

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



April 27, 2021

7 pm

Virtual Meeting

<https://www.youtube.com/user/richlandonline/videos>

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, April 27 2021
Agenda
7:00 PM
Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

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. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 21-002 MA District 8
Overture Walker
John Swistak
PDD to RM-HD (2.6 acres)
S/E Rice Meadow Way
TMS# R20310-07-02 & 03
Planning Commission - Approval (9-0)
Staff Recommendation - Approval
Page 1

2. Case # 21-005 MA District 1
Bill Malinowski
James Charles Hester
RU to NC (2.12 acres)
1220 Dutch Fork Road
TMS# R03303-01-01
Planning Commission - Approval (9-0)
Staff Recommendation - Approval
Page 9

3. Case # 21-006 MA District 7
Gretchen Barron
Richard Jackson
PDD to RS-E (308.24 acres)
Nina Lee Drive
TMS# R14600-03-27
Planning Commission - Approval (8-1)
Staff Recommendation - Approval
Page 17

4. Case # 21-007 MA
Jessica Haygood
NC/RU to LI (2 acres)
1041 McCords Ferry Road
TMS# R38000-03-01 & 02
Planning Commission - Disapproval (7-2)
Staff Recommendation - Disapproval
Page 25
District 10
Cheryl English
5. Case # 20-038 MA
Roberto Garcia
RU to LI (acres)
1917 Screaming Eagle Road
TMS# R33900-01-02
Planning Commission - Disapproval (5-0)
Staff Recommendation - Disapproval
Page 33
District 9
Jesica Mackey
6. Case # 21-010 MA
Kevin Steelman
PDD to PDD
8930 Rabbit Run
TMS# R21800-01-06
Planning Commission - Approval (5-0)
Staff Recommendation - Approval
Page 41
District 11
Chakisse Newton

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 1, 2021
RC PROJECT: 21-002 MA
APPLICANT: John Swistak

LOCATION: Rice Meadow Way

TAX MAP NUMBER: R20310-07-02 & 03

ACREAGE: 2.6 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The parcel was rezoned to Planned Development District (PDD) Ordinance Number 006-00HR (case number 99-043MA).

Zoning History for the General Area

The PDD east of the site was rezoned from RU under case number 00-032 MA.

The PDD southeast of the site was rezoned from RU under case number 01-024 MA.

The PDDs west of the site were placed within the C Overlay under case numbers 10-014 MA and 10-015 MA.

The RS-HD south of the site was rezoned from RU under case number 98-036 MA.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 41 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Multi-family Residences
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	PDD	Office/Commercial
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject has frontage along Rice Meadow Way a two-lane local road without sidewalks or streetlights and Lee Road is a two lane major collector without sidewalks or streetlights. The general area is characterized by multi-family, single-family residential uses with commercial uses nearby. The properties north and east of the site are zoned PDD. North of the site are multi-family uses. East of the site are commercial and office uses. West of the site is undeveloped but identified for commercial/office uses within the PDD. The parcel south of the site is zoned RS-MD and is undeveloped but part of the Ashley Hall residential subdivision.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.66 miles northeast of the subject parcel on Hard Scrabble Road. Records indicate the parcel is served via City of Columbia water and sewer. The Elders Pond fire station (number 34) is located 0.46 miles southeast of the subject parcel on Elders Pond Drive. There is a fire hydrant at the intersection of Cotton Wood Way and Lee Road.

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 2019 SCDOT traffic count (Station #437) located north of the subject parcel on Hardscrabble Road identifies 20,500 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "C".

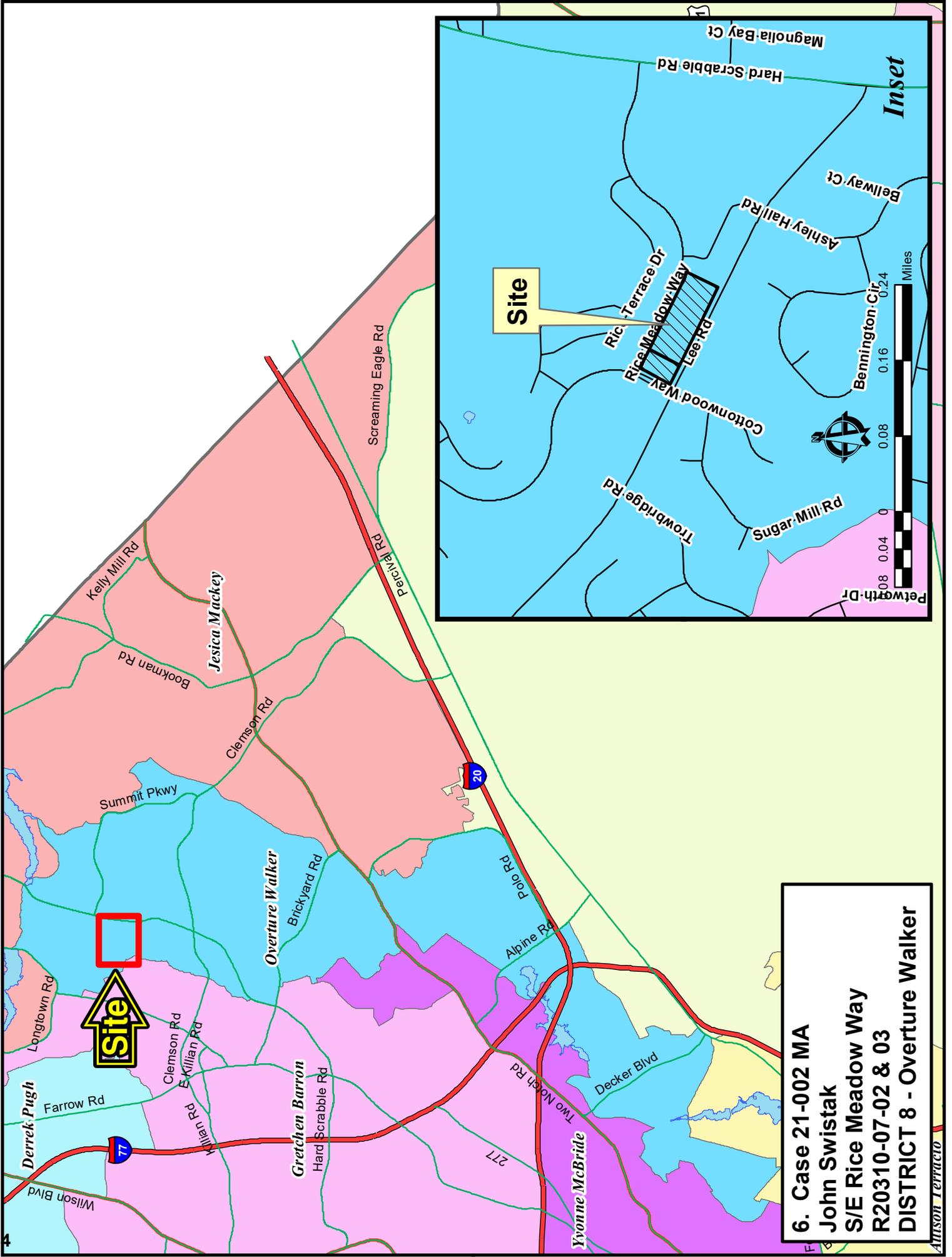
Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and funded in part by the Penny. Anticipated completion is early Fall 2020.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) future land use designation.

Planning Commission Action

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-002 MA**.



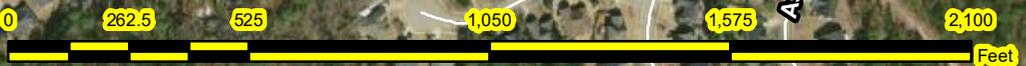
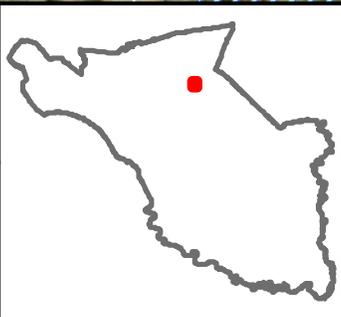
6. Case 21-002 MA
John Swistak
S/E Rice Meadow Way
R20310-07-02 & 03
DISTRICT 8 - Overture Walker

Case 21-002 MA
PDD to RM-HD
TMS R20310-07-02 & 03

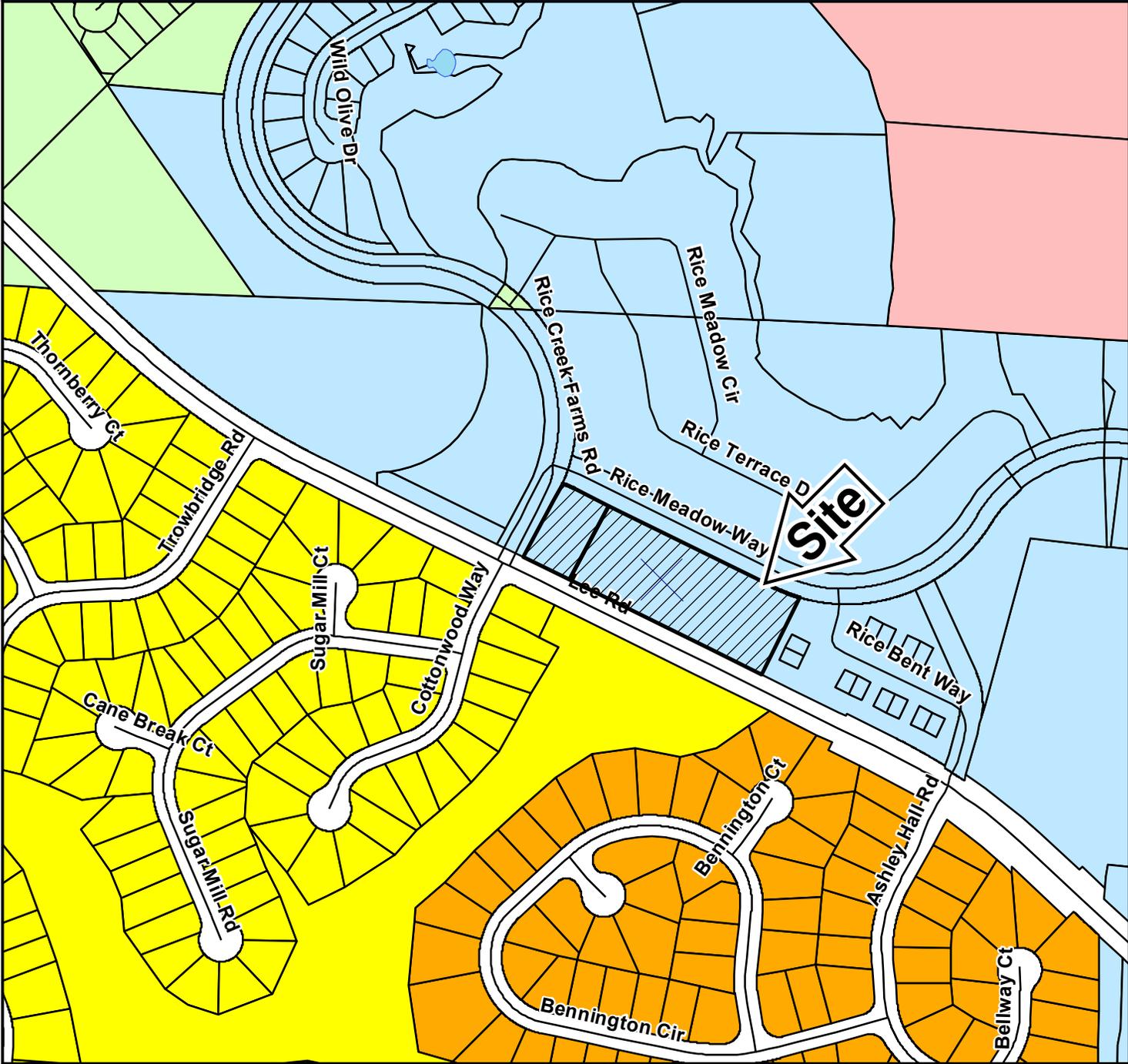
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 21-002 MA PDD to RM-HD



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

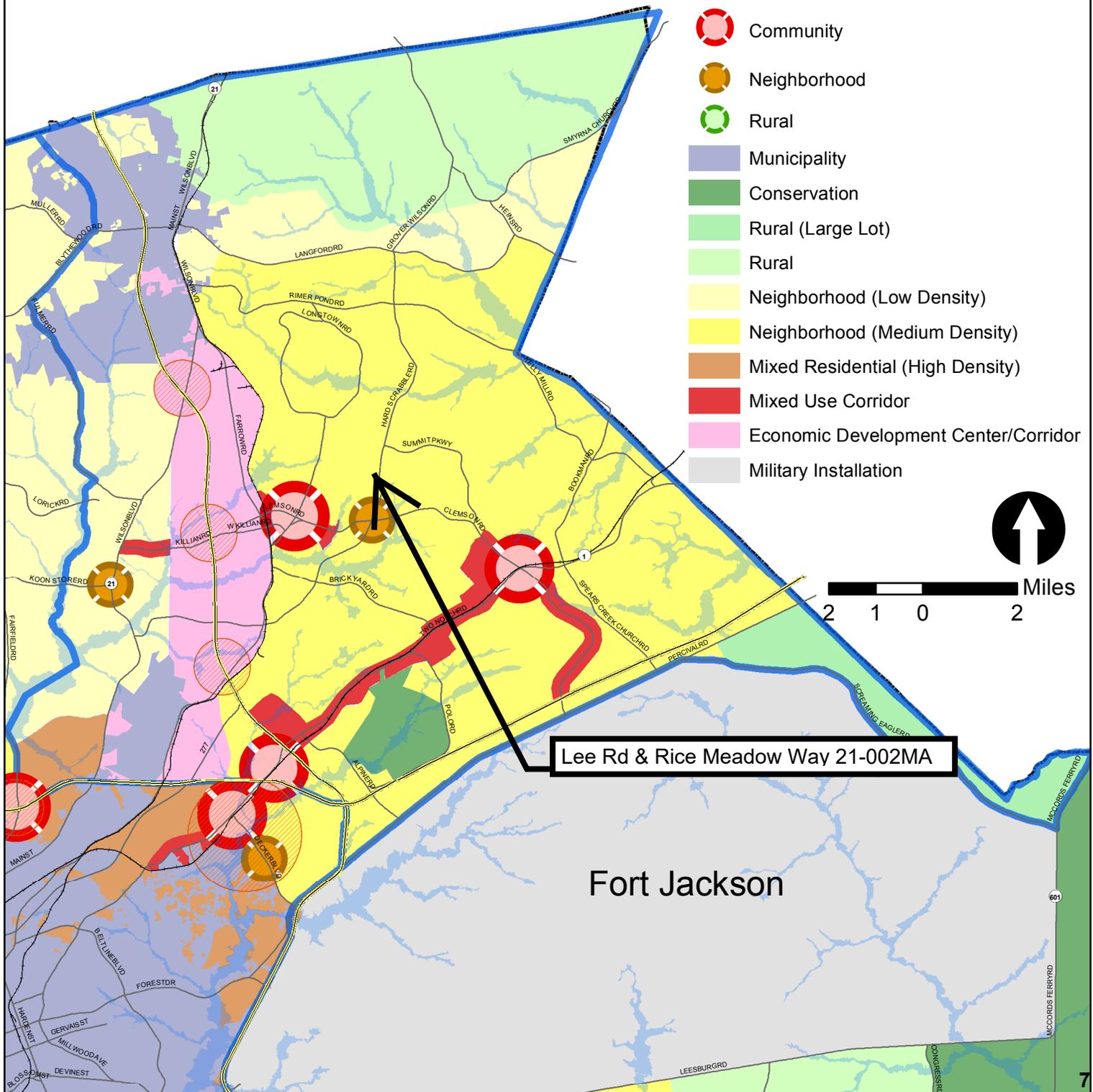


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 5, 2018
RC PROJECT: 21-005 MA
APPLICANT: James Charles Hester

LOCATION: 1220 Dutch Fork Road

TAX MAP NUMBER: R03303-01-01
ACREAGE: 2.12 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Approval

Background

Zoning History

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

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.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: for residential uses, no more than eight (8) dwelling units per acre.

The maximum number of units for this site is approximately: 17 dwelling units.

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-MD	Residential Subdivision (Milford Park)
<u>South:</u>	RU	Residence / Undeveloped
<u>East:</u>	RU	Ballentine Library
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The general area is characterized by residential and commercial uses, with a limited amount of undeveloped properties. North is zoned RS-MD with a residential subdivision (Milford Park). South of the site is zoned RU with a residence. East of the site is zoned RU with the Ballentine Library. West of the site is zoned PDD with an undeveloped lot.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .37 miles west of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in Richland County's sewer service area. There is a fire hydrant located south of the site on Dutch Fork Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 0.6 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 (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 2019 SCDOT traffic count (Station #147) located southeast of the subject parcel on Broad River Road (US 76) identifies 20,000 Average Daily Trips (ADTs). This section of Dutch Fork Road (US 76) is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This section of Dutch Fork Road (US 76) is currently operating at Level of Service (LOS) "F".

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 Dutch Fork Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

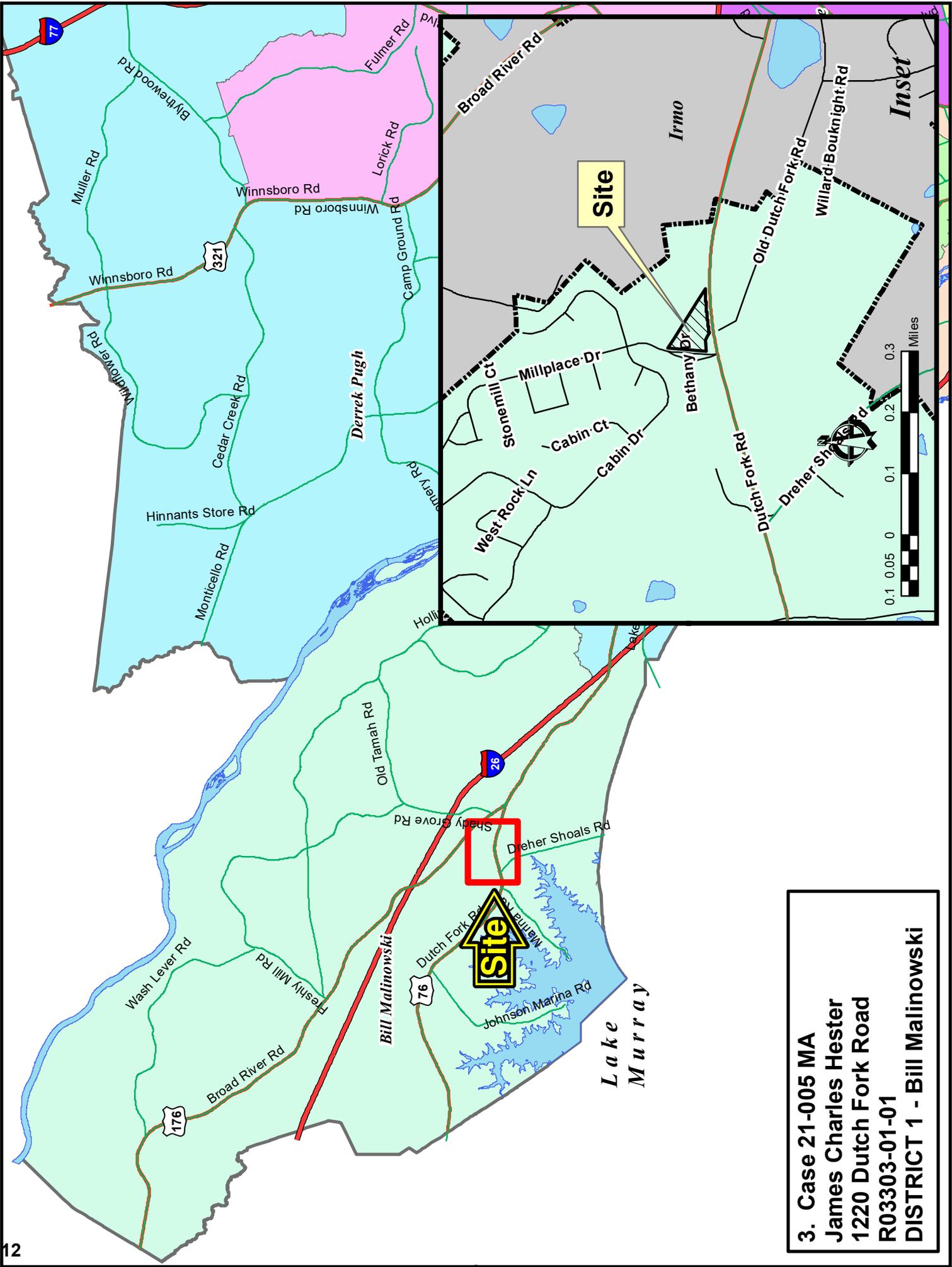
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. While not located at the intersection of a primary arterial, the site is located along a main road corridor and would provide “supporting neighborhood scale development” as recommended by the Plan.

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

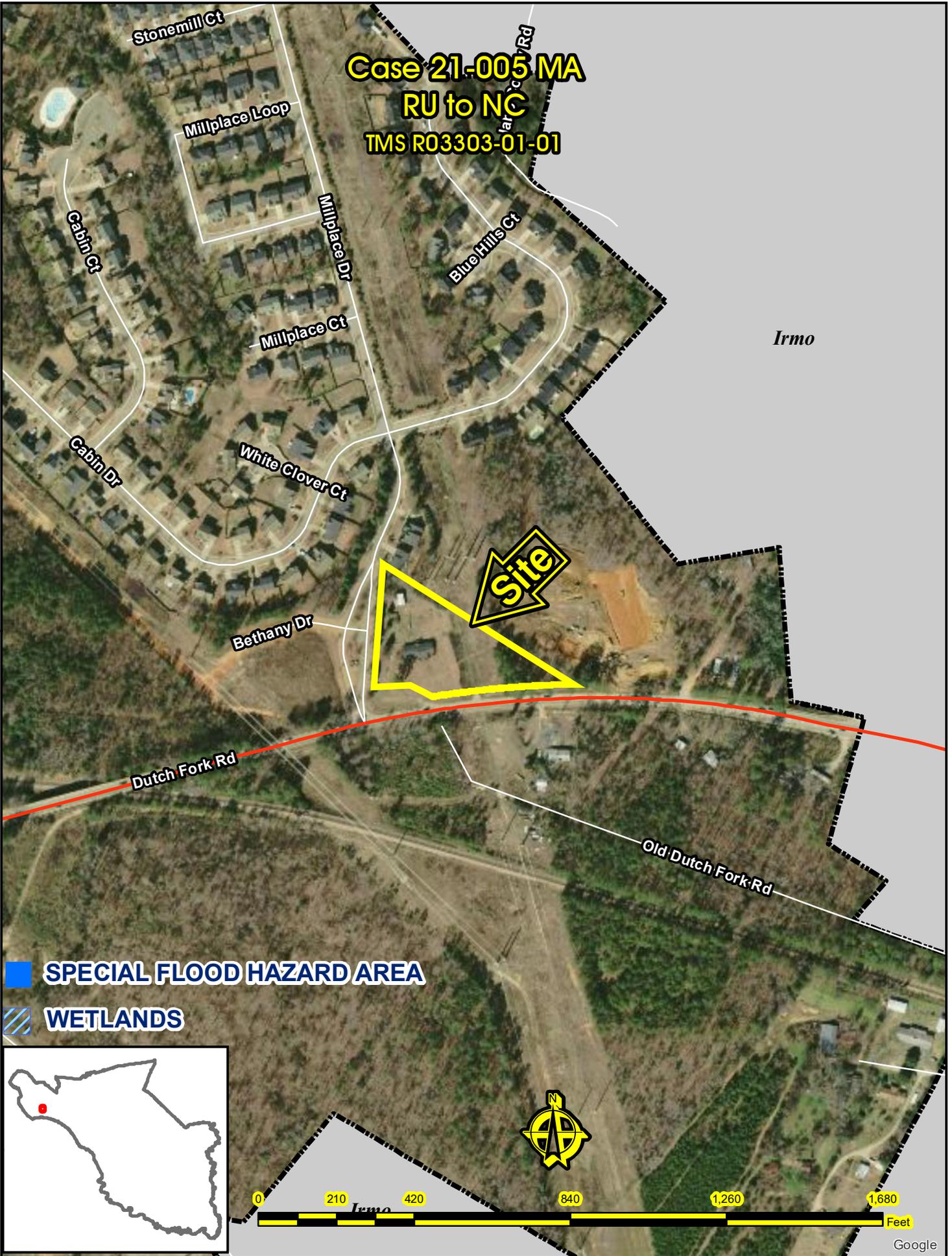
Planning Commission Action

At their **March 1, 2021** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-005 MA**.

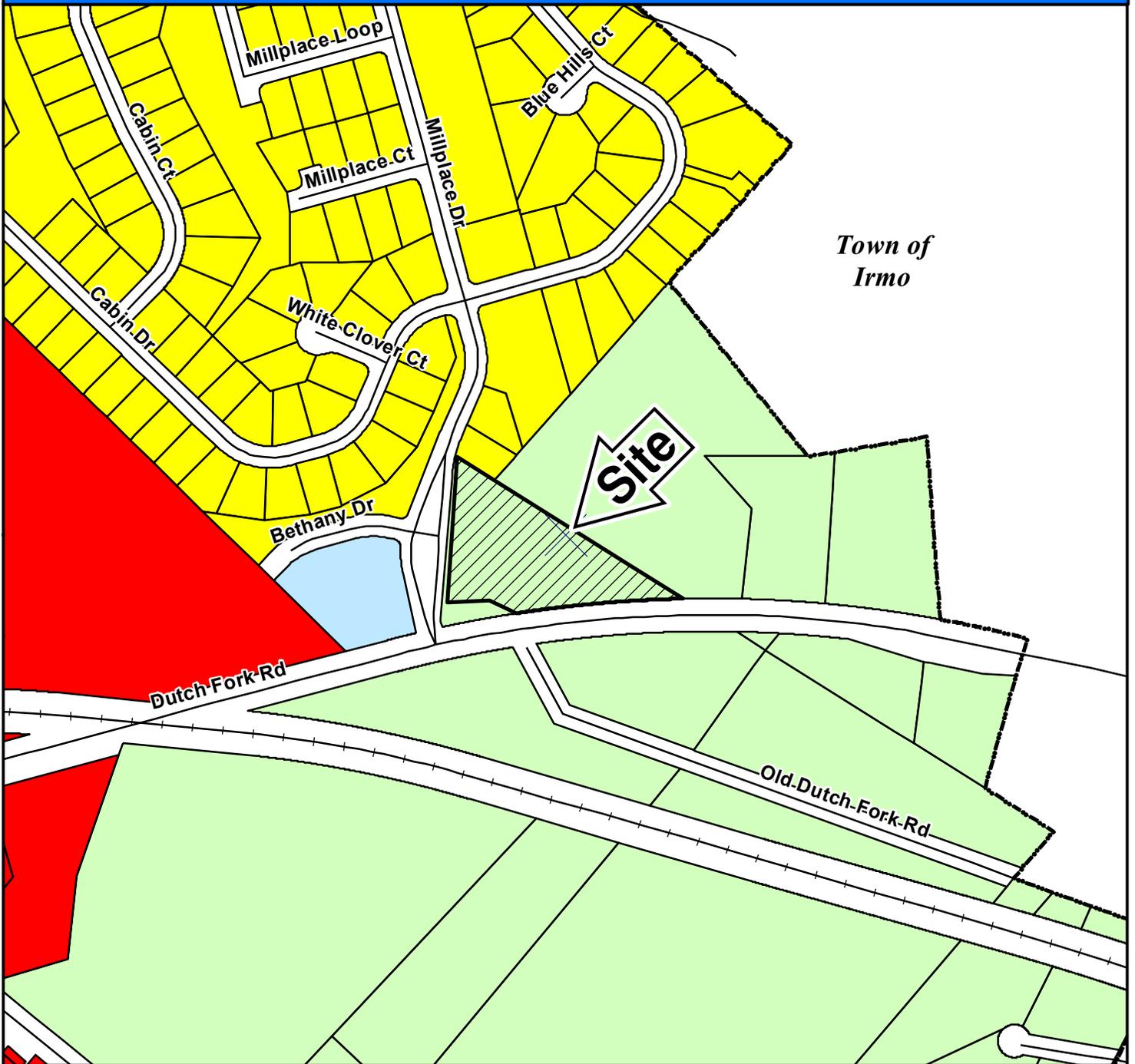


3. Case 21-005 MA
James Charles Hester
1220 Dutch Fork Road
R03303-01-01
DISTRICT 1 - Bill Malinowski

Case 21-005 MA
RU to NC
TMS R03303-01-01



Case 21-005 MA RU to NC



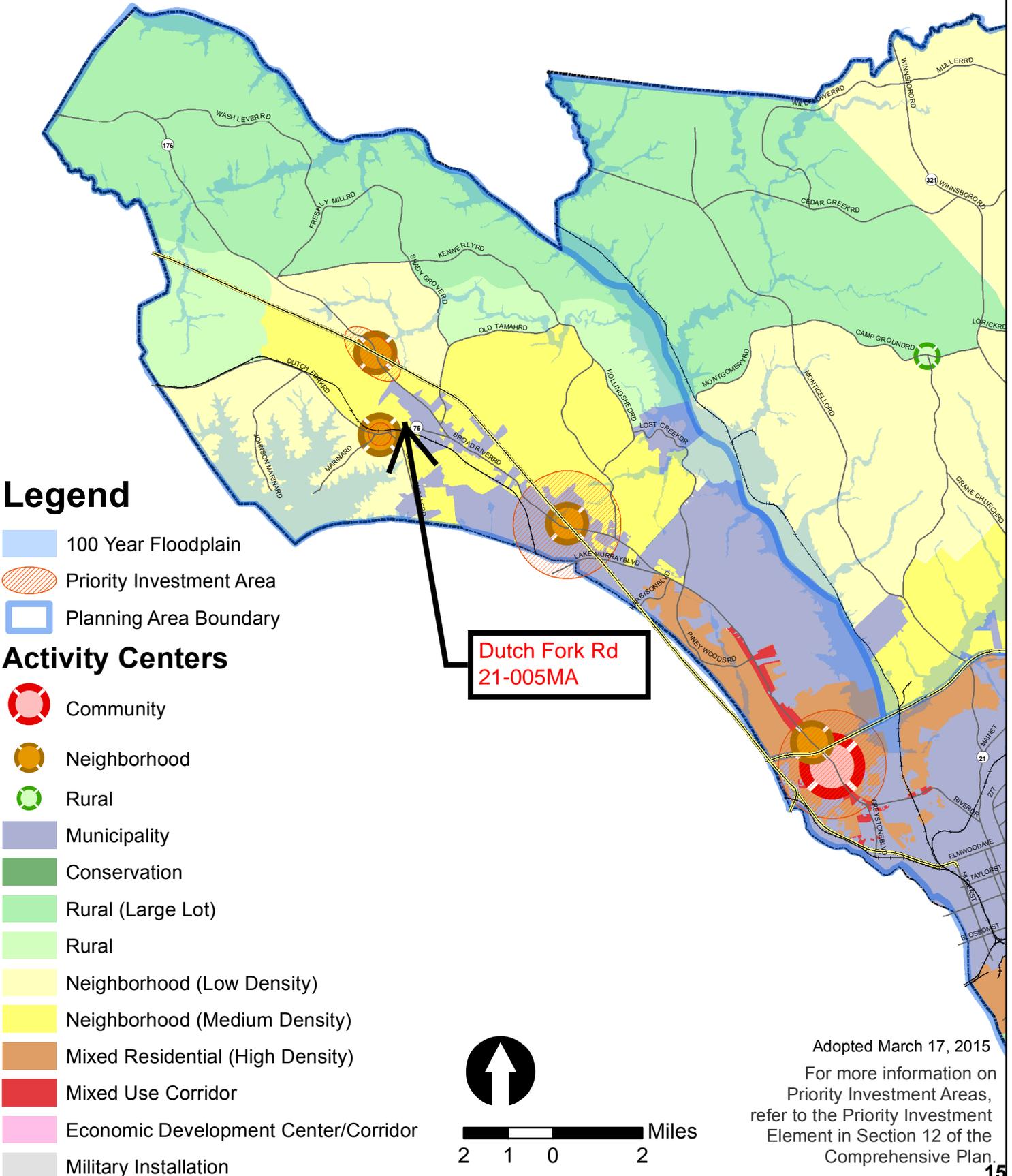
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 1, 2021
RC PROJECT: 21-006 MA
APPLICANT: Bryan De Bruin

LOCATION: Wilson Boulevard & Nina Lee Drive

TAX MAP NUMBER: R14600-03-27, -42, &-44
ACREAGE: 308.24
EXISTING ZONING: PDD
PROPOSED ZONING: RS-E

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Approval

Background

Zoning History

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

The subject site was rezoned under case number 06-038MA to Planned Development District (PDD).

Zoning History for the General Area

The RS-MD west of the site was rezoned from D-1 under case number 03-053MA.

The GC north and east of the site were rezoned from M-1 under case numbers 06-041MA and 07-032MA.

The RC north of the site was rezoned from RU under case number 14-021MA.

The MH south of the site was rezoned from RS-1 under case number 83-044MA.

The RU south of the site was rezoned from RS-1 under case number 94-017MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09).

Based upon a gross density calculation, the maximum number of units for this site is approximately: 671 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / M-1	Residence / Undeveloped
<u>South:</u>	RU / RS-LD	Undeveloped / Residences / Residential Subdivisions (Lake Elizabeth Estates and Fairlawn)
<u>East:</u>	RU / RS-MD	Undeveloped / Residential Subdivision (Jasmine Place)
<u>West:</u>	RU / RM-HD	Residences / Place of Worship / Cemetery / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is comprised of three parcels. The smallest of the three parcels contains a residence with accessory structures. The medium sized parcel is undeveloped with wetlands and some previous cleared areas. The largest parcel is undeveloped with floodplains and creeks running along and through it. Site appears to have previously been used for forestry activities. The site has access and frontage along Wilson Boulevard. This section of Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights. The subject site also has access along Prestley Drive off Nina Lee Drive. The site is currently undeveloped. The general area is comprised of larger-lot residences (around ½ acre to 1 acre in size), single-family dwellings within residential subdivisions, and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.58 miles south of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.77 miles east of the subject site.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center and Neighborhood (Low-Density)***.

Neighborhood Activity Center

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space

demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Neighborhood (Low-Density)

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #135) located north of the subject site on Wilson Boulevard identifies 8,500 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "C".

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently in pre-award with anticipated construction listed in 2021. The Penny completed intersection improvements for Wilson Boulevard and Killian Road. The scope included improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection.

Conclusion

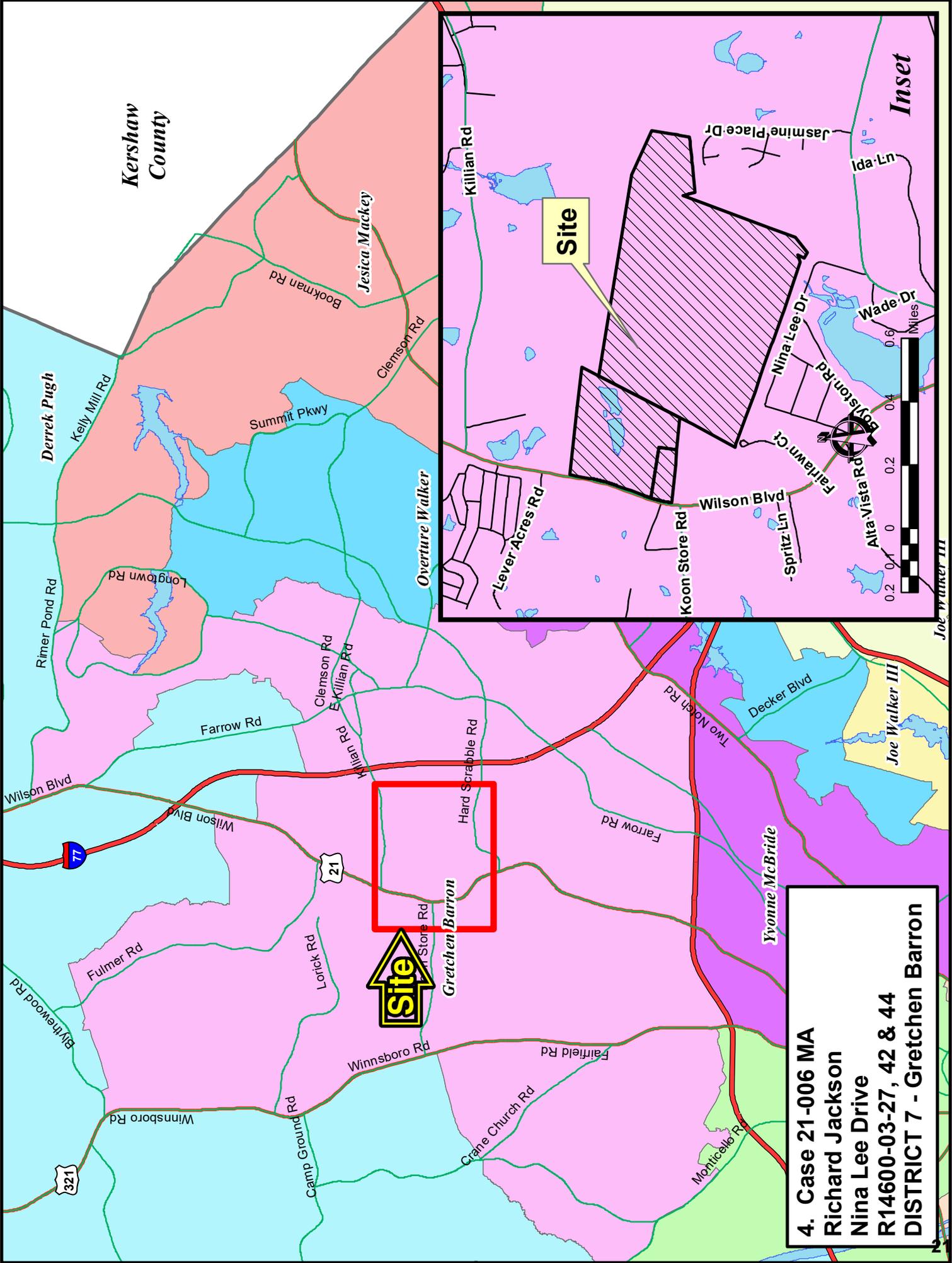
Staff recommends **Approval** of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends "low-density residential" as the primary use, where the areas "serves 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." The RS-E district would allow for development consistent with these objectives.

Planning Commission Action

At their **March 1, 2021** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-006 MA**.

**Kershaw
County**



Gretchen Barron

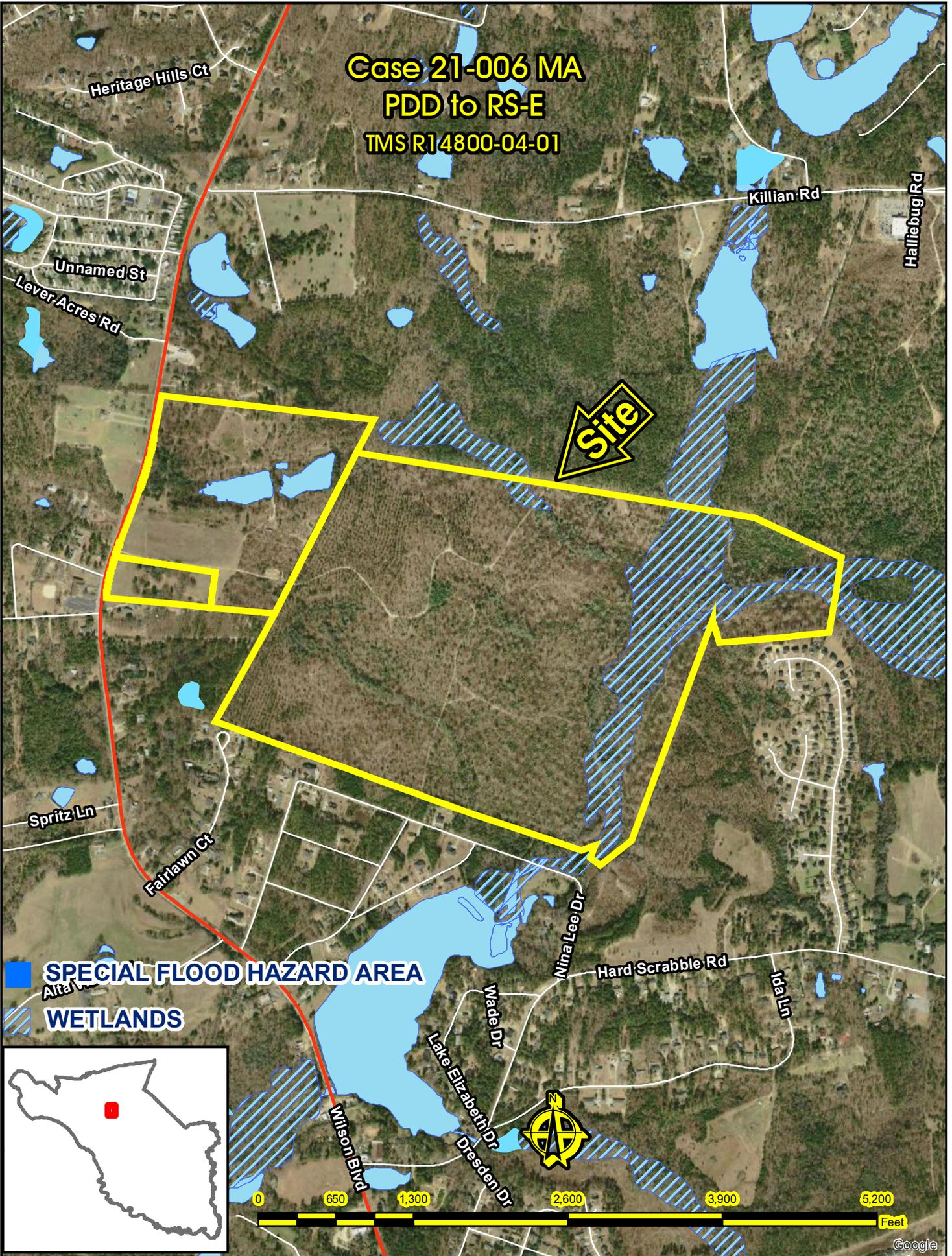
**4. Case 21-006 MA
Richard Jackson
Nina Lee Drive
R14600-03-27, 42 & 44
DISTRICT 7 - Gretchen Barron**

Inset

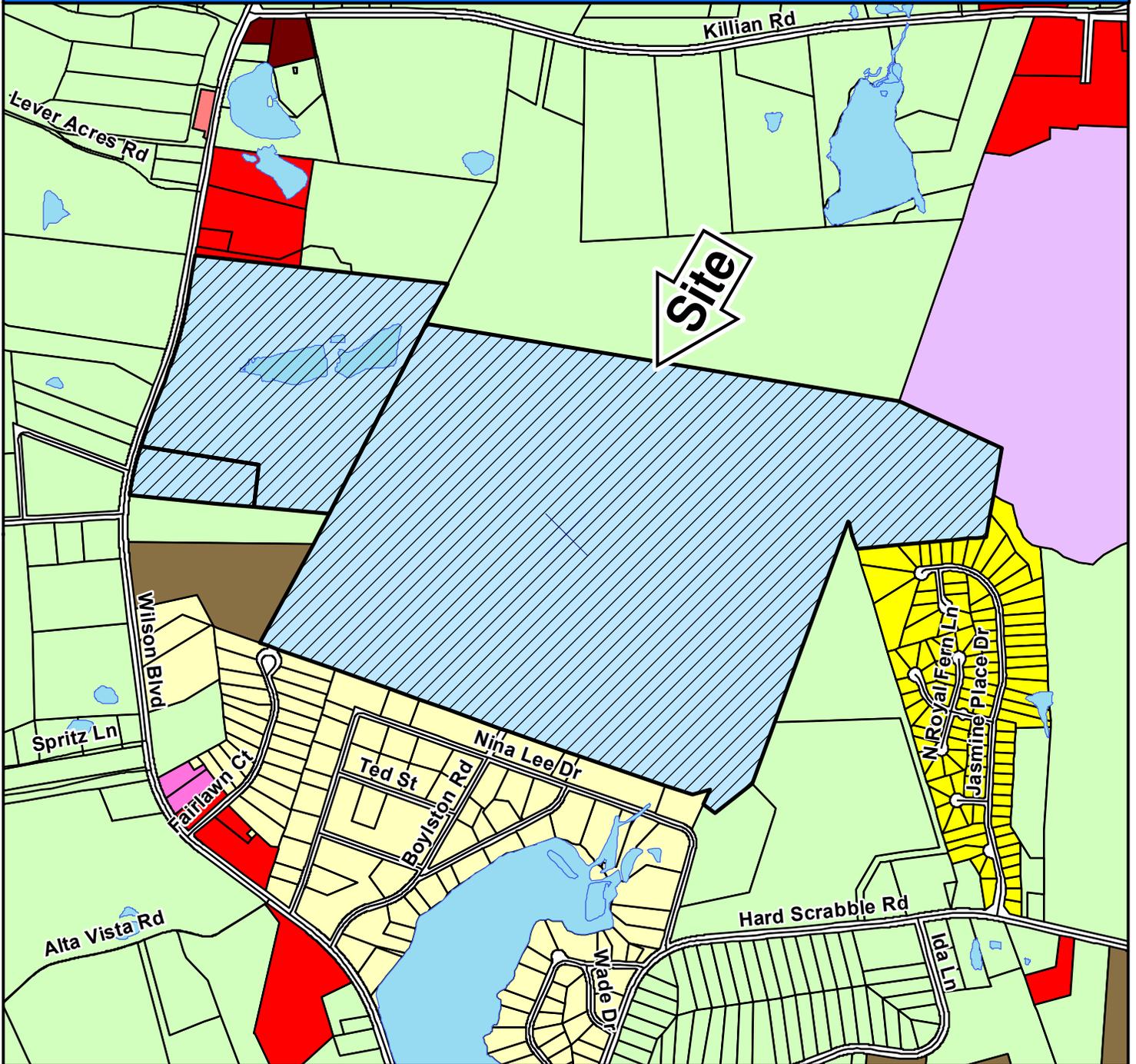
Site



Case 21-006 MA
PDD to RS-E
TMS R14800-04-01



Case 21-006 MA PDD to RS-E



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		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

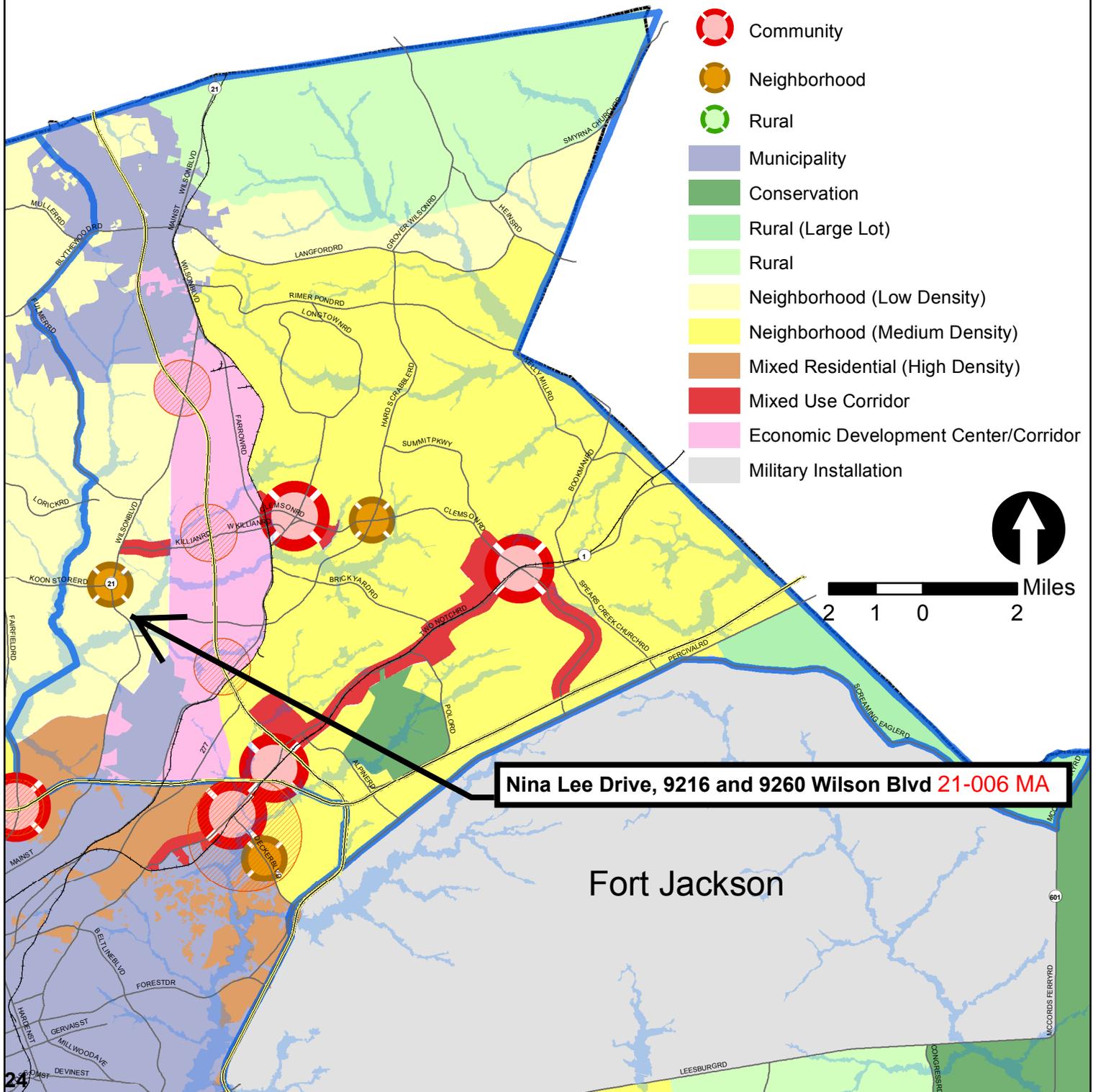


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Nina Lee Drive, 9216 and 9260 Wilson Blvd 21-006 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2021
RC PROJECT: 21-007 MA
APPLICANT: Jessica Haygood

LOCATION: 1041 McCords Ferry Road

TAX MAP NUMBER: R38000-03-01 & 02
ACREAGE: 2 acres
EXISTING ZONING: RU & NC
PROPOSED ZONING: LI

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Parcel R38000-03-02 was rezoned from RU to NC under case # 18-037 MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Manufactured Structure & Agricultural
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Manufactured Structure & Agricultural
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site is comprised of two parcels. The norther parcel is undeveloped. The southern parcel has a smaller commercial brick structure. The site has frontage along McCords Ferry Road and Shady Grove Road. McCords Ferry Road is a two-lane undivided principal arterial without sidewalks and streetlights along this section. Shady Grove Road is a dirt road maintained by the County. The immediate area is primarily characterized by rural residences, undeveloped properties, and agricultural uses, zoned RU.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 8.4 miles west of the subject parcel on Spears Creek Church Road. Records indicate that the parcel would be serviced by well and septic. The Leesburg/601 fire station (station number 31) is located on 1901 McCords Ferry Road, approximately 4.9 miles south of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #159) located north of the subject parcel on McCords Ferry Road identifies 2,700 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #201) located south of the subject parcel on McCords Ferry Road identifies 6,000 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

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

The Plan recommends discouraging commercial development within the Conservation future land use designation. The uses allowed under the LI district would be out of character with those recommended by the Plan.

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

Zoning Public Hearing Date

March 23, 2021.

5. Case 21-007 MA
Jessica Haygood
1041 McCords Ferry Road
R38000-03-01 & 02
DISTRICT 10 - Cheryl English

*Kershaw
County*



Screaming Eagle Rd

601

Cheryl D. English

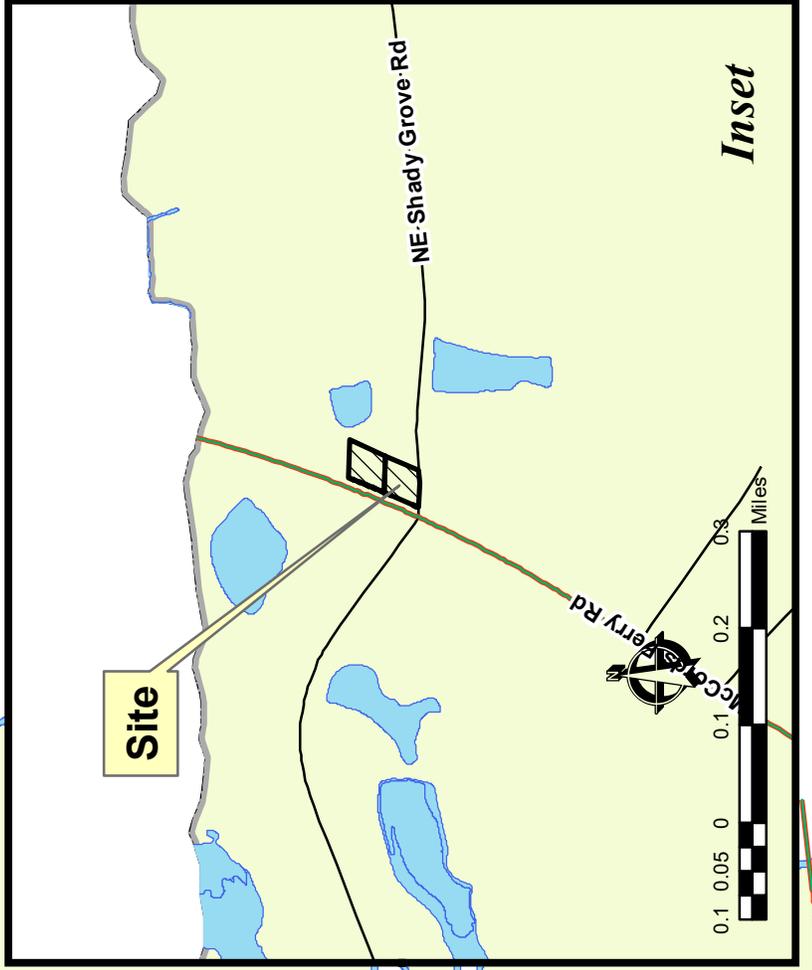
McCords Ferry Rd

Leesburg Rd

Congress Rd

Chakisse Newton

Congress Rd



Inset

Kershaw
County

Case 21-007 MA
NC/RU to LI
TMS R38000-03-01 & 02



NE Shady Grove Rd

Site

SPECIAL FLOOD HAZARD AREA

WETLANDS

0 155 310 620 930 1,240 Feet

Google

Case 21-007 MA NC/RU to LI

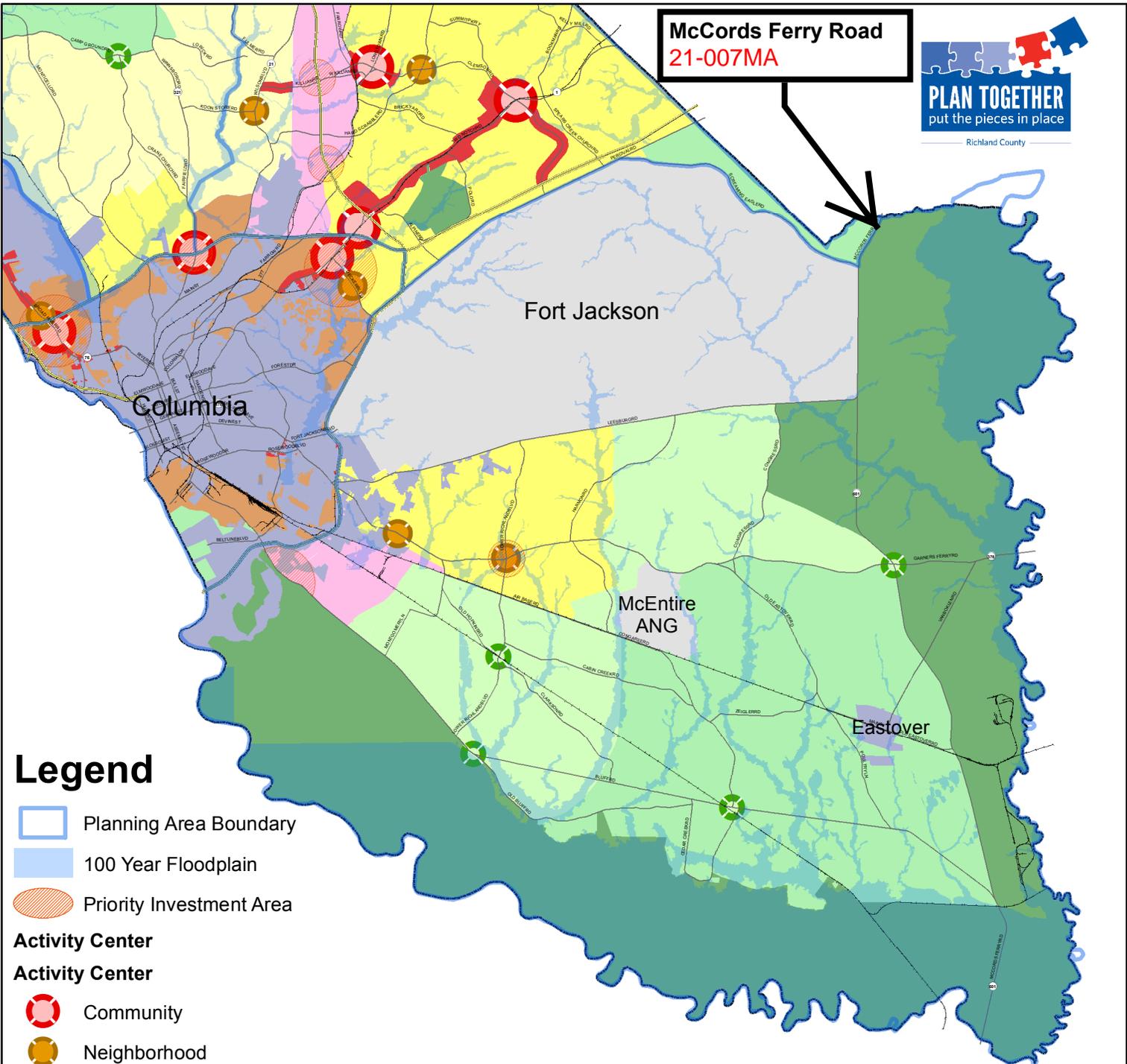
*Kershaw
County*



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		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

McCords Ferry Road
21-007MA



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 5, 2021
RC PROJECT: 20-038 MA
APPLICANT: Roberto Garcia
LOCATION: 1917 Screaming Eagle Road

TAX MAP NUMBER: R33900-01-02
ACREAGE: 5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

There have been no recent map amendment cases within the general area.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Rural Residence
<u>South:</u>	City of Columbia	Fort Jackson
<u>East:</u>	RU	Rural Residence
<u>West:</u>	RU	Rural Residence

Discussion

Parcel/Area Characteristics

The subject site has limited development with a few structures identified as stables. The subject site is located along Screaming Eagle Road, a two-lane major collector. The general area is comprised of rural residences, agricultural and military uses, and large undeveloped tracts. The parcels in the area are of relatively large size with most greater than five acres. The immediate area is zoned RU on the north, east, and west with rural residences. South of the site is Fort Jackson, which is located in the City of Columbia.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 4.4 miles east of the subject site. The Northeast Columbia fire station (station number 4) is located on Spears Creek Church Road, approximately 4.67 miles east of the subject parcel. Records indicate that water is through a private entity and sewer is via 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 (Large Lot)**.

Land Use and Character

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

Desired Development Pattern

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers

Fort Jackson/McCrary

Any proposed land use or zoning decision involving land that is located within a federal military installation overlay zone or, if there is no such overlay zone, within three thousand feet of any federal military installation shall request from the commander of the federal military installation a written recommendation with supporting facts relating to the use of the property which is the subject of review. The Zoning Division received a written response that Fort Jackson does not have any issues with this rezoning request.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #306) located southeast of the subject parcel on Screaming Eagle Road identifies 4,500 Average Daily Trips (ADTs). Screaming Eagle Road is classified as a two-lane major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Screaming Eagle Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff recommends **Disapproval** of this map amendment as the proposed rezoning from RU to LI would be not consistent with the recommendations of the 2015 Comprehensive Plan for the Rural (Large Lot) future land use designation.

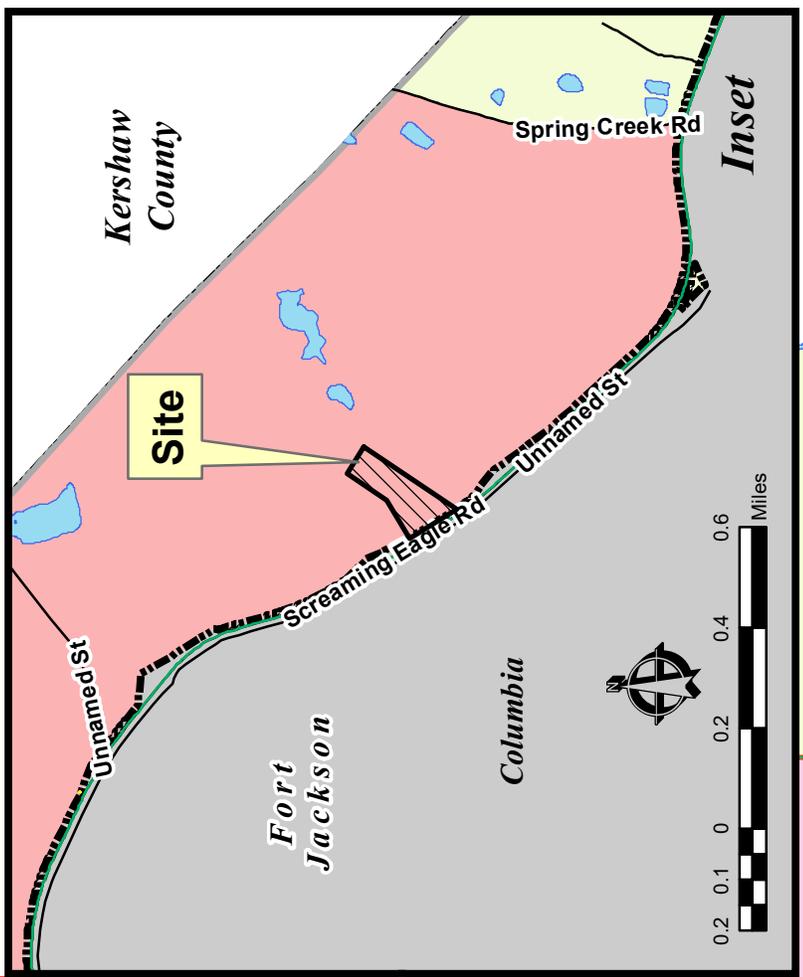
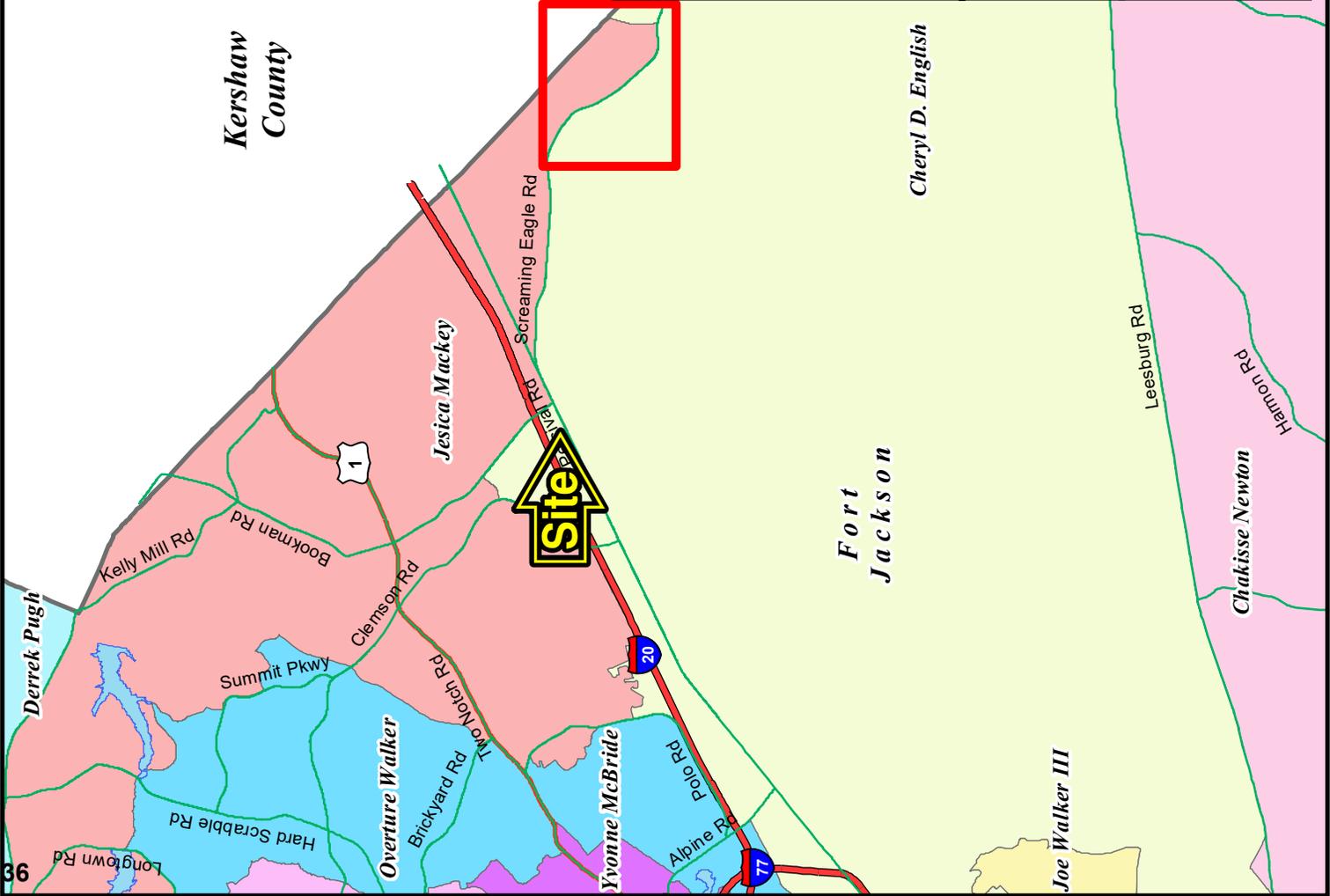
The subject site is not located within a Rural Activity Center, as recommended by the Comprehensive Plan for commercial development. Further, the intensity of uses and development allowed under the LI zoning designation would be incompatible and out of character with the present zoning, land uses, and development pattern within the area.

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

Planning Commission Action

At their **April 5, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **20-038 MA**.

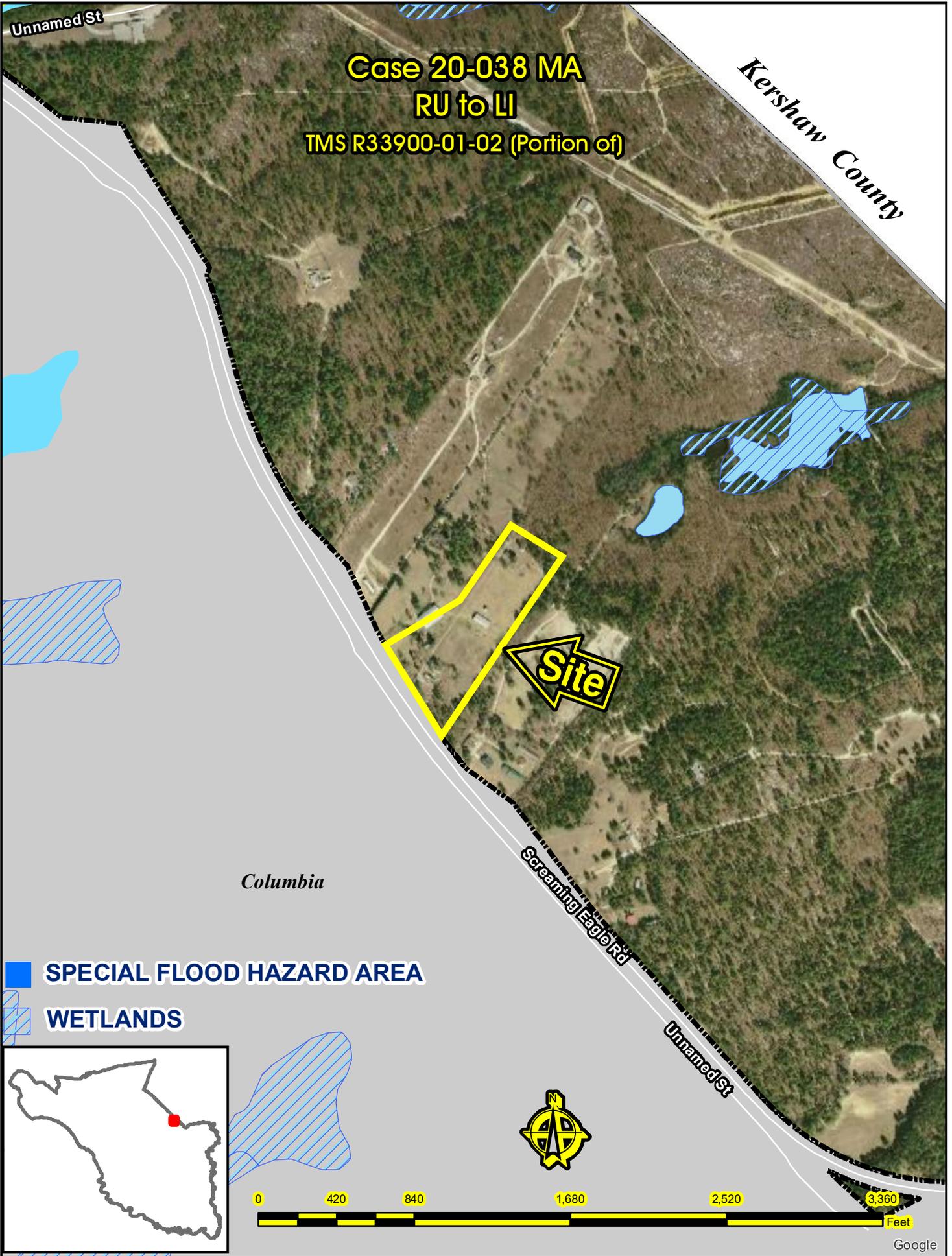
1. Case 20-038 MA
Roberto Garcia
1917 Screaming Eagle Road
R33900-01-02
DISTRICT 9 - Jessica Mackey



Unnamed St

**Case 20-038 MA
RU to LI
TMS R33900-01-02 (Portion of)**

Kershaw County



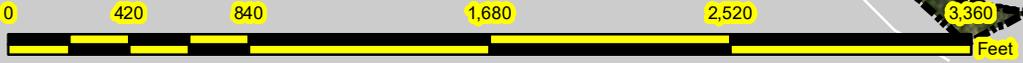
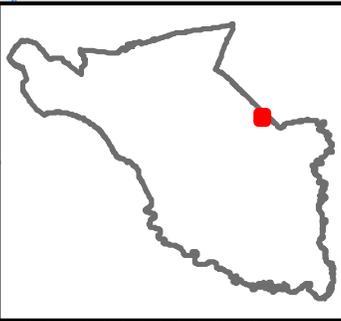
Columbia

Screaming Eagle Rd

Unnamed St

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 20-038 MA RU to LI

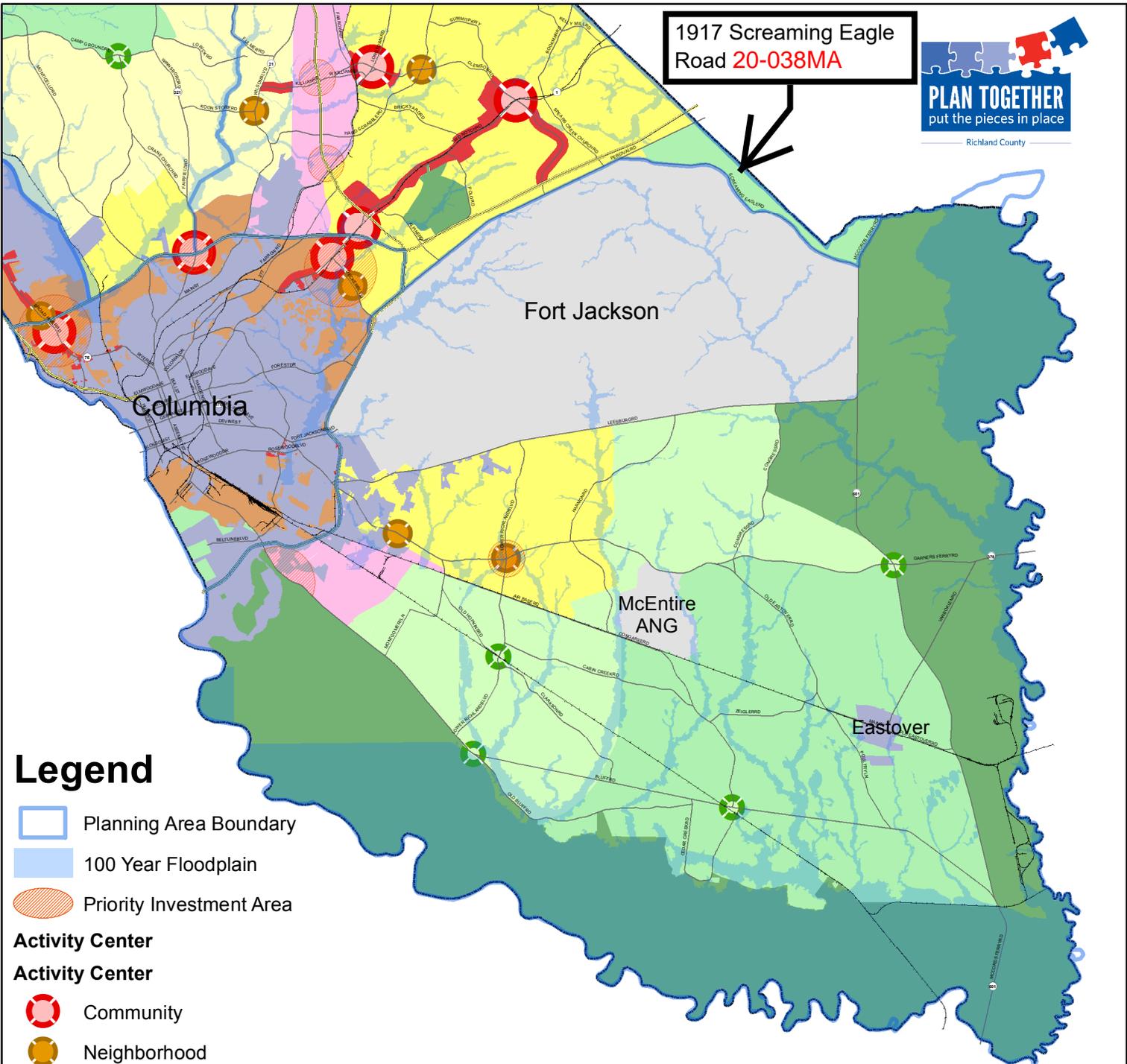


ZONING CLASSIFICATIONS

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



1917 Screaming Eagle Road 20-038MA



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

Miles

4 2 0 4 39



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: April 5, 2021
RC PROJECT: 21-010 MA
APPLICANT: Kevin Steelman

LOCATION: 8930 Rabbit Run

TAX MAP NUMBER: R21800-01-06
ACREAGE: 175.5
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: 12 April 2021

Staff Recommendation

Approval

Background

Zoning History

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

The subject site was rezoned under case number 07-028MA to Planned Development District (PDD).

Zoning History for the General Area

The General Commercial District (GC) parcel to the southeast of the site was approved under case number 05-079MA.

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD/ RS-MD	Undeveloped / Residential Subdivisions (Alexander Pointe)
<u>South:</u>	M-1 / RS-LD	Office Building (Schneider Electric) / Undeveloped
<u>East:</u>	RM-MD/GC	Lower Richland High School / Gas Station
<u>West:</u>	RU / RS-MD	Undeveloped / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Garners Ferry Road, Lower Richland Boulevard and Rabbit Run Road. The section of Garners Ferry Road is a four-lane divided principal arterial without sidewalks and streetlights. The section of Rabbit Run Road along the subject parcel's northern parcel line is a two-lane undivided local road without sidewalks and streetlights. The section of Lower Richland Boulevard is a two-lane undivided major collector without sidewalks and streetlights. The site is currently undeveloped. The general area is comprised of residential subdivisions, undeveloped parcels, institutional uses and commercial uses.

PDD Standards

The proposed PDD District development standards include no minimum lot sizes for the single-family dwelling units (DU). For front loaded structures, the proposed front yard setback is twenty (20) feet to the garage and allows the front porch to extend into the setback no more than ten (10) feet. For side or rear loaded structures, the setback is ten feet, inclusive of front porch.

Secondary front setbacks are half of the front yard setback or ten feet on the road intersecting the local residential road. The rear setback is twenty feet for front loaded lots (or five (5) feet for rear garage on alley). The side setback is five (5) feet.

Existing PDD	Proposed PDD
Single-family 44 acres at 4 DU per acre (176)	Single-family (detached) 71.8 acres at 6 DU per acre (430)
Single-family 12 acres at 8 DU per acre (96)	Single-family (attached) 10.7 acres at 8 DU per acre (85)
Multi-family 48 acres at 16 DU per acre (768)	Multi-family 20.7 acres at 16 DU per acre (331)
Commercial 62 acres	Commercial 61.9 acres
Open space 11.6 acres	Open space 10.7 acres
Total residential: 1040	Total residential: 846

Public Services

The subject parcel is within the boundaries of Richland School District One. The Lower Richland High School is adjacent to the east of subject parcel on Lower Richland Boulevard. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located east of the site on Lower Richland Boulevard and along Garners Ferry Road.

The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, adjacent to the east of the subject site.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center and Neighborhood (Medium-Density)***.

Neighborhood Activity Center

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

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.

Priority Investment Area

The subject site is located within priority investment area 11. It has an intent which describes an area with an important crossroads within the community that should be developed in a “Village Center” approach, where investment should ensure that adequate infrastructure is in place to support future redevelopment efforts. This PIA coincides with the SERN neighborhood master plan.

Southeast Richland Neighborhood Master Plan (SERN)

The SERN master plan put forth a vision for planning and development where the area will develop with a mixture of housing types and prices, commercial uses, and public amenities balancing the need to grow with the desire to preserve the unique character of the community.

Effectively, this seeks to incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the plan area with more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry's intersection with Lower Richland Boulevard.

Figure 9 of the Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities identifies the parcel as part of the mixed density residential development

Traffic Characteristics

The 2019 SCDOT traffic count (Station #170) located southwest of the subject site on Garners Ferry Road identifies 27,700 Average Daily Trips (ADTs). Garners Ferry Road is classified as a four-lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Garners Ferry Road is currently operating at Level of Service (LOS) "C".

The 2019 SCDOT traffic count (Station #796) located east of the subject site on Rabbit Run Road identifies 1,350 Average Daily Trips (ADTs). Rabbit Run Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Rabbit Run Road is currently operating at Level of Service (LOS) "A".

SCDOT and the Richland County Penny proposes a shared use path from Lower Richland Boulevard to Rabbit Run. The shared use path extents from the Rabbit Run Connector to Lower Richland Boulevard.

The Richland County Penny proposes a road widening from two to five lanes on Lower Richland Boulevard. The proposed scope recommends a 5-lane section (4 travel lanes and a center turn lane) between Rabbit Run and Garners Ferry Road and will include bicycle and pedestrian accommodations.

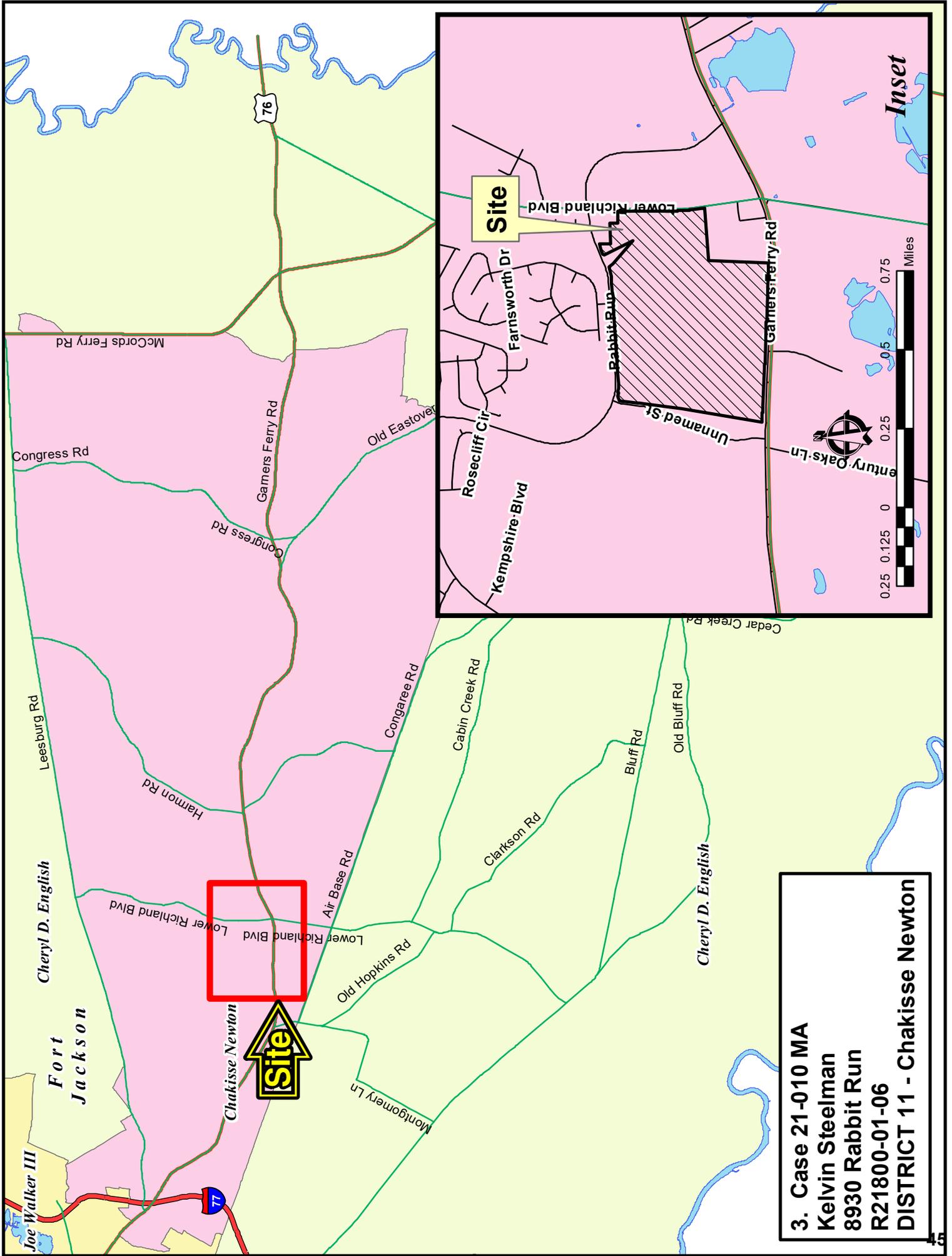
Conclusion

Staff recommends Approval of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan and Southeast Richland Neighborhood Masterplan.

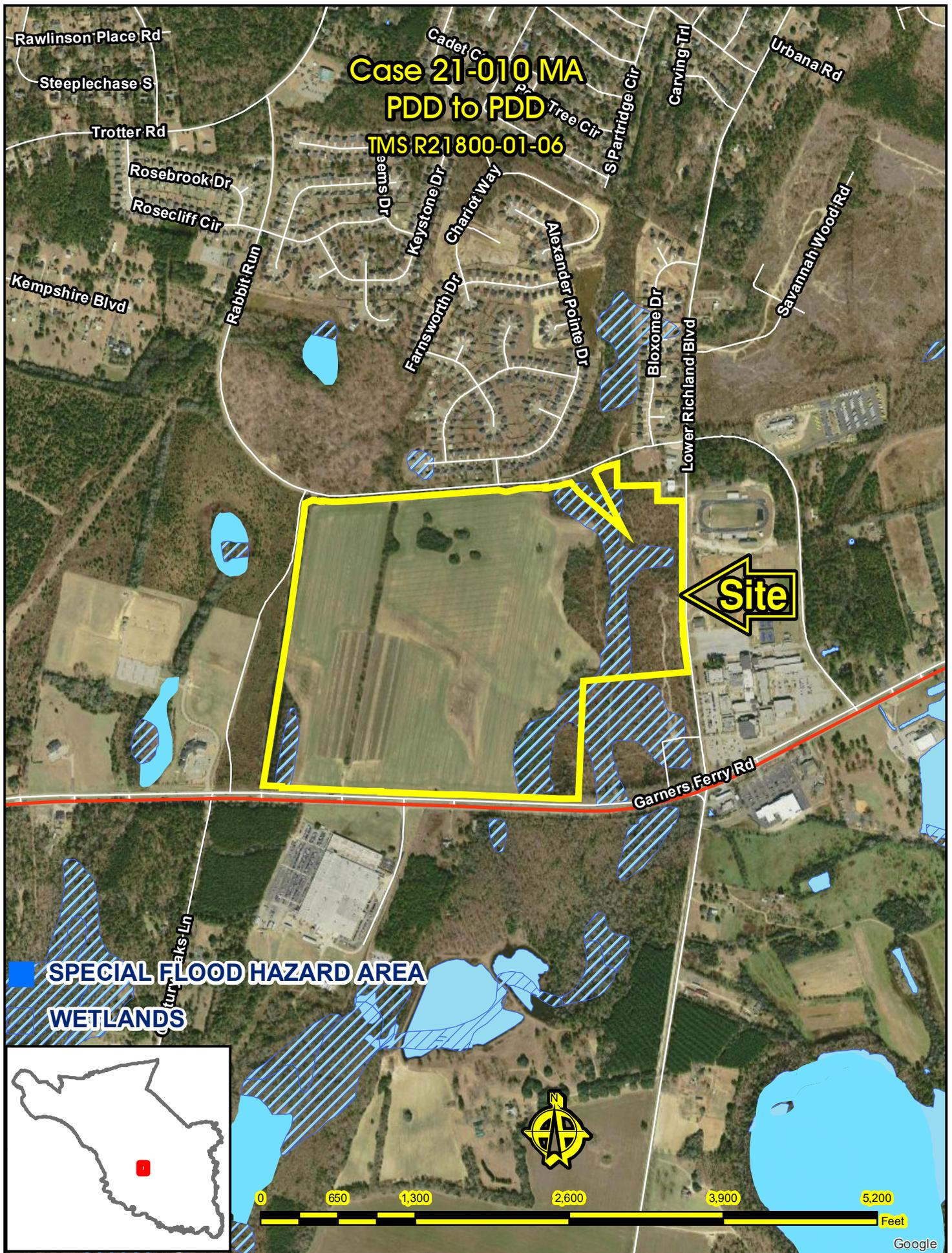
Both the 2015 Comprehensive Plan and the SERN recommends "a mix of residential uses and densities within neighborhoods". The proposed PDD district would allow for residential development consistent with these objectives. Likewise, the amendment from the originally approved PDD would include development at a lower intensity than what is currently allowed.

Planning Commission Action

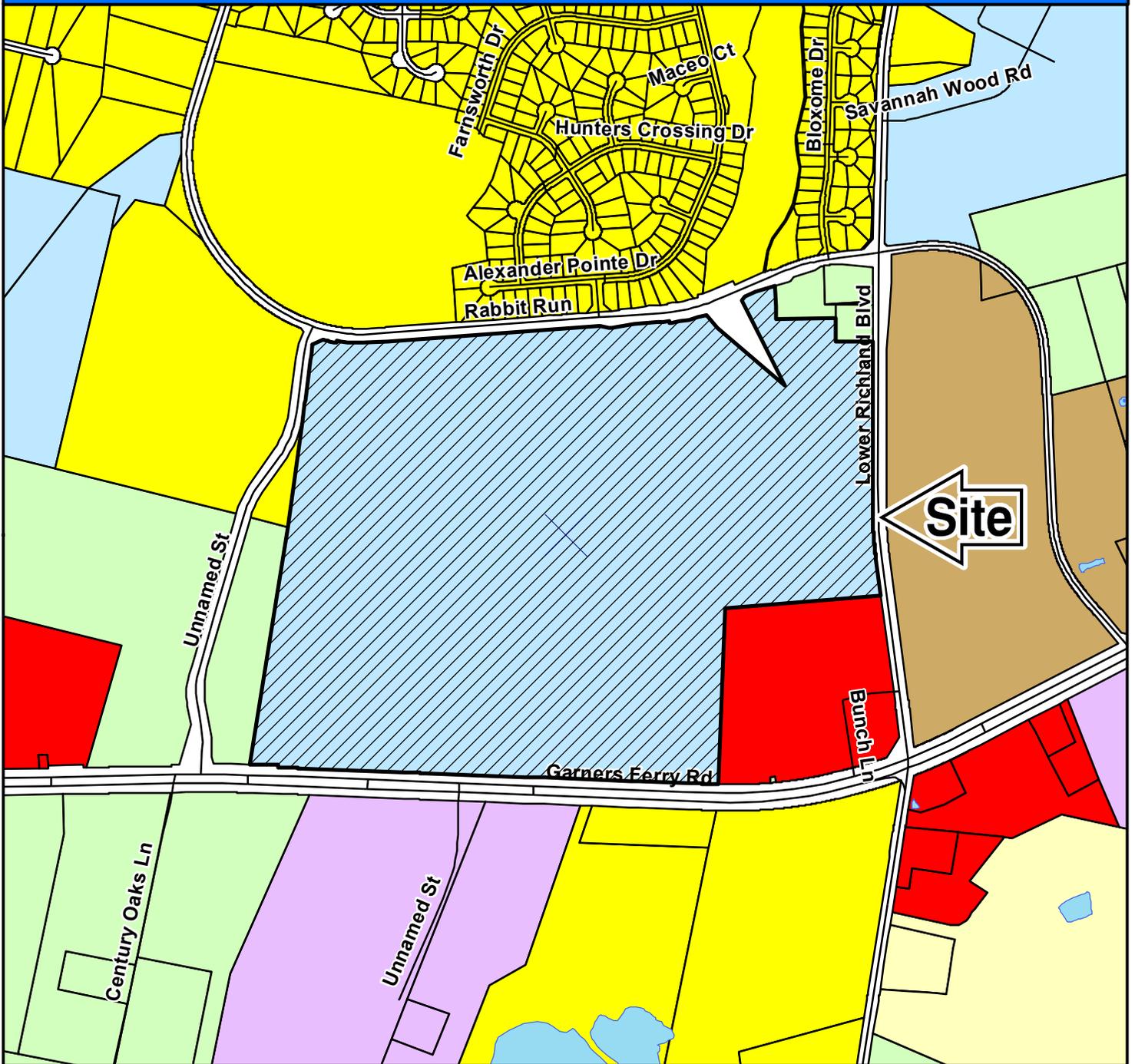
At their **April 5, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-010 MA**.



3. Case 21-010 MA
Kelvin Steelman
8930 Rabbit Run
R21800-01-06
DISTRICT 11 - Chakisse Newton

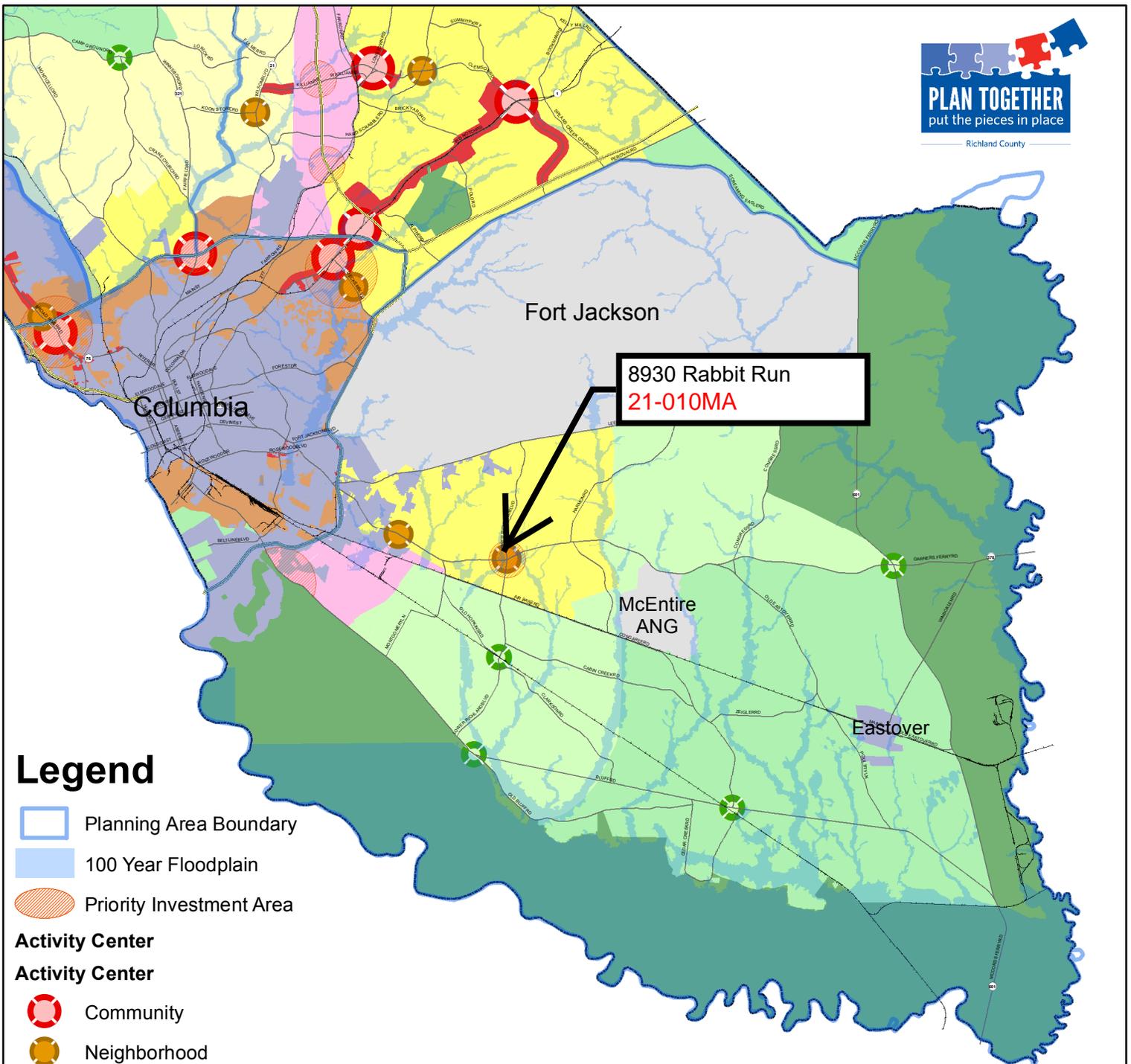


Case 21-010 MA PDD to PDD



ZONING CLASSIFICATIONS

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

Miles

Figure 9: Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities



Development Framework
Lower Richland
Master Plan
 RICHLAND COUNTY, SOUTH CAROLINA



**CIVIL
ENGINEERING of
COLUMBIA**



RABBIT RUN ROAD

50' GREENSPACE (1.7 ACRES)

LOWER RICHLAND BLVD

14.2 ACRES
COMMERCIAL

5.9 ACRES
OPEN SPACE

71.8 ACRES
SINGLE-FAMILY RESIDENTIAL
6 UNITS PER ACRE

10.7 ACRES
ATTACHED
SINGLE-FAMILY
RESIDENTIAL
8 UNITS PER ACRE

20.7 ACRES
MULTI-FAMILY RESIDENTIAL
16 UNITS PER ACRE

31.6 ACRES
COMMERCIAL

16.1 ACRES
COMMERCIAL

50' GREENSPACE (1.4 ACRES)

50' GREENSPACE (1.7 ACRES)

GARNERS FERRY ROAD

BUNCH TRACT P.U.D. - MARCH 2021

Single Family Detached and Single Family Attached Development Standards.
Project shall meet the following requirements for the Single Family Detached and Single Family Attached Land Uses:

(1) The following densities will apply to the application of these standards:

- a. Residential Detached = 6
- b. Residential Attached = 8

(2) The total number of units allowed shall be determined by using the following formula:

$$T = D \times A \times B$$

Where:

- T = total units (dwelling units)
- D = density (dwelling units/gross acre)
- A = total site area (acres)

(3) Lot size and Lot width: No minimum.

(4) Minimum yard areas (setbacks):

a. Front:

For front loaded - twenty feet to garage, where the front porch can extend into setback no more than ten feet.

For side or rear loaded - ten feet, inclusive of front porch.

For secondary front - half the front or ten feet on the road intersecting the local residential road.

b. Rear: Twenty feet for front loaded lots (or five feet from rear garage on alley).

c. Side: Five feet.

(5) Maximum Height. Three stories above ground level.

(6) Street trees shall be provided along all roads at intervals of fifty feet and shall be 2 inch caliper/8 feet in height at time of planting.

(7) Proposed utilities shall be located underground.

(8) Roads shall follow the provisions of Section 26-181 of the Richland County Development Code.

(9) Street Lighting. If street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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