

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



September 25, 2018

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



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, September 25, 2018

Agenda

7:00 pm

2020 Hampton Street

2nd Floor, Council Chambers

STAFF:

Tracy Hegler, AICPCommunity Planning and Development Director
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER..... Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 18-026 MA District 11
Norman Jackson
Tom James
NC to GC (5.53 acres)
Lower Richland Boulevard
TMS# R21800-04-20
PDSD Recommendation – Approval
Planning Commission - Approval (6-0)
Page 1

2. Case # 18-027 MA District 1
Bill Malinowski
David Edenfield
RU to RC (2.19 acres)
1024 Mount Vernon Church Road
TMS# R01600-10-28 (Portion of)
PDSD Recommendation – Disapproval
Planning Commission - Approval (8-0)
Page 9

3. Case # 18-028 MA District 1
Bill Malinowski
Ray Derrick
RU to GC (3.76 acres)
1012 Bickley Road
TMS# R02415-02-01
PDSD Recommendation – Disapproval
Planning Commission – Disapproval (8-0)
Page 17

- | | |
|---|---|
| <p>4. Case # 18-029 MA
 Ken Jones
 RS-LD to GC (1.62 acres)
 3409 Hardscrabble Road
 TMS# R17300-06-08
 PDSD Recommendation – Disapproval
 Planning Commission – No Recommendation (4-4)
 Page 25</p> | <p><u>District 7</u>
 Gwendolyn Kennedy</p> |
| <p>5. Case # 18-030 MA
 Stanley T. Bell
 RS-HD to RU (.44 acre)
 2024 Harlem Street
 TMS# R13515-05-06
 PDSD Recommendation – Disapproval
 Planning Commission – Disapproval (8-0)
 Page 33</p> | <p><u>District 10</u>
 Dalhi Myers</p> |
| <p>6. Case # 18-031 MA
 Margaret Chichester
 RU to LI (10 acres)
 E/S Congaree Road
 TMS# R32404-01-01
 PDSD Recommendation – Disapproval
 Planning Commission – Disapproval (8-0)
 Page 41</p> | <p><u>District 10</u>
 Dalhi Myers</p> |
| <p>7. Case # 18-033 MA
 Sanjiv Narang
 HI to GC (1.46 acre)
 809 Idlewild Boulevard
 TMS# R11209-02-04
 PDSD Recommendation – Approval
 Planning Commission – Approval (8-0)
 Page 49</p> | <p><u>District 10</u>
 Dalhi Myers</p> |

OTHER BUSINESS

a. TEXT AMENDMENT [ACTION]

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Planning Commission – Approval (8-0)
Page 57

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 9, 2018
RC PROJECT: 18-026 MA
APPLICANT: Tom James

LOCATION: Lower Richland Boulevard

TAX MAP NUMBER: R21800-04-20
ACREAGE: 5.53 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 7, 2018

Staff Recommendation

Approval

Background

Zoning History

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

The subject property and the adjacent property, located east and south of the site, was part of a previous request for Residential Single-family Low Density (RS-LD) District under case number 05-098MA. The case was approved by County Council.

The property was also subsequently rezoned from RS-LD to the current zoning of Neighborhood Commercial District (NC) under case number 06-031MA.

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: 88 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	Strip Retail Development
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage on Lower Richland Boulevard. Lower Richland Boulevard is a two lane undivided collector Road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of undeveloped parcels and commercial uses to the north. North of the site is zoned General Commercial (GC) District parcel with a multi- a strip retail development. South and east of the site is zoned Residential Single-family Low Density (RS-LD) District and undeveloped. West of the site is Residential Single-family Low Density (RS-LD) District and is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District One. Lower Richland High School is located .09 miles north of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County sewer service area. There are fire hydrants located northeast of the site on the adjacent parcel. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately .54 miles north 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 Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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.

The Lower Richland County, ***“RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN”***, designates this area as ***Nodes of Activity Planning Area***.

NODES RECOMMENDATIONS

These are either existing areas of activity or key areas that could accommodate new growth and development with supporting infrastructure investments. Each type of node has a distinct character and purpose. The following descriptions elaborate on the quality of place envisioned in each node.

Existing Community Nodes

As previously mentioned, there are two areas within the Planning Area not included in this process. The Southeast Richland Neighborhood (SERN) in the Suburban Area was identified by the County as a Priority Investment Area during a county-wide comprehensive planning effort. In 2005, a master plan was created for this area. This plan, the Lower Richland Strategic Community Master Plan, supports the vision of the SERN and reinforces its findings through complementary recommendations.

The Richland County, **“SOUTHEAST RICHLAND NEIGHBORHOOD MASTER PLAN”**, Short Term Recommendations for this area:

“Incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the district, more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.”

Traffic Characteristics

The 2017 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard identifies 1,950 Average Daily Trips (ADT’s). Lower Richland Boulevard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

The 2017 SCDOT traffic count (Station #170) located south of the subject parcel on Garners Ferry Road identifies 23,900 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four lane divided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Garners Ferry Road is currently operating at Level of Service (LOS) “B”.

The ADT’s are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT’s data is collected by SCDOT.

There are no planned or programmed improvements for this section of Garners Ferry Road through the COATS 2035 Long Range Transportation Plan (LRTP) or through the Penny Tax program.

There are no planned or programmed improvements for this section of Lower Richland Boulevard through the COATS 2035 Long Range Transportation Plan (LRTP) or through the Penny Tax program.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended. According to the Comprehensive Plan, Neighborhood Activity Centers “...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses.”

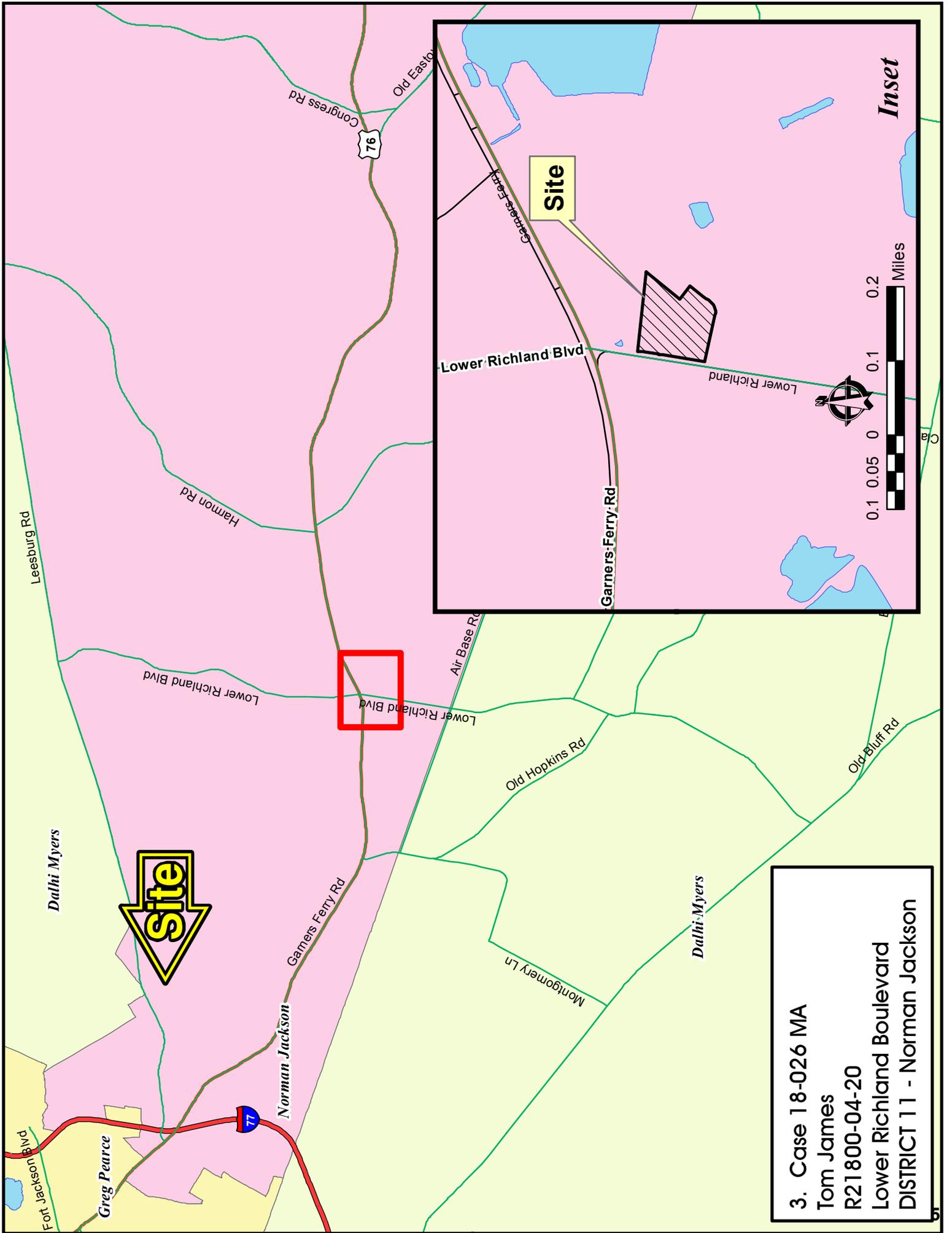
However, the subject site is also located within the Southeast Richland Neighborhood Master Plan which recommends that commercial uses be “...*clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.*” This Plan was adopted after the current Comprehensive Plan. This Plan is more narrowly focused on areas than the recommendations of the Comprehensive Plan.

In addition, the subject site is located within a Neighborhood activity center and is adjacent to GC uses and Districts; thus, approval of the rezoning request could be viewed as being in character with the existing development pattern and zoning districts north of the site.

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

Planning Commission Action

At their **July 9, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-026 MA**.



3. Case 18-026 MA
Tom James
R21800-04-20
Lower Richland Boulevard
DISTRICT 11 - Norman Jackson

**Case 18-026 MA
NC to GC
TMS R21800-04-20**

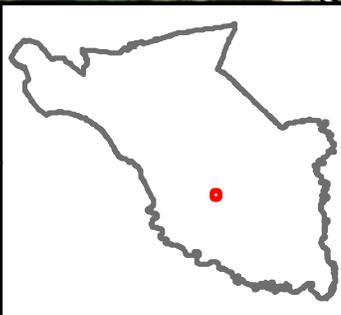
Garners Ferry Rd

Site

er Richt Blvd

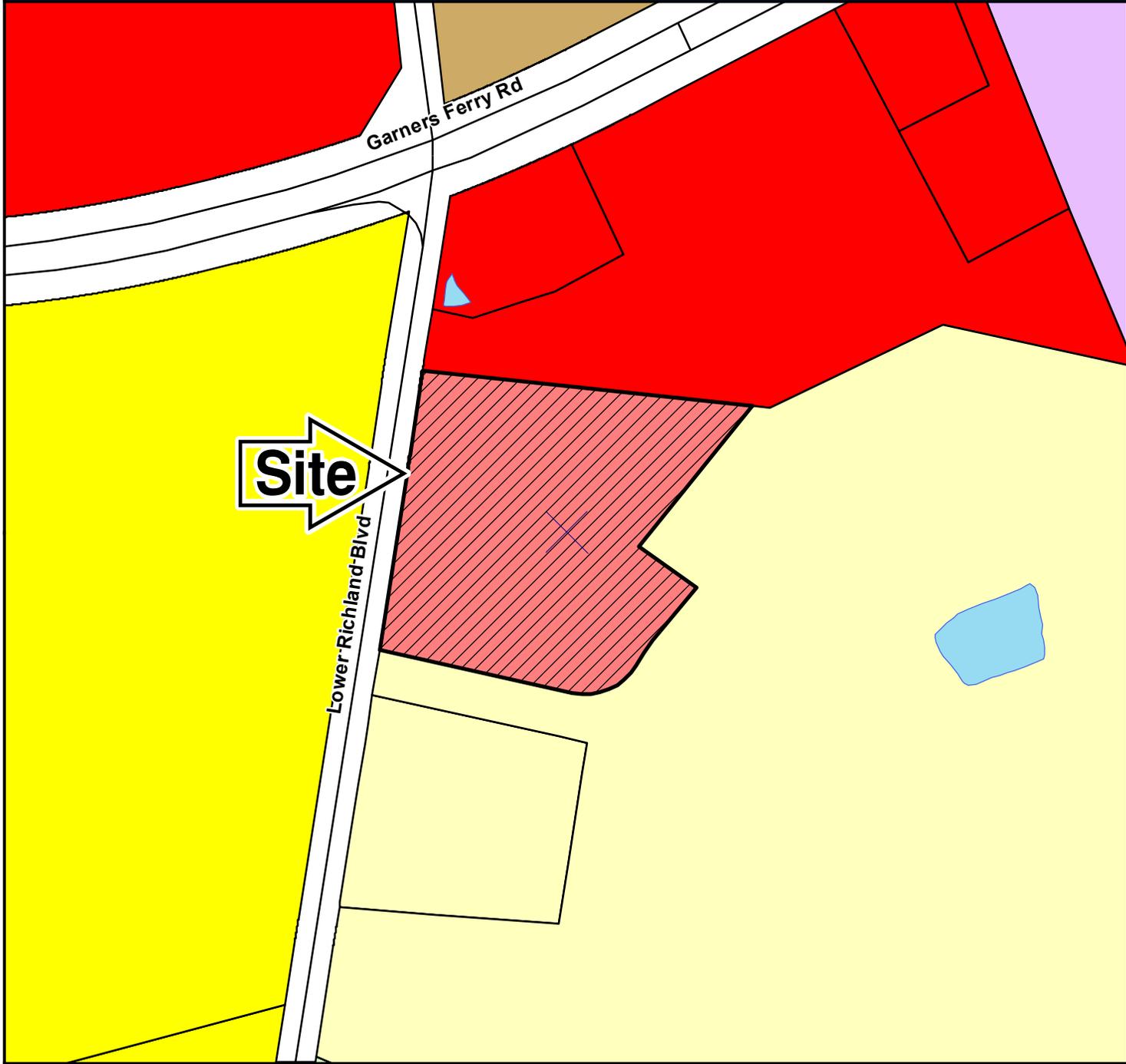
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

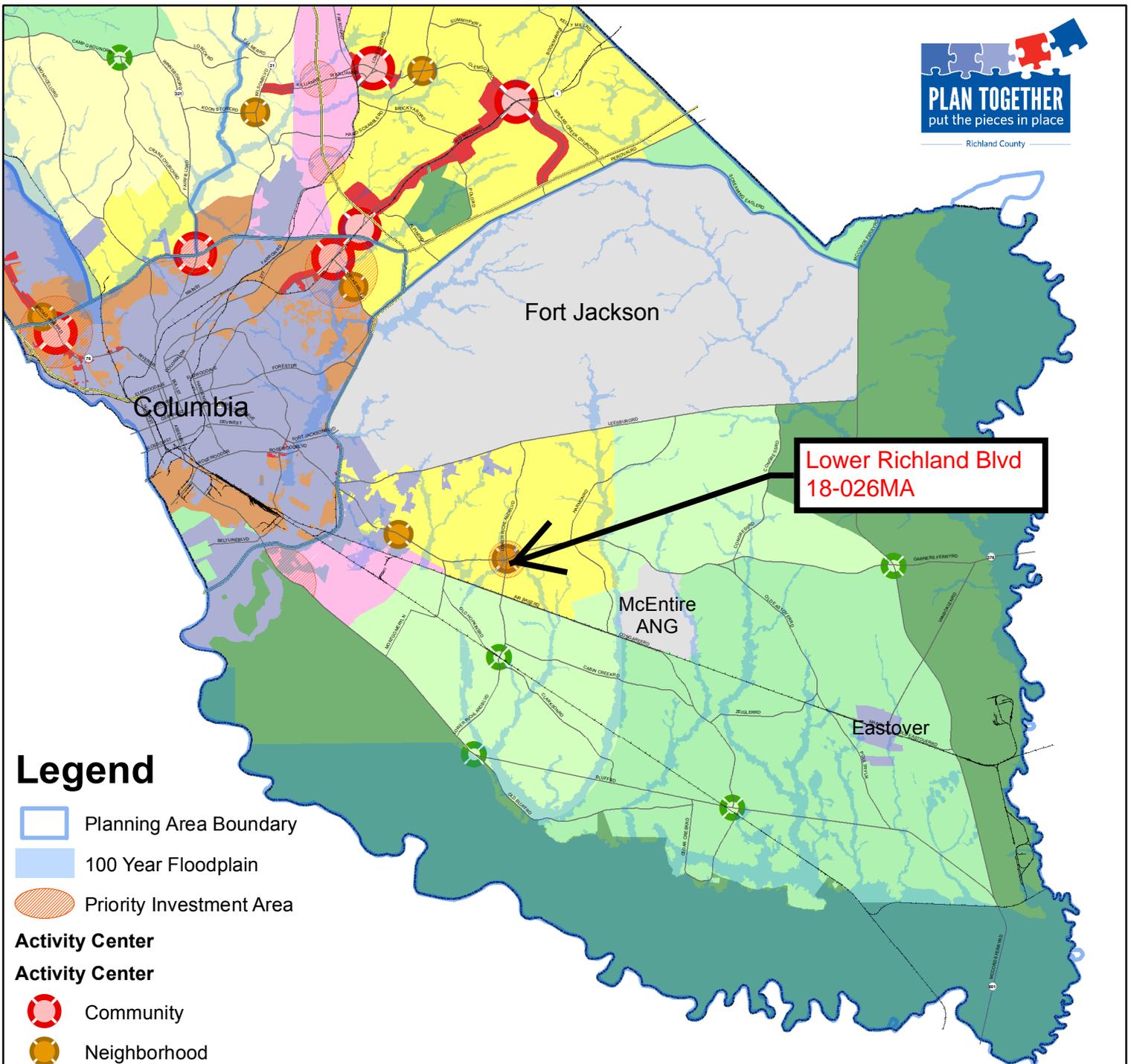
Case 18-026 MA NC to GC



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

4 2 0 4 Miles



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-027 MA
APPLICANT: David Edenfield

LOCATION: Mount Vernon Church Rd

TAX MAP NUMBER: R01600-10-28 (Portion of)
ACREAGE: 2.19 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: September 7, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Light Industrial District (M-1) property east of the subject parcel was rezoned under case number 91-030MA.

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

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

Discussion

Parcel/Area Characteristics

The site has frontage along Mount Vernon Church Rd, a two lane collector road. There are no sidewalks or streetlights along this section of Mount Vernon Church Rd. The site has three commercial structures on it and a telecommunications tower. The surrounding area is characterized by residential uses to the south and undeveloped parcels north of the site with the majority of the area zoned Rural District.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located on 11809 Broad River Road, approximately 1.39 miles northwest of the subject parcel. The Spring Hill High School is located .43 miles north of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer service area.

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

Plans & Policies

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

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #455) located east of the subject parcel on Mount Vernon Church Road identifies 3,600 Average Daily Trips (ADT's). This section of Mount Vernon Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Broad River Road is currently operating at Level of Service (LOS) "A".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for this section of Mount Vernon Church Road through the County Penny Sales Tax program or through SCDOT

Conclusion

The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Rural land use designation. The proposed request permits commercial uses that would be out of character with the Comprehensive Plan's recommendations to limit commercial development to Rural Activity Centers and rural crossroads. In addition, the rezoning request is not in character with the existing residential uses and zoning districts in the immediate area.

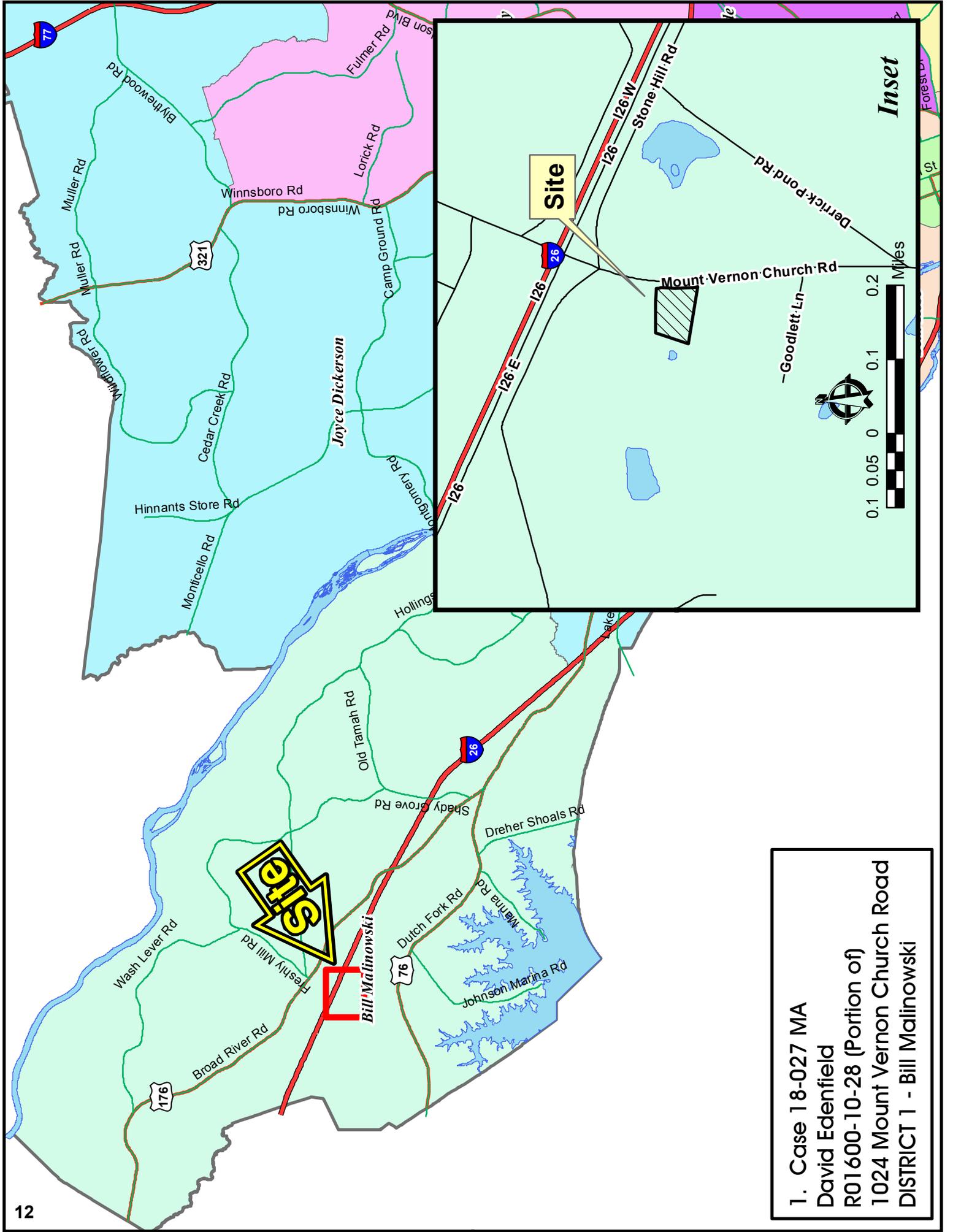
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- There has not been any opposition to the previous commercial use.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-027 MA**.



1. Case 18-027 MA
 David Edenfield
 R01600-10-28 (Portion of)
 1024 Mount Vernon Church Road
 DISTRICT 1 - Bill Malinowski

**Case 18-027 MA
RU to RC
TMS R01600-10-28 (Portion of)**

126
26

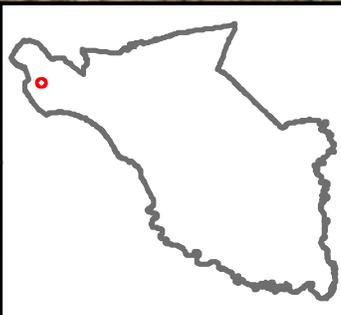
Stone Hill Rd

Site

Mount Vernon Church Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 18-027 MA RU to RC



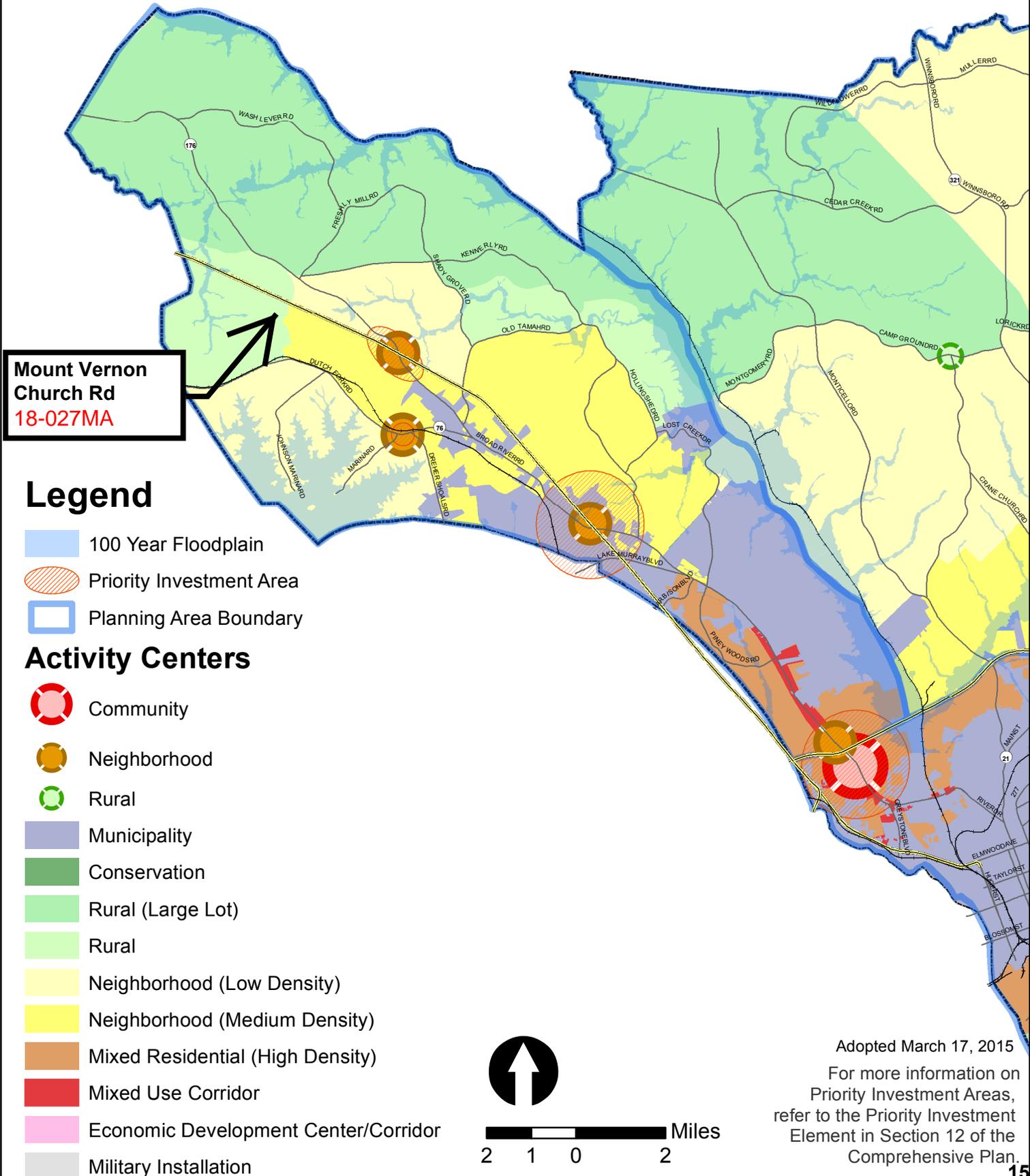
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



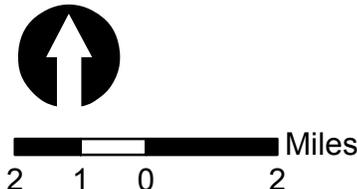
Mount Vernon Church Rd
18-027MA

Legend

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

Activity Centers

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



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-028 MA
APPLICANT: Ray Derrick

LOCATION: 1012 Bickley Road

TAX MAP NUMBER: R02415-02-01
ACREAGE: 3.76 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 7, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 03-39MA (Ordinance Number 020-03HR).

The Light Industrial (M-1) District parcel southwest of the site was rezoned from RU to M-1 under case number 97-024MA.

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 and characteristics.

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: 60 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	Ballentine Elementary School
<u>South:</u>	GC	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RU/RU	Residence/Shed

Discussion

Parcel/Area Characteristics

The subject property has frontage along Bickley Road. Bickley Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of institutional, recreational and residential uses, along with undeveloped parcels. North of the site is Ballentine Elementary School. West of the site is a single-family residence. South and east of the site is an undeveloped GC parcel. Southwest of the parcel is the Ballentine Park and Richland County Public Works Ballentine Camp.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is immediately north 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 within Richland County’s sewer service area. There is a fire hydrant located west of the site on Bickley Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.04 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 (Activity Center)***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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, located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #180) located north of the subject parcel on Broad River Road identifies 12,500 Average Daily Trips (ADT’s). Broad River Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “D”.

The 2017 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 22,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

A 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, southwest of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road or Broad River Road through the County Penny Sales Tax program.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses."

The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended.

For this reason, staff recommends Disapproval of this map amendment.

Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-028 MA**.

**Case 18-028 MA
RU to GC
TMS R02415-02-01**

Milford Park Dr

Bickley Rd

Cabin Dr

Bird Rd

Site

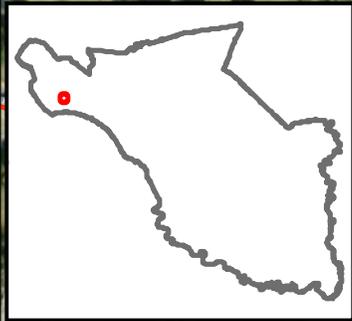
Unnamed St

Dutch Fork Rd

Dreher Shoals Rd

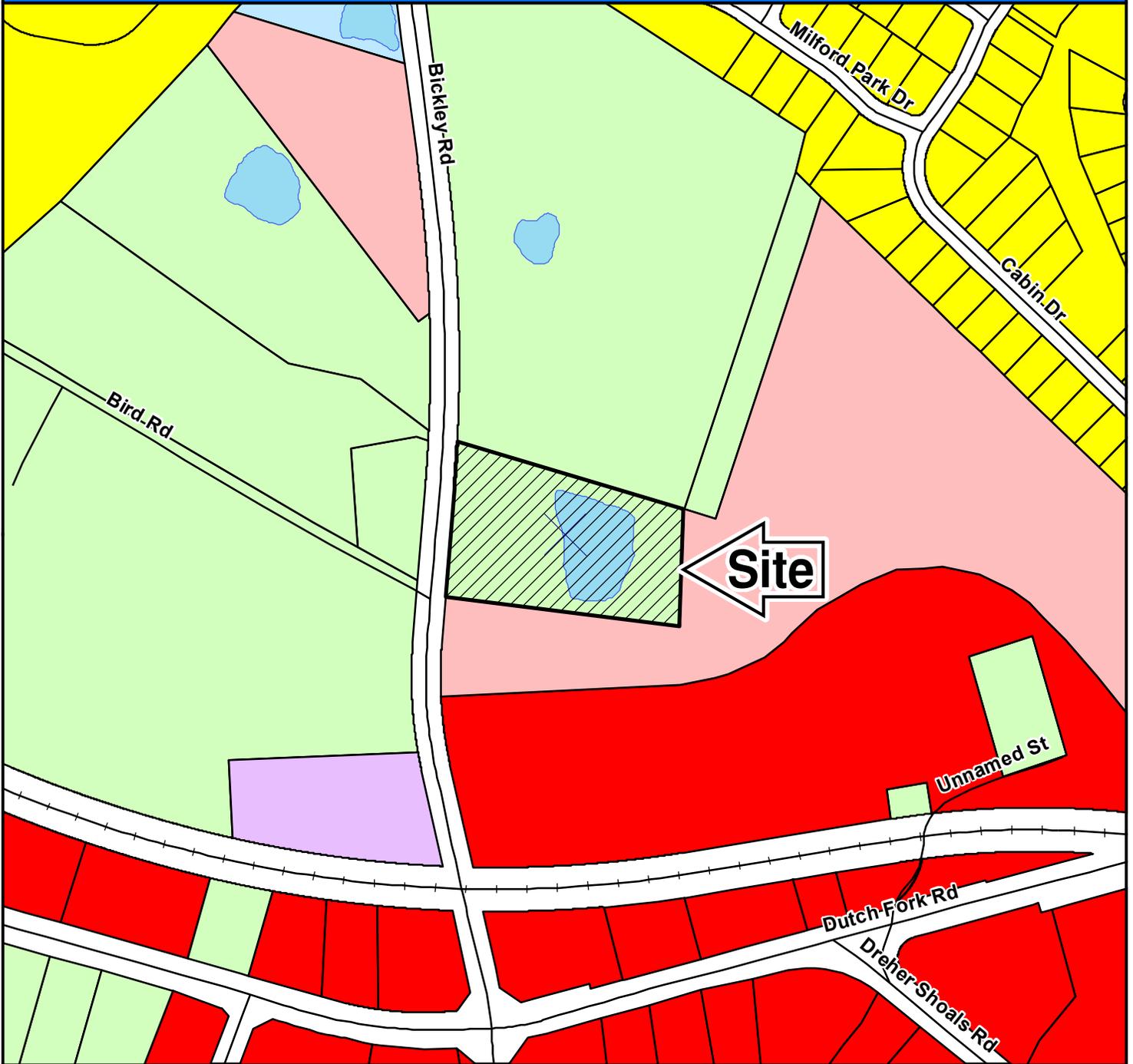
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



© Google

Case 18-028 MA RU to GC

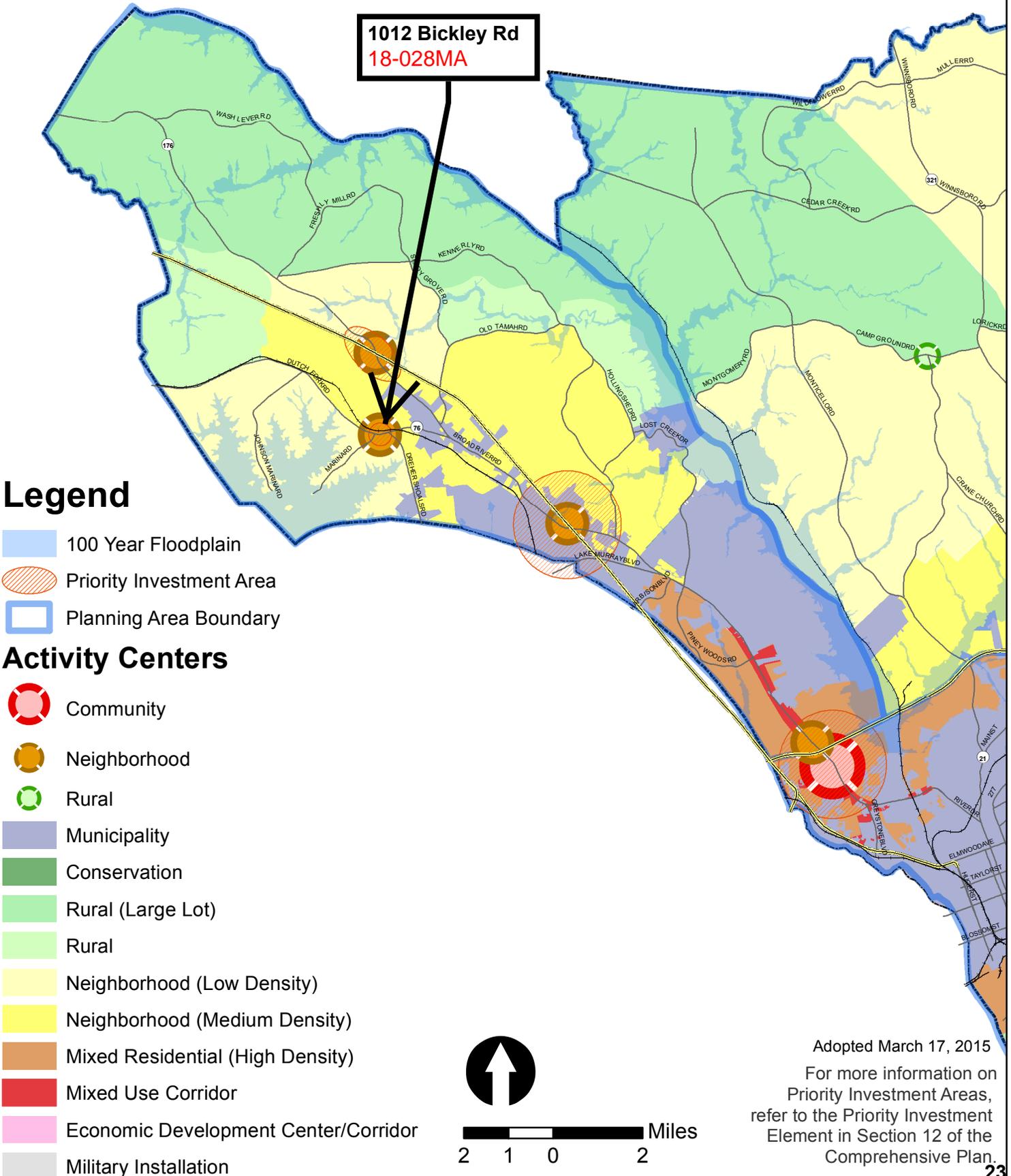


ZONING CLASSIFICATIONS

	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		

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: September 10, 2018
RC PROJECT: 18-029 MA
APPLICANT: Ken Jones

LOCATION: 3409 Hard Scrabble Rd

TAX MAP NUMBER: R17300-06-08
ACREAGE: 1.56 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 7, 2018

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. 1.

1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code, the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

Zoning District Summary

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

No minimum lot area, except as required by DHEC. 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: 24 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>	RS-LD	Undeveloped
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	GC	SC ETV Telecommunications Tower

Discussion

Parcel/Area Characteristics

The subject property has primary frontage along Hard Scrabble Road and secondary frontage on Sloan Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Sloan Road is a two-lane collector without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels and residential uses. The parcels north and east of the site are undeveloped and zoned RS-LD. South of the site is a Residential Single-family Low Density (RS-LD) District parcel with a residence. West of the site is a General Commercial District zoned parcel with a telecommunications tower.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located 1.45 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant located along south of the parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northwest 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 2017 SCDOT traffic count (Station #708) located west of the subject parcel on Sloan Road identifies 1,050 Average Daily Trips (ADT's). Sloan is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Sloan Road is currently operating at Level of Service (LOS) "A".

The 2017 SCDOT traffic count (Station #438) located south of the subject parcel on Hard Scrabble Road identifies 19,800 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 10,800 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

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

The section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

Conclusion

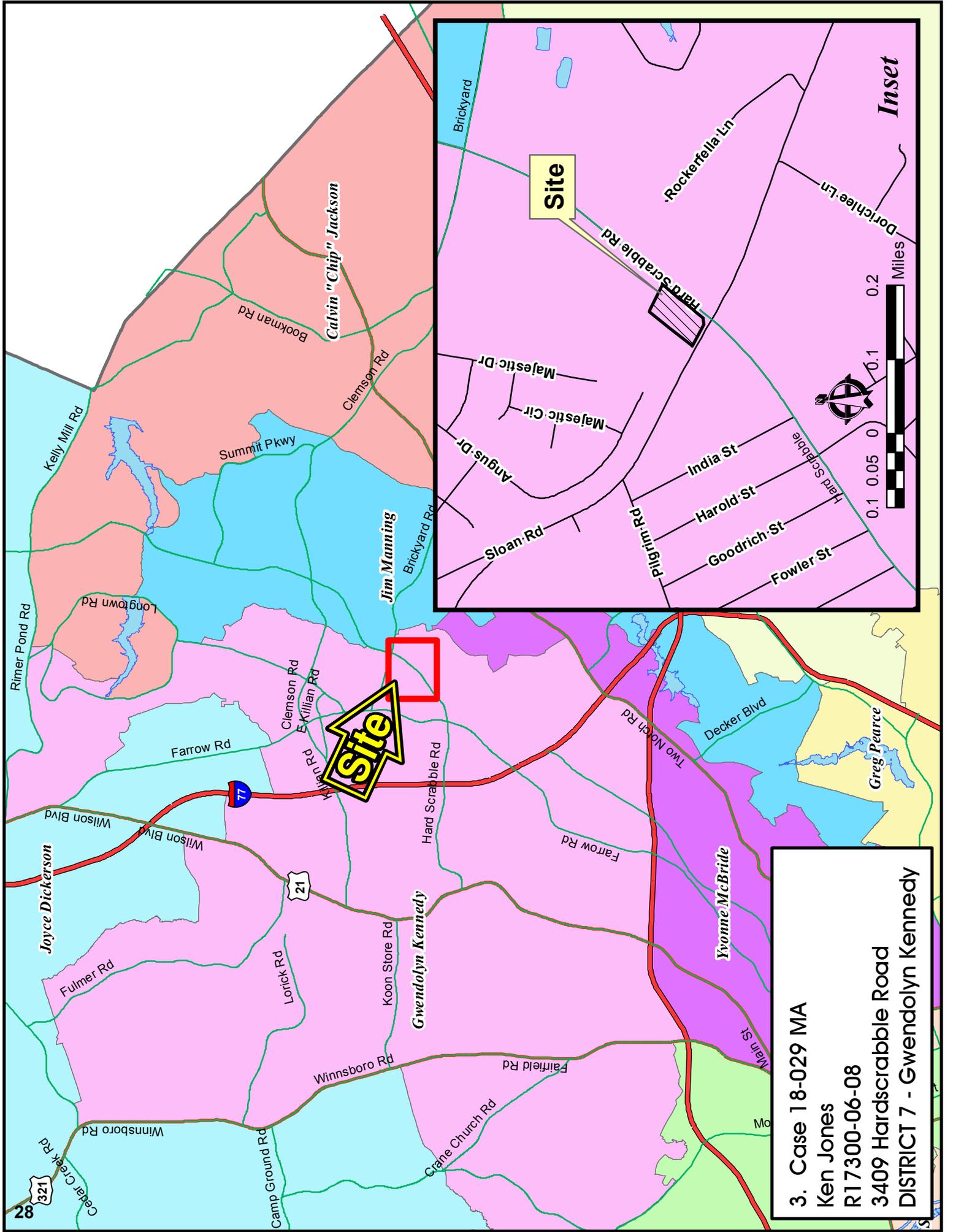
The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Sloan Road is classified as a two lane undivided collector and Hard Scrabble Road is a minor arterial. It also does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial and is not consistent with the type of commercial development promoted by the designation, as the permitted uses of the request are more intensive than recommended (neighborhood scale).

Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of a type of commercial zoning into an area where a more suitable transitional zoning may be more appropriate.

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

Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission voted 4 to 4 on **RC Project # 18-029 MA**. A tie vote for motions regarding recommendations to the County Council is a "**no recommendation**" vote.



Site

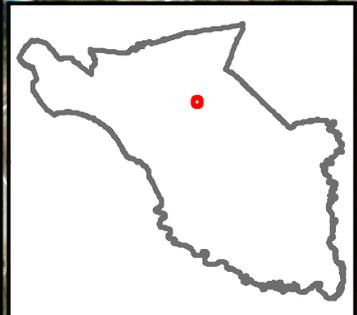
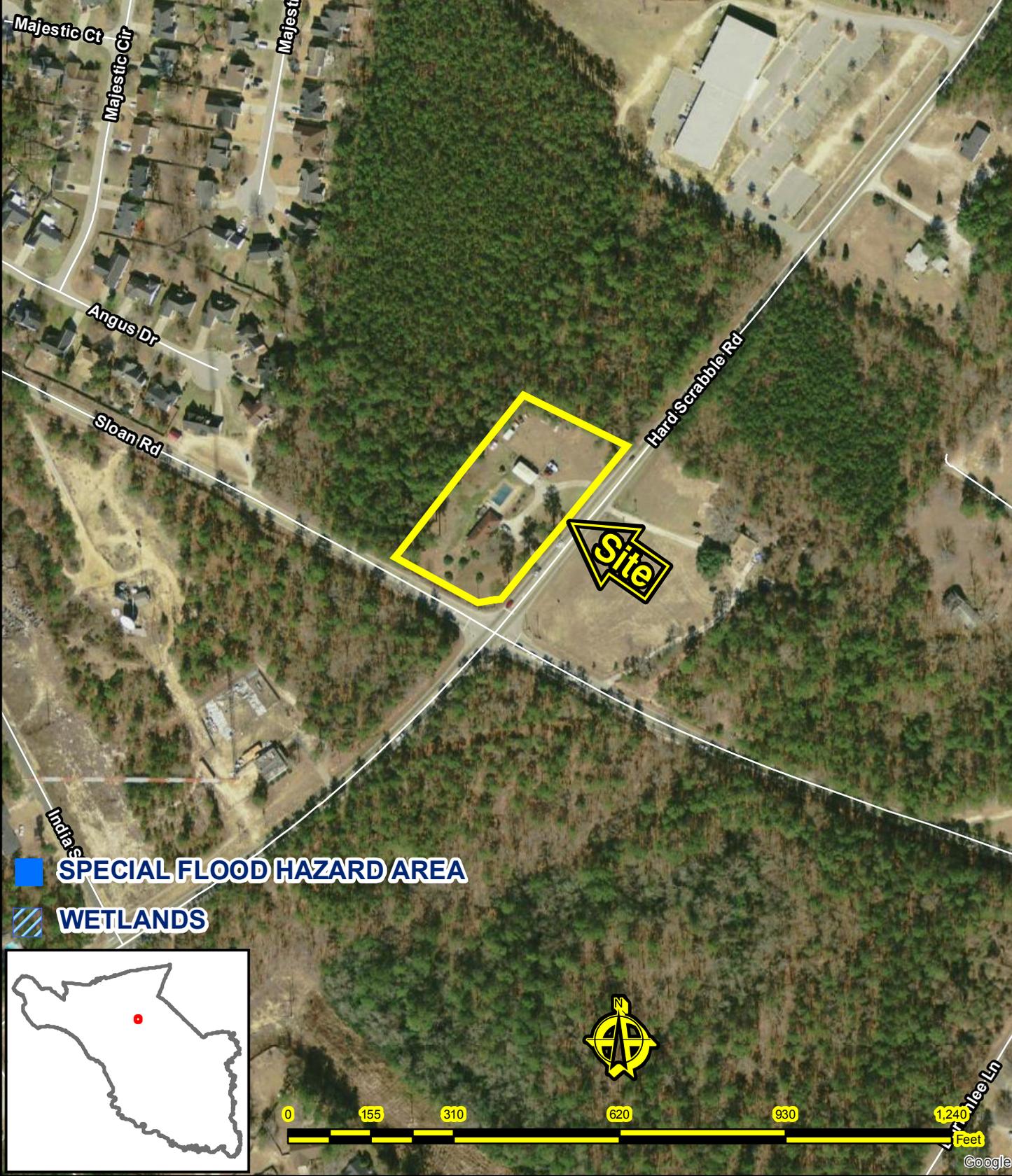
Site



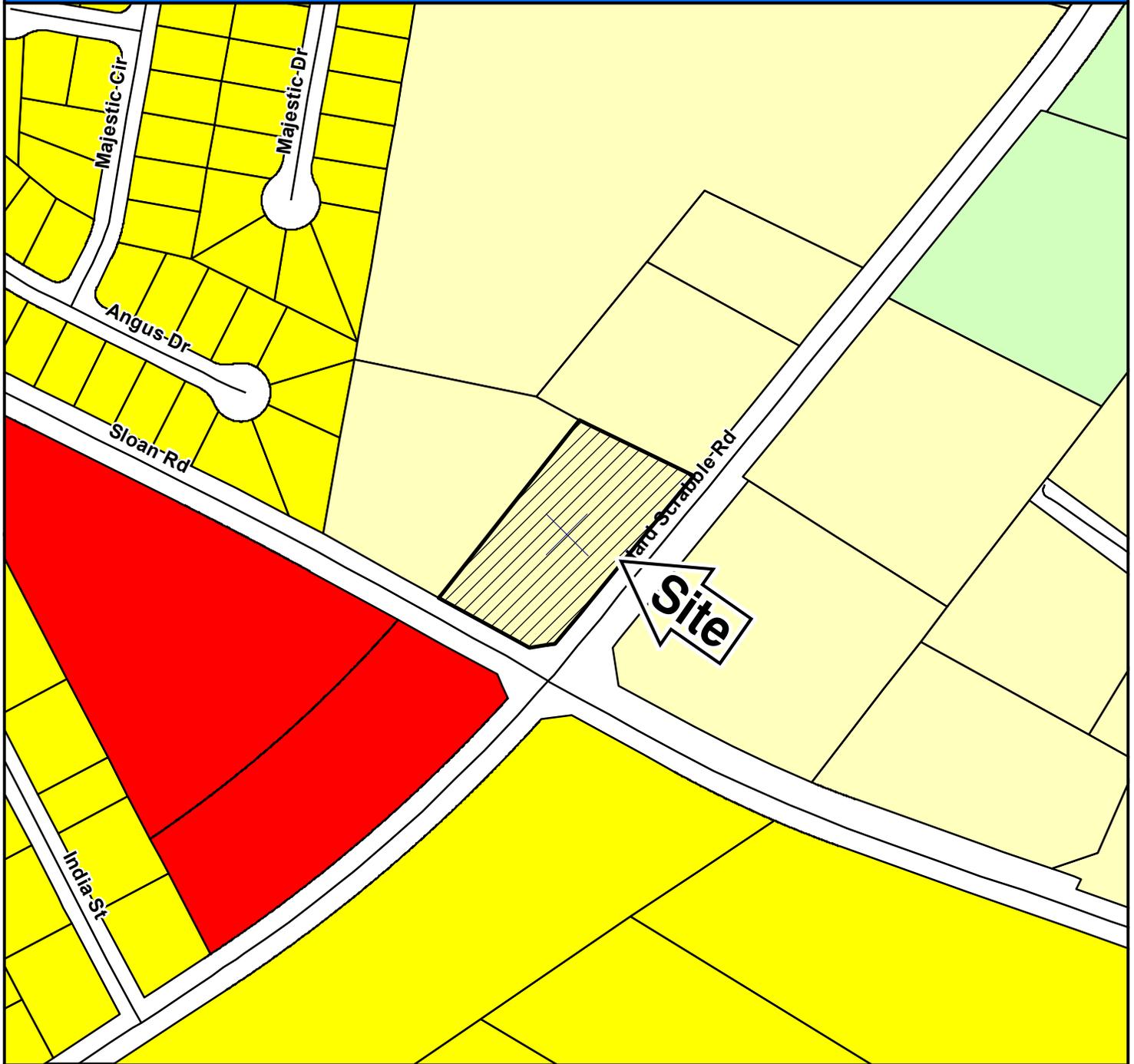
Inset

3. Case 18-029 MA
 Ken Jones
 R17300-06-08
 3409 Hardscrabble Road
 DISTRICT 7 - Gwendolyn Kennedy

Case 18-029 MA
RS-LD to GC
TMS R17300-06-08



Case 18-029 MA RS-LD 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

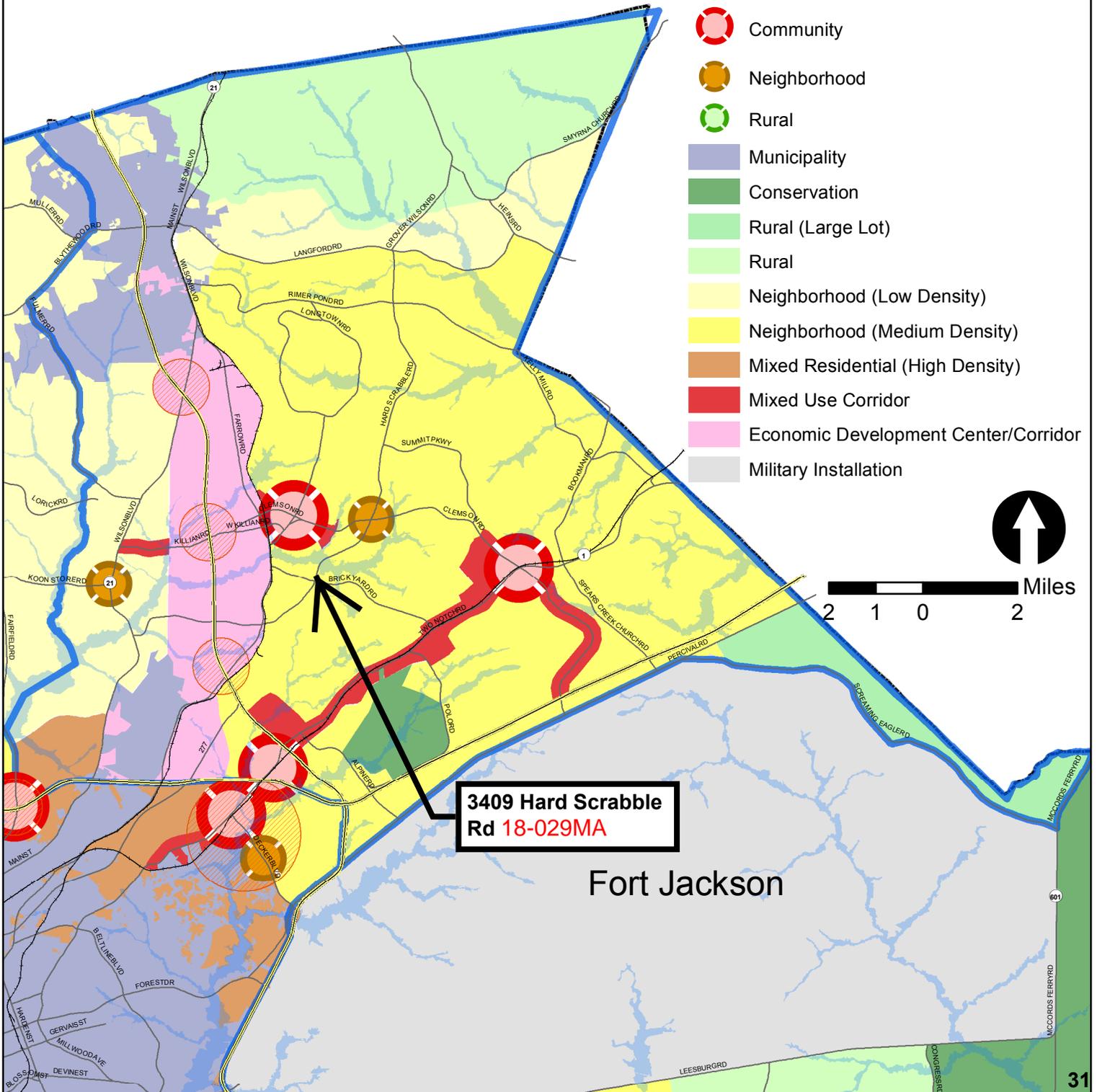


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-030 MA
APPLICANT: Stanley T. Bell

LOCATION: 2024 Harlem Street

TAX MAP NUMBER: R13515-05-06
ACREAGE: .44 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: RU

ZPH SIGN POSTING: September 7, 2018

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District. With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-Family High Density District (RS-HD).

Zoning History for the General Area

The Light Industrial District (LI) parcel east of the site was rezoned from Residential Single-family (RS-LD) District under case number 15-035MA (Ordinance Number 008-16HR).

Zoning District Summary

The RU District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area is 33,000 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 1 dwelling unit.

*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>	RU/RU	Undeveloped/Residence
<u>South:</u>	M-1	Industrial Uses
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	RS-HD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Harlem Street. The parcel contains a residential structure. Harlem Street is a two lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts north of the site. West and east of the site are residentially zoned parcels that are undeveloped. South of the site are warehouse uses.

Public Services

The subject parcels are within the boundaries of Richland School District One. Meadowfield Elementary School is located 1.8 miles northeast of the subject parcels on Galway Lane. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. The closest fire hydrant is located on Shop Rd approximately 1.18 miles away. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.02 miles west of the subject parcels.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Character

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 2017 SCDOT traffic count (Station #292) located east of the subject parcel on Atlas Road identifies 22,300 Average Daily Trips (ADT's). Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas Road is currently operating at Level of Service (LOS) "F".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for Harlem St., either through SCDOT or the County Penny Sales Tax program. However, there is a Project Description of: Widening of Atlas Road (S-50) from the intersection of Bluff Road (SC 48) to Garners Ferry Road (US 76) for a total of 2.82 miles.

Conclusion

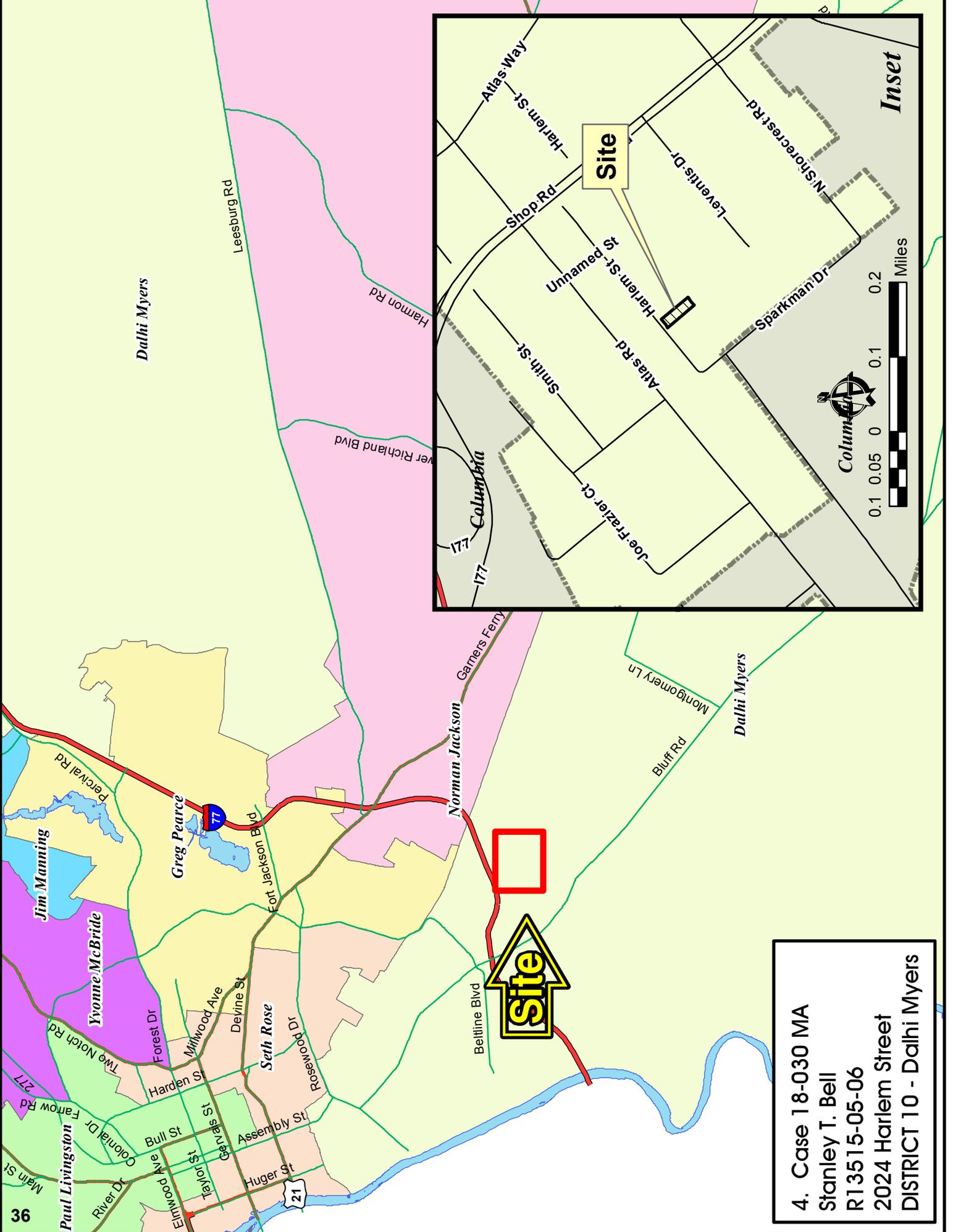
The proposed rezoning **is not** consistent with the objectives outlined in the Comprehensive Plan.

According to the Comprehensive Plan, parcels located within the Economic Development Center/Corridor should provide for industrial, commercial and office uses that will minimally affect surrounding properties. The proposed RU District does not permit uses which meet this objective. Also, the density (low) of the RU District contradicts with the medium and high density desired for residential uses, as outlined in the Economic Development Center/Corridor land use designation. Principally, for these reasons staff recommends **disapproval** of this map amendment.

However, approval of the request would permit a zoning district which would allow residential uses that are in character with the existing surrounding uses.

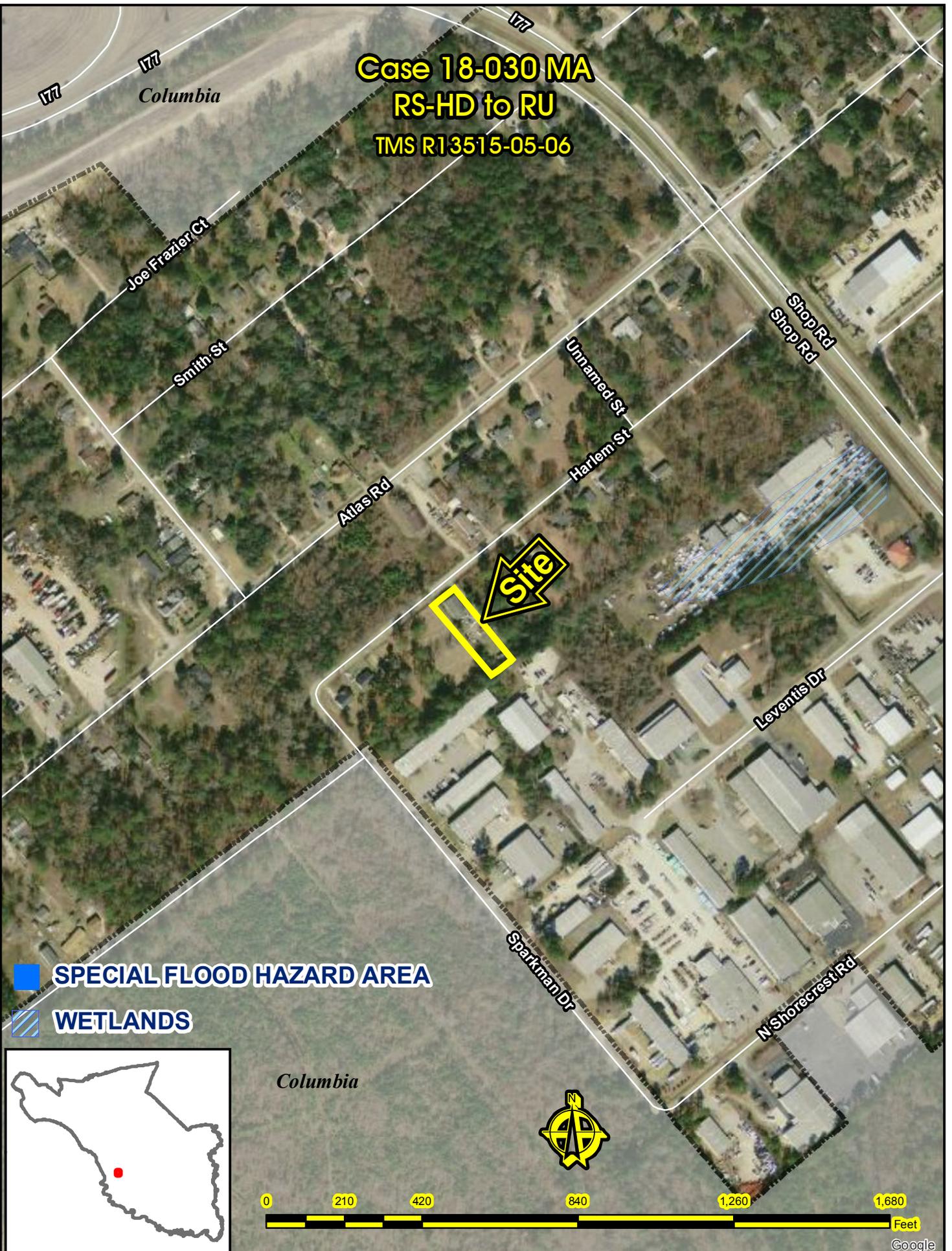
Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-030 MA**.



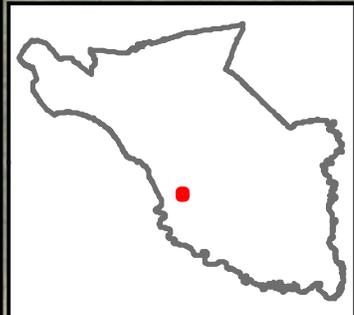
4. Case 18-030 MA
 Stanley T. Bell
 R13515-05-06
 2024 Harlem Street
 DISTRICT 10 - Dalhi Myers

Case 18-030 MA
RS-HD to RU
TMS R13515-05-06

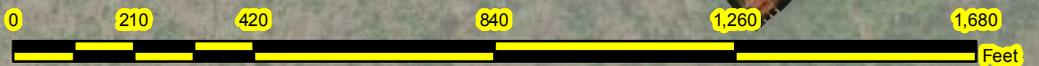


SPECIAL FLOOD HAZARD AREA

WETLANDS

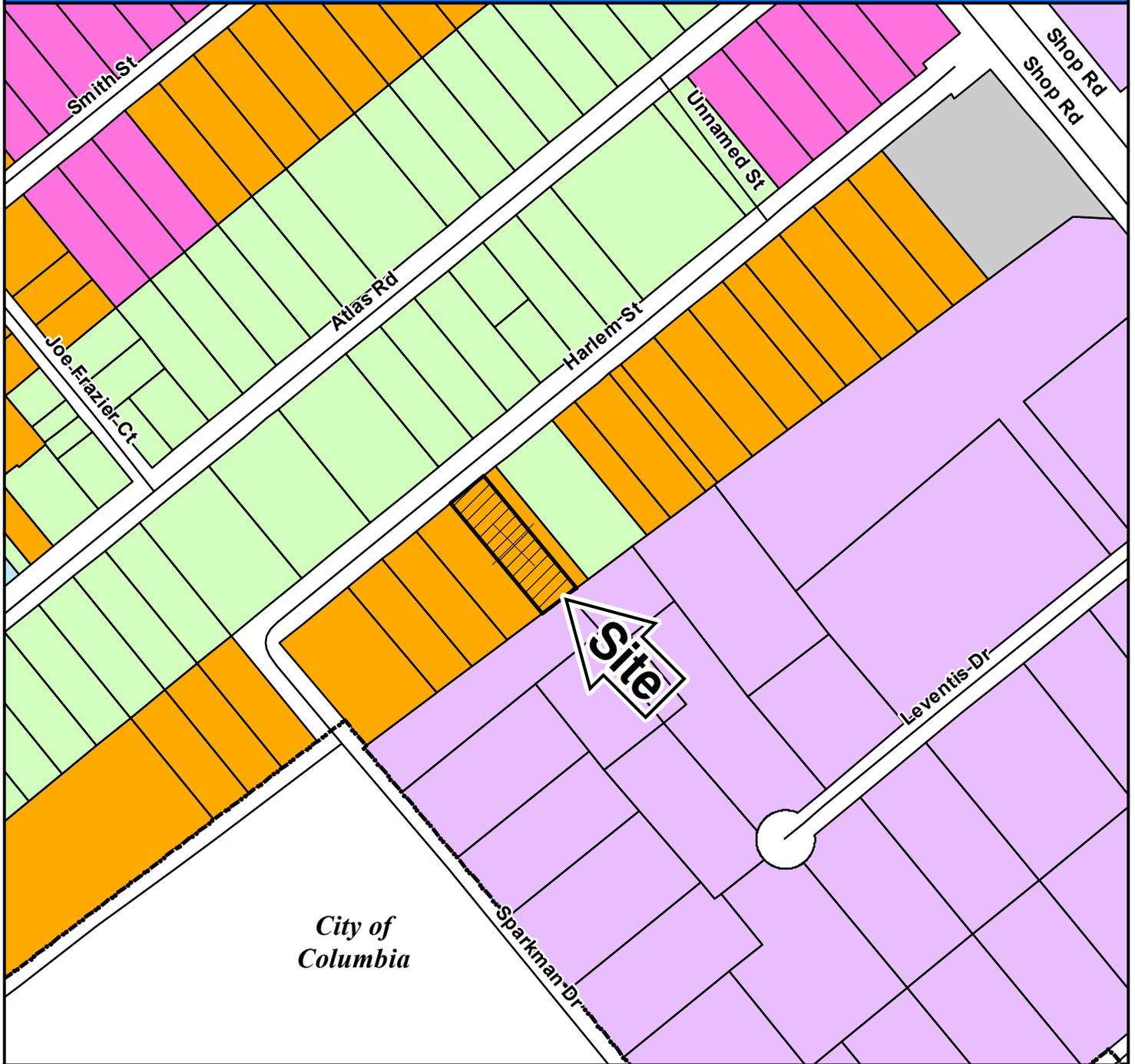


Columbia



Google

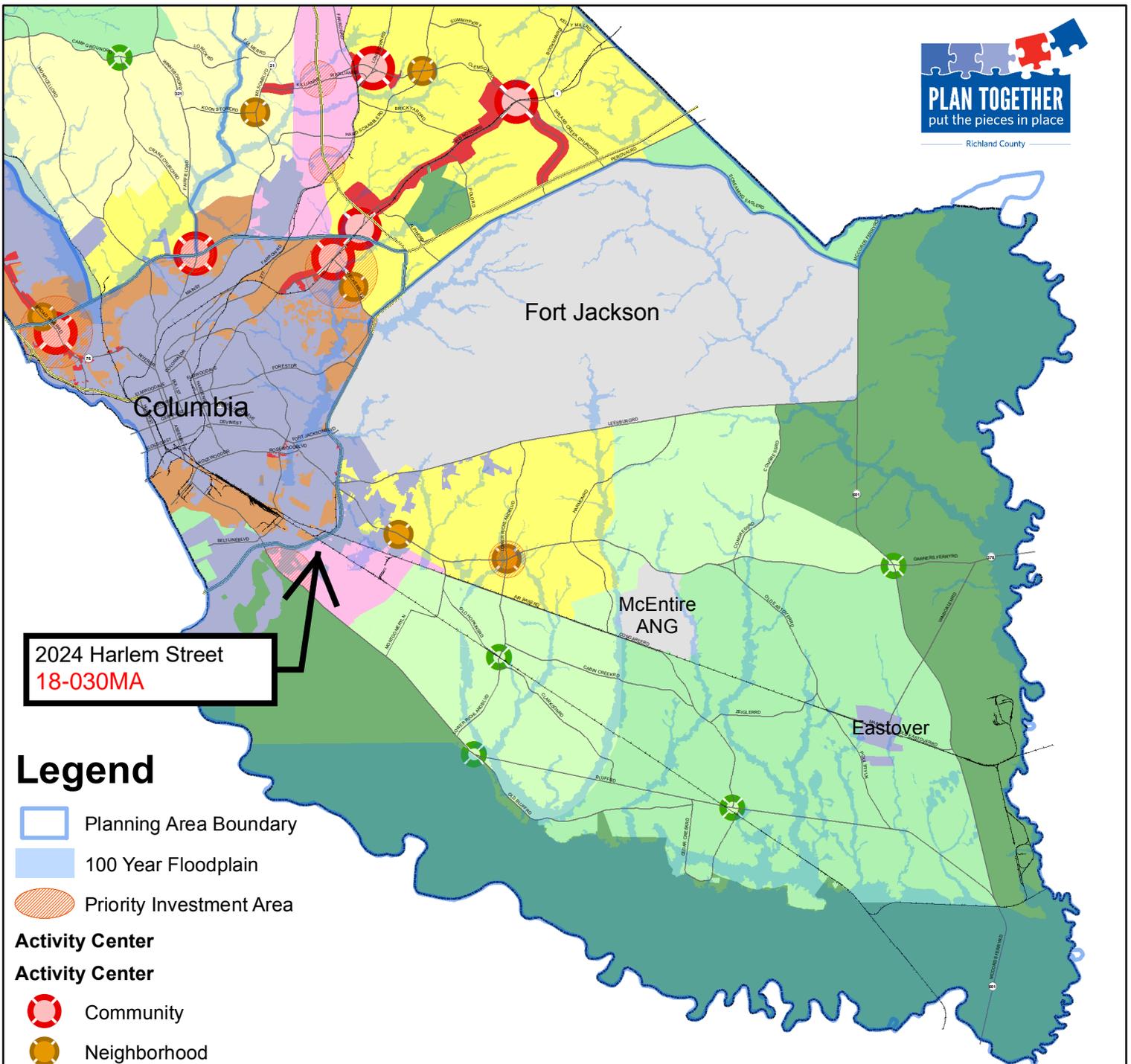
Case 18-030 MA RS-HD to RU



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-031 MA
APPLICANT: Margaret Chichester

LOCATION: 2847 Congaree Road

TAX MAP NUMBER: R32404-01-01
ACREAGE: 10 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: September 7, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The parcels south of the site, which contain a Dollar General store, were rezoned from RU to Rural Commercial (RC) under ordinance number 023-15HR (case number 15-23 MA).

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	RU	Residential
<u>East:</u>	RU	Residential (unoccupied)
<u>West:</u>	RU	Undeveloped/Place of worship

Discussion

Parcel/Area Characteristics

The site has frontage along Congaree Road. The subject property contains two structures. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along Bluff Road and Congaree Road. The surrounding area is characterized by residential uses, a post office and west of the site is a non-conforming convenience store without pumps. The parcels east of the site are being utilized residentially. South of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Gadsden fire station (station number 19) is located on Gadsden Community Road, approximately 1.2 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Rural Activity Center**.

Land Use and Design

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts or other small scale tourism operations are appropriate.

Lower Richland Neighborhood Master Plan

Agriculture Area

The central portion of the Planning Area is classified as the agricultural area, and is surrounded by the other land uses. The agricultural area is bounded by Garners Ferry Road to the north and Congaree National Park to the south, while extending to Congaree Road on the west and McCords Ferry Road on the east. The active farming community and rural character are the mainstays of this area.

Agricultural Area Recommendations

Promote farming as a viable occupation and expanding the market for locally grown food.

Traffic Characteristics

The 2017 SCDOT traffic count (Station # 243) located northwest of the subject parcel on Bluff Road identifies 2,300 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "A".

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

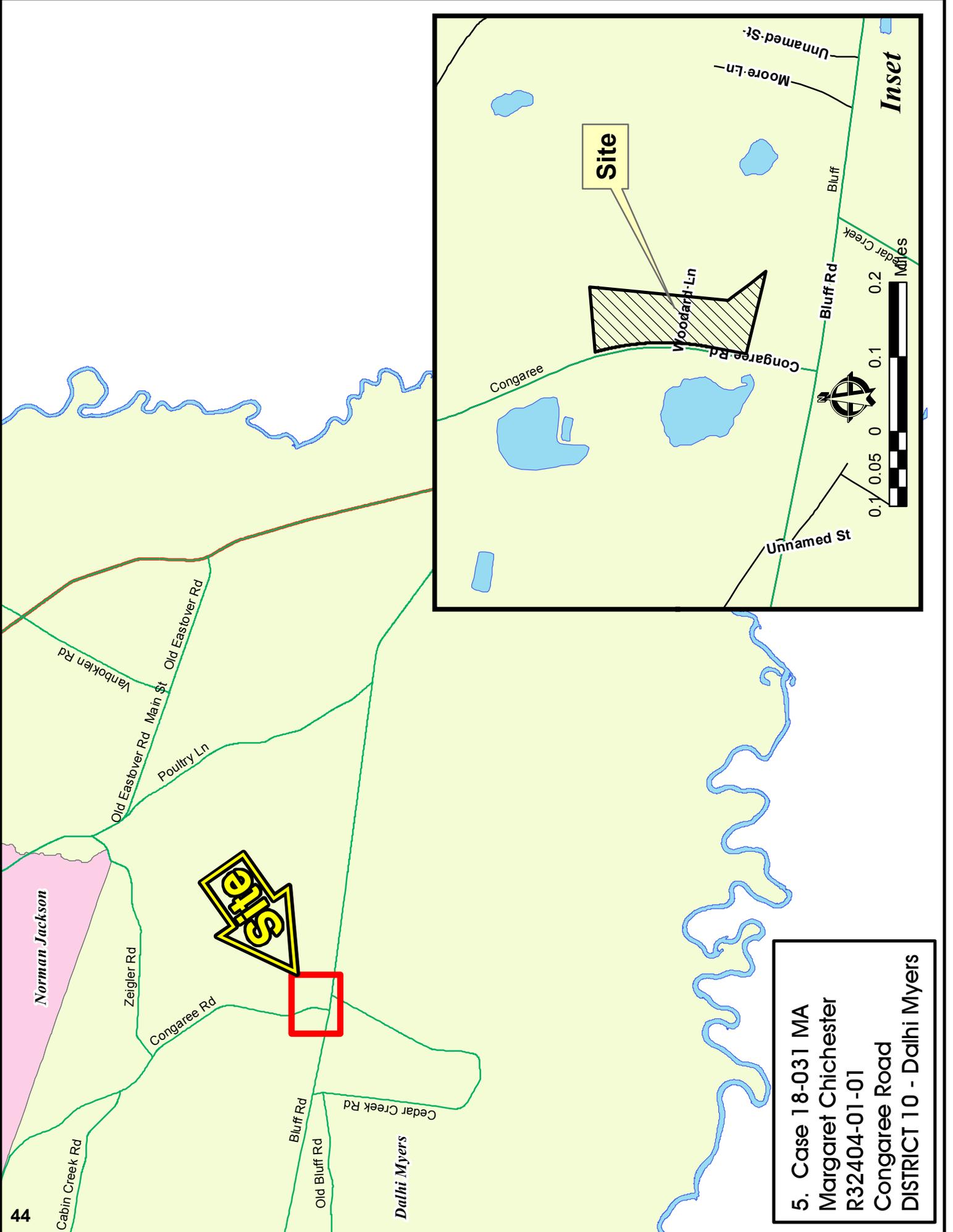
Conclusion

Staff is of the opinion that the request is not in compliance with objectives for commercial uses as outlined in the Rural Future Land Use designation. Staff also believes that the proposed rezoning would be inconsistent with the intentions of the Comprehensive Plan because of the intensity of uses allowed under the requested LI District. Approval of the requested zoning would be out of character with the existing uses in the area.

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

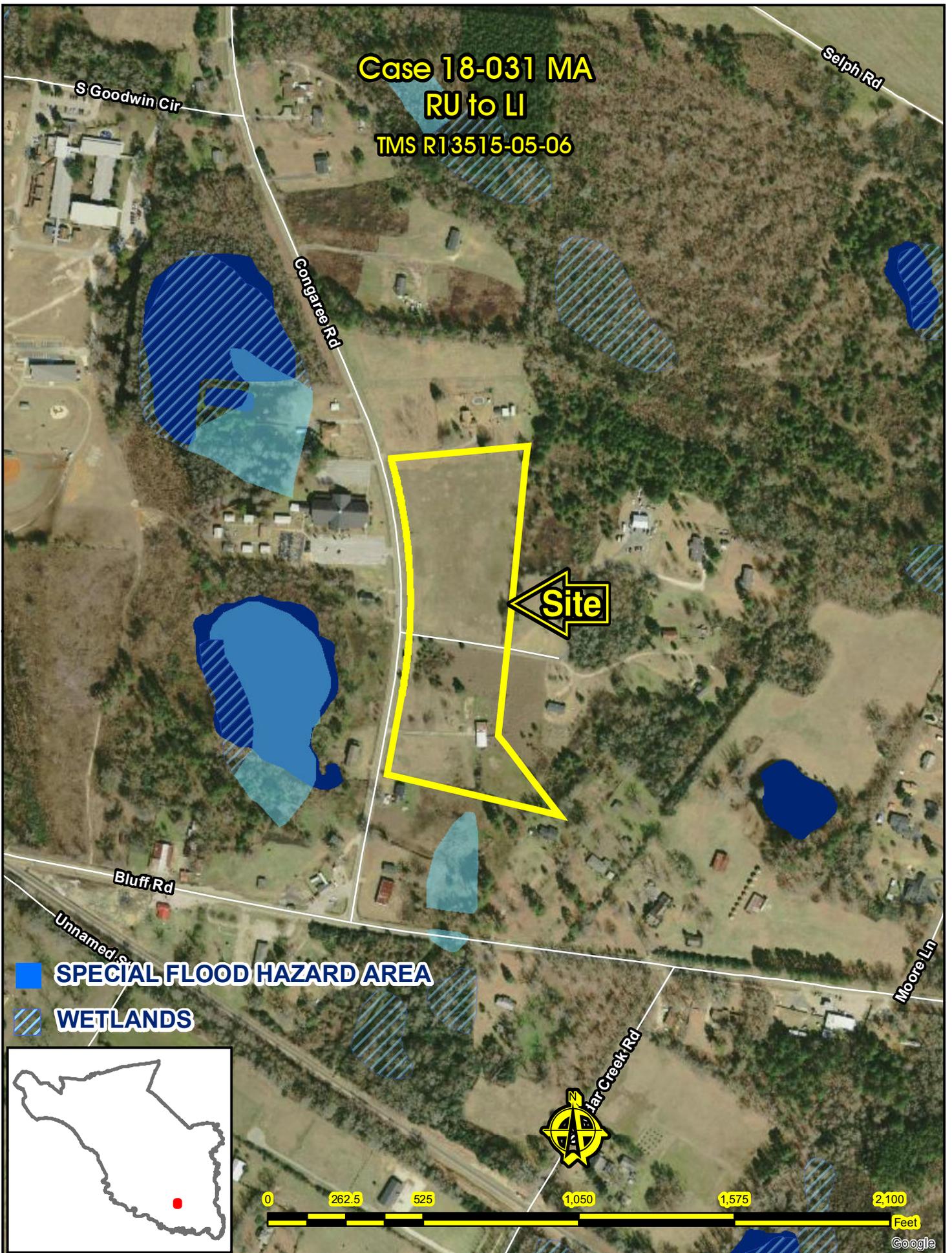
Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-031 MA**.

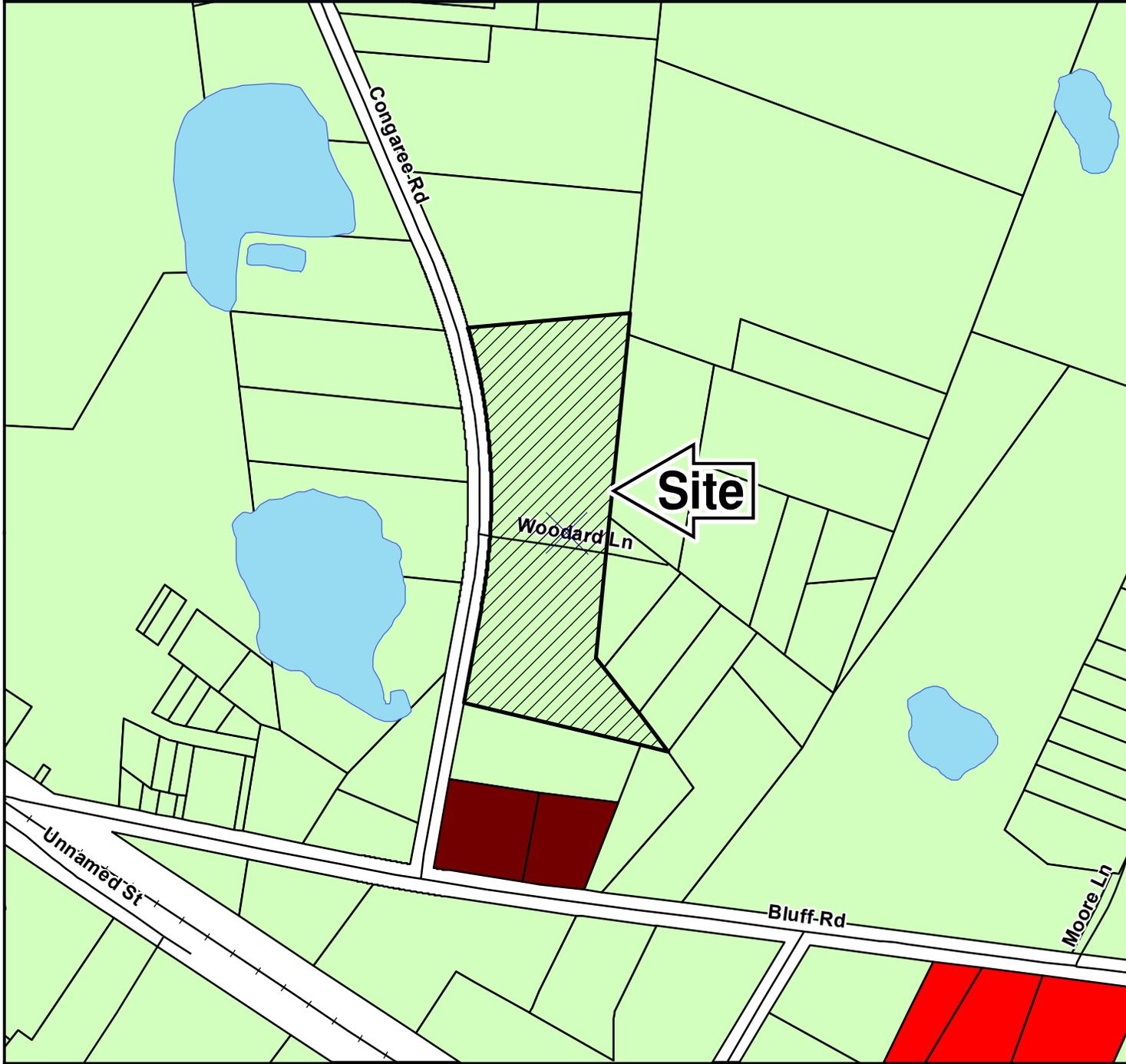


5. Case 18-031 MA
 Margaret Chichester
 R32404-01-01
 Congaree Road
 DISTRICT 10 - Dalhi Myers

Case 18-031 MA
RU to LI
TMS R13515-05-06



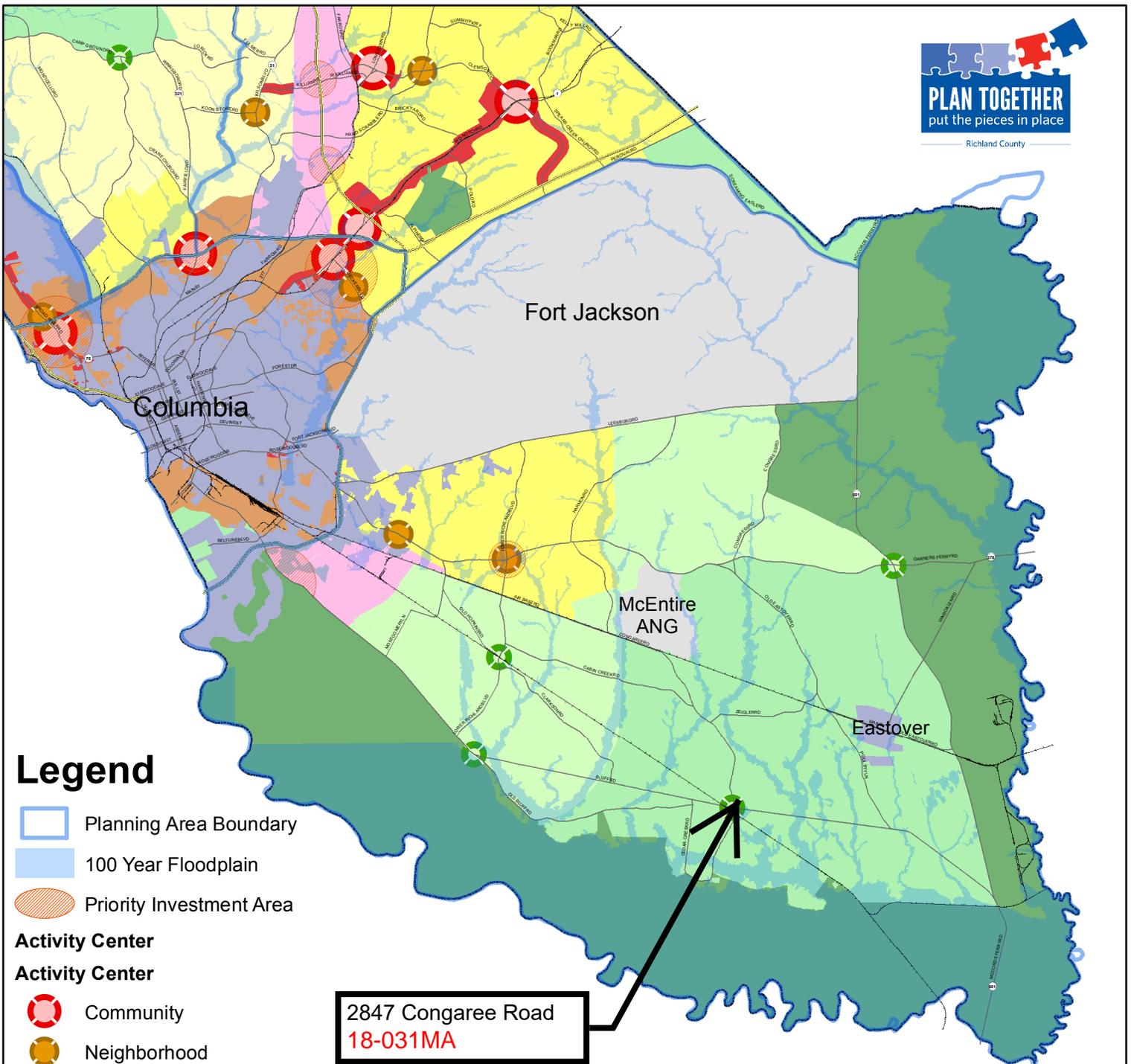
Case 18-031 MA RU to LI



ZONING CLASSIFICATIONS

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





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

2847 Congaree Road
18-031MA

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: September 10, 2018
RC PROJECT: 18-033 MA
APPLICANT: Sanjiv Narang

LOCATION: 809 Idlewild Boulevard

TAX MAP NUMBER: R11209-02-04
ACREAGE: 1.46 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ZPH SIGN POSTING: September 7, 2018

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. 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 Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code, the M-2 District was designated Heavy Industrial District (HI).

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: 23 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>	HI	Warehouse
<u>South:</u>	HI	Concrete Plant
<u>East:</u>	HI	Composite Materials Fabrication
<u>West:</u>	HI	Newspaper Publishing

Discussion

Parcel/Area Characteristics

The subject property has frontage on Idlewild Boulevard and Northway Road. Both Idlewild Boulevard and Northway Road are two lane undivided local roads without sidewalks and streetlights. The immediate area is characterized by industrial uses. North of the site is a warehouse. West of the site is a newspaper publishing facility. South of the site is a concrete plant. East of the site is a Composite Materials Fabrication facility.

Public Services

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located 1.02 miles northeast of the subject parcel on S Kilbourne Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located on the site along Idlewild Boulevard. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 1.34 miles west 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 ***Mixed Residential (High Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be

located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #359) located north of the subject parcel on Shop identifies 12,500 Average Daily Trips (ADT's). Shop Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Shop Road is currently operating at Level of Service (LOS) "D".

The 2017 SCDOT traffic count (Station #238) located southwest of the subject parcel on Bluff Road identifies 22,100 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are planned improvements for this section of Bluff Road through the County Penny Sales Tax program and SCDOT. The proposed improvements are for road resurfacing and constructing shared-used paths on both sides of the roadway from National Guard Rd/Berea Rd to South Beltline Boulevard. The project is currently in right-of-way acquisition.

There are planned improvements for this section of Shop Road through the County Penny Sales Tax program and SCDOT.

The proposed improvements are for a 5-lane (4 travel lanes with a center turn lane) widened roadway with offset, shared use paths along both sides of the road (for bicycle and pedestrian accommodations) on Shop Road from George Rogers Boulevard to South Beltline Boulevard. The project will include an intersection realignment and reconstruction at George Rogers Blvd.

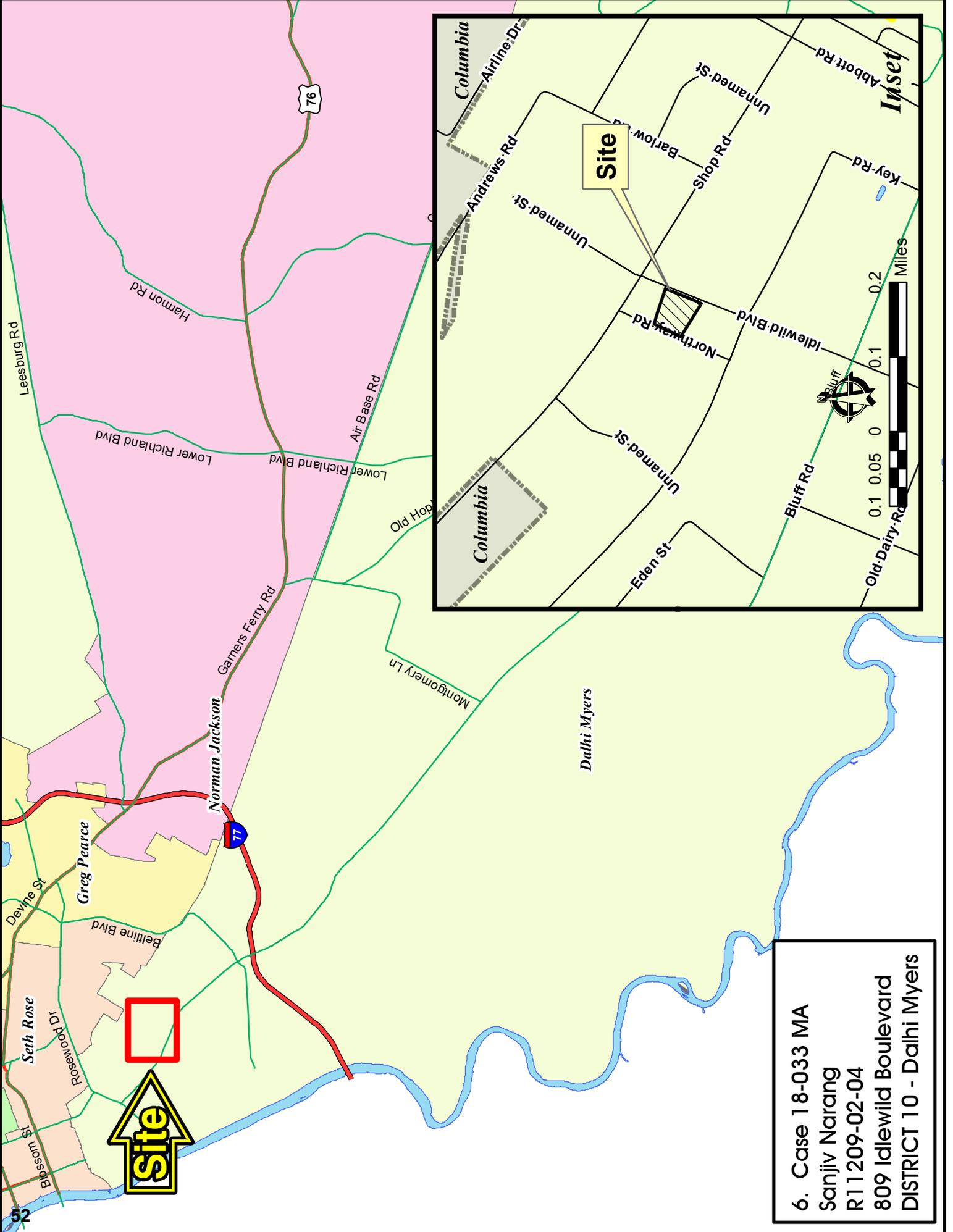
Conclusion

The subject parcel is located within the Mixed Residential (High Density) land use designation of the Comprehensive Plan. The proposed zoning district is consistent with the recommendations outlined in the Plan as it provides for a mix of residential and commercial uses. For this reason, staff recommends approval of this map amendment.

However, approval of the rezoning request would be out of character with the surrounding development pattern and zoning district of the area.

Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-033 MA**.



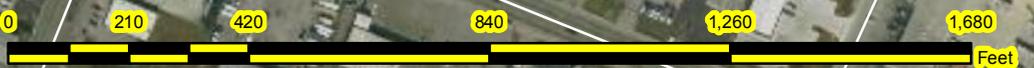
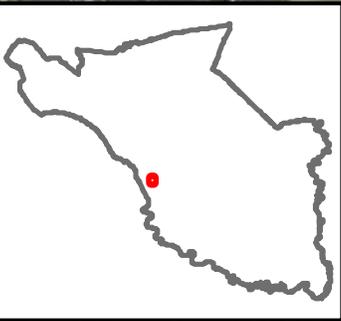
6. Case 18-033 MA
 Sanjiv Narang
 R11209-02-04
 809 Idlewild Boulevard
 DISTRICT 10 - Dalhi Myers

Case 18-033 MA
HI to GC
TMS R11209-02-04



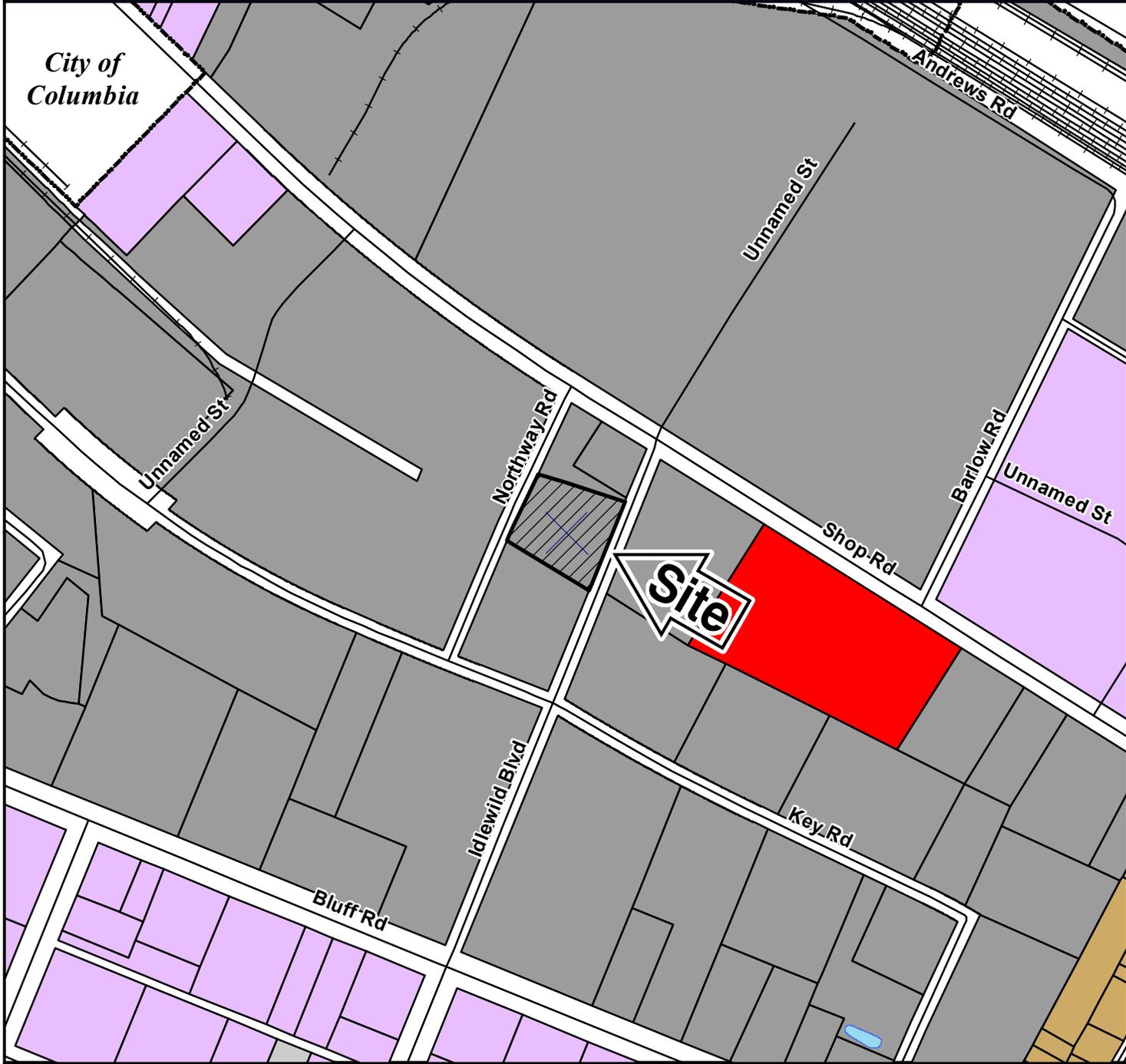
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

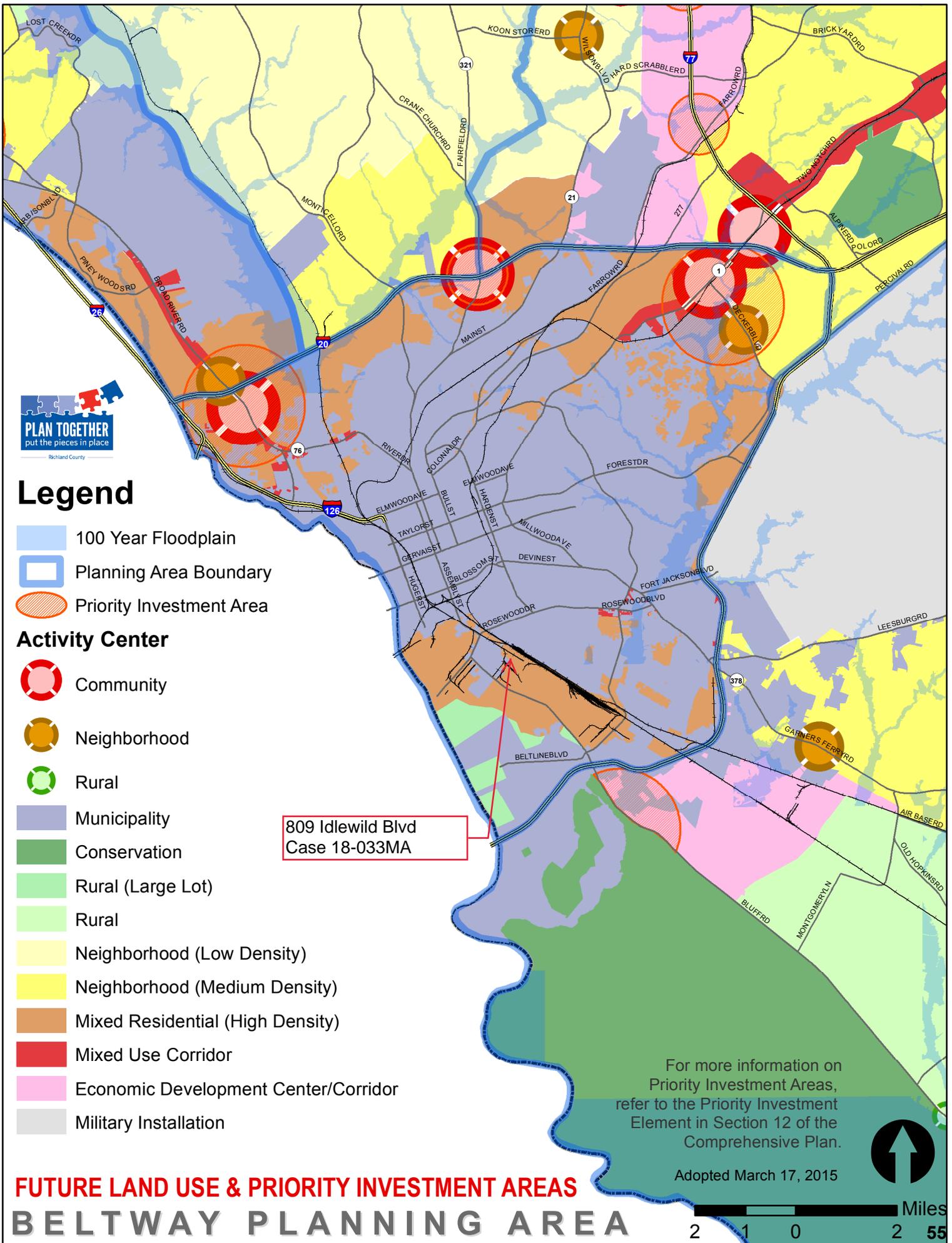
Case 18-033 MA HI to GC



ZONING CLASSIFICATIONS

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





Legend

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

Activity Center

- Community
- Neighborhood
- Rural

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

809 Idlewild Blvd
Case 18-033MA

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



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-18HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “TRANSPORTATION, INFORMATION, WAREHOUSING, WASTE MANAGEMENT, AND UTILITIES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses with Special Requirements, And Special Exceptions; “Transportation, Information, Warehousing, Waste Management, And Utilities” Of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Toys and Hobby Goods and Supplies														P	P	P	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban													P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills and Structural Fill Sites (Ord. 071-14HR; 12-9-14)		SE															SE
Limousine Services														P	P	P	P
Materials Recovery Facilities (Recycling)															P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)		SE P									SE	SE	SE	SE	SE	SE P	SE P
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services															P		P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private																	P
Sludge, Non-Hazardous (Ord. 071-14HR; 12-9-14)																	SR
Taxi Service Terminals													P	P	P	P	P

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers – RU, LI, HI”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) Radio, Television, and Other Similar Transmitting Towers – (RU, LI, HI)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
 - e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
 - f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
 - g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
 - h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
 - i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended to read as follows:

- (22) Radio, Television, and Other Similar Transmitting Towers – (OI, NC, RC, GC, M-1)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

- (22) *Radio, television and telecommunications and other transmitting towers.*
 - a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
 - b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal

rule, law, or regulation may be placed as required by standard industry practice.

- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Section VI. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section VII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section VIII. Effective Date. This ordinance shall be effective from and after _____, 2018.

RICHLAND COUNTY COUNCIL

By: _____
Joyce Dickerson, Chair

Attest this _____ day of
_____, 2018.

Michelle M. Onley
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing:	September 25, 2018
First Reading:	September 25, 2018
Second Reading:	October 2, 2018
Third Reading:	October 16, 2018



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