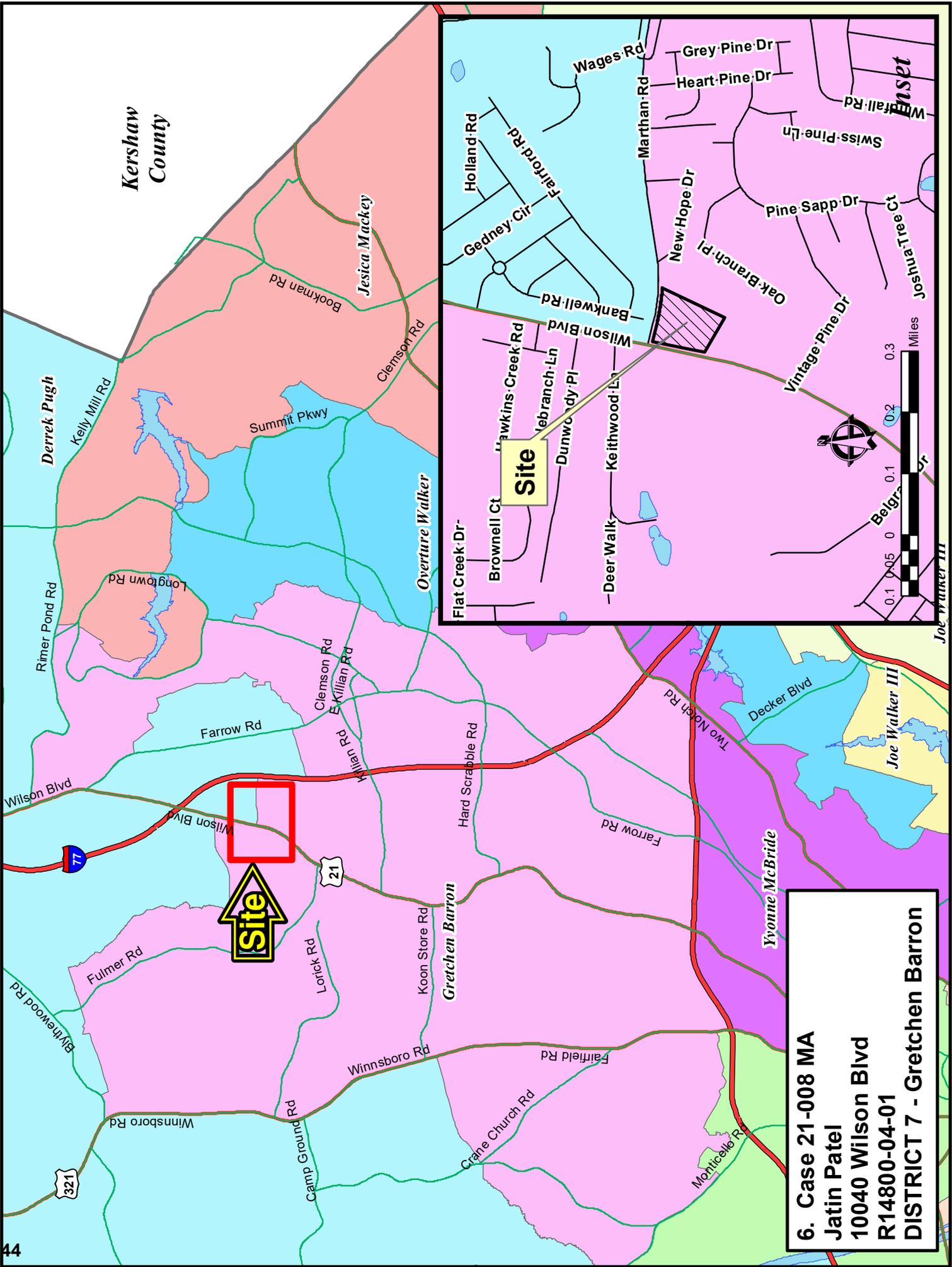
SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently in pre-award with anticipated construction listed in 2021. There are no programmed improvements through the Richland Transportation Penny Program.

Conclusion

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

Zoning Public Hearing Date

March 23, 2021



**Kershaw
County**

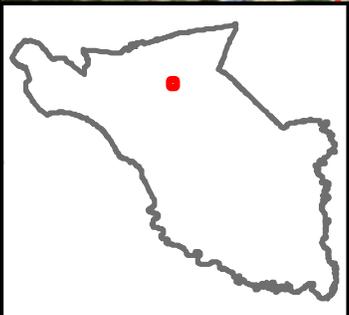
6. Case 21-008 MA
Jatin Patel
10040 Wilson Blvd
R14800-04-01
DISTRICT 7 - Gretchen Barron

**Case 21-008 MA
RU to GC
TMS R14800-04-01**

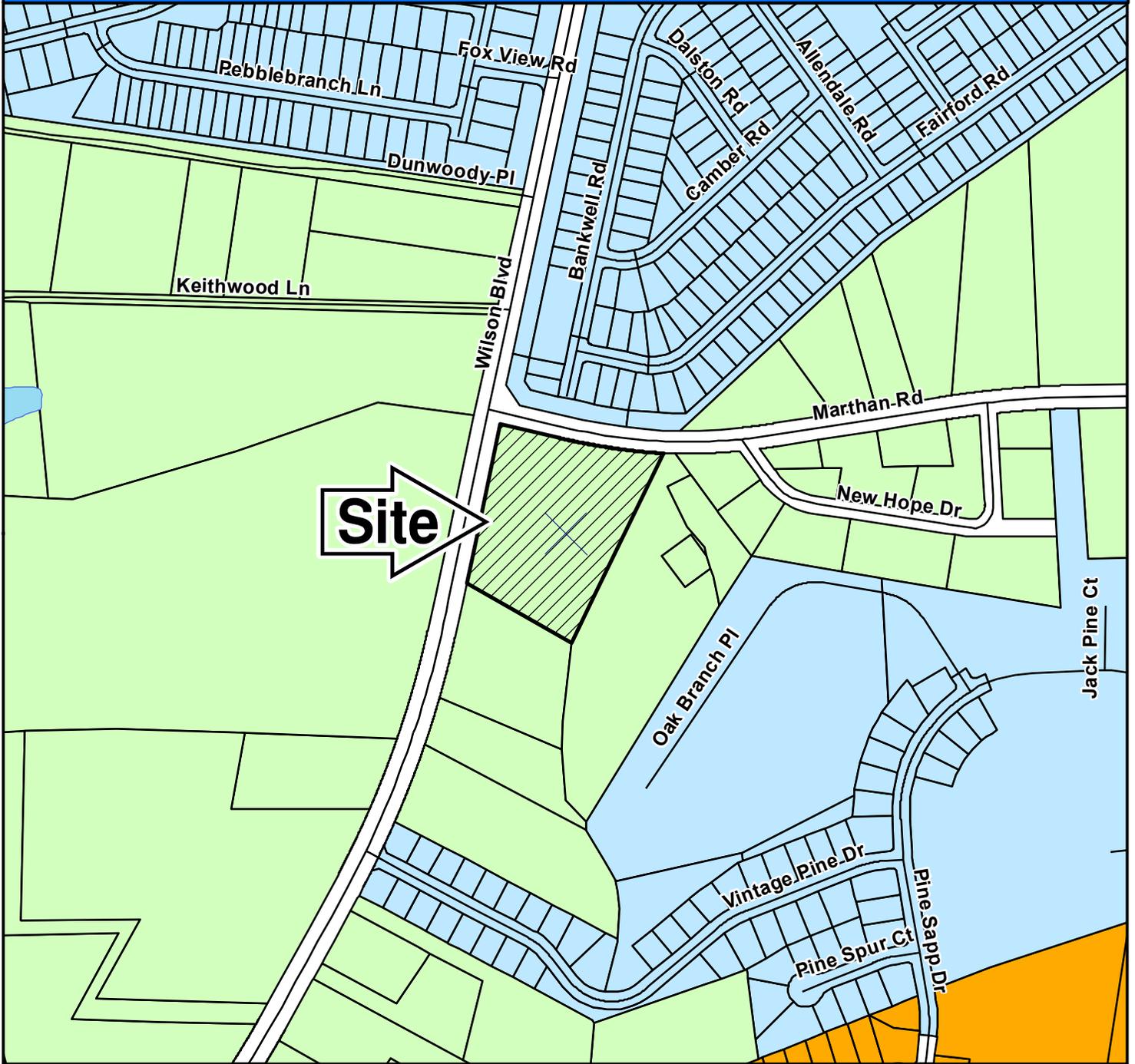
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 21-008 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

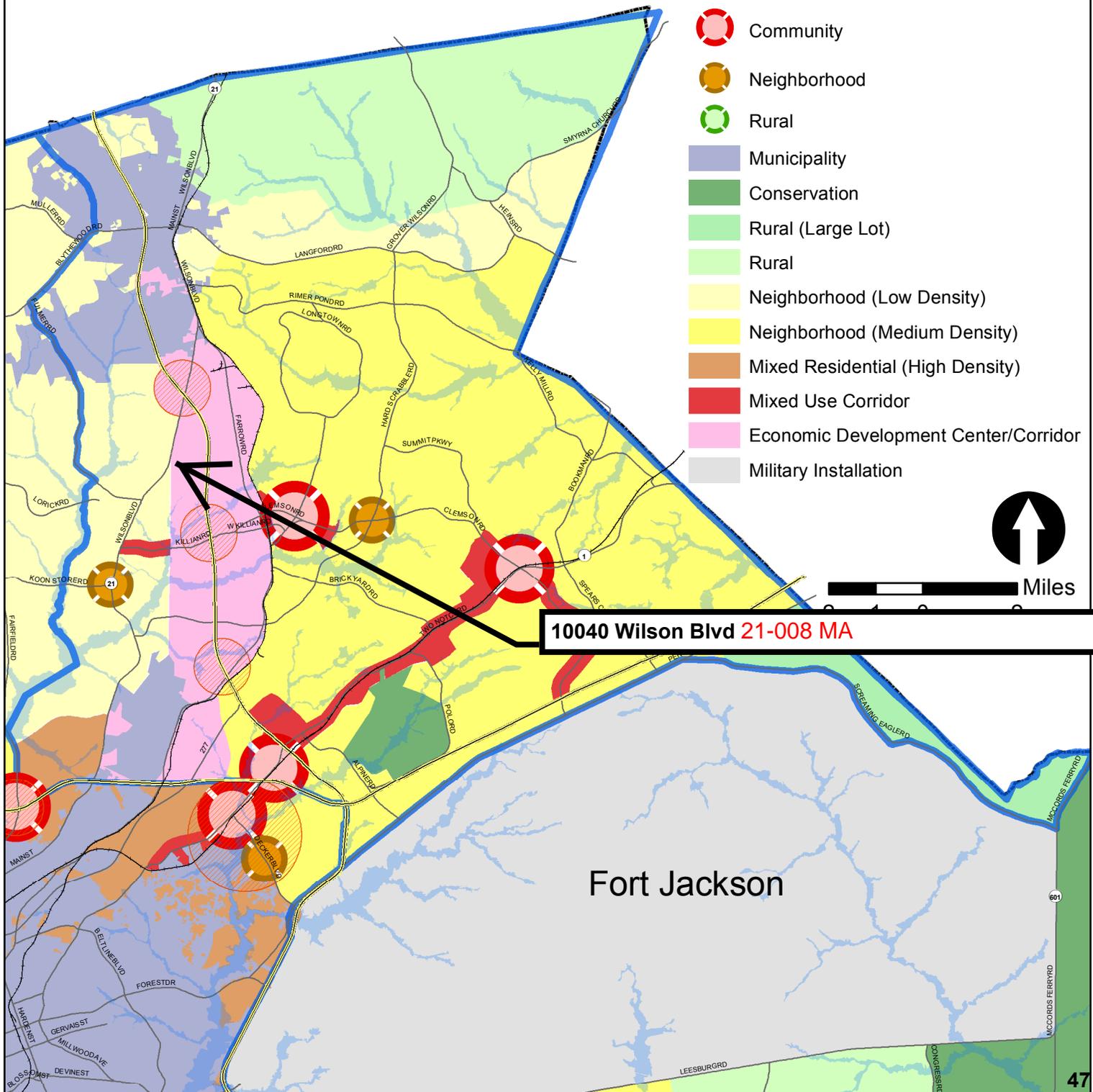


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





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Columbia, SC 29204

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