

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



November 18, 2021

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

Revised 110921

Corrected: order of the cases, Council district representative for case #21-30MA, and property address for case #21-029MA.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, November 18, 2021

Agenda

7:00 PM

REVISED

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks Planning Services Manager
Thomas DeLage Deputy 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 # 21-028 MA District 2
Derrek Pugh
Matt Rains
HI to RS-MD (113.2 acres & 8.32 acres)
Farrow Road
TMS# R17600-02-32 & 46
Planning Commission – Approval (7-0)
Staff Recommendation - Approval
Page 1

2. Case # 21-029 MA District 1
Bill Malinowski
Scott Morrison
RU to RS-LD (4.77 acres & 22.33 acres)
Johnson Marina Road
TMS# R01514-01-01 & R02502-02-07
Planning Commission - Approval (8-0)
Staff Recommendation - Approval
Page 9

3. Case # 21-030 MA District 7
Gretchen Barron
Bruce Gleaton
RS-E to RU (9.99 acres)
742 Sharpe Road
TMS# R14402-04-02
Planning Commission - Approval (6-1)
Staff Recommendation - Disapproval
Page 17

4. Case # 21-032 MA
Melinda Kelley
RU to LI (5.5 acres)
7501 Fairfield Road
TMS# R12002-01-28
Planning Commission - Approval (7-0)
Staff Recommendation - Disapproval
Page 25
- District 7
Gretchen Barron
5. Case # 21-036 MA
Ann Altman Morris
RU to RS-HD (9.52 acres & 12.37 acres)
1307 & 1309 Farming Creek Road
TMS# R03210-01-73 & R03206-01-06
Planning Commission – Disapproved (8-0)
Staff Recommendation - Disapproved
Page 33
- District 1
Bill Malinowski
6. Case # 21-038 MA
Jatin Patel
RU to GC (32.21 acres)
S/S Killian Road
TMS# R14600-03-05
Planning Commission –Disapproval (8-0)
Staff Recommendation – Disapproval
Page 41
- District 7
Gretchen Barron

VI. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 4, 2021
RC PROJECT: 21-028MA
APPLICANT: Matt Rains

LOCATION: Farrow Road

TAX MAP NUMBER: R17600-02-32 & 46
ACREAGE: 113.2 acres & 8.32 acres (121.52 acres total)
EXISTING ZONING: HI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI).

Zoning District Summary

The 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: 622 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI / HI / HI	Undeveloped / Concrete Supply / Building Supply
<u>South:</u>	HI / HI	Sewer Uplift Station / Undeveloped
<u>East:</u>	ROW / PDD	Railroad ROW / Residential Subdivision (Brookhaven)
<u>West:</u>	GC / GC	Residences / Minor Auto Repair

Discussion

Parcel/Area Characteristics

The subject site consists of two undeveloped properties. The site has frontage along Farrow. This section of Farrow Road is a three lane major collector road without sidewalks and streetlights. The general area is characterized by industrial and heavy commercial uses with scattered residences. North and South of the subject sites are properties zoned HI, with residential and commercial uses to the west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 1.22 miles west of the subject parcels on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located northwest of the sites on Farrow Road. The Killian fire station (station number 12) is located on Farrow Road, approximately 1.78 miles south of the subject parcels.

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 2020 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 12,700 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Farrow Road 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. ADT data is collected by SCDOT.

There are no planned or programmed improvements for these road sections through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for Economic Development Center/Corridor future land use designation.

The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

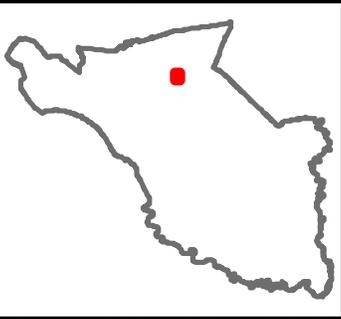
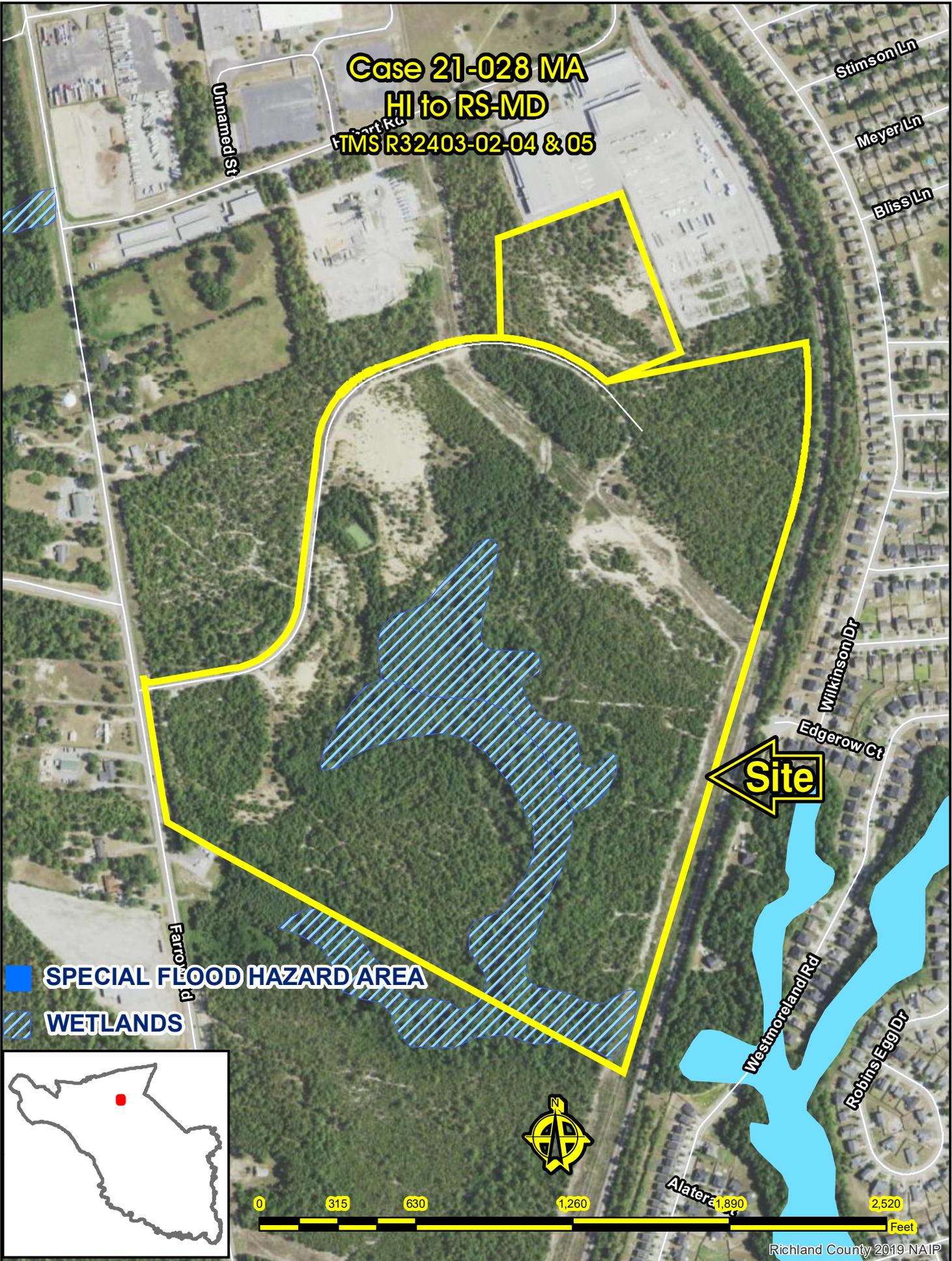
The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

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

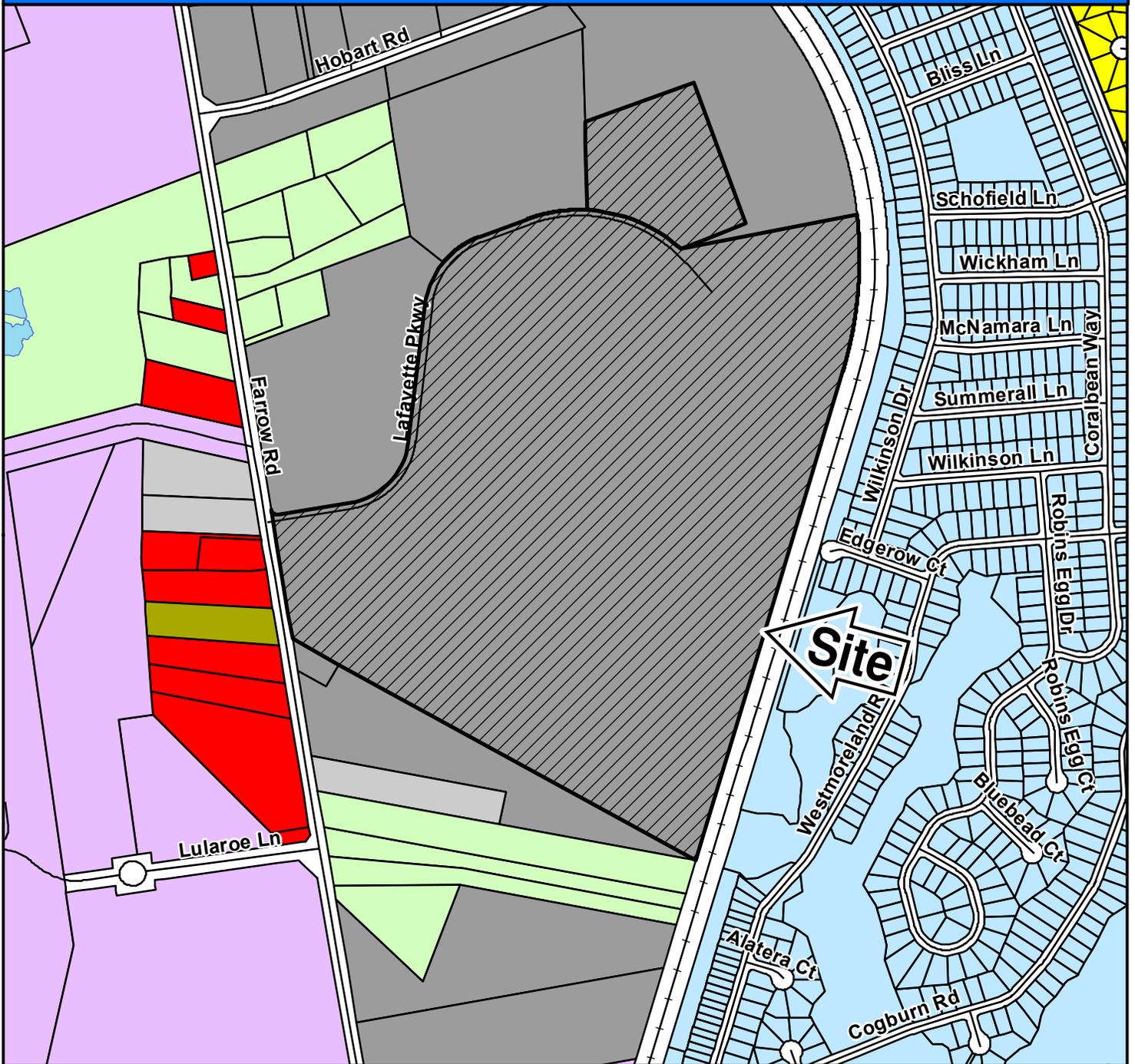
Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-028 MA**.

Case 21-028 MA
HI to RS-MD
TMS R32403-02-04 & 05



Case 21-028 MA HI to RS-MD



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			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



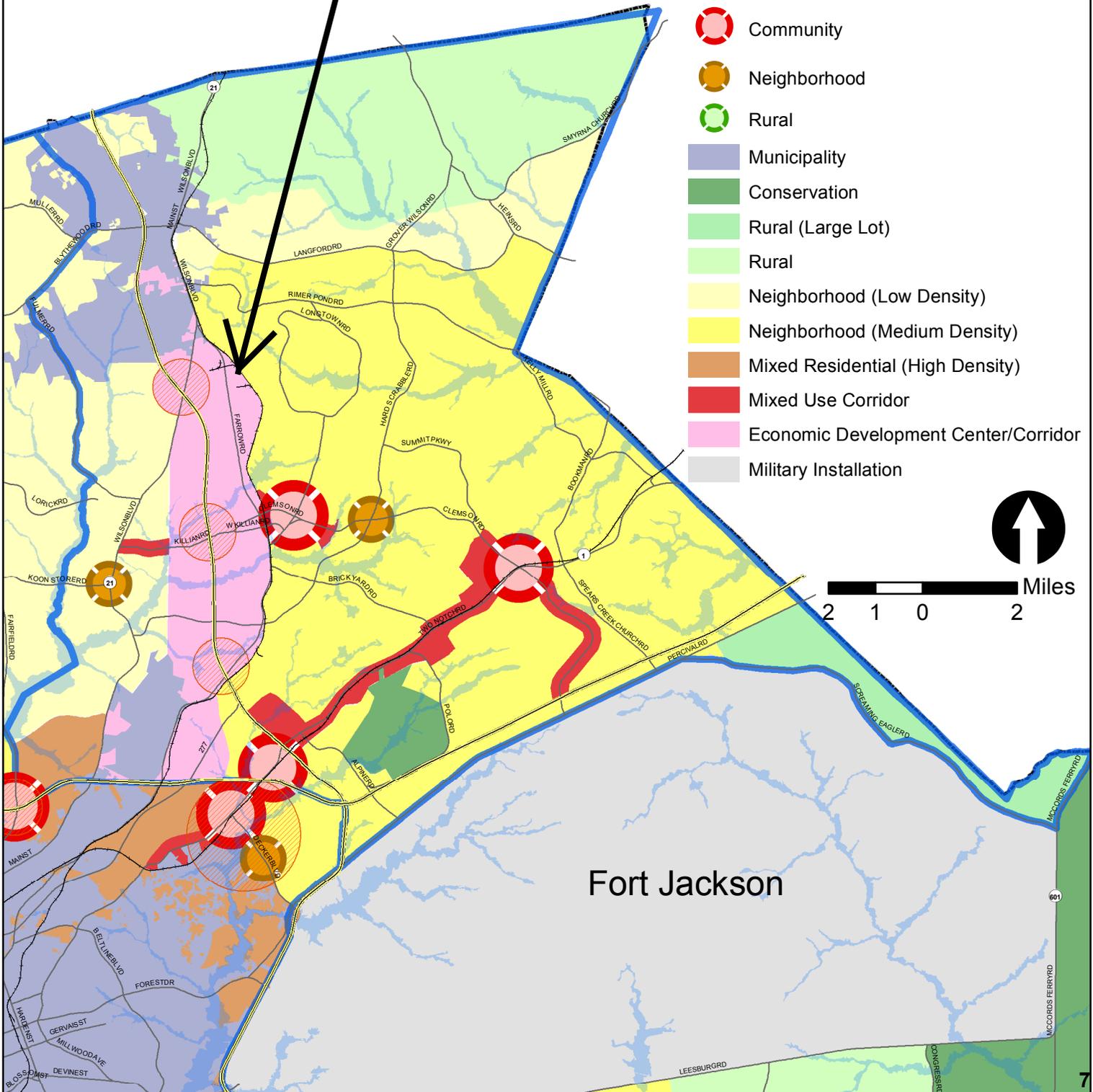
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Rd 21-028MA

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: November 1, 2021
RC PROJECT: 21-029 MA
APPLICANT: Scott Morrison

LOCATION: Johnson Marina Road

TAX MAP NUMBER: R01514-01-01 & R02502-02-07
ACREAGE: 4.77 acres & 22.33 acres (27.1 acres total)
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcels (Eagles Rest) west of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 05-008MA (Ordinance number 076-05HR).

The PDD parcels (Lakeside at Ballentine) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 99-033MA.

The PDD parcels (Lowman Home) north of the site was rezoned from RU to PDD under case number 06-51MA.

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: 98 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Continued Care Development (Lowman Home)
<u>South:</u>	PDD / RS-LD	Residential Subdivision (Lakeside @ Ballentine) / Residential Subdivision (Shadowood Cove)
<u>East:</u>	RU / RU	Undeveloped/Undeveloped
<u>West:</u>	PDD	Undeveloped Common Area (Lakeside @ Ballentine)

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels with frontage along Johnson Marina Road. The larger parcel is undeveloped, while the smaller tract has a residence. There are no sidewalks or streetlights along this section of Johnson Marina Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a partially undeveloped parcel with continued care residences and Lowman Home PDD. South and west of the site is a residential subdivision (Lakeside at Ballentine). East of the site are undeveloped parcels. Southeast of the subject properties is a residential subdivision (Shadowood Cove).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is .59 west of the subject parcels on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There are no fire hydrants along this section of Johnson Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.73 miles east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***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 2020 SCDOT traffic count (Station #637) located north of the subject parcel on Johnson Marina Road identifies 5,000 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

The 2020 SCDOT traffic count (Station #638) located southwest of the subject parcel on Johnson Marina Road identifies 3,300 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

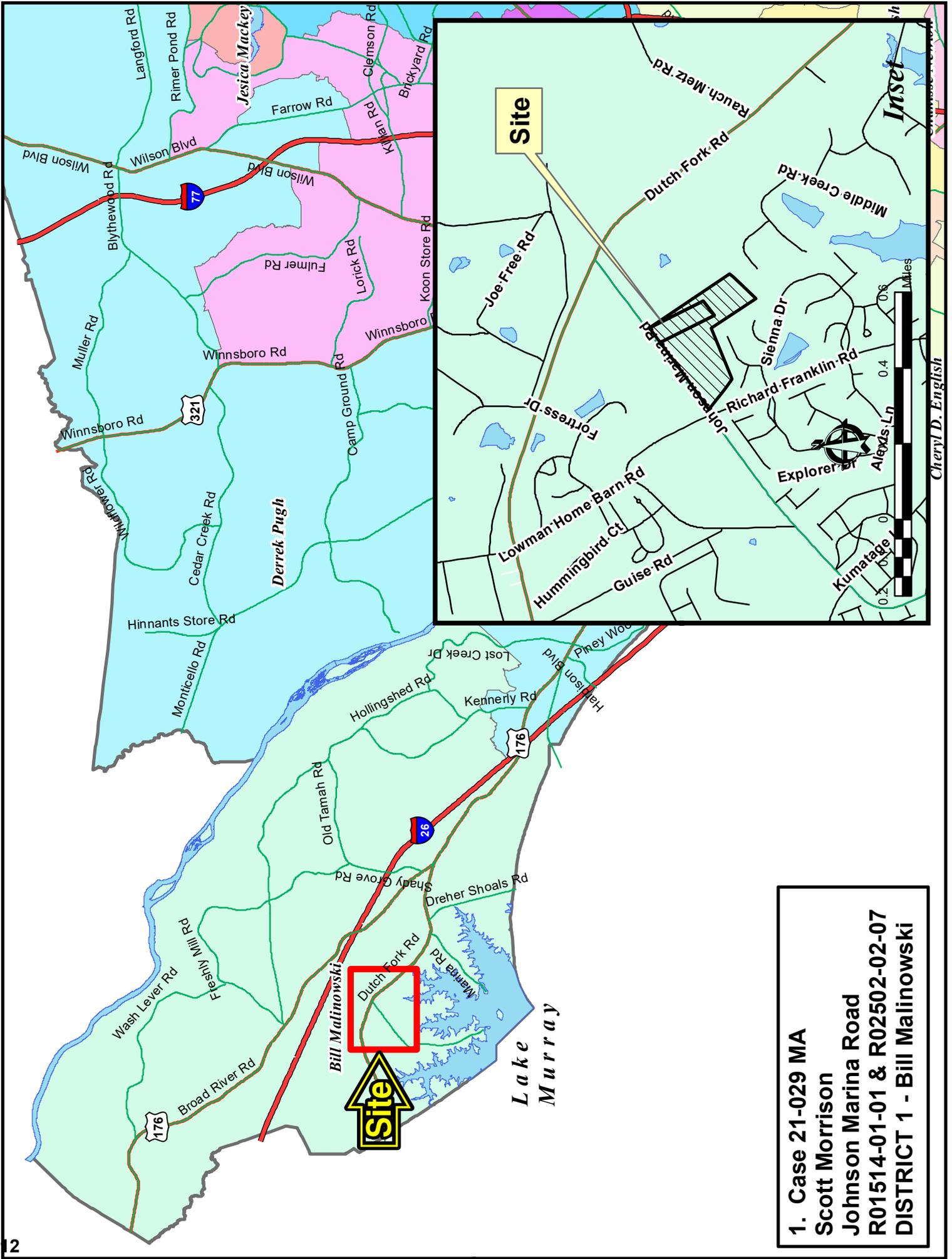
Per the Plan, low-density residential is the primary land use and character. Likewise, the area should serve as a transition between Rural and Neighborhood (Medium-density) areas providing for opportunities for low-density traditional neighborhood development.

In addition, the proposed rezoning is consistent with the current zoning districts and is congruous to the existing development pattern for residential development.

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

Planning Commission Action

At their **November 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-029 MA**.



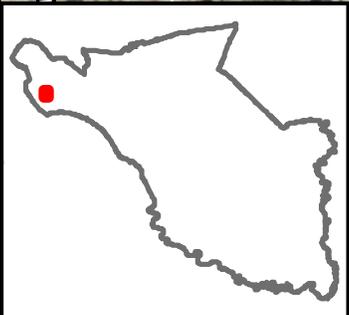
1. Case 21-029 MA
Scott Morrison
Johnson Marina Road
R01514-01-01 & R02502-02-07
DISTRICT 1 - Bill Malinowski

**Case 21-029 MA
RU to RS-LD**

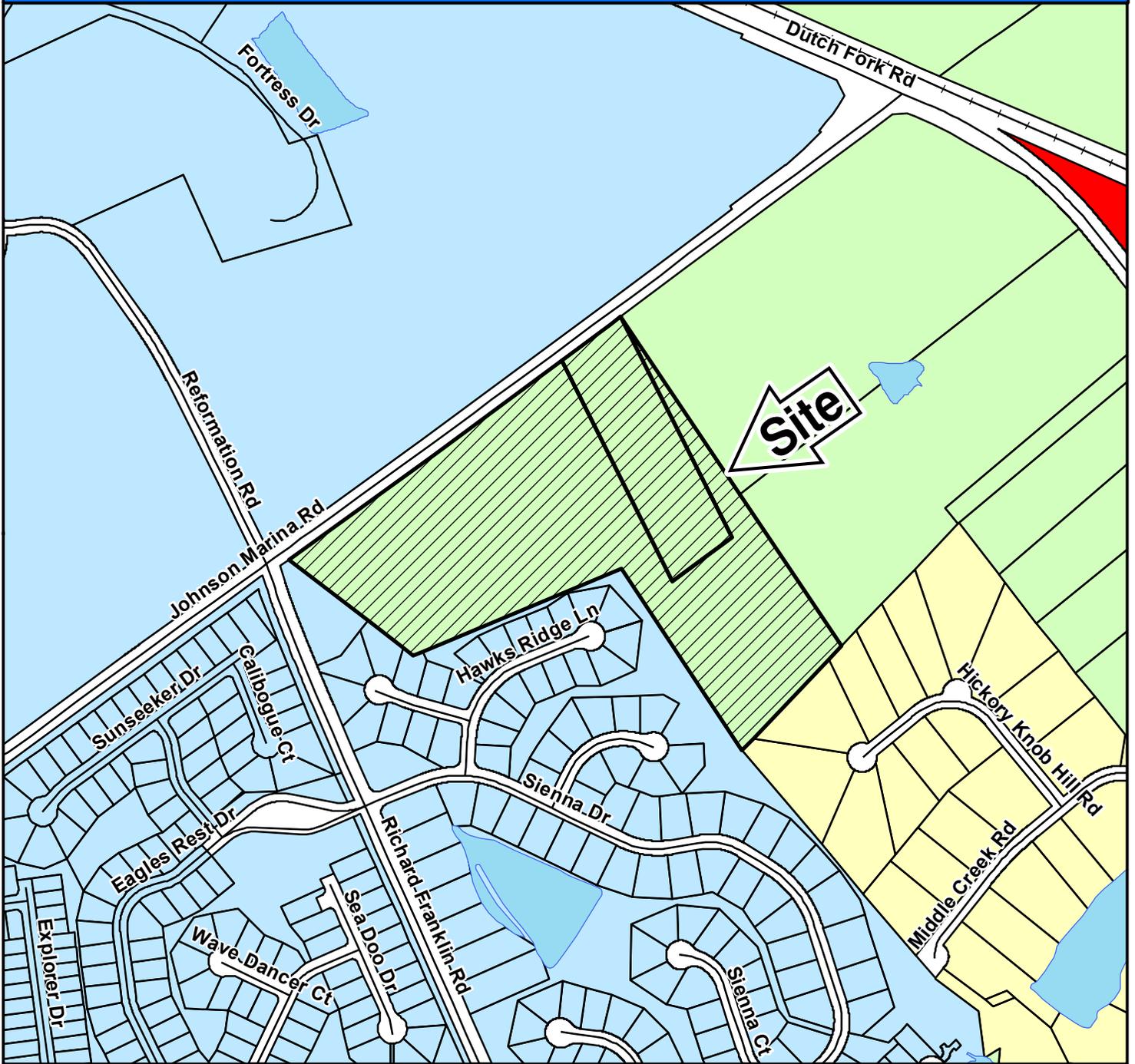
TMS R01514-01-01 & R02502-02-07

Site

SPECIAL FLOOD HAZARD AREA
WETLANDS



Case 21-029 MA RU to RS-LD

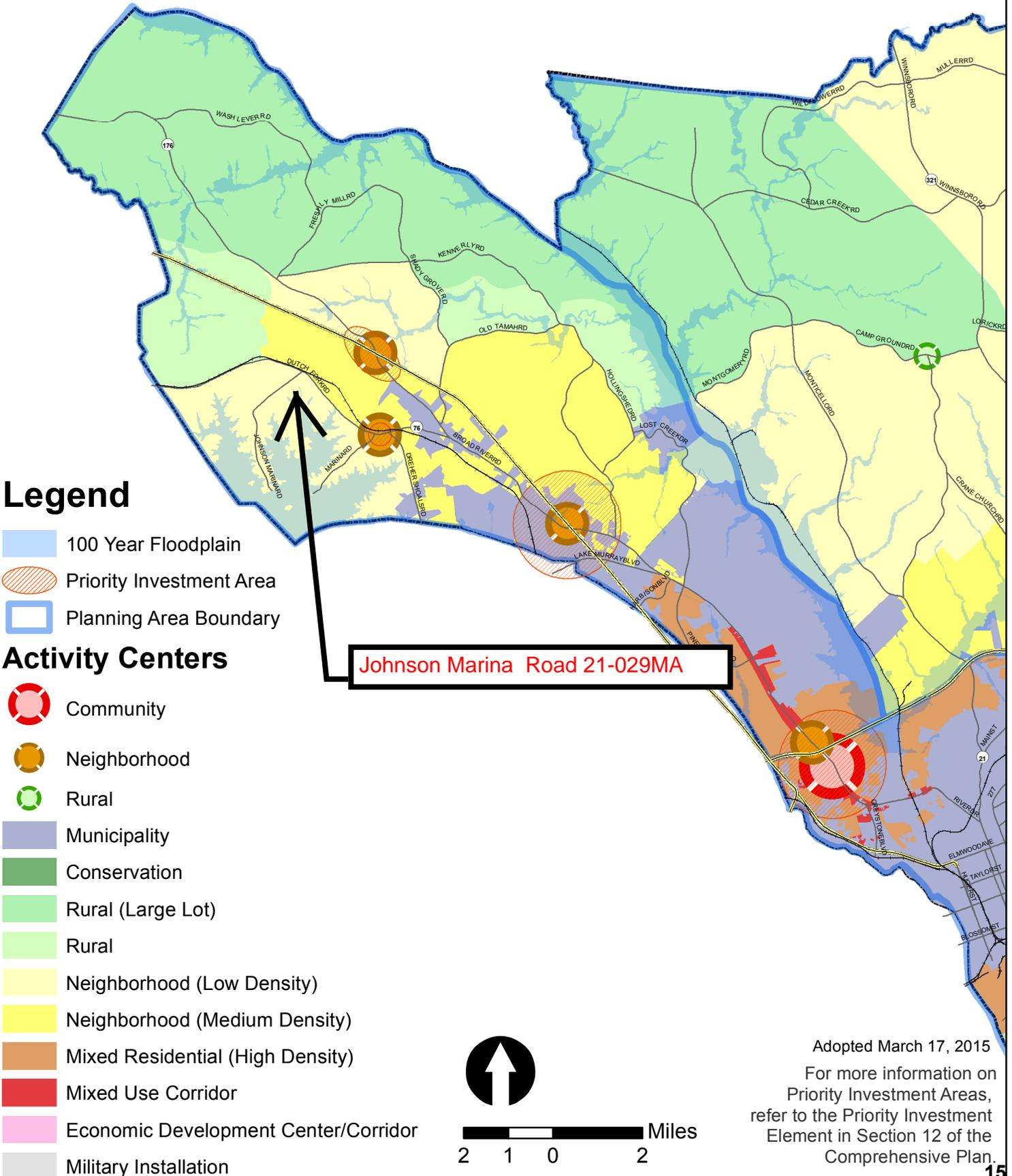


ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 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			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Legend

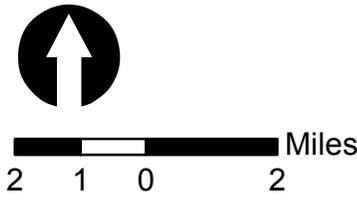
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural

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

Johnson Marina Road 21-029MA



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: October 4, 2017
RC PROJECT: 21-030 MA
APPLICANT: Bruce Gleaton

LOCATION: 742 Sharpe Road

TAX MAP NUMBER: R14402-04-05
ACREAGE: 2.99
EXISTING ZONING: RS-E
PROPOSED ZONING: RU

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 for the property was Commercial District (C-3). The subject property was rezoned to RS-E under case number 17-041MA.

Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

Zoning District Summary

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

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 3 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/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located less than one mile northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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 (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 2020 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,100 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

Staff recommends **Disapproval** of the request as it is inconsistent with the recommendations of the 2015 Comprehensive Plan.

Per the Plan, the request to rezone to RU would be an under-zoning of the property for how the area should be growing and developing. The Plan recommends an area where low-density residential development is the primary use and serves as a transition between medium-density and rural community areas.

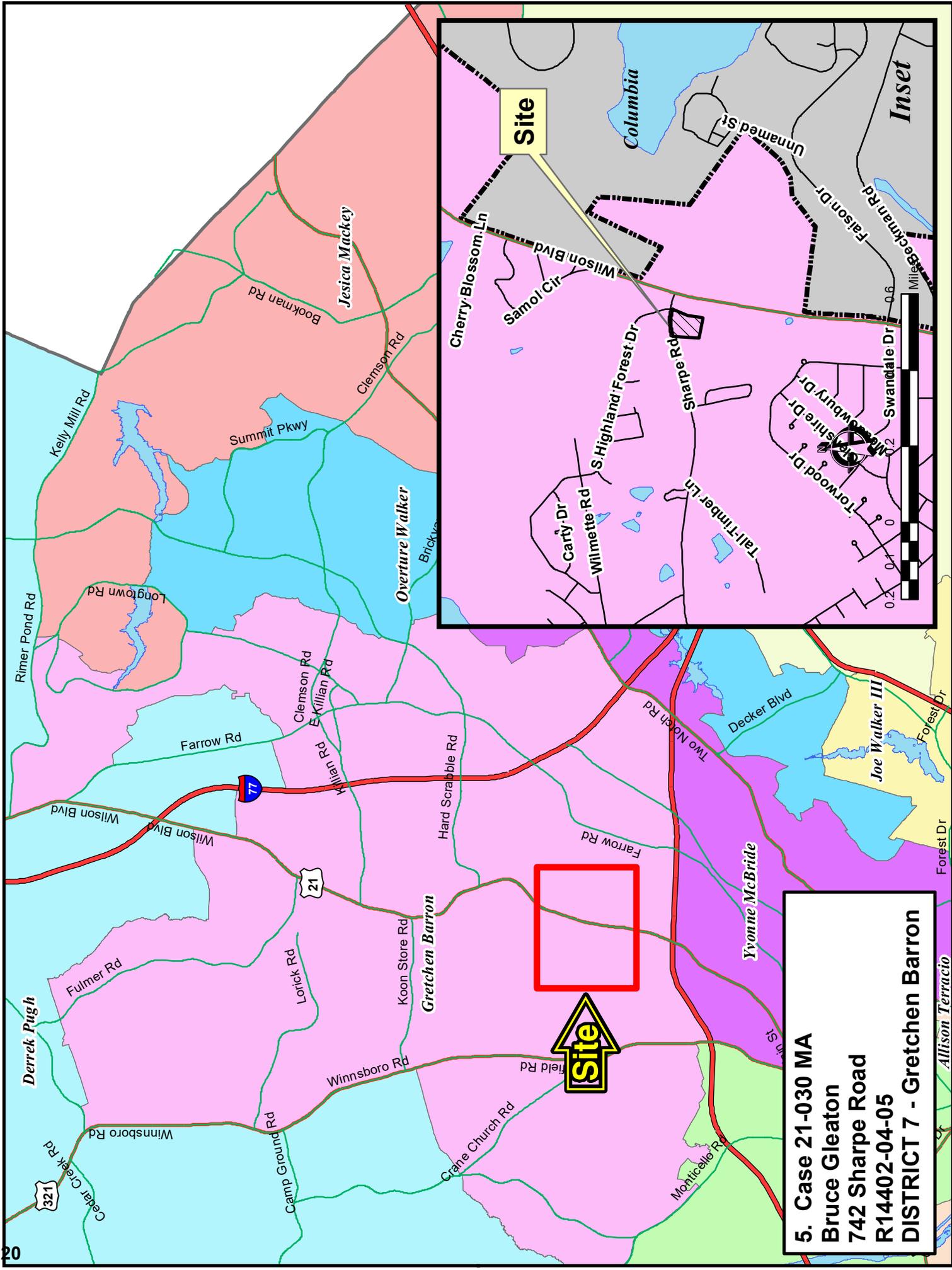
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- There are existing areas of RU zoned property nearby.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-030 MA**.



5. Case 21-030 MA
Bruce Gleaton
742 Sharpe Road
R14402-04-05
DISTRICT 7 - Gretchen Barron

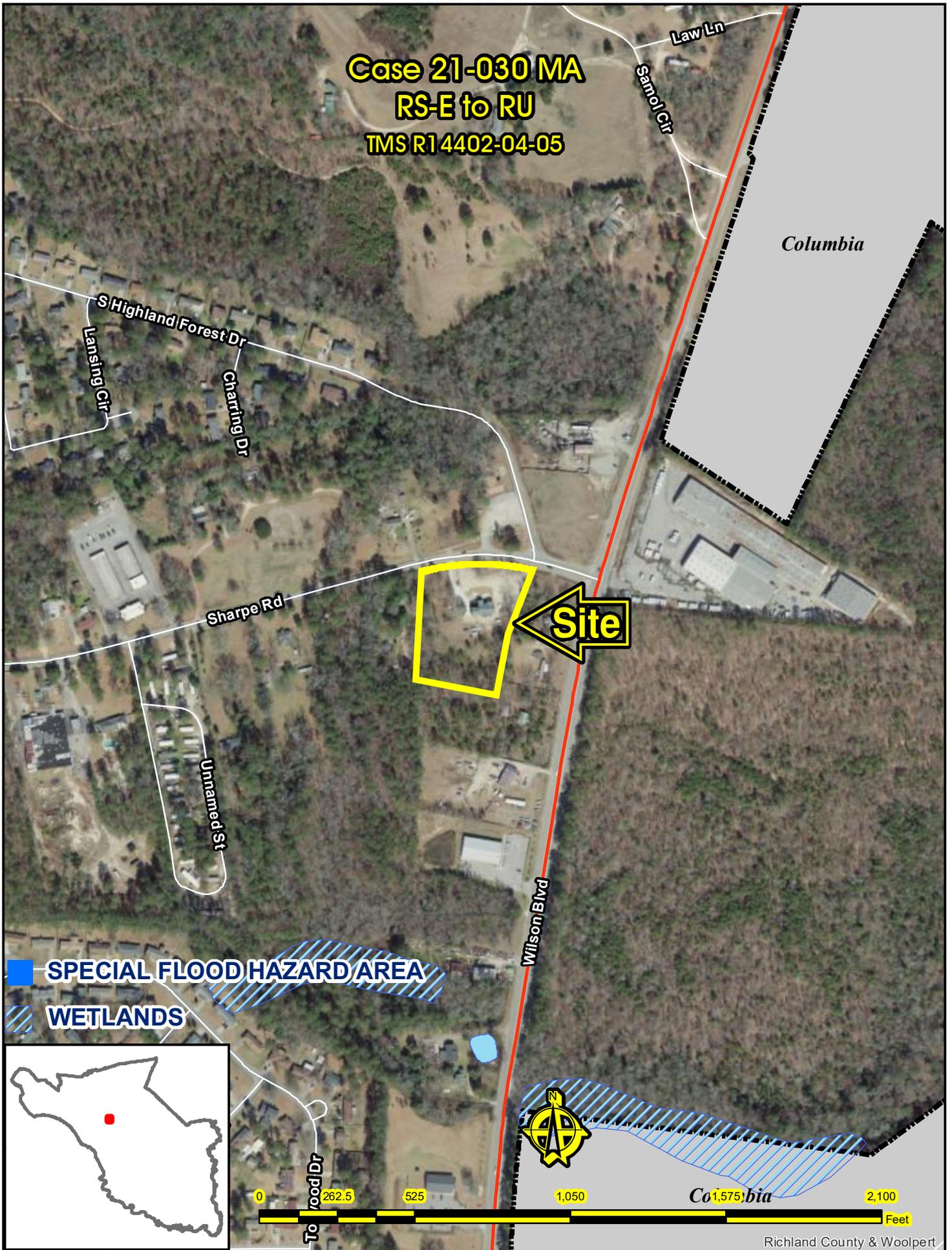
Site

Site

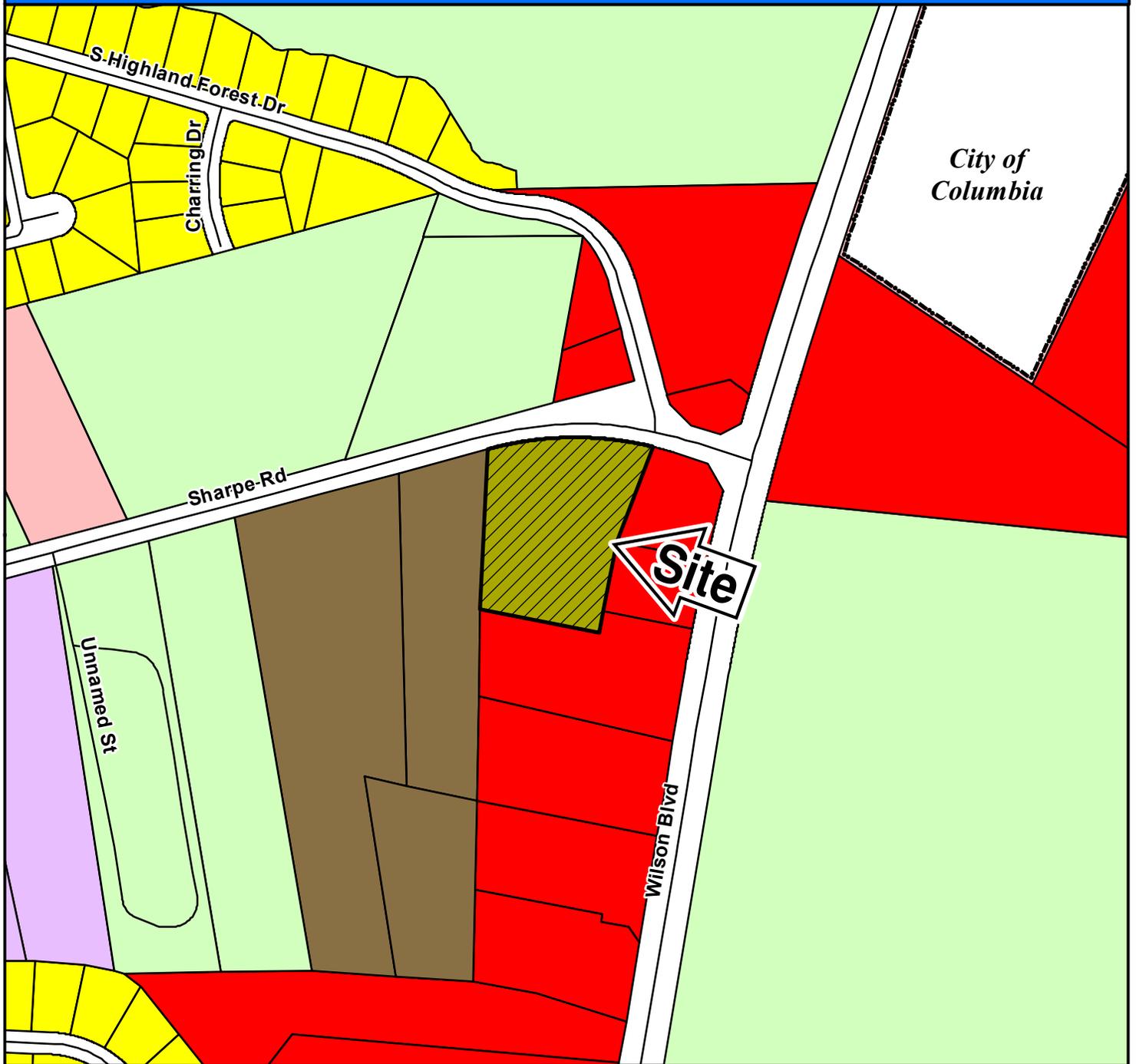
Inset



**Case 21-030 MA
RS-E to RU
TMS R14402-04-05**



Case 21-030 MA RS-E to RU



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

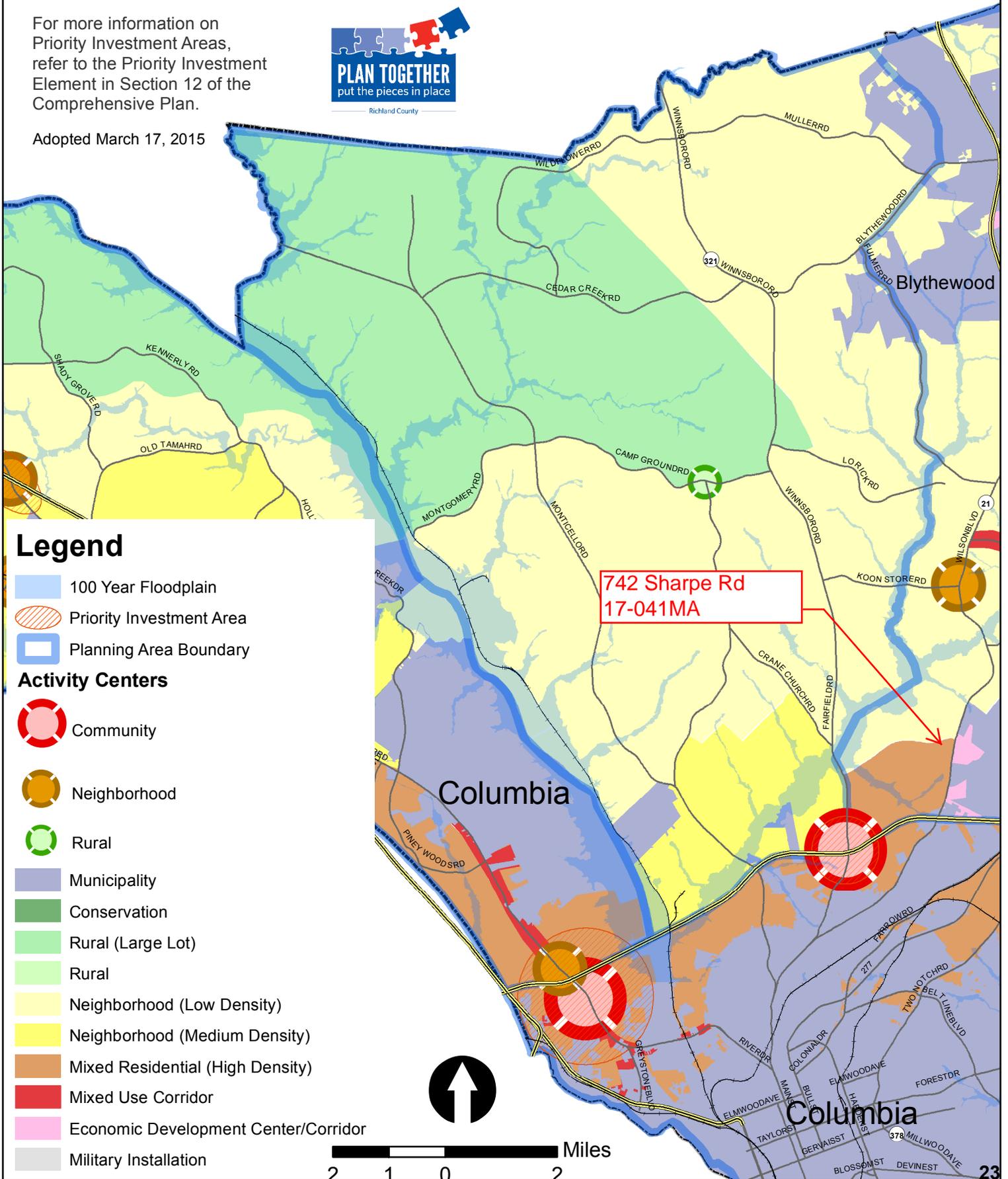
NORTH CENTRAL PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 4, 2021
RC PROJECT: 21-032 MA
APPLICANT: Melinda Kelley

LOCATION: 7501 Fairfield Road

TAX MAP NUMBER: R12002-01-28
ACREAGE: 5.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

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>	CC-1	Undeveloped
<u>South:</u>	CC-1	Undeveloped
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a residential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels west, east north and south of the site are undeveloped.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately .89 miles south of the subject parcel on Farrow Road. The Forest Heights Elementary School is located 1.33 miles west of the subject parcel on Blue Ridge Terrace. 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 Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***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. 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 2020 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,300 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

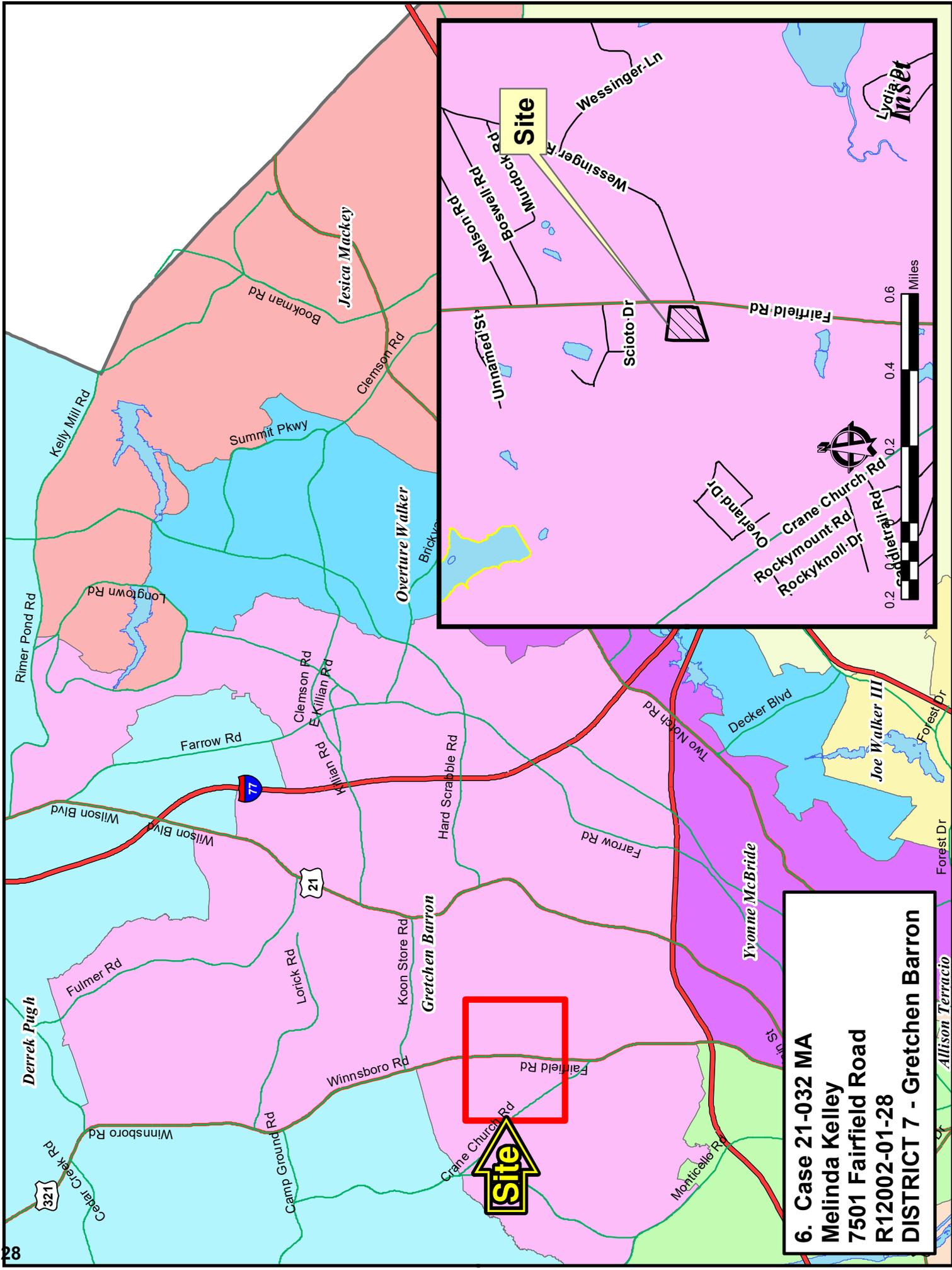
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission disagreed with the PDSO recommendation for the following reason:

- Majority of parcels in the area zoned industrial.
- The parcel was not included in the Crane Creek master plan.

The PC recommends the County Council approve the proposed amendment for RC Project # **21-032 MA**.



6. Case 21-032 MA
Melinda Kelley
7501 Fairfield Road
R12002-01-28
DISTRICT 7 - Gretchen Barron

**Case 21-032 MA
RU to LI
TMS R14402-04-05**

Crane Creek Ct

Crane Creek Dr

Conn St

Scioto Dr

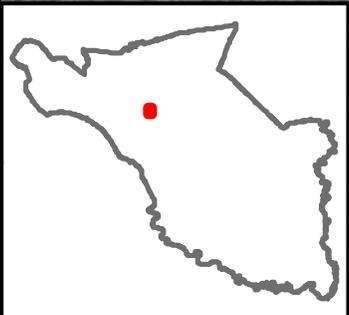
Fairfield Rd

Wessinger Rd

Site

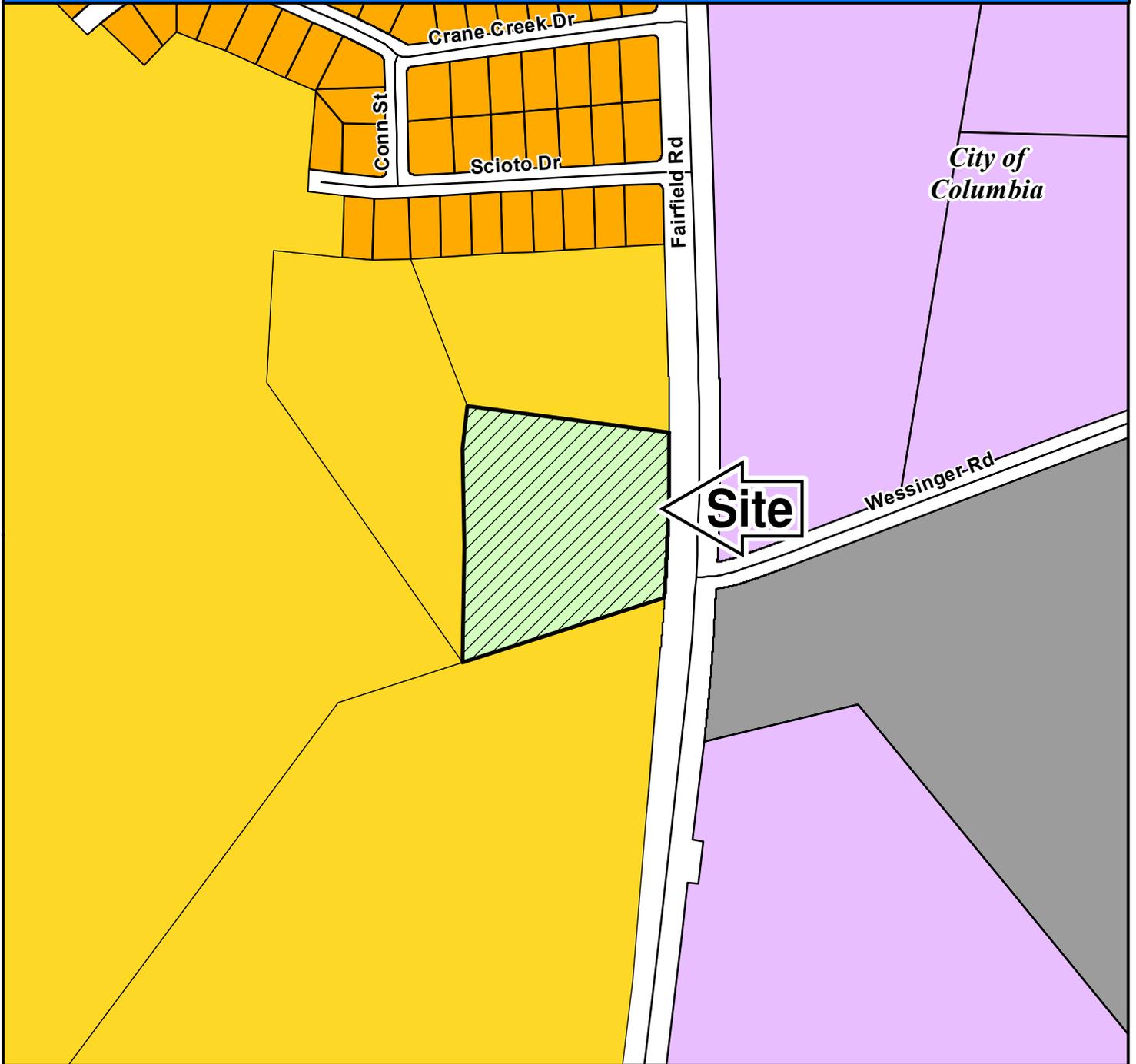
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 21-032 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		

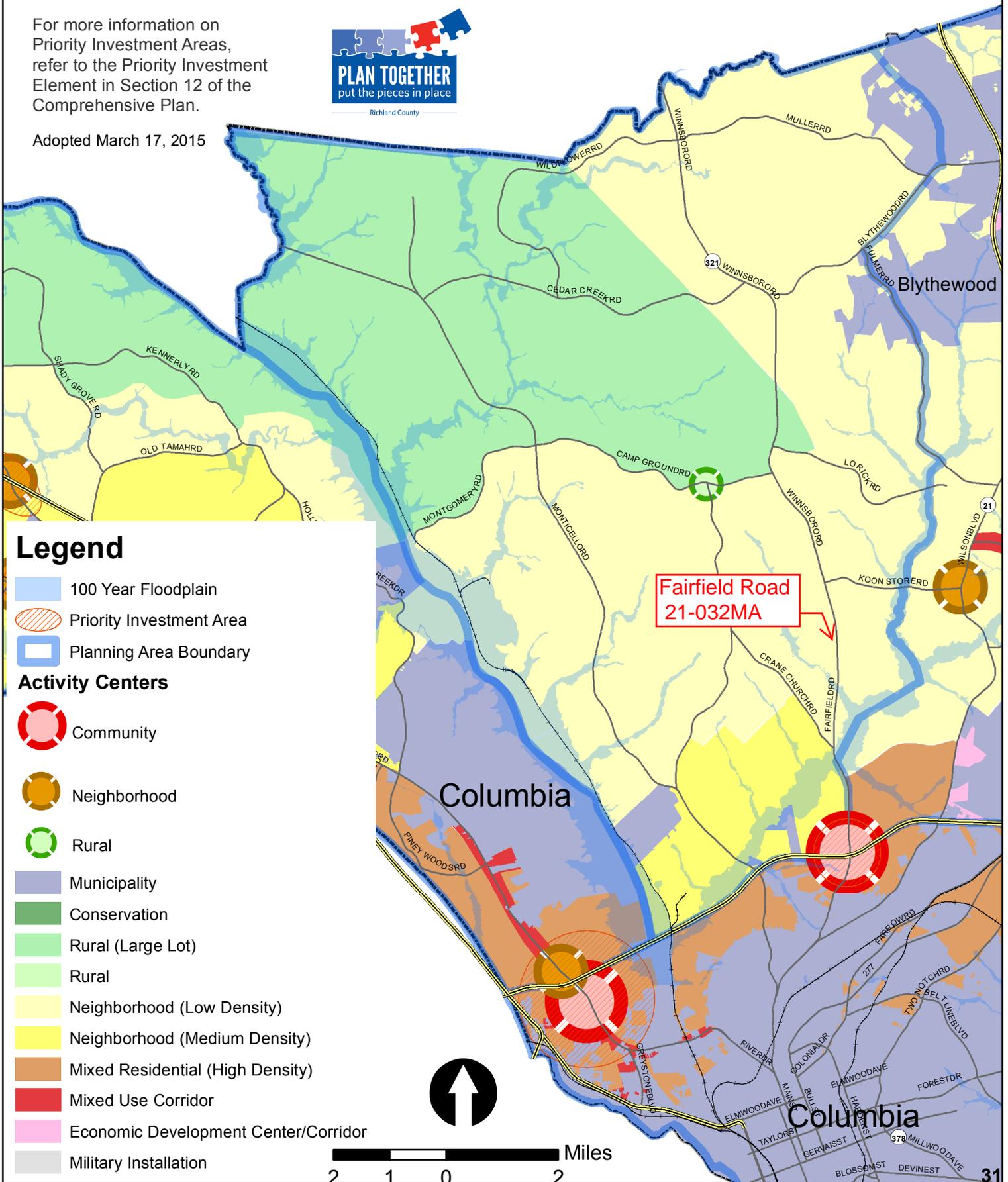


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 1, 2021
RC PROJECT: 21-036 MA
APPLICANT: Ann Altman Morris

LOCATION: 1307 & 1309 Farming Creek Road

TAX MAP NUMBER: R03210-01-73 & R03206-01-06
ACREAGE: 9.52 acres & 12.37 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-HD

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

There have been no recent rezonings in this area.

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 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) and the special exception provisions for single-family zero lot line dwellings at Section 152(d) of this chapter.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 190 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential / Residential
<u>South:</u>	RS-MD	Residential
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residential

Discussion

Parcel/Area Characteristics

The subject sites consists of two single parcel with frontage along Farming Creek Road. The subject sites are currently undeveloped. There are no sidewalks or streetlights along this section of Farming Creek Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North, west, and south of the subject site are single family homes. East of the subject site is Friarsgate Park.

Public Services

The subject parcel is within the boundaries of Lexington/Richland District 5. H.E. Corley Elementary School is 0.30 miles east of the subject parcel on Chadford Road. Water and septic service is available by the City of Columbia, but currently is on well/septic. There is one fire hydrant approximately 200 feet northeast of subject site along Farming Creek Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.30 miles north of the subject site.

Being within a service area is not a guarantee that service is available at a site.

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 2020 SCDOT traffic count (Station #684) located west of the subject parcel on Farming Creek Road identifies 3,700 Average Daily Trips (ADT's). This section of Farming Creek Road is classified as a two lane undivided collector road, maintained by SCDOT with a design

capacity of 8,600 ADT's. This portion of Farming Creek Road is currently operating at Level of Service (LOS) "A".

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

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.

Conclusion

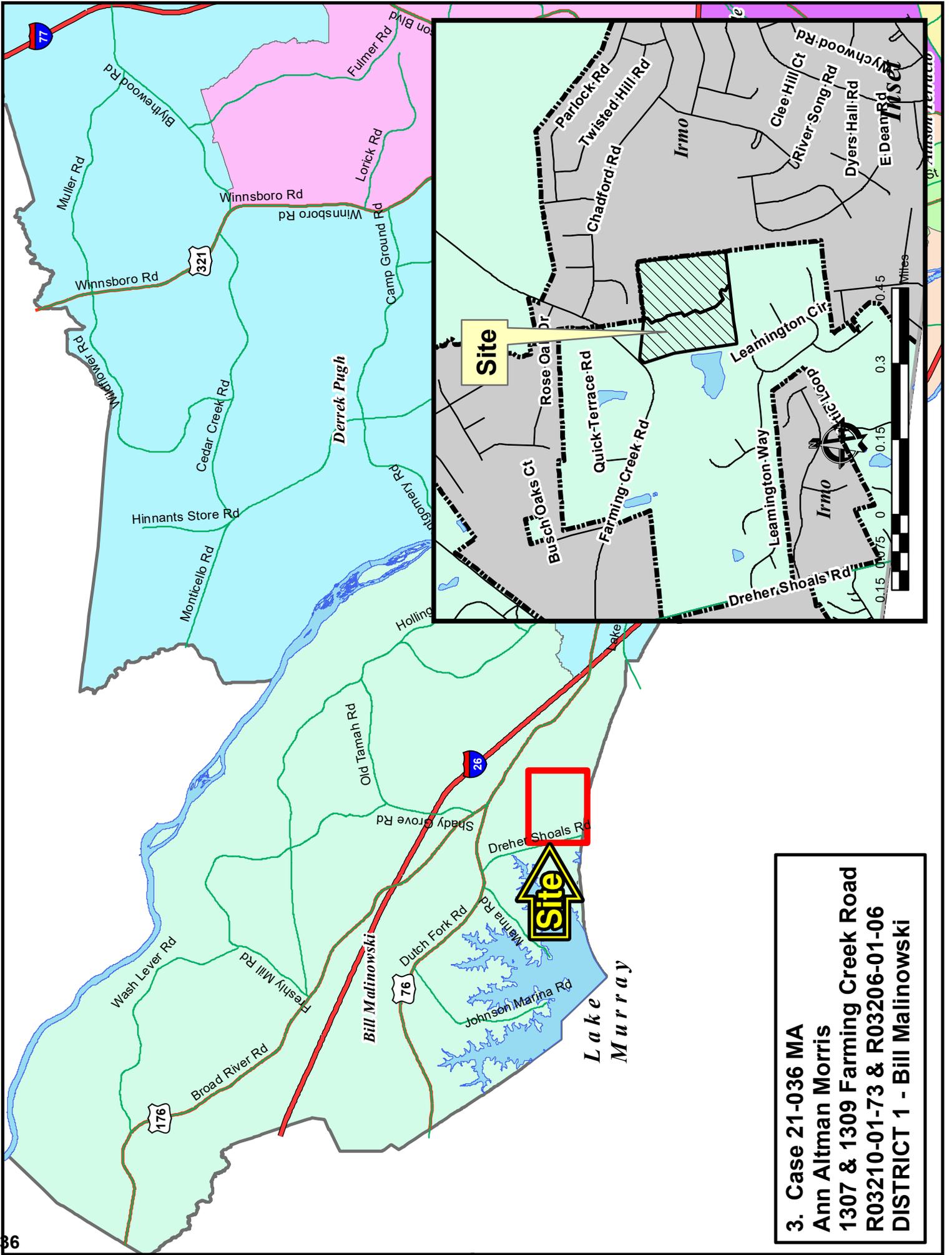
Staff recommends **Disapproval** of the map amendment as the request is inconsistent with the objectives outlined in the 2015 Comprehensive Plan.

Per the Plan, the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.

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

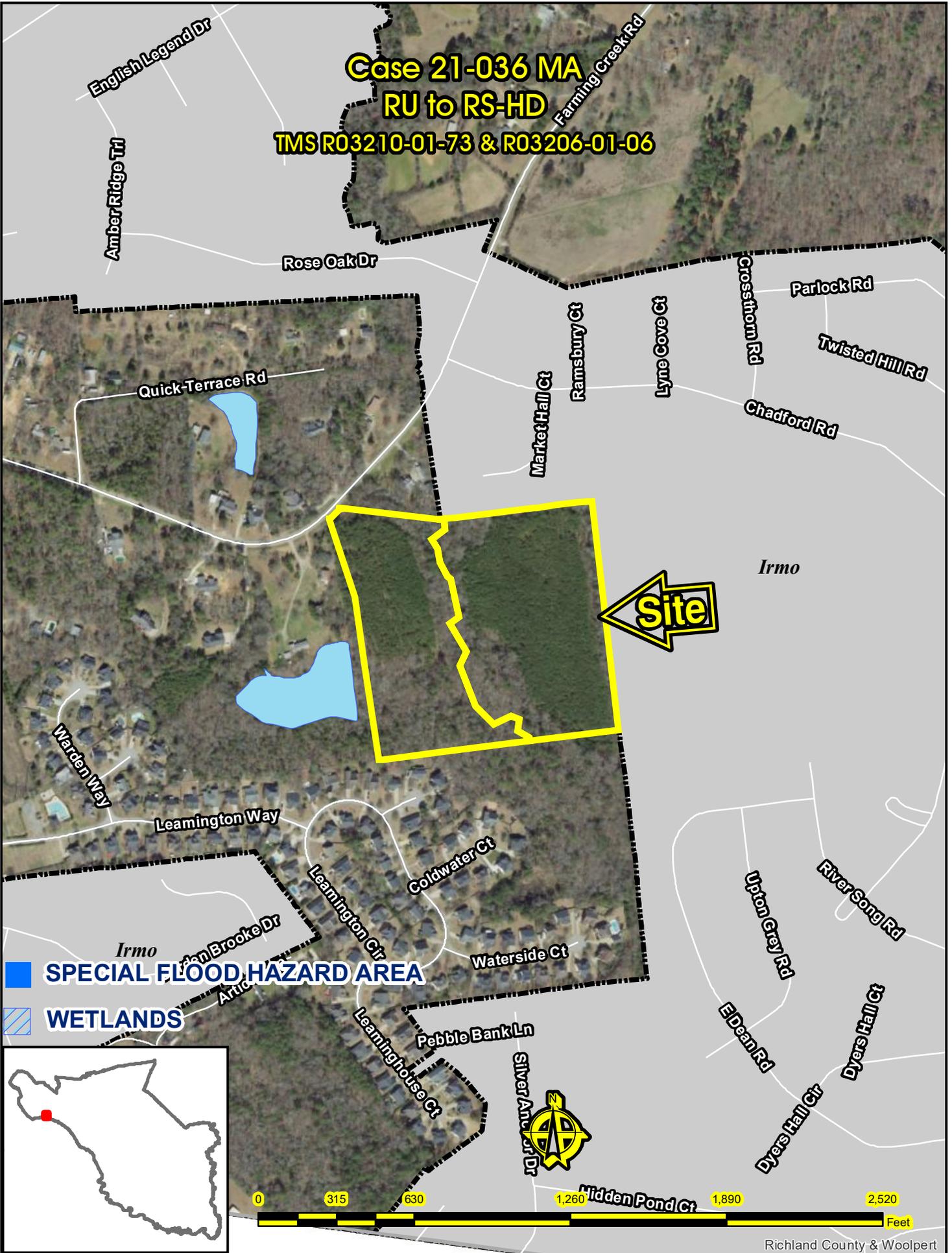
Planning Commission Action

At their **November 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 # **21-036 MA**.

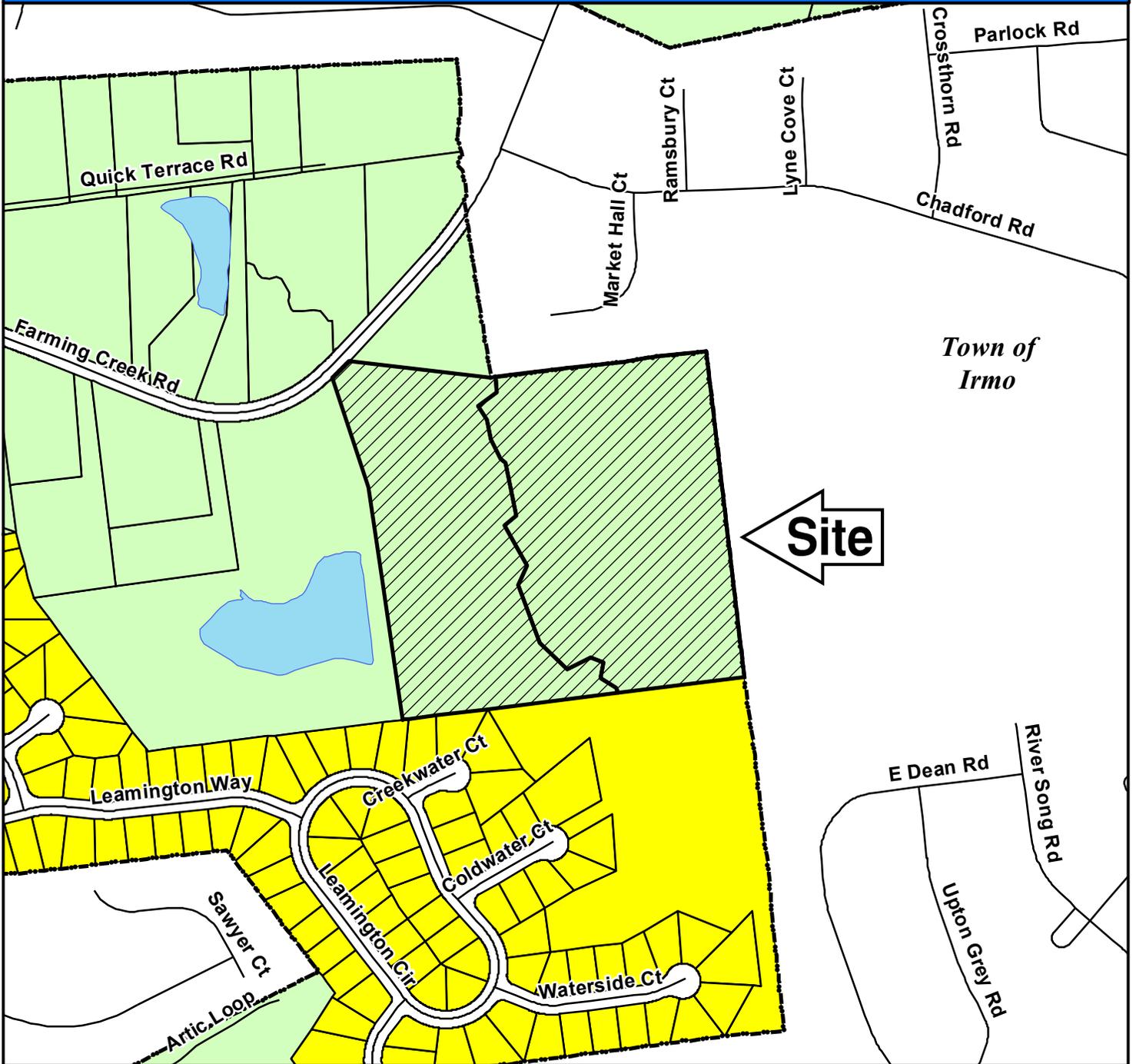


3. Case 21-036 MA
Ann Altman Morris
1307 & 1309 Farming Creek Road
R03210-01-73 & R03206-01-06
DISTRICT 1 - Bill Malinowski

Case 21-036 MA
RU to RS-HD
TMS R03210-01-73 & R03206-01-06



Case 21-036 MA RU to RS-HD



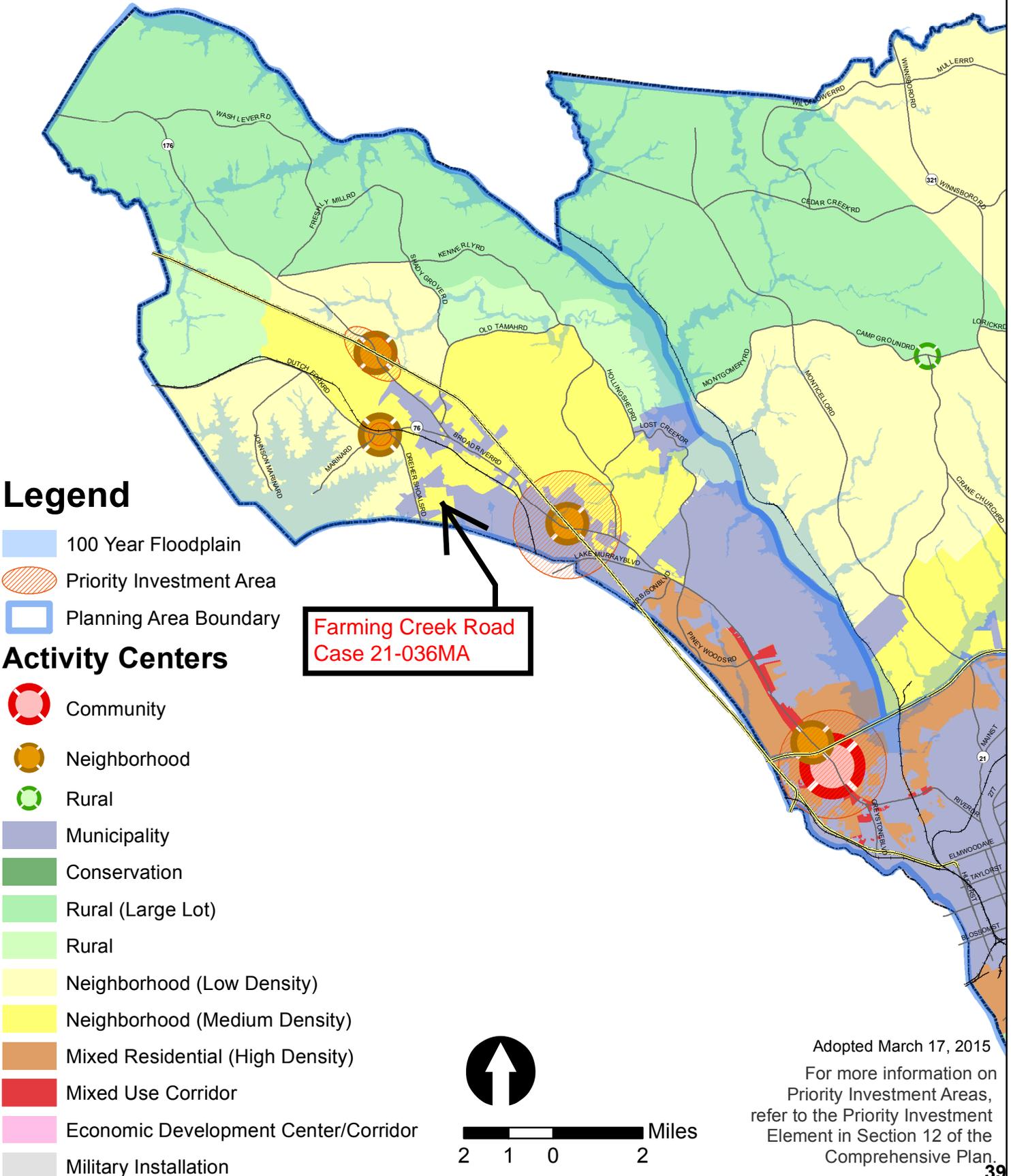
ZONING CLASSIFICATIONS

	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		



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: November 1, 2021
RC PROJECT: 21-038 MA
APPLICANT: Jatin Patel

LOCATION: S/S Killian Road

TAX MAP NUMBER: R14600-03-05
ACREAGE: 32.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: NOVEMBER 3, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

A request to rezone from M-1 to GC was denied under case number 07-40M.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 515 dwelling units.

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

Discussion

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

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

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Two Notch Road is currently operating at Level of Service (LOS) "E".

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

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.

Conclusion

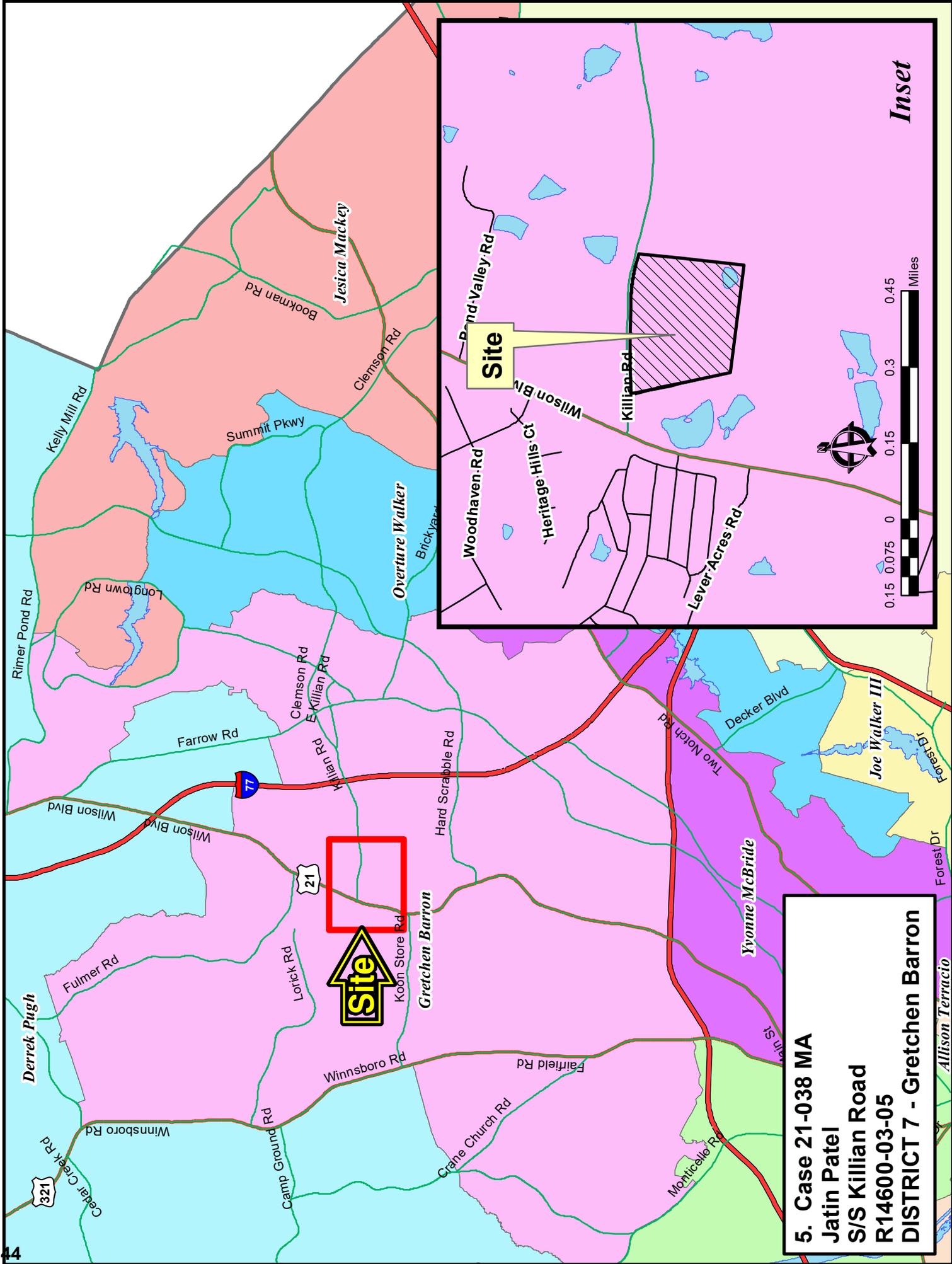
Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. More intensive commercial uses, such as those permitted in the requested GC district, are deemed to be more appropriate near and within Activity Centers. The area of the subject request is not designated as an Activity Center.

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

Planning Commission Action

At their **November 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-038 MA**.

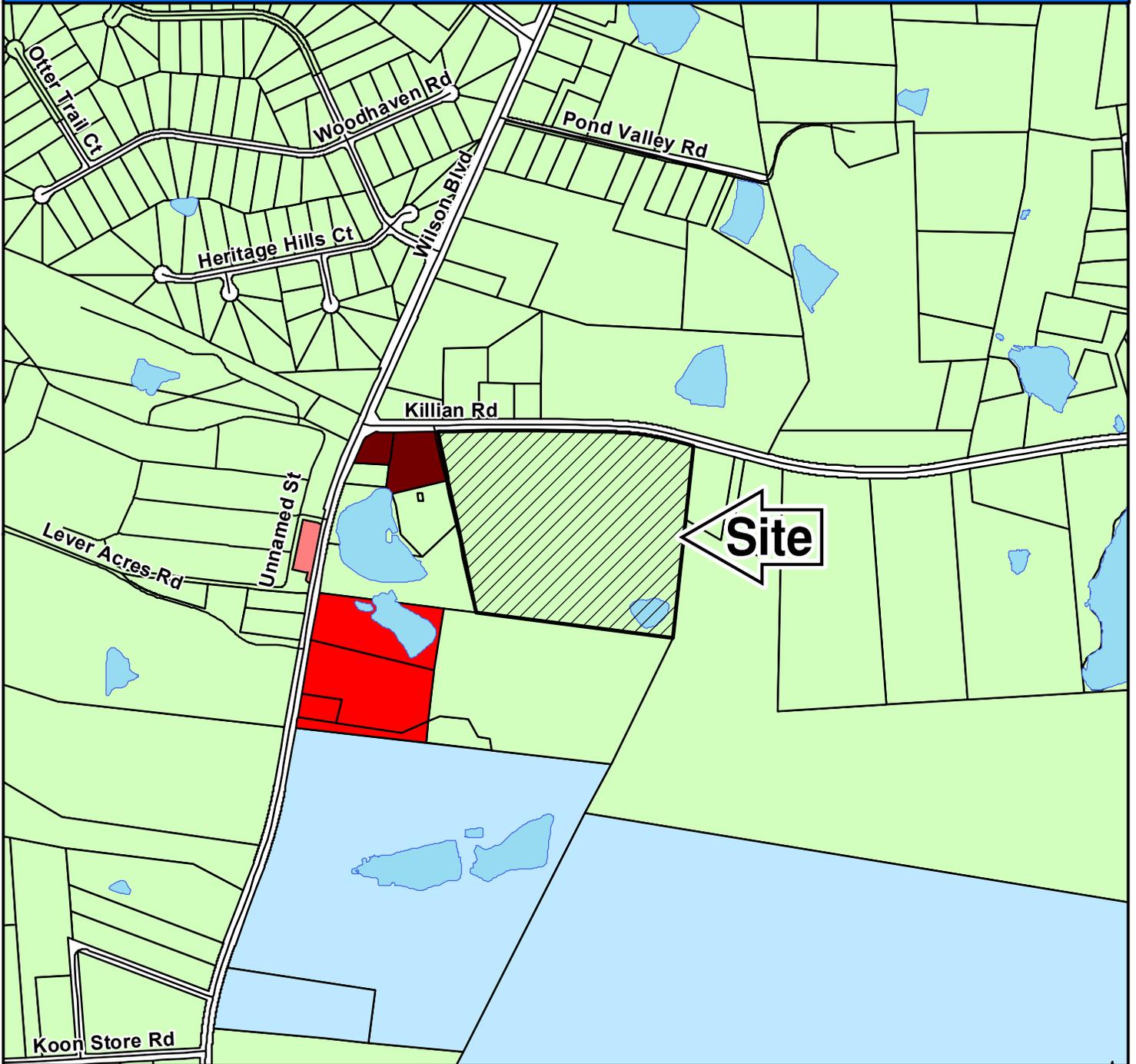


5. Case 21-038 MA
Jatin Patel
S/S Killian Road
R14600-03-05
DISTRICT 7 - Gretchen Barron

**Case 21-038 MA
RU to GC
TMS R14600-03-05**



Case 21-038 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

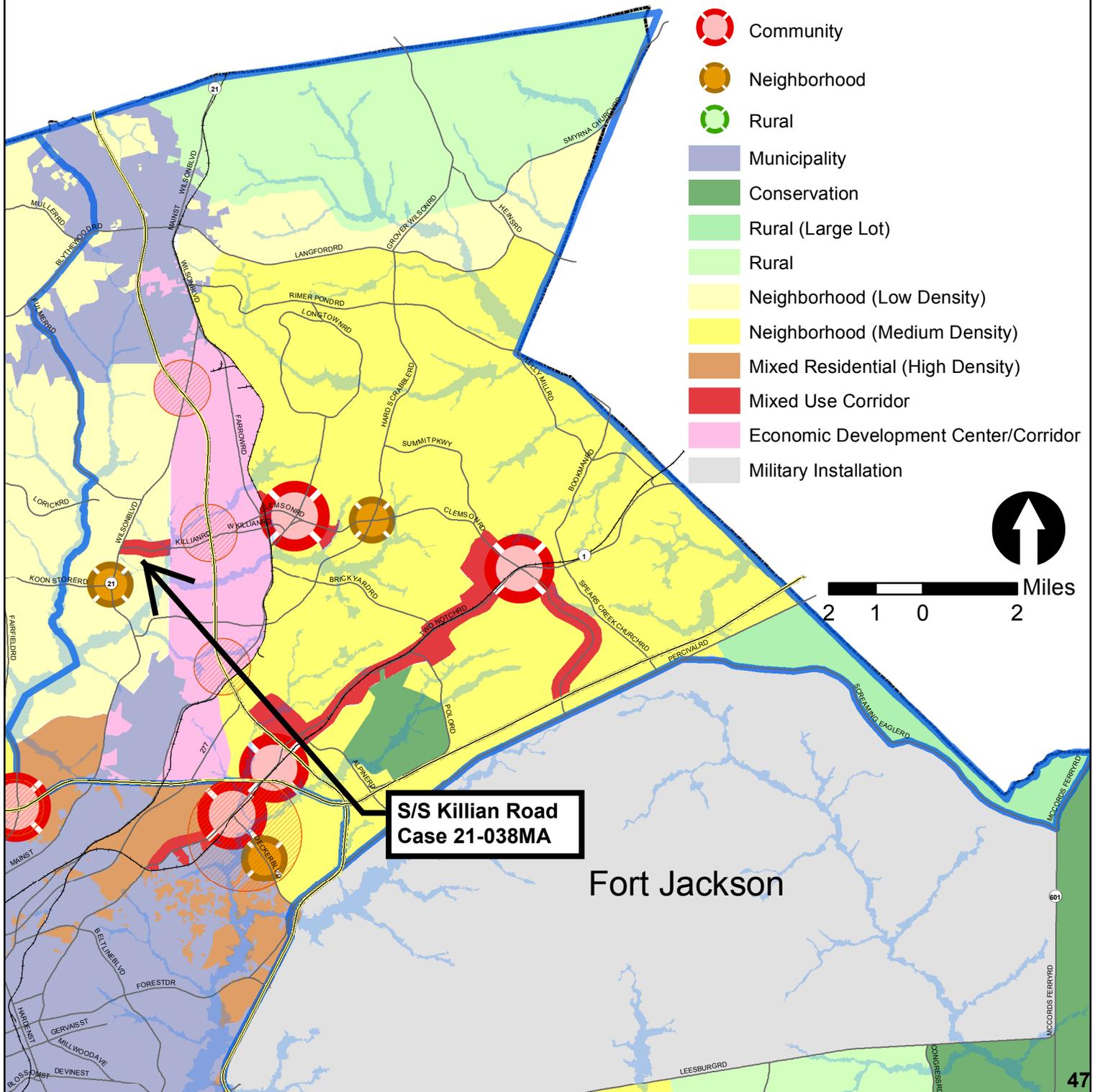


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



**S/S Killian Road
Case 21-038MA**

Fort Jackson



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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