

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 25, 2022

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 25 October 2022
Agenda
7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

II. CALL TO ORDER Honorable Overture Walker
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 # 22-017 MA District 2
Derrek Pugh
Chandler Roy
HI to RS-MD (121.52 acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46
Planning Commission: Approval (8-1)
Staff Recommendation: Approval
Page 1

2. Case # 22-019 MA District 7
Gretchen Barron
Bill Theus
PUD to PUD (55.2 acres)
Wilson Blvd
TMS# R14900-04-01, R14800-02-22, R14800-02-32,
R14800-02-27, R14800-02-35, R14800-02-29
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Page 9

3. Case # 22-021 MA District 1
Bill Malinowski
Tony Lawton
RU to GC (1.14 acres)
113 Sease Road
TMS# R04003-02-17
Planning Commission: Approval (9-0)
Staff Recommendation: Disapproval
Page 17

4. Case # 22-022 MA District 7
Gretchen Barron
Jenny Reyes
RU to NC (8.63 acres)
9200 Wilson Blvd
TMS# R14600-03-41
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Page 25

5. Case# 22-023 MA District 7
Gerald A. Lee Gretchen Barron
W/S Archie Drive
RS-MD to RM-MD (3.12 acres)
TMS# R17116-01-01
Planning Commission: Approval (6-3)
Staff Recommendation: Disapproval
Page 33
6. Case # 22-016 MA District 10
John Stephenson Cheryl D English
M-1 to RS-LD (138.5 acres)
B/S Longwood Road
TMS# R18900-02-01
Planning Commission: Disapproval (7-1)
Staff Recommendation: Disapproval
Page 41
7. Case # 22-028 MA District 3
Elizabeth Swan Yvonne McBride
GC to LI (1.43 acres)
6217 Two Notch Rd
TMS# R14214-01-07
Planning Commission: Approval (6-2)
Staff Recommendation: Disapproval
Page 49
8. Case # 22-029 MA District 1
Douglas Putlock Bill Malinowski
NC to RS-MD (3 acres)
1012 Bickley Road
TMS# R02415-02-01
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 57
9. Case # 22-032 MA District 10
Ervin Capers Cheryl D English
HI to RU (4.86)
203 & 217 Gatehill Road & E/S McCords Ferry Rd
TMS# R38800-02-09, R38900-03-06, R38900-03-07
Planning Commission: Approval (8-0)
Staff Recommendation: Disapproval
Page 63

VI. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-016 MA
APPLICANT: John Stephenson

LOCATION: Longwood Road

TAX MAP NUMBER: R18900-02-01
ACREAGE: 138.5 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Rail Road ROW
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RU/RU	Undeveloped/Residences
<u>West:</u>	M-1 / RS-MD RU	Pipe Manufacturer / Residential Subdivision/ Place of Worship

Discussion

Parcel/Area Characteristics

The site is undeveloped. The majority of the larger parcels are undeveloped with a few non-residential structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property, industrial uses including warehousing, transportation, manufacturing, and processing, undeveloped property, and residential uses. The subject site has frontage along Longwood Road. Longwood Road is an

undivided two-lane major collector. North of the site is Black Seal (paving company) zoned M-1, an undeveloped parcel, a church, and a railroad that splits the subject parcel. East of the site are undeveloped properties zoned RU. South is undeveloped parcels zoned RU and M-1.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2.4 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel is located in the City of Columbia's sewer and water service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #685) located west of the subject parcel on Longwood Road identifies 1300 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longwood Road is currently operating at Level of Service (LOS) "A".

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

A Rehab & Resurfacing project is currently under construction along this section of Longwood Road through SCDOT. This Project is anticipated to be completed by 8-22-2022.

There is a road extension project from Shop Road to Longwood Road to HWY 378 through the Transportation Penny. This project is currently in the design phase with no anticipated start or finish dates.

Conclusion

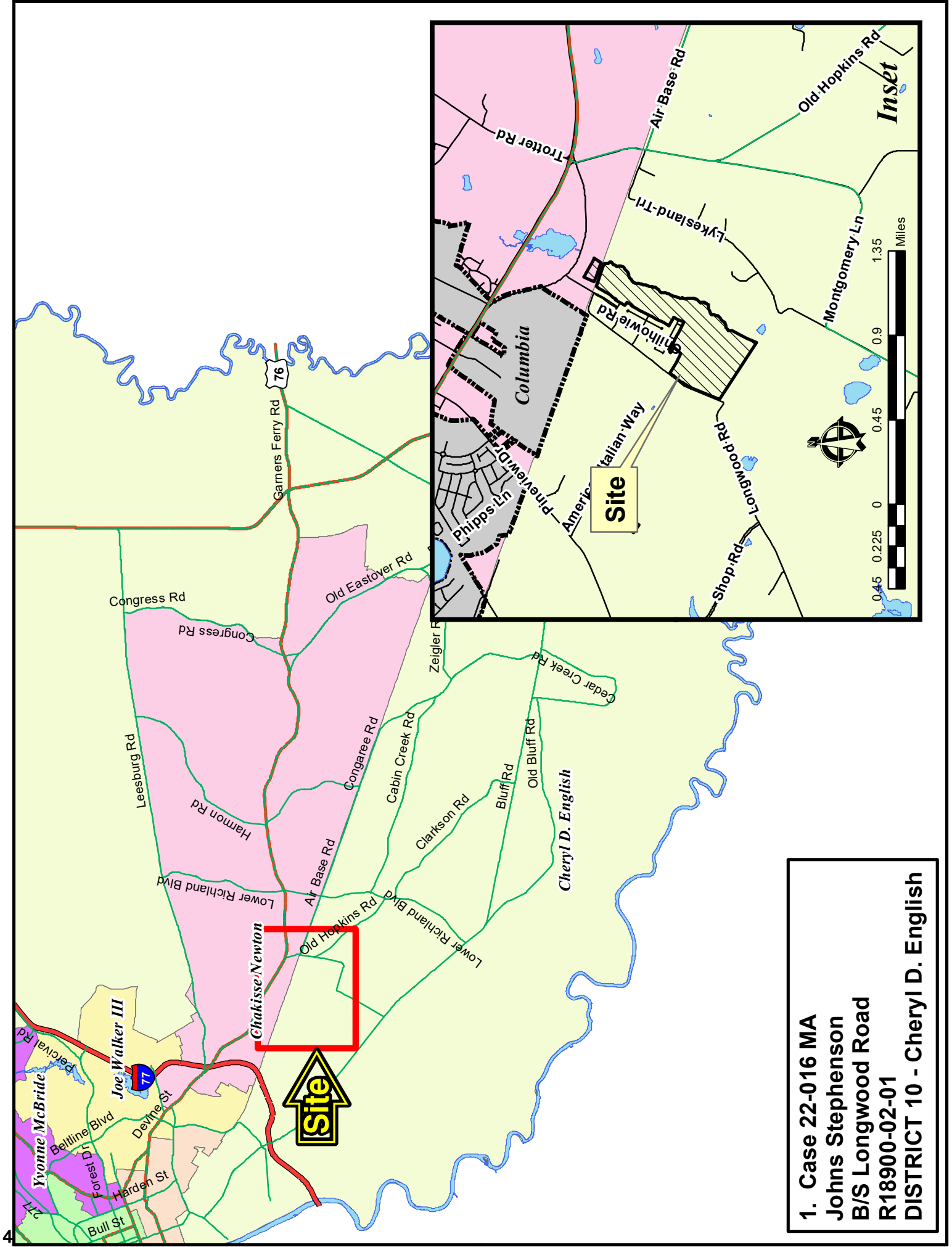
The proposed map amendment is not consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages residential development as secondary use proximate to employment centers.

Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.” The subject site is not located along a primary road corridor.

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

Planning Commission Action

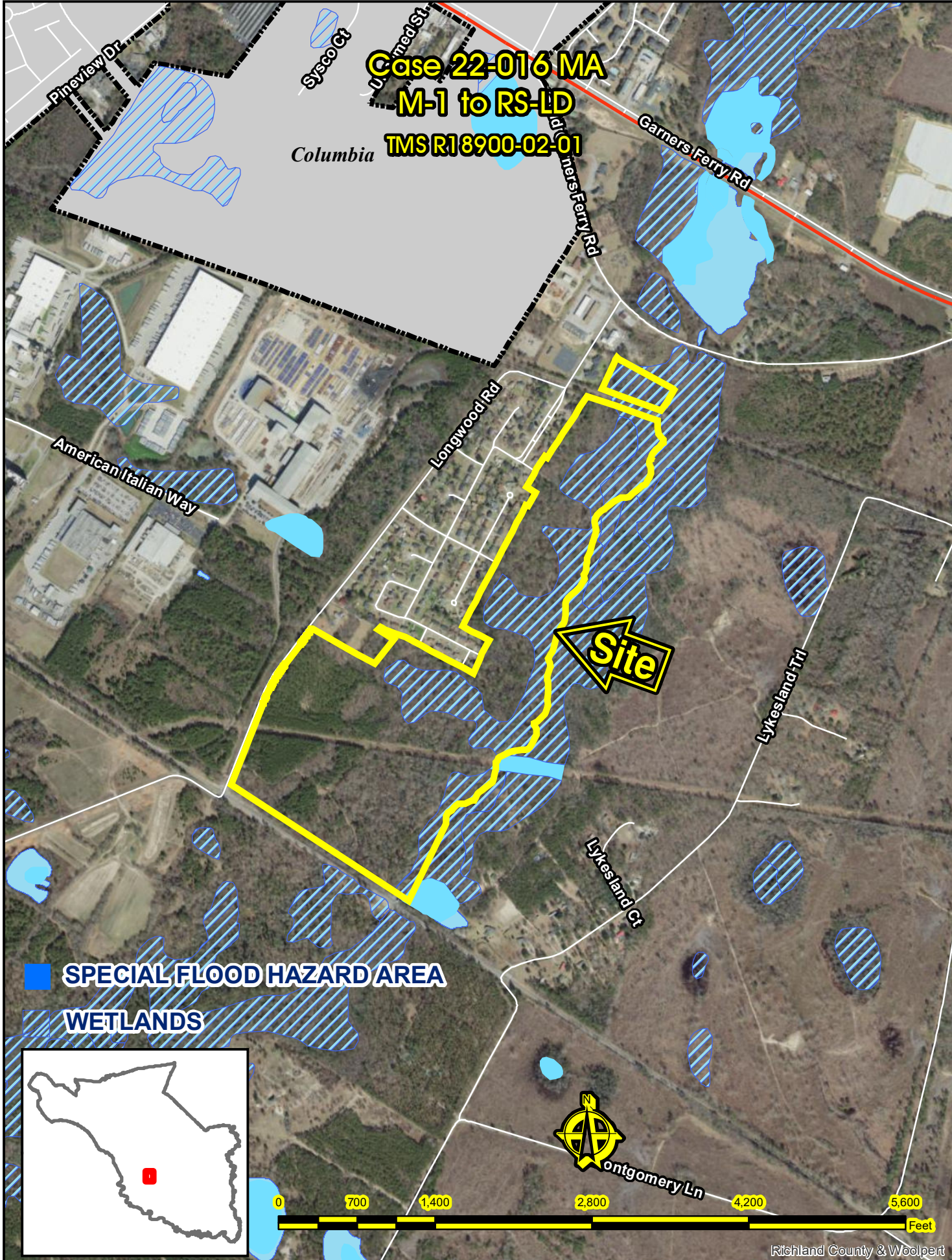
At their **October 3, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-016 MA**.



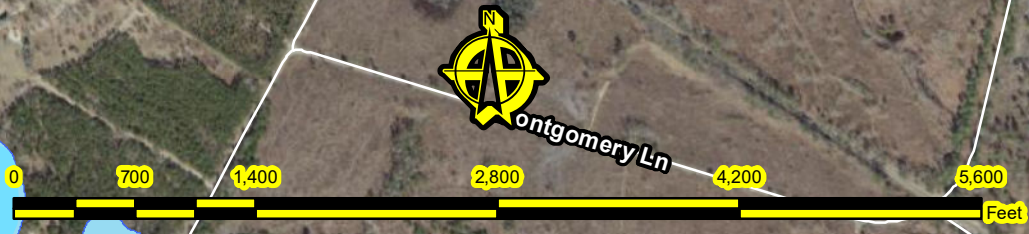
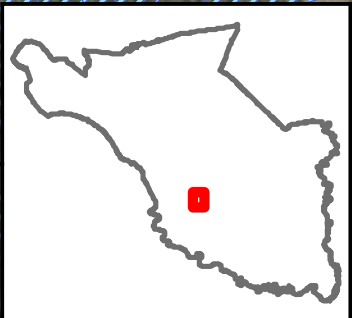
1. Case 22-016 MA
Johns Stephenson
B/S Longwood Road
R18900-02-01
DISTRICT 10 - Cheryll D. English

Case 22-016 MA
M-1 to RS-LD
TMS R18900-02-01

Columbia

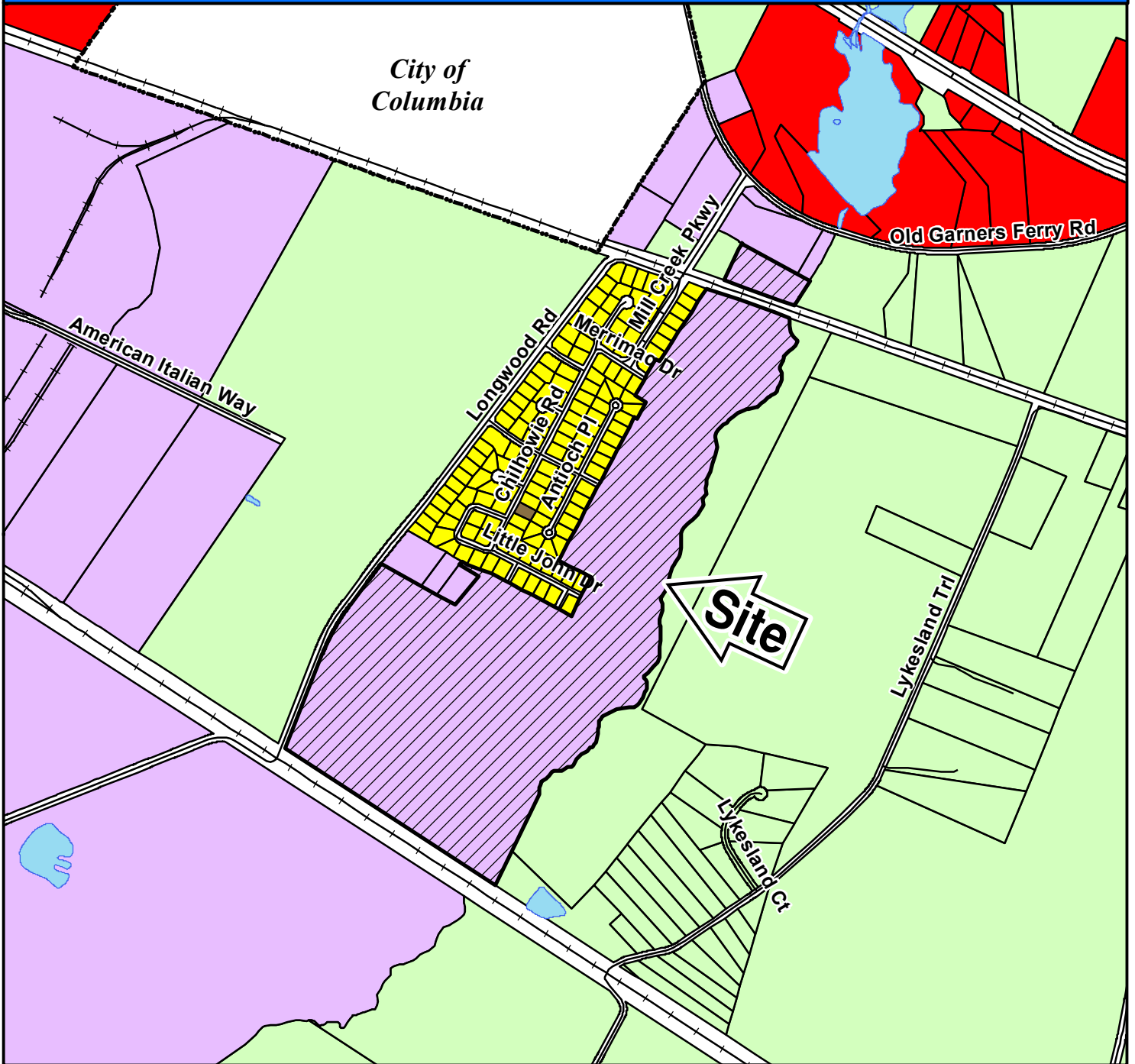


SPECIAL FLOOD HAZARD AREA
WETLANDS



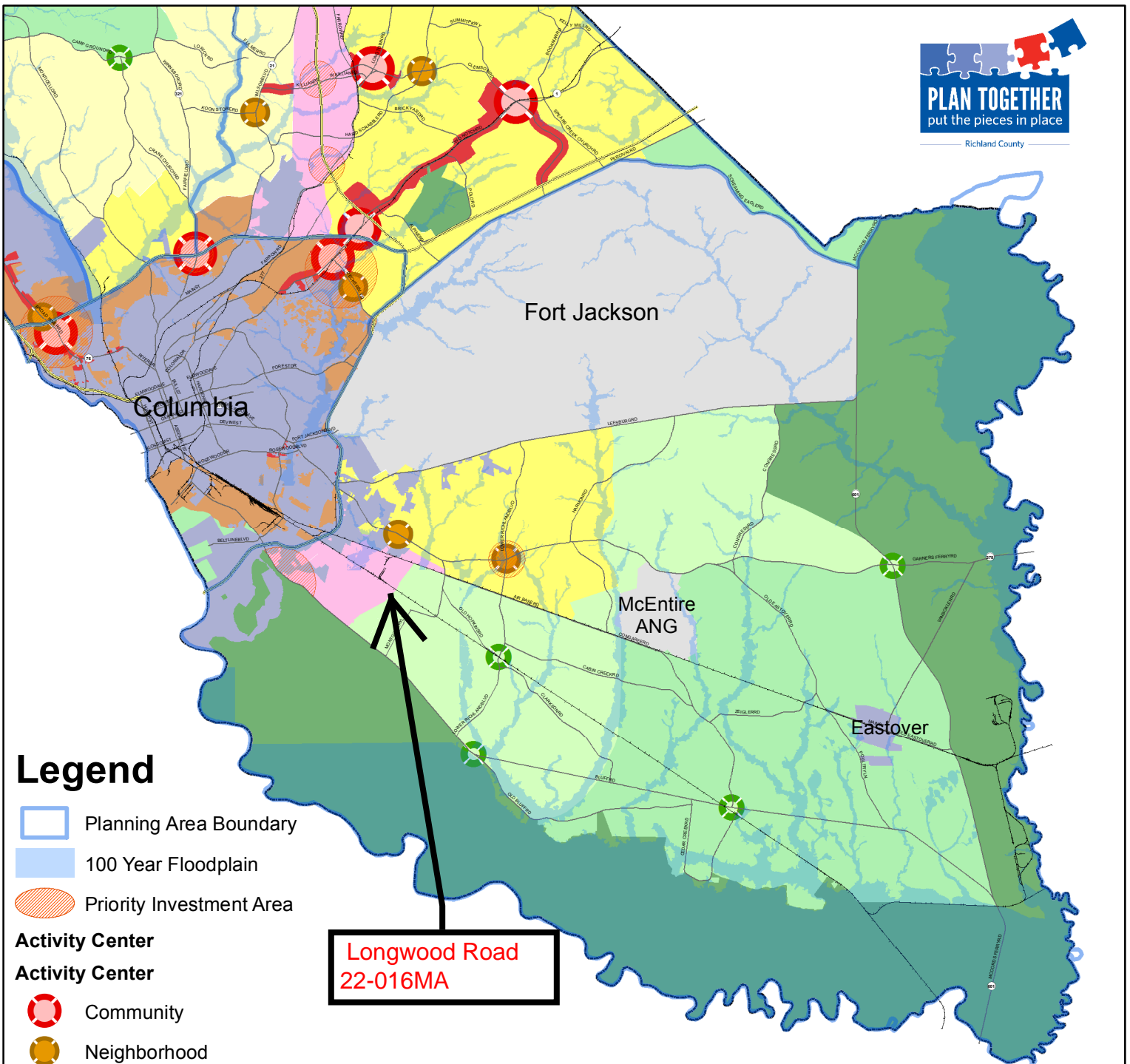
Case 22-016 MA

M-1 to RS-HD



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			



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

Longwood Road
22-016MA

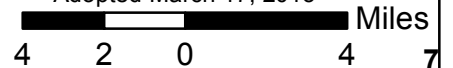
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: September 8, 2022
RC PROJECT: 22-017MA
APPLICANT: Chandler Roy

LOCATION: E/S Farrow Road

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

ZPH SIGN POSTING: October 10, 2022

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 2021 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,200 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 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.

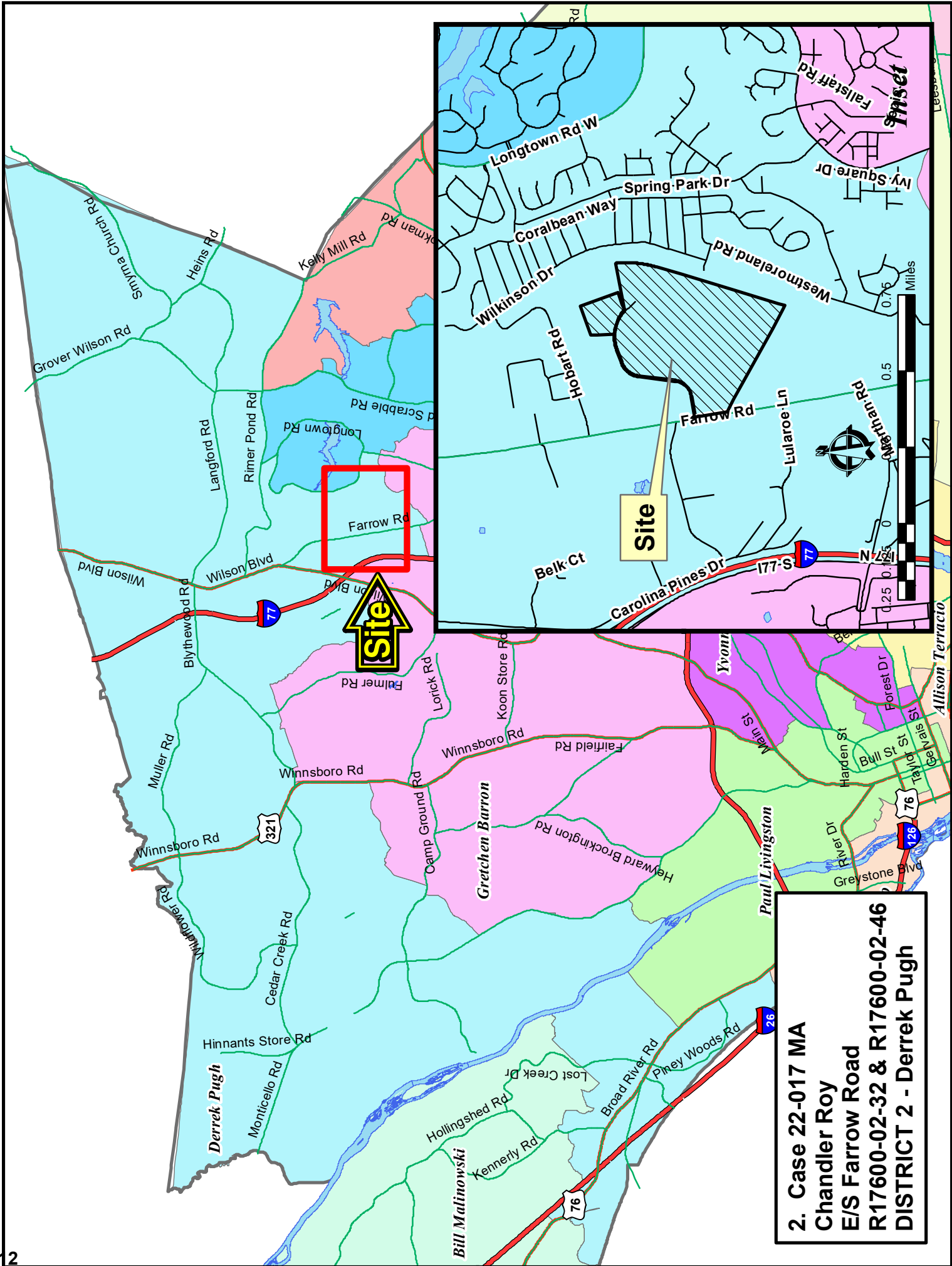
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

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 **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-017 MA**.



Site

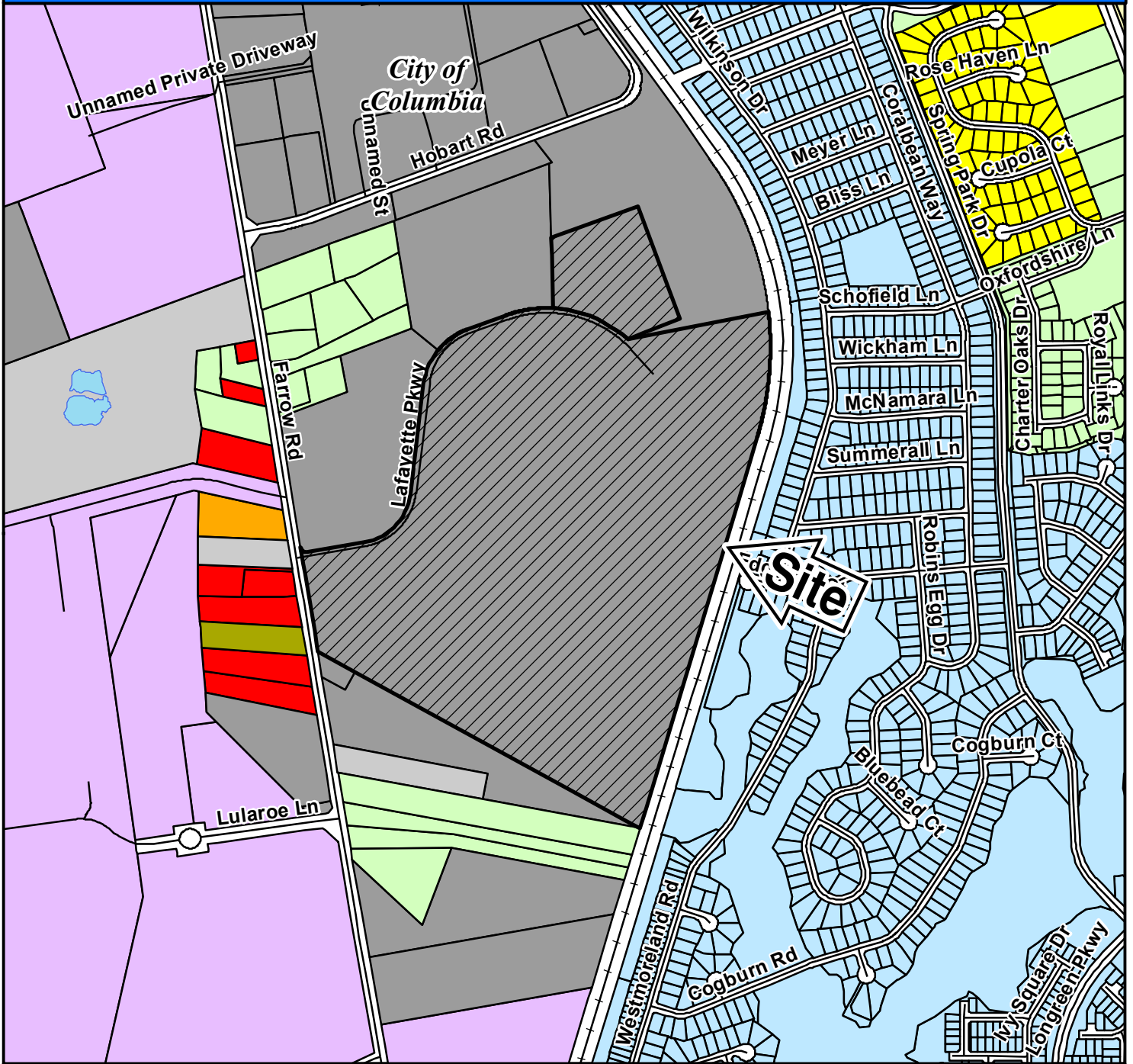
Site

**2. Case 22-017 MA
 Chandler Roy
 E/S Farrow Road
 R17600-02-32 & R17600-02-46
 DISTRICT 2 - Derrek Pugh**

Case 22-017 MA
HI to RS-MD
TMS R17600-02-32 & R17600-02-46



Case 22-017 MA HI to RS-MD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



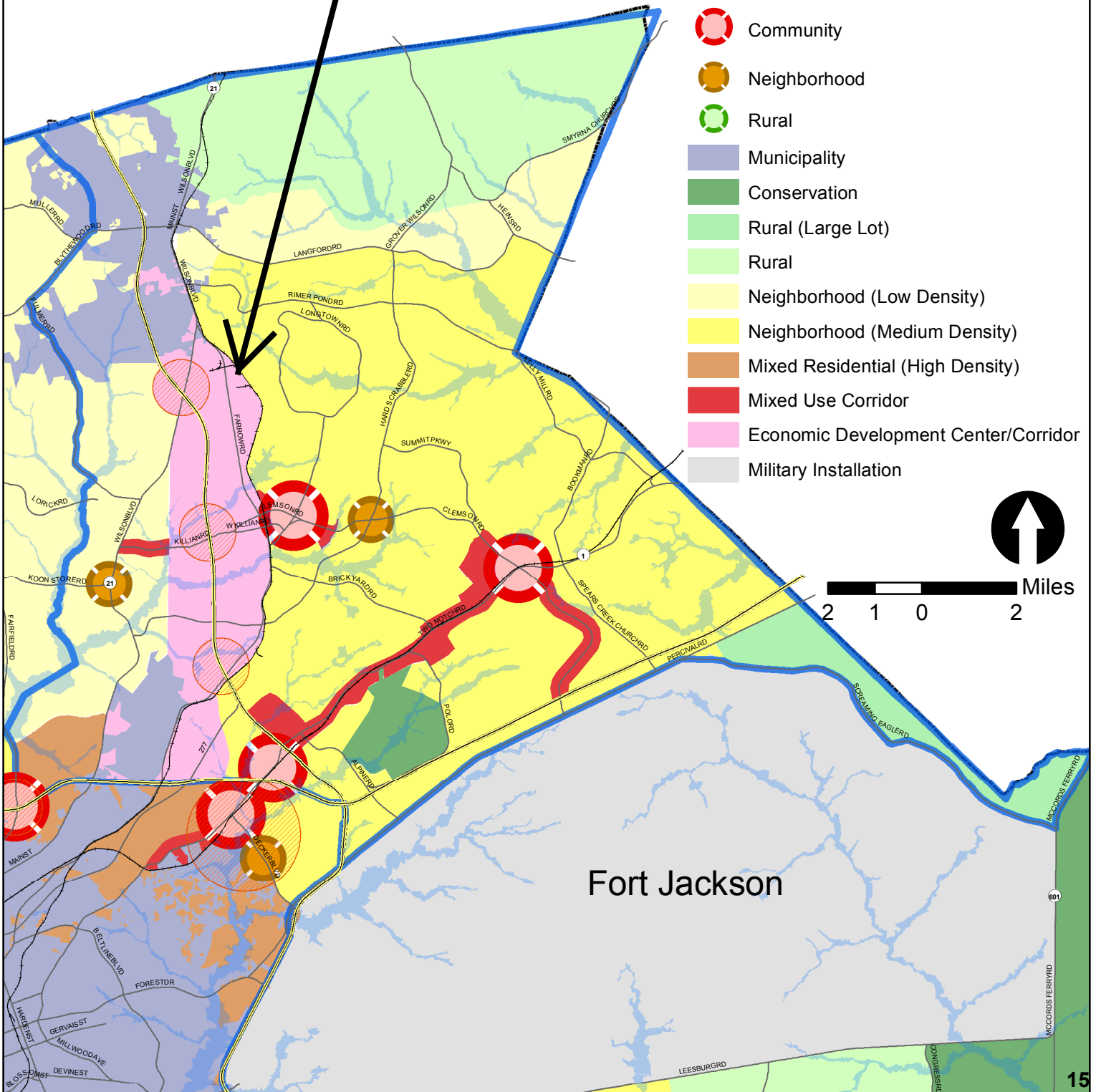
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Road 22-017MA

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: September 8, 2022
RC PROJECT: 22-019MA
APPLICANT: Bill Theus

LOCATION: Wilson Boulevard

TAX MAP NUMBER: R14900-04-01, R14800-02-22, 27, 29, 32 & 35
ACREAGE: 55.2 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: October 10, 2022

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) under case number 05-45MA.

Zoning District Summary

The 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>	N/A	Interstate 77
<u>South:</u>	PDD/ PDD	Undeveloped/ Multi-family
<u>East:</u>	N/A	Interstate 77
<u>West:</u>	PDD/ PDD / RU	Convenience Store with pumps/ undeveloped / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels are mostly undeveloped. One parcel is being developed as a Convenience store with pumps. The parcels have frontage along Wilson Boulevard & Blythewood Crossing Lane. Blythewood Crossing Lane is a two lane local road. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by a scattering of residential, limited commercial, and undeveloped properties. West of the property is a commercially designated PDD containing a convenience store with pumps and undeveloped parcels. North and east of the site is the Interstate 77 interchange and interstate. South of the site are PDD zoned parcels with a multifamily development.

Rezoning Request

The applicant is requesting that the 55.2 acres designated as Commercial/Industrial area be changed to the “Mixed Use” land use classification to allow both single-family and multi-family residential uses. The applicant also requests that the overall residential dwelling unit count be raised from 900 to 1200 to allow for a maximum density of 300 units in the Mixed Use land use classification

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .25 miles west of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.5 miles southeast of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor.

The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 8,000 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "B".

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

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

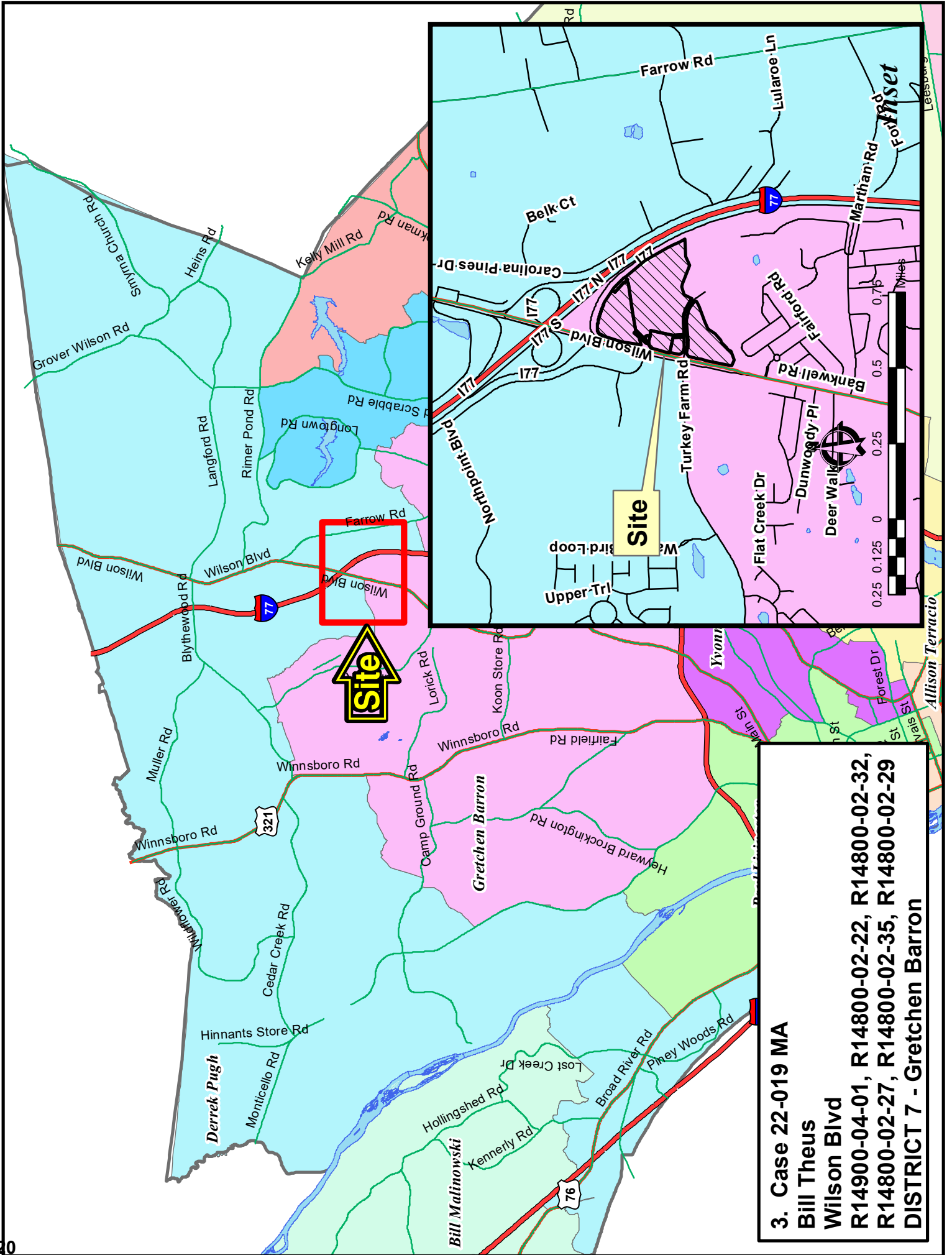
Conclusion

Staff recommends **Approval** of this map amendment as it is consistent with the 2015 Comprehensive Plan recommendations

The proposed amendment to the PDD would allow for complementary retail and commercial uses adjacent to residential uses as prescribed by the Comprehensive Plan.

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-019 MA**.



3. Case 22-019 MA
Bill Theus
Wilson Blvd
R14900-04-01, R14800-02-22, R14800-02-32,
R14800-02-27, R14800-02-35, R14800-02-29
DISTRICT 7 - Gretchen Barron

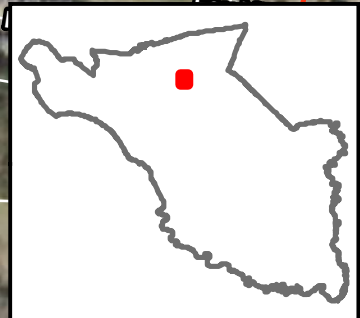
**Case 22-019 MA
PDD to PDD**

TMSR11111-01-02, 54, & 55, R11114-01-02 & 13

Site

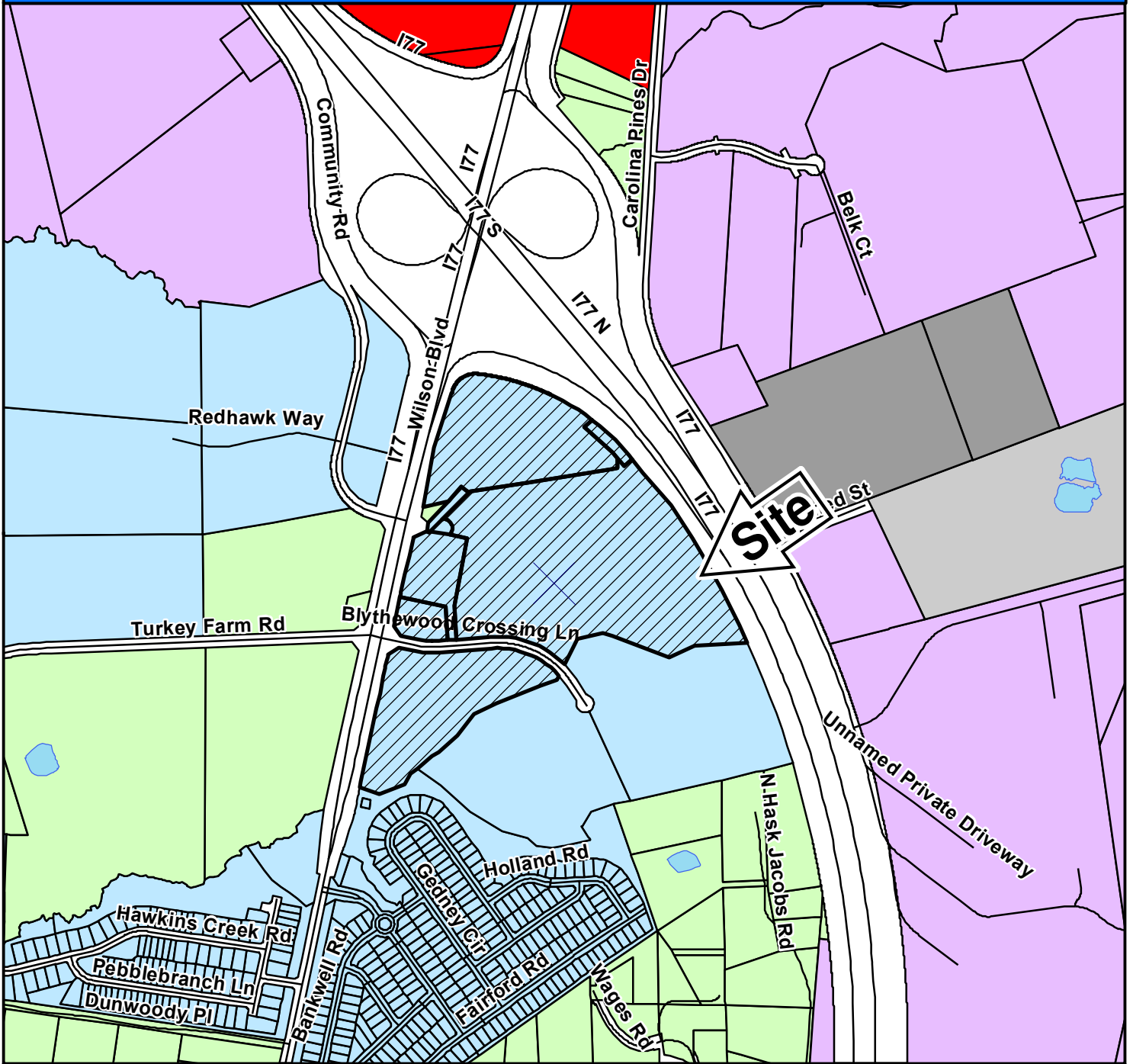
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 22-019 MA PDD to PDD



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

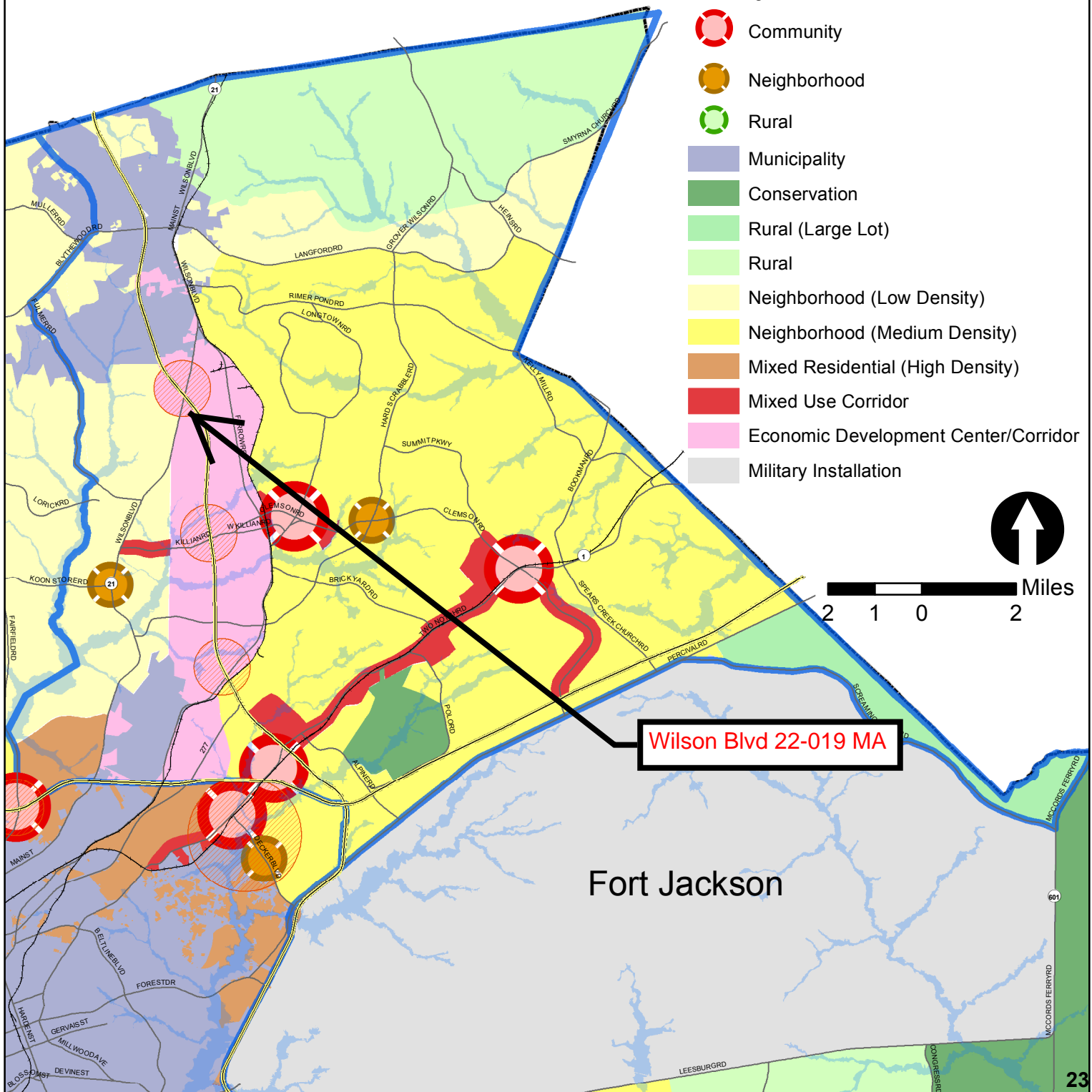


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 8, 2022
RC PROJECT: 22-021MA
APPLICANT: Tony Lawton

LOCATION: 113 Sease Road

TAX MAP NUMBER: R04003-02-17
ACREAGE: 1.14 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

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.

Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 44 dwelling unit.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU / GC	Residential / Undeveloped / Commercial
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	ROW / RU	Railroad ROW / Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is an undeveloped parcel. The site has frontage along Sease Road. This section of Sease Road is a two lane local unpaved road without sidewalks and streetlights. The general area is characterized by commercial uses with scattered residences. North, south and west of the subject site are residential and undeveloped parcels. East of the subject site is an undeveloped commercial parcel.

Public Services

The subject parcel is within the boundaries of Richland School District Five. Dutch Fork Elementary School is located approximately 0.52 miles southeast of the subject parcel on Broad River Road. Records indicate that the parcel has no water or sewer connections. There are two fire hydrants located north and south along Broad River Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.79 miles northeast 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 2021 SCDOT traffic count (Station #150) located southeast of the subject parcel on Broad River Road identifies 15,400 Average Daily Trips (ADT). Broad River Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADTs. This portion of Broad River Road is currently operating at Level of Service (LOS) “E”.

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 is a planned traffic signal rebuild scheduled for 7-31-23 and a road widening project scheduled for 2023 for this section of Broad River Road through SCDOT and County Penny Sales Tax programs.

Conclusion

Principally, staff recommends **Disapproval** of this Map Amendment as the proposed rezoning would be inconsistent with the general objectives outlined in the Comprehensive Plan for the Neighborhood Medium Density Future Land Use Classification recommendations.

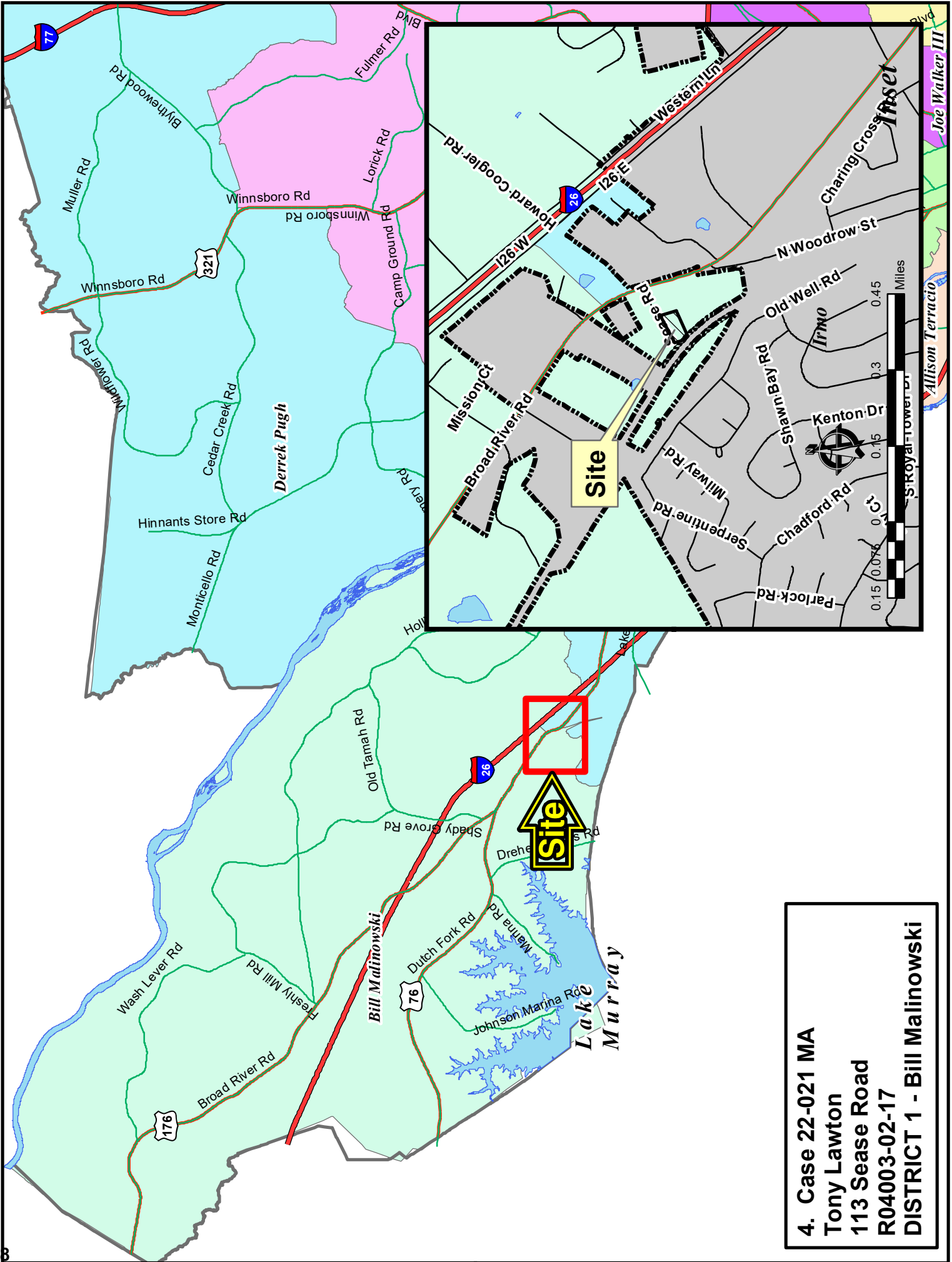
However, the proposed zoning would be in character with the adjacently zoned GC District parcels.

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- The surrounding area is similar in development.
- The request will not pose an inordinate impact to the area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-021 MA**.



4. Case 22-021 MA
 Tony Lawton
 113 Sease Road
 R04003-02-17
 DISTRICT 1 - Bill Malinowski



























**Case 22-021 MA
RU to GC
TMS R04003-02-17**



Case 22-021 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	

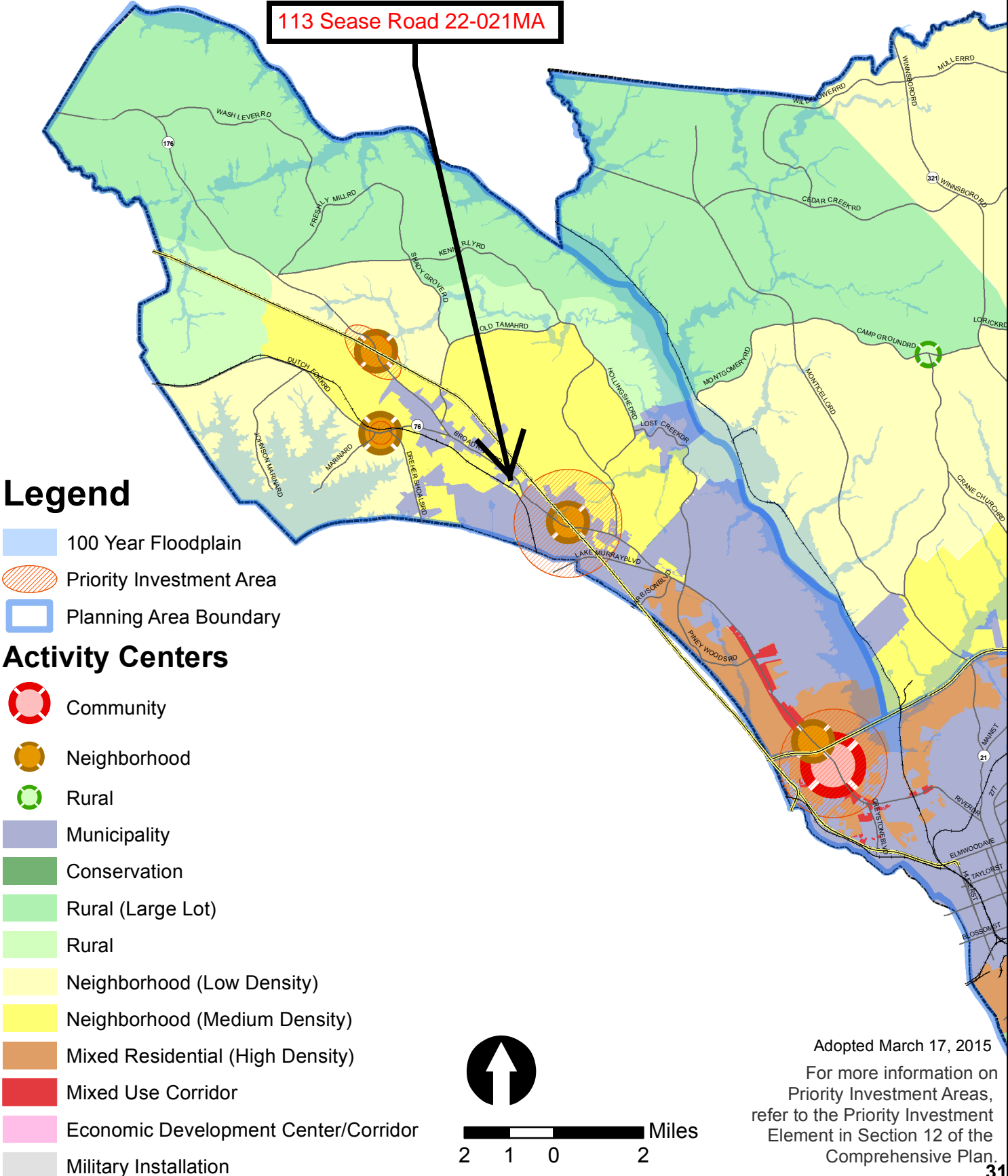


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



113 Sease Road 22-021MA



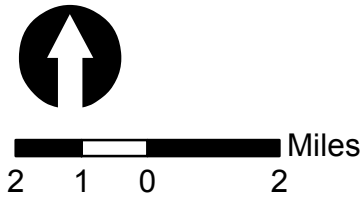
Legend

- 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



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: September 8, 2022
RC PROJECT: 22-022MA
APPLICANT: Jenny Reyes

LOCATION: 9200 Wilson Blvd

TAX MAP NUMBER: R14600-03-41
ACREAGE: 8.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) north of the site was rezoned under case number 06-038MA.

Zoning District Summary

The NC District 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.

Direction	Existing Zoning	Use
<u>North:</u>	PDD / PDD	Undeveloped Residential Subdivision
<u>South:</u>	RM-HD	Residence
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	RU / RU	Church / Residence

Discussion

Parcel/Area Characteristics

The subject site is comprised of one parcel. The parcel is mostly undeveloped with a residential and accessory structures on it. 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 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 2021 SCDOT traffic count (Station #135) located north of the subject site on Wilson Boulevard identifies 8,000 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) "B".

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently under construction and anticipated completion date of 9-30-22. 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

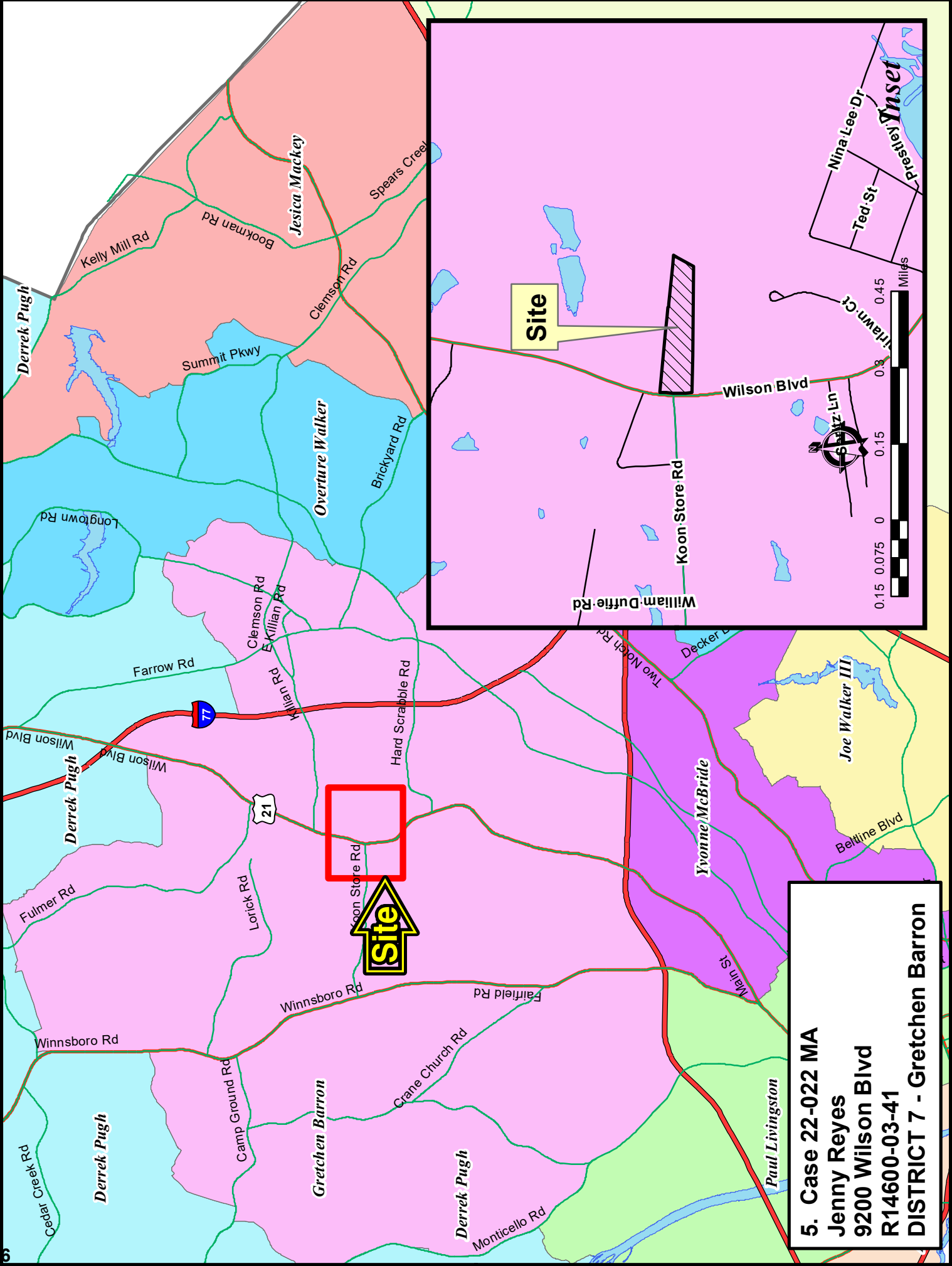
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

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 **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-022 MA**.

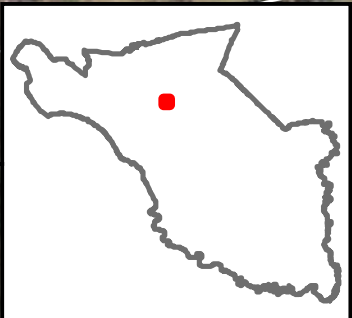


5. Case 22-022 MA
Jenny Reyes
9200 Wilson Blvd
R14600-03-41
DISTRICT 7 - Gretchen Barron

Case 22-022 MA
RU to NC
TMS R14600-03-41

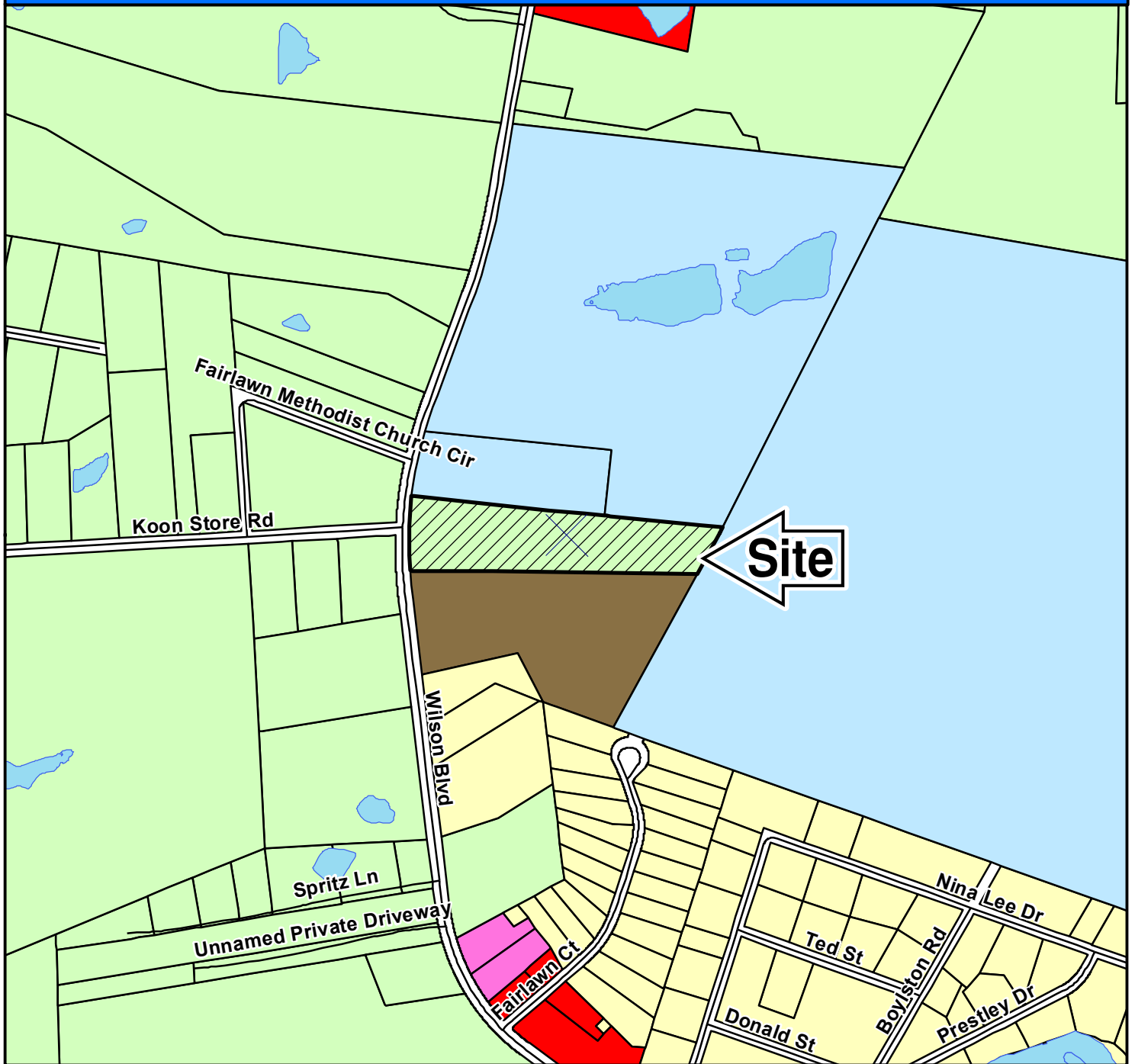


 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Richland County & Woolpert

Case 22-022 MA RU to NC



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

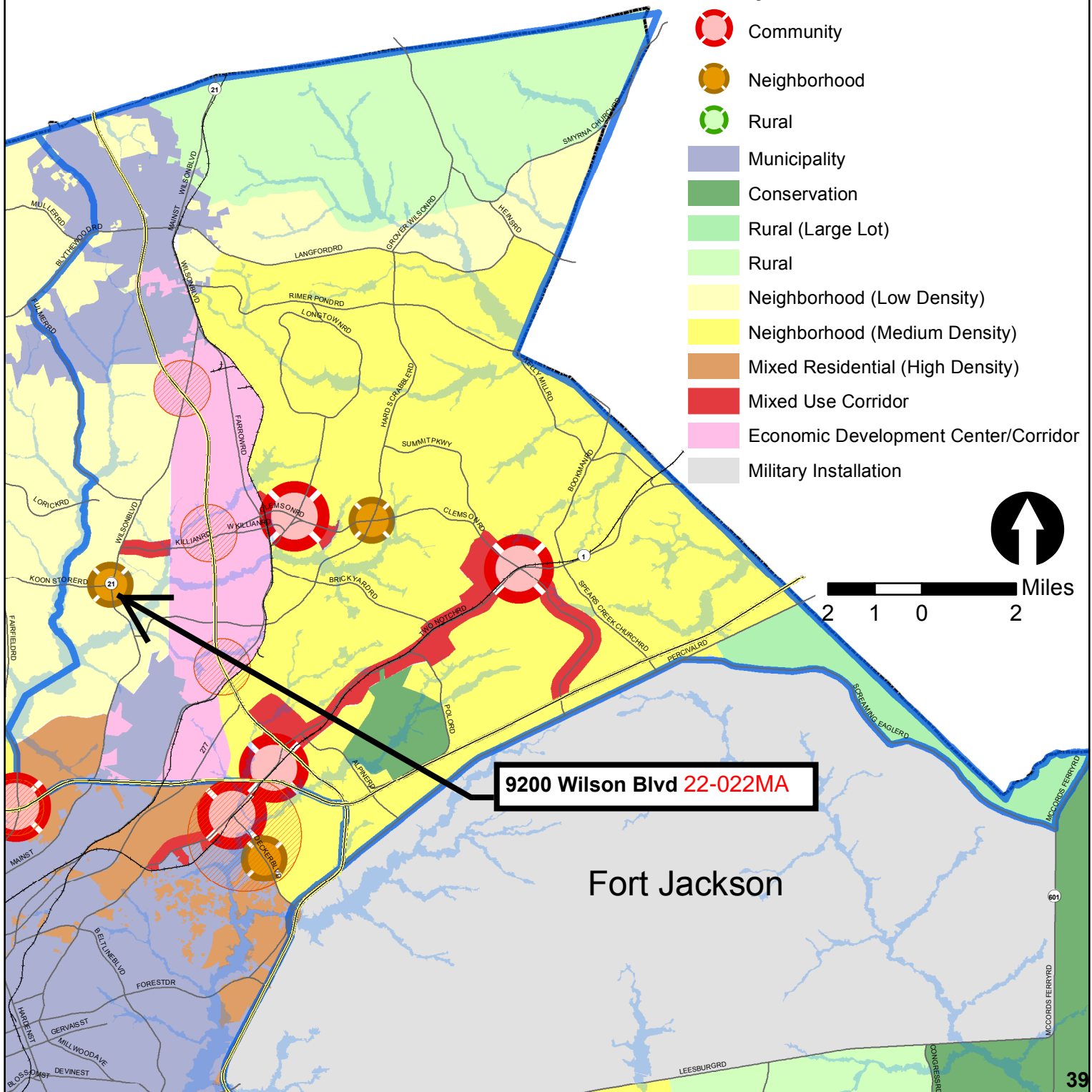


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 8, 2022
RC PROJECT: 22-023MA
APPLICANT: Gerald A. Lee

LOCATION: W/S Archie Drive

TAX MAP NUMBER: R17116-01-01
ACREAGE: 3.12 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RM-MD

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family District (RS-3). With the adoption of the 2005 Land Development Code the RS-3 district became the Residential Single-family Medium Density District RS-MD).

Zoning History for the General Area

The Planned Development District (PDD) parcel west of the site was rezoned from D-1 under case number 96-053MA.

Zoning District Summary

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

The maximum density standard is no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 24 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Undeveloped
<u>South:</u>	M-1	Storage Facility
<u>East:</u>	RS-MD / RS-MD	Residential / Residence
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is undeveloped. The site has access and frontage along Archie Drive and Flora Way. This section of Archie Drive is a two-lane undivided secondary road without sidewalks and streetlights. The general area is comprised of single-family and multi-family dwellings.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Windsor Elementary School is located approximately 1.05 miles southeast of the subject parcel on Bancroft 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 389 feet east of the site. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.66 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 Medium Density***.

Neighborhood Medium Density

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #115) located east of the subject site on Two Notch Road identifies 36,000 Average Daily Trips (ADTs). Two Notch Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "D".

SCDOT has an operational and safety program for this section of Two Notch Road. It is currently under construction and a completion date is currently undetermined. The Penny has a bikeway planned for this section of Two Notch Road but has not started.

Conclusion

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

The Plan recommends "Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options."

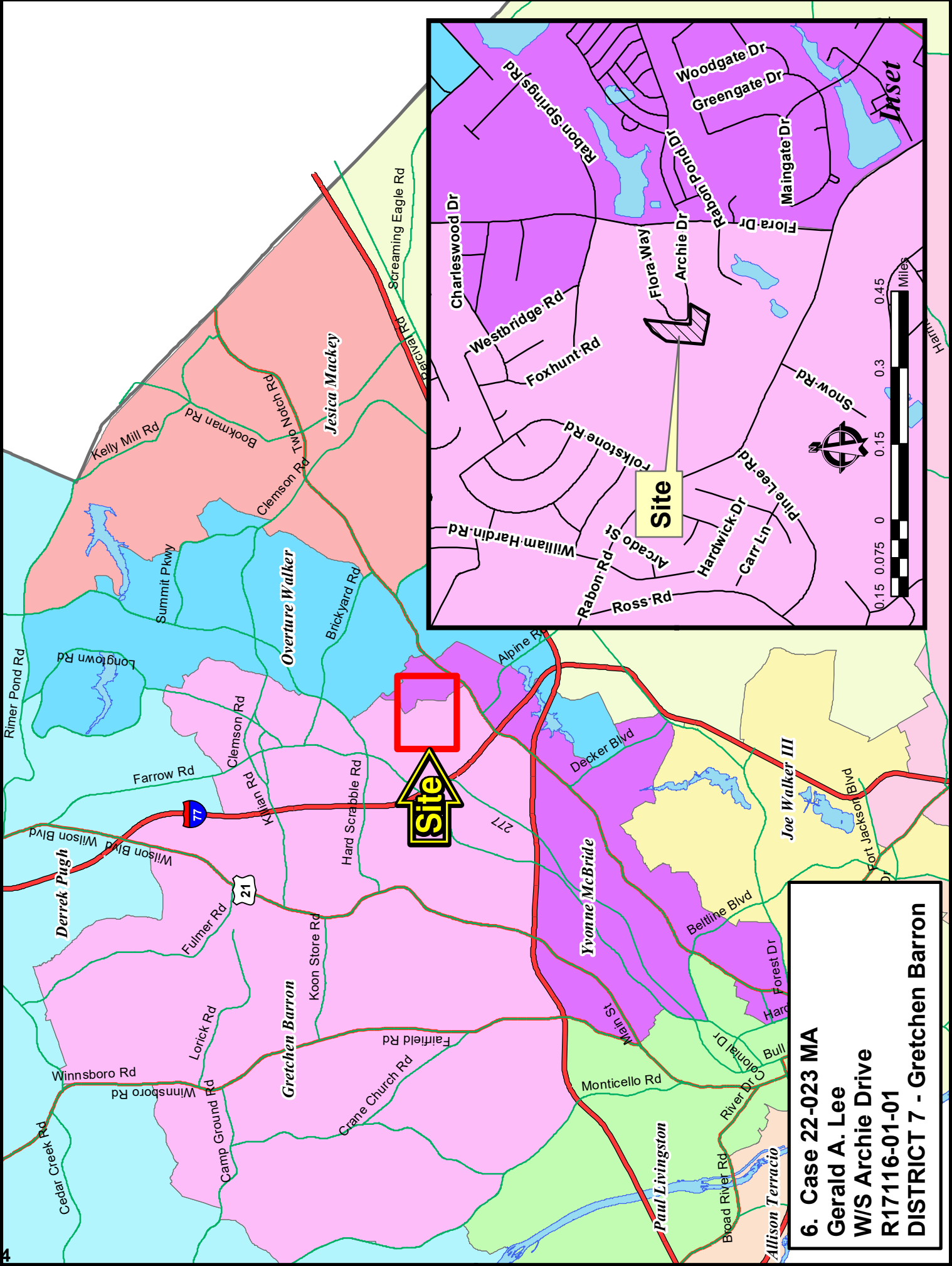
For this reason, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The surrounding area consist of multi-family uses.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-023 MA**.

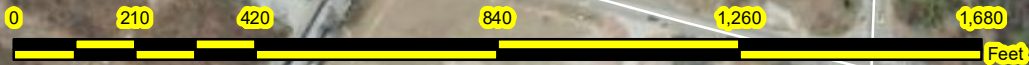
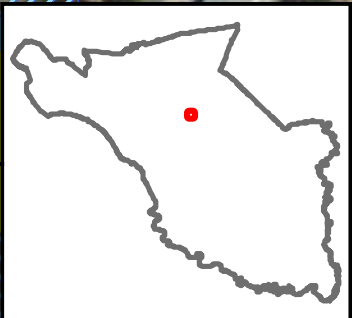


6. Case 22-023 MA
Gerald A. Lee
W/S Archie Drive
R17116-01-01
DISTRICT 7 - Gretchen Barron

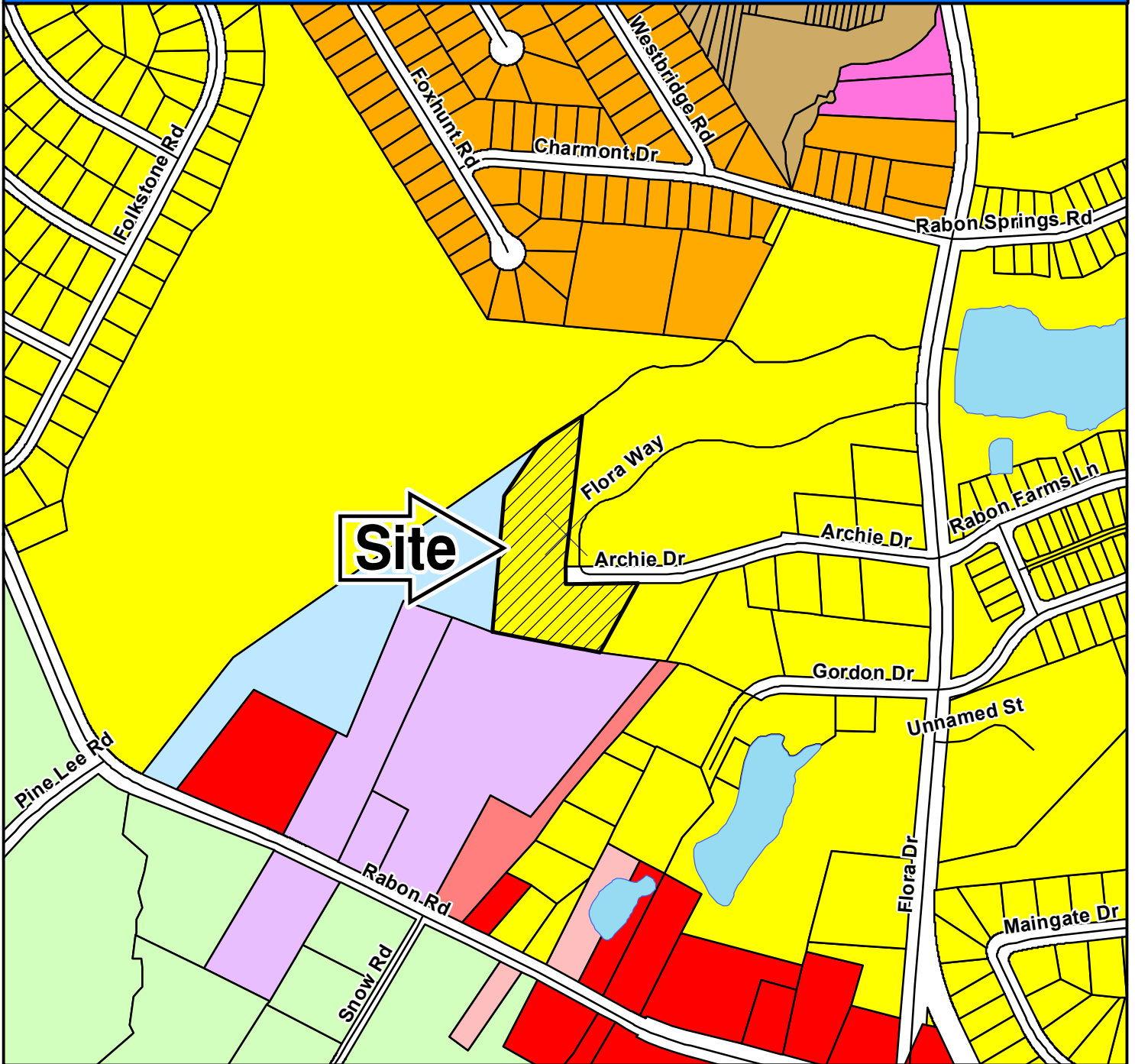
Case 22-023 MA
RS-MD to RM-MD
TMS R17116-01-01

Site

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



Case 22-023 MA RS-MD to RM-MD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

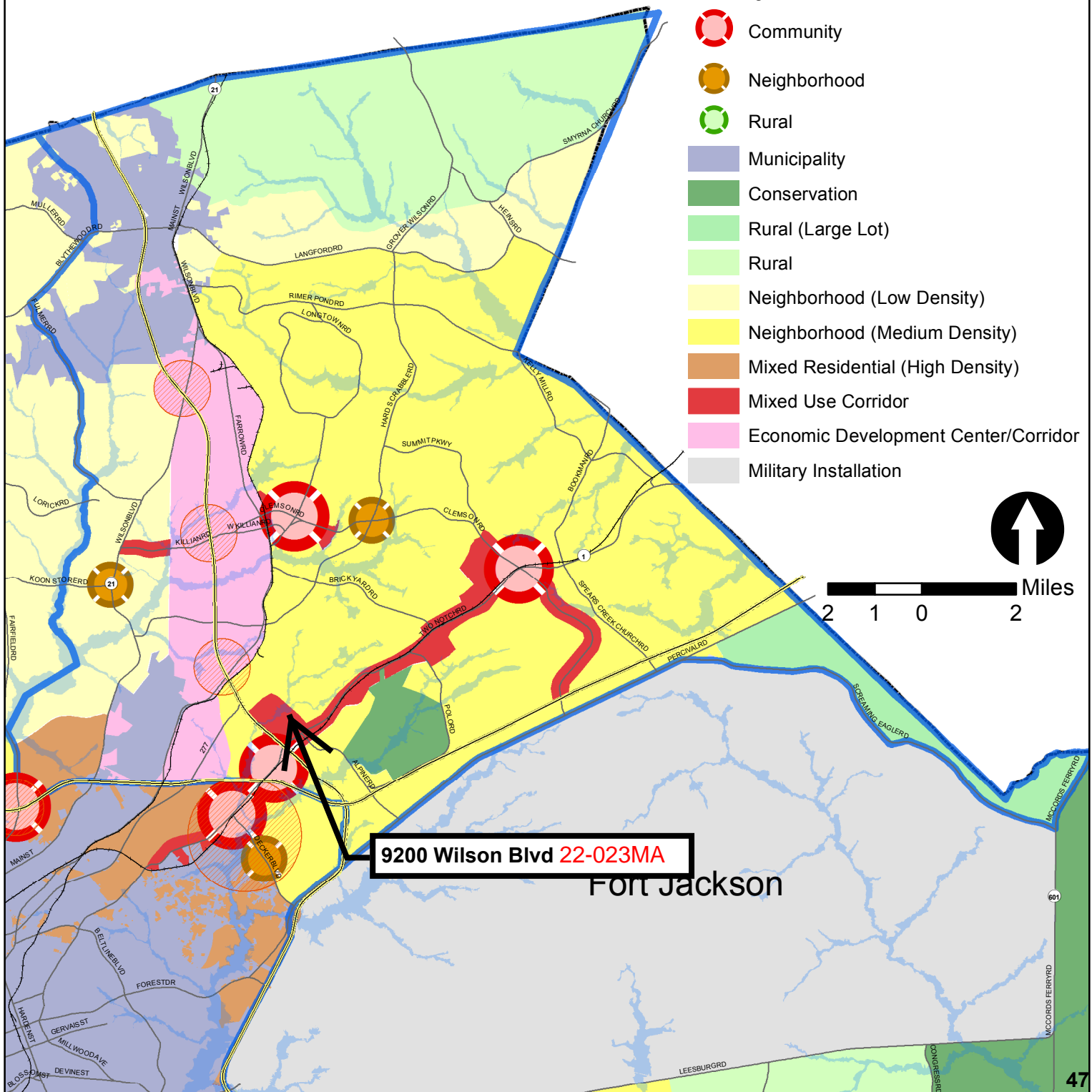


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-028 MA
APPLICANT: Elizabeth Swan

LOCATION: 6217 Two Notch Road

TAX MAP NUMBER: R14214-01-07
ACREAGE: 1.43 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District and Light Industrial (M-1) District. With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial (GC) District.

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b.

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

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>	M-1/ M-1	Manhole Manufacturer / Warehouse
<u>South:</u>	GC	Residence
<u>East:</u>	M-1 / GC	Contractors Office / Automotive Repair
<u>West:</u>	M-1/ GC	HVAC Warehouse / Pawn Shop

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Two Notch Road and Calvin Drive. Two Notch Road is a five-lane undivided principal arterial maintained by SCDOT with sidewalks. Calvin Drive is a two lane undivided local maintained by Richland County without sidewalks. The general area is characterized by commercial uses and warehouse uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Dentsville Elementary School is located about 1.1 miles southeast of the parcel on Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane, approximately 1.67 miles northeast of the subject parcel. Water service is provided through the City of Columbia. Sewer The parcel is located in the East Richland County Public Sewer Service area.

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 **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 2021 SCDOT traffic count (Station # 107) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 38,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Mixed Use Corridor future land use designation due to the intensity of the uses allowed under the requested LI District based upon its location.

The Plan recommends that Mixed Use Corridor areas should be transformed to allow for the integration of uses for a variety of use types including residential, commercial, office, and institutional. Based upon its location along Two Notch Road, and the types and locations of certain surrounding zoning districts and uses, the area would not be appropriate for industrial expansion.

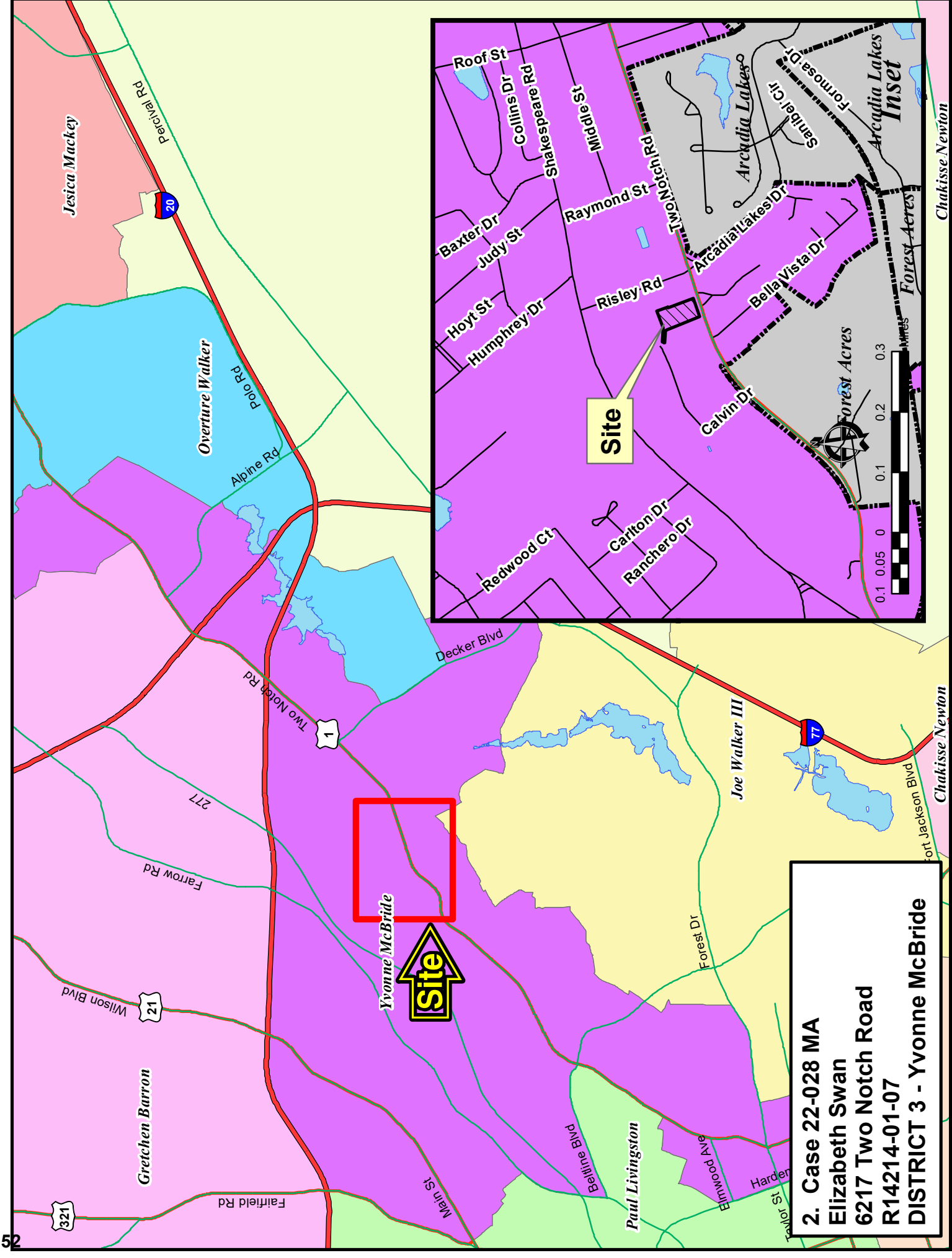
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 3, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDS recommendation for the following reason:

- The site is contiguous to light industrial uses.
- The request fits with uses behind the subject site.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-028 MA**.



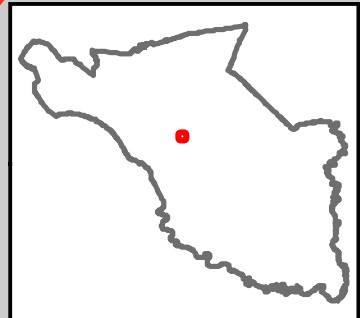
2. Case 22-028 MA
Elizabeth Swan
6217 Two Notch Road
R14214-01-07
DISTRICT 3 - Yvonne McBride

**Case 22-028 MA
GC to LI**

TMS R14214-01-07

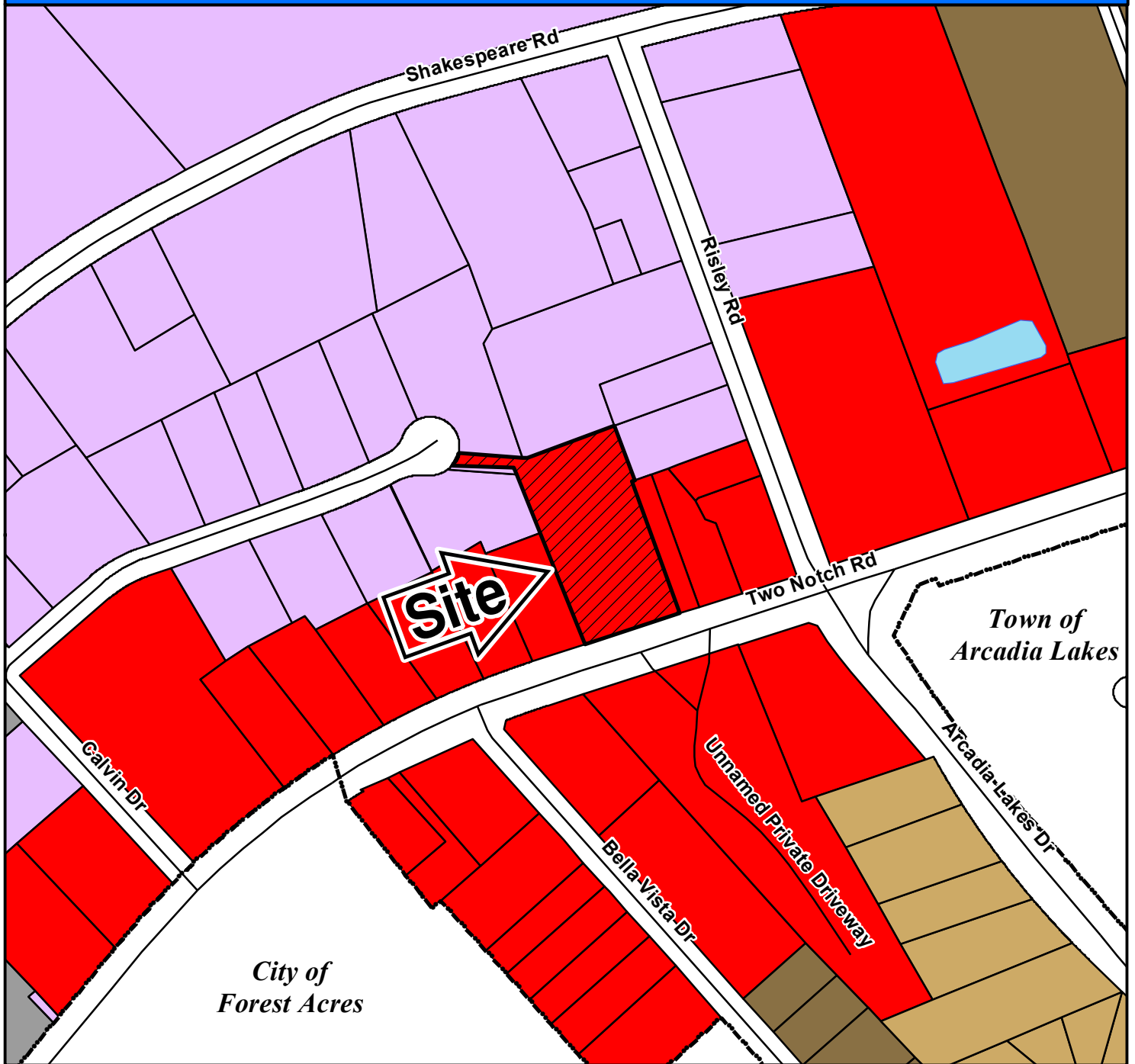
Site

SPECIAL FLOOD HAZARD AREA
WETLANDS



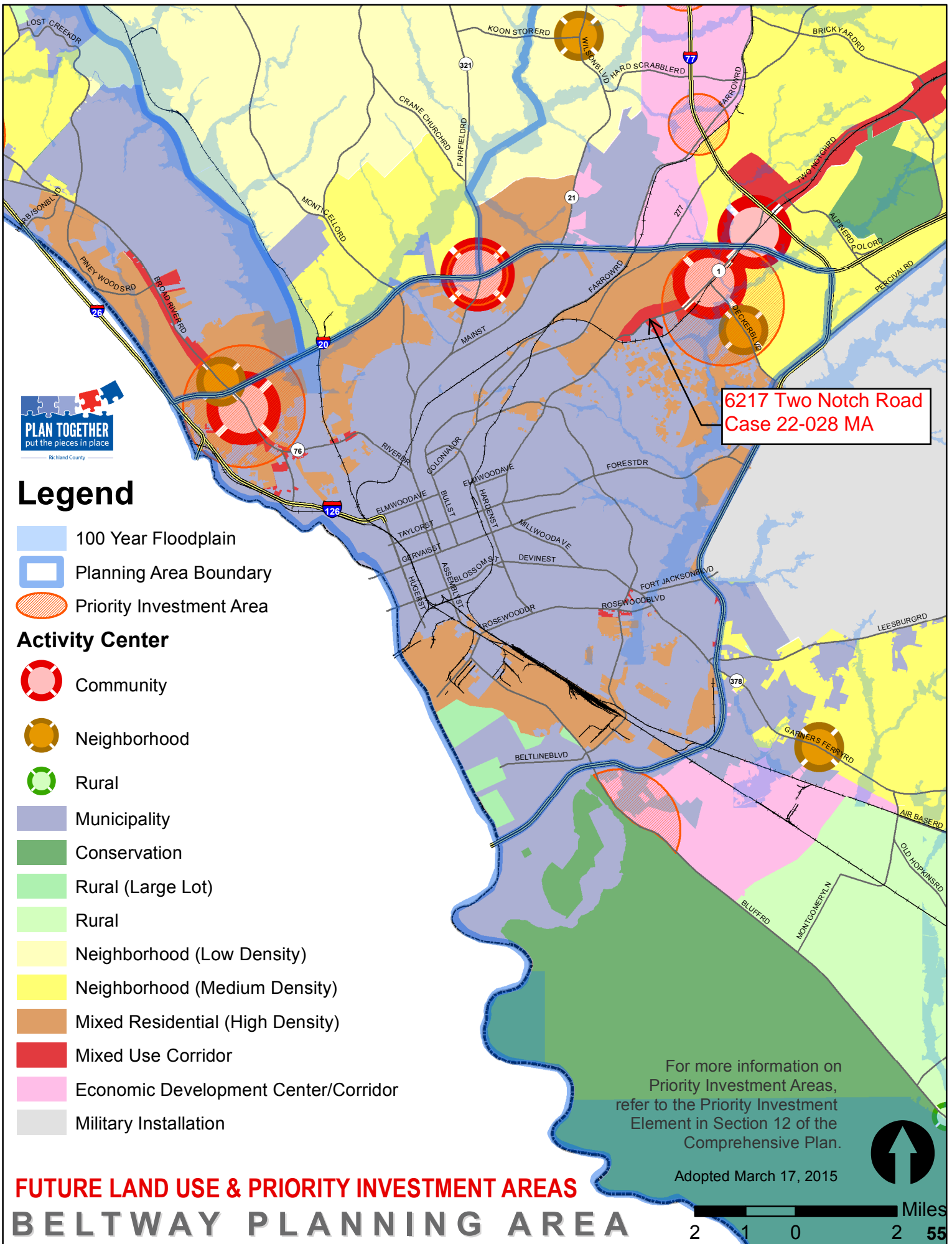
Richland County & Woolpert

Case 22-028 MA GC to LI



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



Legend

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

**6217 Two Notch Road
Case 22-028 MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-029 MA
APPLICANT: Douglas Putlock

LOCATION: 1012 Bickley Road

TAX MAP NUMBER: R02415-02-01
ACREAGE: 3.76 acres
EXISTING ZONING: NC
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: October 10, 2022

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The subject parcel was part of a previous request for the Neighborhood Commercial District (NC) under case number 19-005MA. That case was approved.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 18-028MA. That case was denied.

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 03-39MA (Ordinance Number 020-03HR).

The Light Industrial (M-1) District parcel southwest of the site was rezoned from RU to M-1 under case number 97-024MA.

Zoning District Summary

The RS-MD District 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: 8,500 square feet, or as determined by DHEC.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 19 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Ballentine Elementary School
<u>South:</u>	GC	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RU/RU	Residence/Shed

Discussion

Parcel/Area Characteristics

The subject property has frontage along Bickley Road. Bickley Road is a two-lane undivided local road without sidewalks and streetlights along this section maintained by SCDOT. The immediate area is characterized by a mix of institutional, recreational and residential uses, along with undeveloped parcels. North of the site is Ballentine Elementary School. West of the site is a single-family residence. South and east of the site is an undeveloped GC parcel. Southwest of the parcel is the Ballentine Park and Richland County Public Works Ballentine Camp.

Public Services

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.04 miles east of the subject parcel. The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is immediately north 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 within Richland County’s sewer service area. There is a fire hydrant located west of the site on Bickley 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 (Activity Center)***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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, 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.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #180) located north of the subject parcel on Broad River Road identifies 12,400 Average Daily Trips (ADT’s). Broad River Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “D”.

The 2021 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 24,500 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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

A 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, southwest of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). Broad River Road is will undergo widening from I26 to Old Dutch Fork Road. There are no planned or programmed improvements for these roadway sections through the County Penny Sales Tax program.

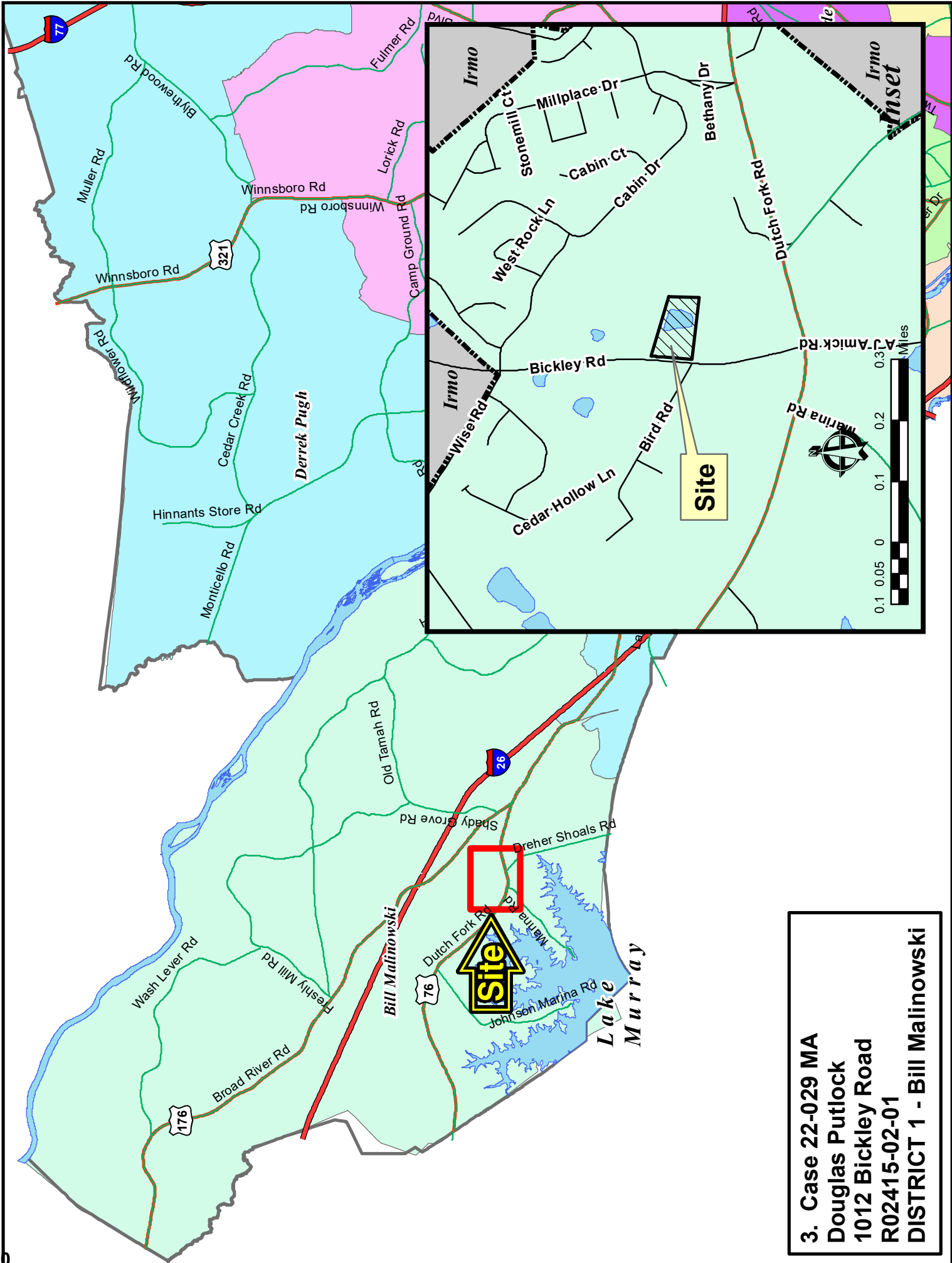
Conclusion

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...provide medium-density housing for the neighborhood, located near the center's shopping and employment." The proposed zoning district is consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are consistent with the objectives outlined under Neighborhood Activity Centers.

Staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **October 3, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-029 MA**.

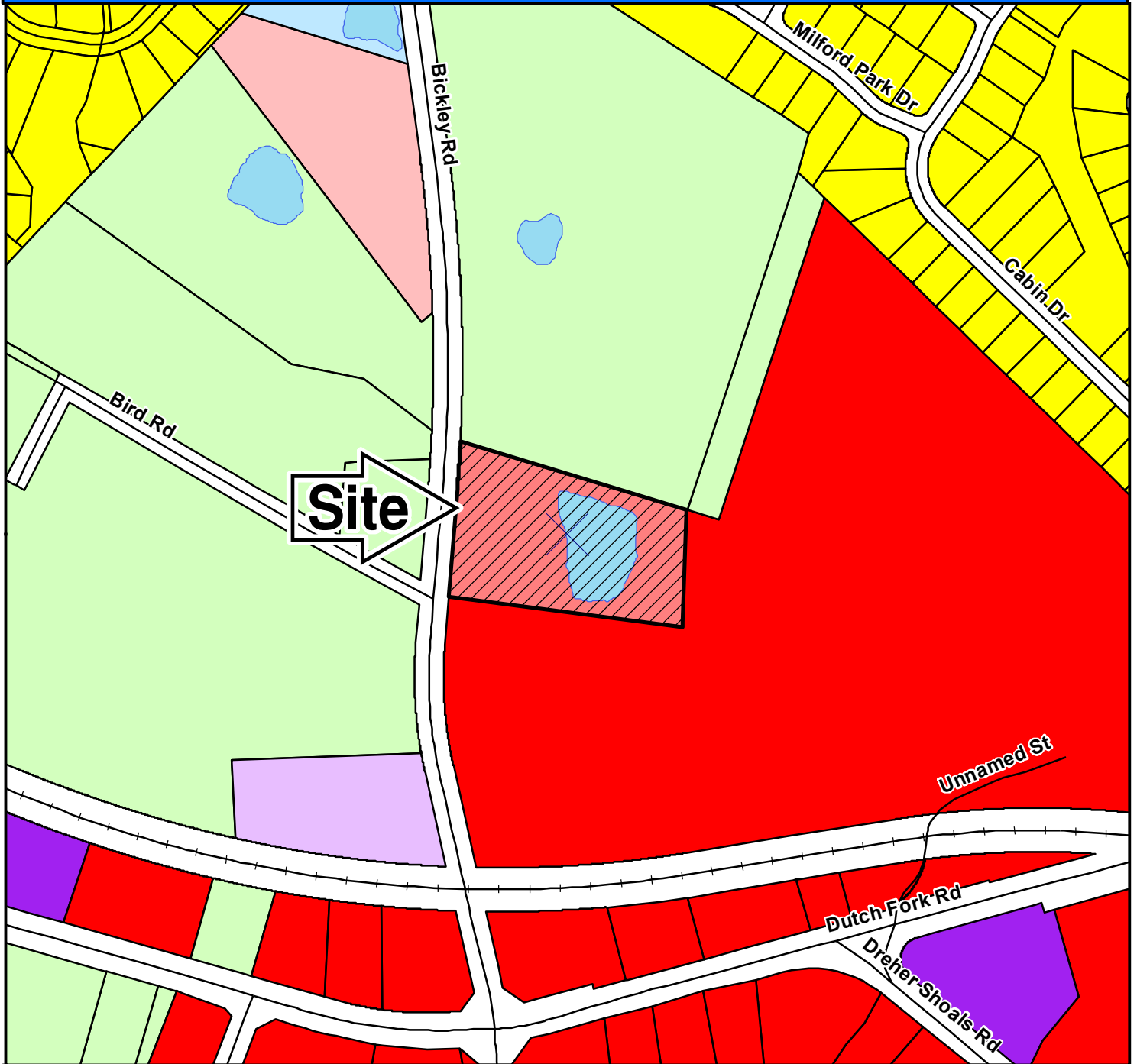


3. Case 22-029 MA
 Douglas Putlock
 1012 Bickley Road
 R02415-02-01
 DISTRICT 1 - Bill Malinowski



























**Case 22-029 MA
NC to RS-MD
TMS R02415-02-01**



Case 22-029 MA NC to RS-MD



ZONING CLASSIFICATIONS

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 3, 2022
RC PROJECT: 22-032 MA
APPLICANT: Ervin Capers

LOCATION: 203 & 217 Gatehill Road

TAX MAP NUMBER: R38800-02-09, R38900-03-06, R38900-03-07
ACREAGE: 4.86 acres
EXISTING ZONING: HI
PROPOSED ZONING: RU

ZPH SIGN POSTING: October 21, 2022

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

(b) (2) b. 1.

1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2).

Zoning District Summary

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.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 6 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	HI	Undeveloped
<u>South:</u>	HI	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	HI	Residence

Discussion

Parcel/Area Characteristics

The parcels do not have frontage along McCords Ferry Road. McCords Ferry Road is a two-lane undivided principal arterial. The parcels have access to a named driveway (Gatehill Road). The immediate area is primarily characterized by undeveloped parcels, a residence and agricultural uses. North, East and south of the parcels are undeveloped. West of the site is a residential use.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located 8.41 miles west, northwest 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.

Lower Richland Neighborhood Master Plan

The parcel is within the Cowasee Conservation Corridor. The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Lower Richland. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams and creeks crisscross this unique natural resource. These areas provide a refuge for a variety of terrestrial and aquatic species which also benefit from relatively intact forests and riparian corridors along major creeks draining farmland and forested habitats upstream. In addition, the area is home to a number of commercial timbering operations and hunt clubs.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #197) located south of the subject parcel on McCords Ferry Road identifies 3,500 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 limited development within these areas. However, the proposed zoning would be consistent with the surrounding Rural zoning districts and residential uses on the western side of McCords Ferry Road.

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

Planning Commission Action

At their **October 3, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- Applicant's residential use predated the 1977 ordinance which established the zoning (HI) that has adversely impacted the applicant.

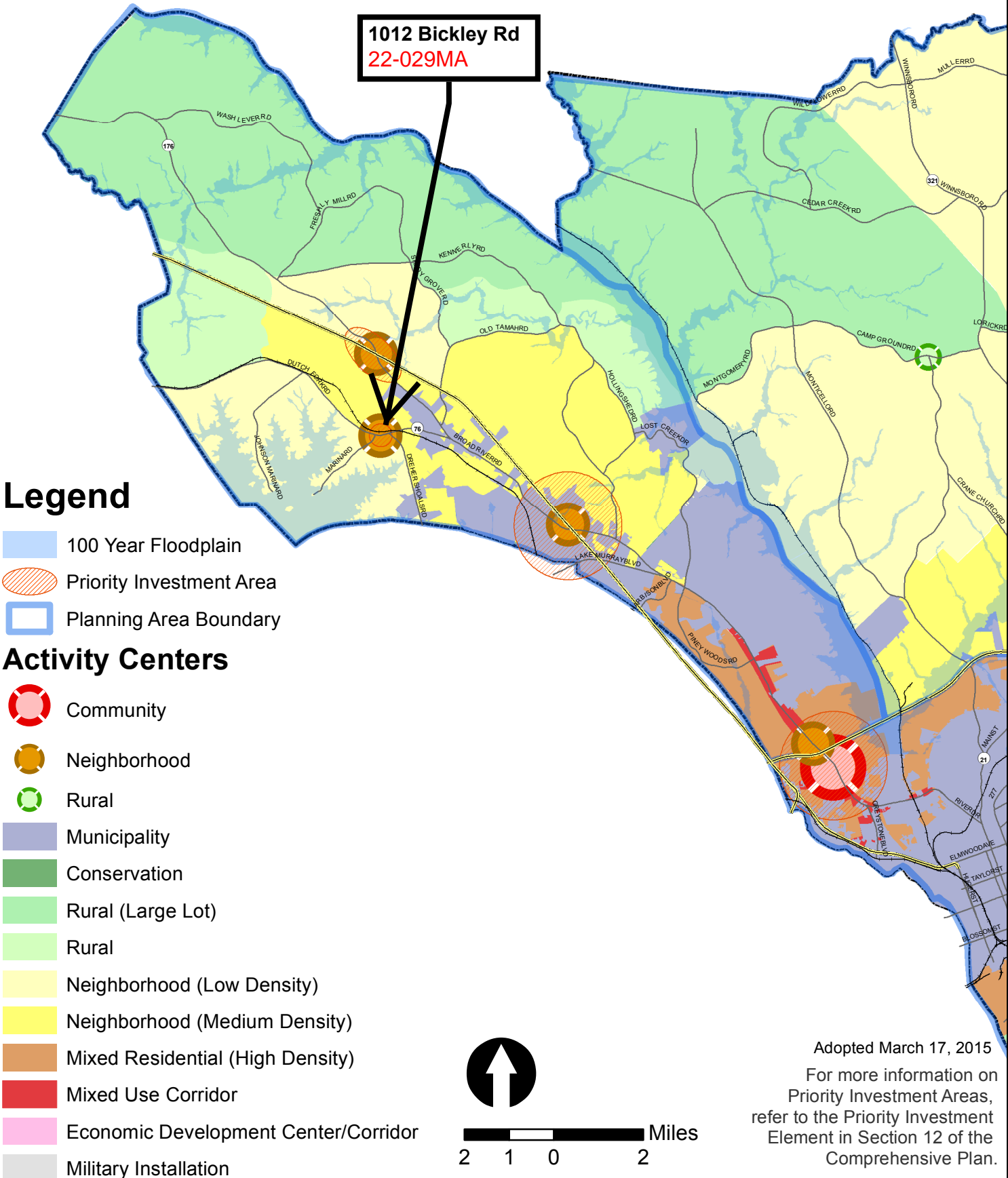
The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-00 MA**.

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1012 Bickley Rd
22-029MA



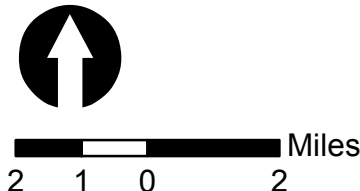
Legend

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

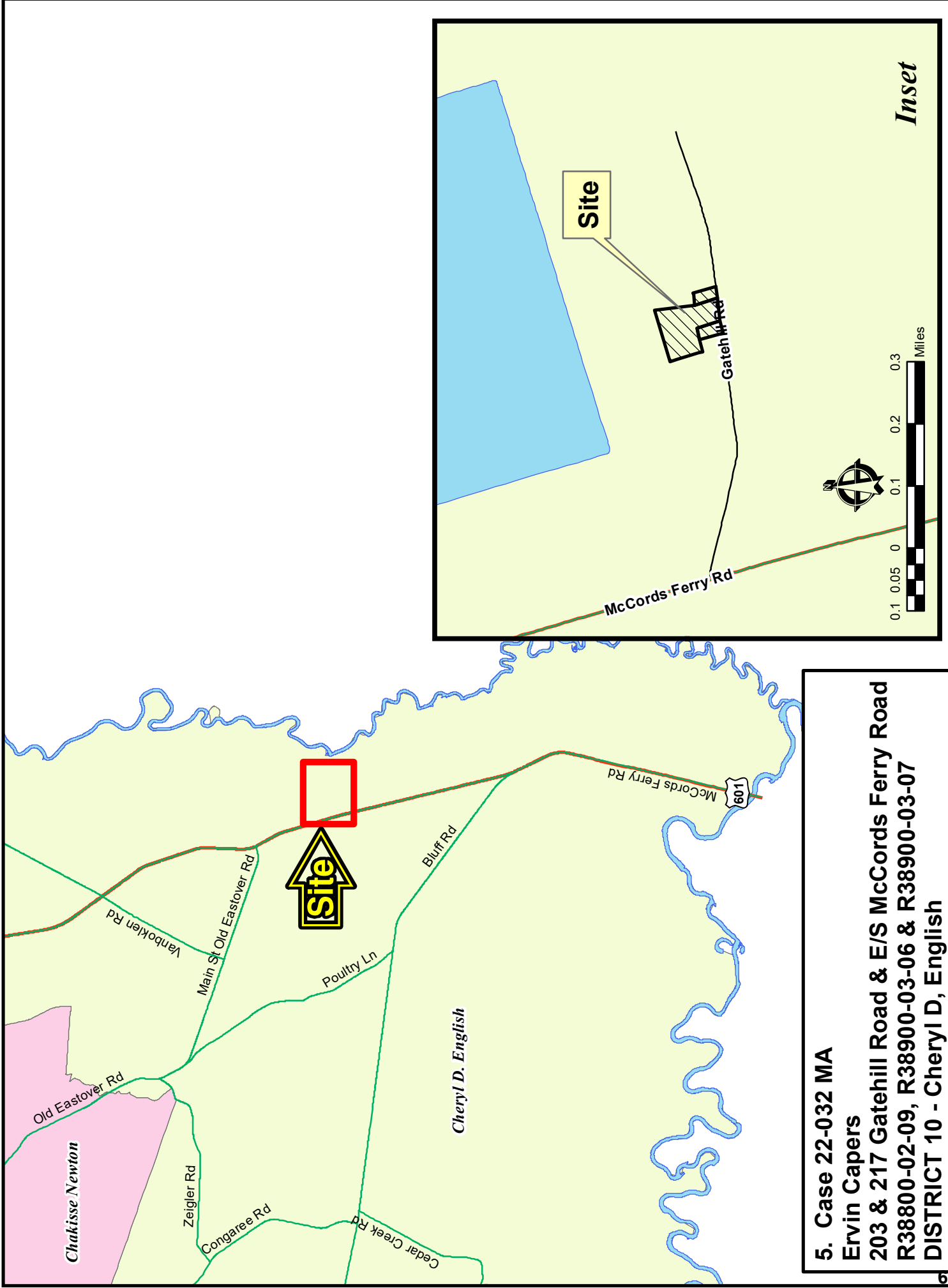
Activity Centers

- 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



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



5. Case 22-032 MA
Ervin Capers
203 & 217 Gatehill Road & E/S McCords Ferry Road
R38800-02-09, R38900-03-06 & R38900-03-07
DISTRICT 10 - Cheryll D, English

Case 22-032 MA
HI to RU
TMSR02411-01-03 (P)



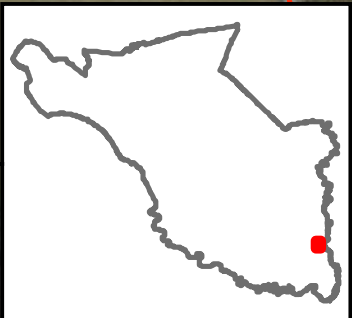
McCords Ferry Rd

Gatehill Rd

Farmstead Rd

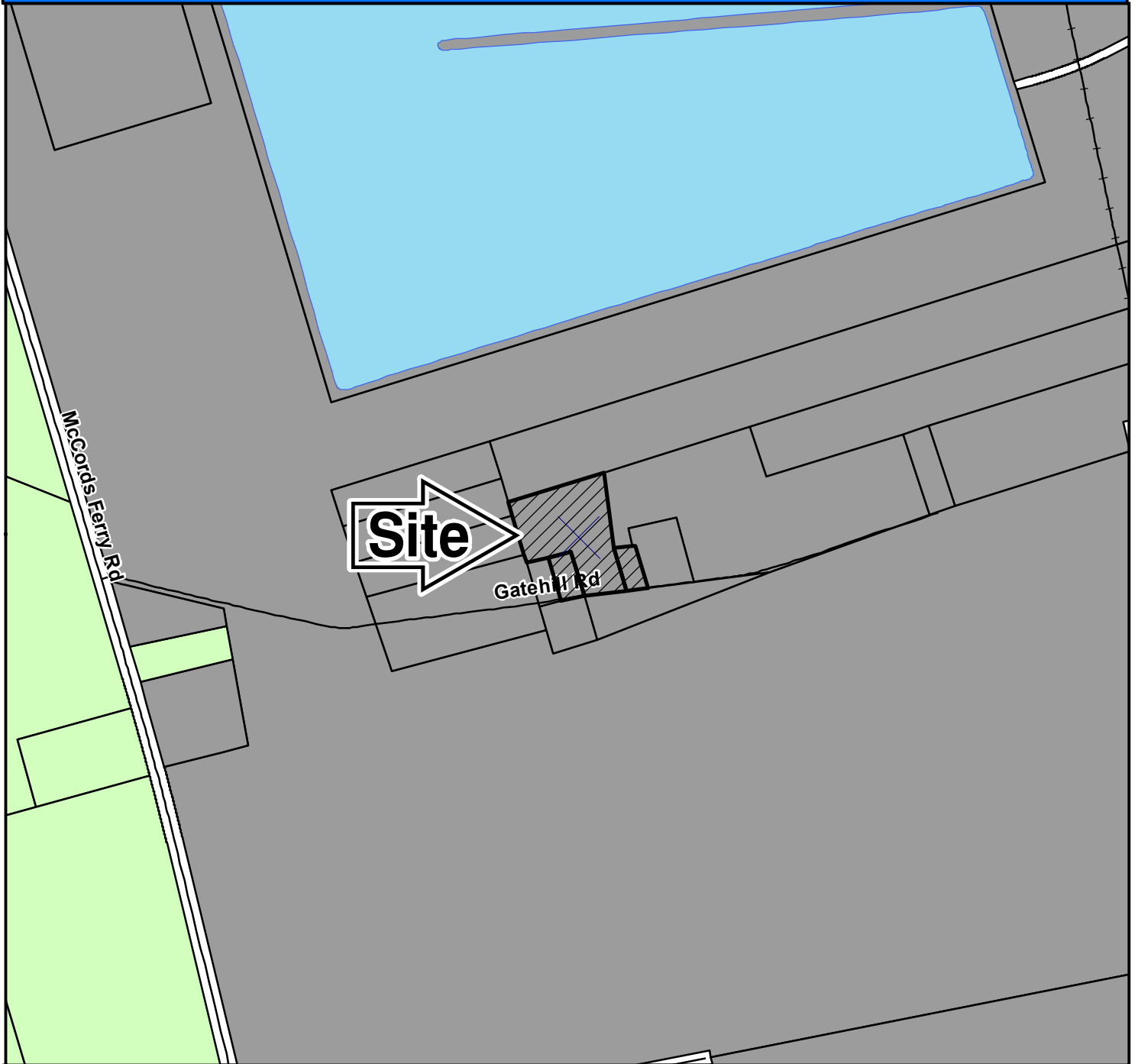
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



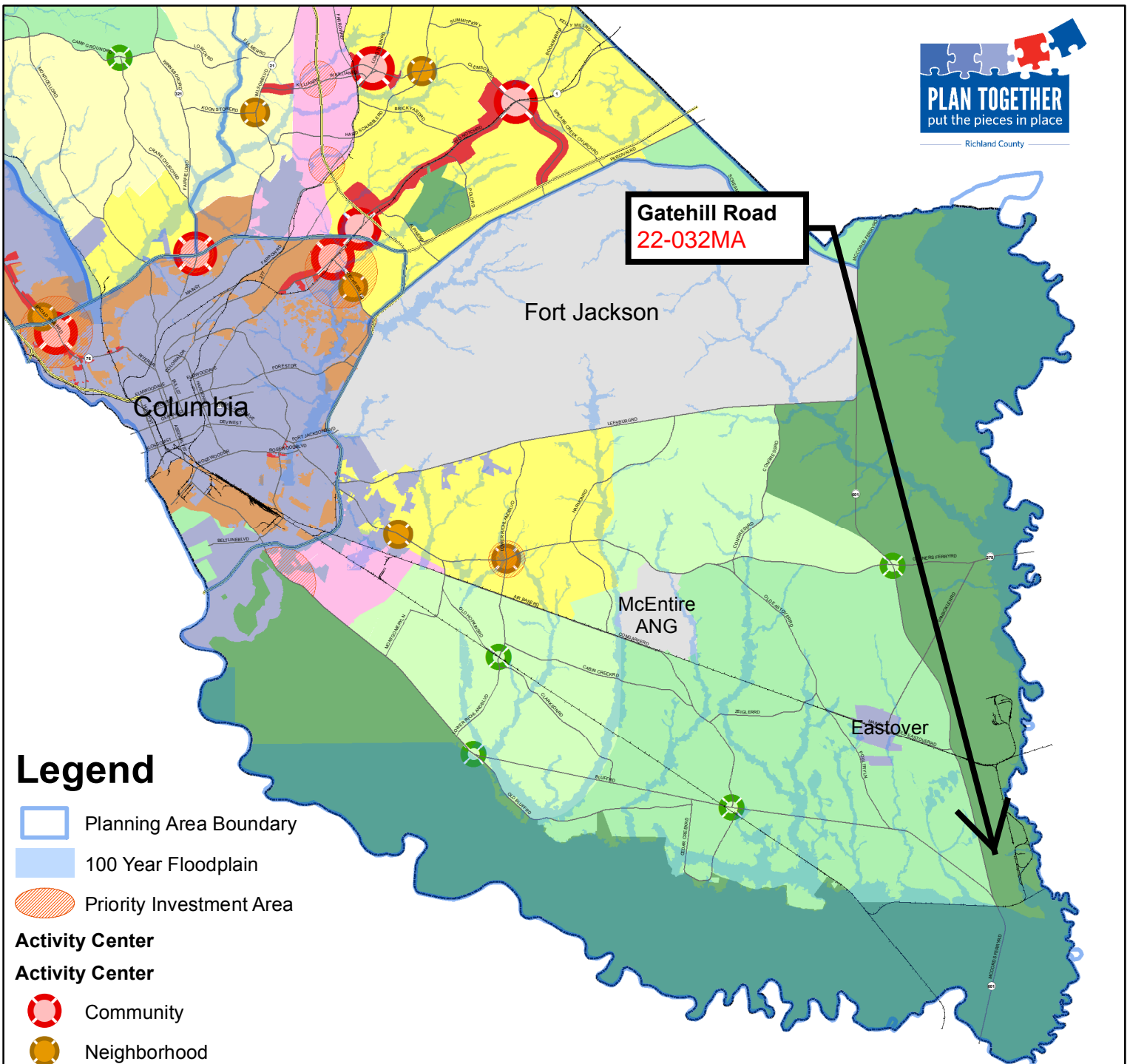
Richland County & Woolpert

Case 22-032 MA HI 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			



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



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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