

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



June 25, 2019

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

Revised 06/20/2019

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, June 25, 2019
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

***Revised**

I. STAFF:

Clayton Voignier..... 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 # 19-002 MA District 7
Gwendolyn Kennedy
Sukhjinder Singh
RU to NC (2.9 acres)
3500 Hard Scrabble Road
TMS# R20100-04-08
[First Reading]
Planning Commission – Disapproval (6 - 0)
PDSB Recommendation – Disapproval
Page 1

2. Case # 19-006 MA District 11
Chakisse Newton
Charlotte Huggins
RU to GC (2.8 acres)
10510 Garners Ferry Road
TMS# R30600-02-16 & R30600-02-08 (Portion of)
[First Reading]
Planning Commission – Approval (6 - 0)
PDSB Recommendation – Disapproval
Page 9

3. Case # 19-011 MA District 8
Jim Manning
Ki O. Kwon
RU to OI (4.61 acres)
4026 Hard Scrabble Road
TMS# R20100-02-46
[First Reading]
Planning Commission – Disapproval (7 - 1)
PDSB Recommendation – Disapproval
Page 17

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

4. Case # 19-014 MA
Margaret Chichester
RU to RC (2.2 acres)
2869 Congaree Road
TMS# R32404-01-01 (Portion of)
Planning Commission – Approval (7 - 0)
PDSB Recommendation – Approval
Page 25

District 10
Dalhi Myers

5. Case # 19-015 MA*
David Parr
RU to RS-MD (14.70 acres)
Golden Rod Court
TMS# R12800-01-23
Planning Commission – Approval (4 - 3)
PDSB Recommendation – Disapproval
Page 33

District 2
Joyce Dickerson
The staff report has been revised
to reflect the correct recommendation
of the Planning Commission.

6. Case # 19-017 MA
Kevin E. Wimberly
RS-MD to RM-MD (37.12 acres)
Rabon Road
TMS# R17213-05-37
Planning Commission – Approval (7 - 0)
PDSB Recommendation – Approval
Page 41

District 7
Gwendolyn Kennedy

7. Case # 19-018 MA
Jervonta Walker
OI to GC (.4 acres)
1606 Horseshoe Drive
TMS# R17011-02-16
Planning Commission – Approval (7 - 0)
PDSB Recommendation – Approval
Page 49

District 7
Gwendolyn Kennedy

8. Case # 19-019 MA
Sherri Latosha McCain
RS-MD to OI (1.25 acres)
250 Rabon Road
TMS# R17116-01-06
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Disapproval
Page 57

District 7
Gwendolyn Kennedy

9. Case # 19-020 MA
James M. McKenzie
RU/RU to GC (3.78 acres)
245 Killian Road
TMS# R14781-01-34 & 54
Planning Commission – Approval (5 - 3)
PDSB Recommendation – Approval
Page 65

District 7
Gwendolyn Kennedy

10. Case # 19-021 MA District 10
Dalhi Myers
David B. Grant
M-1 to HI (5.02 acres)
1200 Atlas Way
TMS# R16200-01-08
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Approval
Page 73
11. Case # 19-022 MA District 2
Joyce Dickerson
Robert F. Fuller
TROS/RU to RS-LD (185.29 acres)
Langford Road
TMS# R23400-05-05 & 06
Planning Commission – Disapproval (6 - 1)
PDSB Recommendation – Approval
Page 81
12. Case # 19-023 MA District 10
Dalhi Myers
Jeff Ruble
M-1 to HI (318.57 acres)
Bluff Road and Longwood Road
TMS# R16100-02-02,04,07,16 & 20
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Approval
Page 89

VI. OTHER BUSINESS

VII. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 2, 2019
RC PROJECT: 19-002 MA
APPLICANT: Sukhjinder Singh

LOCATION: 3500 Hard Scrabble Rd

TAX MAP NUMBER: R20100-04-08
ACREAGE: 2.9 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: March 8, 2019

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District. With the adoption of the 2005 Land Development Code, the D-1 District was designated Rural District (RU).

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel west of the site was part of two previous zoning requests under case number 18-029MA and case number 18-038MA. Case number 18-029MA was a request for the General Commercial District (GC) and was denied by County Council. Case number 18-038MA was a request for the Neighbor Commercial District (NC) and was approved by County Council.

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>	RS-LD	Residence
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RS-LD	Place of Worship

Discussion

Parcel/Area Characteristics

The subject property has primary 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 an institutional use, residential zoning districts and residential uses. The parcels north and east of the site contain residences. The parcel south of the site is undeveloped. West of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .87 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 north of the site on Hard Scrabble Road. 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 #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 minor arterial, 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 does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors or within a contextually-appropriate distance from the intersection of a primary arterial. Hard Scrabble Road is classified as a two lane undivided minor arterial.

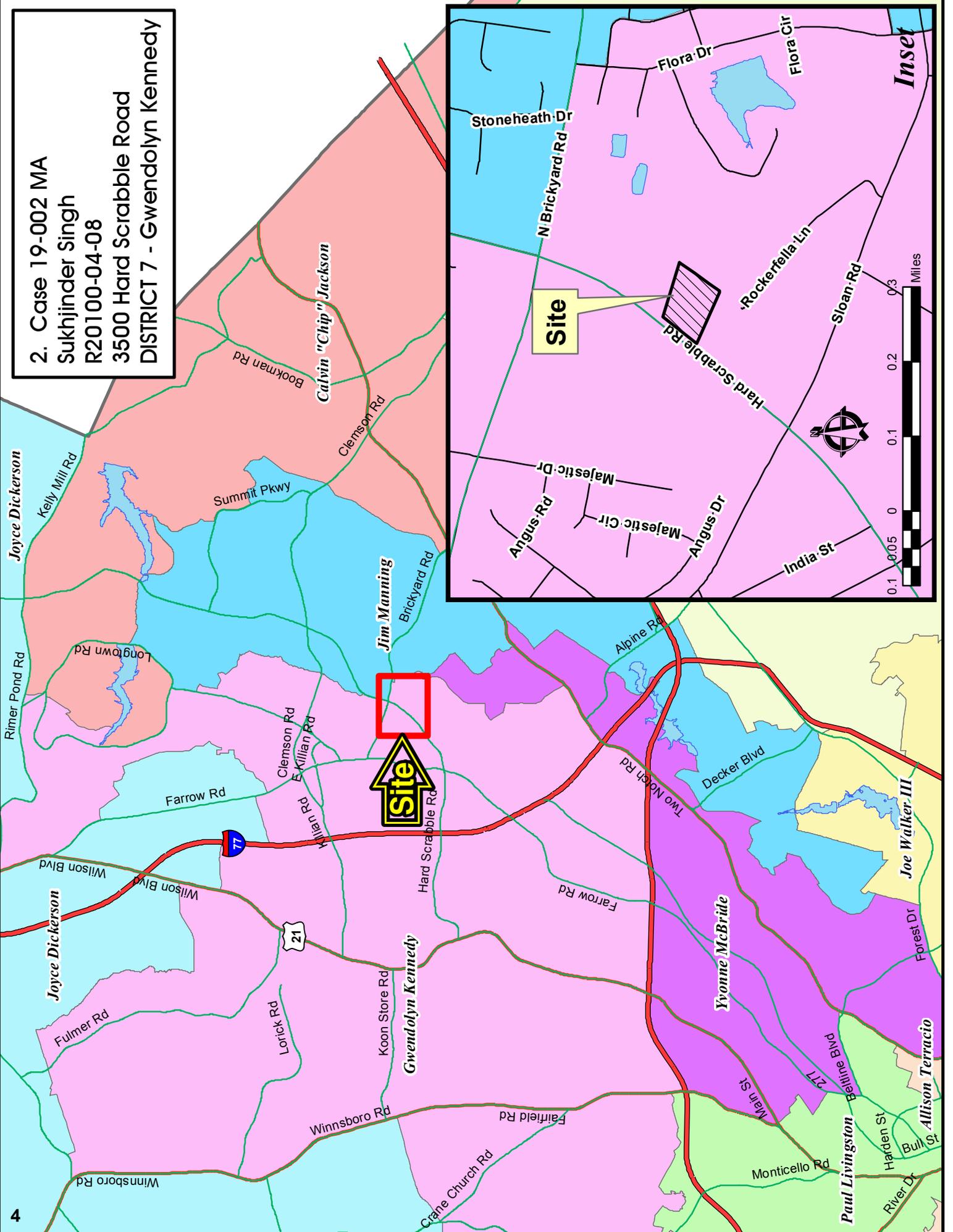
Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of commercial zoning districts along this section of Hard Scrabble Road.

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

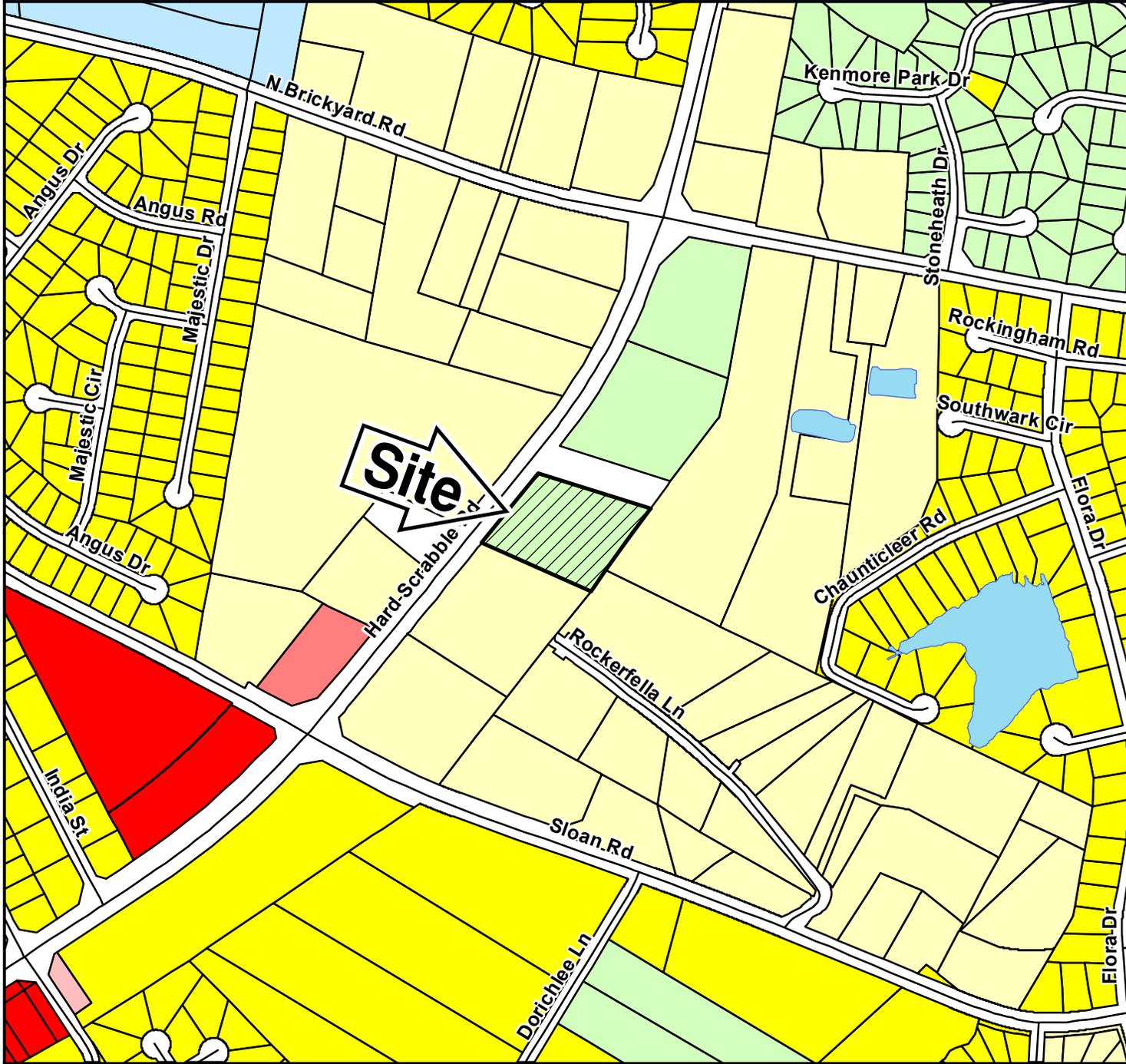
Planning Commission Action

At their **March 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 # **19-002 MA**.

2. Case 19-002 MA
Sukhjinder Singh
R20100-04-08
3500 Hard Scrabble Road
DISTRICT 7 - Gwendolyn Kennedy



Case 19-002 MA RU to NC



ZONING CLASSIFICATIONS

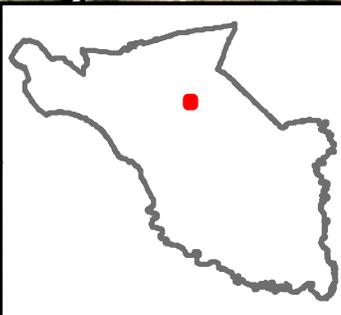
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 19-002 MA
RU to NC
TMS R20100-04-08

Site

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



Google

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

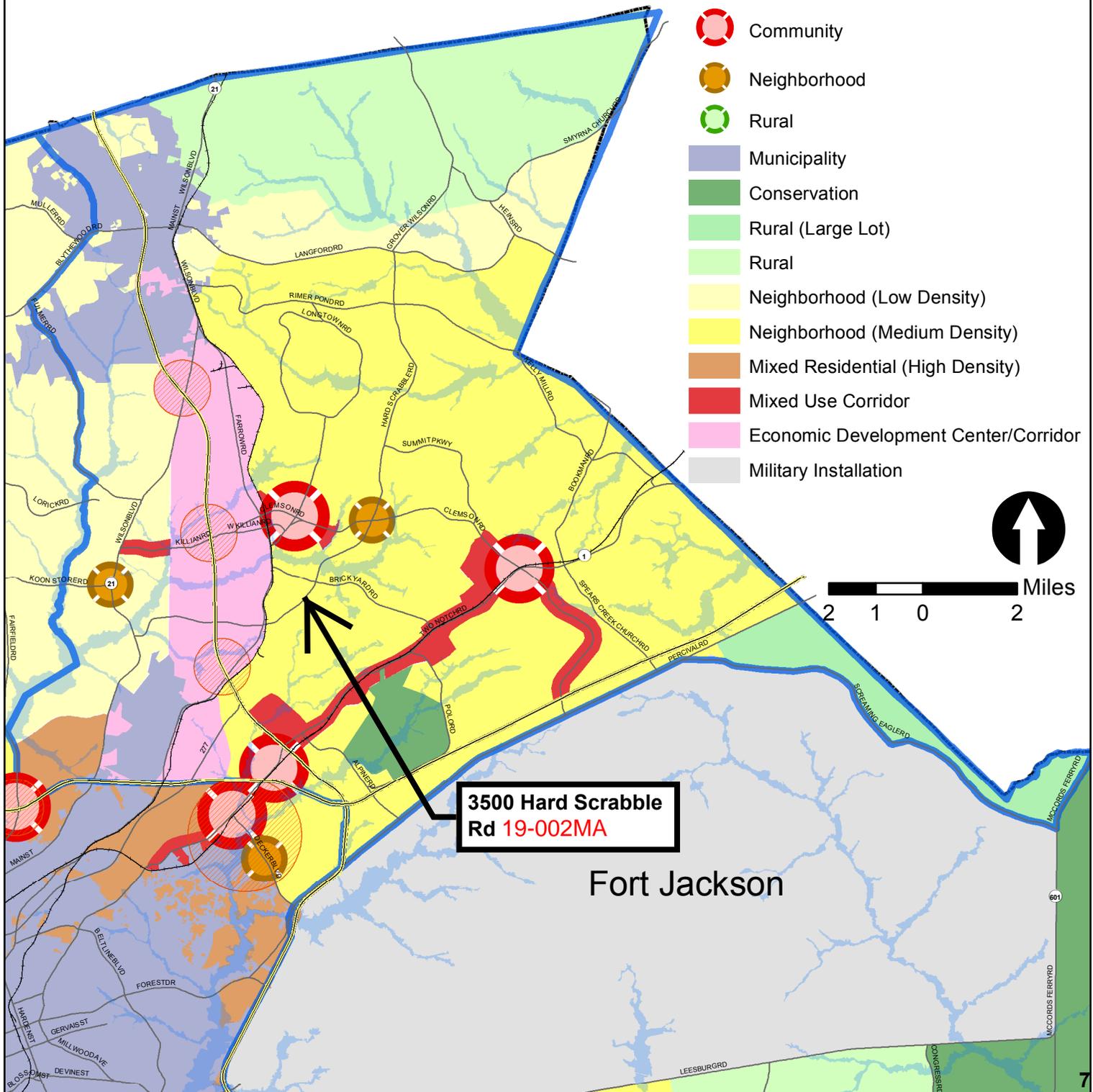


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 4, 2019
RC PROJECT: 19-006 MA
APPLICANT: Charlotte Huggins

LOCATION: 10510 Garners Ferry Road

TAX MAP NUMBER: R30600-02-16 & R30600-02-08 (Portion of)
ACREAGE: 2.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: March 8, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 16-002MA. That case was denied at the February 23, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the Rural Commercial District (RC) under case number 16-012MA. That case was denied at the April 26, 2016 Zoning Public Hearing.

Zoning History for the General Area

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

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: 44 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	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains two nonresidential structures. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a convenience store with pumps (Mr. Bunky’s Market) and other commercial, small-scale industrial, and undeveloped uses south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road. The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the 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 (Large Lot)**.

Land Use and Character

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 # 173) located east of the subject parcel on Garners Ferry Road identifies 18,500 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, 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.

SCDOT has programmed safety improvements for this section of Garners Ferry Rd. There are no planned or programmed improvements for this section of Garners Ferry Road through the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

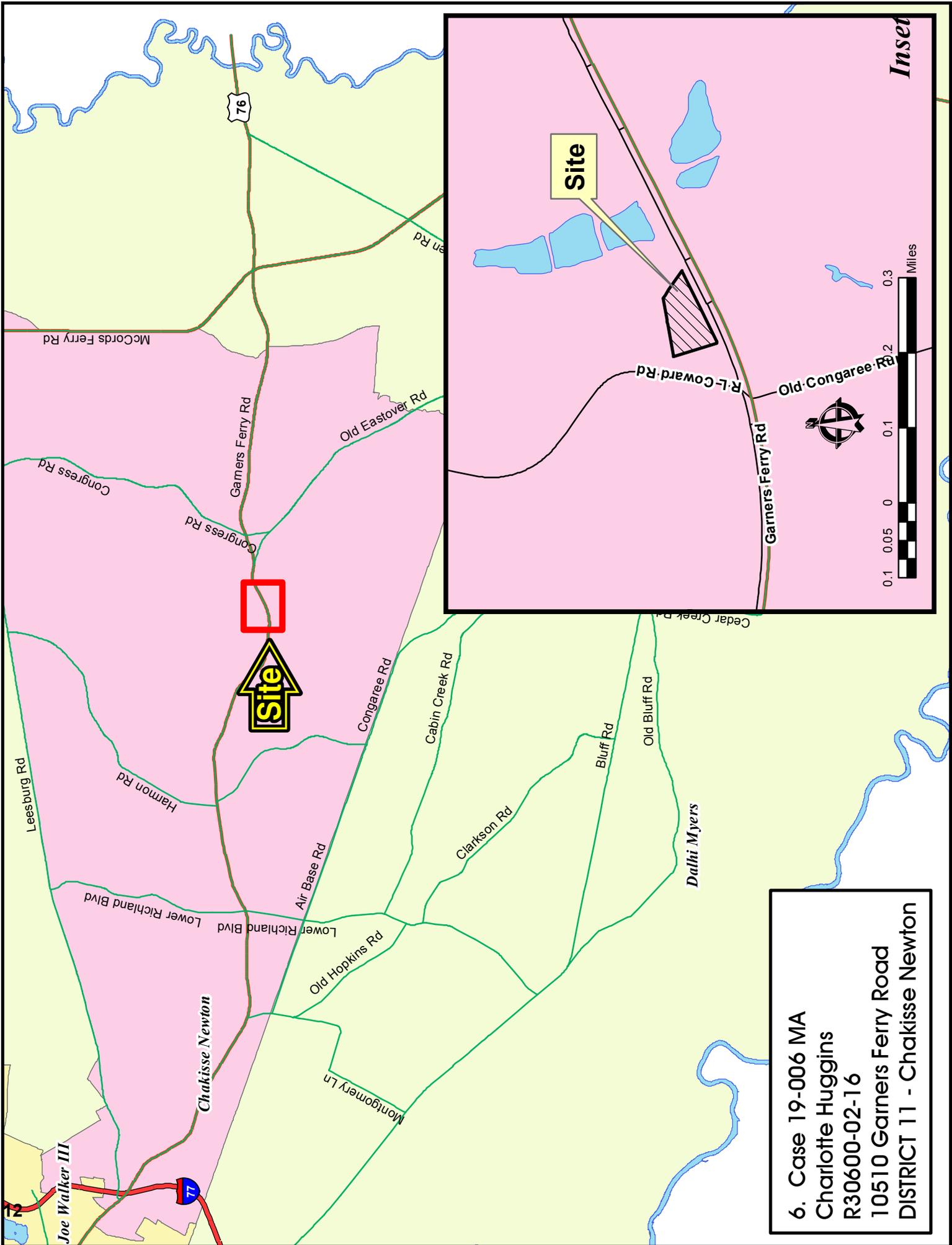
The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also recommends that commercial development be located at rural crossroads or within Rural Activity Centers. The site is not located within an activity center nor at an intersection of a rural crossroads, likewise, the proposed zoning designation would allow for potential uses of greater intensity than the adjacent and surrounding properties as recommended by the Comprehensive Plan.

Planning Commission Action

At their **March 4, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- The request is not inconsistent with the recommendations of the Comprehensive Plan.
- The area acts as a "de facto" Rural Activity Center

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-006 MA**.



6. Case 19-006 MA
 Charlotte Huggins
 R30600-02-16
 10510 Garner's Ferry Road
 DISTRICT 11 - Chakisse Newton

Case 19-006 MA
RU to GC
TMS R30600-02-16

R/L Coward Rd

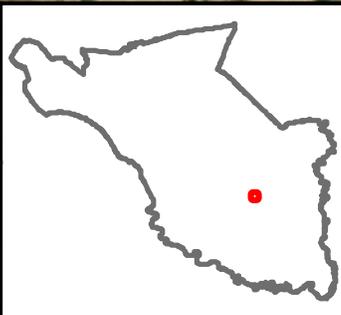
Garners Ferry Rd

Congaree Run



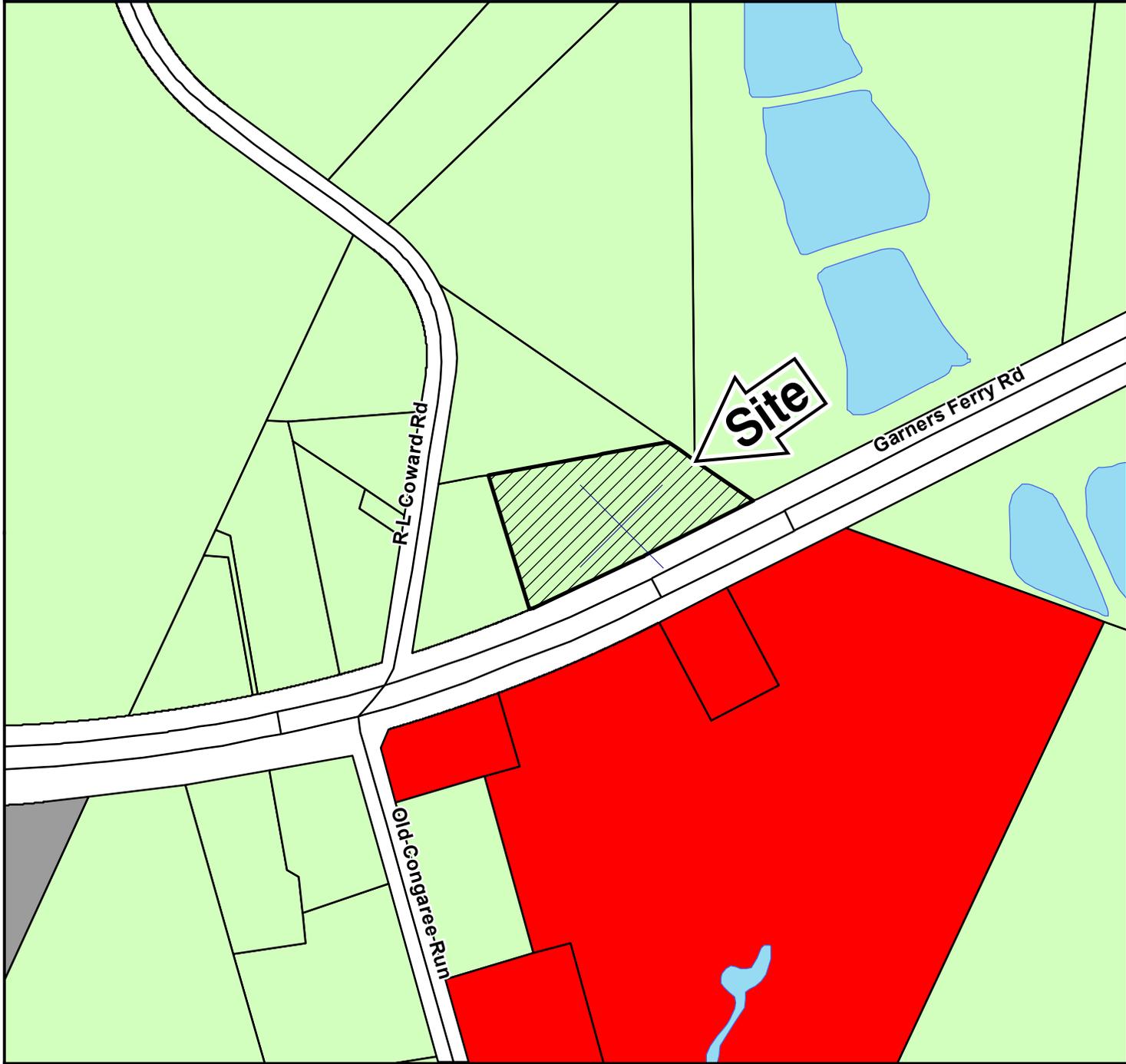
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



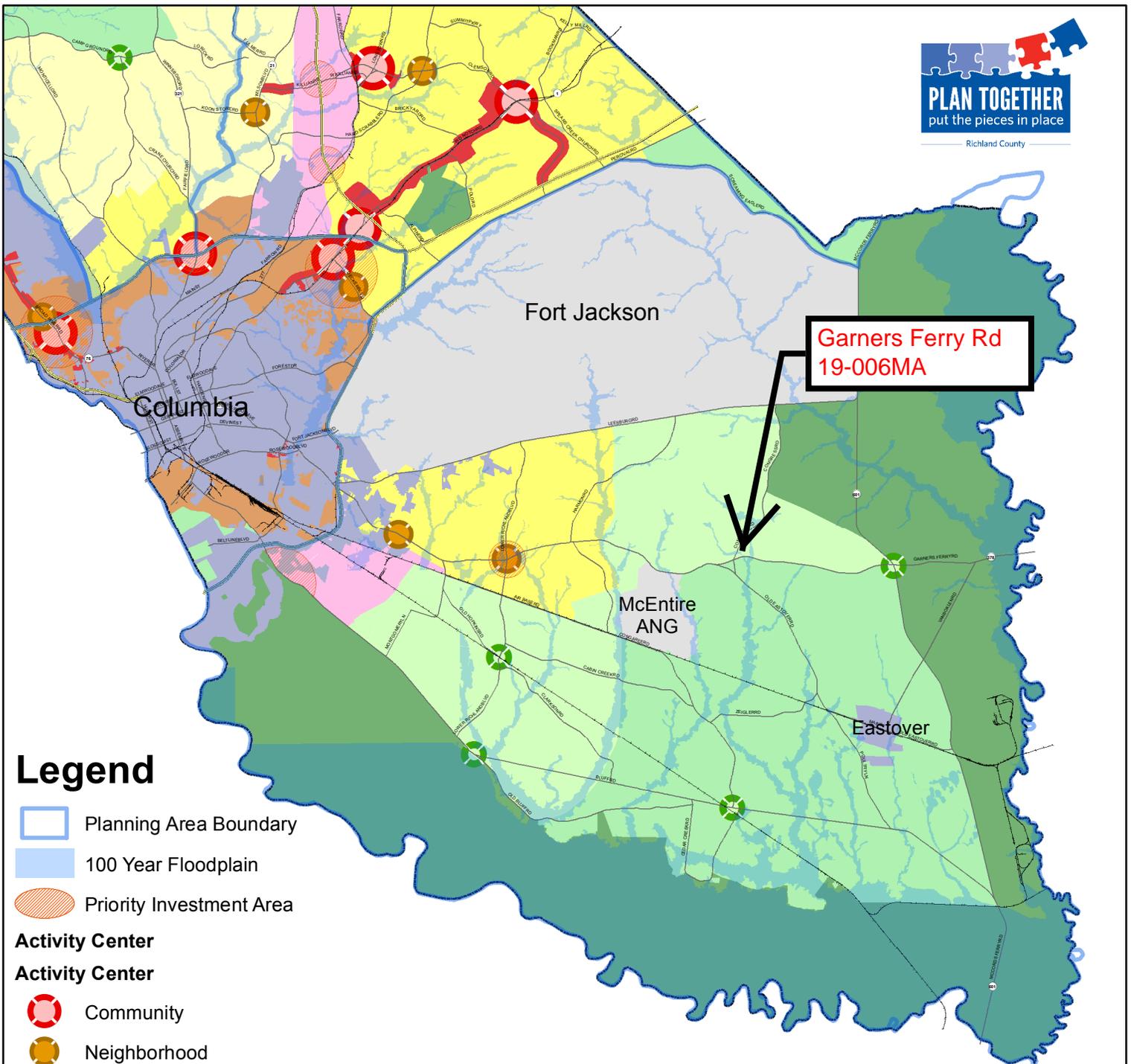
Google

Case 19-006 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	



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: April 1, 2019
RC PROJECT: 19-011 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: OI

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject was part of a previous zoning request for the General Commercial (GC) District under Case Number 18-49MA. That case was withdrawn.

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 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>	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. The parcel 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 minor arterial, 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.

The widening of Hard Scrabble will not change the current functional classification as a minor arterial.

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. 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 **April 1, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-011 MA**.

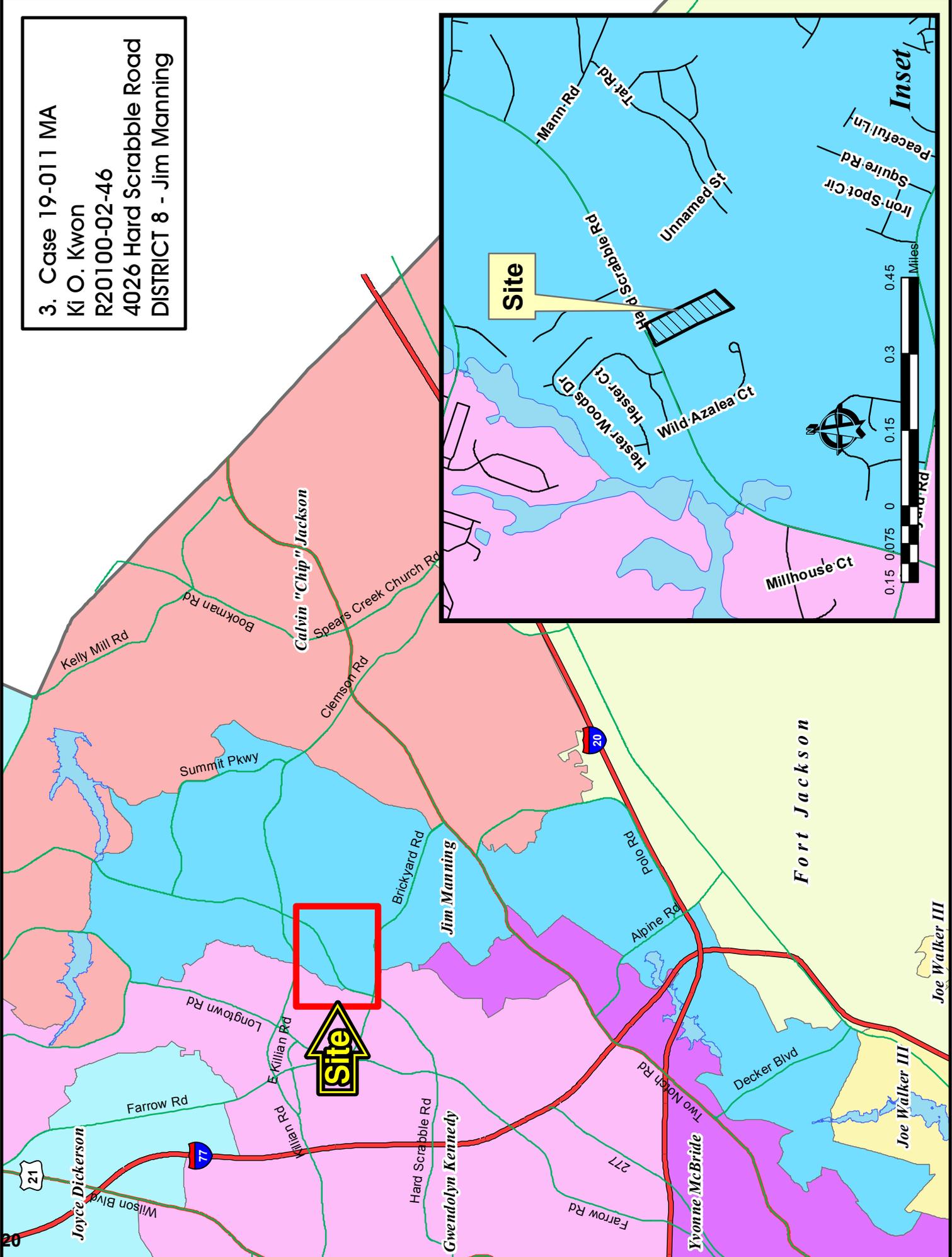
3. Case 19-011 MA

Ki O. Kwon

R20100-02-46

4026 Hard Scrabble Road

DISTRICT 8 - Jim Manning



Calvin "Chip" Jackson

Jim Manning

Fort Jackson

Joe Walker III

Joe Walker III

Yvonne McBride

Gwendolyn Kennedy

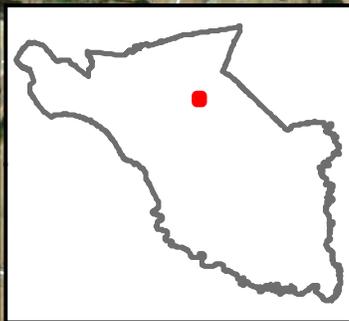
Inset

Case 19-011 MA
RU to OI
TMS R20100-02-46

Site

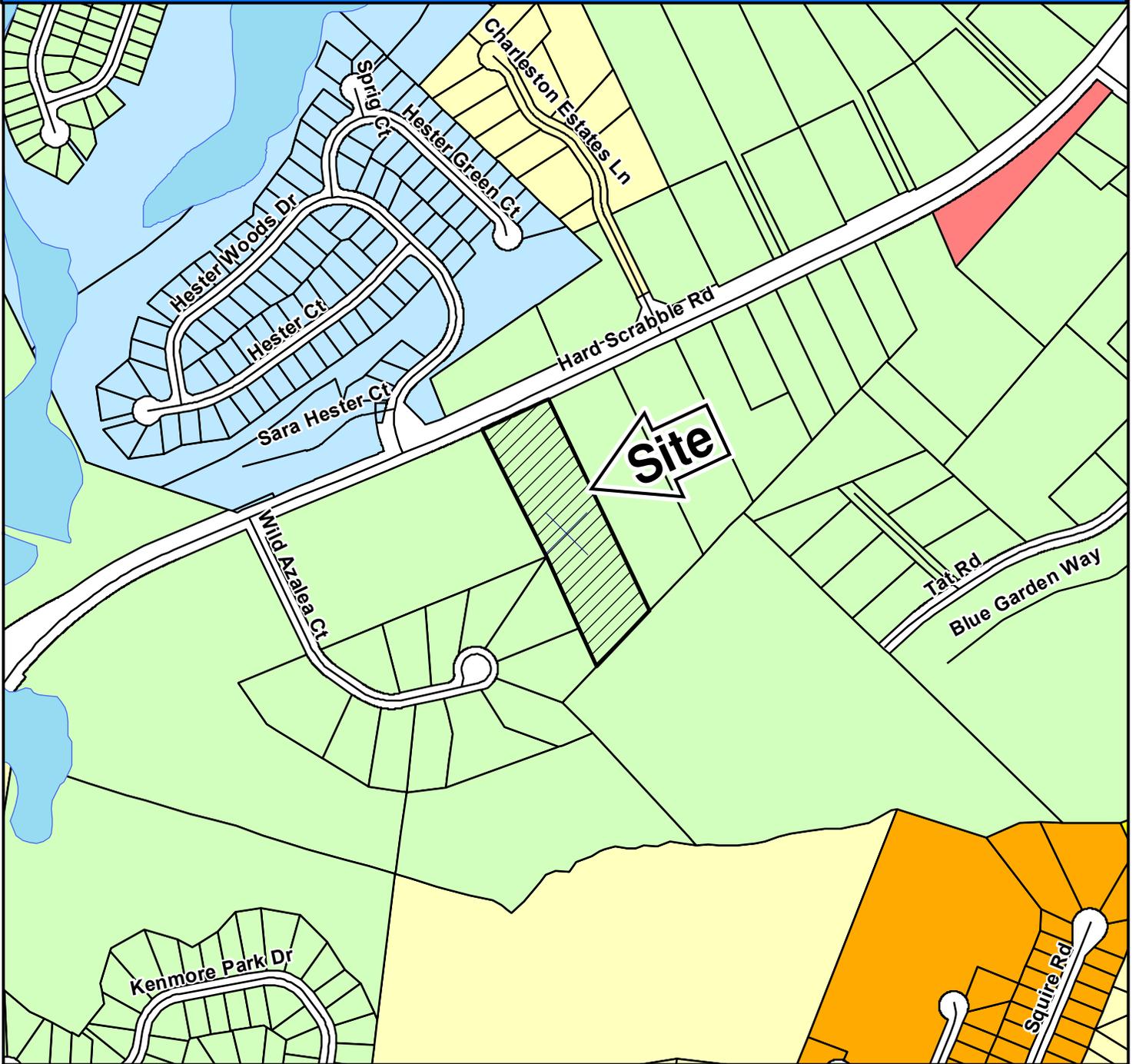
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 19-011 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

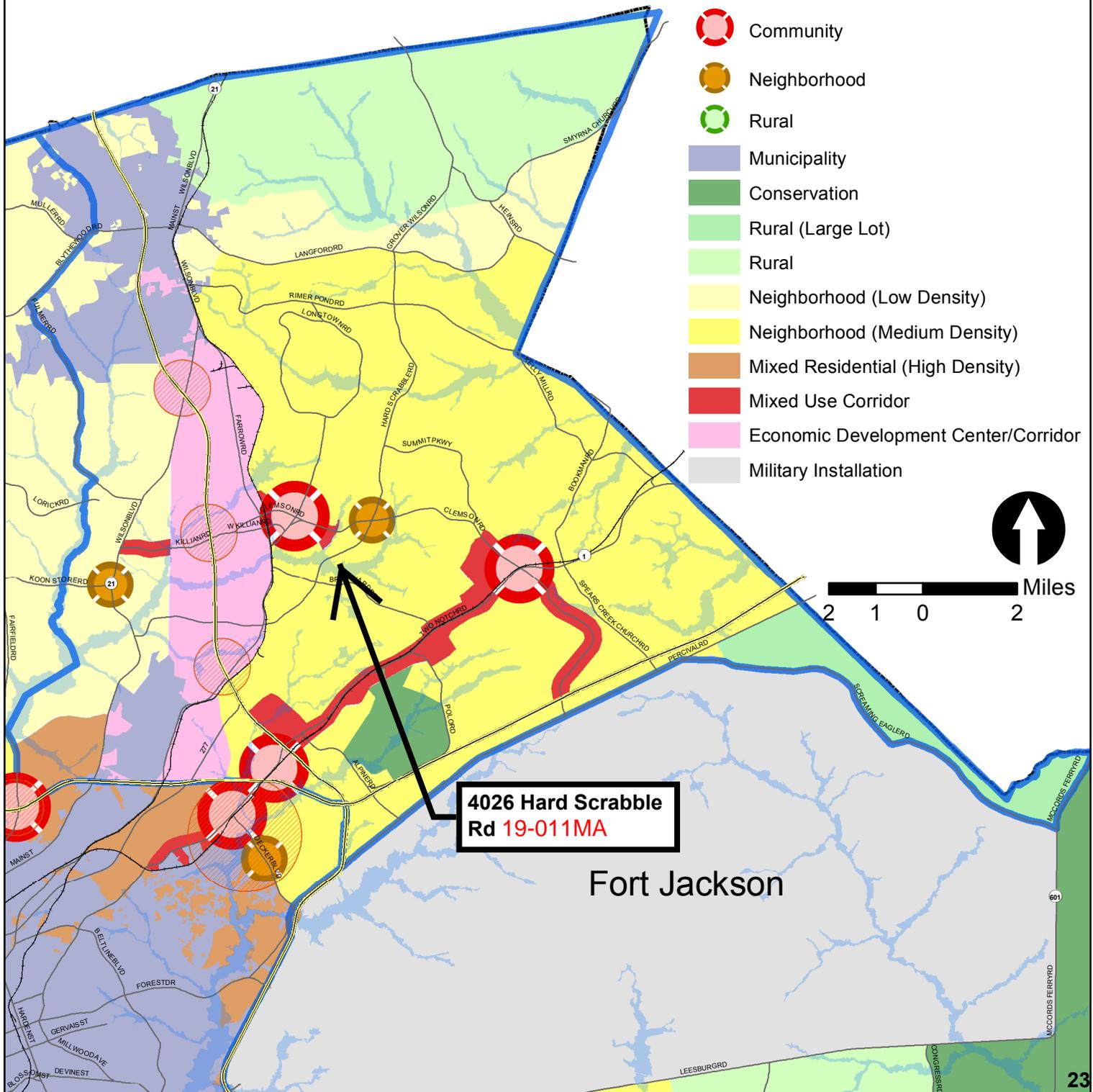


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: May 6, 2019
RC PROJECT: 19-014 MA
APPLICANT: Margaret Chichester

LOCATION: Congaree Road

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

ZPH SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

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 GC District under case number 18-050MA. The case was withdrawn.

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 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.

The maximum structure coverage in the RC District shall be fifty percent (50%). New structures in the RC District shall have an aggregate building footprint of not more than twenty thousand (20,000) square feet. The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet. Existing structures shall not be expanded to exceed an aggregate building footprint or aggregate gross floor area of twenty thousand (20,000) square feet.

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".

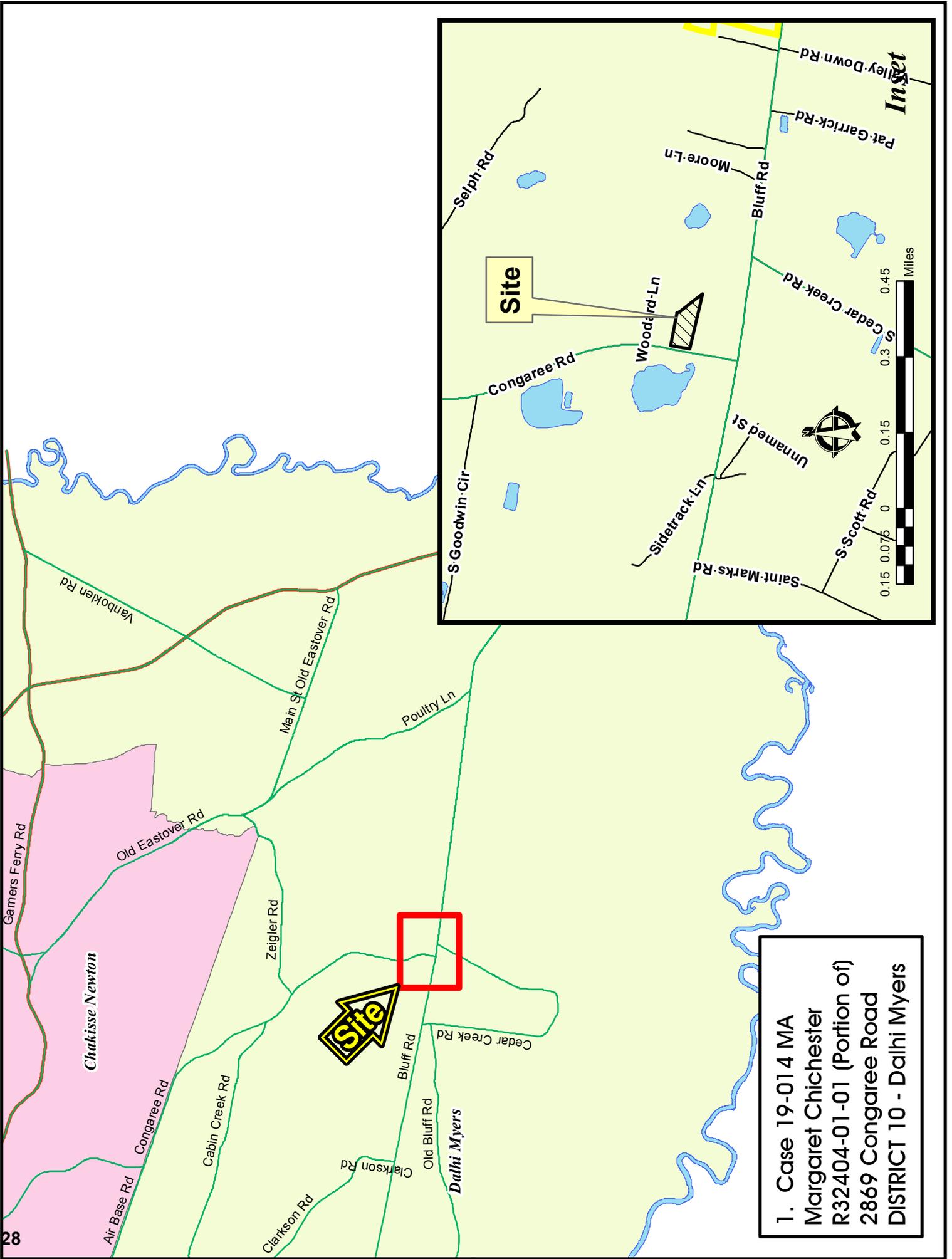
There are no planned or programmed improvements for this section of Bluff Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Principally, the requested rezoning coincides with the objectives put forth for the Rural Activity Center designation of the Comprehensive Plan. For these reasons, staff recommends **Approval** of this map amendment. However, the variety of uses allowed under the RC district would be out of character with the adjacent rural residential properties.

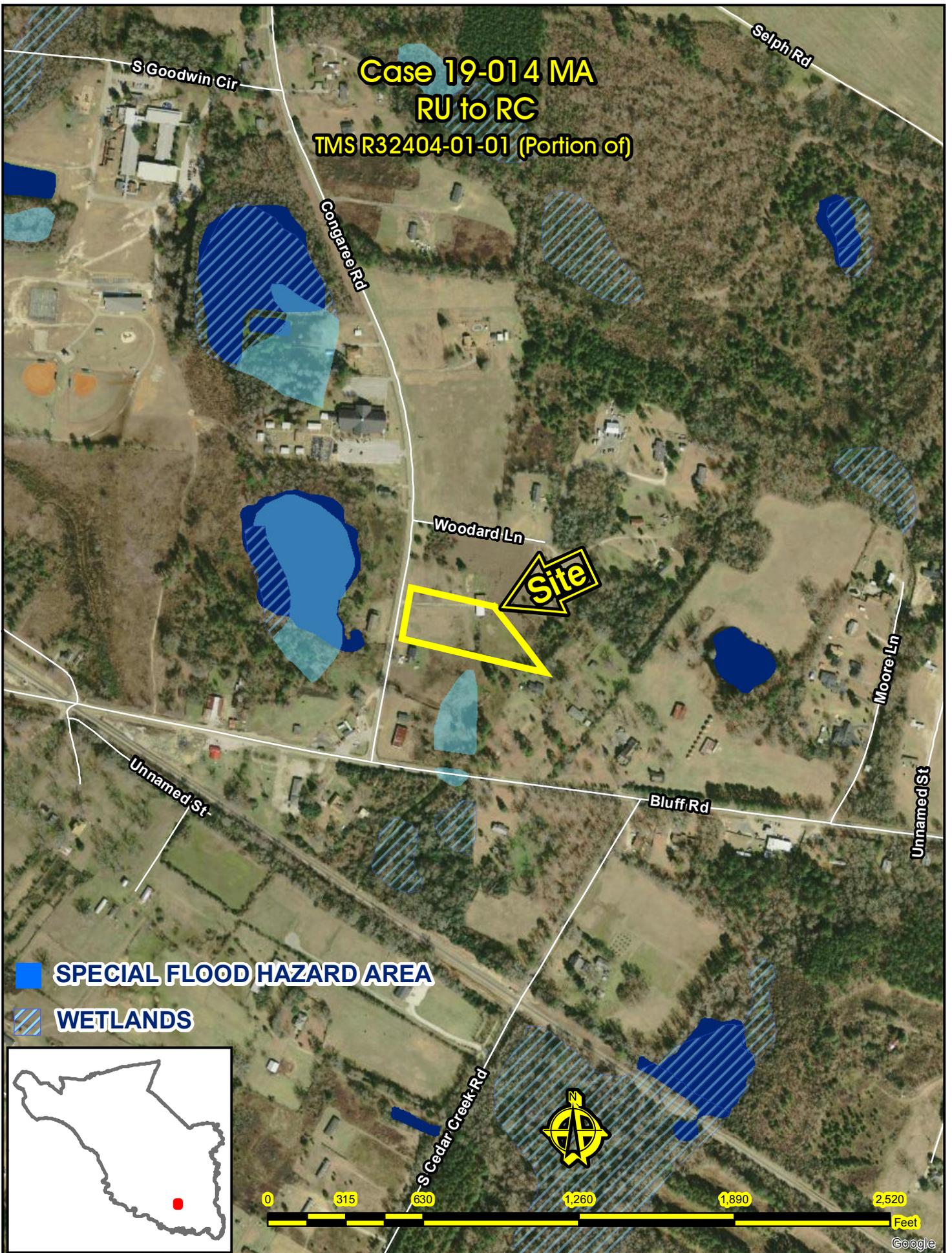
PC Recommendation Action

At their **May 6, 2019** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-014 MA**.



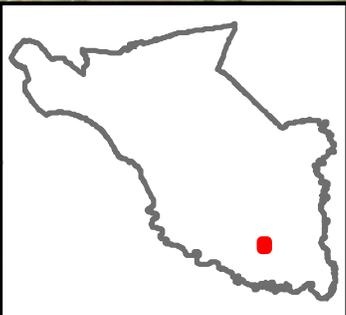
1. Case 19-014 MA
 Margaret Chichester
 R32404-01-01 (Portion of)
 2869 Congaree Road
 DISTRICT 10 - Dalhi Myers

Case 19-014 MA
RU to RC
TMS R32404-01-01 (Portion of)



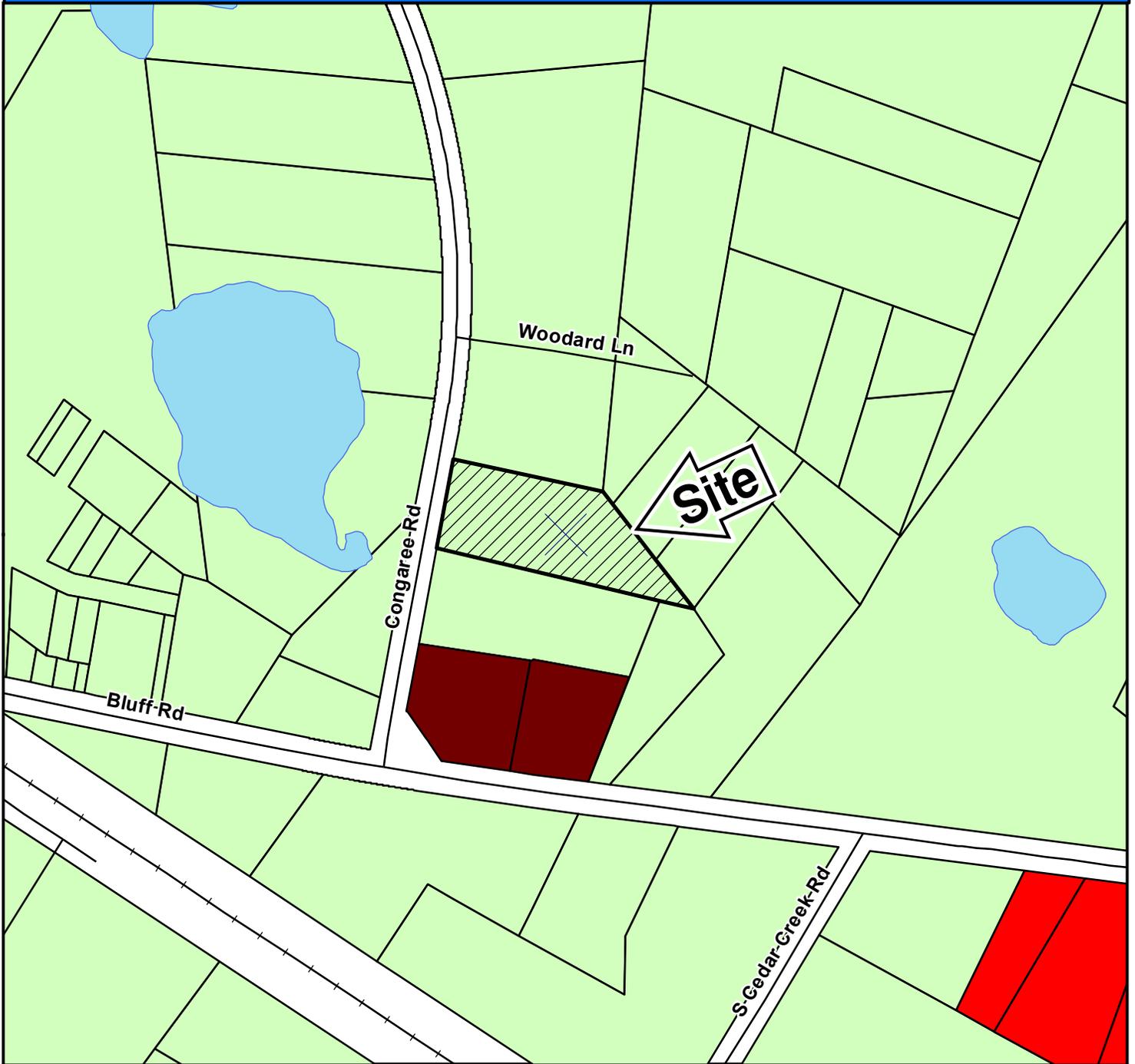
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

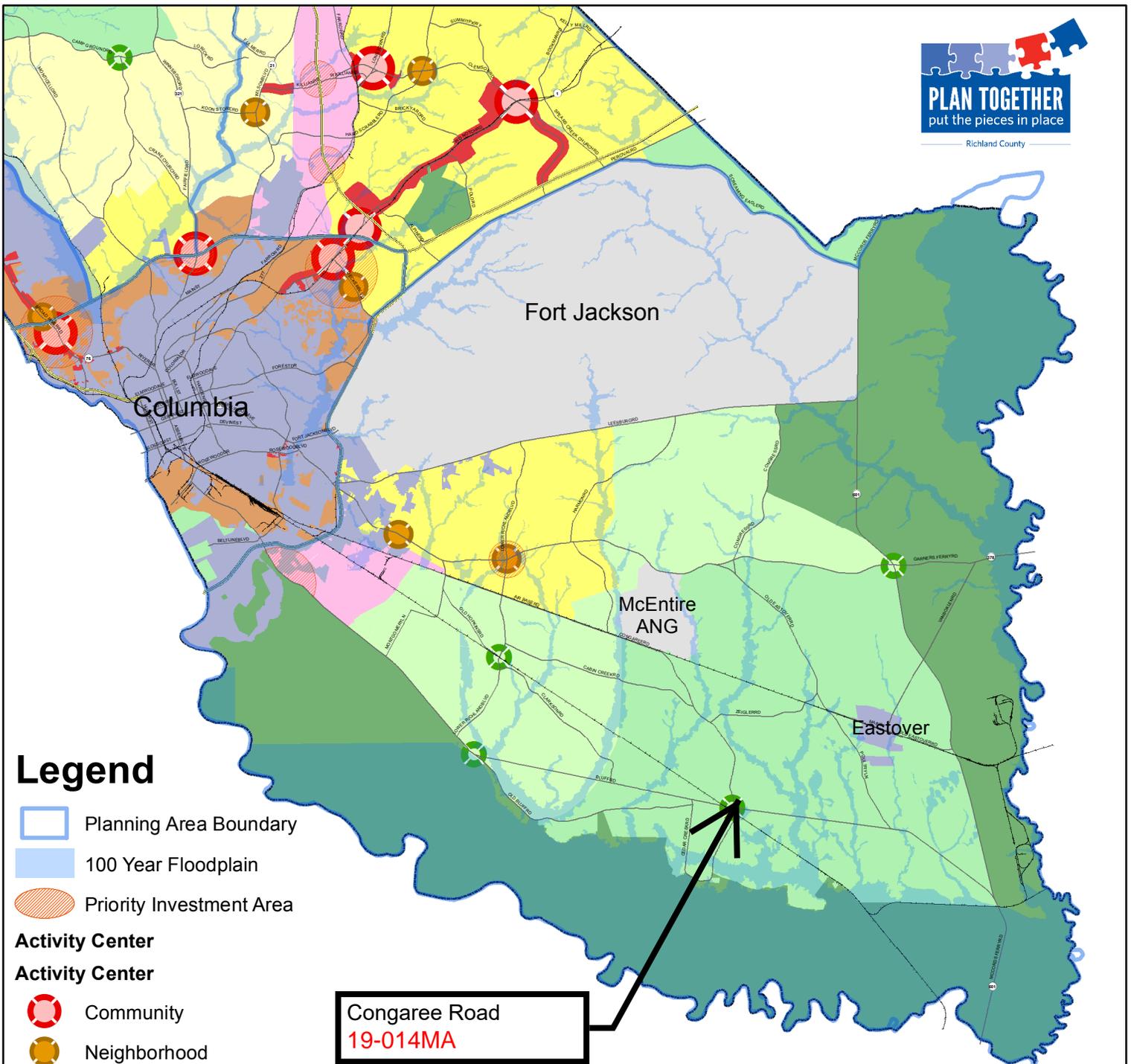
Case 19-014 MA RU to RC



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		





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
19-014MA

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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2019
RC PROJECT: 19-015 MA
APPLICANT: David Parr

LOCATION: Golden Rod Court

TAX MAP NUMBER: R12800-01-23
ACREAGE: 14.70 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: June 6, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 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: 75 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped (Cobblestone Park) Town of Blythewood
<u>East:</u>	Interstate ROW	I-77
<u>West:</u>	RU	Residential (Cobblestone Park) Town of Blythewood

Discussion

Parcel/Area Characteristics

The subject parcel is currently undeveloped with potential access from Golden Rod Court, a local two-lane road currently owned by the subdivision. The immediate area is characterized by residences within the Cobblestone Park subdivision, undeveloped land, and Interstate 77. The property is near the Fairfield County line and borders the municipal boundary with the Town of Blythewood to the west. North of the site is undeveloped land. East of the site is Interstate 77. South of the site is non-developed land within Cobblestone Park and Town of Blythewood. West of the site is residences part of Cobblestone Park and Town of Blythewood.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Muller Road Elementary School is located approximately 1 mile south of the subject parcel at the intersection of Muller and Blythewood Roads. The parcel is located in the City of Columbia's Water service area. The parcel is near the Palmetto Utilities sewer service area. The Blythewood fire station (station number 26) is located on Wilson Boulevard/Main Street, approximately 2 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 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 #583) located north of the subject parcel on Syrup Mill Road identifies 1,900 Average Daily Trips (ADTs). Syrup Mill Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Syrup Mill Road is currently operating at Level of Service (LOS) "A".

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

The 2017 SCDOT traffic count (Station #490) located south of the subject parcel on Blythewood Road identifies 8,800 Average Daily Trips (ADTs). Blythewood Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "D".

This section of Blythewood Road is currently programmed for widening to 5 lanes as part of the Penny Program. Included within the widening are bike/ped accommodations through a separated shared-use path. The project is currently in the design phase with construction expected sometime in 2019.

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

Conclusion

The Neighborhood (Low-Density) future land use designation recommends a desired development pattern where "lower-density, single-family developments are preferred." Likewise, they are to serve as transitions between rural and medium-density areas. As the proposed rezoning of RS-MD would be inconsistent with the recommendations of the Comprehensive Plan, staff principally recommends **Disapproval** of this map amendment.

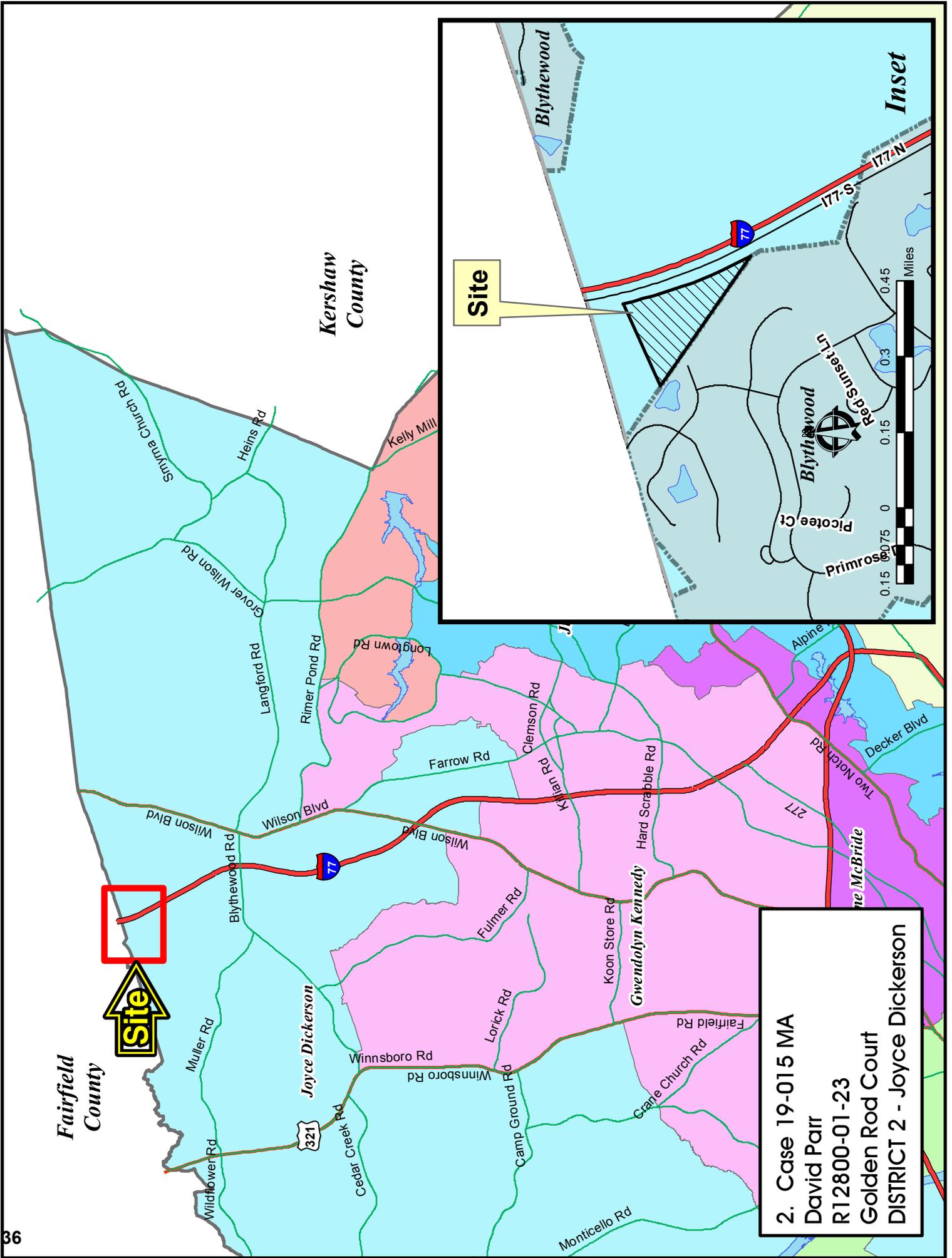
However, while the density and uses of the RS-MD district are inconsistent with the recommendations of the Plan, approval of the request would allow for a density which is consistent with that of the current adjacent development of Cobblestone Park.

PC Recommendation Action

At their **May 6, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- It is very logical that the Comprehensive Plan missed this area in identifying future land use categories.
- The density of the proposed use is similar to that of the adjacent development (Cobblestone).

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-015 MA**.



2. Case 19-015 MA
 David Parr
 R12800-01-23
 Golden Rod Court
 DISTRICT 2 - Joyce Dickerson

Case 19-015 MA
RU to RS-MD
TMS R12800-01-23

Fairfield
County

Site

Scarlet Baby Dr
Carolina Aster Dr

Crimson Queen Dr
Summersweet Ct

Picotee Ct

Town of
Blythewood

Red Sunset Ln
Plumrose Dr

Plumrose Dr

Blythewood

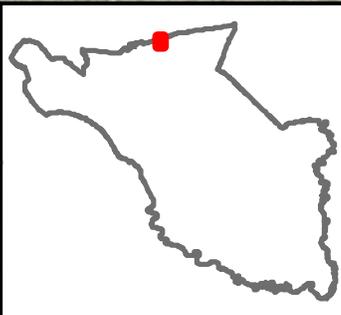
Coogly Crossing Dr

77
I-77 N

I-77 S

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

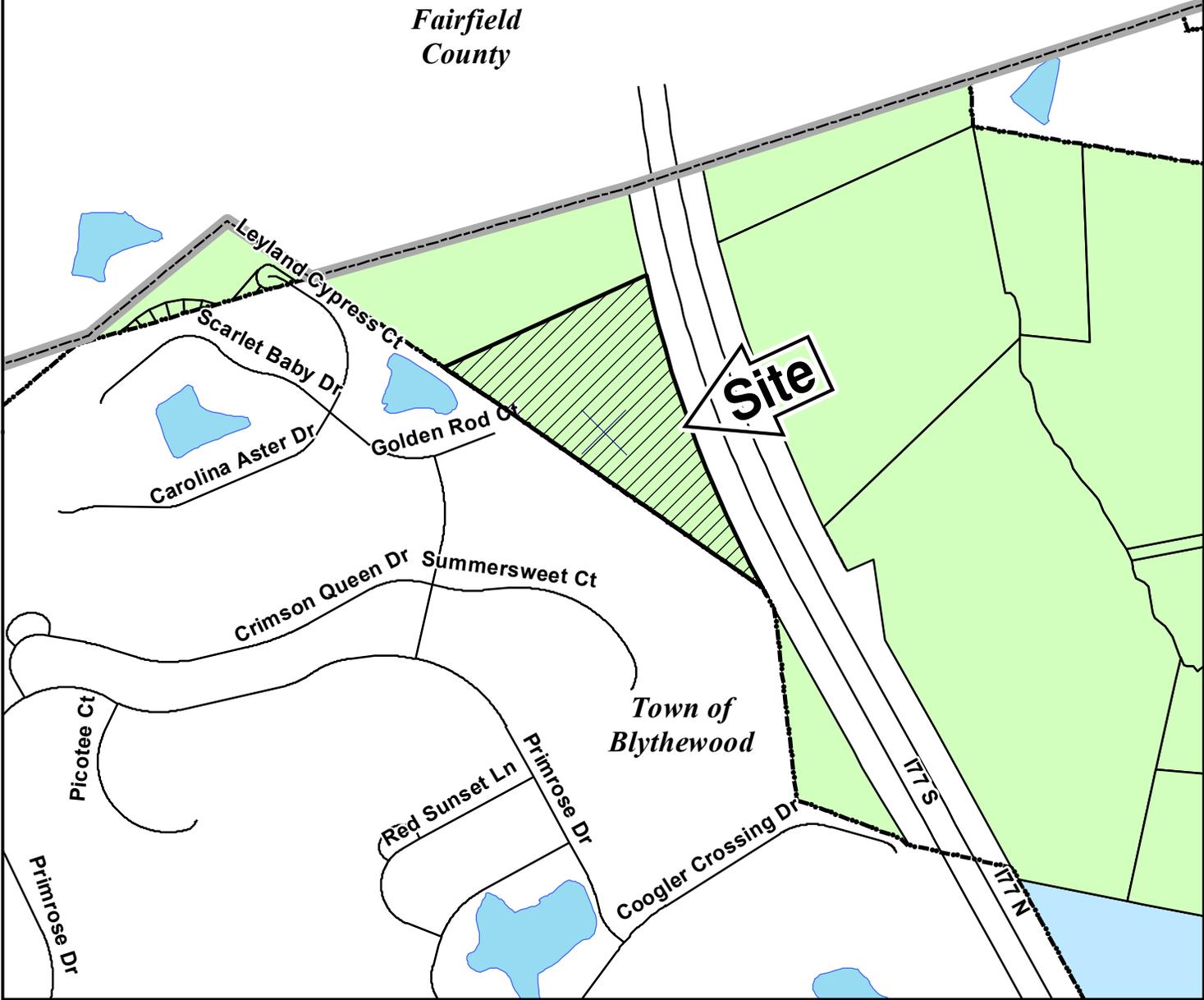


Woodlander Dr

Peppermint Ln

Google

Case 19-015 MA RU to RS-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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



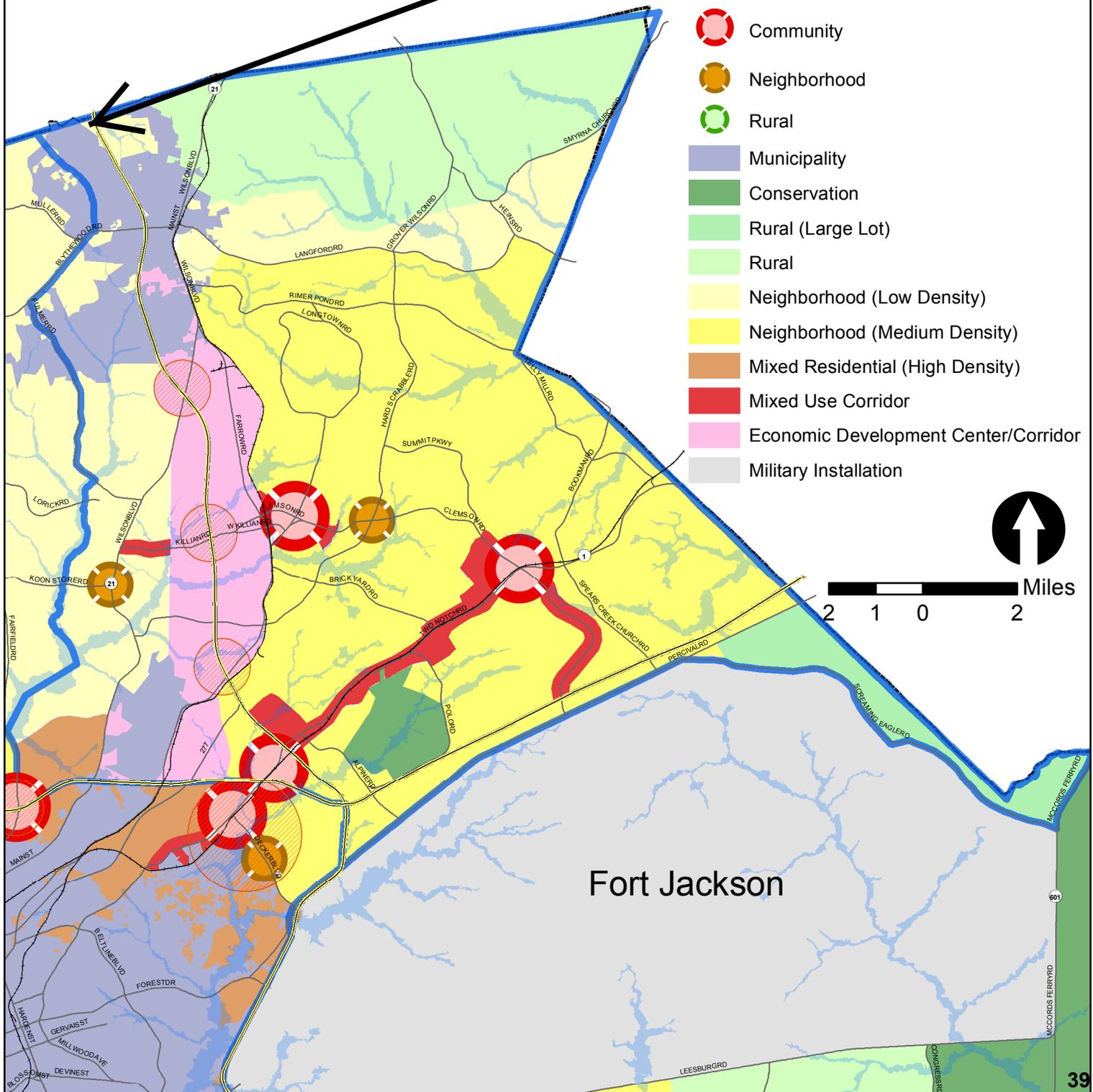
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Golden Rod Court 19-015 MA

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2019
RC PROJECT: 19-017 MA
APPLICANT: Kevin E. Wimberly

LOCATION: Rabon Road

TAX MAP NUMBER: R17213-05-37
ACREAGE: 37.12 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RM-MD

ZPH SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-Family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History for the General Area

The parcel southeast of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

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.

Minimum lot area: no minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 296 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD	Residential (Charleswood Subdivision)
<u>South:</u>	RU	Undeveloped
<u>East:</u>	PDD, RS-MD, RM-MD	Undeveloped/Residential (Columbia Housing Authority)
<u>West:</u>	RS-MD	Residential (Folkstone Subdivision)

Discussion

Parcel/Area Characteristics

The subject parcel is currently undeveloped with significant tree coverage. The site has wetlands and floodplains running along the edges of the property. The parcel has frontage along Rabon Road, a two-lane undivided major collector without sidewalks or streetlights. The area is characterized by undeveloped property and residential subdivisions, with limited warehousing nearby. West and north of the site are two residential subdivisions, Folkstone and Charleswood. East of the site are primarily undeveloped properties and a smaller housing subdivision owned by the Columbia Housing Authority. South of the subject parcel is a large tract of undeveloped land.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Windsor Elementary School is located about 1.22 miles east of the site on Bancroft Rd. Water service would be through the City of Columbia and sewer would be through the East Richland Public Sewer Service or City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .9 miles east of the site. Fire hydrants can be located about .09 and .17 miles east and west of the site respectively.

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

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #611) located south of the subject parcel on Rabon Road identifies 8,900 Average Daily Trips (ADTs). Rabon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Rabon Road is currently operating at Level of Service (LOS) "D".

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

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

Conclusion

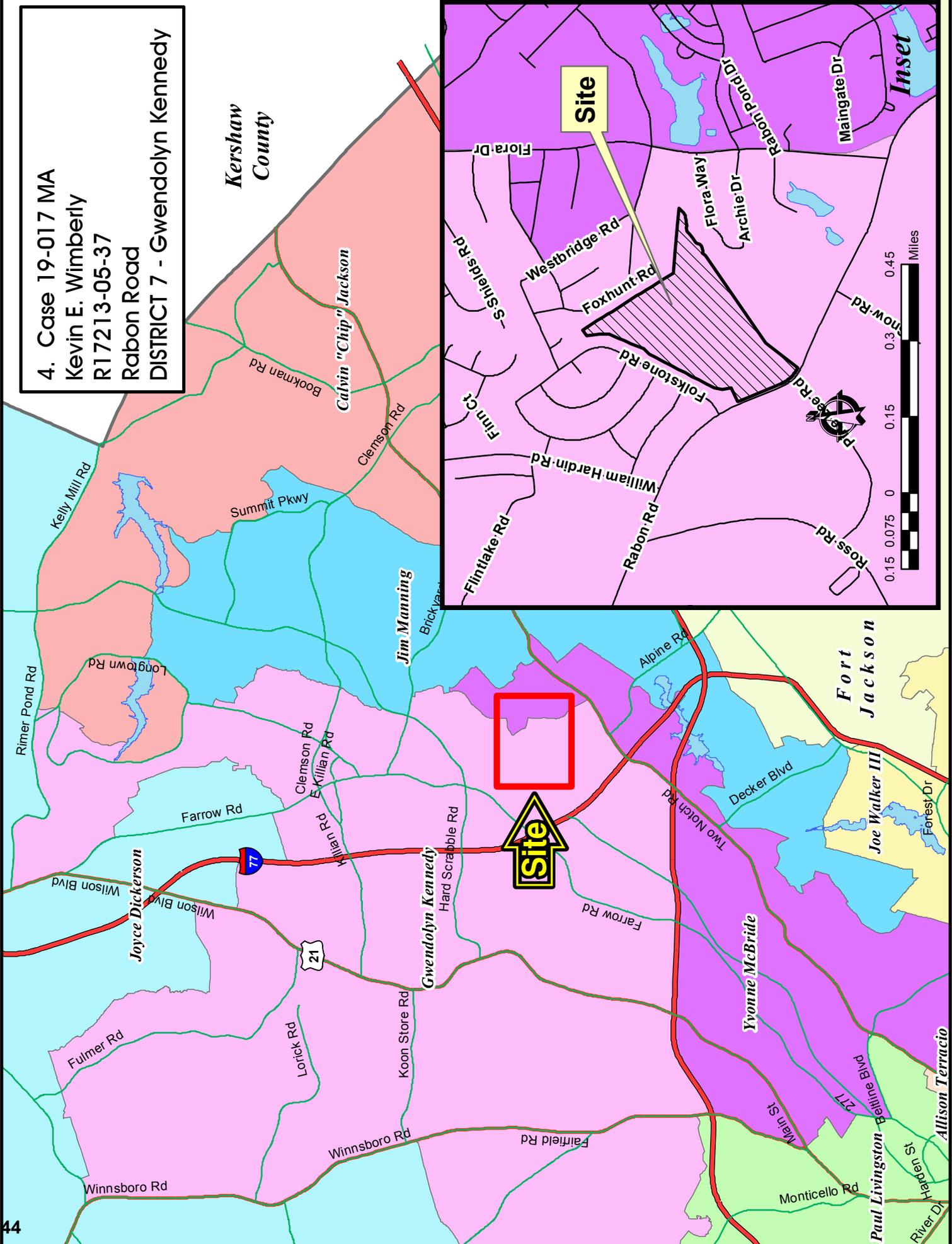
Staff recommends **Approval** of this map amendment. The 2015 Comprehensive Plan recommends a desired development pattern of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning to RM-MD would allow for a mixture of housing types and densities as prescribed by the Comprehensive Plan.

PC Recommendation Action

At their **May 6, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-017 MA**.

4. Case 19-017 MA
 Kevin E. Wimberly
 R17213-05-37
 Rabon Road
 DISTRICT 7 - Gwendolyn Kennedy

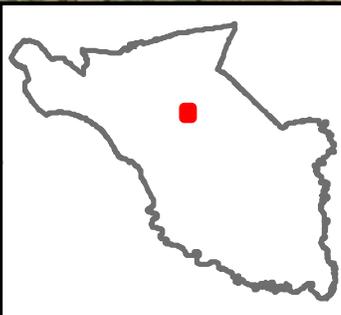
*Kershaw
 County*



Case 19-017 MA
RS-MD to RM-MD
TMS R17213-05-37

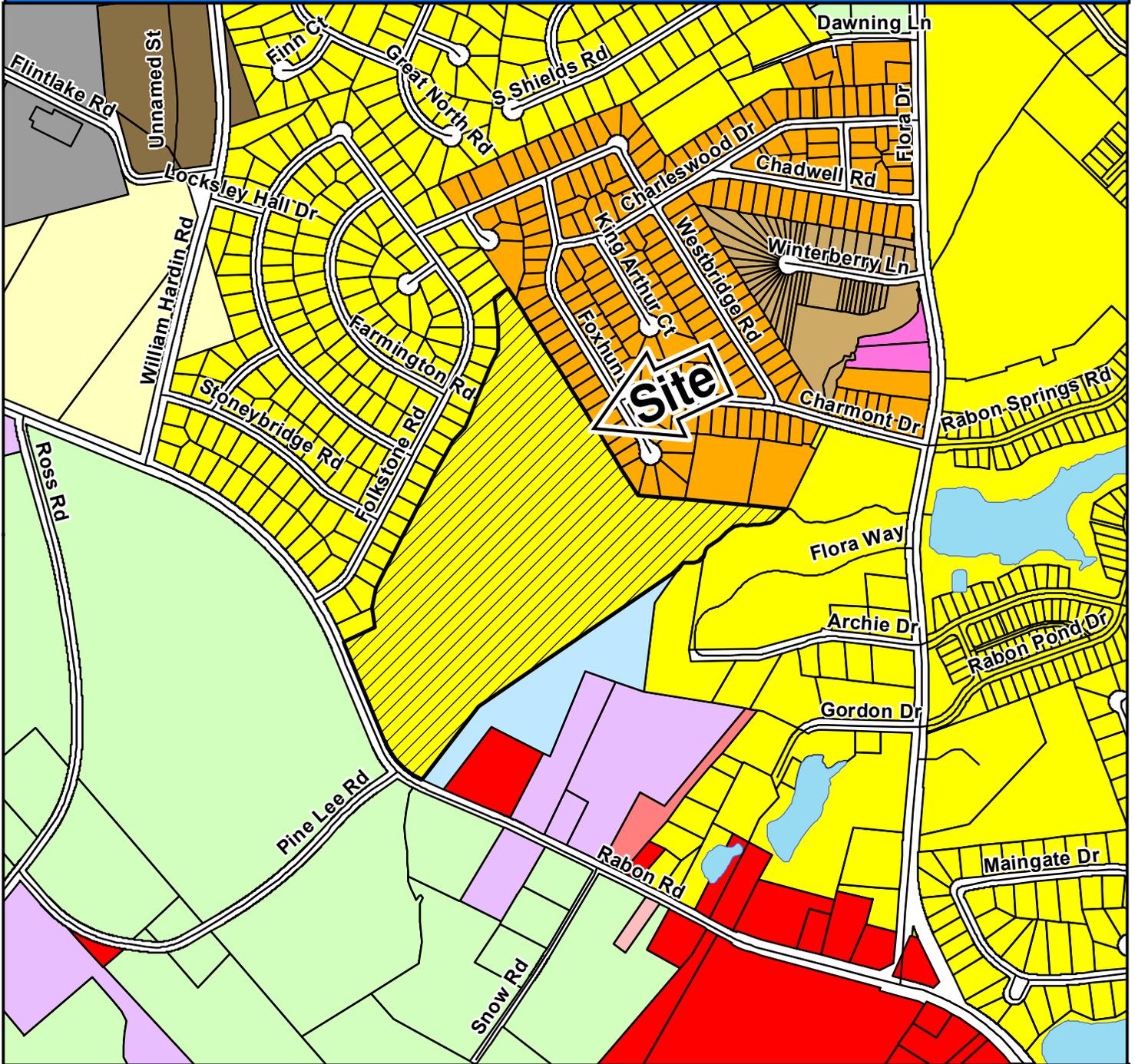
Site

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



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Case 19-017 MA RS-MD 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

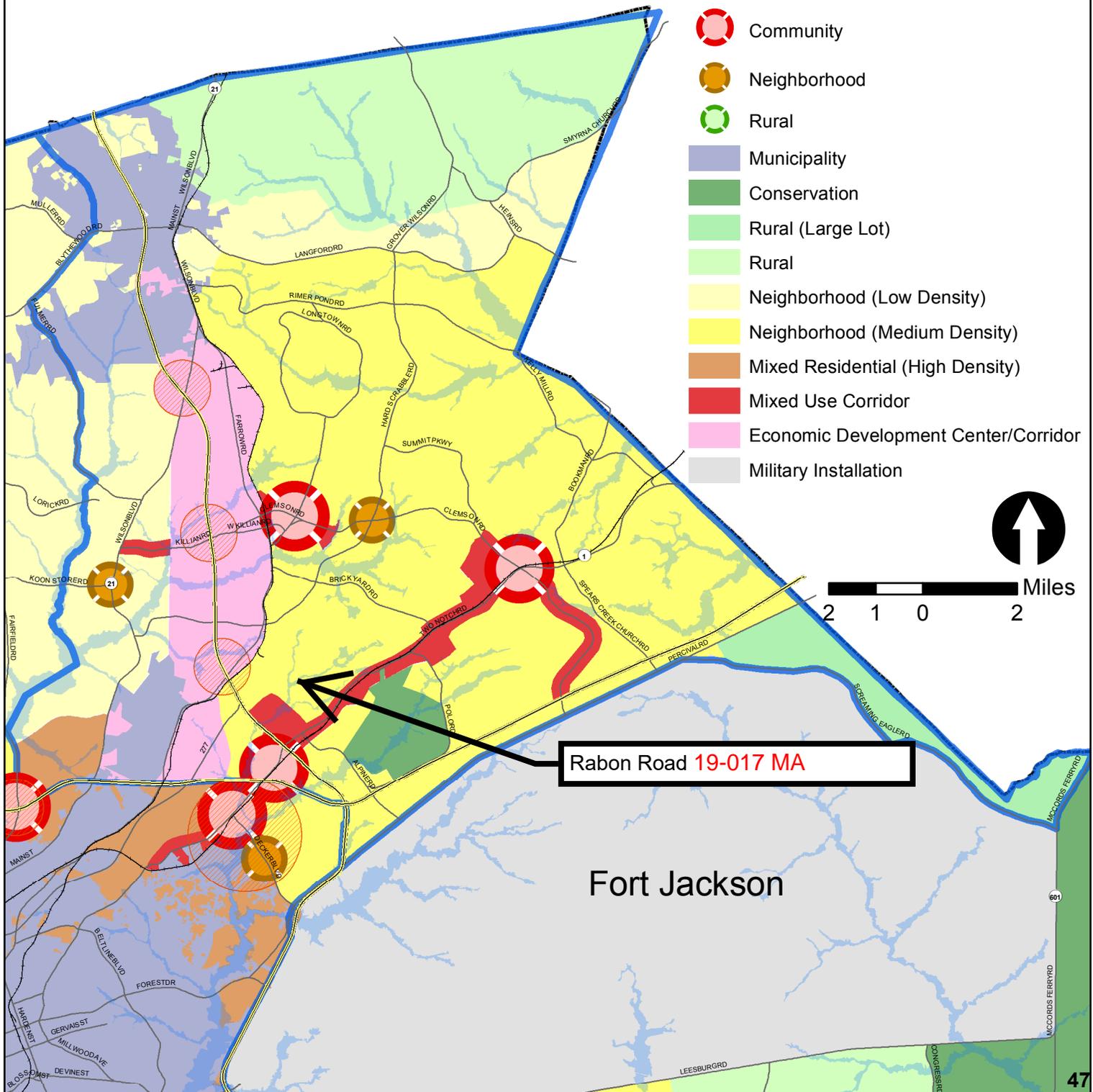


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: May 6, 2019
RC PROJECT: 19-018 MA
APPLICANT: Jervonta Walker

LOCATION: 1606 Horseshoe Drive

TAX MAP NUMBER: R17011-02-16
ACREAGE: .4 acres
EXISTING ZONING: OI
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcels north of the site were rezoned to C-1 under case number 97-032 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: 6 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Residence/Hotel
<u>South:</u>	GC	Former hotel
<u>East:</u>	GC	Residence
<u>West:</u>	GC/RM-HD	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The subject property contains a non-residential structure with frontage along Horseshoe Drive, a two-lane local road without sidewalks and limited street lighting. The subject site is located north of a Priority Investment Area (PIA). The immediate area is characterized by office, commercial, undeveloped, and residential uses. North of the site is a residence and a hotel, where both parcels have large buffers of tree canopy. East of the site is a residence. South of the site is a former hotel. West of the site are two undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Jackson Creek Elementary School is located about .82 miles south of the subject parcel on N. Trenholm Road. Records indicate the property is within the City of Columbia’s water service area. It is within the East Richland Public Sewer District’s sewer service area. The Dentsville Fire Station (station number 14) is located on Firelane Rd, approximately .34 south of the subject parcel. A fire hydrant is immediately west of the property on Horseshoe Drive.

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 ***Community Activity Center***.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, small retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as development that place dwellings over shops are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple uses on a site) mix of uses.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #113) located east of the subject parcel on Two Notch Road identifies 28,000 Average Daily Trips (ADTs). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT, with a design capacity of 33,600 ADTs. Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

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

Conclusion

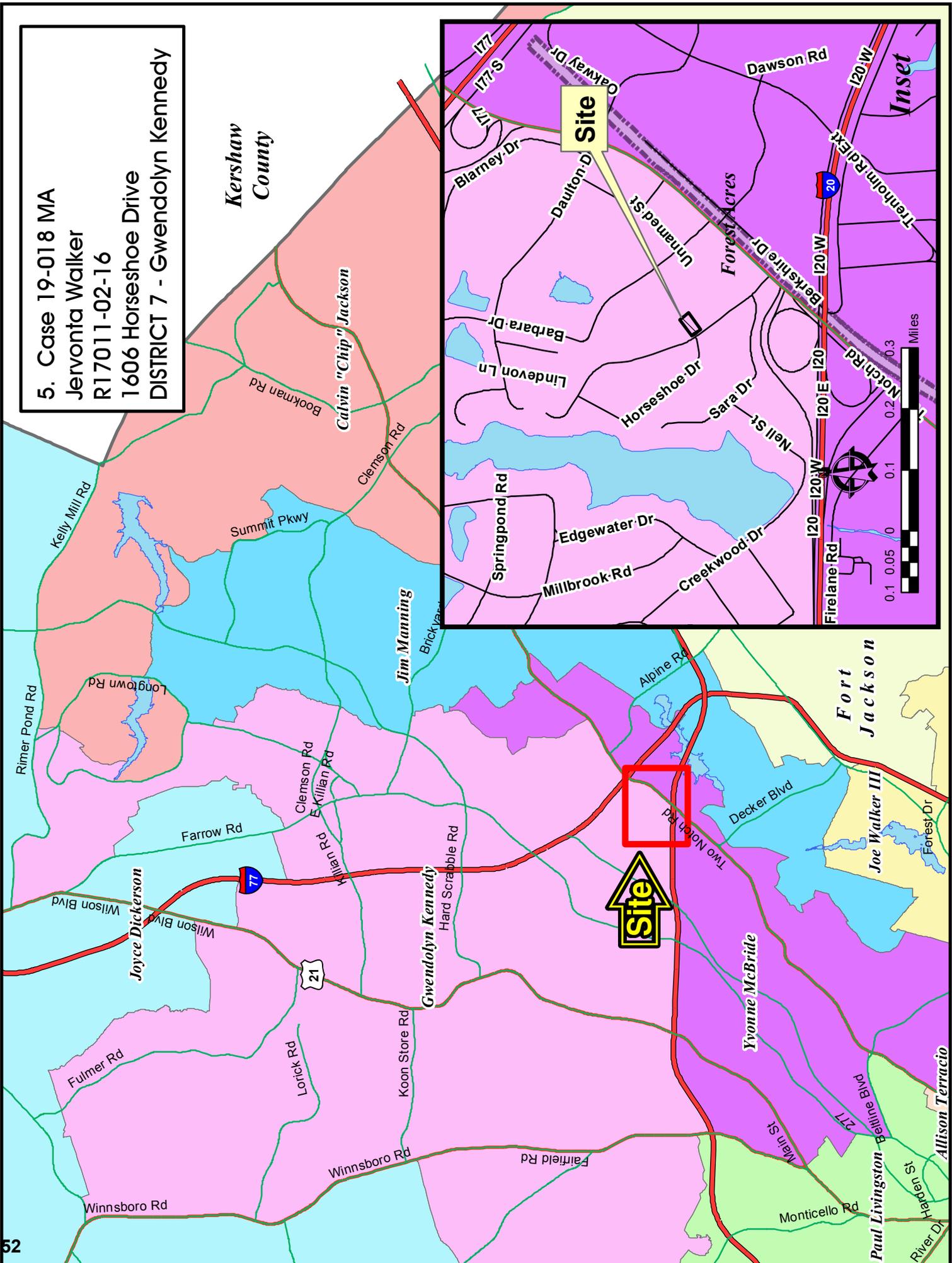
Staff recommends **Approval** of this map amendment. Staff believes that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, Community Activity Centers “supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses.” Likewise, the land uses associated with the GC district would be consistent with the surrounding zoning districts and land uses allowed within it. The subject parcel is located northeast of a Priority Investment Area (PIA), which has an intent to redevelop aging commercial centers.

PC Recommendation Action

At their **May 6, 2019** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-018 MA**.

5. Case 19-018 MA
 Jervonta Walker
 R17011-02-16
 1606 Horseshoe Drive
 DISTRICT 7 - Gwendolyn Kennedy

*Kershaw
 County*

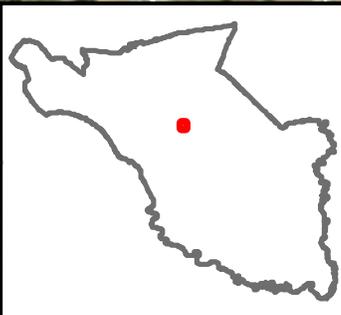


Case 19-018 MA
OI to GC
TMS R17011-02-16

Site

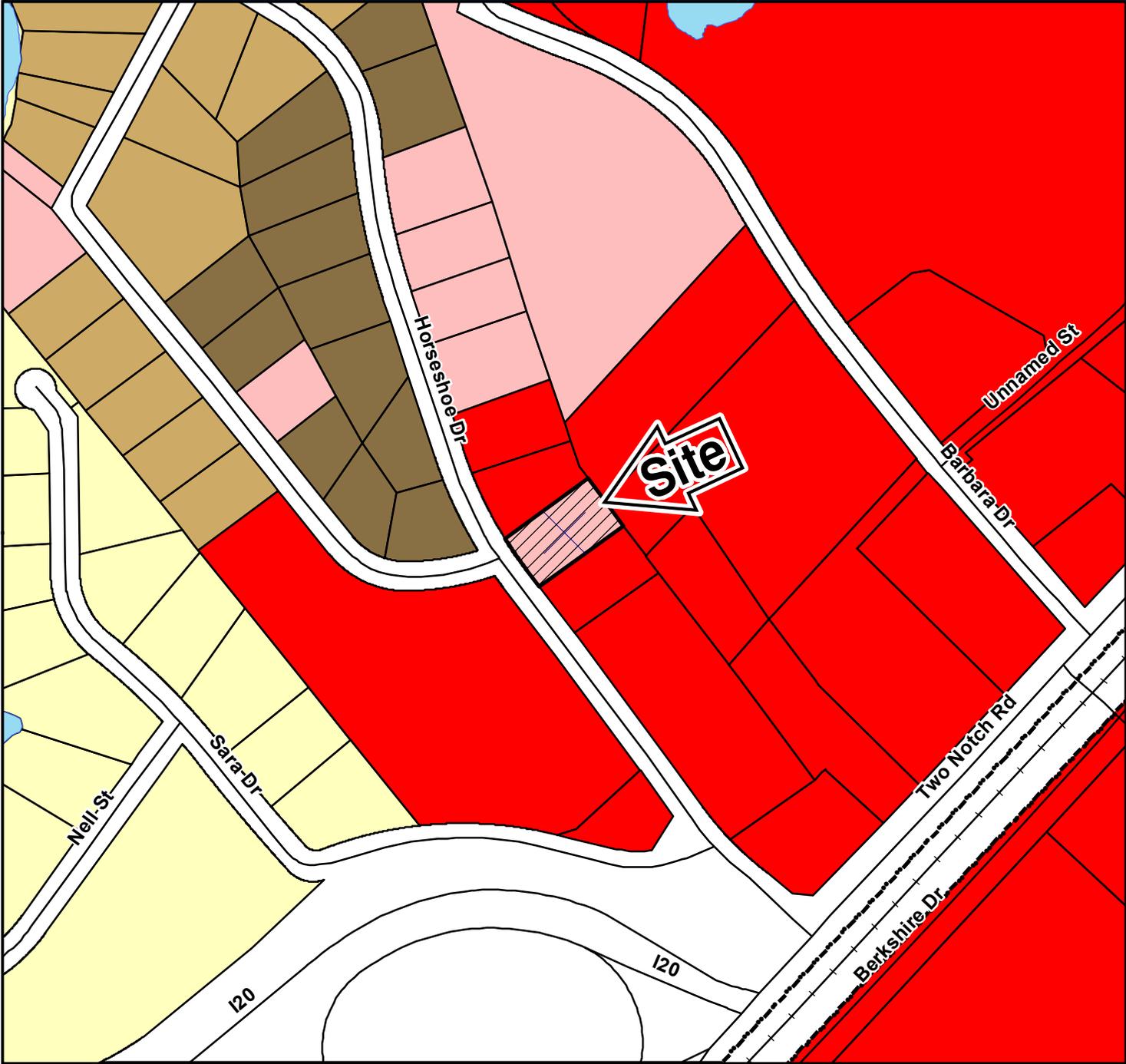
SPECIAL FLOOD HAZARD AREA

WETLANDS



© Google

Case 19-018 MA OI to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

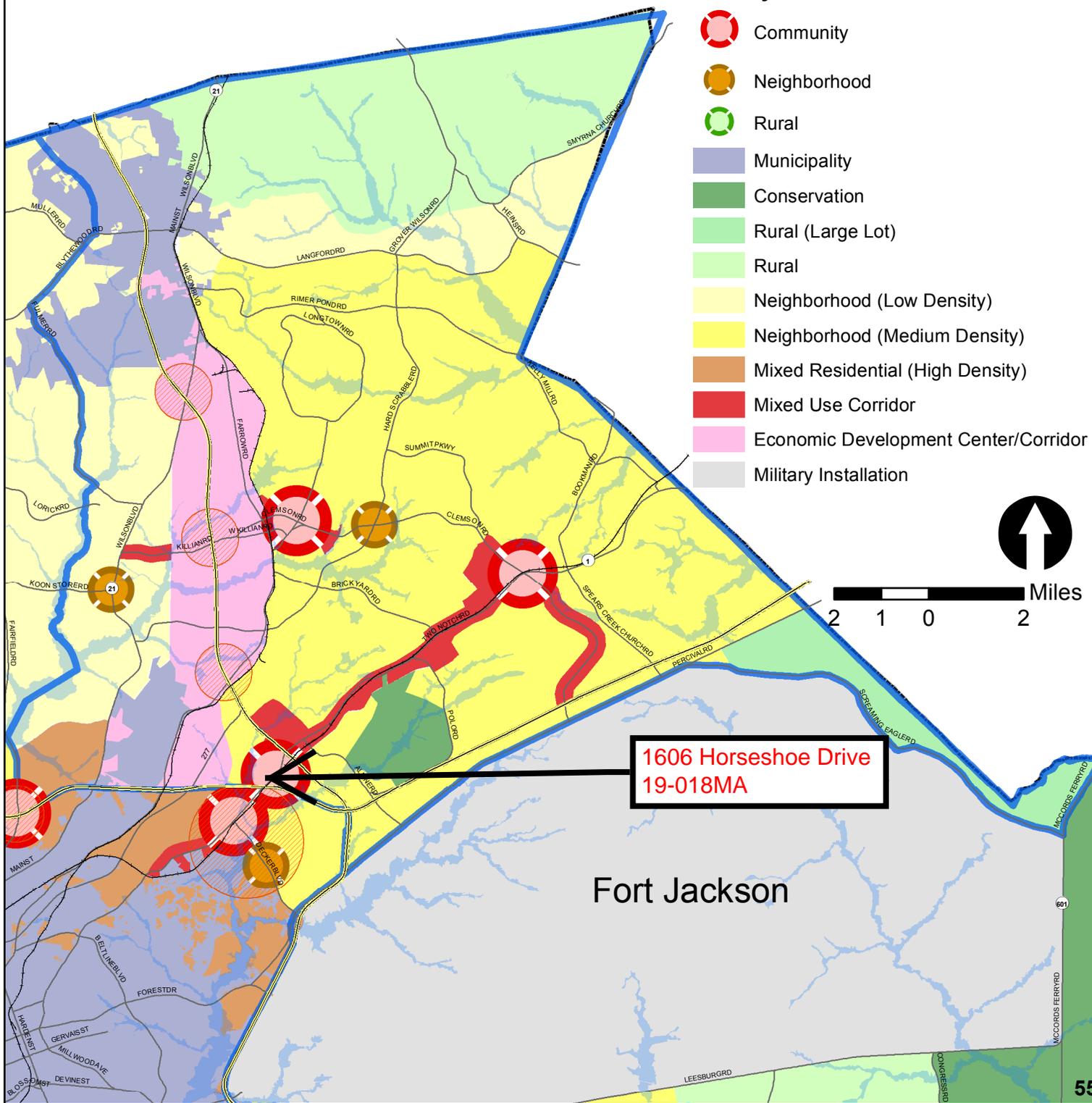


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2019
RC PROJECT: 19-020 MA
APPLICANT: James M. McKenzie

LOCATION: 245 Killian Road

TAX MAP NUMBER: R14781-01-34 & 52
ACREAGE: 1.62 acres & 2.16 acres (3.78 acres Total)
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

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*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC / RU	Commercial Retail / Large Tract Residential
<u>East:</u>	RU	Residential
<u>West:</u>	RU	Large Tract Residential / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels which are currently undeveloped. One of the two parcels has frontage along Killian Road. This section of Killian Road is a two-lane undivided minor arterial, with a limited sidewalk and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is a commercial property zoned GC, and large properties of greater than five acres zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,100 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "D".

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 Killian Road through the SCDOT or 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.

The Economic Development Center/Corridor future land use designation recommends a land use character of "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." The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site's location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

However, the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential uses nearby.

Planning Commission Action

At their **June 3, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-020 MA**.

1. Case 19-019 MA
 Sherri Latosha McCain
 R17116-01-06
 250 Rabon Road
 DISTRICT 7 - Gwendolyn Kennedy

*Kershaw
 County*

Calvin "Chip" Jackson

Jim Manning

Gwendolyn Kennedy

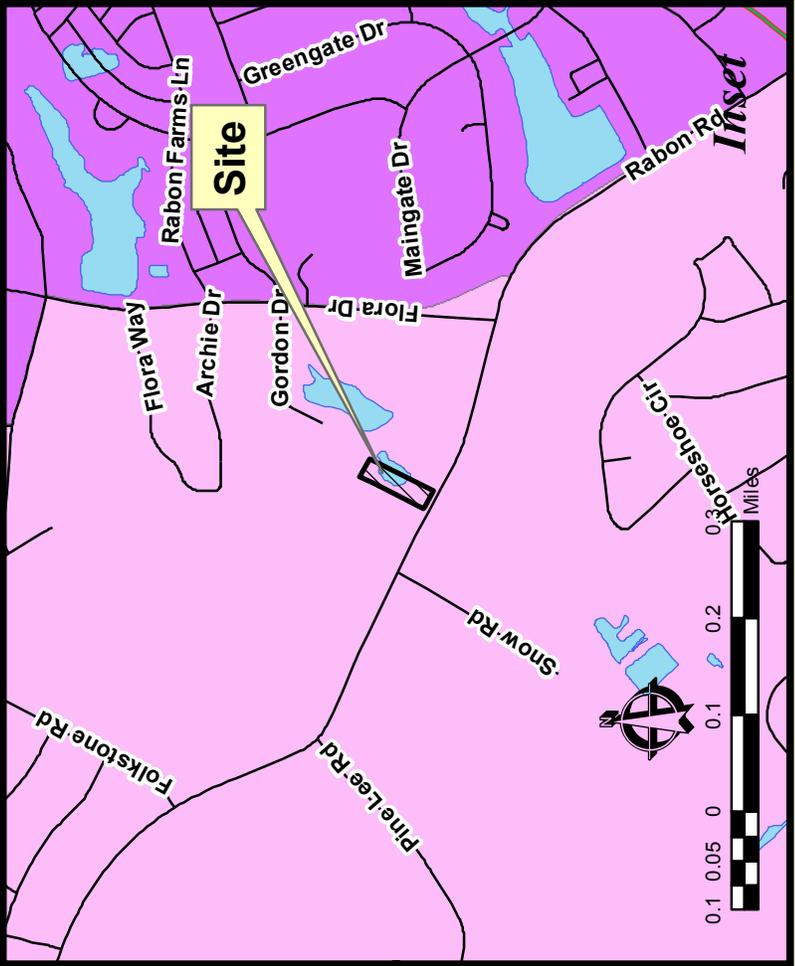
Yvonne McBride

Fort Jackson

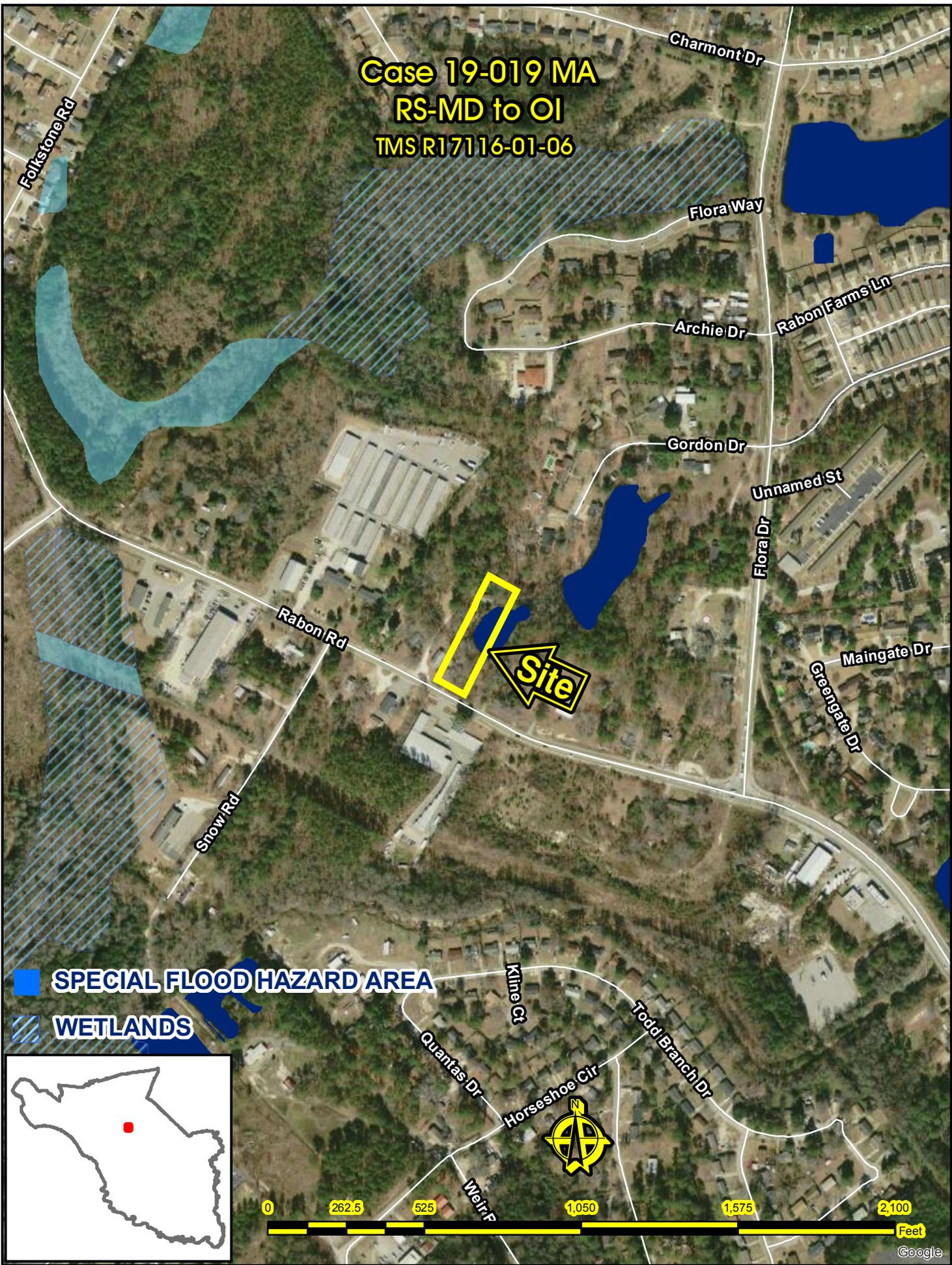
Joe Walker III

Paul Livingston

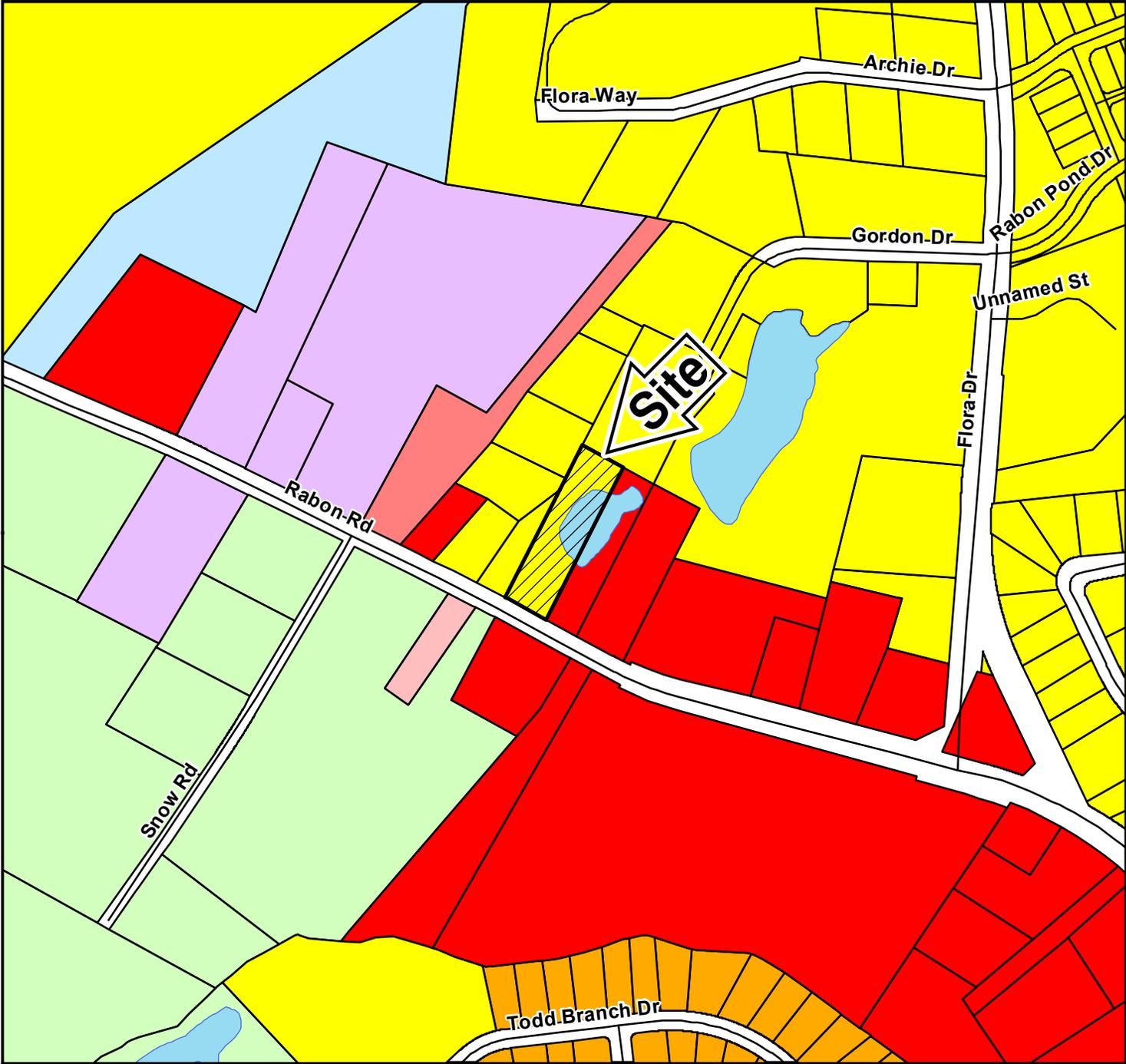
Allison Terracio



**Case 19-019 MA
RS-MD to OI
TMS R17116-01-06**



Case 19-019 MA RS-MD to OI



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

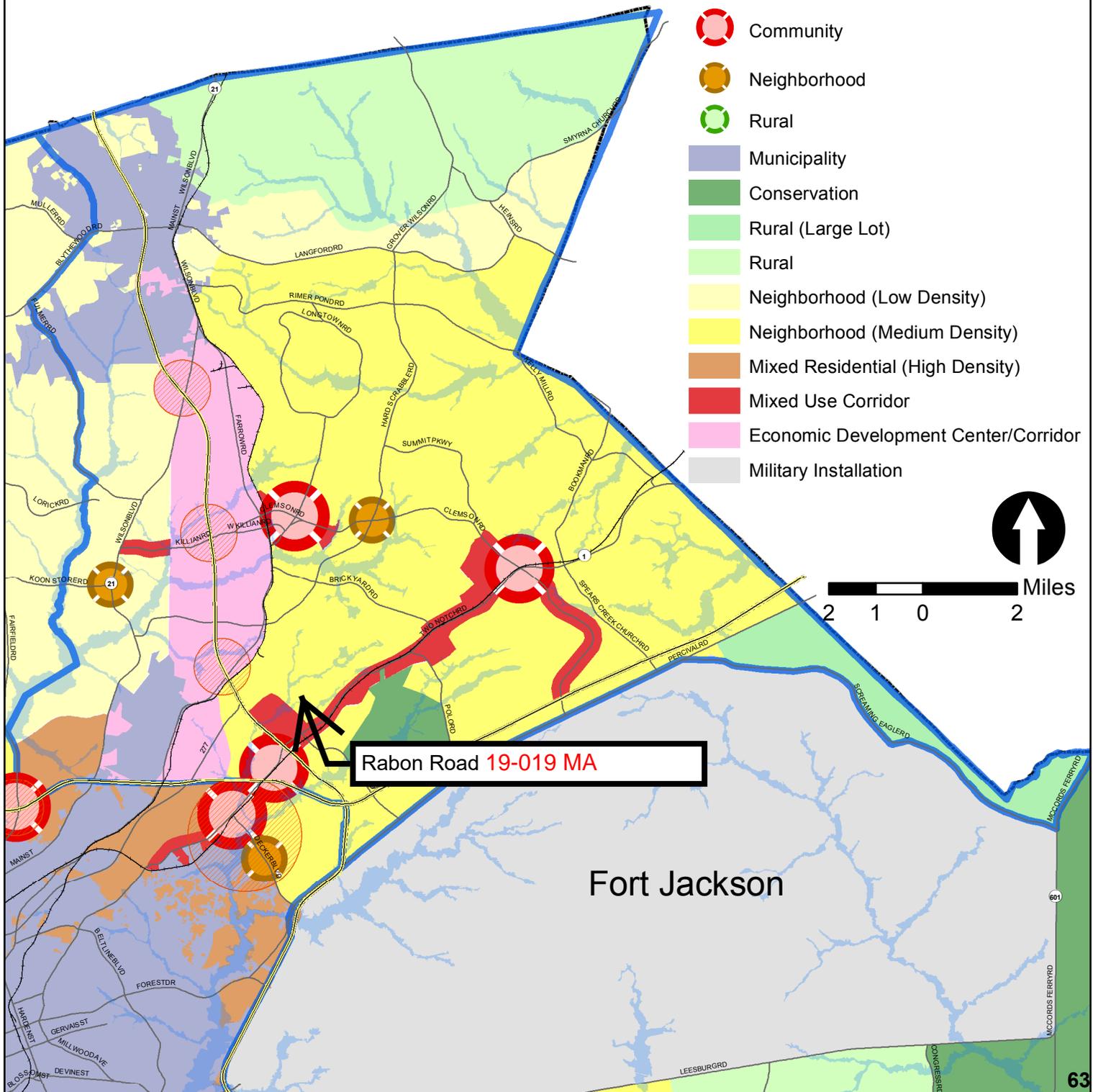


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Rabon Road 19-019 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2019
RC PROJECT: 19-020 MA
APPLICANT: James M. McKenzie

LOCATION: 245 Killian Road

TAX MAP NUMBER: R14781-01-34 & 52
ACREAGE: 1.62 acres & 2.16 acres (3.78 acres Total)
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

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*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC / RU	Commercial Retail / Large Tract Residential
<u>East:</u>	RU	Residential
<u>West:</u>	RU	Large Tract Residential / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels which are currently undeveloped. One of the two parcels has frontage along Killian Road. This section of Killian Road is a two-lane undivided minor arterial, with a limited sidewalk and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is a commercial property zoned GC, and large properties of greater than five acres zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 ***Economic Development Center/Corridor***.

Land Use and Design

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

Desired Development Pattern

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,100 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Old Hilton Road is currently operating at Level of Service (LOS) “D”.

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 Killian Road through the SCDOT or 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.

The Economic Development Center/Corridor future land use designation recommends a land use character of “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.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

However, the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential uses nearby.

Planning Commission Action

At their **June 3, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-020 MA**.

2. Case 19-020 MA
James M. McKenzie
R14781-01-34 & 52
245 Killian Road
DISTRICT 7 - Gwendolyn Kennedy

*Kershaw
County*

Calvin "Chip" Jackson

Jim Manning

Gwendolyn Kennedy

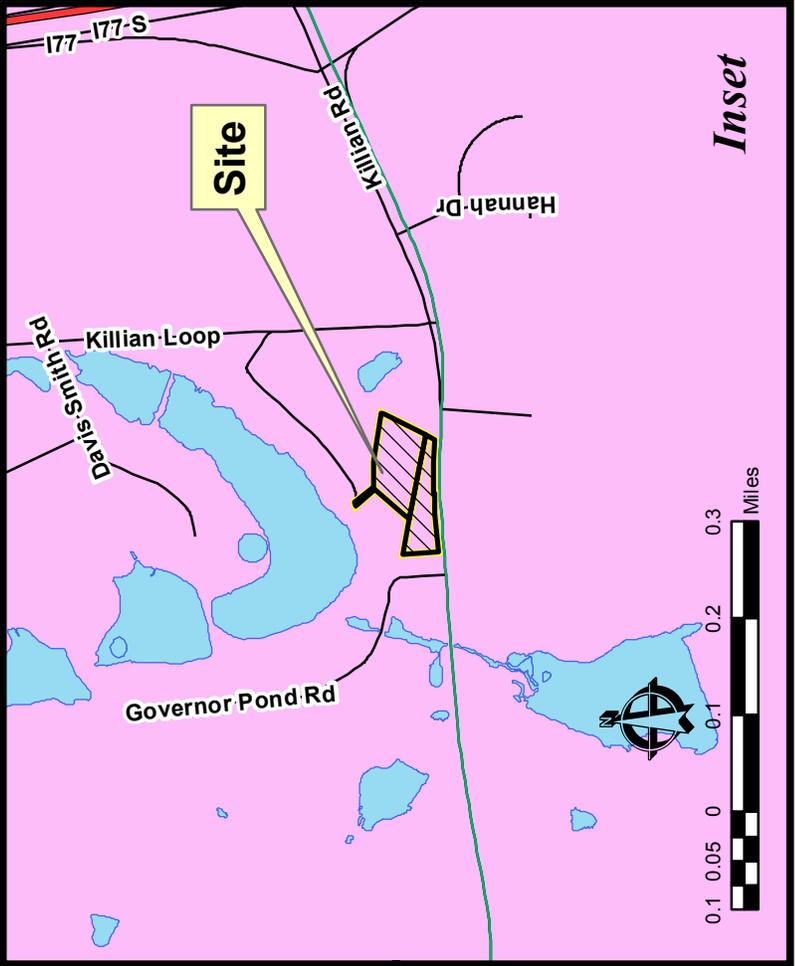
*Fort
Jackson*

Joe Walker III

Yvonne McBride

Paul Livingston

Allison Terracio



Case 19-020 MA
RU/RU to GC
TMS R14781-01-34 & 52

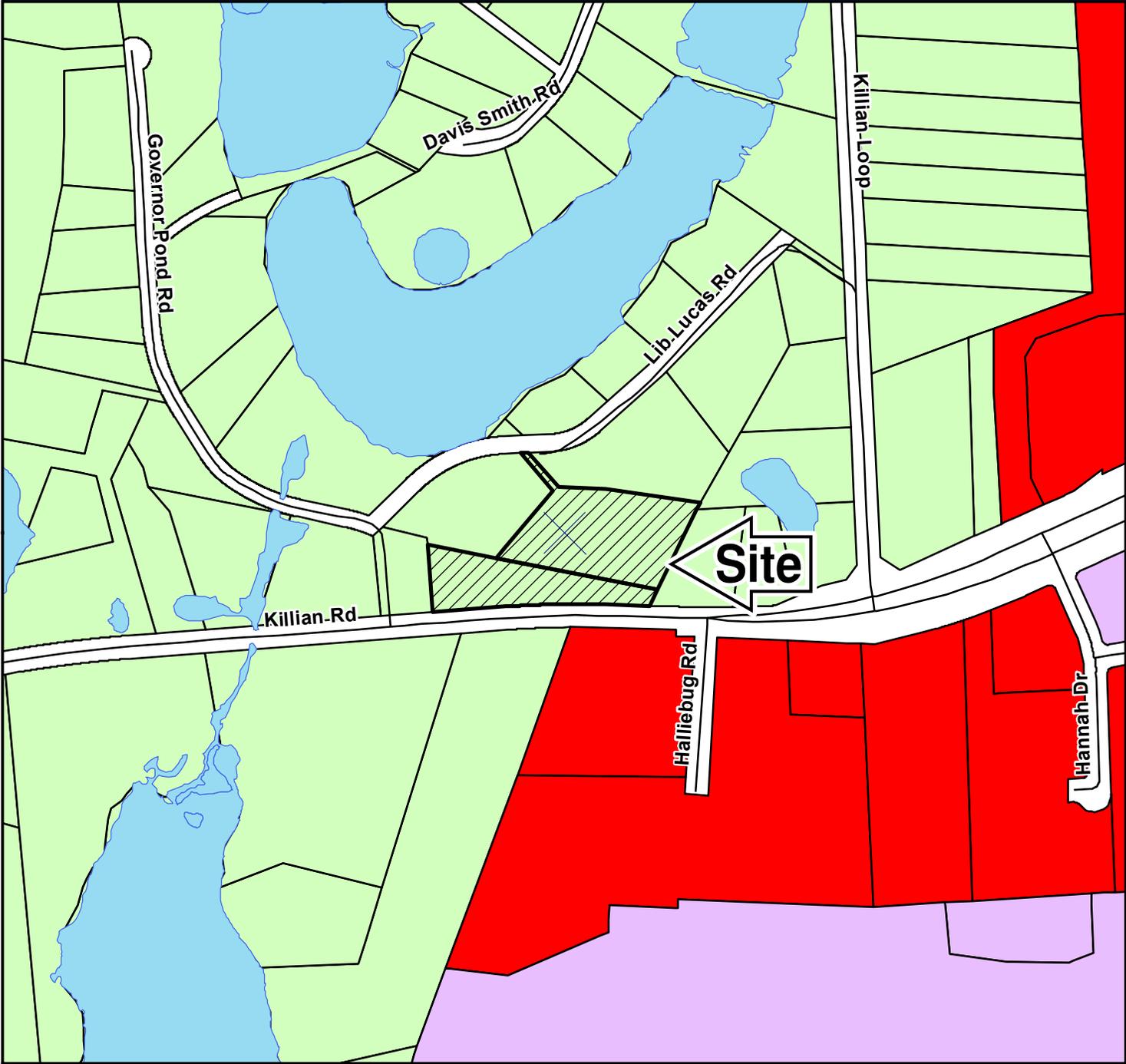


SPECIAL FLOOD HAZARD AREA
WETLANDS

Site

0 262.5 525 1,050 1,575 2,100 Feet

Case 19-020 MA RU/RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



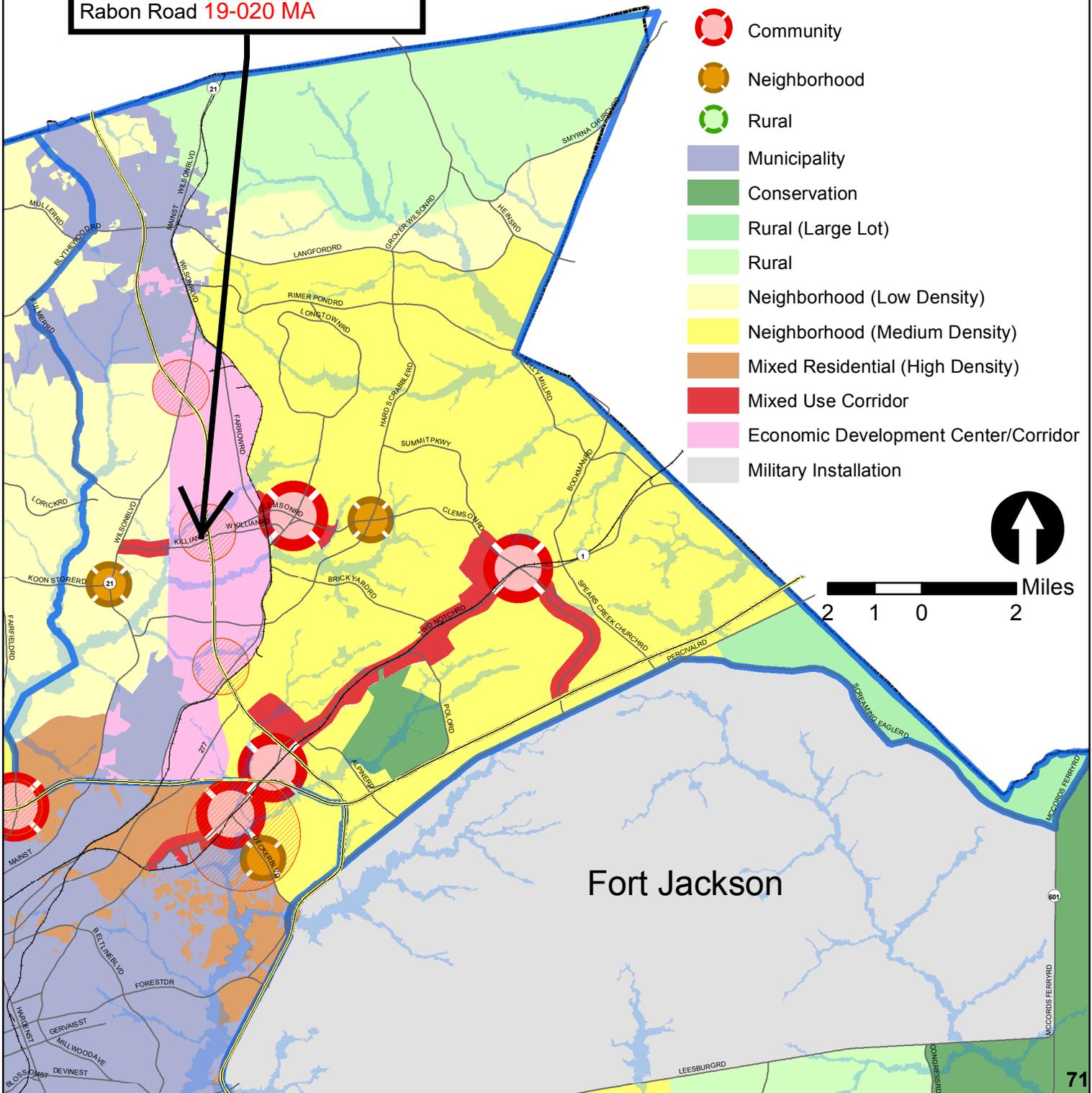
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Rabon Road 19-020 MA

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: June 3, 2019
RC PROJECT: 19-021 MA
APPLICANT: David B. Grant

LOCATION: 1200 Atlas Way

TAX MAP NUMBER: R16200-01-08
ACREAGE: 5.02 acres
EXISTING ZONING: M-1
PROPOSED ZONING: HI

PC SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Undeveloped / Residential
<u>South:</u>	M-1	Commercial Warehouse
<u>East:</u>	M-1	Industrial
<u>West:</u>	M-1	Commercial Auto Repair

Discussion

Parcel/Area Characteristics

The subject site is an undeveloped property with a sand / gravel pit on a majority of the property. The site has frontage along Atlas Way and North Shorecrest Road, with current access from the latter. Atlas Way and North Shorecrest Road are both two lane undivided local roads, without sidewalks or streetlights. The general area is characterized primarily by wholesale commercial, warehousing, manufacturing, and transportation, along with other industrial uses. The immediate area includes properties zoned M-1 to the east, south, west,

and north, with undeveloped and a nonconforming residence to the north and commercial / industrial uses elsewhere.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.45 miles west of the subject parcel. Annie Burnside Elementary School is located 2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station #292) located south of the subject parcel on Shop Road identifies 23,200 Average Daily Trips (ADT's). This section of Shop Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Shop Road is currently operating at Level of Service (LOS) "C".

The 2018 SCDOT traffic count (Station #378) located west and north of the subject parcel on Atlas Road identifies 13,100 Average Daily Trips (ADT's). This section of Atlas 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 Atlas Road is currently operating at Level of Service (LOS) "E".

The 2018 SCDOT traffic count (Station #377) located west and south of the subject parcel on Atlas Road identifies 5,000 Average Daily Trips (ADT's). This section of Atlas 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 Atlas 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.

The Richland Penny includes proposed bike-lanes and re-striping between Beltline Boulevard and Pineview Road. There are no planned or programmed improvements for this section of Shop Road through SCDOT.

These sections of Atlas Road are programmed for a road widening through SCDOT in conjunction with the Penny. The project scope would include adding another lane between Bluff and Shop, and three lanes between Shop and Garners Ferry. Sidewalks and bike lanes are to be included. The project is in the design/development and right-of-way acquisition stage with an undetermined completion date.

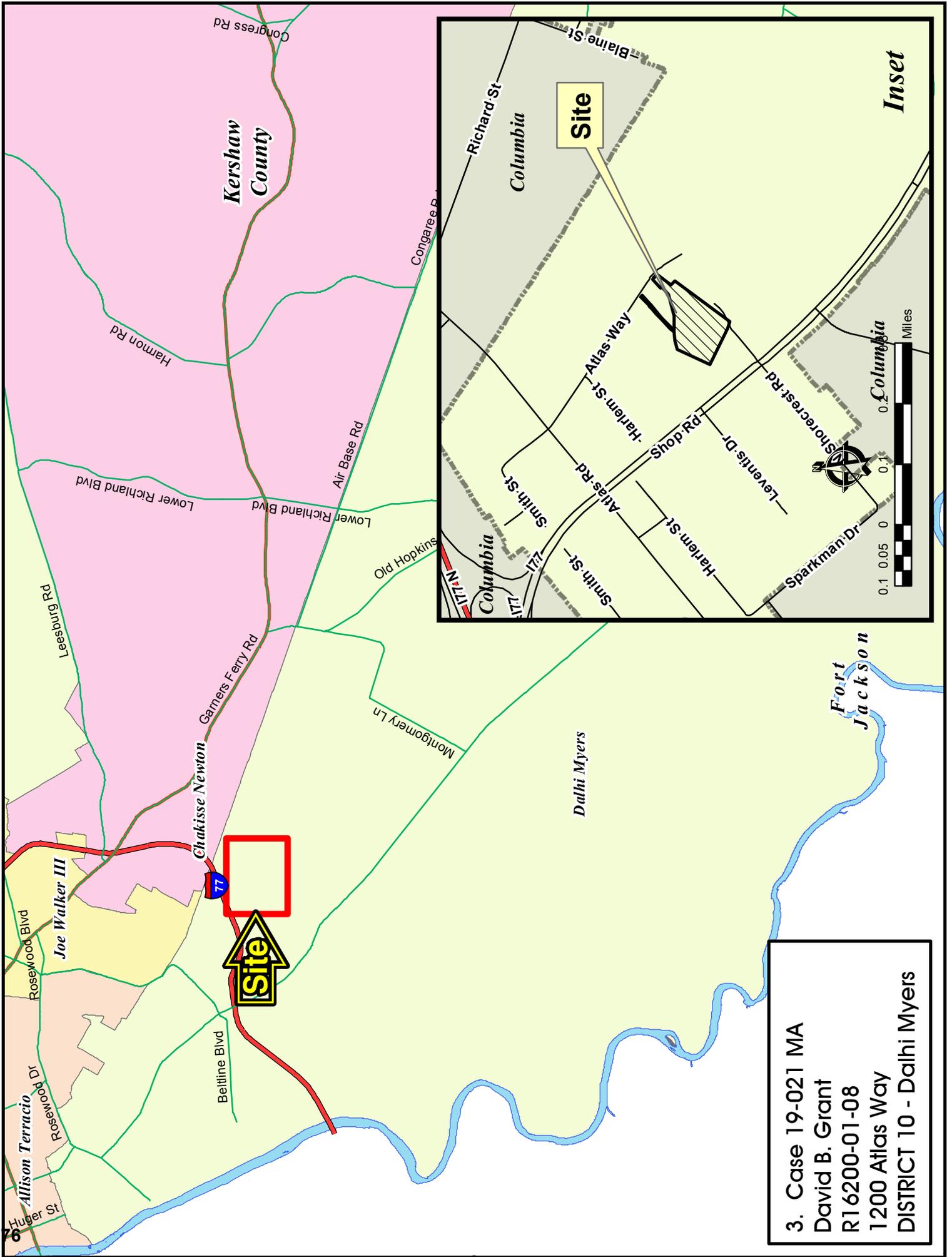
Conclusion

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties.

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

Planning Commission Action

At their **June 3, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-021 MA**.



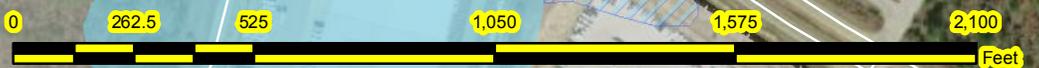
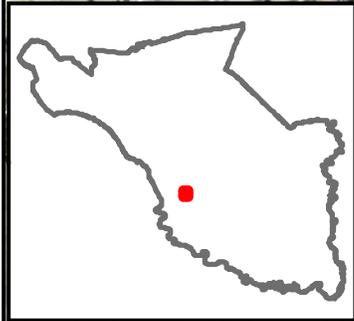
3. Case 19-021 MA
 David B. Grant
 R16200-01-08
 1200 Atlas Way
 DISTRICT 10 - Dalhi Myers

Case 19-021 MA
M-1 to HI
TMS R16200-01-08



SPECIAL FLOOD HAZARD AREA

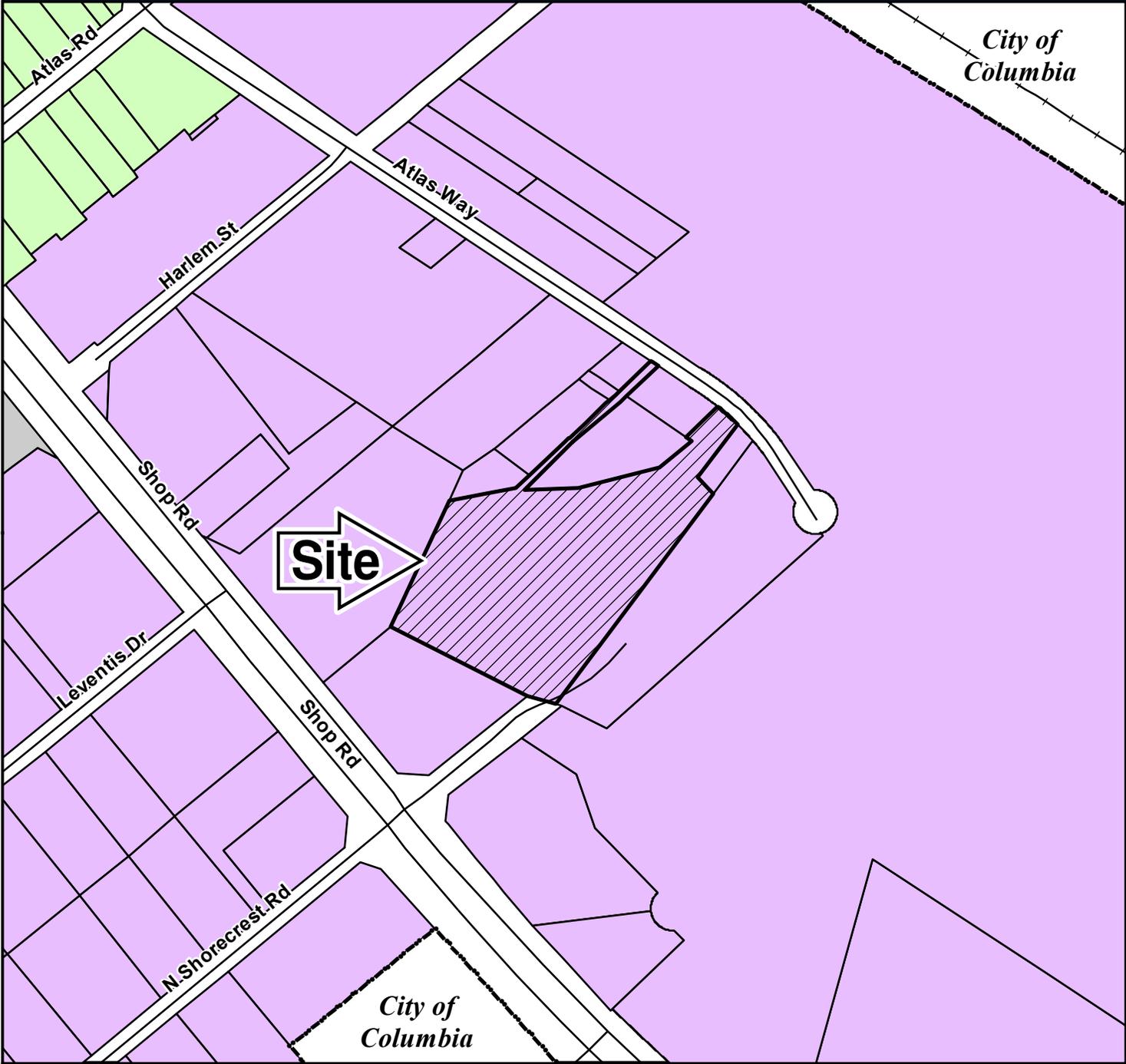
WETLANDS



Google

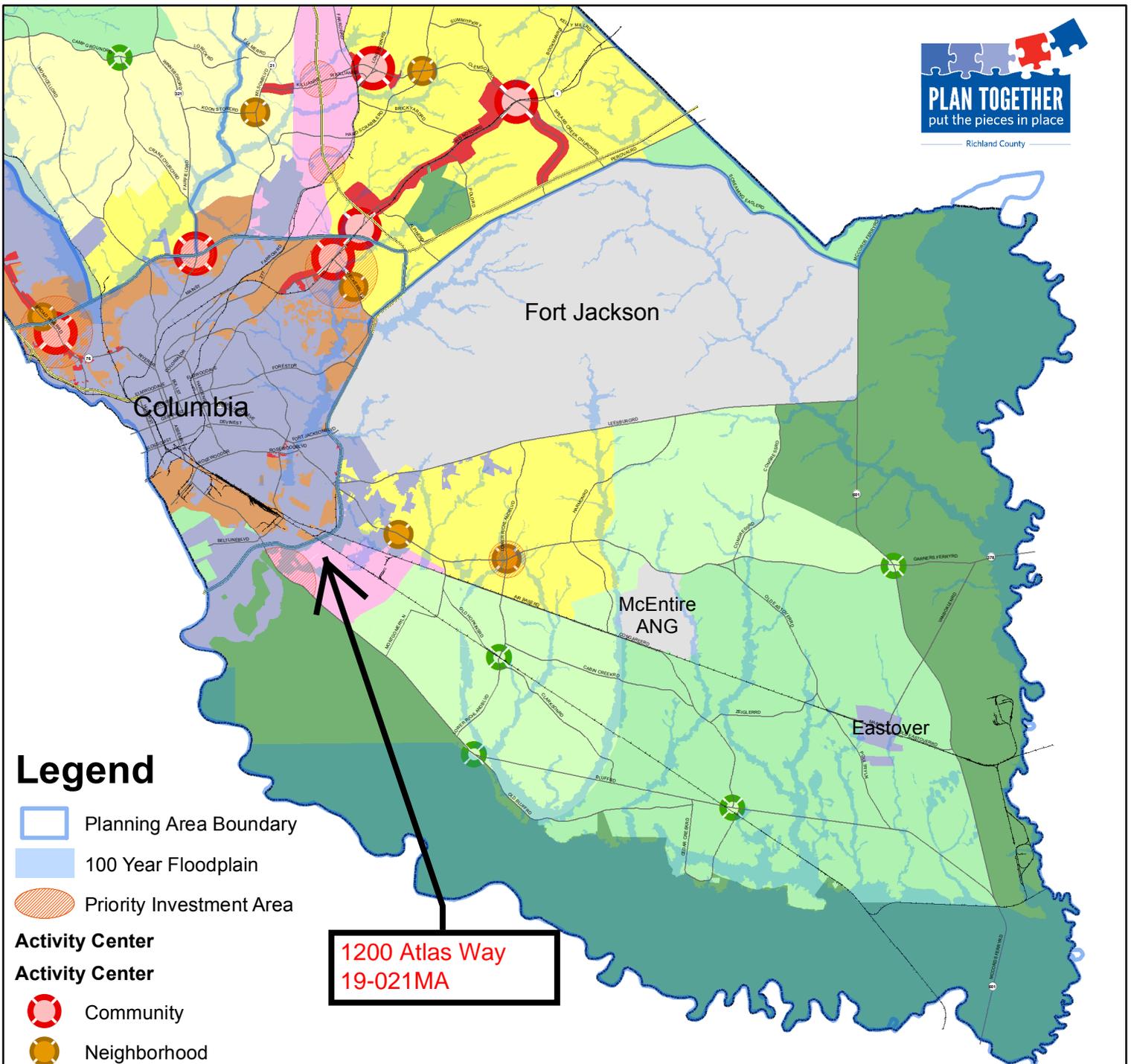
Case 19-021 MA

M-1 to HI



ZONING CLASSIFICATIONS

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



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

**1200 Atlas Way
19-021MA**

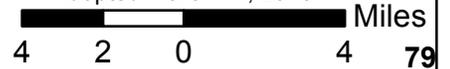
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: June 3, 2019
RC PROJECT: 19-022MA
APPLICANT: Robert F. Fuller

LOCATION: Langford Road

TAX MAP NUMBER: R23400-05-05 & 06
ACREAGE: 183.23 acres & 2.06 acres (185.29 acres total)
EXISTING ZONING: TROS/RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

The larger of the subject parcels were rezoned from the RU District to the Traditional Recreational Open Space (TROS) District under case number 07-24MA (Ordinance number 065-07HR).

The subject parcels were part of a previous request for RS-MD under case number 19-010MA. The case was withdrawn.

Zoning History for the General Area

A Planned Development District (PDD) parcel southeast of the site with frontage on Kelly Mill Road was rezoned from PDD to PDD under case number 18-034MA.

The PDD parcels south of the site were rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR).

Zoning District Summary

The Residential Single-Family Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 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: 672 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/ Residential Subdivision(Hunters Run)
<u>South:</u>	RS-LD	Residential Subdivision (Crickentree) /Undeveloped
<u>East:</u>	RU/RU	Residence/Residence
<u>West:</u>	RU/RU	Undeveloped/Undeveloped Residential Subdivision (Baymont)

Discussion

Parcel/Area Characteristics

The larger of the subject parcels is primarily developed as a golf-course with some stands of trees located throughout the fairways. The smaller of the subject parcels contains a non-residential structure related to the golf course. The parcels have frontage along Langford Road and EJW Road. The smaller parcel is at the intersection of the two roads. Langford Road is a two-lane undivided collector without sidewalks or streetlights maintained by SCDOT. EJW Road is a local, unpaved road owned and maintained by the County. North and south of the subject parcels are developed residential, suburban subdivisions of varying lot sizes (Crickentree and Hunters Run) and large lot rural residential uses. Further south of the subject parcel is the Lake Carolina Planned Development Subdivision. West of the parcels is an approved subdivision using the open space provisions (Baymont).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Kelly Mill Middle School is about 1-mile south of the smaller parcel on Kelly Mill Road. The Bear Creek Fire Station (station number 25) is located about 1.5 miles north of the smaller subject parcel on Heins Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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 Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (station #305, measuring from US 21 to Kershaw County line) located west of the subject parcel along Langford Road identified 7,300 Average Daily Trips (ADT). This section of Langford Road is classified as a two-lane undivided collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Langford Road is 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.

Langford Road has an Operational and Safety Improvement project through SCDOT. The project is to include installation of rumble strips and thermoplastic road markings. The project is currently in construction.

There are no planned or programmed improvements for this section of Langford Road or EJW Road through the County Penny Sales Tax program.

Conclusion

The proposed rezoning is consistent with the recommendations of the Comprehensive Plan and recommends **Approval** of this map amendment.

The Neighborhood (Medium Density) future land use designation recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

Additionally, while the uses and density allowed under the RS-LD district are consistent with the recommendations of the Plan, approval of the request may promote a density which is not consistent with that of the established and proposed developments of the adjacent and proximate subdivisions (Hunters Run, Baymont, and Crickentree).

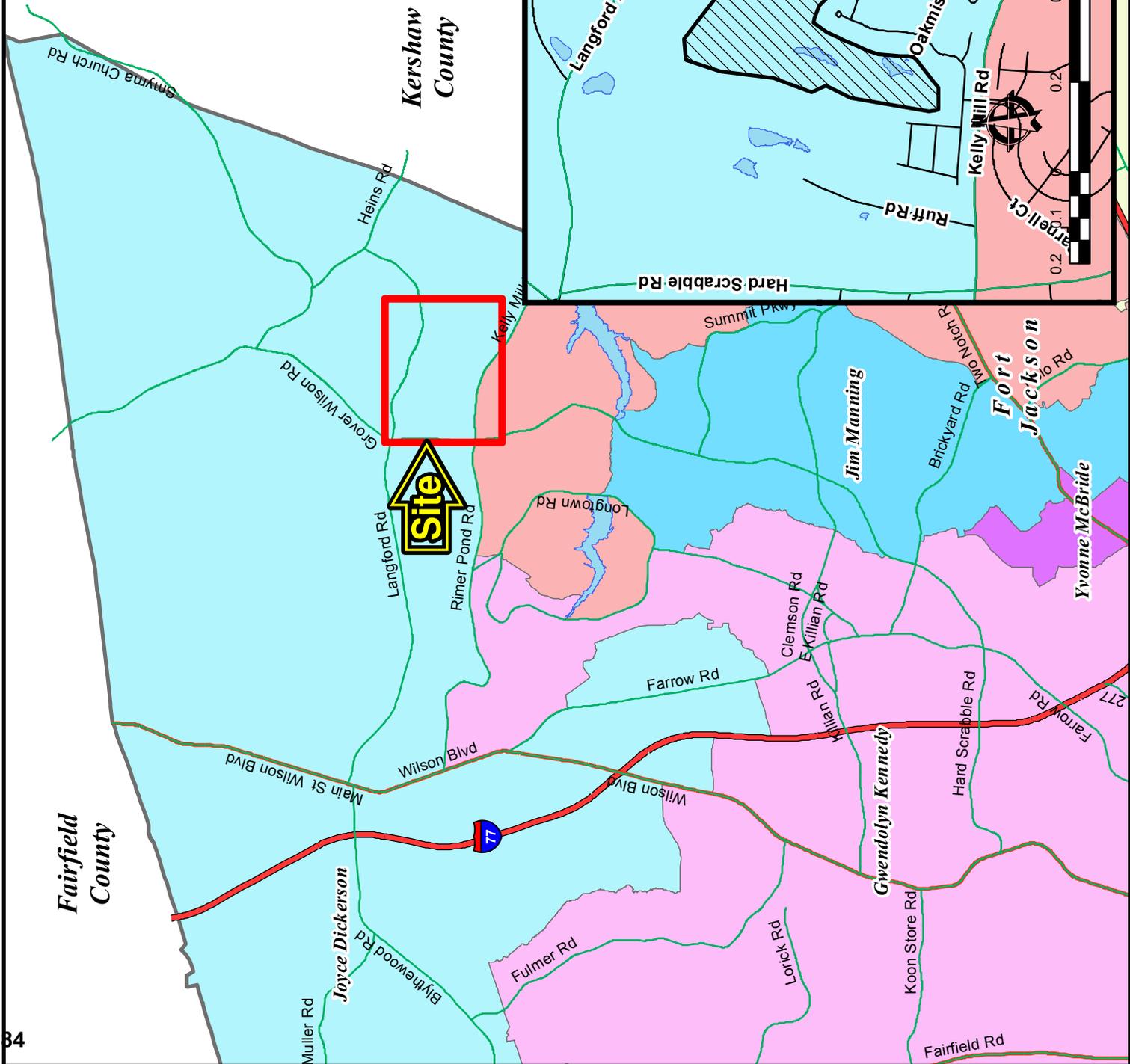
Planning Commission Action

At their **June 3, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

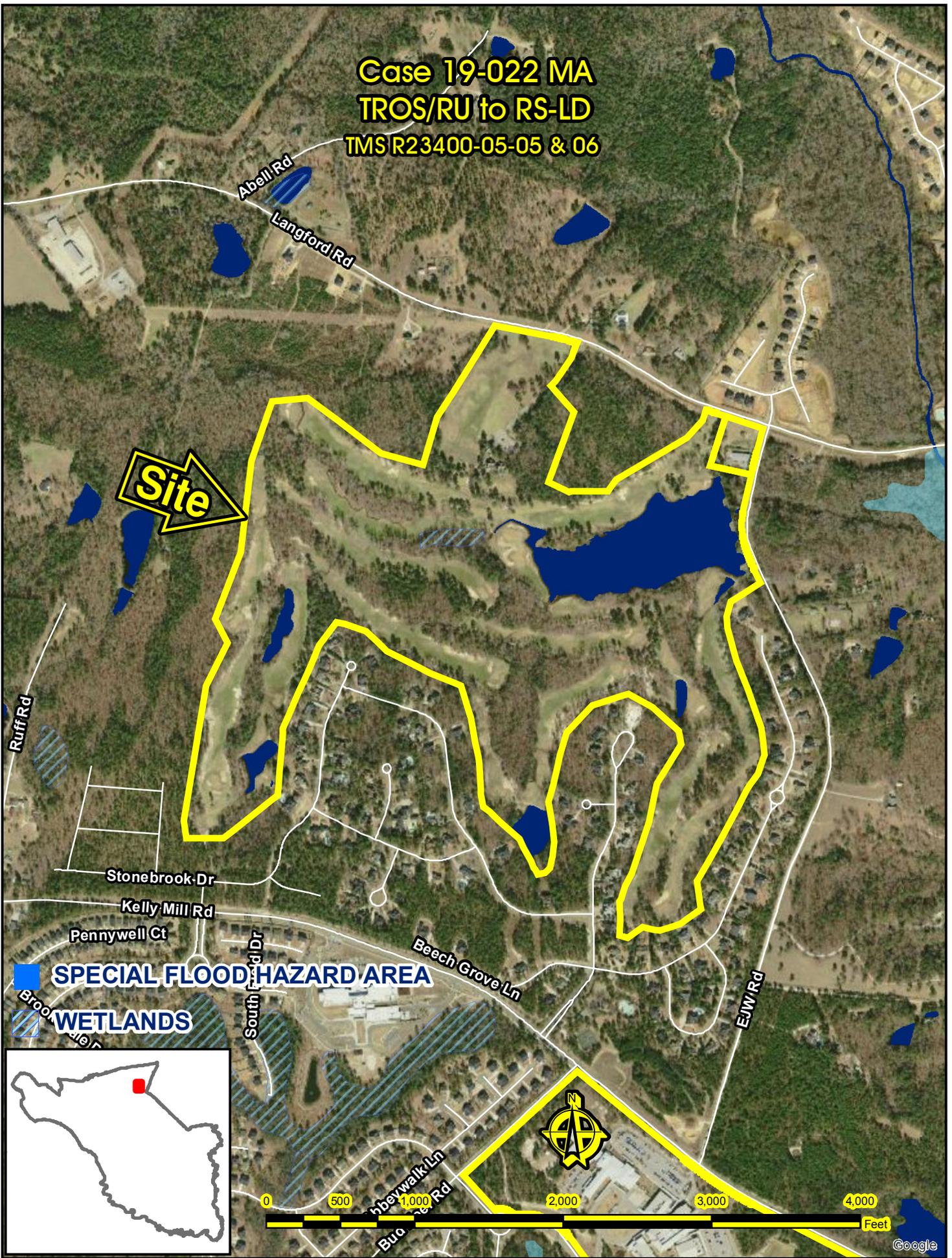
- On the basis that a substantial portion of the property in question is zoned TROS and enlight of the stated purposes within section 26-85 including preservation of conservation and open space and to lessen the potential diminution of property values and to provide for a community-wide network of open spaces.

The PC recommends the County Council **disapprove** the proposed amendment for RC Project # 19-022 MA.

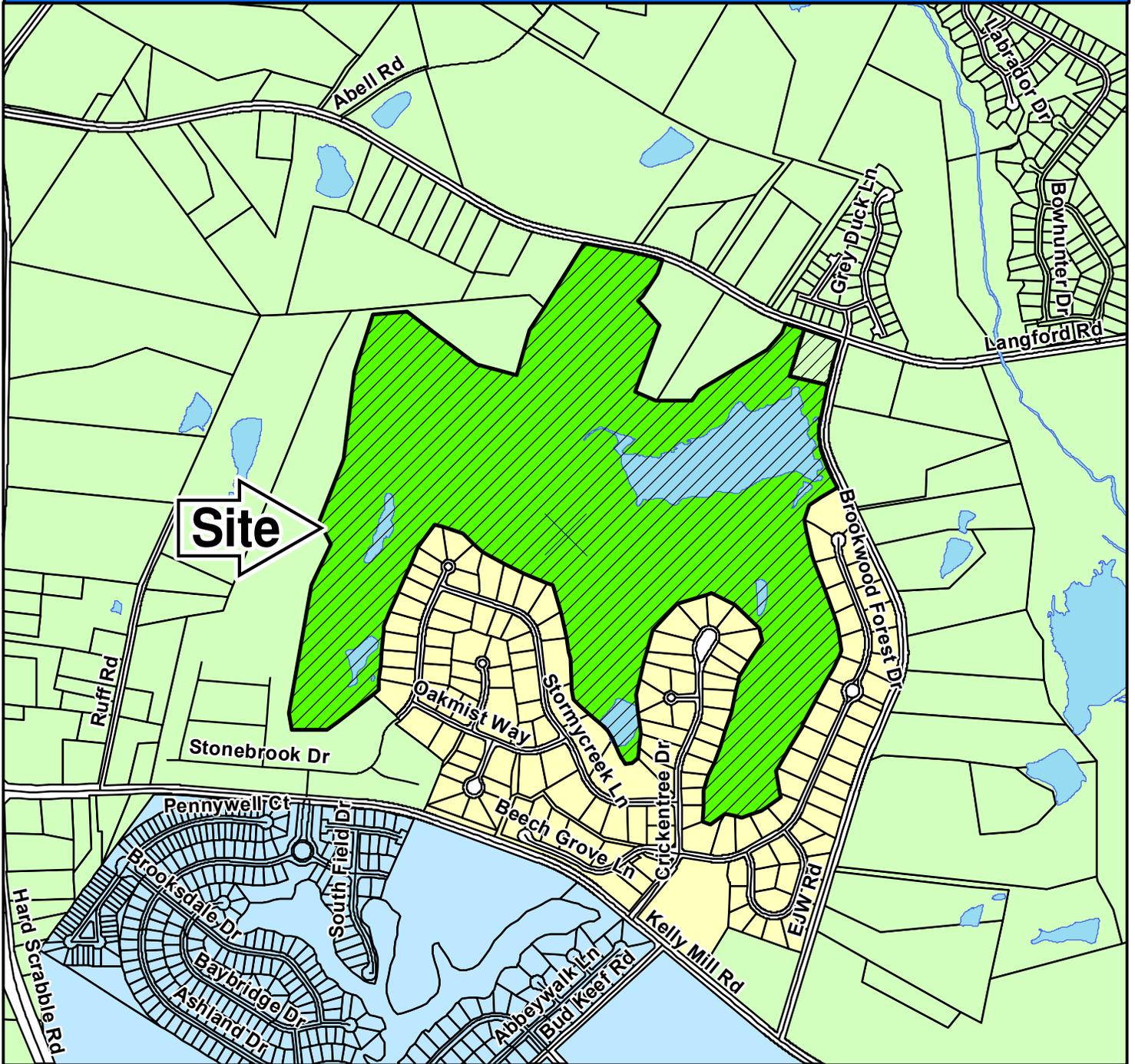
4. Case 19-022 MA
 Robert F, Fuller
 R23400-05-05 & 06
 Langford Road
 DISTRICT 2 - Joyce Dickerson



**Case 19-022 MA
TROS/RU to RS-LD
TMS R23400-05-05 & 06**



Case 19-022 MA TROS/RU to RS-LD



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



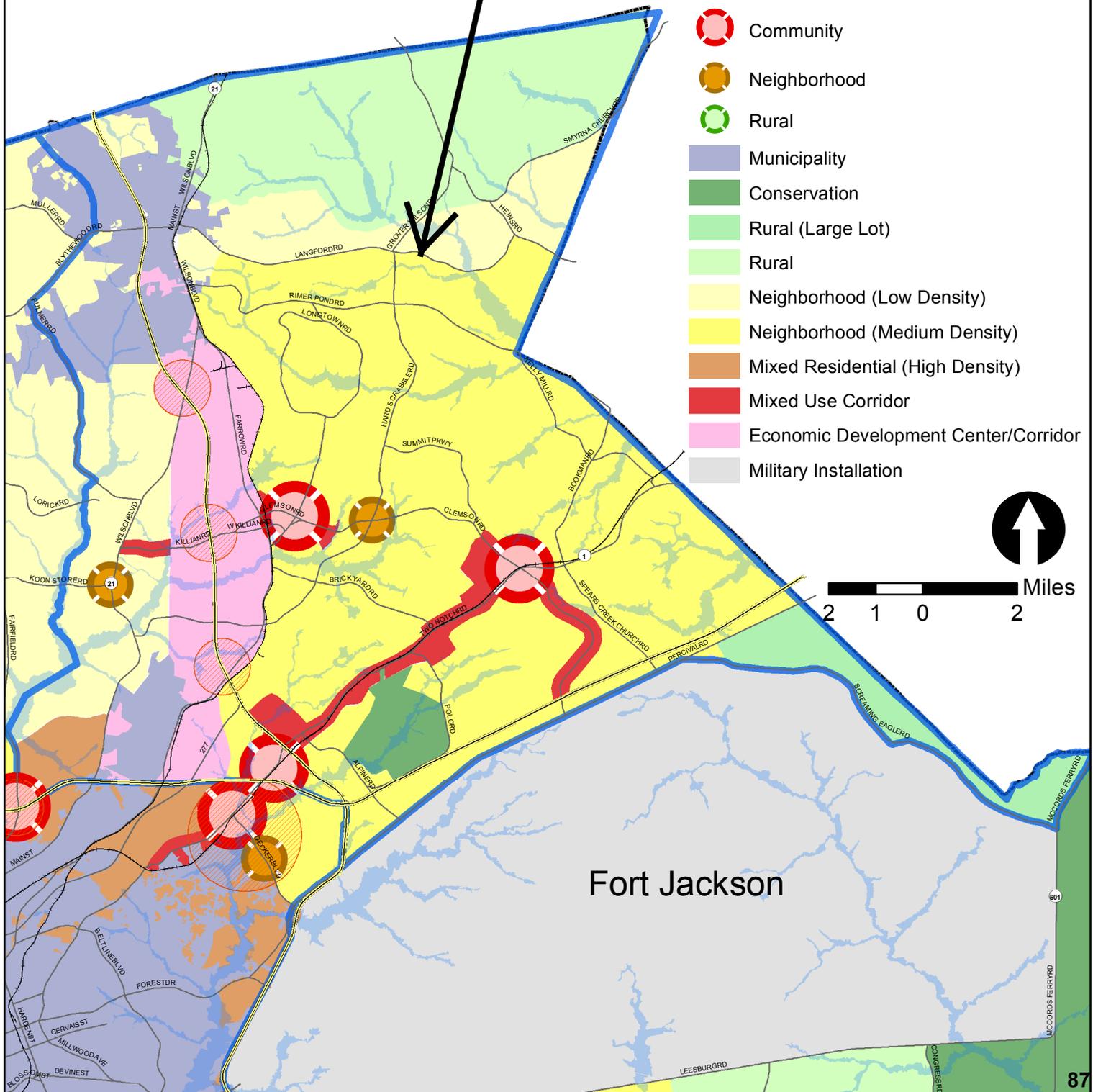
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Langford Rd 19-022MA

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2019
RC PROJECT: 19-023 MA
APPLICANT: Jeff Ruble

LOCATION: Bluff Road and Longwood Road

TAX MAP NUMBER: R16100-02-02,04,07,16 & 20
ACREAGE: 318.57 acres
EXISTING ZONING: M-1
PROPOSED ZONING: HI

PC SIGN POSTING: June 6, 2019

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	China Jushi Plant and Facilities
<u>South:</u>	RU / M-1	Undeveloped / Residential
<u>East:</u>	M-1	Undeveloped / ASGDC
<u>West:</u>	M-1 / HI / MH	Bluff Rd Park / Undeveloped / Industrial

Discussion

Parcel/Area Characteristics

The site is comprised of numerous parcels in various stages of developed. A majority of the subject parcels are undeveloped with a few accessory structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property (China Jushi), industrial uses, including warehousing, transportation, manufacturing / processing, undeveloped property, Alvin S Glenn Detention Center (ASGDC), and sparse residential on the fringes. The subject site has frontage along

Bluff Road and Longwood Road. It will have additional frontage along Shop Road as part of the extension of Shop Road. This section of Bluff Road is an undivided two-lane minor arterial. Longwood Road is an undivided two-lane major collector. The Shop Road extension will be a four-lane divided minor arterial. North of the site is the developing China Jushi facility, zoned M-1. Undeveloped property and the ASGDC, zoned M-1, are located east of the site. The parcels south of the site, zoned RU and M-1, are primarily undeveloped. West of the site is Bluff Road park, undeveloped properties, commercial properties, and sparse residentially developed parcels which are zoned M-1 and HI.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADT’s). This section of 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) “C”.

The 2018 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 600 Average Daily Trips (ADT’s). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. This segment of Longwood 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.

An Alternative Transportation enhancement project is currently underway for this section of Bluff Road from Windy Road to Carswell Road. This project will be installing bike lanes and sidewalks along this section of Bluff Road. It is currently design/development with an undetermined completion date.

The Richland Penny currently is undertaking construction for the Shop Road Extension Phase 1 project. This will create a four-lane divided highway between Pineview Road and Longwood Road.

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

Conclusion

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be consistent with the industrial zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes "industrial and business parks are the preferred land use for these areas" where the subject site is part of the Pineview Industrial Park.

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

Planning Commission Action

At their **June 3, 2019** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-023 MA**.

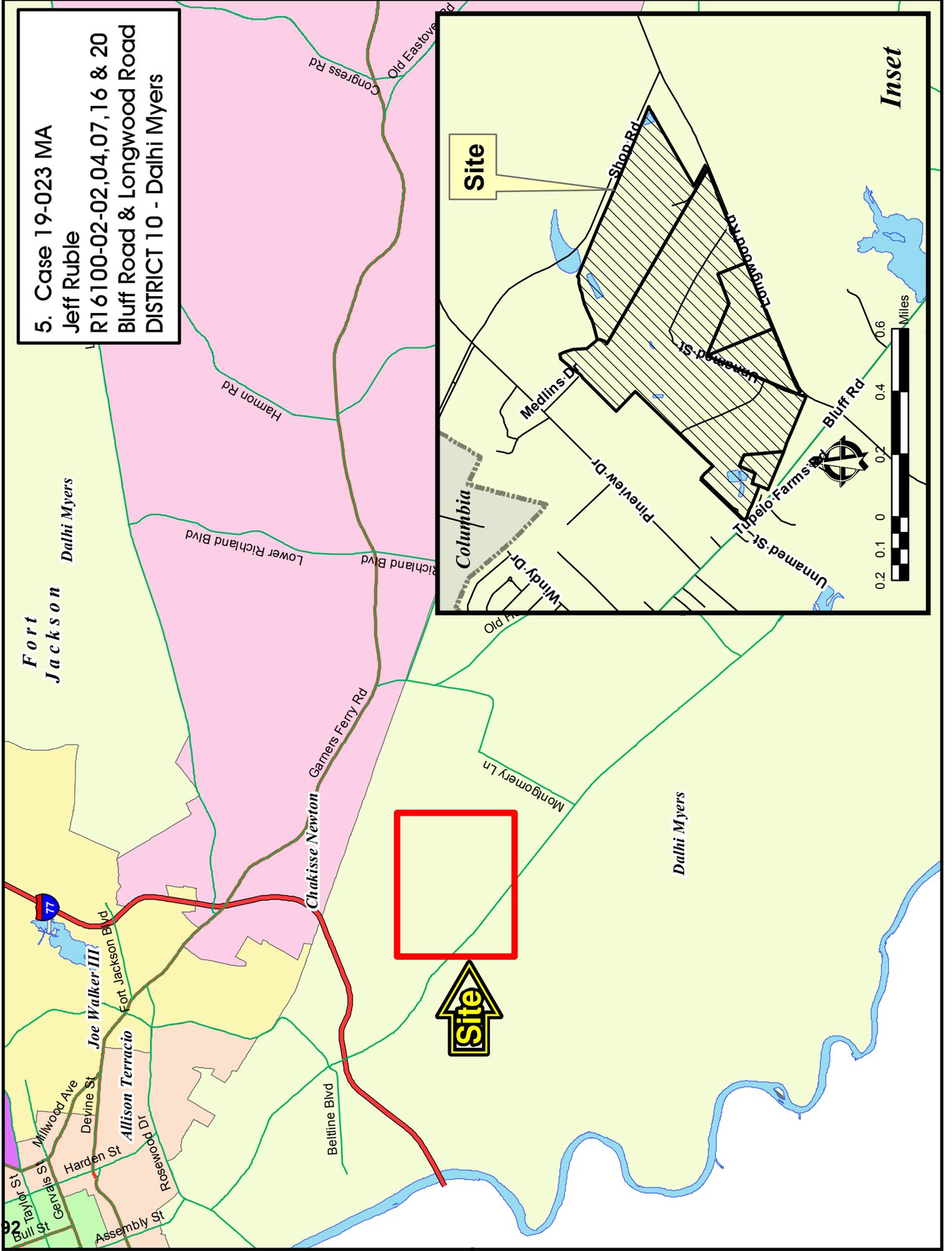
5. Case 19-023 MA

Jeff Ruble

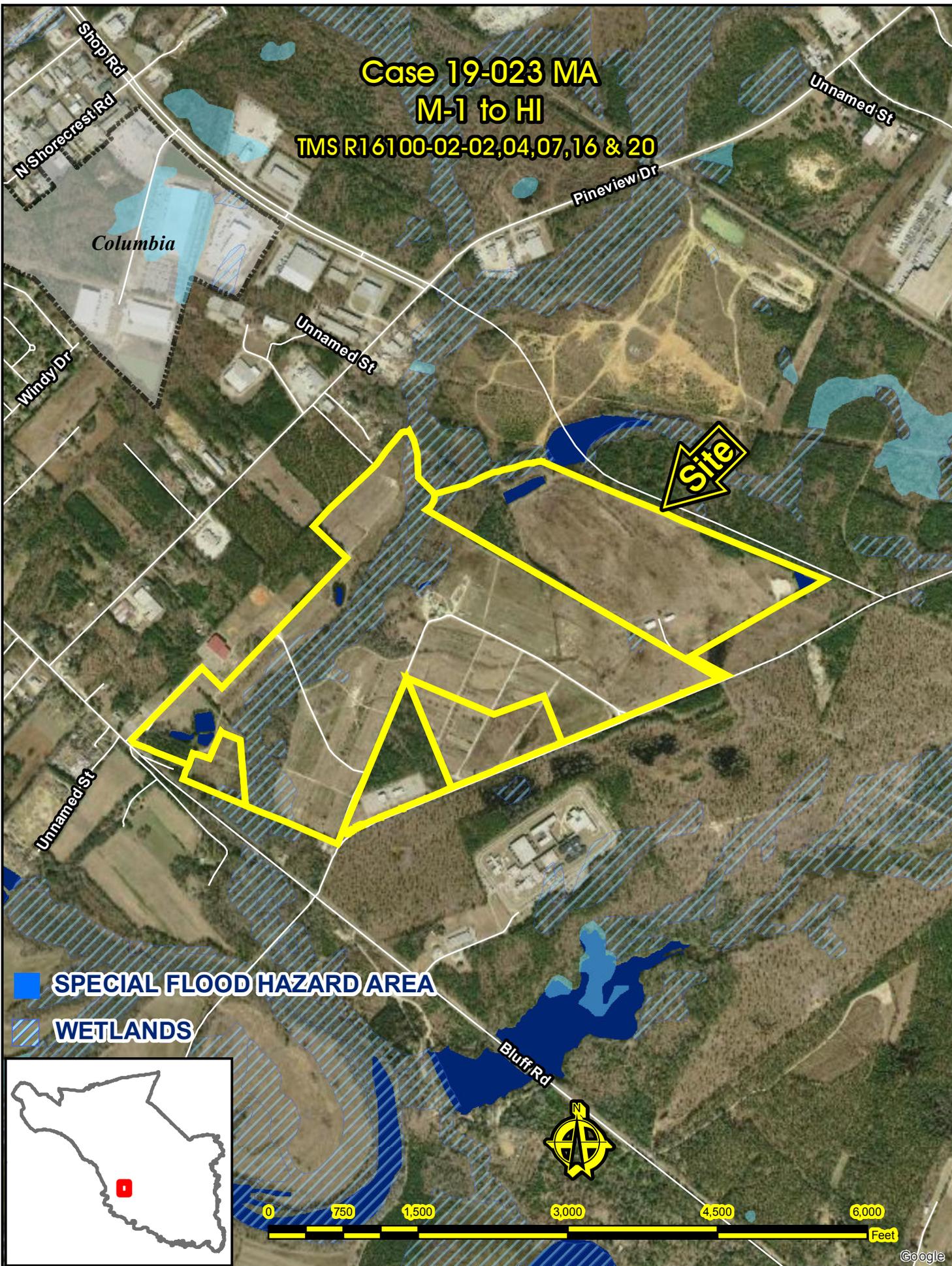
RT 16100-02-02, 04, 07, 16 & 20

Bluff Road & Longwood Road

DISTRICT 10 - Dalhi Myers

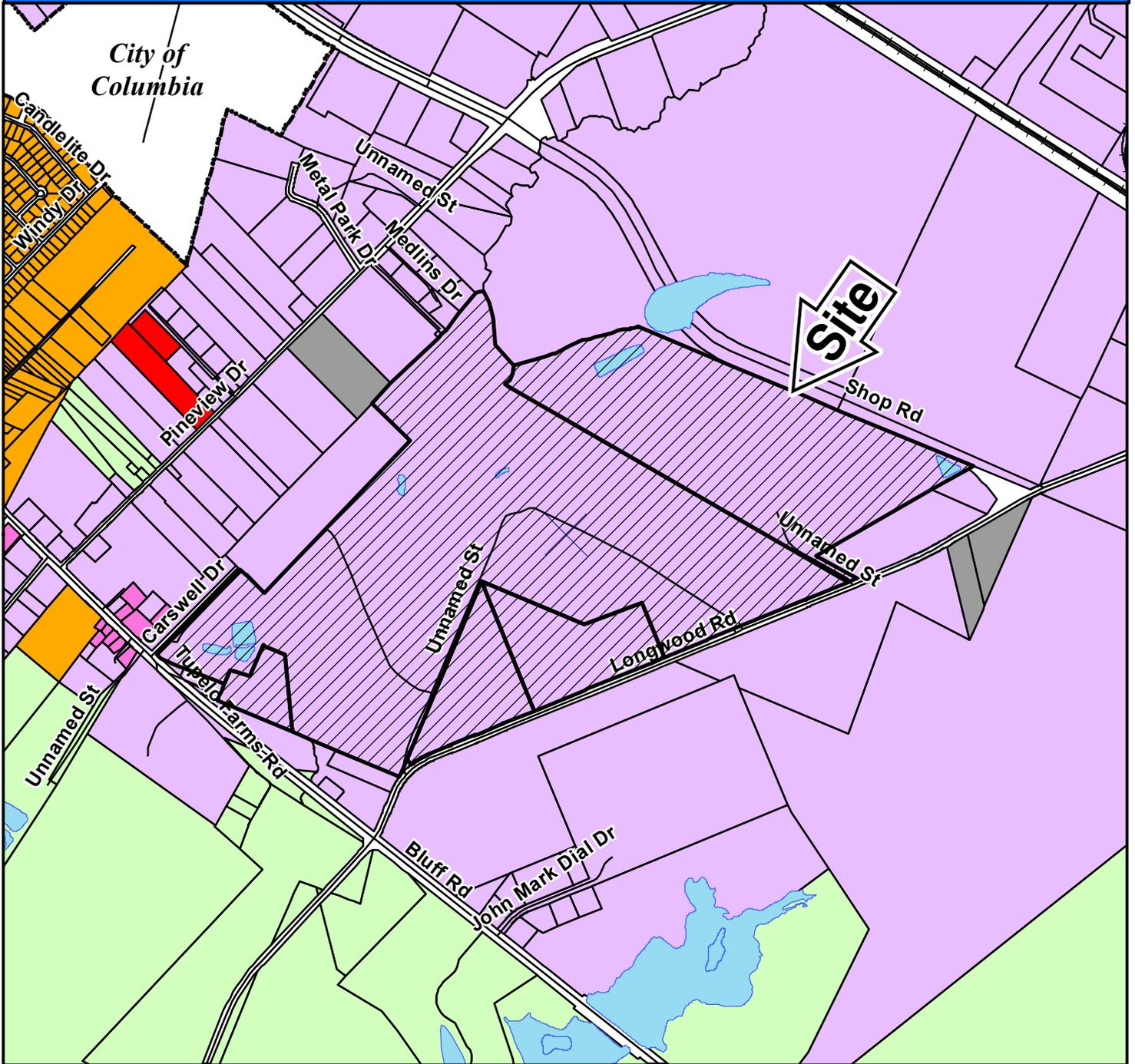


Case 19-023 MA
M-1 to HI
TMSR16100-02-02,04,07,16 & 20



Case 19-023 MA

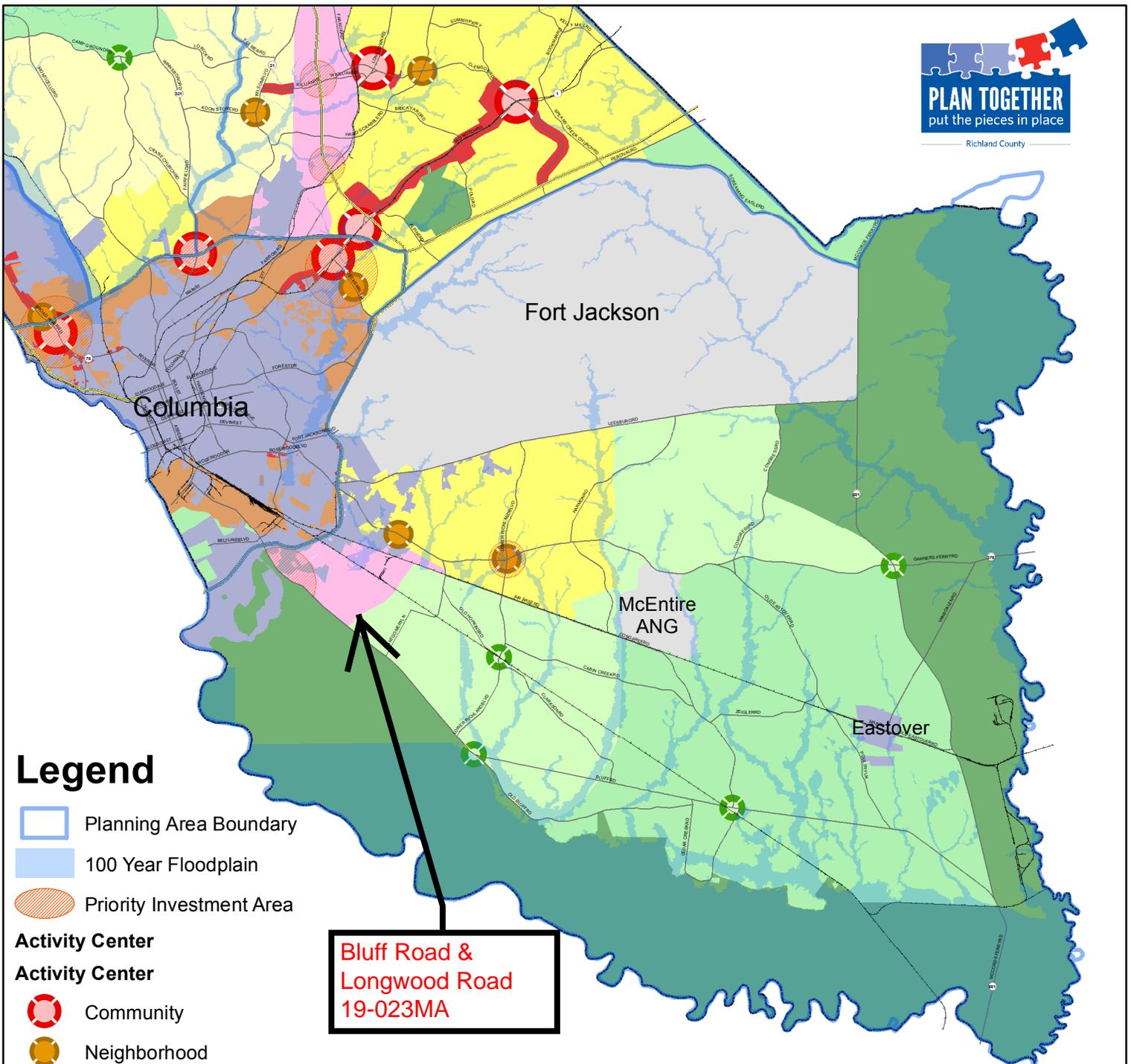
M-1 to HI



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)
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- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

**Bluff Road &
Longwood Road
19-023MA**

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





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