

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



December 18, 2018

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, December 18, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

Ashley PowellCommunity 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

MAP AMENDMENTS [ACTION]

1. Case # 18-042 MA District 10
Dalhi Myers
Cynthia Watson
RS-HD to MH (1.5 acres)
Bluff Road
TMS# R16103-05-03
PDS Recommendation – Disapproval
Planning Commission – Disapproval (6-0)
Page 1
2. Case # 18-043 MA District 10
Dalhi Myers
Margaret Chichester
RU to LI (2 acres)
Congaree Road
TMS# R32404-01-01(Portion of)
PDS Recommendation – Disapproval
Planning Commission – Disapproval (7-0)
Page 9
3. Case # 18-044 MA District 7
Gwendolyn Kennedy
Kevin Corley
RU to OI (2.6 acres)
1820 Crane Church Road
TMS# R09600-02-07(Portion of)
PDS Recommendation – Disapproval
Planning Commission – Disapproval (7-0)
Page 17

4. Case # 18-046 MA
Kenyatte Jones
GC to RM-MD (.4 acres)
5406 Monticello Road
TMS# R09310-07-14 (Portion of)
PDSD Recommendation – Approval
Planning Commission – Approval (6-0)
Page 25

District 4
Paul Livingston

5. Case # 18-047 MA
Inga Black
RS-HD to GC (1.21 acres)
Bluff Road and Harlem Street
TMS# R13509-02-07, 42 & 43
PDSD Recommendation – Disapproval
Planning Commission – Approval (7-0)
Page 33

District 10
Dalhi Myers

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 3, 2018
RC PROJECT: 18-042 MA
APPLICANT: Cynthia Watson

LOCATION: Bluff Road

TAX MAP NUMBER: R16103-05-03
ACREAGE: 1.5 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: MH

ZPH SIGN POSTING: November 30, 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 District Summary

The MH District is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

Minimum lot area: 7,260 square feet, or as determined by DHEC. In no case shall the lot size be less than 7,260 square feet. Maximum density standard: except in manufactured home parks, no more than one (1) principal dwelling unit may be placed on a lot.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 9 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/MH	Undeveloped/Residences
<u>South:</u>	RU/RU	Undeveloped/Undeveloped
<u>East:</u>	MH/RS-HD/RS-HD	Residence/Residence/Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property is an undeveloped site located off of Bluff Road, a two lane undivided minor arterial without sidewalks or streetlights along this section. The immediate area is primarily characterized by undeveloped lots and residential uses (manufactured homes on MH zoned parcels). Industrial uses and large, undeveloped sites are present in the surrounding area.

Public Services

The subject parcel is within the boundaries of Richland School District One. Mill Creek Elementary School is located about 3.4 miles from the subject parcel. The Atlas Road fire station (Station number 8) is approximately 2.75 north of the subject parcel. The parcel is within the City of Columbia’s water service area and septic for sewer and wastewater.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #239) located west of the site on Bluff Road, from Atlas Road to Longwood Road, identifies 9,900 Average Daily Trips (ADTs). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “C”.

A programmed Transportation Alternative project by SCDOT is currently in the design/development stage for sidewalks and bike lanes along Bluff Road from Windy Road to Carswell Road. There is a dirt resurfacing project through the Richland Penny Sales Tax program for Bluff Oaks Road, where the subject property has frontage.

Conclusion

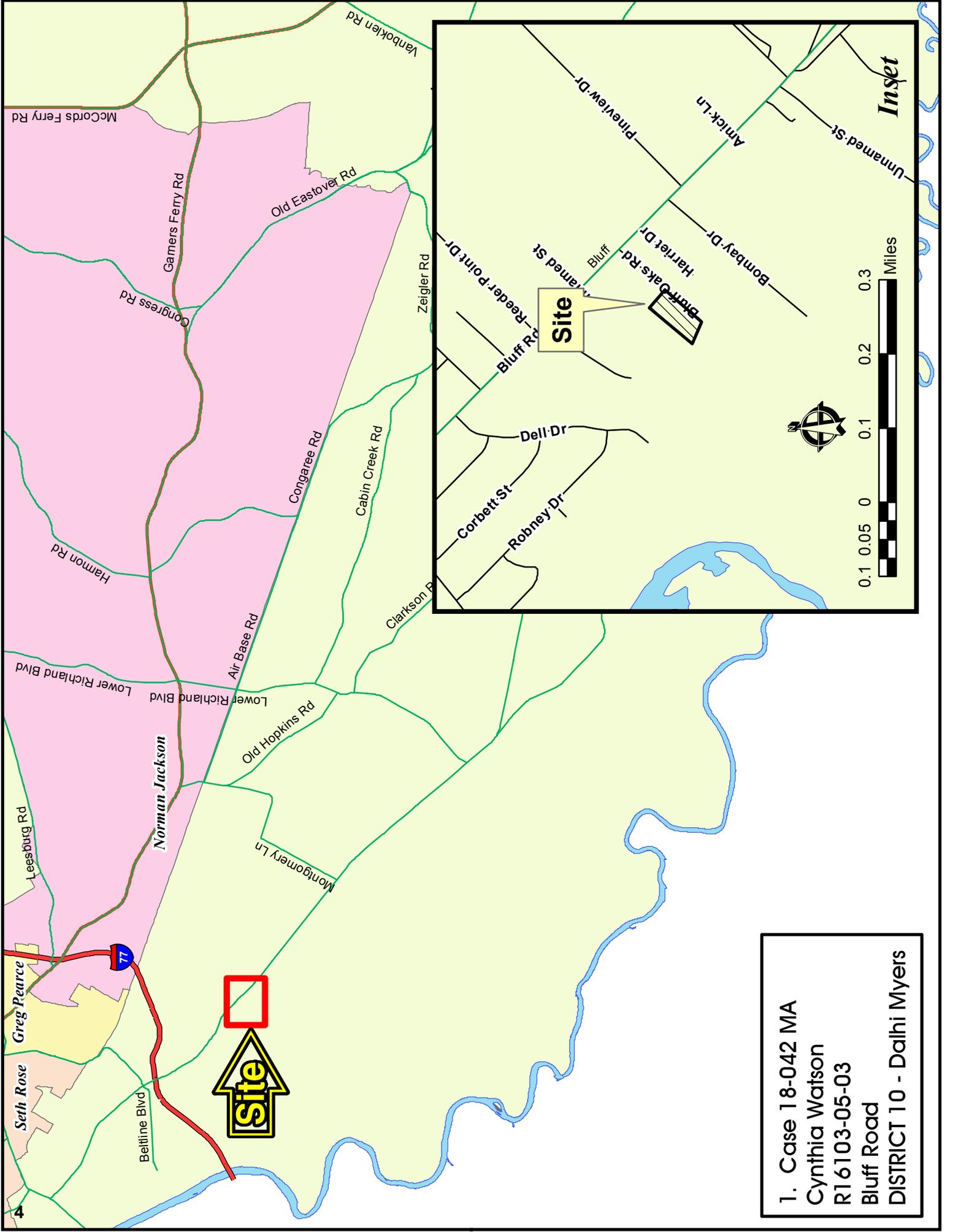
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use area should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. Generally, the TROS, PR, and C Overlay districts provide for these characteristics. The proposed MH district "...is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements." Although this district will expand the range of housing opportunities available to the residents of Richland County, the permitted uses conflict with the desired land use design of the Comprehensive Plan.

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

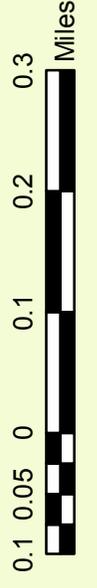
However, the proposed zoning designation would be consistent with the existing land uses of the immediate area.

Planning Commission Action

At their **December 3, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-042 MA**.



1. Case 18-042 MA
 Cynthia Watson
 R16103-05-03
 Bluff Road
 DISTRICT 10 - Dalhi Myers



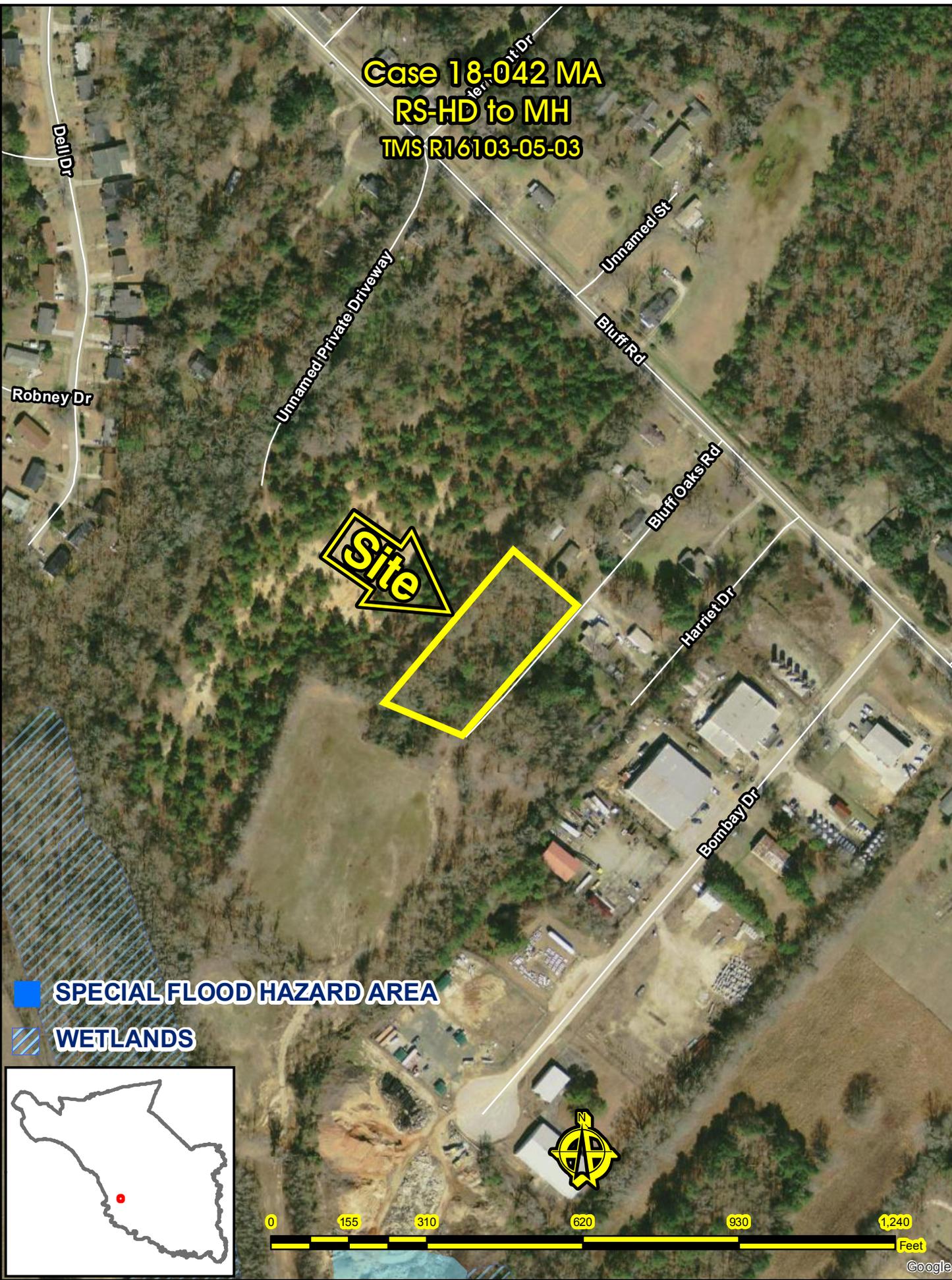
Inset

Site

Site



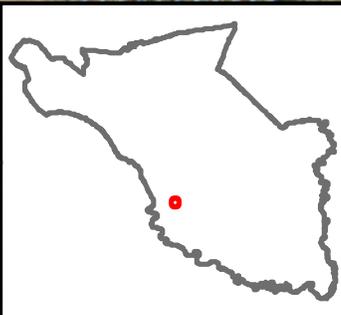
Case 18-042 MA
RS-HD to MH
TMS R16103-05-03



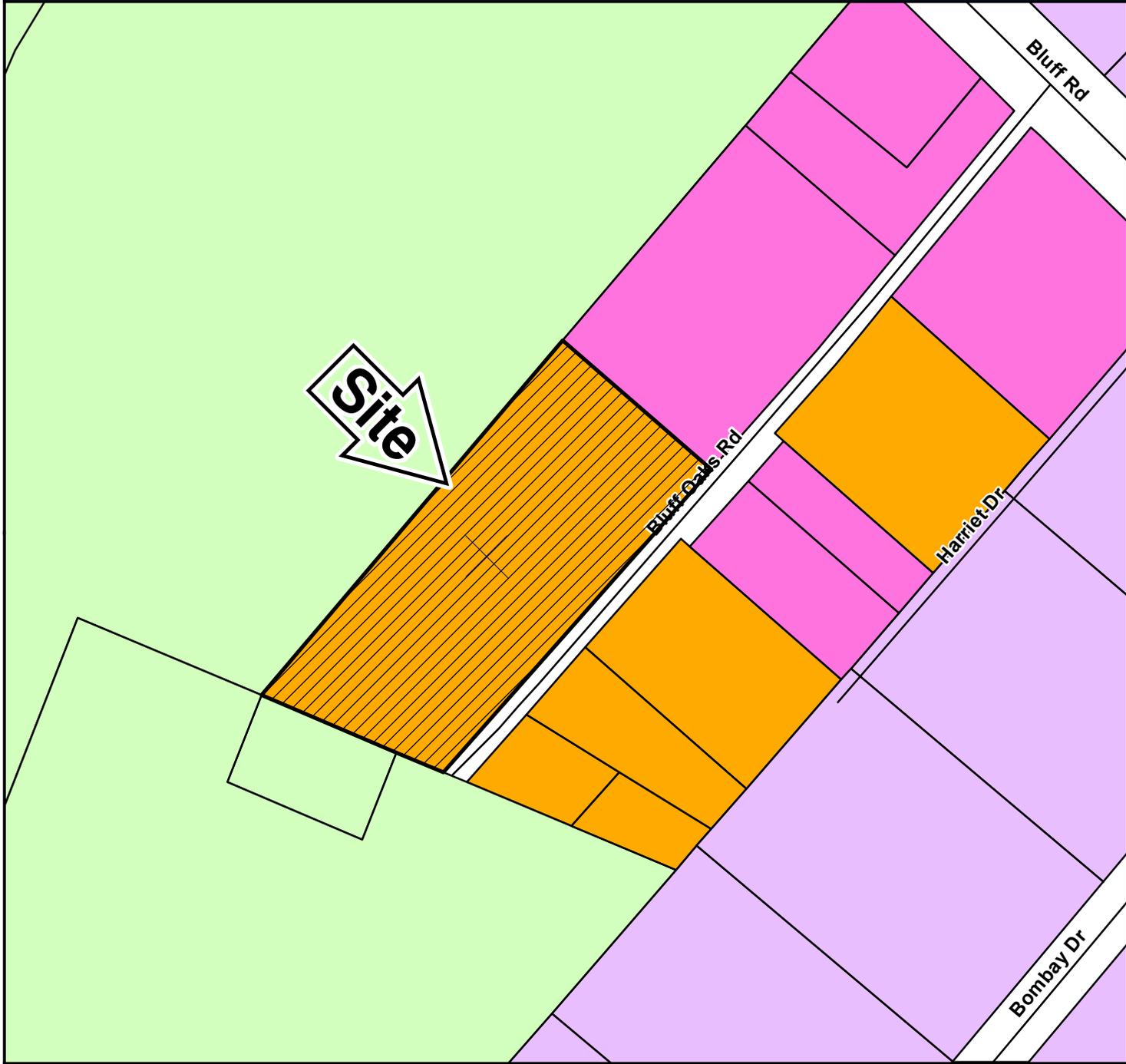
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



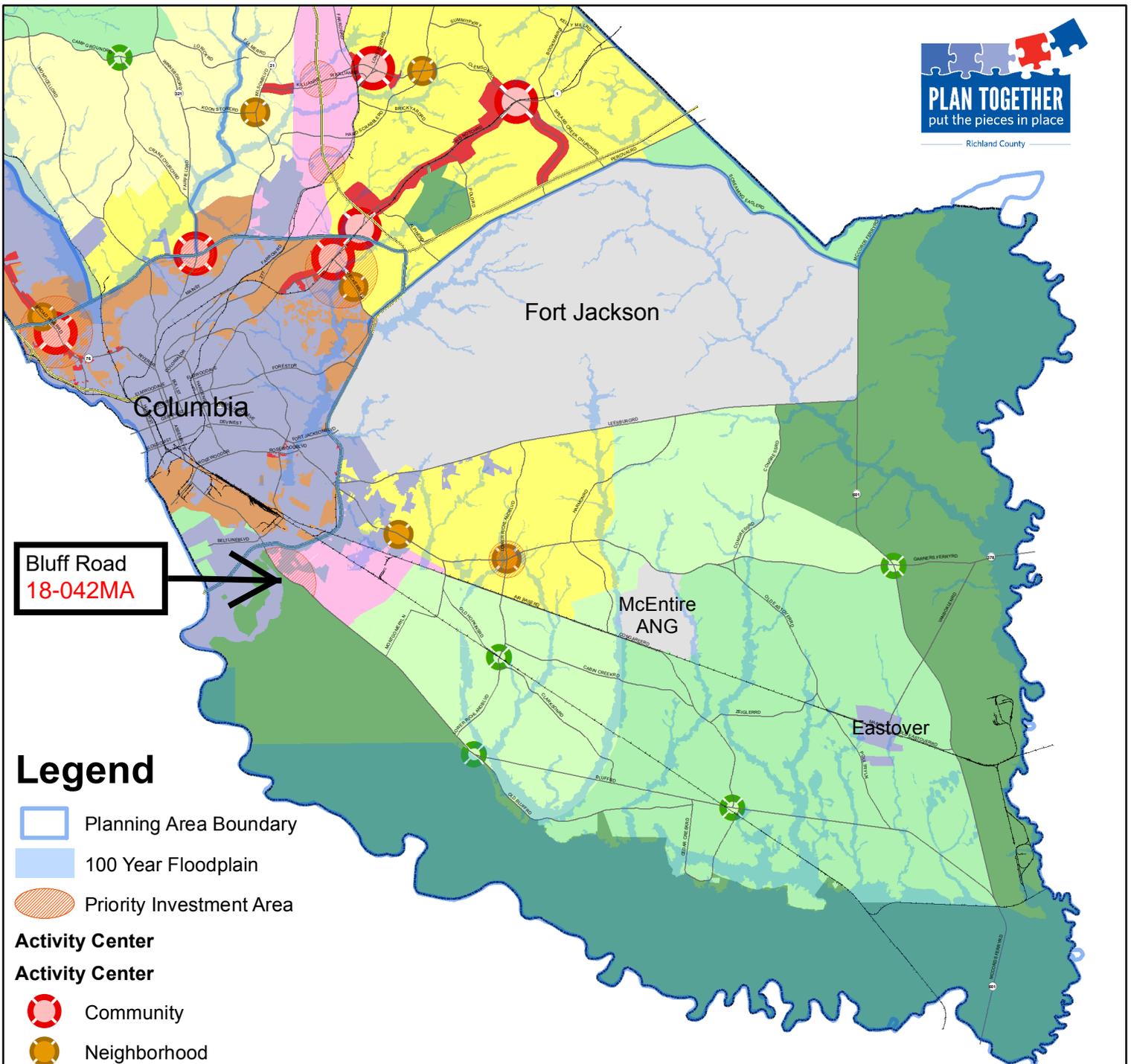
Case 18-042 MA RS-HD to MH



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	





Bluff Road
18-042MA

Legend

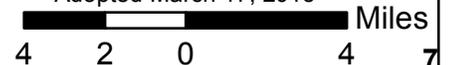
- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- 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: December 3, 2018
RC PROJECT: 18-043 MA
APPLICANT: Margaret Chichester

LOCATION: Congaree Road

TAX MAP NUMBER: R32404-01-01 (Portion of)
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 30, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject property was part of a previous request for the LI District under case number 18-031MA. The case was withdrawn at the Zoning Public Hearing.

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
<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.

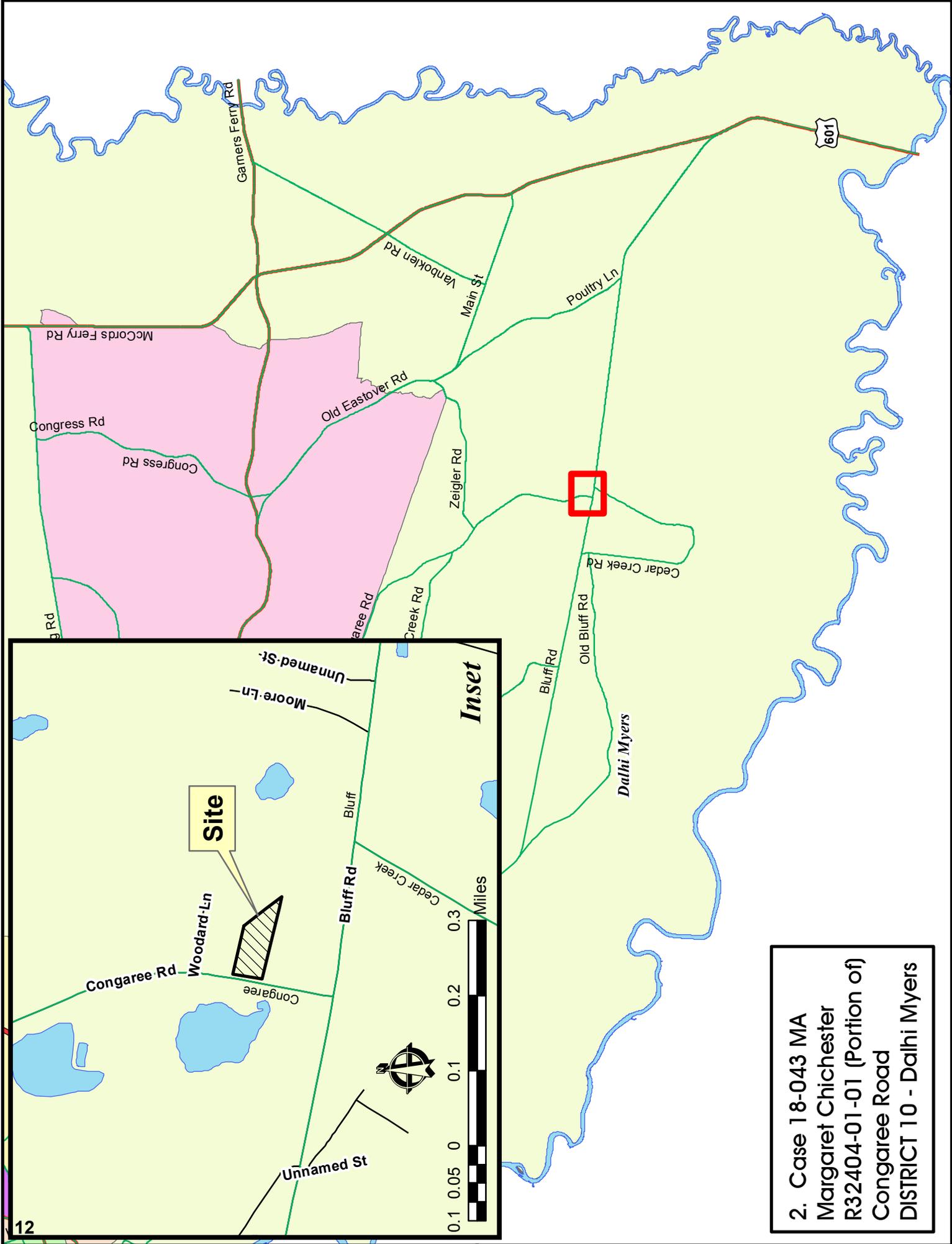
Conclusion

Staff is of the opinion that the request is not in compliance or consistent with the objectives for commercial development within the Rural Activity Center designation. Due to the intensity of the uses allowed under the requested LI District, approval of the requested zoning would be out of character with the existing uses in the surrounding area.

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

Planning Commission Action

At their **December 3, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-043 MA**.



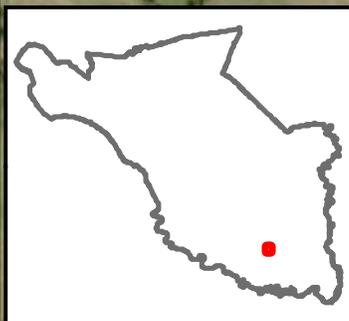
2. Case 18-043 MA
 Margaret Chichester
 R32404-01-01 (Portion of)
 Congaree Road
 DISTRICT 10 - Dalhi Myers

Case 18-043 MA
RU to LI
TMS R32404-01-01 (Portion of)

Site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



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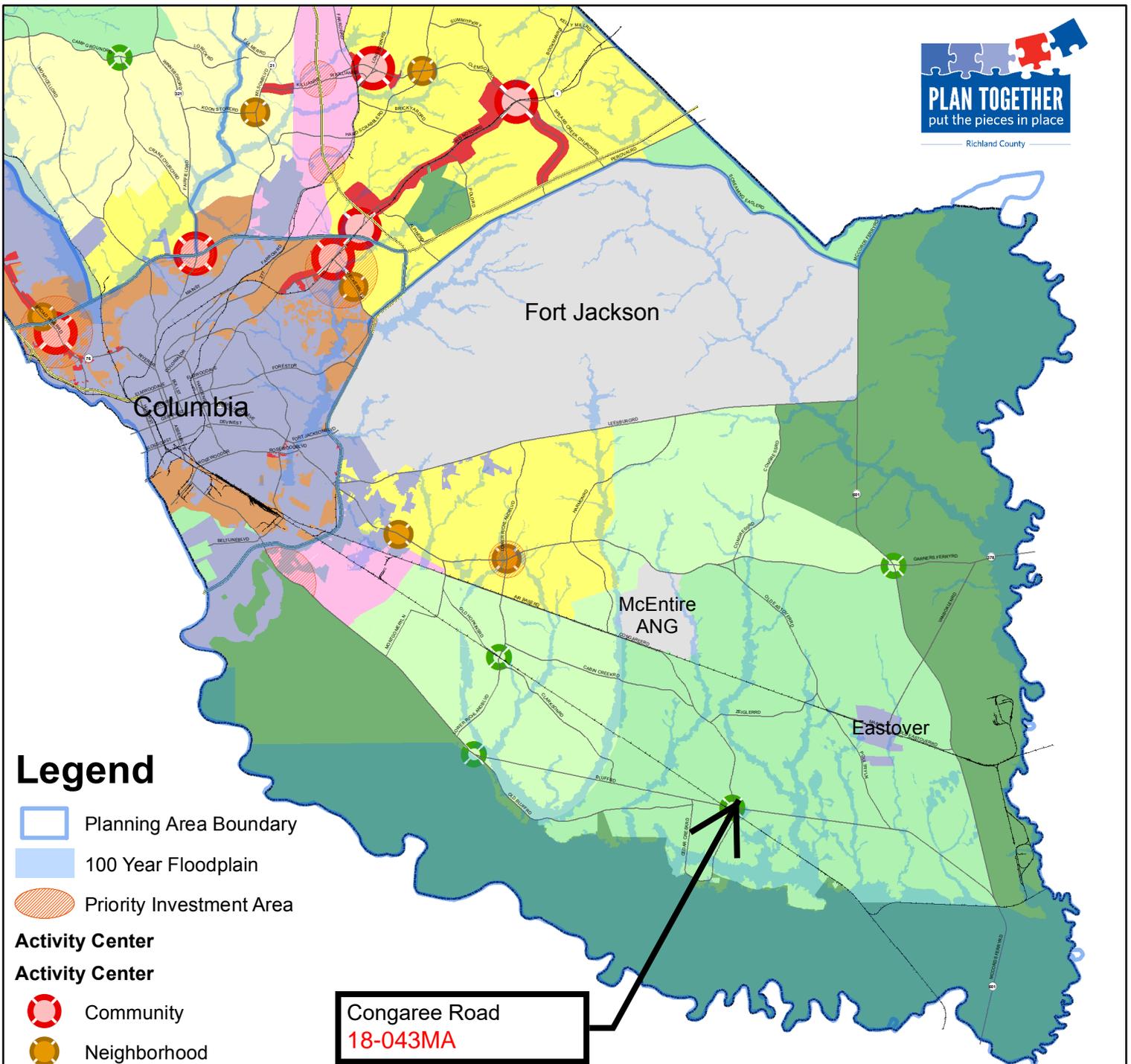
Case 18-043 MA RU to LI



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

Congaree Road
18-043MA

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: December 3, 2017
RC PROJECT: 18-044MA
APPLICANT: Kevin Corley

LOCATION: 1820 Crane Church Road

TAX MAP NUMBER: R09600-02-07 (Portion of)
ACREAGE: 2.6 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: November 30, 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. 3.

- 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 RU District (RU).

Zoning History for the General Area

The Planned Development District (PDD) parcel east of the site was rezoned from Rural (RU) District under case number 94-003MA.

Zoning District Summary

The OI District 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 intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Undeveloped
<u>East:</u>	PDD	Undeveloped portion of golf course
<u>West:</u>	RU	Non-conforming structure/use

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Crane Church Road. Crane Church Road is a two-lane undivided major collector street without sidewalks or streetlights. The site contains a residential structure in the front of the property and a construction operation in the rear of the property. The immediate area is characterized by sparse residential uses and natural, undeveloped land. North, west, and south of the subject parcel are residentially developed RU zoned properties. The parcel east of the subject site is zoned PDD (Oak Hill Golf Club). The adjacent area of the PDD, along Crane Church Road, is heavily forested.

Public Services

The subject parcels are within the boundaries of Richland School District One. Forest Heights Elementary School is about 1.1 miles southwest of the property. According to the parcel records, water is provided via well and sewer via septic. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.8 miles southeast 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 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. Residential developments that incorporate more open spaces and protection of natural areas through the use of 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 2017 SCDOT traffic count (Station #431) located southeast of the subject parcel on Crane Church Road identifies 2,900 Average Daily Trips (ADTs). Crane Church Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Crane Church 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 currently no planned or programmed improvements for this section of Crane Church Road through SCDOT or by the County Penny Sales Tax program.

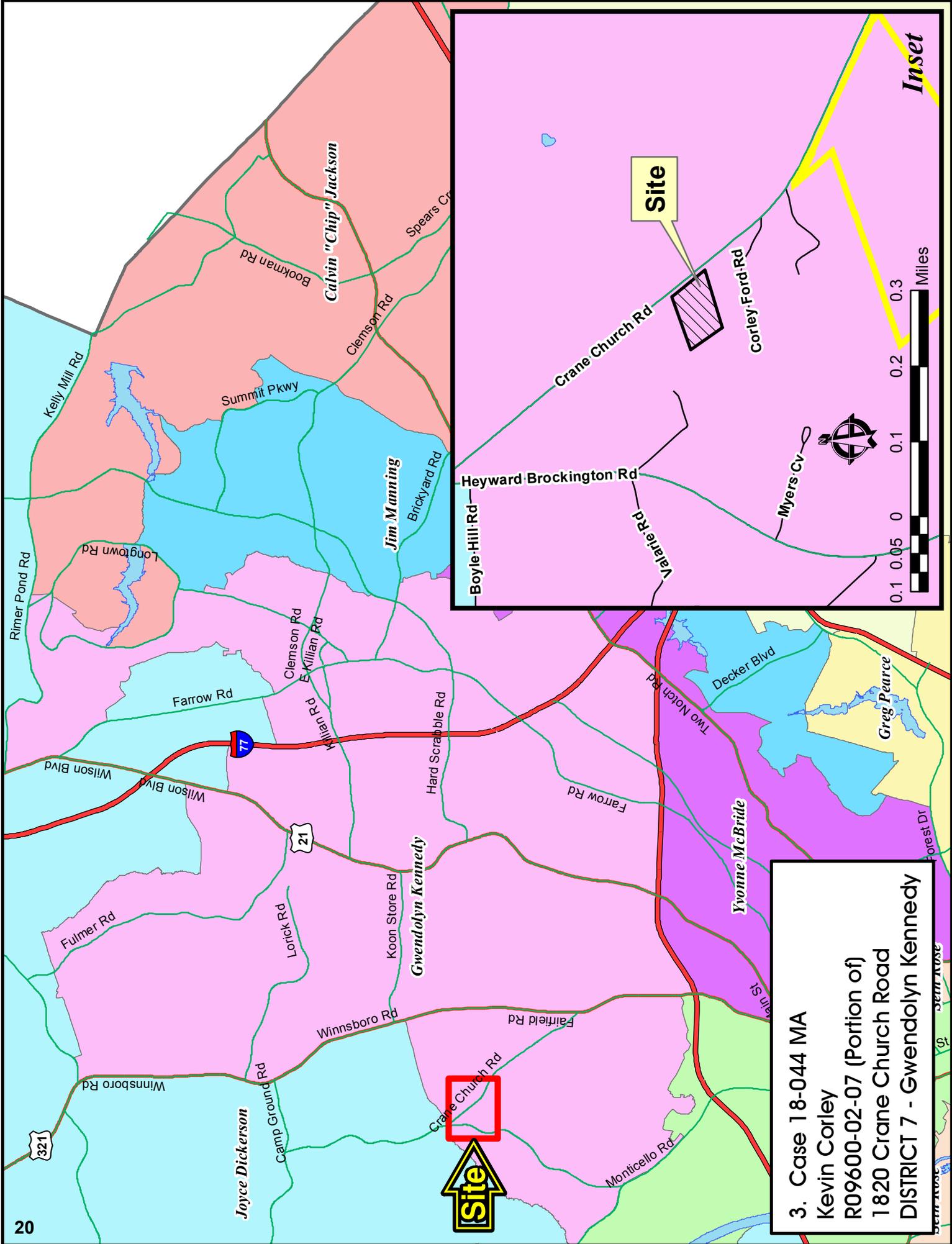
Conclusion

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

According to the plan, "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". Crane Church Road is classified as a collector, with a limited amount of traffic and is not near the intersection of a primary arterial. Additionally, the primary land uses for neighborhood low-density areas is single-family detached housing.

Planning Commission Action

At their **December 3, 2018** meeting, the Richland County Planning Commission agreed with the PDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # 18-044 MA.



3. Case 18-044 MA
Kevin Corley
R09600-02-07 (Portion of)
1820 Crane Church Road
DISTRICT 7 - Gwendolyn Kennedy

Case 18-044 MA
RU to OI
TMS R09600-02-07 (Portion of)

Site

Hall Dunlap Rd

Crane Church Rd

Corley Ford Rd

Slab Pile Rd

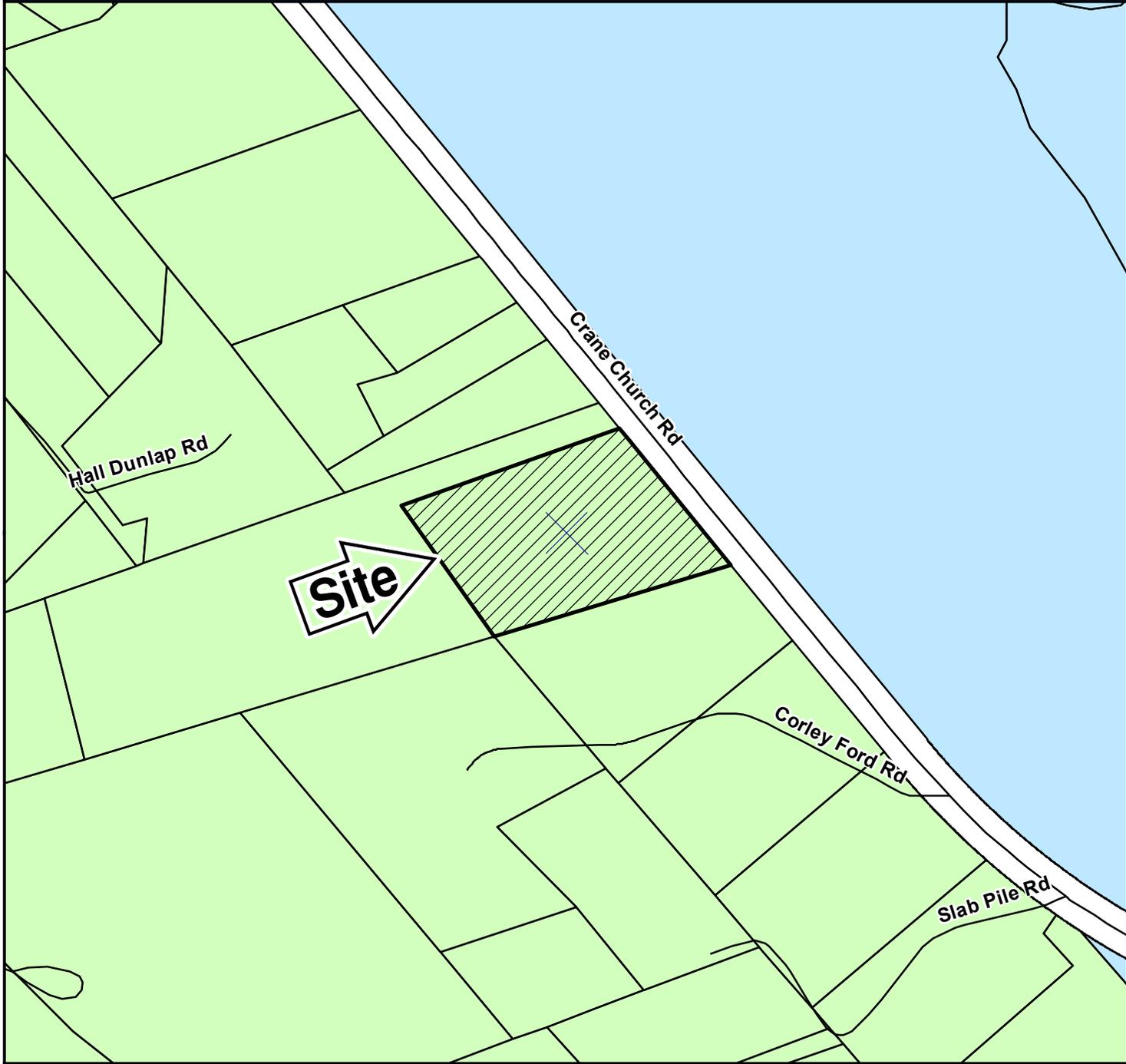
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 18-044 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	

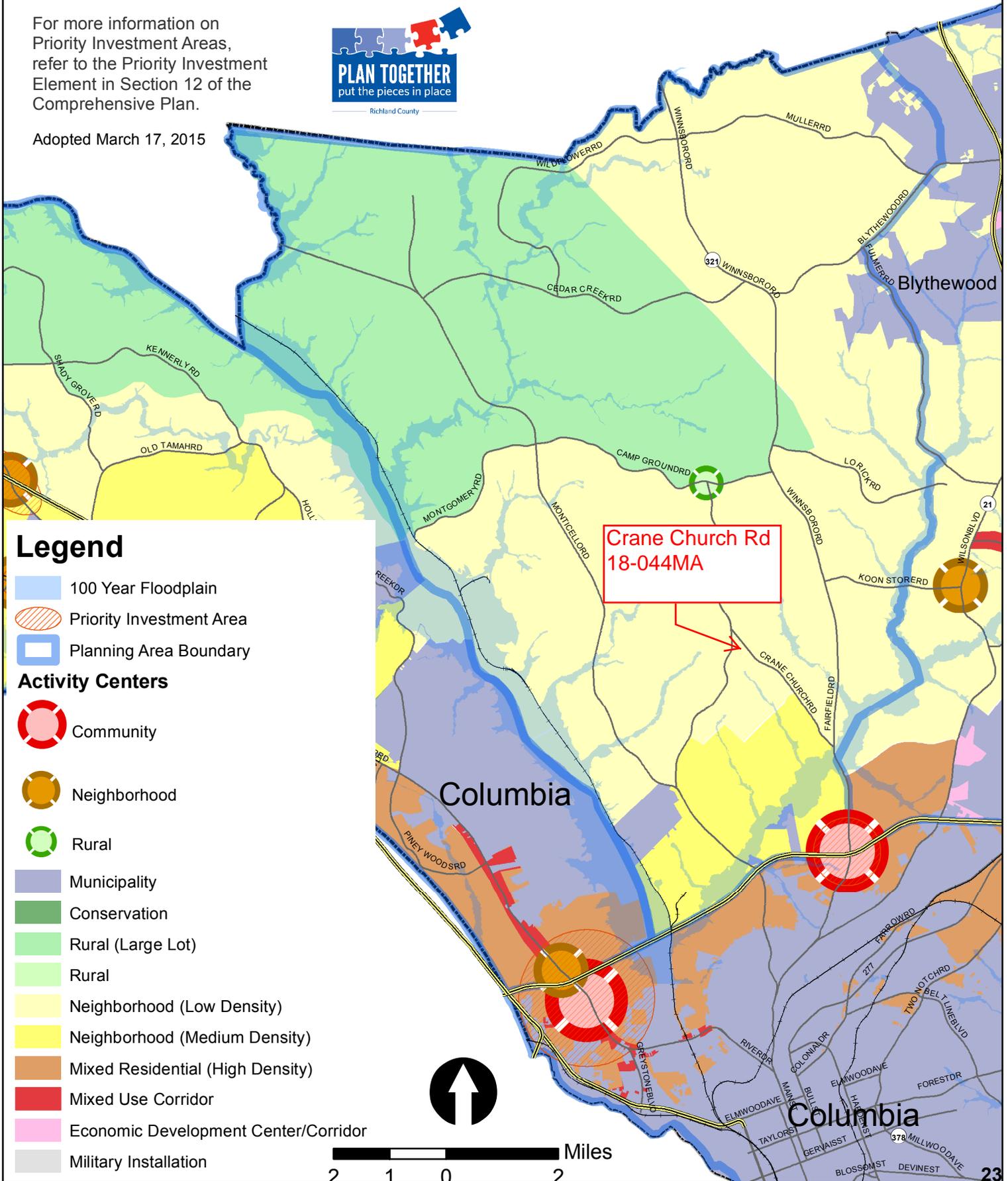


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: December 3, 2018
RC PROJECT: 18-046MA
APPLICANT: Kenyatte Jones

LOCATION: Monticello Road

TAX MAP NUMBER: R09310-07-14 (Portion of)
ACREAGE: .40 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-MD
ZPH SIGN POSTING: November 30, 2018

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.

1. An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

Zoning History for the General Area

The Office and Institutional District (OI) parcel northeast of the site was rezoned from Residential Multi-family Medium Density (RM-MD) District to OI District under case number 11-003MA.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area

between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Direction	Existing Zoning	Use
<u>North:</u>	GC/RM-MD	Commercial Brick Structure/Residence
<u>South:</u>	GC	Residence
<u>East:</u>	RM-MD	Place of Worship
<u>West:</u>	GC	Commercial Brick Structure

Discussion

Parcel/Area Characteristics

The subject parcel contains a residential structure and has a split zoning of GC and RM-MD. It has frontage along Manigault Street, a two-lane undivided local without sidewalks and limited streetlights. The area is primarily characterized by a scattering of residential and institutional uses with commercial uses further south of the property. South of the site is zoned GC with a nonconforming single-family residence. North of the site is zoned RM-MD with a single-family residence. East of the site is zoned RM-MD with a place of worship.

Public Services

The subject parcels are within the boundaries of Richland School District One. Eau Claire High School is located about 0.4 miles south of the subject parcel on Monticello Road. Water and sewer service would be provided by the City of Columbia. The Eau Claire fire station (station number 13) is located on N Main Street, approximately 1.2 miles south of the subject parcel

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High Density)***.

Land Use and Character

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. 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, multifamily, 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 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 #247) located north of the subject parcel on Monticello Road identifies 11,700 Average Daily Trips (ADTs). Monticello Road is classified as a four lane undivided primary arterial, maintained by SCDOT with a design capacity of 29,200 ADTs. Monticello 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.

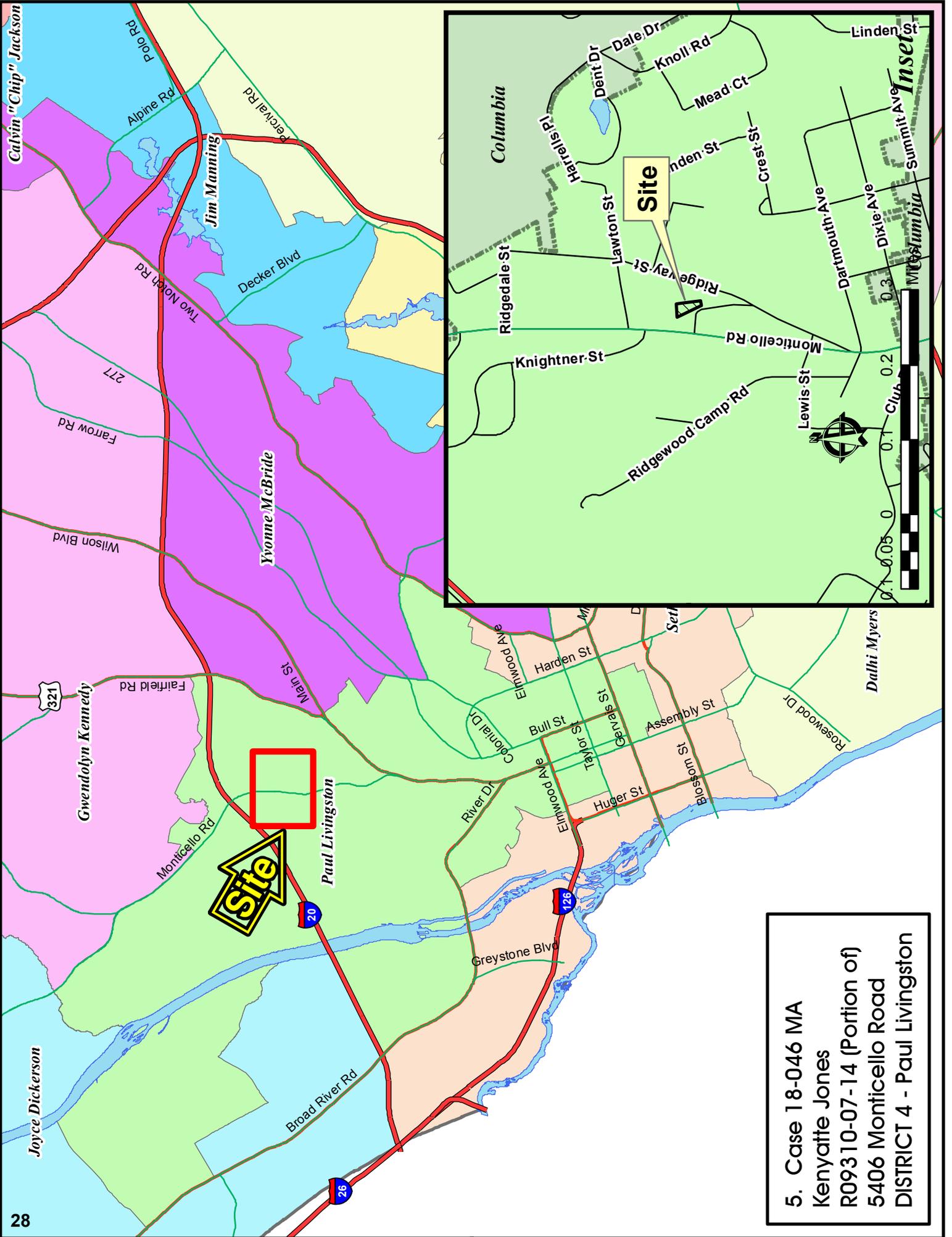
SCDOT currently has an emergency repair project programmed for this section of Monticello Rd under the October 2015 Flood event, currently in design/development. There are no planned or programmed improvements for this section of Monticello Road through the County Penny Sales Tax program.

Conclusion

Principally, staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, "*residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate...*" in the Mixed Residential Future Land Use Designation.

Planning Commission Action

At their **December 3, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-046 MA**.

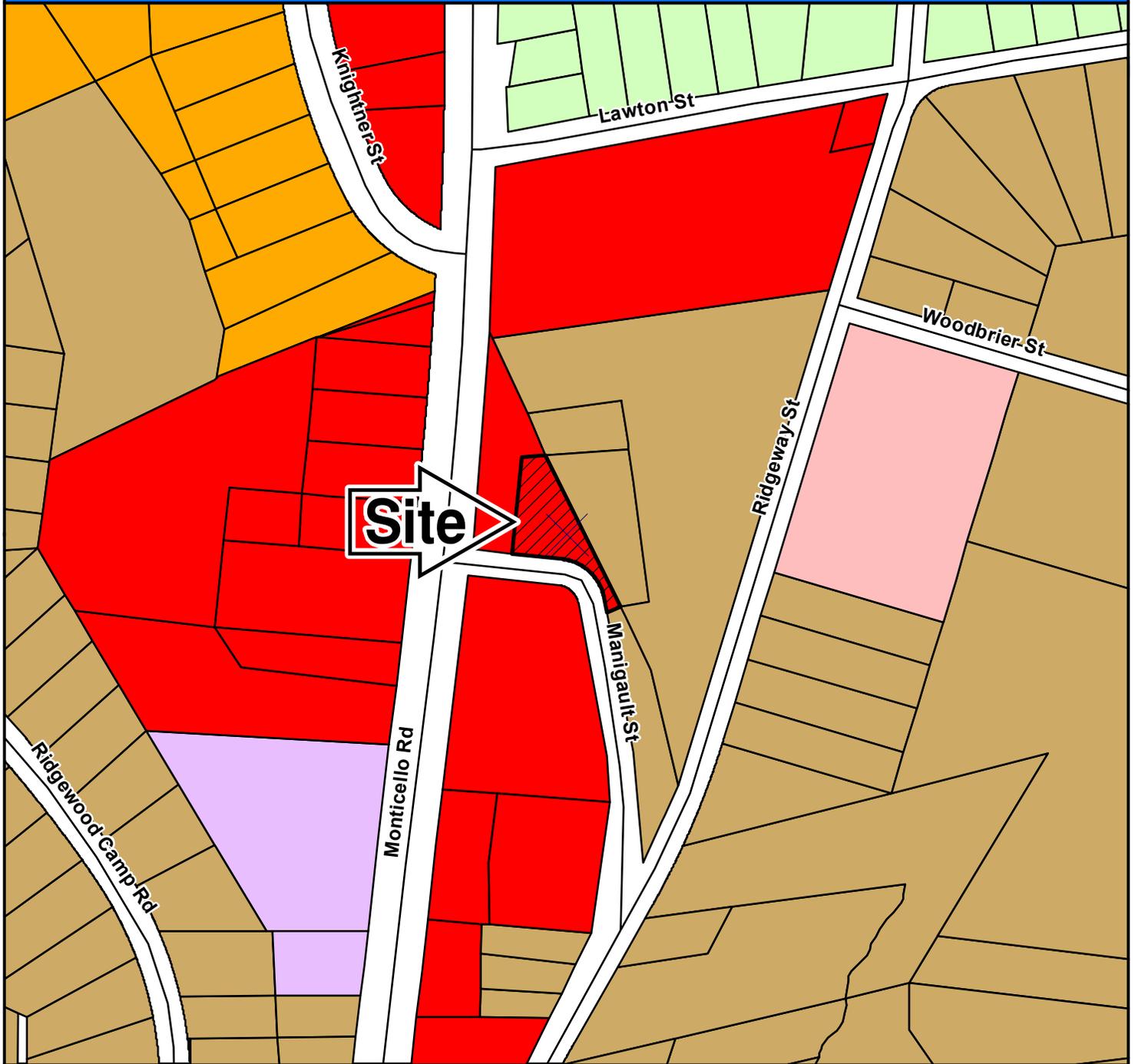


5. Case 18-046 MA
 Kenyatte Jones
 R09310-07-14 (Portion of)
 5406 Monticello Road
 DISTRICT 4 - Paul Livingston

**Case 18-046 MA
GC to RM-MD
TMS R09310-07-14 (Portion of)**



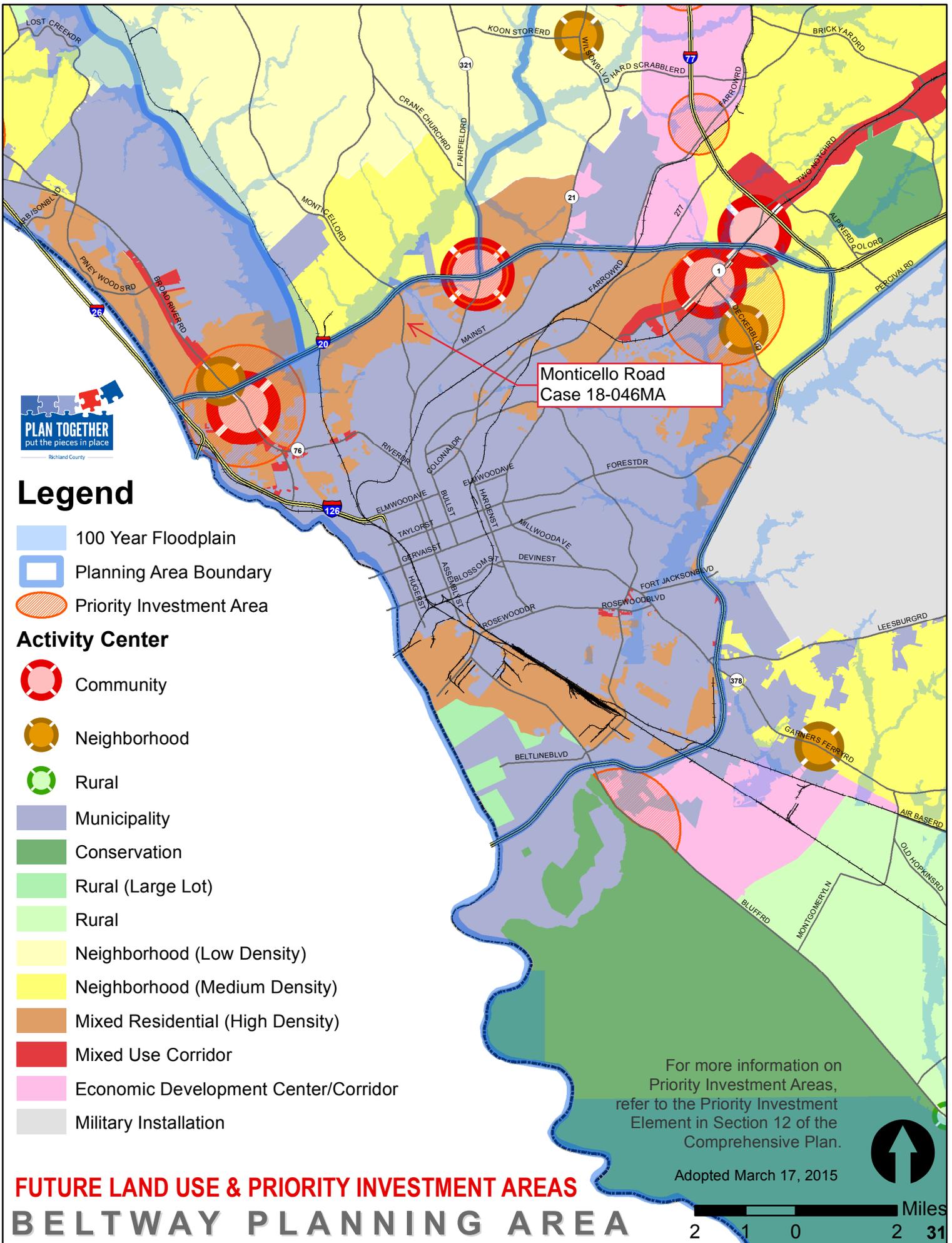
Case 18-046 MA GC to RM-MD



ZONING CLASSIFICATIONS

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





Legend

- 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

Monticello Road
Case 18-046MA

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: December 3, 2018
RC PROJECT: 18-047 MA
APPLICANT: Inga Black

LOCATION: Bluff Road and Harlem Street

TAX MAP NUMBER: R13509-02-07, 42 & 43
ACREAGE: 1.21 acres (total)
EXISTING ZONING: RS-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: November 30, 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. (Ord. 038-09HR; 7-21-09)

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 (RS-HD) District.

Zoning History for the General Area

The three General Commercial (GC) District parcels with frontage along Bluff Road were rezoned under case number 17-024MA.

An Office and Institutional District (OI) parcel northwest of the site with frontage along Atlas Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 96-048MA.

An Office and Institutional District (OI) parcel west of the site with frontage along Bluff Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 99-013MA.

The General Commercial District (GC) parcels northwest of the site with frontage along Bluff Road and Atlas Road were rezoned from Development District (D-1) to General Commercial District (GC) under case number 92-020MA.

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: 19 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-HD	Undeveloped
<u>South:</u>	M-1/RS-HD/GC	Undeveloped/Undeveloped/Charter Bus Parking
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	RS-HD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels contain frontage along Bluff Road and Harlem Street. The parcels are undeveloped. Bluff Road is a five-lane principal arterial with sidewalks and street lamps along this section. Harlem Street is a two-lane local road without sidewalks or street lamps along this section. The immediate area is primarily characterized by residential and institutional uses east and north of the site with a mix of undeveloped parcels along this section of Bluff Road. The subject parcels are located within a Priority Investment Area.

Public Services

The subject parcels are within the boundaries of Richland School District One. The Mill Creek Elementary School is located 3.4 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately .8 miles northwest 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 2016 SCDOT traffic count (Station #239) located south of the subject parcel on Bluff Road identifies 11,400 Average Daily Trips (ADT’s). Bluff Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. 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 proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

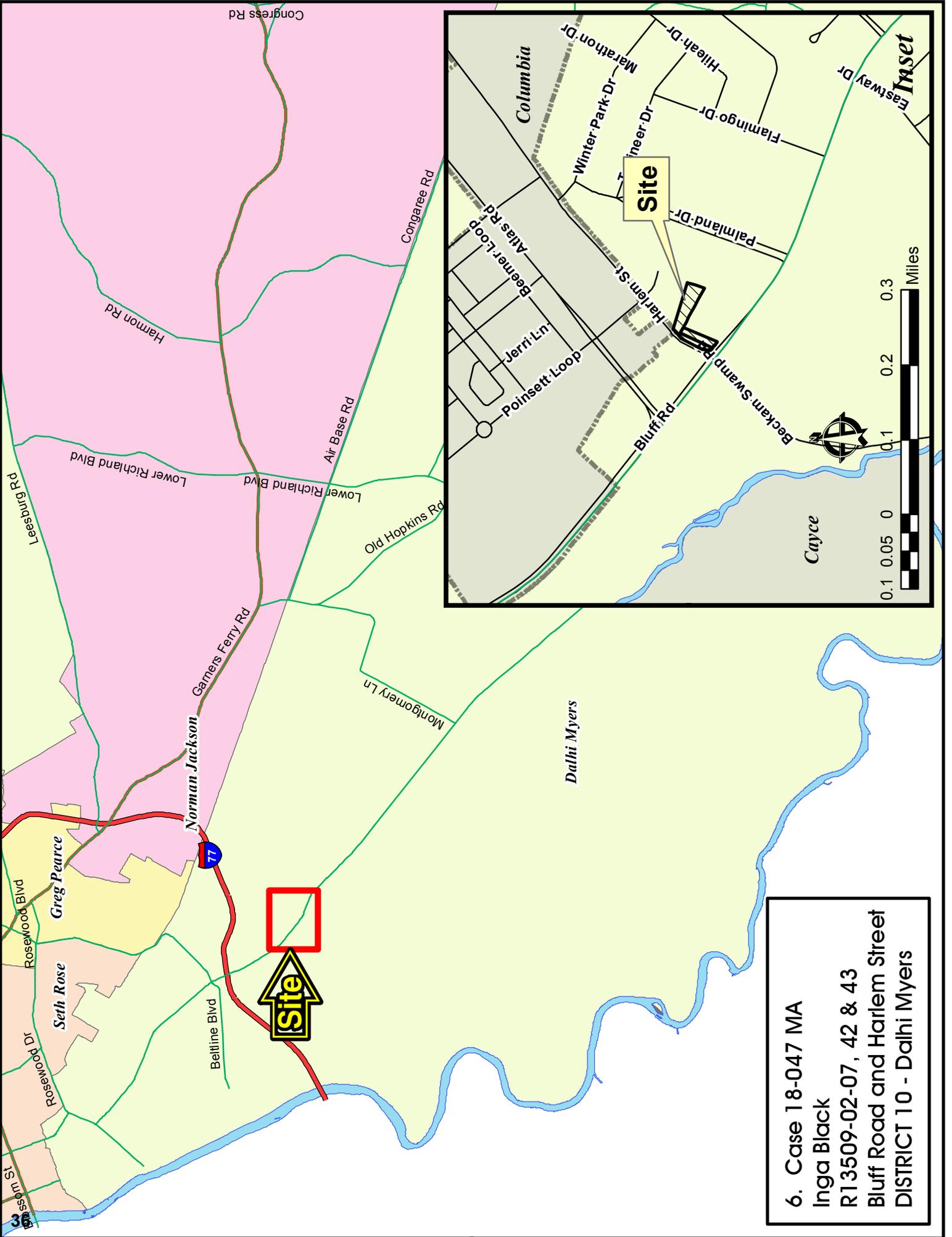
According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and commercial and office uses in locations that will minimally affect surrounding properties. The encroachment of the proposed commercial district could adversely impact the surrounding residential uses and zoning districts along Harlem Street.

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

Planning Commission Action

At their **December 3, 2018** meeting, the Richland County Planning Commission **disagreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-047 MA** based on the following:

- The parcel abuts property already owned by the applicant which is already zoned for commercial use.



6. Case 18-047 MA
 Inga Black
 R13509-02-07, 42 & 43
 Bluff Road and Harlem Street
 DISTRICT 10 - Dalhi Myers

Case 18-047 MA
RS-HD to GC
TMS R13509-02-07, 42 & 43

Columbia

Atlas Rd
Atlas Rd

Mary St

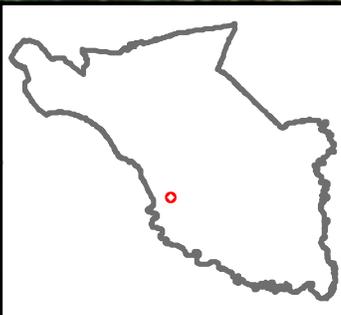
Harlem St

Site

Site

Beckam Swamp Rd

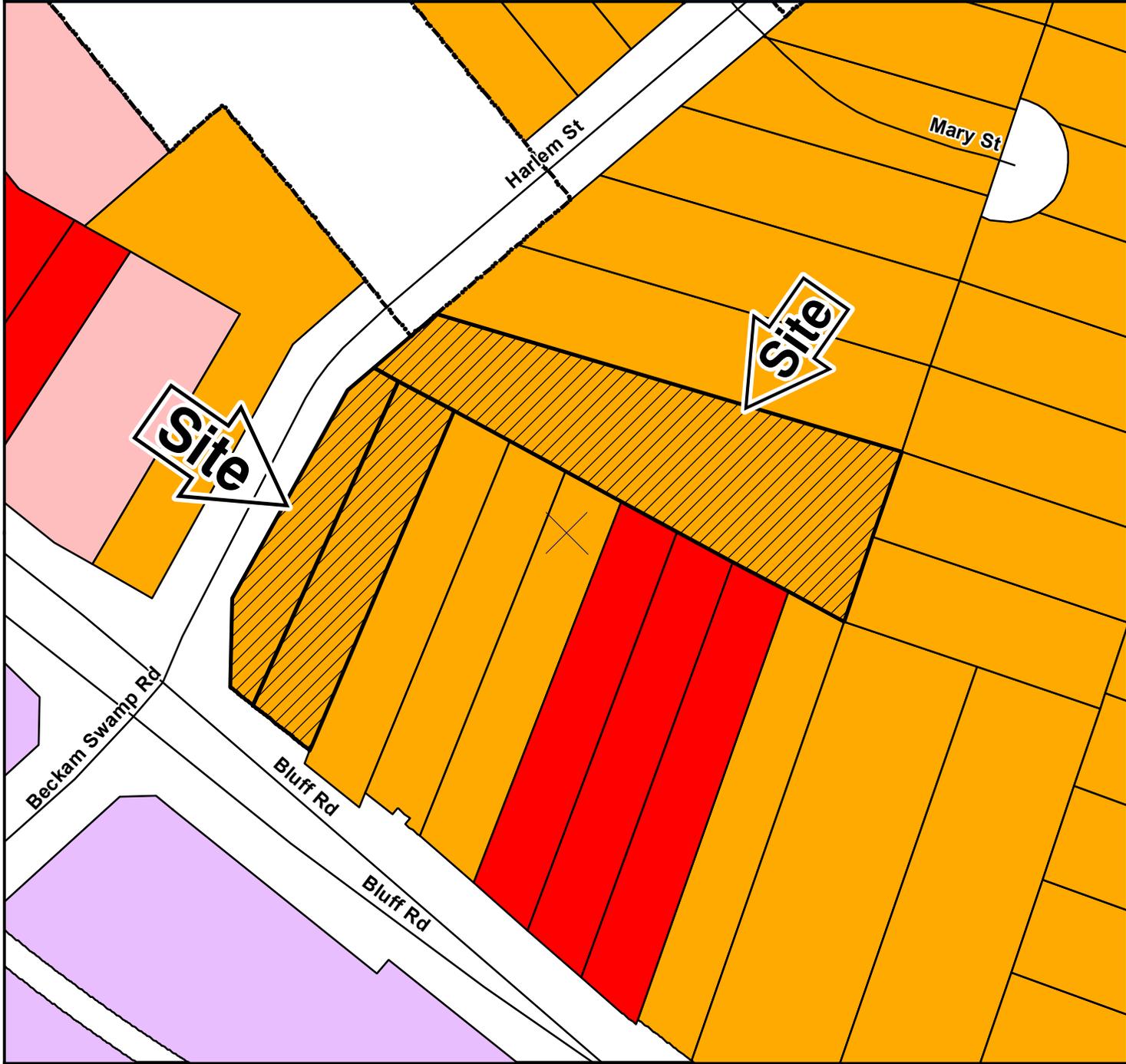
-  **SPECIAL FLOOD HAZARD AREA**
-  **WETLANDS**



Bluff Rd

Painland Dr

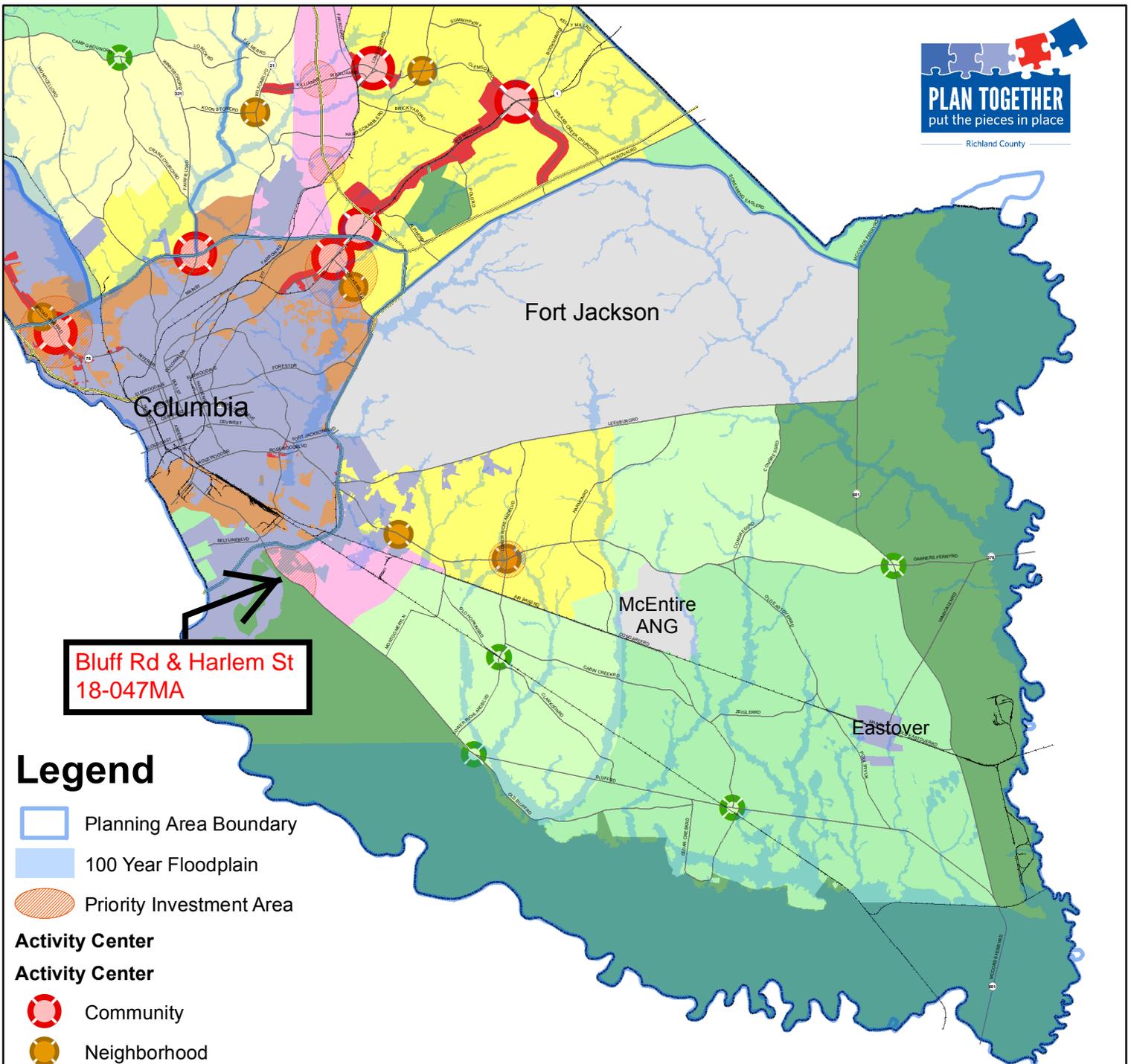
Case 18-047 MA RS-HD to GC



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FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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