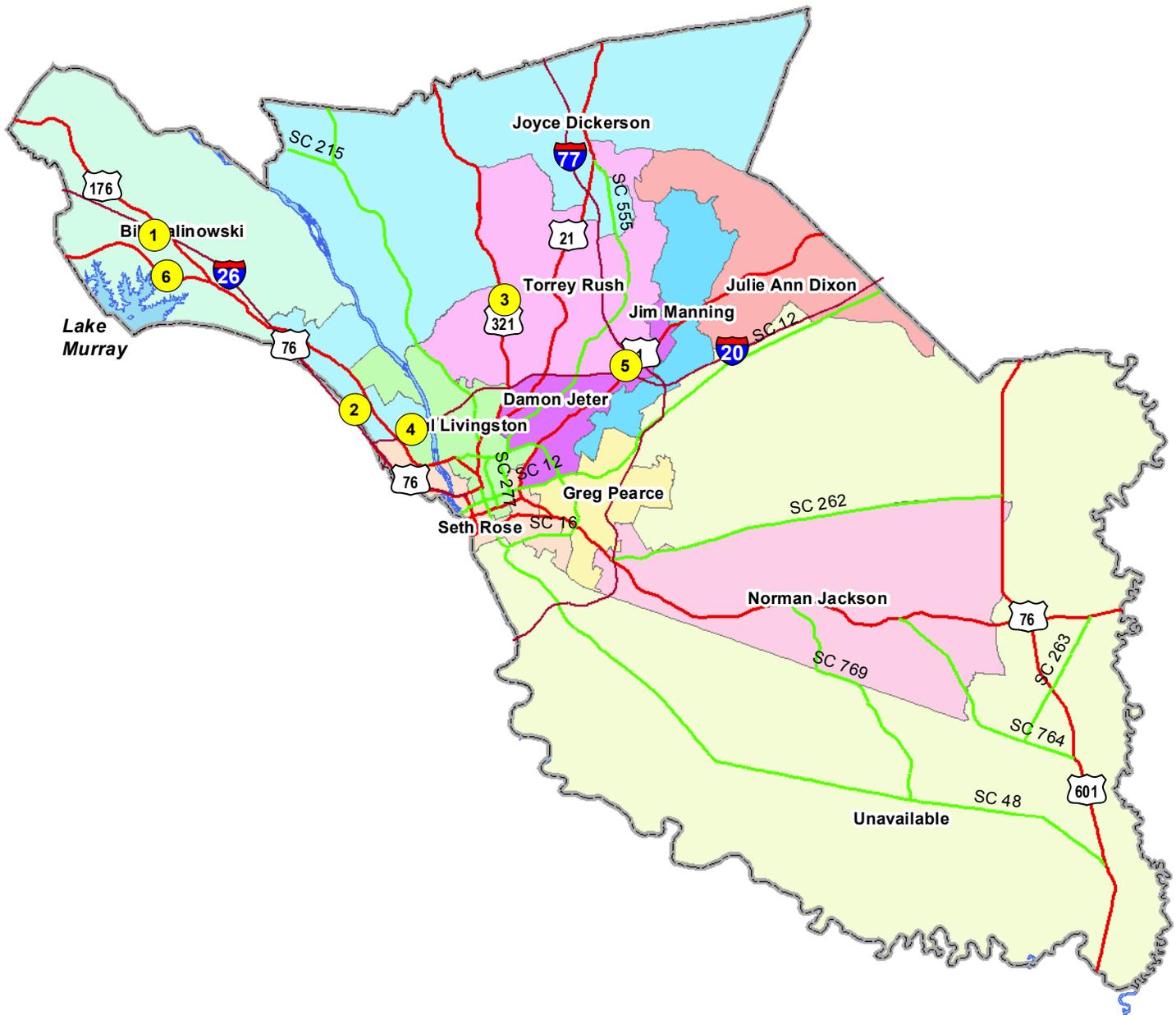


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JUNE 28, 2016
7:00 P.M.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING JUNE 28, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-11 MA	Angel Lara	02600-04-20	11214 Broad River Rd.	Malinowski
2. 16-14 MA	Harold Johnson	06105-01-15	3800 Elberta St.	Dickerson
3. 16-17 MA	Derrick J. Harris, Sr.	12000-02-22	7708 Fairfield Rd.	Rush
4. 16-18 MA	Kenneth Williams	07407-04-17	1809 Spotswood Dr.	Dickerson
5. 16-19 MA	Darshy Mehta	17011-02-02	1623 Barbara Dr.	Rush
6. 16-20 MA	Aaron Shealy	02411-02-04	1610 Dutch Fork Rd.	Malinowski



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, June 28, 2016

7:00 P.M.

2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 16-11MA
Angel Lara
RU to GC (.51 acres)
11214 Broad River Rd.
TMS# 02600-04-20 [**FIRST READING**]
Page 1
PDSD Recommendation - Denial
Planning Commission Recommendation - Approval 8-1
2. Case # 16-14 MA
Harold Johnson
RM-HD to OI (2.13 acres)
3800 Elberta St.
TMS# 06105-01-15 [**FIRST READING**]
Page 7
PDSD Recommendation - Denial
Planning Commission Recommendation - Denial 7-0
3. Case# 16-17MA
Derrick J. Harris Sr.
RU to OI (1.83 Acres)
7708 Fairfield Rd.
TMS# 12000-02-22 [**FIRST READING**]
Page 15
PDSD Recommendation - Denial
Planning Commission Recommendation - Approval 7-0
4. Case # 16-18 MA
Kenneth Williams
RS-MD to OI (.3 acres)
1809 Spotswood Dr.
TMS# 07407-04-17 [**FIRST READING**]
Page 23
PDSD Recommendation - Denial
Planning Commission Recommendation - Denial 7-0

5. Case # 16-19 MA
Darshy Mehta
OI to GC (4.5 acres)
1623 Barbara Drive
TMS# 17011-02-02 [**FIRST READING**]
Page 31
PDS Recommendation - Approval
Planning Commission Recommendation - Approval 7-0

6. Case # 16-20 MA
Aaron Shealy
RU to GC (1.13 acres)
1610 Dutch Fork Rd
TMS# 02411-02-04 [**FIRST READING**]
Page 39
PDS Recommendation - Approval
Planning Commission Recommendation - Approval 7-0

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 4, 2016
RC PROJECT: 16-11 MA
APPLICANT: Angel Lara

LOCATION: 11214 Broad River Rd

TAX MAP NUMBER: R02600-04-20
ACREAGE: .51 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 18, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

A GC parcel east of the site was rezoned under case number 02-45MA.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 8 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Undeveloped
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RS-LD/GC	Undeveloped/Restaurant
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Broad River Road. There are no sidewalks or street lights along this section of Broad River Road. The parcel contains a nonresidential structure. The structure is nonconforming and was used previously used as an antique store (Jac's Dolls). The immediate area is characterized by residential, commercial and undeveloped parcels. The subject parcel is located west of a neighborhood activity center and Priority Investment Area.

Public Services

The subject parcel is within the boundaries of School District 5. The Spring Hill High School is located 1.5 miles west of the subject parcel on Broad River Road.

The Ballentine fire station (number 20) is located 2.5 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located east of the site on Broad River Road. The City of Columbia is the water service provider for the area and sewer service would be through Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low Density)***.

Land Use and Character

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 2014 SCDOT traffic count (Station # 181) located east of the subject parcel on Broad River Road identifies 36,000 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Broad River 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 commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance from the intersection of a primary arterial, nor does the proposed zoning district support neighborhood scale development. The Plan also discourages "...strip commercial development or fragmented "leapfrog" development patterns along corridors."

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

Zoning Public Hearing Date

April 26, 2016.

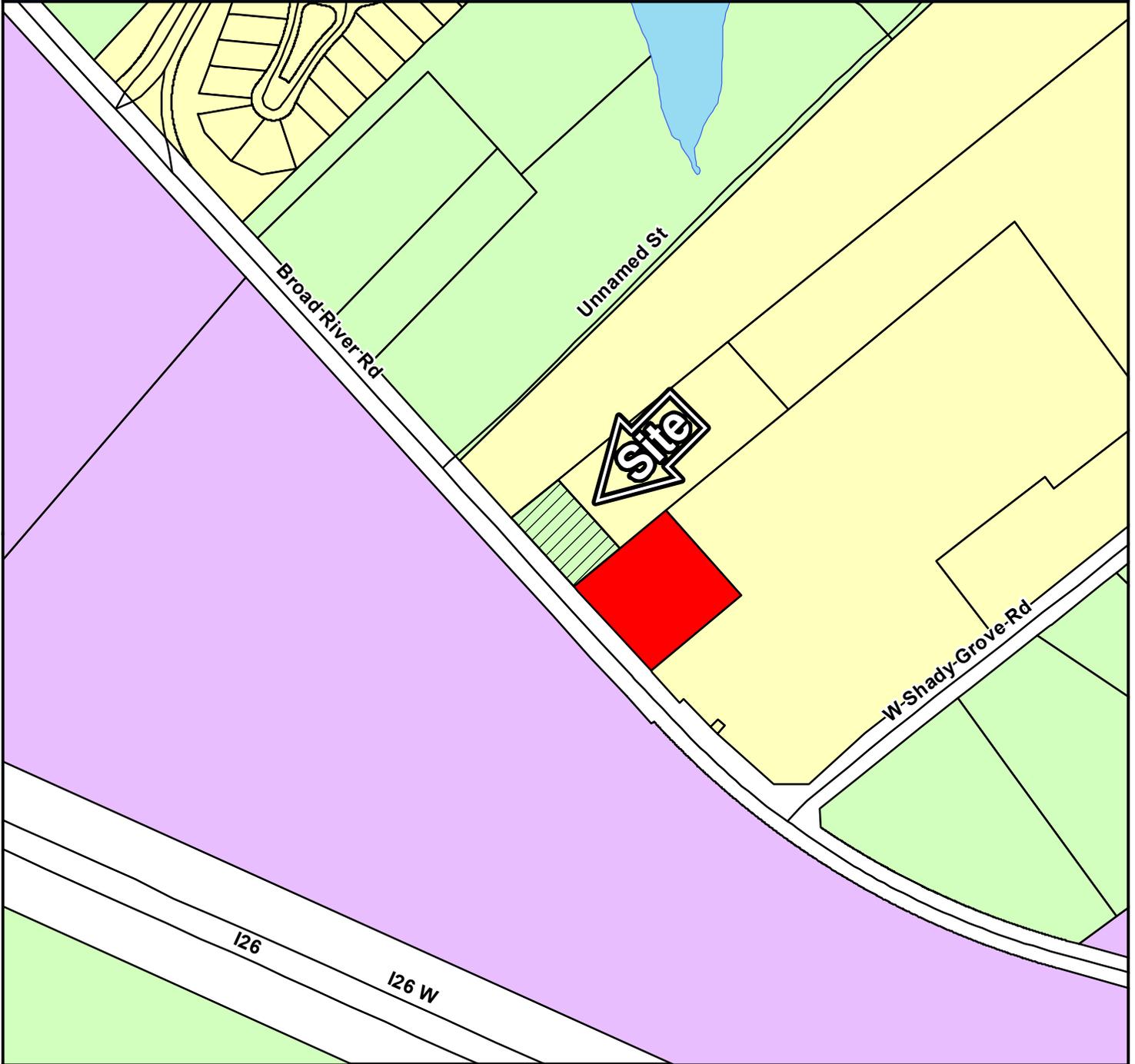
Planning Commission Action

At their meeting of **April 4, 2016** the Richland County Planning Commission **disagreed** with the PDSB recommendation for the following reason:

- The subject parcel is adjacent to existing General Commercial
- The size of the parcel limits encroachment into the adjacent residential zoning
- The subject parcel differs from the adjacent parcels as they are much larger and could be argued to represent an encroachment if rezoned to commercial

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 16-11MA**.

Case 16-11 MA RU to GC



ZONING CLASSIFICATIONS

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



Case 16-11 MA
RU to GC
TMS 02600-04-20

Boyd Branch Crsg

Whetstone Creek Ct

Savannah Branch

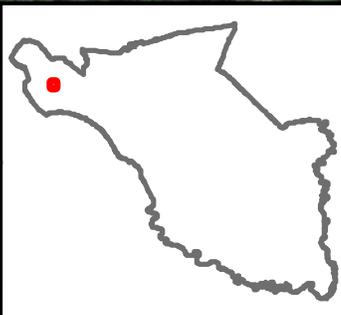
Broad River Rd

Unnamed St

W Shady Grove Rd

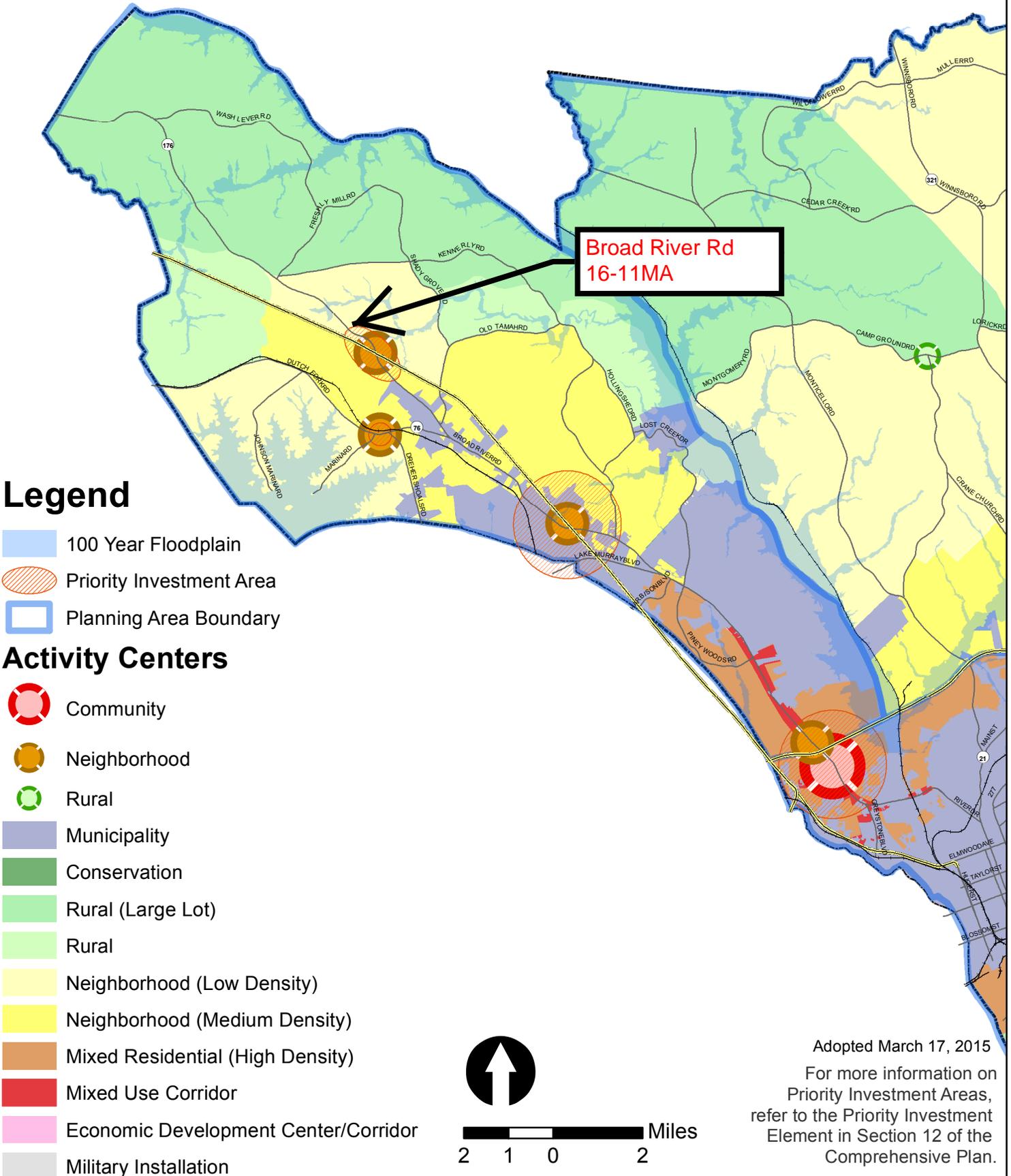


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



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: May 2, 2016
RC PROJECT: 16-14 MA
APPLICANT: The Dlorah Group, LLC

LOCATION: 3800 Elberta Street

TAX MAP NUMBER: R06105-01-15
ACREAGE: 2.13 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: OI

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 General Residential District (RG-2).

The subject was part of a previous request for the General Commercial District (GC) under case 16-08MA. That case was withdrawn before the Zoning Public Hearing.

Zoning History for the General Area

The Residential Multi-Family High Density District (RM-HD) parcel, located southeast of the subject parcel, at the corner of Elberta Street and Evelyn Drive was rezoned from RS-1 to RG-2 under case number 95-032MA (Ordinance Number 068.7-94HR).

The Office and Institutional District (OI) parcel south of the subject parcel was rezoned from RG-2 to C-1 (OI) under case number 96-056MA (Ordinance Number 089-96HR).

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD/RS-LD	Residence/Residence
<u>South:</u>	RM-HD	Multi-family Apartments
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	ID	Pond (Lexington County)

Discussion

Parcel/Area Characteristics

The parcel has frontage along Elberta Street. There are no sidewalks or streetlights along this section of Elberta Street. The site contains a residence.

The surrounding properties are mostly zoned Residential Single-family Low Density District and Residential Multi-family High Density. The immediate area is characterized by residential uses. Further west of the parcel (.22 miles) are multiple parcels with commercial uses. The parcels west of the site are within Lexington County’s jurisdiction and are zoned Intensive Development (ID).

Public Services

The subject parcel is within the boundaries of School District One. The Pine Grove Elementary School is located approximately 1.2 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 2.6 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located south of the site along Cricket Tree Lane. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Mixed Residential**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

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.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

The Neighborhood Master Plan, "**BROAD RIVER ROAD CORRIDOR AND COMMUNITY STUDY**", designates this area as **Sub-Urban/ Rural Residential District**.

Sub-Urban/ Rural Residential District

One of the major goals of the master planning effort is to preserve and enhance the stable single-family neighborhoods in the vicinity of the corridor. This Plan proposes specific growth patterns that increase the Study Area's development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods. The Plan anticipates that the areas within this district will undergo little change as it relates to land use composition in the short-term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single family development. Areas designated as Sub-Urban/ Rural District include the Piney Grove/ St. Andrews West Neighborhood located north of Beatty Road and the Kingswood/ Broad River Estates/ Pine Valley neighborhoods located east of Broad River Road. This district is envisioned to allow two storied detached single-family homes and duplexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #773) located southwest of the subject parcel on Evelyn Drive identifies 1,850 Average Daily Trips (ADT's). This segment of Evelyn Drive is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. Evelyn Drive is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station #593) located northeast of the subject parcel on Beatty Road identifies 2,300 Average Daily Trips (ADT's). This segment of Beatty Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Beatty Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Evelyn Drive or Beatty Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed amendment does not meet the intent of the zoning district as it is not oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged. While the Mixed Residential future land use and design promotes general commercial uses, the subject site is incompatible with the more important desired development pattern.

Furthermore, the proposed zoning does not meet the intent of the Neighborhood Master Plan as it recommends single-family and two-family residences.

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

Planning Commission Action

At their **May 2, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **deny** the proposed Amendment for **RC Project # 16-14 MA**.

Case 16-14 MA

RM-HD to OI



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		



**Case 16-14 MA
RM-HD to OI
TMS 0610501-15**



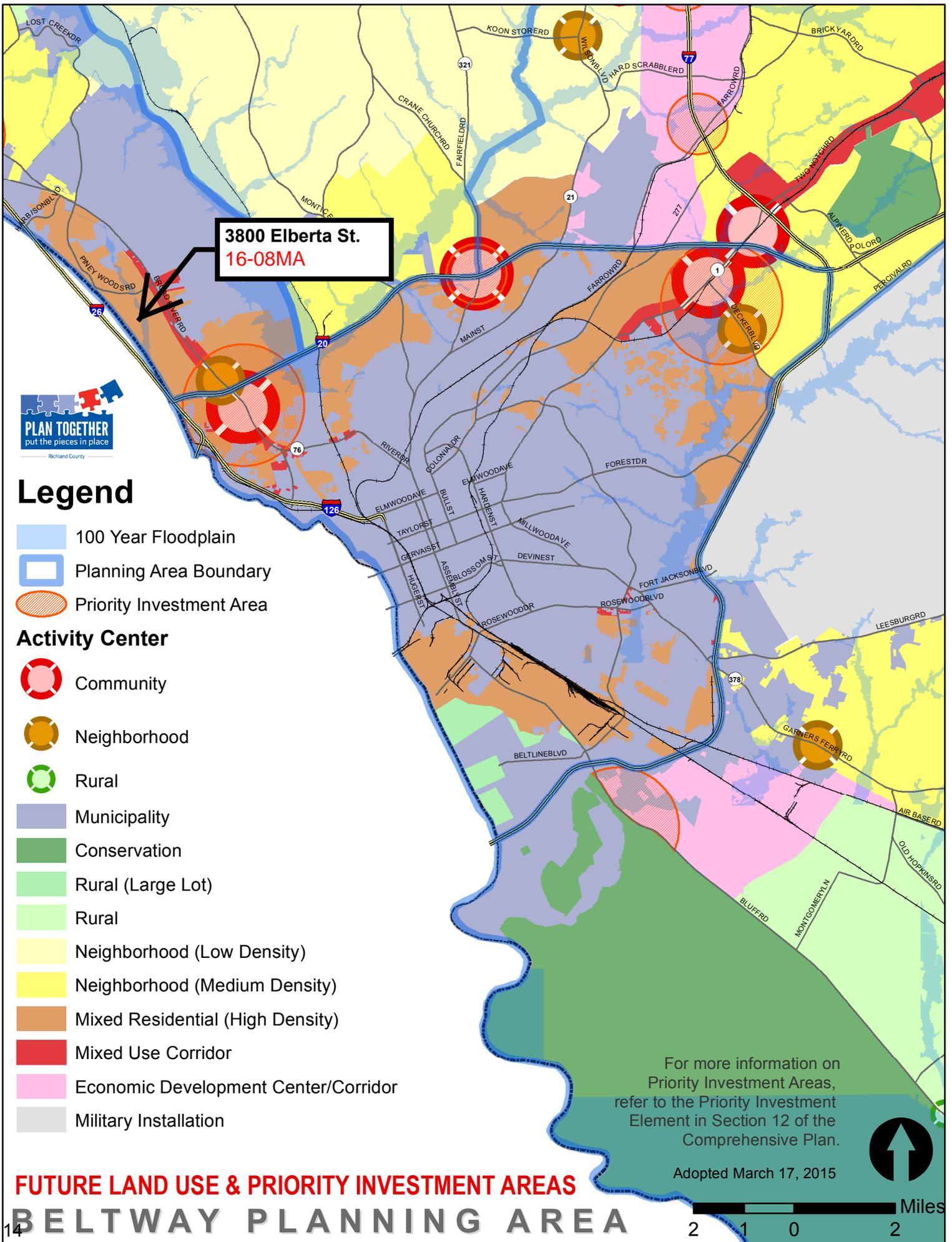
CASE 16-14 MA

From RM-HD to OI

TMS# R06105-01-15

3800 Elberta St





**3800 Elberta St.
16-08MA**



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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-17 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 3.

An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was part of a previous request for the General Commercial District r under case number 15-25MA. The case was denied by County Council.

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Auto Salvage
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

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.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 6,400 Average Daily Trips (ADT’s). This section of Fairfield Road is classified as

a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff believes that the proposed rezoning would be inconsistent with the objectives of the 2014 Comprehensive Plan as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or proximate to employment centers. Also, the request is not located at a traffic junction nor is the site near an activity center.

Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

Planning Commission Action

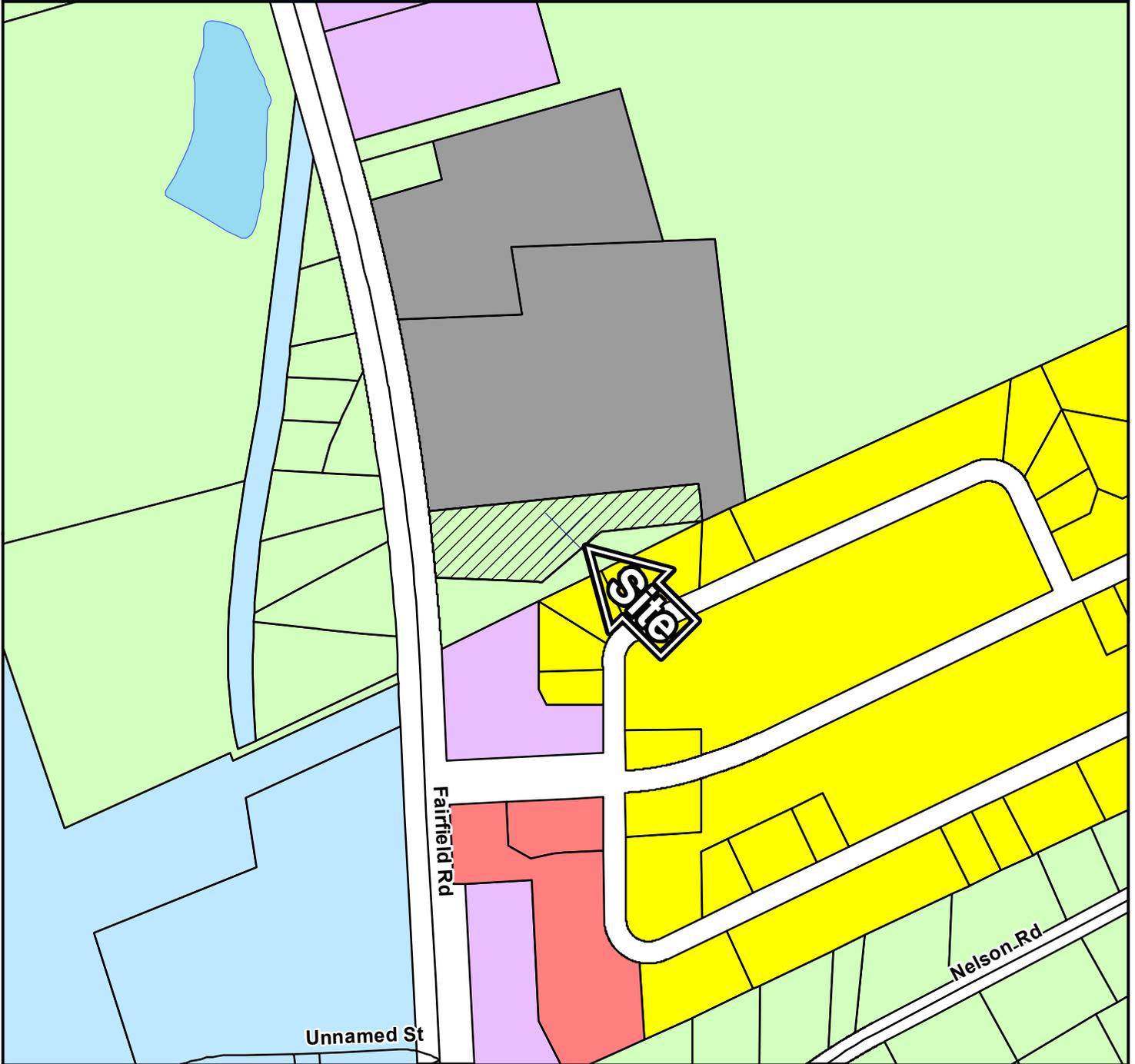
At their **May 2, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The thoroughfare is conducive for commercial use.
- The proposed zoning district is not inconsistent with the adjacent zonings.
- The broadness of the comprehensive plan does not accurately reflect the characteristics of the immediate area.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-17 MA**.

Case 16-17 MA

RU to OI

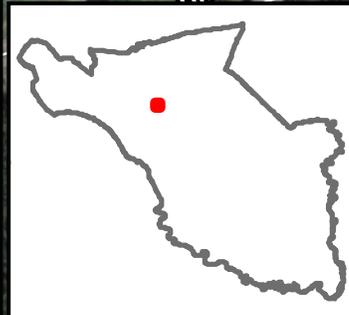
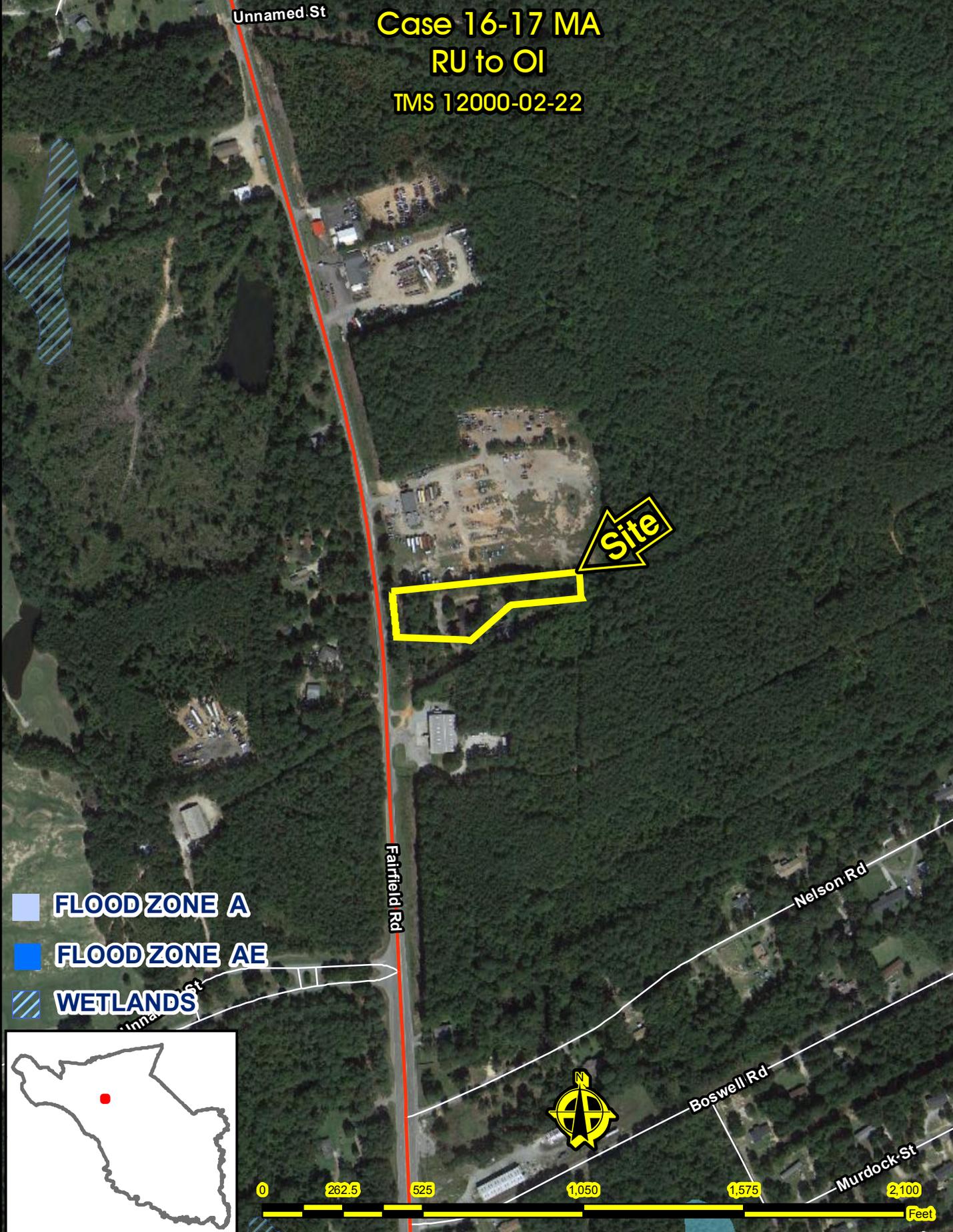


ZONING CLASSIFICATIONS

	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		



Case 16-17 MA
RU to OI
TMS 12000-02-22



CASE 16-17 MA

From RU to OI

TMS# R12000-02-22

7708 Fairfield Road

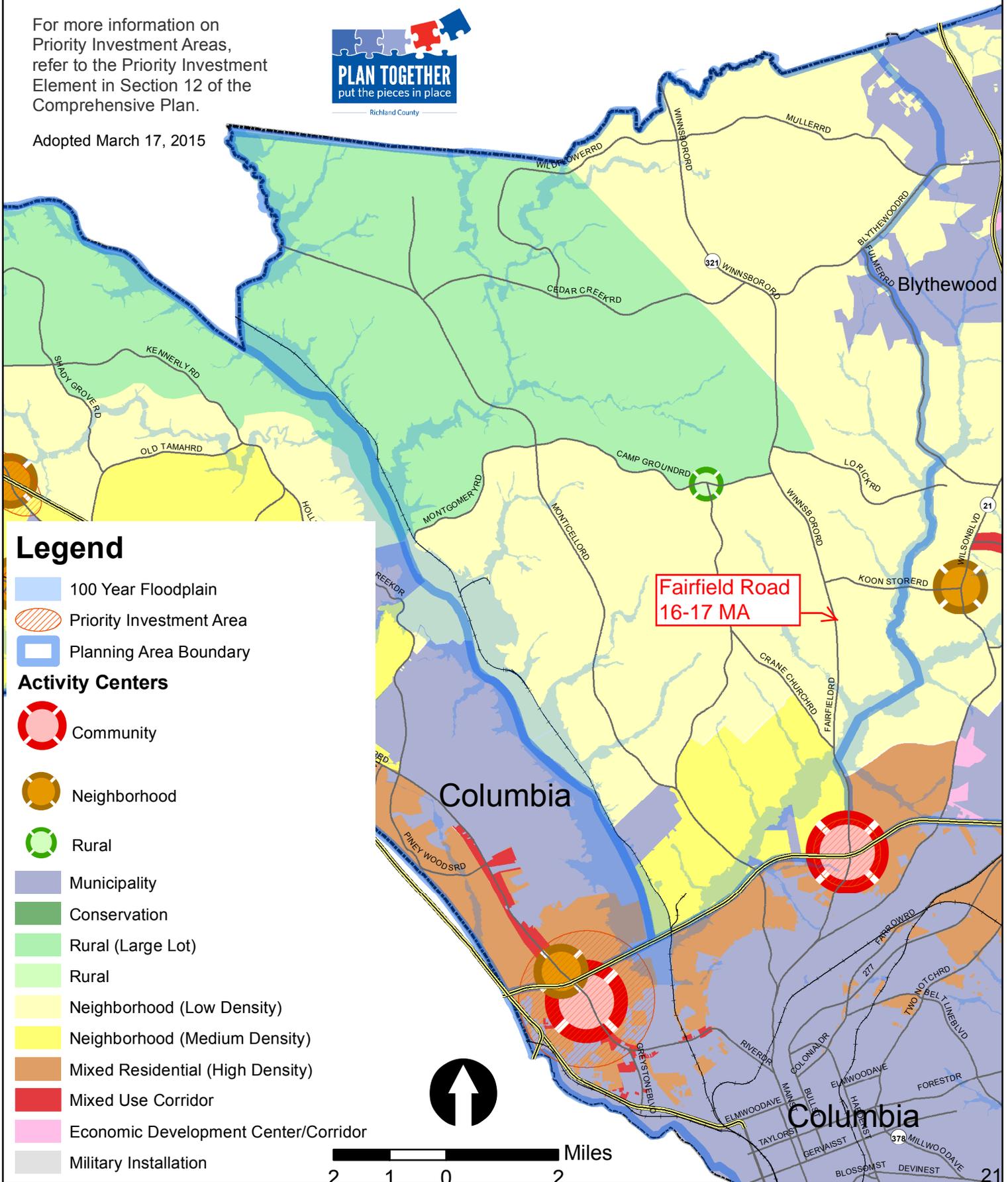


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: June 14, 2016
RC PROJECT: 16-18 MA
APPLICANT: Kenneth Williams

LOCATION: 1809 Spotswood Drive

TAX MAP NUMBER: R07407-04-17
ACREAGE: 0.3 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: OI

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 Residential Single-family District (RS-2).

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 3.** "An addition of OI zoning contiguous to an existing commercial or residential zoning district." (Ord. 038-09HR; 7-21-09)

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-MD	Residence
<u>West:</u>	RS-MD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Spotswood Drive. There are no sidewalks or streetlights along this section of Spotswood Drive. The site contains a residence.

The surrounding properties are zoned Residential Single-family Medium Density District. The immediate area is characterized by residential uses. The surrounding parcels north, west, south and east of the site contain single-family residences.

Public Services

The subject parcel is within the boundaries of School District One. The W.S. Sandel Elementary School is located approximately .93 miles west of the subject parcel on Seminole Drive. The Saint Andrews fire station (number 6) is located .75 miles west of the subject parcel on Briargate Circle. There is a fire hydrant located east of the site along Spotswood Drive. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential***. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

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.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

The Neighborhood Master Plan, "**BROAD RIVER ROAD CORRIDOR AND COMMUNITY STUDY**", designates this area as **Sub-Urban/ Rural Residential District**.

Sub-Urban/ Rural Residential District

One of the major goals of the master planning effort is to preserve and enhance the stable single-family neighborhoods in the vicinity of the corridor. This Plan proposes specific growth patterns that increase the Study Area's development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods. The Plan anticipates that the areas within this district will undergo little change as it relates to land use composition in the short-term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single family development. Areas designated as Sub-Urban/ Rural District include the Piney Grove/ St. Andrews West Neighborhood located north of Beatty Road and the Kingswood/ Broad River Estates/ Pine Valley neighborhoods located east of Broad River Road. This district is envisioned to allow two storied detached single-family homes and duplexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #181) located southwest of the subject parcel on Broad River Road identifies 36,000 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a five lane divided principal arterial road, maintained by SCDOT with a design capacity of 38,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for these sections of Broad River Road, either through SCDOT or the County Penny Sales Tax program. However, northwest of the site the intersection of Broad River Road has been identified and approved for intersection improvements in the 2035 COATS Long Range Transportation Plan.

Conclusion

The proposed amendment does not meet the intent of the zoning district as it is not oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

Although the Mixed Residential future land use and design allows general commercial and office uses, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or on a mixed use corridor. Further, it would disrupt the residential fabric of the stable, single-family neighborhood.

Furthermore, the proposed zoning does not meet the intent of the Neighborhood Master Plan as it recommends single-family and two-family residences.

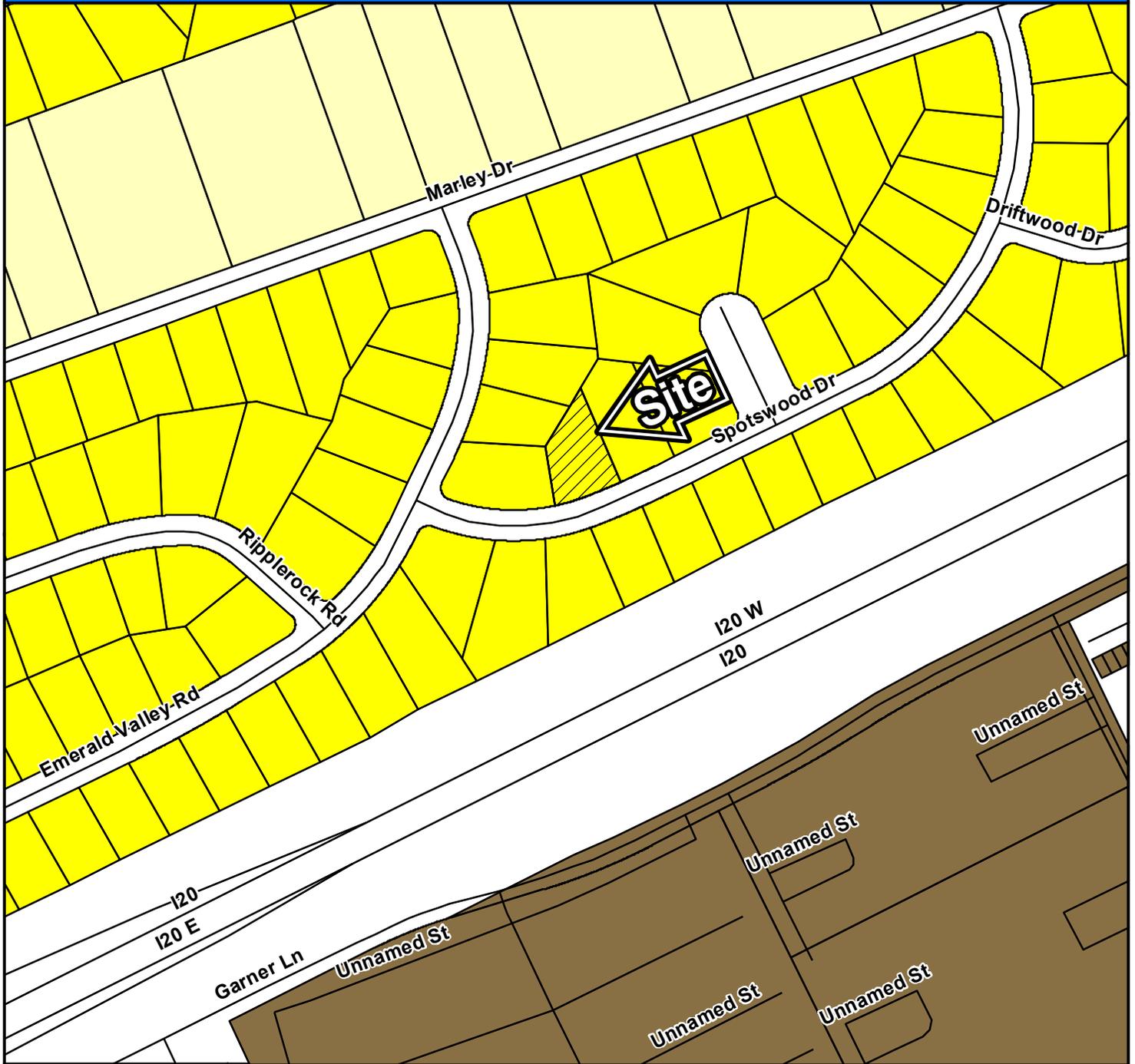
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **June 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **deny** the proposed Amendment for **RC Project # 16-18 MA**.

Case 16-18 MA

RS-MD to OI

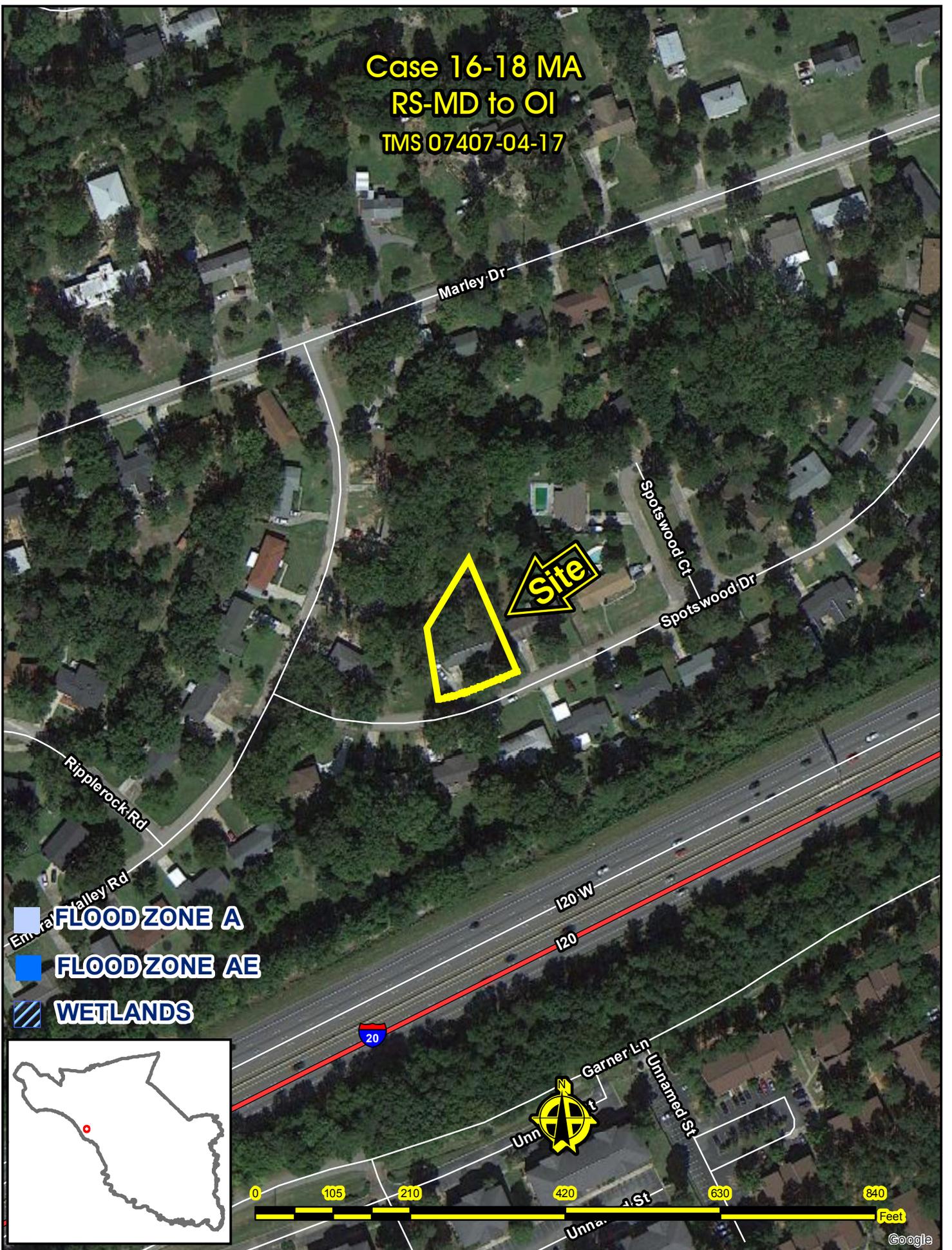


ZONING CLASSIFICATIONS

	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		



Case 16-18 MA
RS-MD to OI
TMS 07407-04-17



CASE 16-18 MA

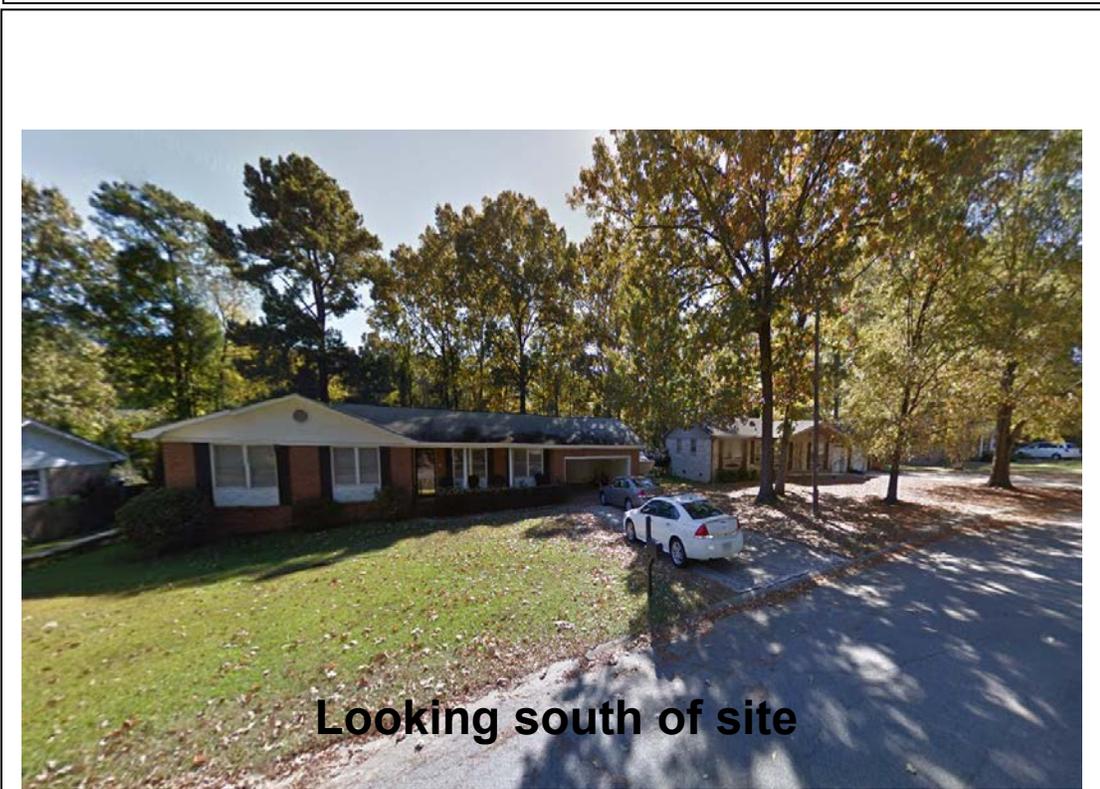
From RS-MD to OI

TMS# R07407-04-17

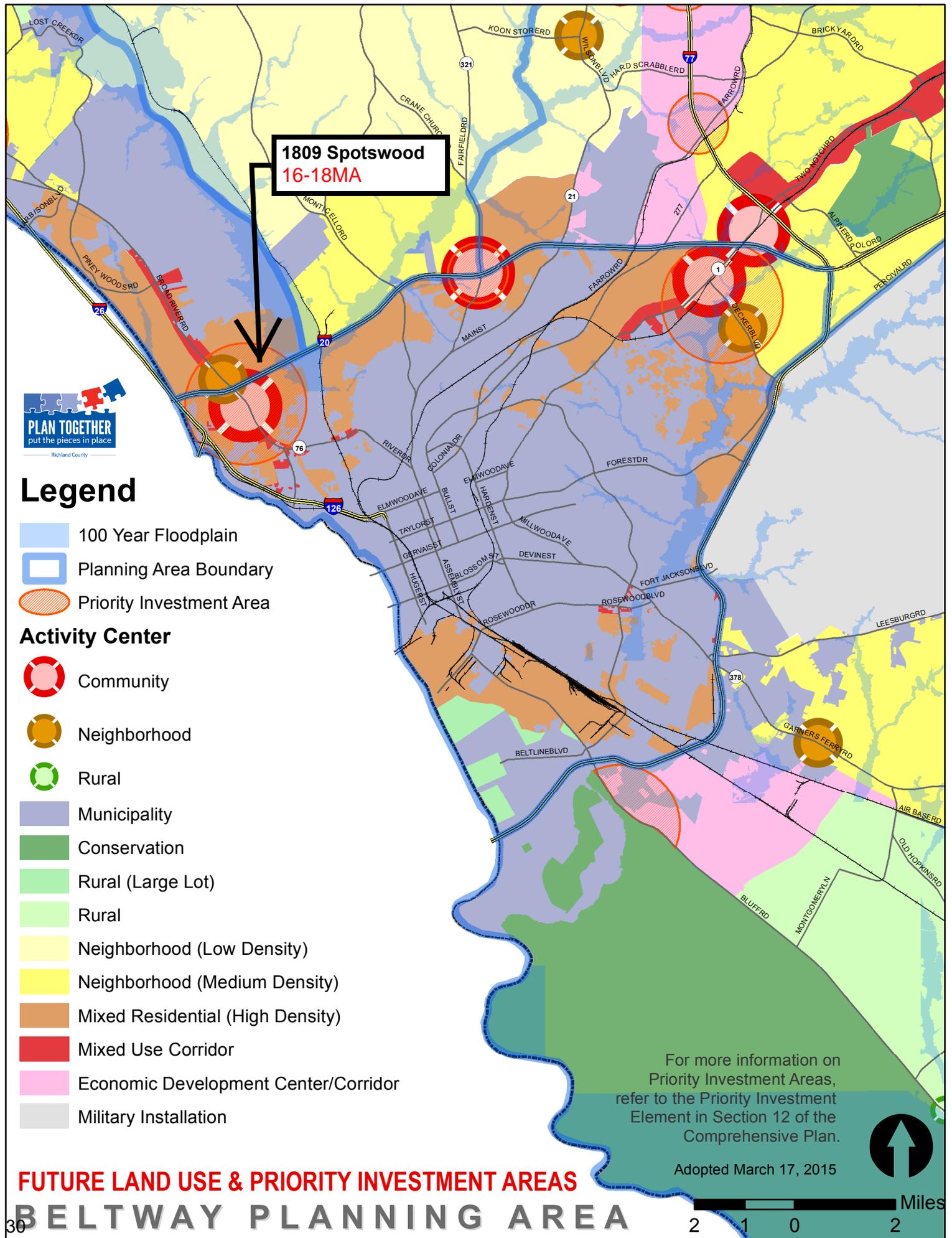
1809 Spotswood Drive



Looking at subject parcel.



Looking south of site





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 14, 2016
RC PROJECT: 16-19 MA
APPLICANT: Darshy Mehta

LOCATION: 1623 Barbara Drive

TAX MAP NUMBER: R17011-02-02
ACREAGE: 4.5 acres
EXISTING ZONING: OI
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 1.

An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI)

Zoning History for the General Area

The two General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 032-15HR (case number 15-030MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 72 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Place of Worship/Home Improvement Store
<u>South:</u>	GC	Residence
<u>East:</u>	GC	Home Improvement Store
<u>West:</u>	OI/OI	Residences/Office

Discussion

Parcel/Area Characteristics

The parcel has frontage along Barbara Drive, a two lane, unpaved local collector street. There are no sidewalks or streetlamps along this section of Barbara Drive. The parcel is undeveloped. The immediate area is characterized by commercial, institutional and some residential uses. West of the subject parcel are residences and an office. The parcel north of the subject site contains a place of worship. A home center and multiple restaurants occupy the eastern parcels. South of the subject parcel is a residentially developed and occupied structure.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .45 miles southwest of the subject parcel on Springcrest Drive. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant at the southeast corner of the property. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .3 miles south of the subject parcel.

Plans & Policies

2014 Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Community Activity Center***.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers

should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #113) located southeast of the subject parcel on Two Notch Road identifies 27,000 Average Daily Trips (ADT's). Two Notch Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2014 Comprehensive Plan. Additionally, approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

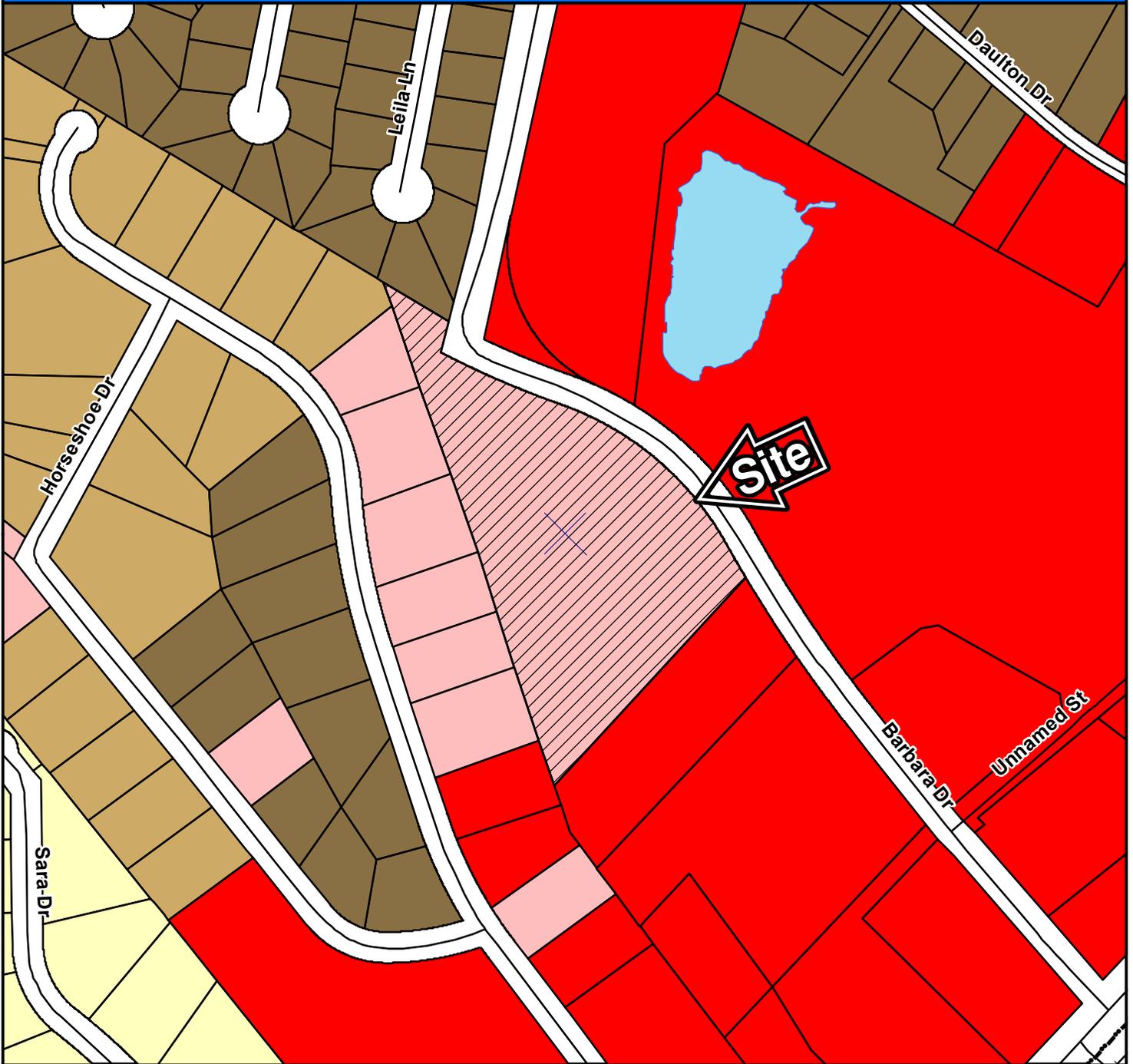
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **June 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSB recommendation and recommends the County Council **approve** the proposed Amendment for **RC Project # 16-19 MA**.

Case 16-19 MA

OI 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		



Case 16-19 MA
OI to GC
TMS 17011-02-02

Lindvonn Ln

Leila Ln

Daulton Dr

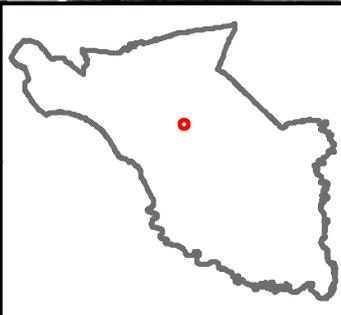
Site

Horseshoe Dr

Barbara Dr

Unnamed St

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-19 MA

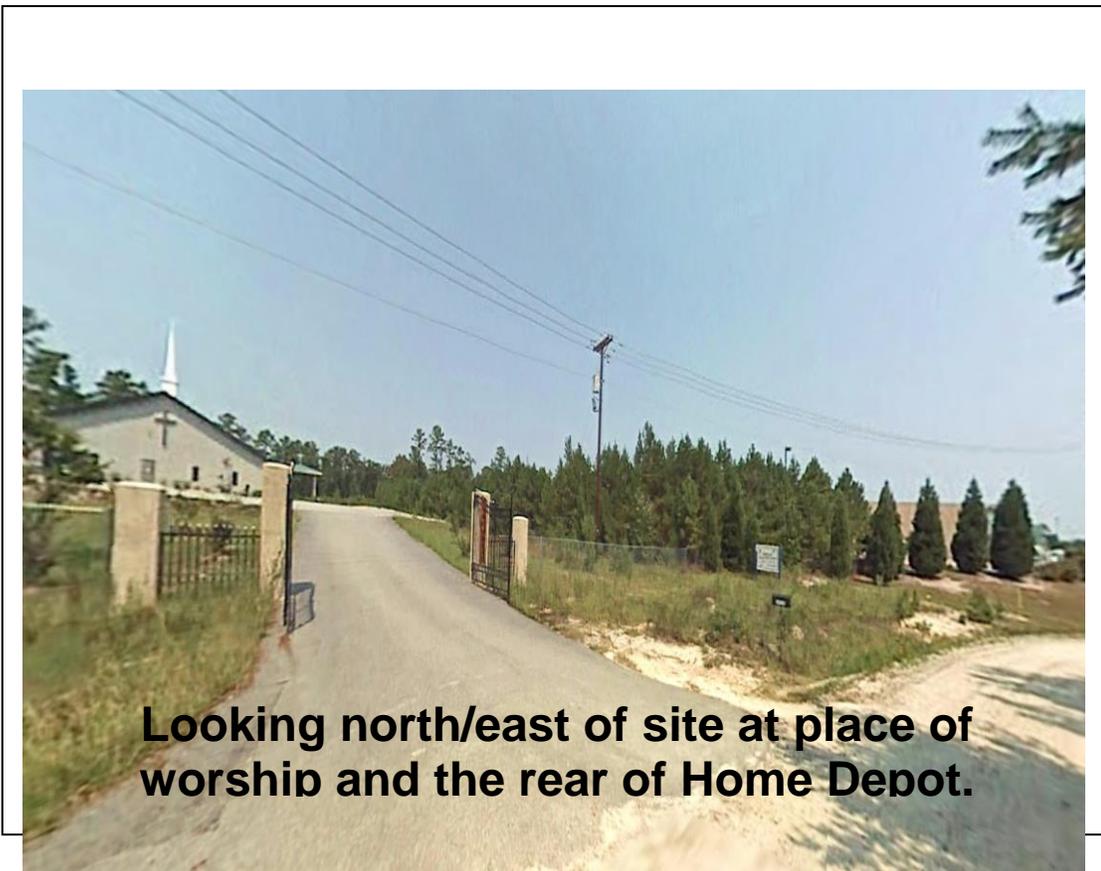
From OI to GC

TMS# R17011-02-02

1623 Barbara Drive



Looking at subject parcel & Barbara Drive.



Looking north/east of site at place of worship and the rear of Home Depot.

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

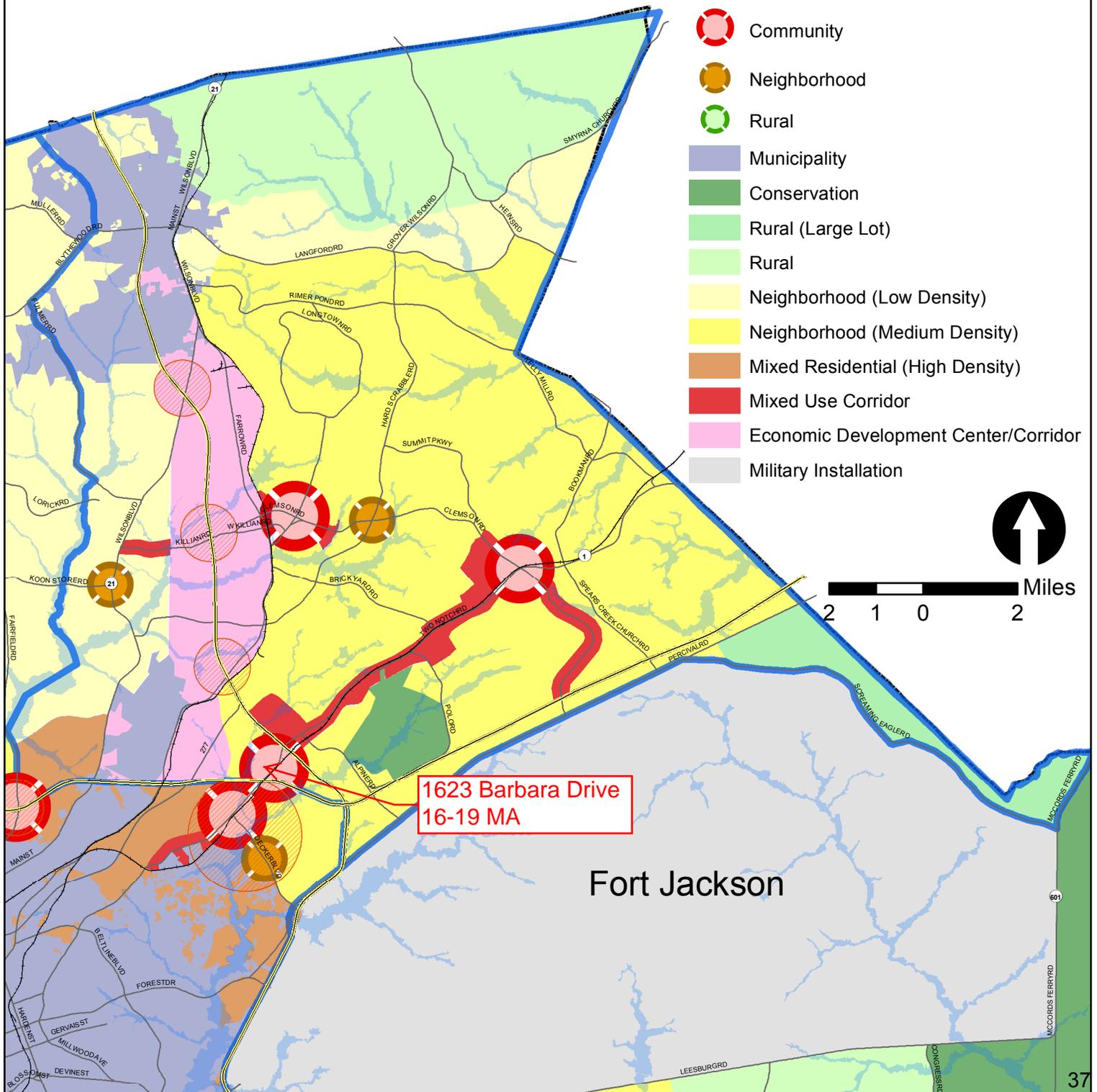


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



1623 Barbara Drive
16-19 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 14, 2016
RC PROJECT: 16-020 MA
APPLICANT: Aaron Shealy

LOCATION: 1610 Dutch Fork Road

TAX MAP NUMBER: R02411-02-04
ACREAGE: 1.13 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning History for the General Area

A parcel east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-99HR (case number 99-14MA).

The GC parcel, located further east of the site was rezoned from Rural District (RU) to General Commercial District (GC) under ordinance number 008-05HR (case number 05-33MA).

A parcel even further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 040-14HR (case number 14-10MA).

The OI parcel, located southeast of the site was rezoned from Rural District (RU) to Office and Institutional District (GC) under ordinance number 021-15HR (case number 15-20MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 18 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/M-1	Ballentine Park
<u>South:</u>	PDD	Place of Worship
<u>East:</u>	GC	Limited Service Restaurant (Pelican Snowballs
<u>West:</u>	RU	Storage Facility/Antique Store

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road with an 1100 square foot structure that was used previously as an office (Carolina Trader). Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by recreational, commercial, and some residential uses southeast of the subject site. Located north of the site, across railroad r-o-w, is the Ballentine Park; and west is a self-storage facility and antique store. Southwest of the parcel is a place of worship. East of the site is a Pelican Snowball limited service restaurant.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .36 miles northeast of the subject parcel on Bickley Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.54 miles east of the subject parcels.

Plans & Policies

The 2014 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. 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 2014 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 21,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

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

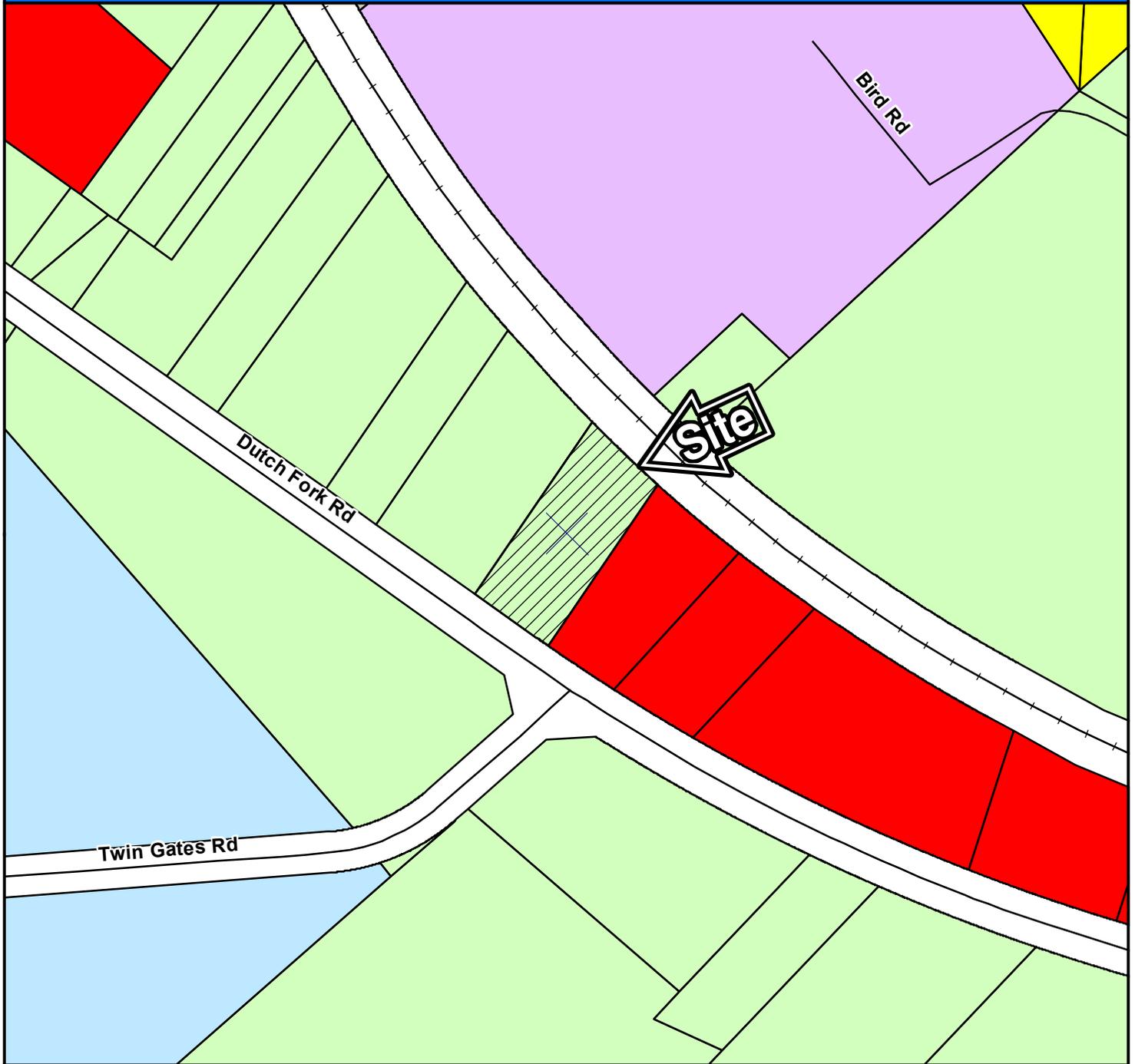
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. Although the subject parcel is not located at a traffic junction, it is within a contextually-appropriate distance from an intersection and the Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning is not "leap frogging", as it would support the existing development pattern, along with bridging the current fragmented zoning pattern in the area, which is primarily used commercially.

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

Planning Commission Action

At their **June 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed Amendment for **RC Project # 16-20 MA**.

Case 16-20 MA RU to GC



ZONING CLASSIFICATIONS

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



Case 16-20 MA
RU to GC
TMS 02411-02-04

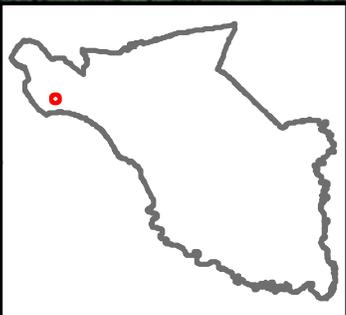
Site

Dutch Fork Rd

Bird Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

Twin Gates Rd



CASE 16-20 MA

From RU to GC

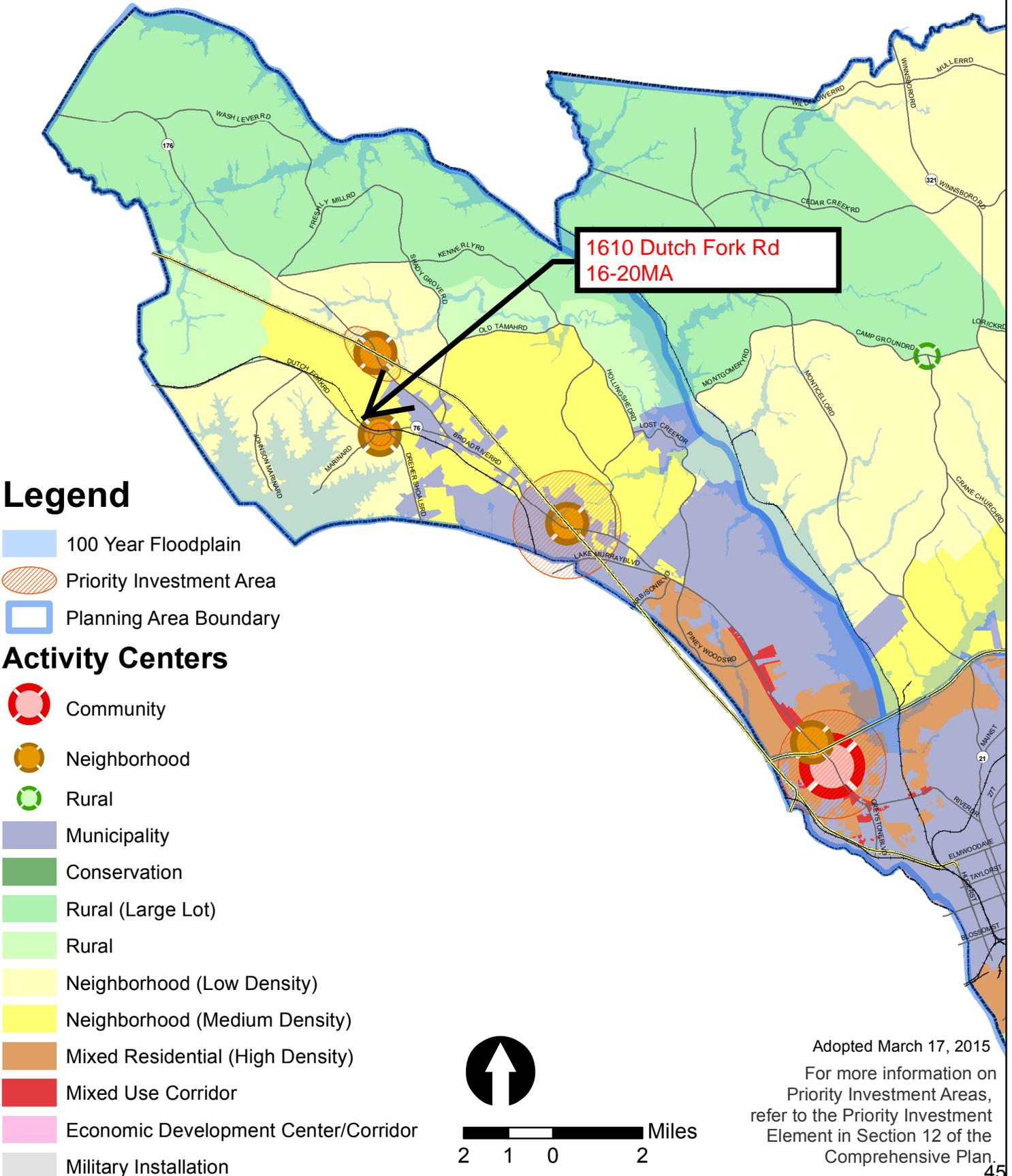
TMS# R02411-02-04

1610 Dutch Fork Rd



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 Government
2020 Hampton Street
Columbia, SC 29204

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