

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



February 26, 2019

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, February 26, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

I. STAFF:

Ashley Powell Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER.....Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

a. MAP AMENDMENTS [ACTION]

1. Case # 18-042 MA District 10
Dalhi Myers
Cynthia Watson
RS-HD to MH
Bluff Road
TMS# R16103-05-03 **[FIRST READING]**
PDS Recommendation – Disapproval
Planning Commission – Disapproval (6 - 0)
Page 1

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 18-048 MA District 11
Chakisse Newton
James A. Kassler
RU to NC (1 acre)
3970 Leesburg Road
TMS# R25000-01-40
PDS Recommendation – Disapproval
Planning Commission – Disapproval (5 - 1)
Page 9
3. Case # 18-049 MA District 8
Jim Manning
Ki O. Kwon
RU to GC (4.61 acres)
4026 Hard Scrabble Road
TMS# R20100-02-46
PDS Recommendation – Disapproval
Planning Commission – Disapproval (6 - 1)
Page 17

4. Case # 18-050 MA
Margaret Chichester
RU to GC (2.2 acres)
Congaree Road
TMS# R32404-01-01(Portion of)
Planning Commission – Disapproval (7 - 0)
PDSR Recommendation – Disapproval
Page 25

District 10
Dalhi Myers

VI. OTHER BUSINESS

a. LAND DEVELOPMENT CODE REWRITE - UPDATE

VII. 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

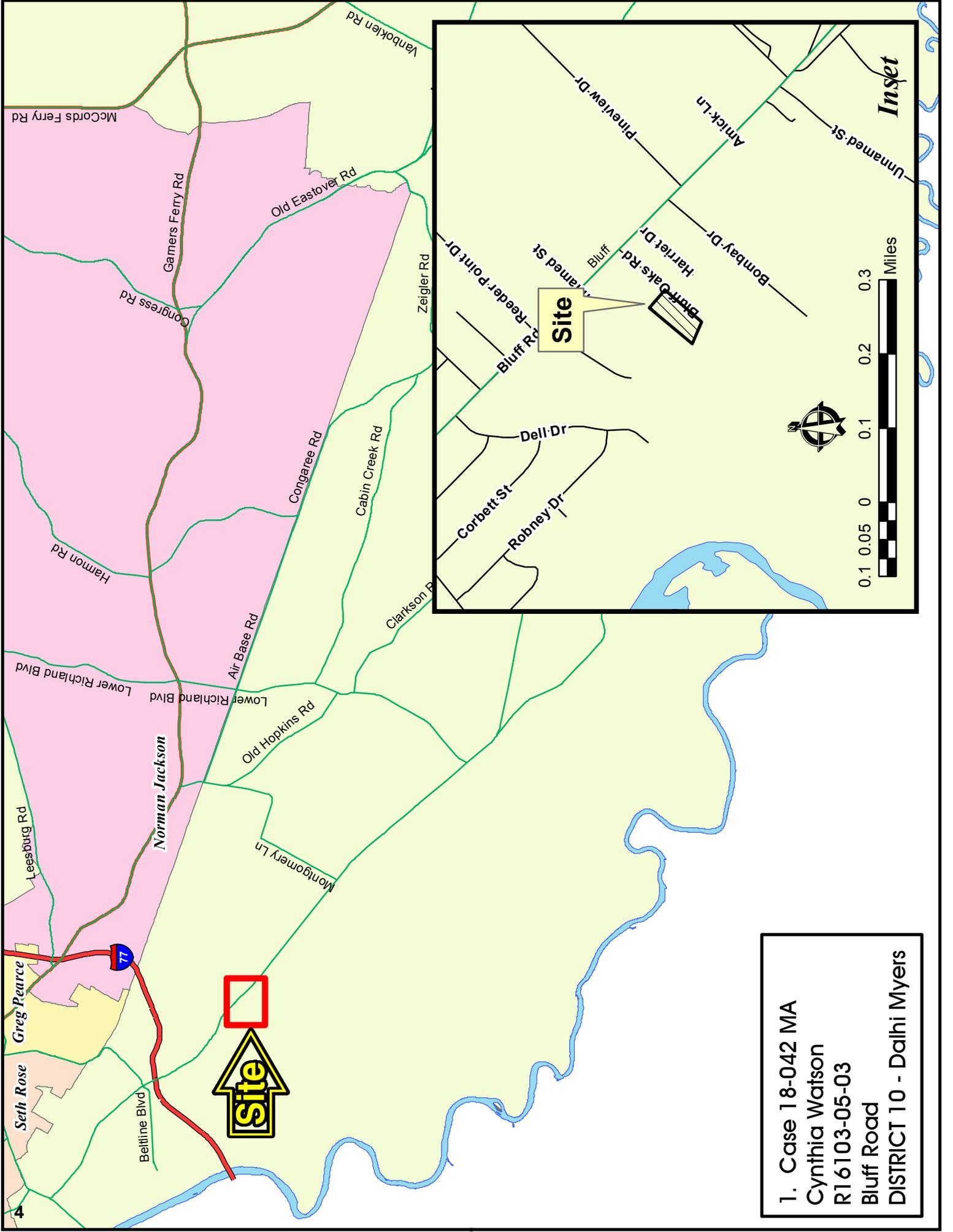
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use area should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. Generally, the 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.

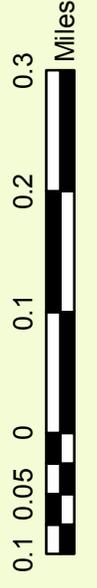
However, the proposed zoning designation would be consistent with the existing land uses of the immediate area.

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



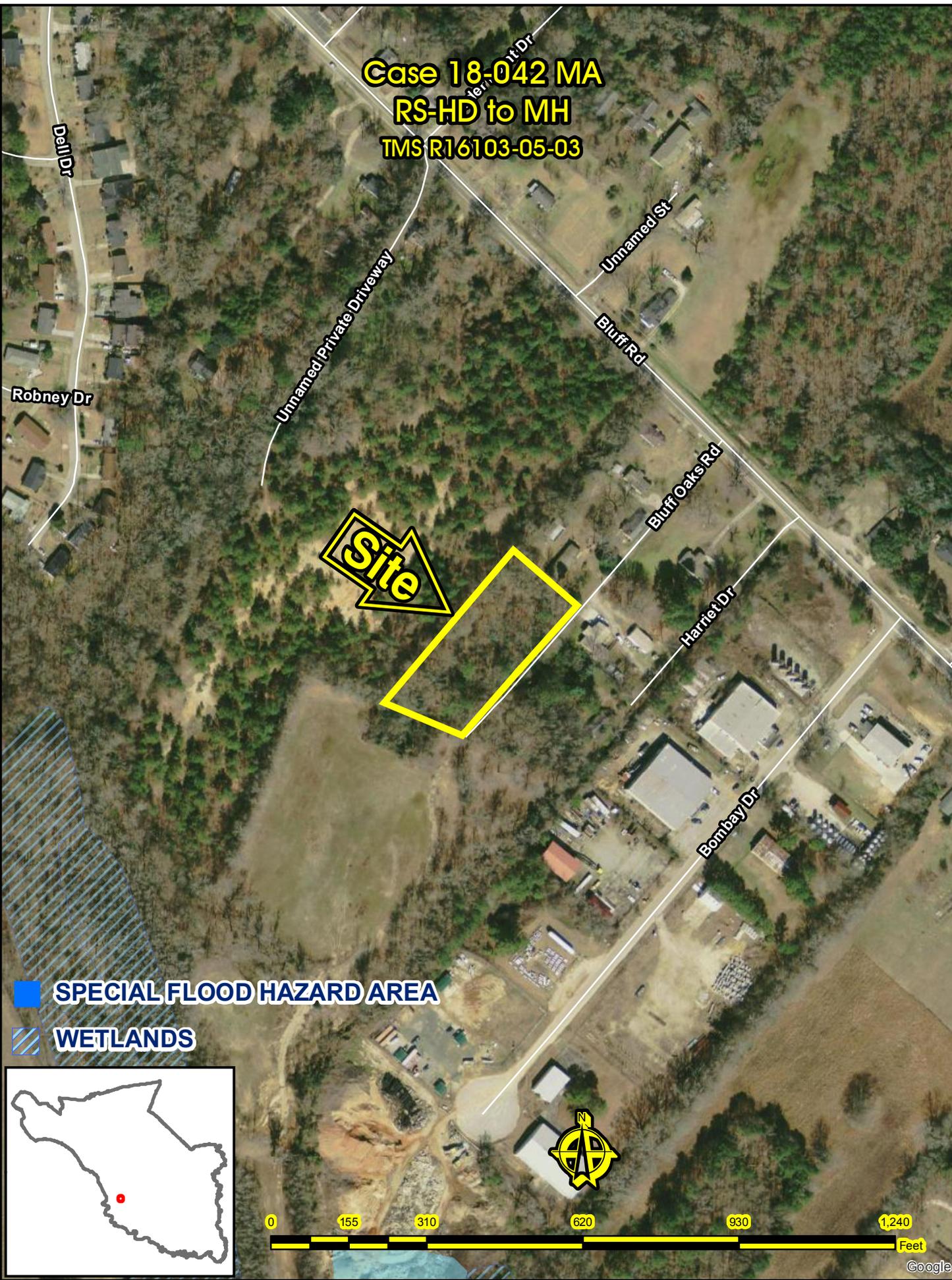
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Site

Site



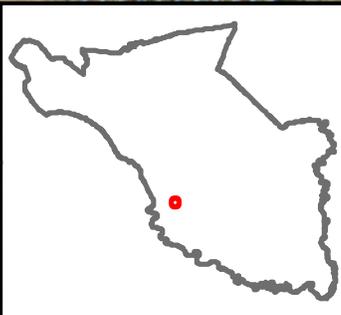
Case 18-042 MA
RS-HD to MH
TMS R16103-05-03



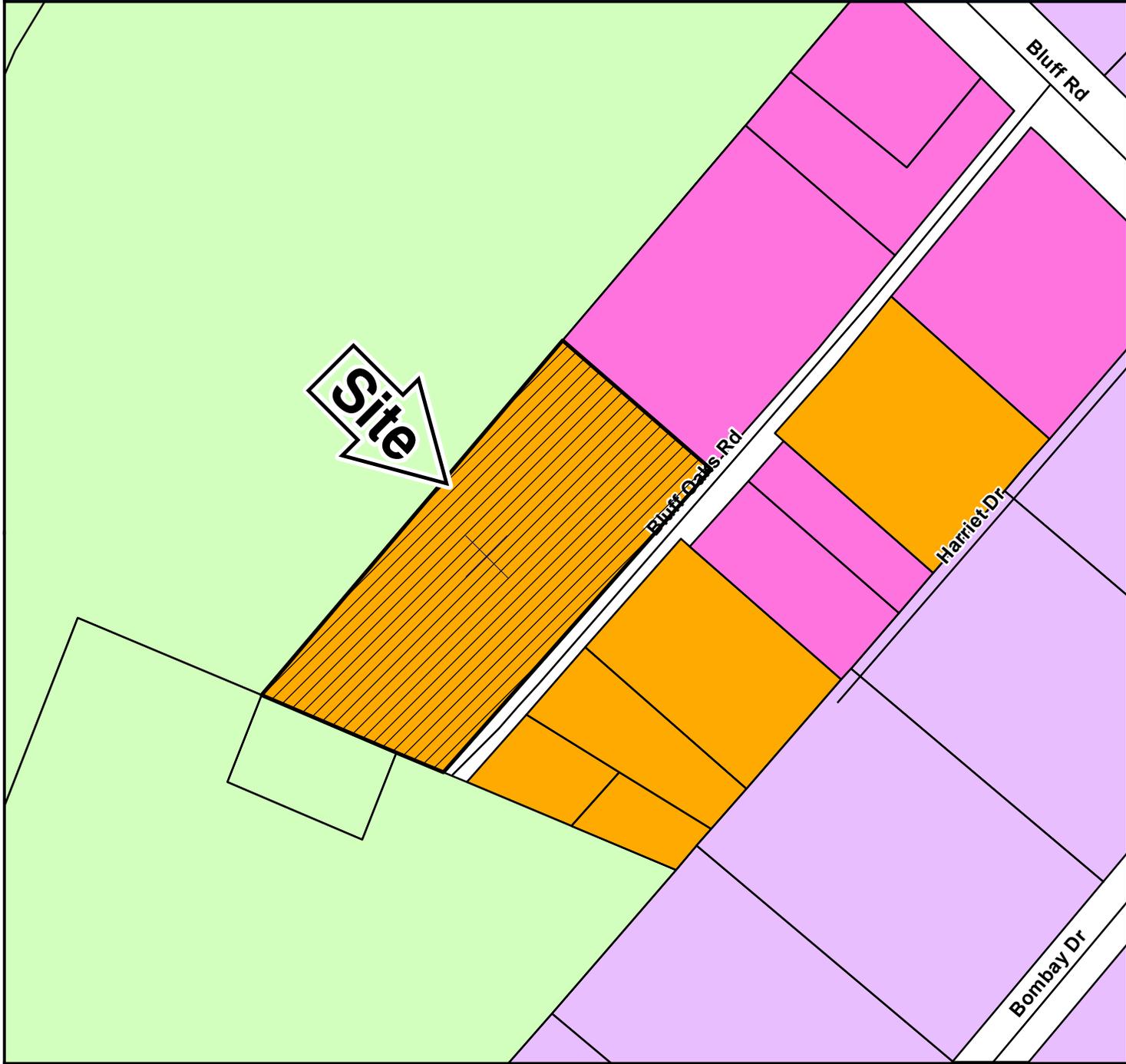
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



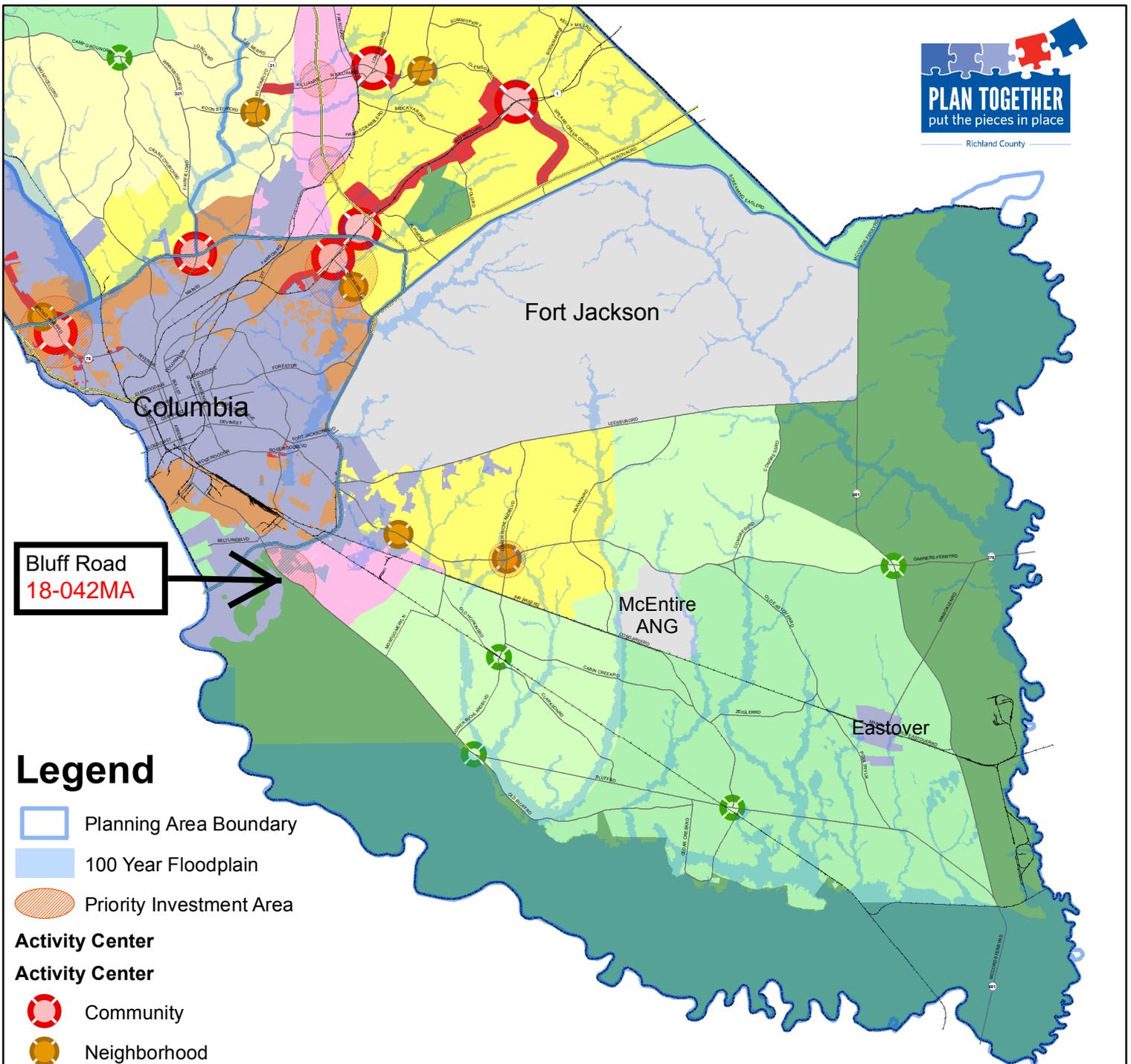
Case 18-042 MA RS-HD to MH



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

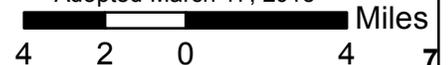
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 4, 2019
RC PROJECT: 18-048 MA
APPLICANT: James A. Kassler

LOCATION: 3970 Leesburg Road

TAX MAP NUMBER: R25000-01-40
ACREAGE: 1 acre
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 8, 2019

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. 4.

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

Background

Zoning History

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

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 16-028MA.

Zoning District Summary

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Fort Jackson
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Manufactured Home Park
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Leesburg Road. This section of Leesburg Road is classified as a two-lane undivided collector without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and undeveloped parcels, south and west of the subject site. Located north of the site is Fort Jackson and east is a nonconforming manufactured home park.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Lower Richland High School is located 2.8 miles southwest of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There are no fire hydrants located along this portion of Leesburg Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 2.89 miles southwest 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.

Lower Richland Community Strategic Master Plan

Suburban Transition Area

The Suburban Transition area serves a bridge between the highly suburbanized portions of the City of Columbia to the West and the more agricultural and rural elements of the unincorporated Richland County to the South and East. This area is comprised of sparsely developed areas of primarily housing, wetlands and streams, and agricultural plots.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments. Promote development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources.

Military Compatibility Zone

The Military Compatibility Zone are areas which represent the Accident Potential Zone (APZ) of McEntire National Guard Base and the Artillery Noise Contour of Fort Jackson and Camp McCrady.

Military Compatibility Zone Recommendations

Keep residential density very low in these areas to reduce nuisance conflicts between neighborhood residents and military operations.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #257) located west of the subject parcel on Leesburg Road identifies 6,400 Average Daily Trips (ADT's). Leesburg Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Leesburg Road is currently operating at Level of Service (LOS) "B".

SCDOT is currently managing a road widening project on Leesburg Road from Fairmont Road to Lower Richland Boulevard. The Richland Penny Sales Tax program is proposing bike lanes and sidewalk improvements for Leesburg Road from Garners Ferry Road to Semmes Road.

Conclusion

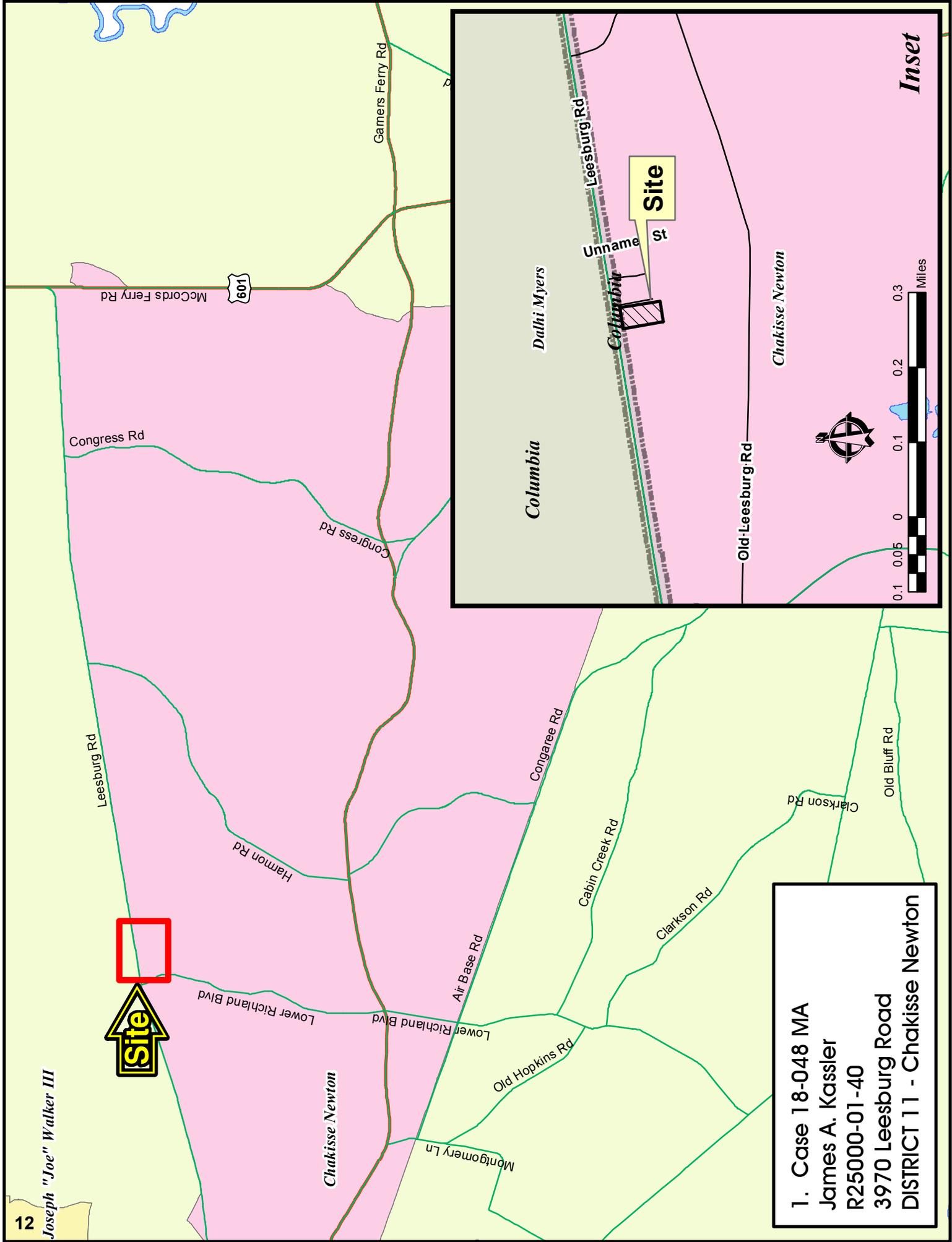
Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

Planning Commission Action

At their **February 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 18-048 MA.



1. Case 18-048 MA
 James A. Kassler
 R25000-01-40
 3970 Leesburg Road
 DISTRICT 11 - Chakisse Newton

Inset



**Case 18-048 MA
RU to NC
TMS R25000-01-40**

Columbia

Leesburg Rd

Columbia

Unnamed St

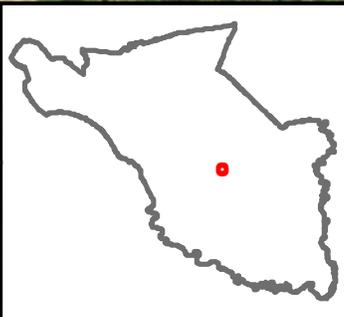
Unnamed St

Site →

Old Leesburg Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

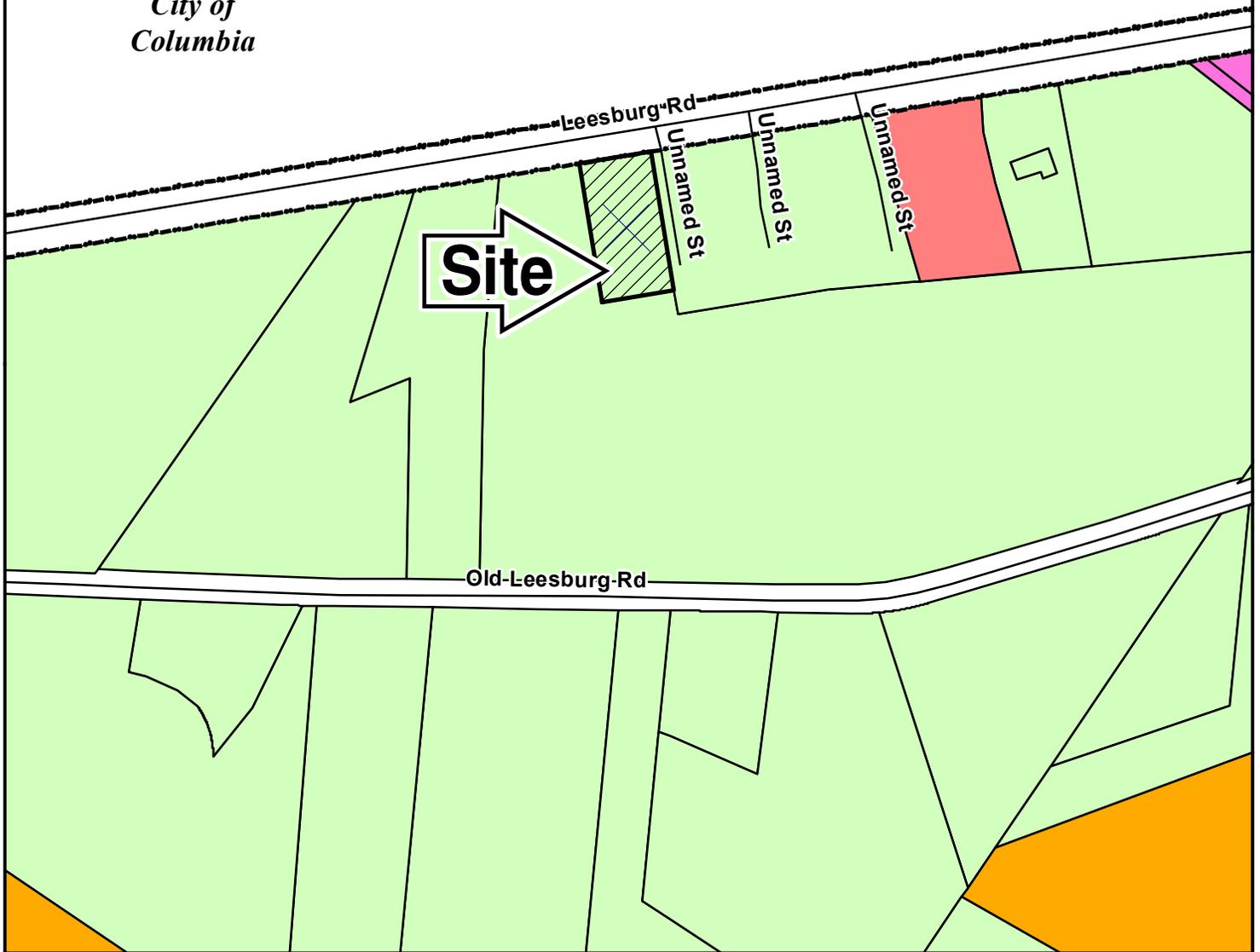


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Case 18-048 MA RU to NC

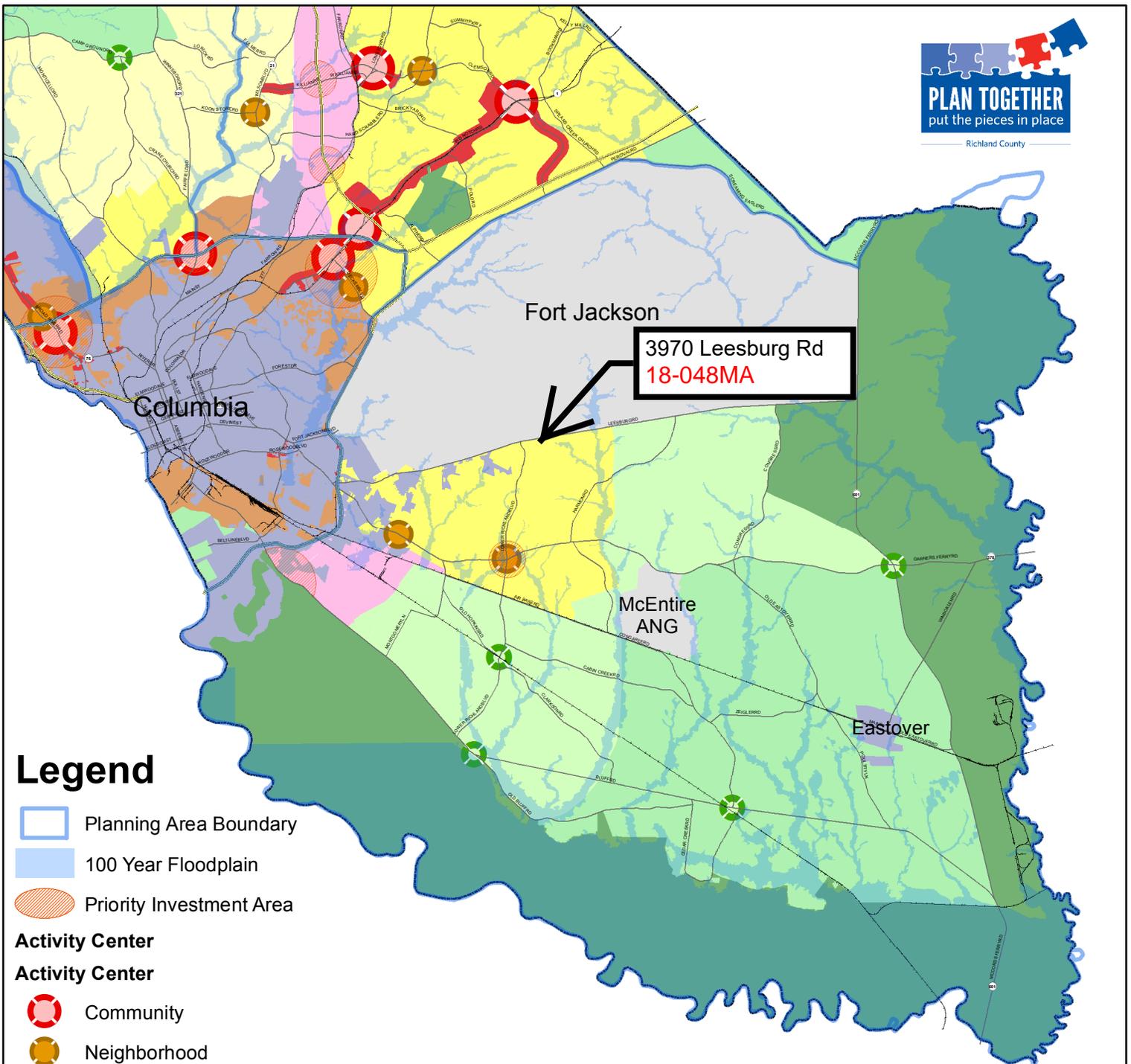
City of
Columbia

Fort Jackson



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

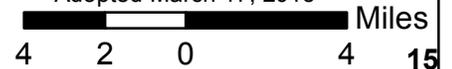
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 4, 2019
RC PROJECT: 18-049 MA
APPLICANT: Ki O. Kwon

LOCATION: 4026 Hard Scrabble Rd

TAX MAP NUMBER: R20100-02-46
ACREAGE: 4.61 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 8, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Hester Woods Subdivision north of the site was rezoned to the Planned Development District (PDD) under case number 04-07MA.

The Charleston Estates northeast of the site were rezoned to the Residential Single-family Low Density District (RS-LD) under case number 04-53MA.

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: 73 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>	PDD/RU	Hester Woods Subdivision/Residential
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Residential
<u>West:</u>	RU/RU/RU	Place of Worship/Residential/Residential

Discussion

Parcel/Area Characteristics

The subject property has frontage along Hard Scrabble Road. Hard Scrabble Road is a two-lane undivided minor arterial 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 zoned RU and have residential structures. South of the site is undeveloped. West of the site is a place of worship and the Wild Azalea Court residential subdivision.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .48 miles northwest 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 south of the parcel on hard Scrabble Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.28 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 ***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 #428) located south of the subject parcel on Hard Scrabble Road identifies 17,200 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.

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

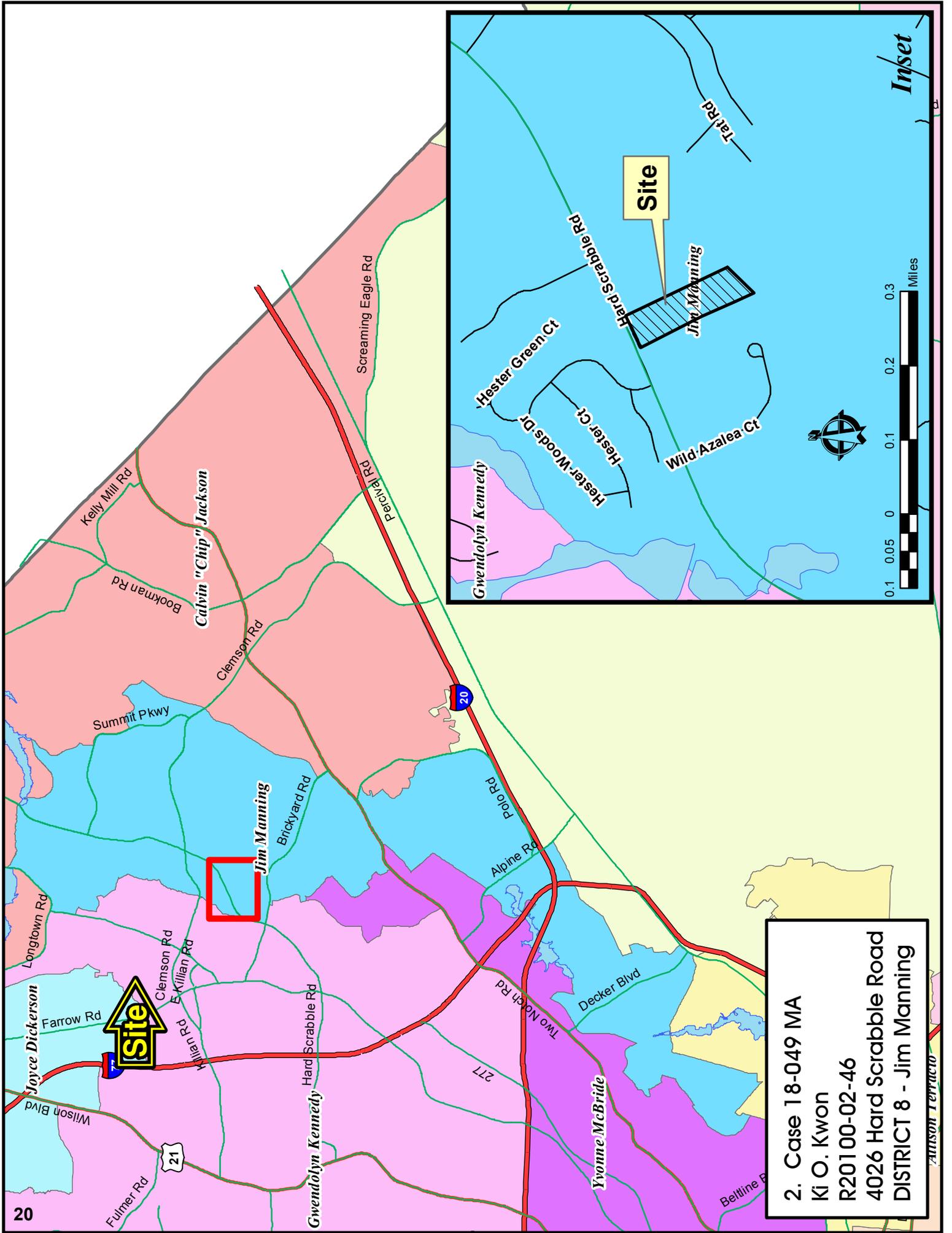
The request is inconsistent with the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Hard Scrabble Road is classified as a two lane undivided minor arterial. It also does not meet the objective of being within a contextually-appropriate distance 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). Furthermore, commercial land uses "should not result in strip commercial development of fragmented "leapfrog" development patterns along corridors."

Likewise, 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 **February 4, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-049 MA**.

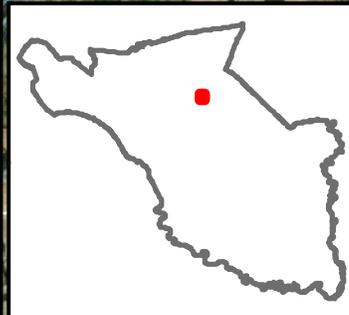


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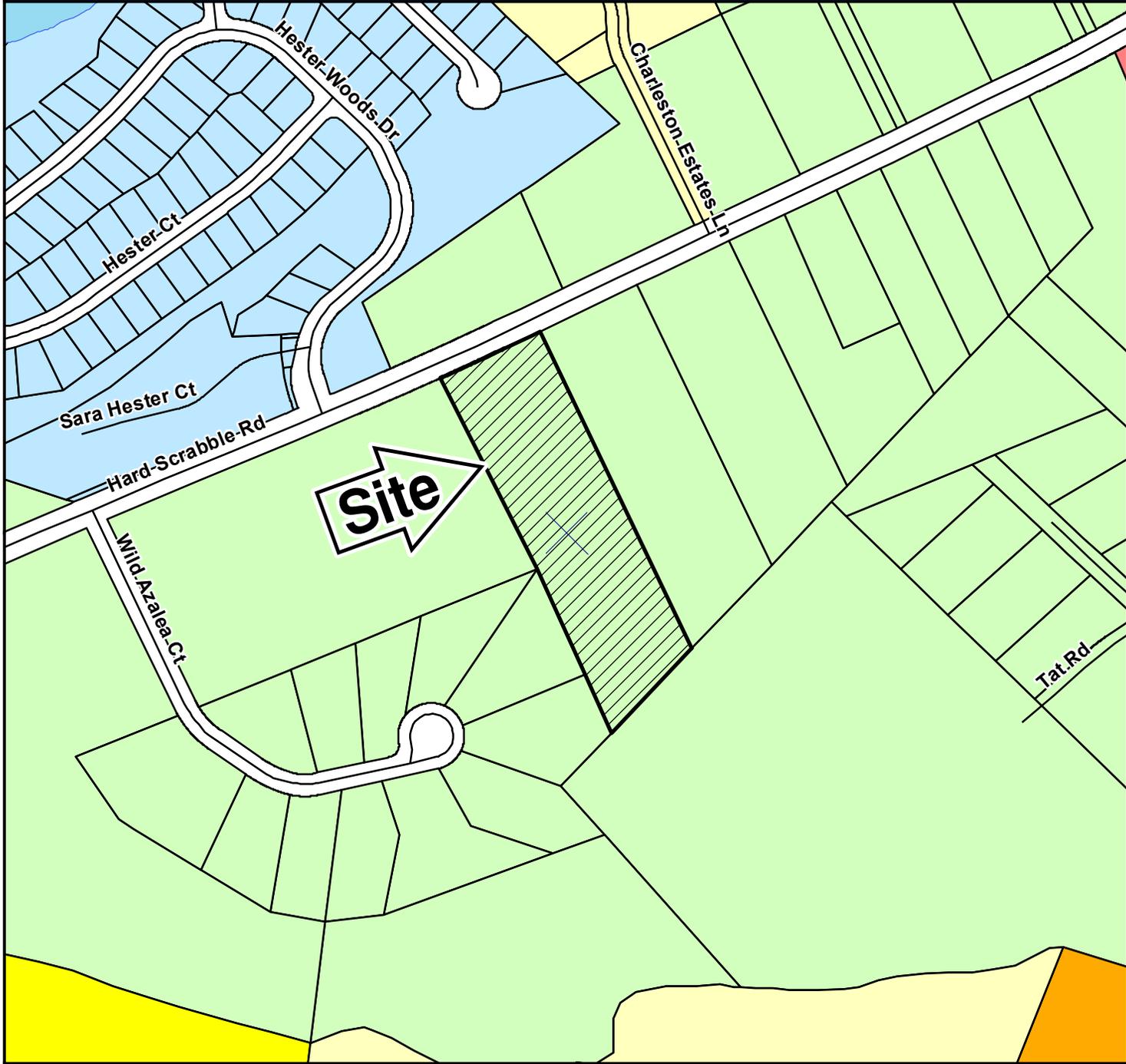


2. Case 18-049 MA
 Ki O. Kwon
 R20100-02-46
 4026 Hard Scrabble Road
 DISTRICT 8 - Jim Manning

**Case 18-049 MA
RU to GC
TMS R20100-02-46**



Case 18-049 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

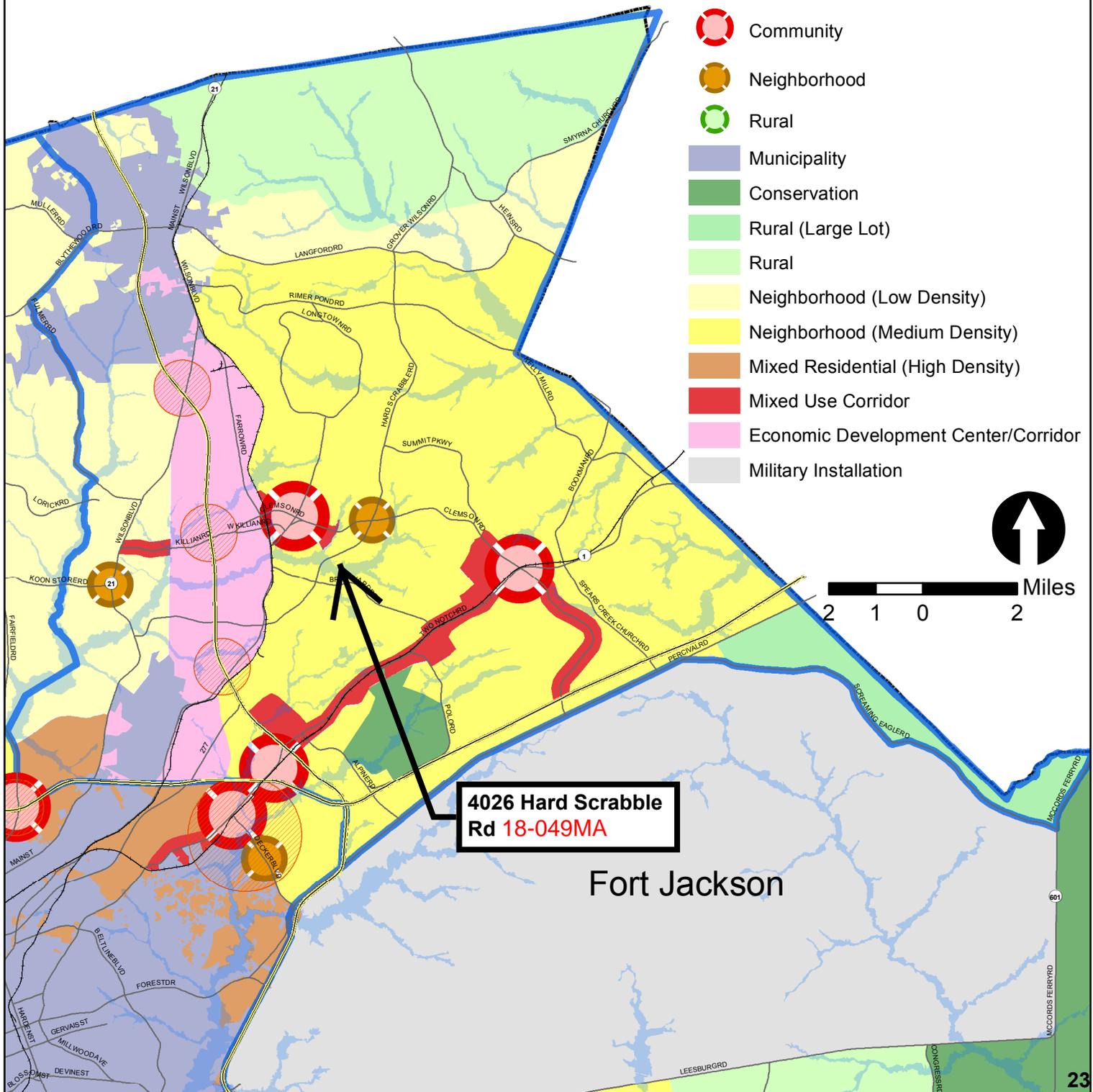


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 4, 2019
RC PROJECT: 18-050 MA
APPLICANT: Margaret Chichester

LOCATION: Congaree Road

TAX MAP NUMBER: R32404-01-01 (Portion of)
ACREAGE: 2.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 8, 2019

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 and 18-043MA. Both cases were 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 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: 32 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	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 Community Strategic 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.

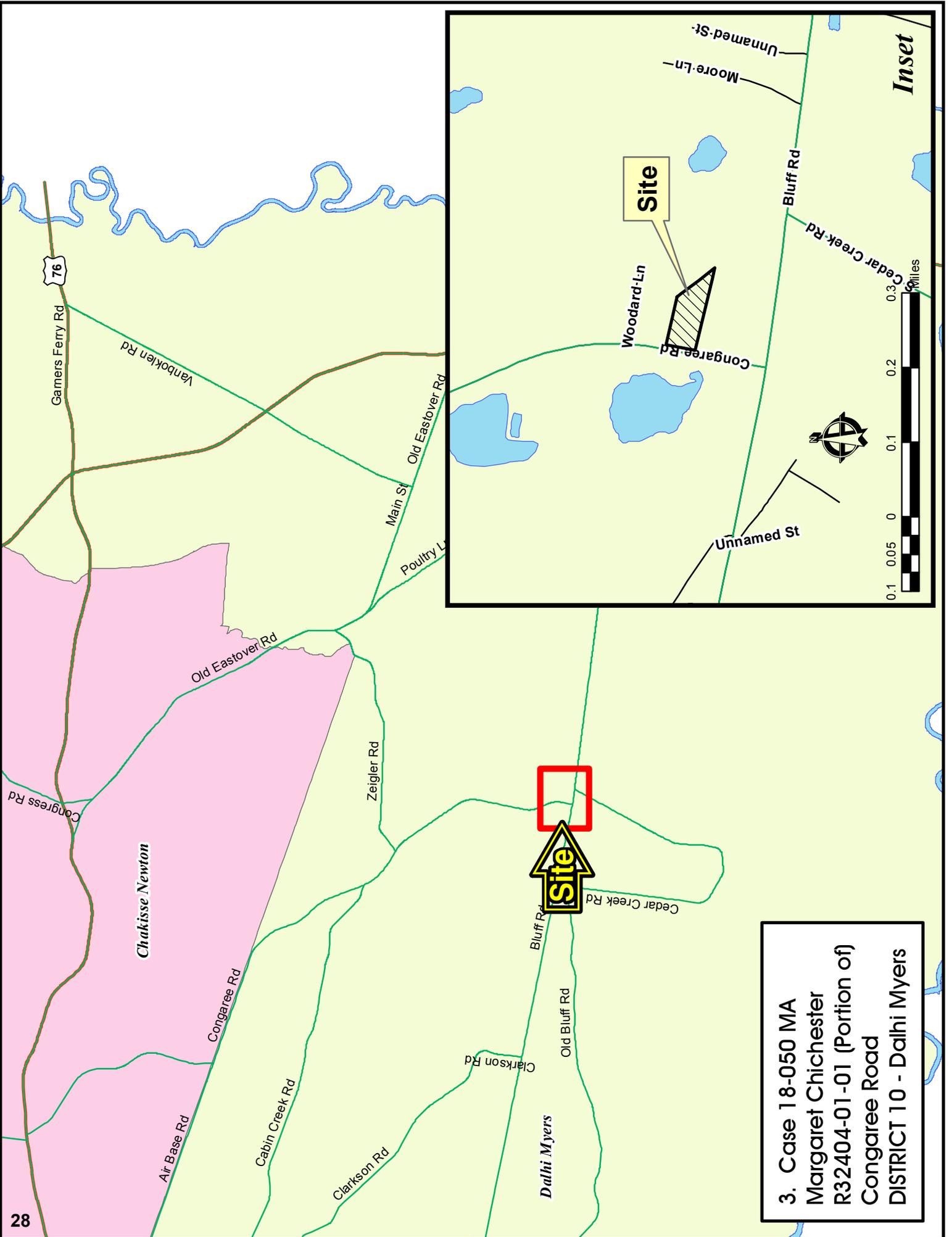
Conclusion

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. The intensity of the uses permitted under the requested GC district 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 **February 4, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-050 MA**.



3. Case 18-050 MA
 Margaret Chichester
 R32404-01-01 (Portion of)
 Congaree Road
 DISTRICT 10 - Dalhi Myers

**Case 18-050 MA
RU to GC**

TMS R32404-01-01 (Portion of)

Congare Rd

Woodard Ln

Bluff Rd

Unnamed St

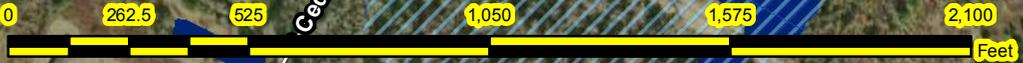
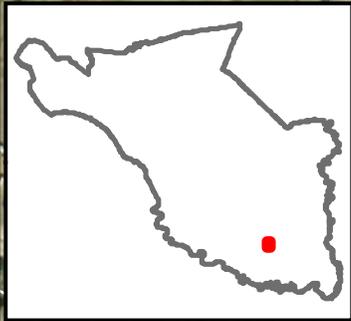
Moore Ln

Cedar Creek Rd

Site

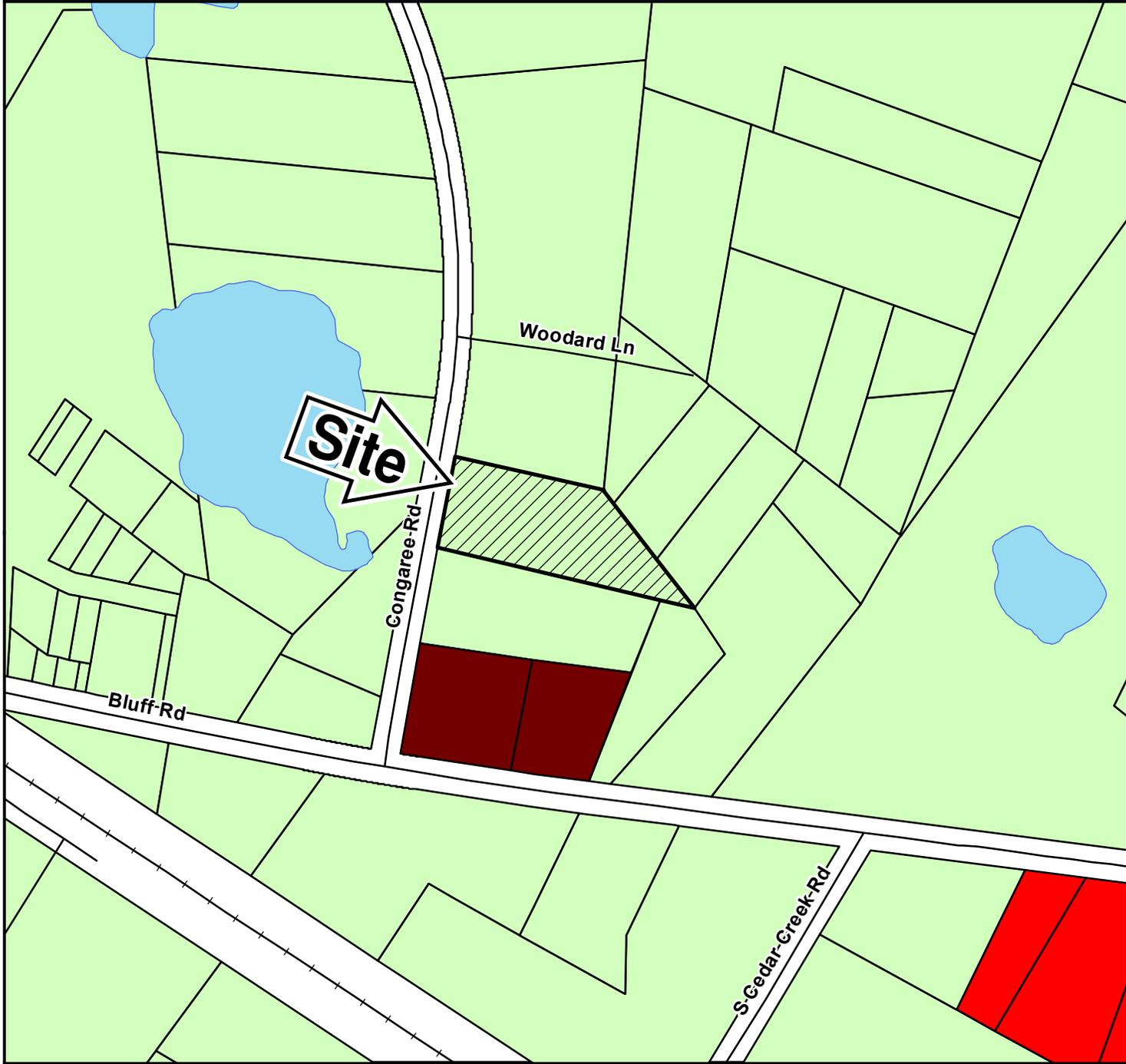
SPECIAL FLOOD HAZARD AREA

WETLANDS



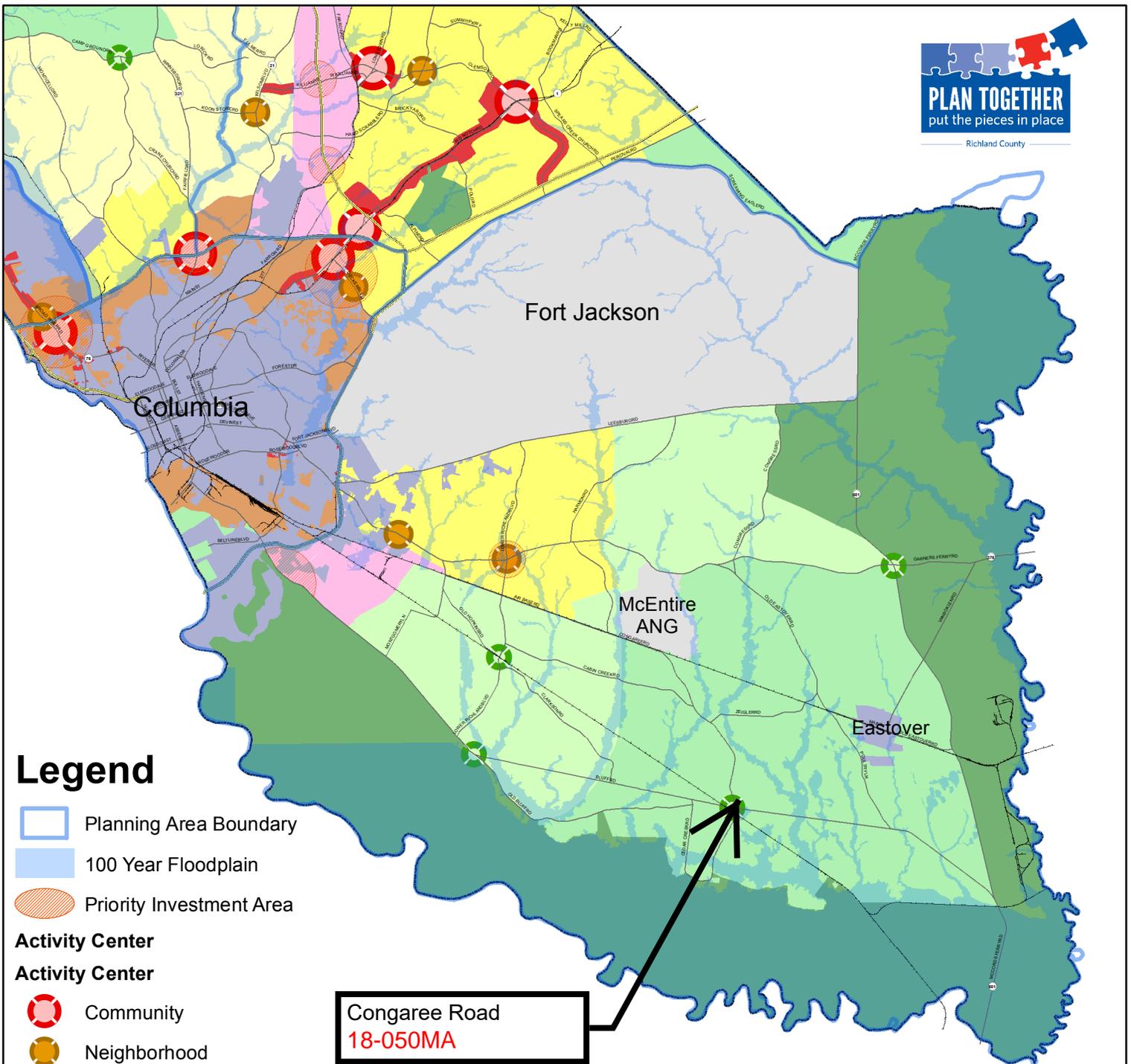
© Google

Case 18-050 MA RU to GC



ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS	Subject Property N
CC-2	C-3	RS-LD	RM-MD	GC	HI		
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
18-050MA

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

Miles
4 2 0 4 31



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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