

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



April 25, 2023

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 25 April 2023
Agenda
7:00 PM

1. STAFF:

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

2. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. 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 1

2. Case # 22-037 MA District 2
Derrek Pugh
Kevin Steelman
RU to RS-E (90.79 acres)
1000 Kelly Mill
TMS# R23300-02-02
Planning Commission: Approval (7-1)
Staff Recommendation: Disapproval
Page 15

3. Case # 23-007 MA District 2
Derrek Pugh
Cory Swindler
LI to RM-MD (35.05 acres)
W/S Farrow Road
TMS# R17600-01-12
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 23

6. ADJOURNMENT



**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: April 13, 2023

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.

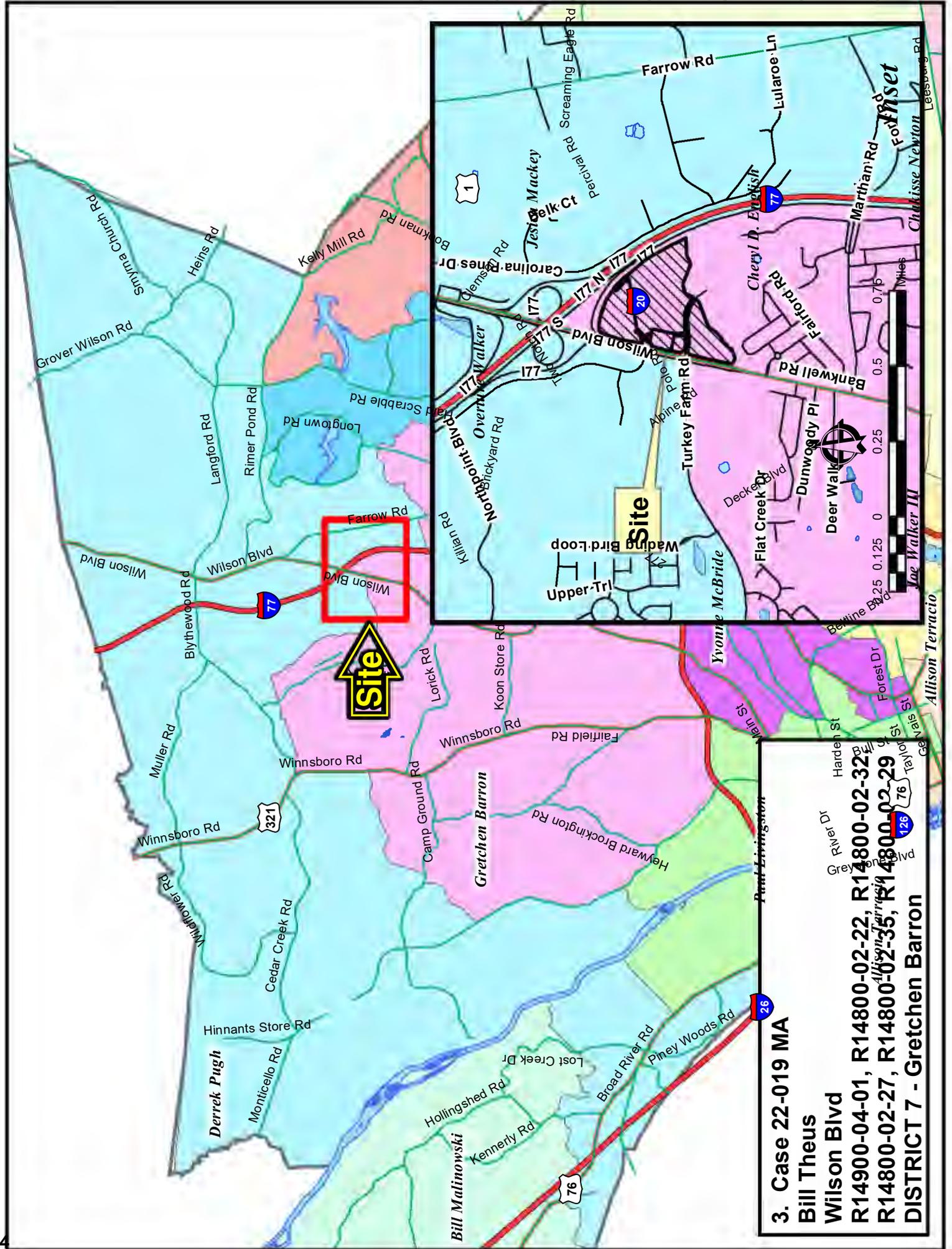
Conclusion

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**.



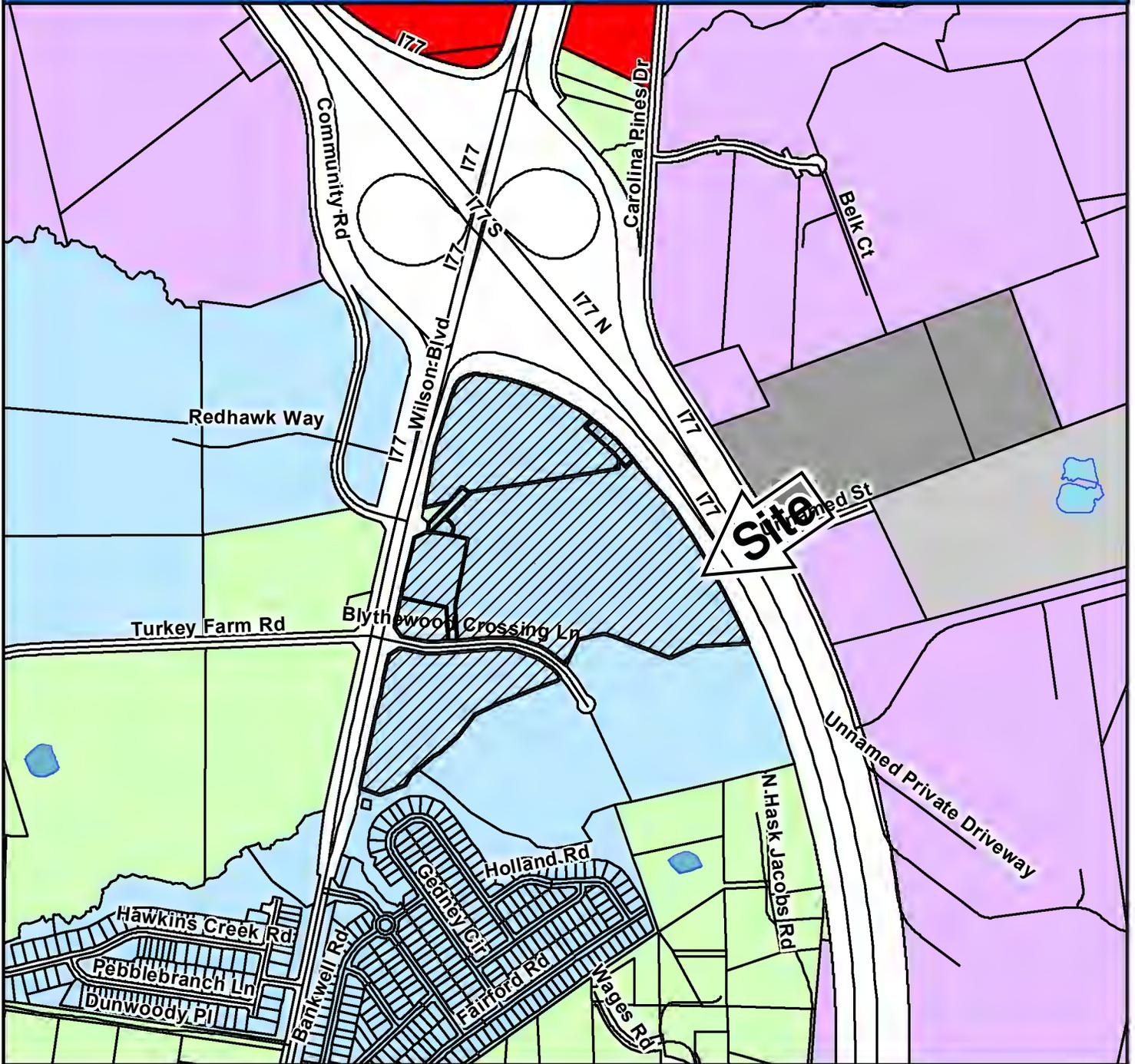
3. Case 22-019 MA
Bill Theus
Wilson Blvd
R14900-04-01, R14800-02-22, R14800-02-32
R14800-02-27, R14800-02-35, R14800-02-29
DISTRICT 7 - Gretchen Barron

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

TMS R11111-01-02, 54, & 55, R11114-01-02 & 13



Case 22-019 MA PDD to PDD



ZONING CLASSIFICATIONS

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

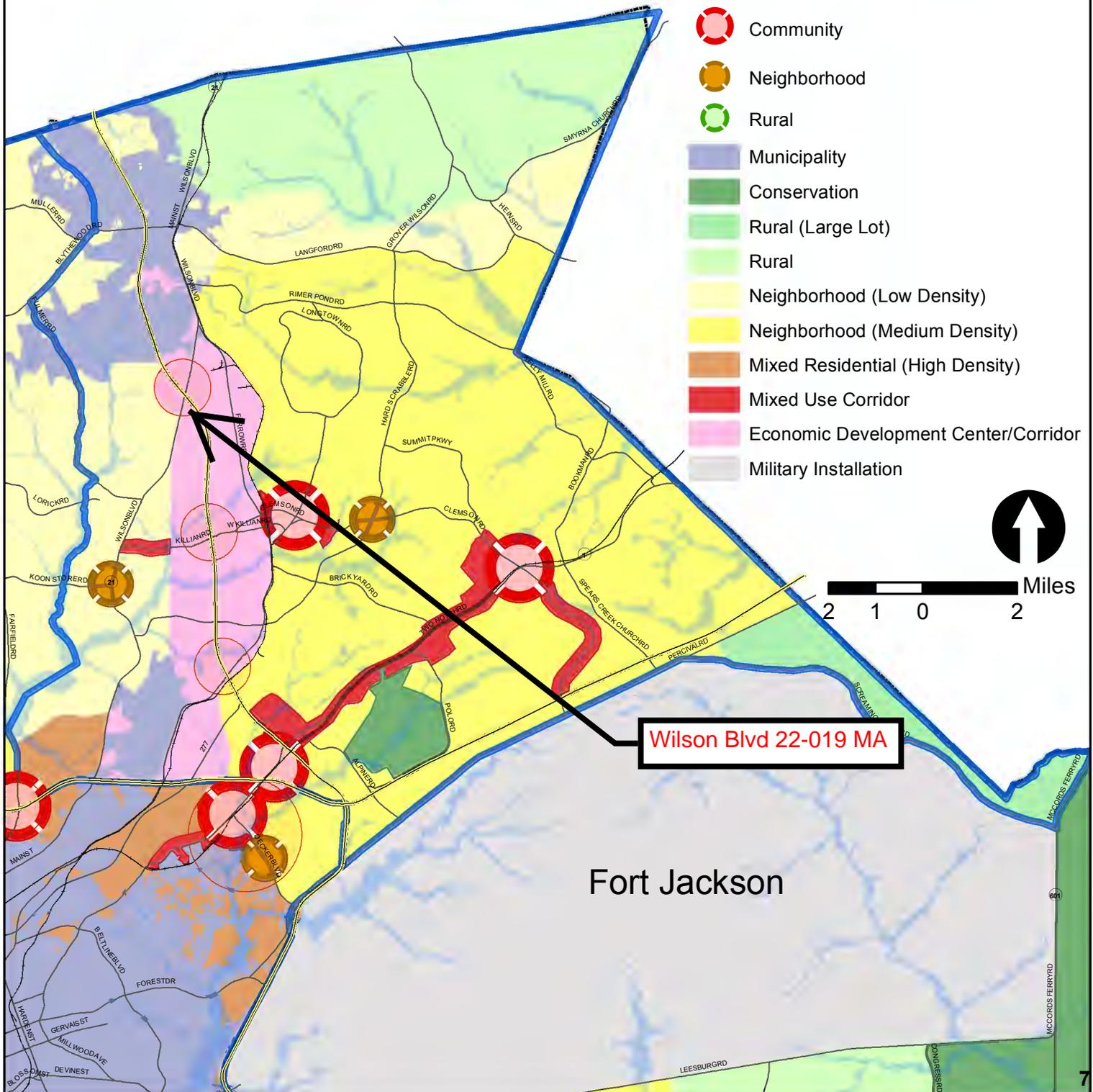


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



K&S
 Kenneth R. Sullivan, Association, LLC
 Landscape Architecture & Planning
 2500 Palmetto Avenue
 Columbia, South Carolina 29209



LEGEND	MIXED-USE	TOTAL AREA	APPROXIMATE WETLANDS AREA	% OF ENTIRE TRACT	MAXIMUM # OF UNITS
	COMMERCIAL / INDUSTRIAL	55.2 Ac	5.9 Ac	35.7%	300
	MULTI-FAMILY RESIDENTIAL	37.2 Ac	6.5 Ac	24.1%	558
	SINGLE FAMILY RESIDENTIAL	62.2 Ac	3.6 Ac	40.2%	342
TOTALS		154.6 Ac		100%	900/1200
ROAD ROW		10.3 Ac	BASED ON SCHEMATIC ROAD ALIGNMENT SHOWN THAT IS SUBJECT TO CHANGE. THIS ACREAGE IS INCLUDED IN THE ABOVE TOTALS.		

NOTES: WETLANDS SHOWN ARE APPROXIMATE BASED ON DRAWINGS FROM PREVIOUS DEVELOPER BY STANTEC, INC.
 WETLANDS LOCATIONS ARE NOT CERTIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
 ROAD ALIGNMENT SUBJECT TO MINOR AND MAJOR RELOCATIONS ACCORDING TO CERTIFIED WETLANDS SURVEY TO ASSURE MINIMUM IMPACT TO EXISTING WETLANDS.

AMENDED MARCH 15, 2005
 AMENDED MAY 03, 2022

GENERAL DEVELOPMENT PLAN

I-77 / US 21 MIXED USE PUD

COLUMBIA, SC



I-77/HWY 21 MIXED USE PUD

Update and Amendment

Planned Development (PUD 1-R)

January 30, 2005

Revised March 15, 2005

Revised June 9, 2022

The I-77/Hwy 21 Mixed Use Planned Urban Development was approved by Richland County in 2005 and was intended to be a mixed-use development which consisted of Single Family Residential, Multi-Family Residential, Industrial and Commercial uses. The total land area encompassing the PUD was 154 acres. This type of PUD was very common in the early 2000's. The original plan consisted of specific areas for the various types of uses. The single-family residential area was designed for 342 single family homes, the multi-family was created to accommodate 558 units, and the remaining 55.2 acres was established for general commercial and industrial uses, subject to and limited to certain specific uses. The expected build out for the entire track of land was anticipated to be 5 years. Between the date of first approval and today, the infrastructure has all been created, with public water and sewer lines running throughout as well the creation of Blythewood Crossings Lane, which extends about 700 feet to the multi-family project.

In 2022 and about 12 years beyond the scheduled completion date, remains an active development. The residential and multi-family dedicated areas have been completed, however, the density associated with these areas was much less than the PUD anticipated. There are 286 single family homes and 384 apartment units although the PUD allowed for 342 and 558 units, respectively. Thus, there are 230 available units that have not been permitted. The development of the commercial and industrial area has been extremely slow. 7/11 is under construction on 3 acres for a convenience store but that is the only commercial activity generated in over 17 years.

The lack of progress in this development is attributable to the Great Recession of 2008, which lasted until 2013 in the commercial real estate sector, and also the rapidly growing eCommerce /internet business. The net result is that the PUD no longer meets the market demands. The 55 acres of commercial and industrial space will likely never be fully developed. In addition to the market, there are a vast number of competing commercial properties available in priority areas, such Killian Rd. and in the new created Richland County Industrial Park. Additionally, with ever evolving eCommerce and home delivery services, the demand for bricks and mortar isn't as dominant as it was in 2005, when the PUD was created.

As a result of the factors above, it will be imperative to find other alternate uses for the large Commercial/Industrial tracts. Given that the PUD has not used its total unit allocation and the land areas designated for single-family and multi-family residential have been fully developed leaving 230 units available, we believe that an appropriate use for the remaining land would be residential

in nature in addition to some commercial as already provided. Forbes and US News both published reports that the preferences of the millennial generation are flexibility, amenities and community. They estimate that 350,000 new multi-family units were constructed in the United States in 2019. Since the PUD has available units and since it is clear that the demand for multi-family residential will continue to grow, it seems appropriate to allow residential concepts in the commercial and industrial areas, and to also increase the permitted unit count.

Amendment

The owners of the I-77/ Hwy 21 Mixed Use PUD kindly request a PUD amendment which would change the name of the "Commercial/Industrial" area to "Mixed-Use" and allow both single-family and multi-family residential uses in the Mixed-Use area, and to increase the overall allowable unit count to 1200 from 900. The maximum number of allowable units in the Mixed-Use area shall be 300.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 030-05HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, AS DEFINED IN SECTION 26-31 OF THE RICHLAND COUNTY CODE OF ORDINANCES, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN (TMS # 14800-02-02/22/23 AND TMS # 14900-04-01) FROM RU (RURAL DISTRICT) AND PUD-1C TO PUD-1IR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements of Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760- of the Code of Laws of South Carolina and with the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

Section I. The Richland County Code of Ordinances, Chapter 26, Zoning; Article 3, Establishment of Districts and Zoning Maps; is hereby amended to change the property (TMS # 14800-02-02/22/23 AND TMS # 14900-04-01) described in Exhibit A, which is attached hereto, from RU Rural District zoning and PUD-1C zoning to PUD-1IR zoning.

Section II. PUD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The Planning Commission approved the General Development Plan dated March 15, 2005, prepared for Walter Taylor and Company by Kenneth B. Simmons, LLC, except as otherwise amended herein, required by Section 26.70-15, which is on file in the Richland County Planning & Development Services Department (hereinafter referred to as "PDSD") and is incorporated herein by reference; and
- b) The site development shall be limited to a total 1,200 dwelling units consisting of both multi-family units and single-family units. ~~558 multi-family dwelling units and 342 single-family dwelling units~~; the 55.2 acres currently categorized as Commercial/Industrial will be renamed to Mixed-

Use of non-residential property (as depicted on Exhibit B, which is attached hereto) and shall be limited to the following uses:

- 1) Retail establishments;
- 2) Service and repair establishments;
- 3) Personal service establishments, including such uses as beauty shops, barber shops, shoe repair shops, dry cleaning and laundry, dressmaking and tailoring;
- 4) Offices;
- 5) Photography studios, art studios, art sales, interior design studios, craft studios, craft sales, antique shops, and establishments for the teaching of music, dancing, and/or other performing arts;
- 6) Financial institutions;
- 7) Eating and drinking establishments, including drive-in eating and drinking establishments;
- 8) Wholesaling and distribution establishments not involving over 8,000 square feet of area for storage of wares to be wholesaled or distributed;
- 9) Commercial recreation and entertainment structures and uses, such as theaters, bowling alleys, miniature golf courses, night clubs, and the like;
- 10) Hotels and motels;
- 11) Commercial parking lots and parking garages;
- 12) Commercial printing and job printing establishments;
- 13) Veterinary establishments, provided that all animals are kept within suitably designed sound-proof, air-conditioned buildings;
- 14) Funeral homes;
- 15) High-rise structures containing non-residential uses that are permitted principal uses for this district, subject to the provisions of Section 26-80 of the Richland County Code of Ordinances, or its relevant successor regulations;
- 16) Business and vocational schools not involving operations of an industrial nature;
- 17) Private clubs and lodges, civic and fraternal organizations not involving residential uses;
- 18) Medical and health related centers, clinics, laboratories;
- 19) Parks, playgrounds, and playfields;
- 20) Community service structures and uses, such as community service centers, libraries, fire stations, civic, cultural, or recreational uses;
- 21) Churches and other places of worship, including educational buildings related thereto;
- 22) Utility substations;
- 23) Automobile service stations;
- 24) Cemeteries;
- 25) Day nurseries and kindergartens, subject to the provisions of Section 26-84 of the Richland County Code of Ordinances, or its relevant successor regulations; and adult day care facilities, provided that the Zoning Administrator shall ensure that the applicant has applied to the South Carolina Department of Health and Environmental Control (SCDHEC) for a license to operate the facility and that all SCDHEC requirements, including, but not limited to, those dealing with the maximum number of persons to be cared for at the facility are satisfied;
- 26) Dwelling units that are located over retail establishments
- 27) Structures and uses which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures,
 - b. Are located wholly on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership, and
 - c. Do not involve operations not in keeping with the character of the area or of a nature prohibited under Section 26-70.8

of the Richland County Code of Ordinances, or its relevant successor regulations;

- 28) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, homes for orphans, homes for the aged, provided that no such facility shall have a lot area less than one (1) acre, and that no building in connection with such facility shall be closer than twenty-five (25) feet to any lot residentially zoned;
 - 29) Mini-warehouses with or without an accessory apartment (one apartment only) for security purposes and parking and storing of retail rental vehicles;
 - 30) Elementary or high schools;
 - 31) Wholesaling, warehousing, storage, supply, and distribution facilities;
 - 32) Light manufacturing and processing; and
 - 33) Laboratories and establishments for fitting, repair, or production of eyeglasses, hearing aids, or prosthetic devices; and
 - 34) Single-Family and Multi-Family dwellings so long as the maximum number of permitted units in the Mixed Use area does not exceed 300 units.
- c) Within the subject site, a minimum of 0.5 acres shall be set aside as a playground; and
 - d) The applicant shall provide a phasing plan for the single-family residential portions of the project to the PDSD prior to the department's review of any construction plans or site plans; and
 - e) Unless otherwise provided herein, all development shall conform to all relevant land development regulations in effect at the time a permit application is received by the PDSD; and
 - f) The provisions of Sections 26-70.7, 26-70.8, 26-70.10, and 26-70.11 of the Richland County Code of Ordinances shall not apply to this project; and
 - g) No Special Exceptions, as defined in Section 26-602 of the Richland County Code of Ordinances, or its relevant successor regulations, shall be permitted; and
 - h) Pursuant to the requirements of Section 26-70.17 of the Richland County Code of Ordinances, the following changes shall require a review and recommendation by the Planning Commission and a new ordinance by the County Council:
 - 1) Any increase in the number of access points to the external road network;
 - 2) Any decrease in the amount of open space/common areas;
 - 3) Any increase in the gross project density (measured in DU/acre); and/or
 - 4) Any change in traffic flow; and
 - i) The Planning Commission is hereby authorized to make minor amendments to Exhibit B or as otherwise allowed by Section 26-70.17 of the Richland County Code of Ordinances, or its relevant successor regulations; and
 - j) The PDSD is authorized to make minor adjustments to the phasing schedule as may become necessary during the project's construction; and
 - k) No site clearing activity shall begin until the Richland County Public Works Department issues a Grading Permit and the PDSD issues a Controlled Clearing letter; and
 - l) All internal streets shall be publicly owned and maintained by Richland County; and
 - m) Access to all development sites shall be limited to the internal roadway network; and
 - n) Unless recommended by a traffic impact assessment and management plan prepared by a recognized professional traffic consultant to the contrary, the access to the subject site shall be limited to an entrance opposite Community Road, an entrance opposite Turkey Farm Road, an entrance opposite Dunwoody Place, and one additional entrance on Highway 21, for a total of four (4) entrances on Highway 21; provided, however, that in no event shall there be an entrance on Marthan Road; and
 - o) Parking shall be prohibited on all principal access roads; and
 - p) Street trees and ground cover shall be installed within the right-of-way along the principal access road on a phase by phase basis; and

- q) A minimum twenty-five (25) foot wide buffer shall be established on the subject property along its common property line with Marthan Road property owners (the buffer may be established either by deed of property to the Home Owners Association or by an easement prohibiting clearing over the rear portion of the lots); and
- r) Street lights shall be installed along at least the principal access roads on a phase by phase basis; and
- s) Some type of coordinated signage program shall be established for each portion of the project; and
- t) The non-residential and multi-family portions of the project shall establish minimum setbacks from the principal access roads; and
- u) Parking shall be prohibited in the front setback area of the non-residential portions of the project; and
- v) The developer shall pay the costs associated with the construction of any necessary acceleration, deceleration, or turn lanes that may be required by the South Carolina Department of Transportation; and
- w) With future development (engineering and construction), the developer shall provide public water access to Marthan Road - the exact location to be determined by the developer; and
- x) The applicant has submitted a draft description of proposed procedures of any homeowners association or other group maintenance or group ownership features for the Department's review and inclusion in the project records; and
- y) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- z) All of the above enumerated conditions shall apply to the applicant, the developer, and/or their successors in interest.

Section III. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section V. This ordinance shall be enforced after the date of an affirmative Third Reading.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 5, 2022
RC PROJECT: 22-037 MA
APPLICANT: Kevin Steelman
LOCATION: 1000 Kelly Mill

TAX MAP NUMBER: R23300-02-02
ACREAGE: 90.79 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: April 13, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcels south of the site were rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR) and amended under ordinance number 036-01HR.

The RS-LD parcel northwest of the site was rezoned from TROS to Residential Single-Family Low Density (RS-LD) District under case number 19-022MA.

The RS-LD parcel west of the site was rezoned from Rural (RU) to RS-LD under case number 17-022MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County. Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet.*

*Based upon a gross density calculation, the maximum number of units for this site is approximately: 197 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU/ RU	Residence/ Residence / Undeveloped
<u>South:</u>	PDD/ PDD	Residential Subdivision/ YMCA
<u>East:</u>	RU/ RU	Undeveloped/ Residences
<u>West:</u>	RU/ RS-LD	Residence/ Residential Subdivision

Discussion

Parcel/Area Characteristics

The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Kelly Mill Road and EJW Road. This section of Kelly Mill Road is two-lane undivided collector without sidewalks or streetlights maintained by SCDOT. EJW Road is a local, unpaved road owned and maintained by the County. The general area is comprised of larger-lot residences, single-family dwellings within residential subdivisions, and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The subject parcel is within the boundaries of Richland School District Two. Kelly Mill Middle School is south of the parcel on Kelly Mill Road. The Bear Creek Fire Station (station number 25) is located about 1.7 miles north of the subject parcel on Heins Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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

Plans & Policies

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

Land Use and 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 #705, measuring from US 21 to Kershaw County line) located west of the subject parcel along Langford Road identified 5,700 Average Daily Trips (ADT). This section of Langford Road is classified as a two-lane undivided collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Langford Road is operating at Level of Service (LOS) "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 EJW Road through the County Penny Sales Tax program. Kelly Mill Road has been identified for roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance through the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Plan, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The Plan recommends"

"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."

However, while the uses and density allowed under the RS-E district are not consistent with the recommendations of the Plan, the request would be consistent with the density and/or lot area of the established and proposed developments of the adjacent subdivisions north of Kelly Mill Road (Baymont and Crickentree).

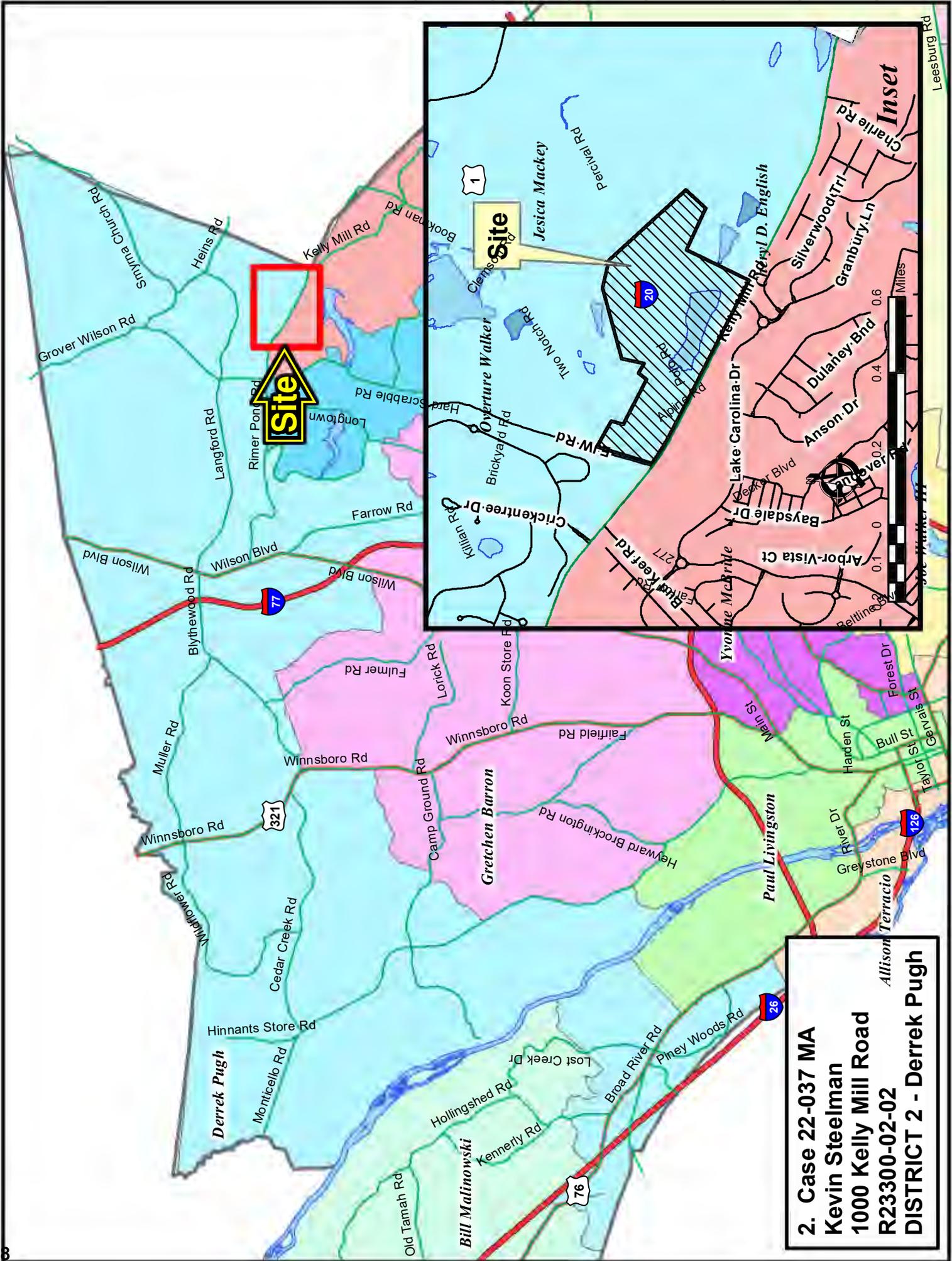
Based on the inconsistency of the request as it relates to the objectives of the Comprehensive Plan, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **December 5, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The request is appropriate to promote smart growth in the area for the schools and traffic.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-037 MA**.



2. Case 22-037 MA
Kevin Steelman
1000 Kelly Mill Road
R23300-02-02
DISTRICT 2 - Derrek Pugh

Case 22-037 MA
RU to RS-E
TMS R23300-02-02

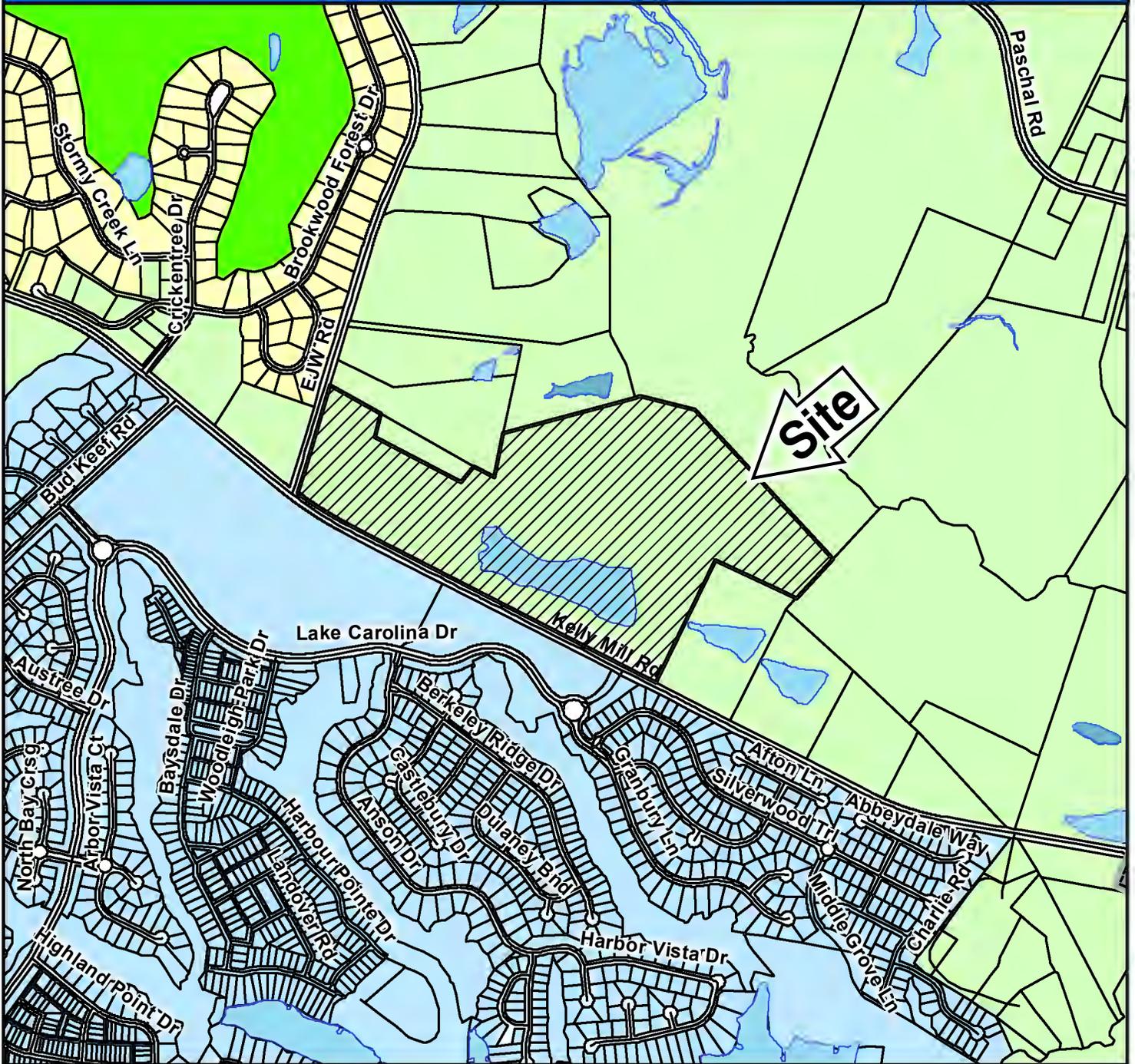
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 22-037 MA RU to RS-E



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



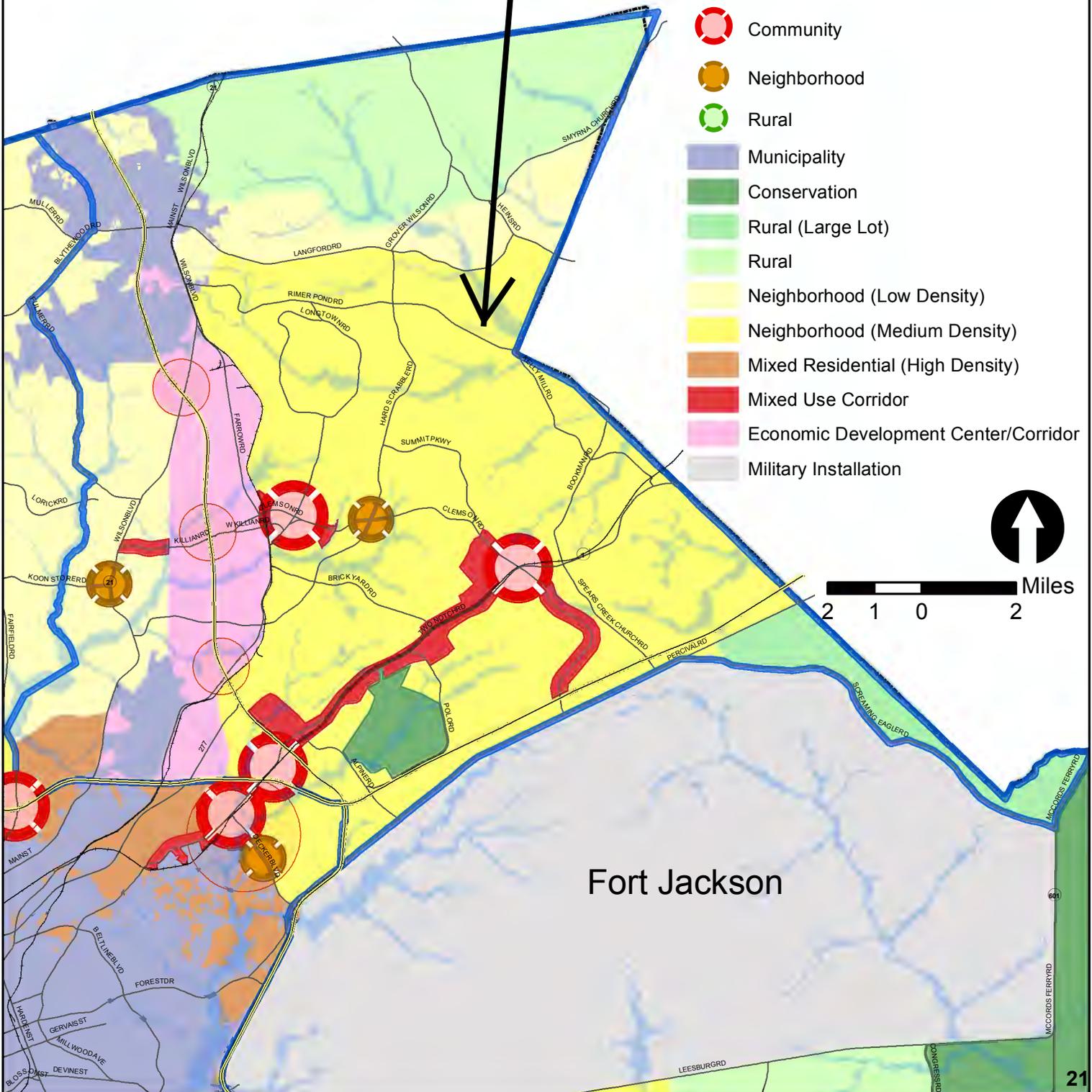
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Kelly Mill Road 22-037 MA

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 6, 2023
RC PROJECT: 23-007MA
APPLICANT: Cory Swindler

LOCATION: W/S Farrow Road

TAX MAP NUMBER: R17600-01-12
ACREAGE: 35.05 acres
EXISTING ZONING: LI
PROPOSED ZONING: RM-MD

ZPH SIGN POSTING: April 13, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The subject property was rezoned to Light Industrial District (LI) under case number 14-04MA.

Zoning History for the General Area

The Light Industrial District (M-1) parcels north of the site were rezoned from Development District (D-1) to M-1 under Ordinance Number 100-96HR (case number 96-069MA).

The M-1 parcel west of the site was rezoned from Development District (D-1) to M-1 under Ordinance Number 24-01HR (case number 01-036MA).

The M-1 parcels south of the subject parcel with frontage along Carolina Pines Drive and Marthan Road were rezoned from Development District (D-1) to M-1 under Ordinance Number 068.9-94HR (case number 94-037MA).

The Heavy Industrial District (HI) parcels 17600-01-17 and 24, were rezoned from M-1 to HI under Ordinance Number 026-13HR (case number 13-015MA).

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.

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 280 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI/M-1	Adhesives Manufacturing (Intertape Polymer Group)/Undeveloped
<u>South:</u>	RU/GC/M-1	Residential/Undeveloped/Manufacturing (Bose)
<u>East:</u>	RU/GC	Residences/Utilities
<u>West:</u>	M-1	Manufacturing (Spirax Sarco)

Discussion

Parcel/Area Characteristics

The parcel has three hundred and seventy-nine (379) feet of frontage along Farrow Road. The parcel is undeveloped, has a gentle slope and vegetation along the fence lines. Farrow Road is a two-lane collector road without sidewalks or streetlamps.

The surrounding area is characterized by warehouses, manufacturing, agricultural tree farms, scattered residential and undeveloped parcels. North along Carolina Pines Drive contains a number of M-1 District zoned parcels and undeveloped parcels. The Belk regional distribution center is located along Belk Court located to the north. West of the subject parcel is Spirax Sarco and Interstate 77, while east of the subject parcel are some residential properties. The vast majority of properties along Farrow Road are zoned General Commercial District (GC), Heavy Industrial District (HI) or M-1, Light Industrial District. However, along Farrow Road remains a few properties zoned Rural District (RU).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located .92 miles west of the subject parcels on Turkey Farm Road. Sandlapper Elementary School is 1.5 miles east of the subject parcel on Longtown Road. Water and sewer is provided by the City of Columbia. There are two fire hydrants located along Farrow Road located north and south of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.25 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.

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.

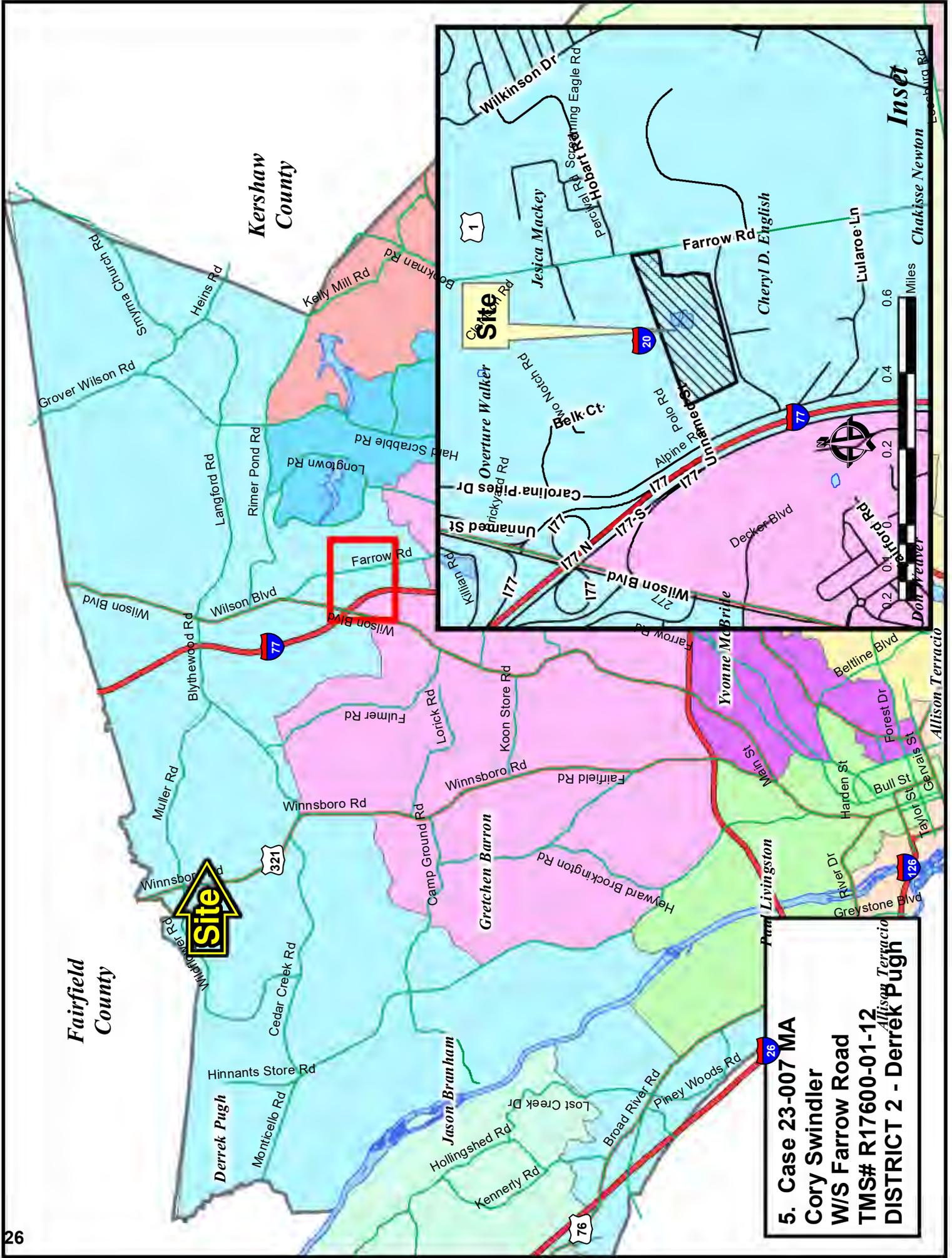
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

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 **March 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-007 MA**.



Inset

Chakisse Newton

Don Weaver

Allison Terracio

Paul Livingston

Yvonne McBride

Forest Dr

Bull St

Garveys St

Teal St

Greystone Blvd



Miles



5. Case 23-007 MA
Cory Swindler
W/S Farrow Road
TMS# R17600-01-12
DISTRICT 2 - Derrek Pugh

Allison Terracio

Fairfield County

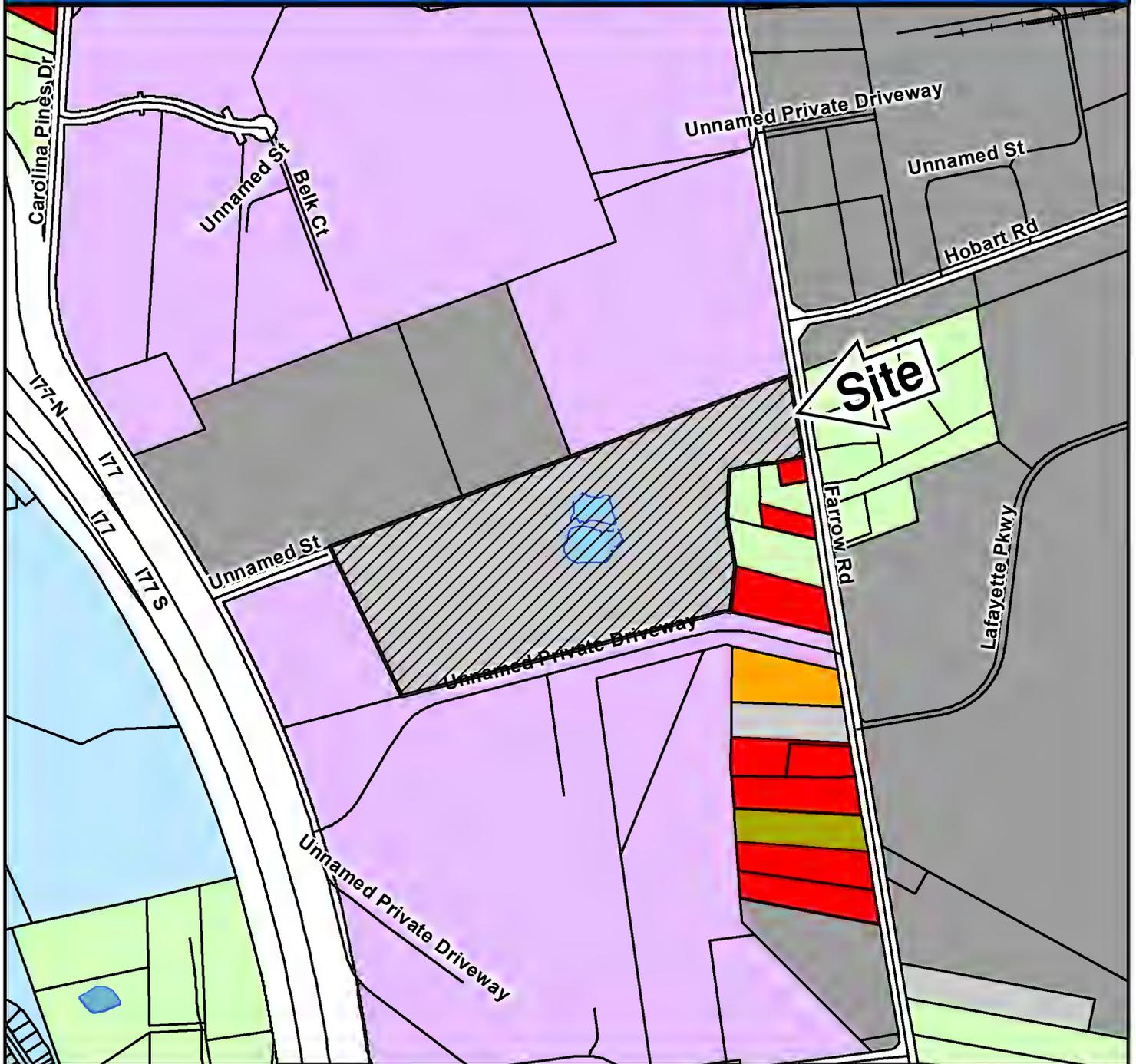
Kershaw County



Case 23-007 MA
LI to RM-MD
TMS R17600-01-12



Case 23-007 MA LI to RM-MD



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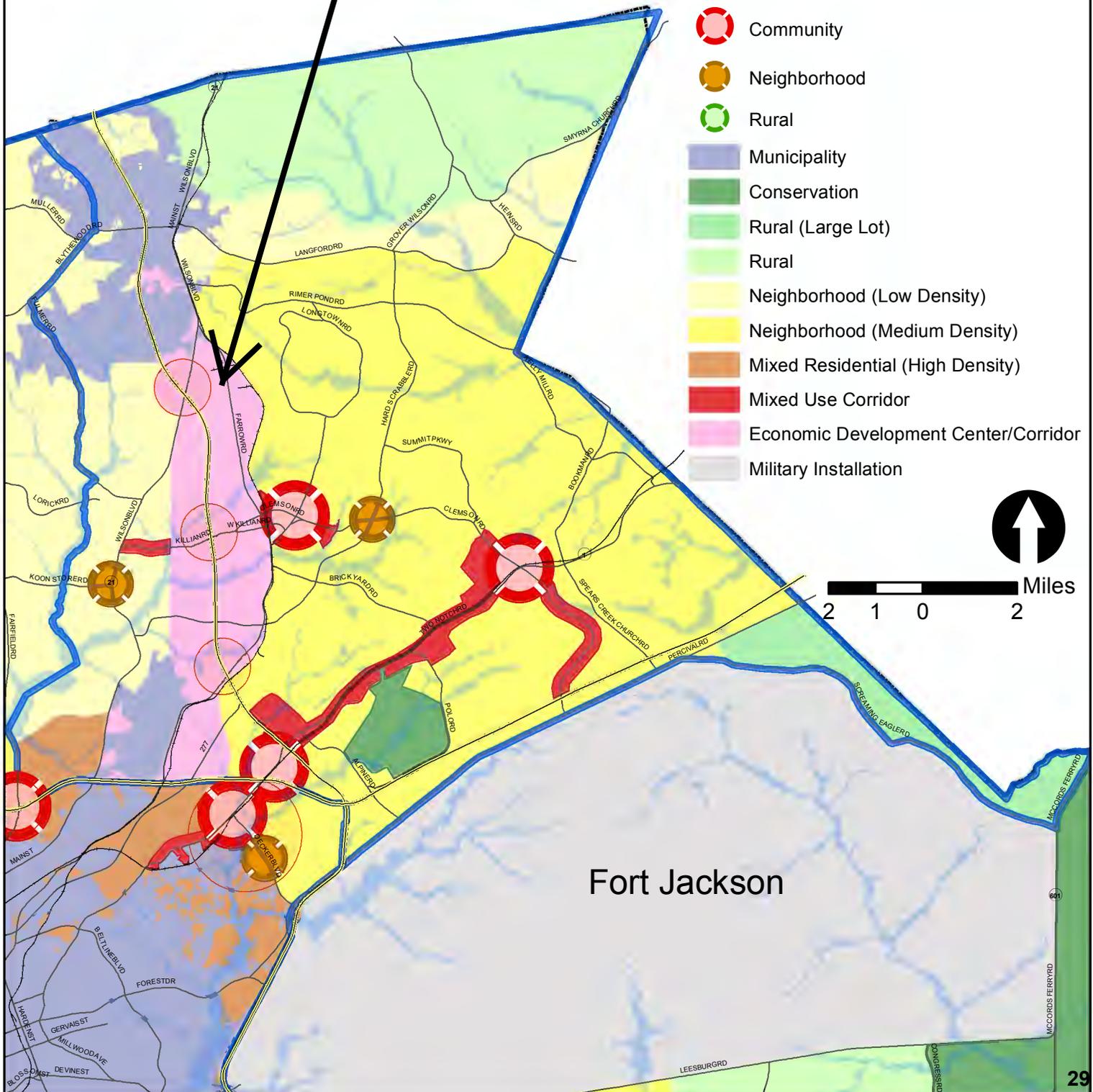
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- Economic Development Center/Corridor
- Military Installation



Fort Jackson



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