

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



May 23, 2023

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 23 May 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 # 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 1

2. Case # 23-010 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.17 acres)
1159 Olympia Ave
TMS# R11203-01-03
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 9

3. Case # 23-011 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.17 acres)
1161 Olympia Ave
TMS# R11203-01-02
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 17

6. ADJOURNMENT



**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: May 8, 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.

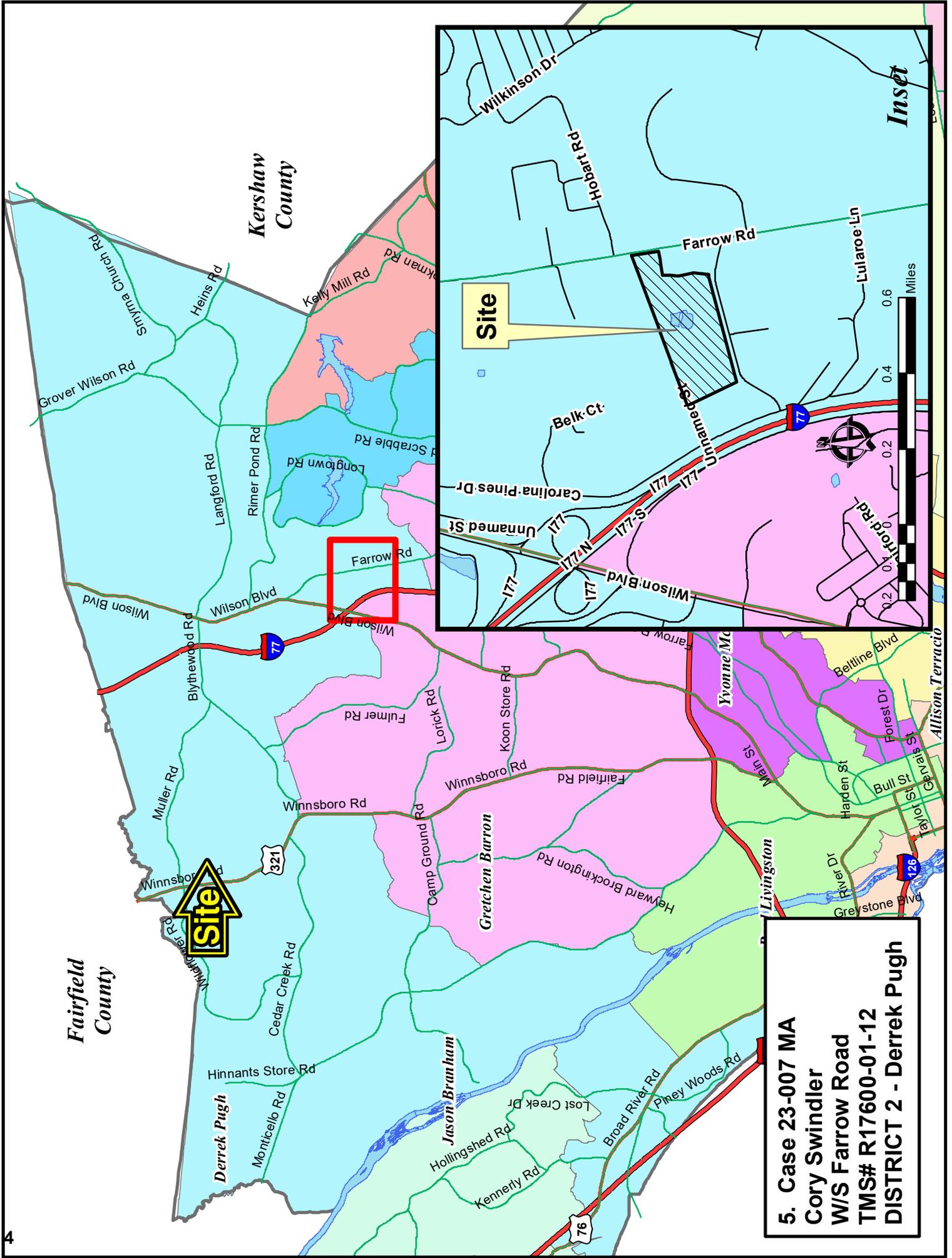
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

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.

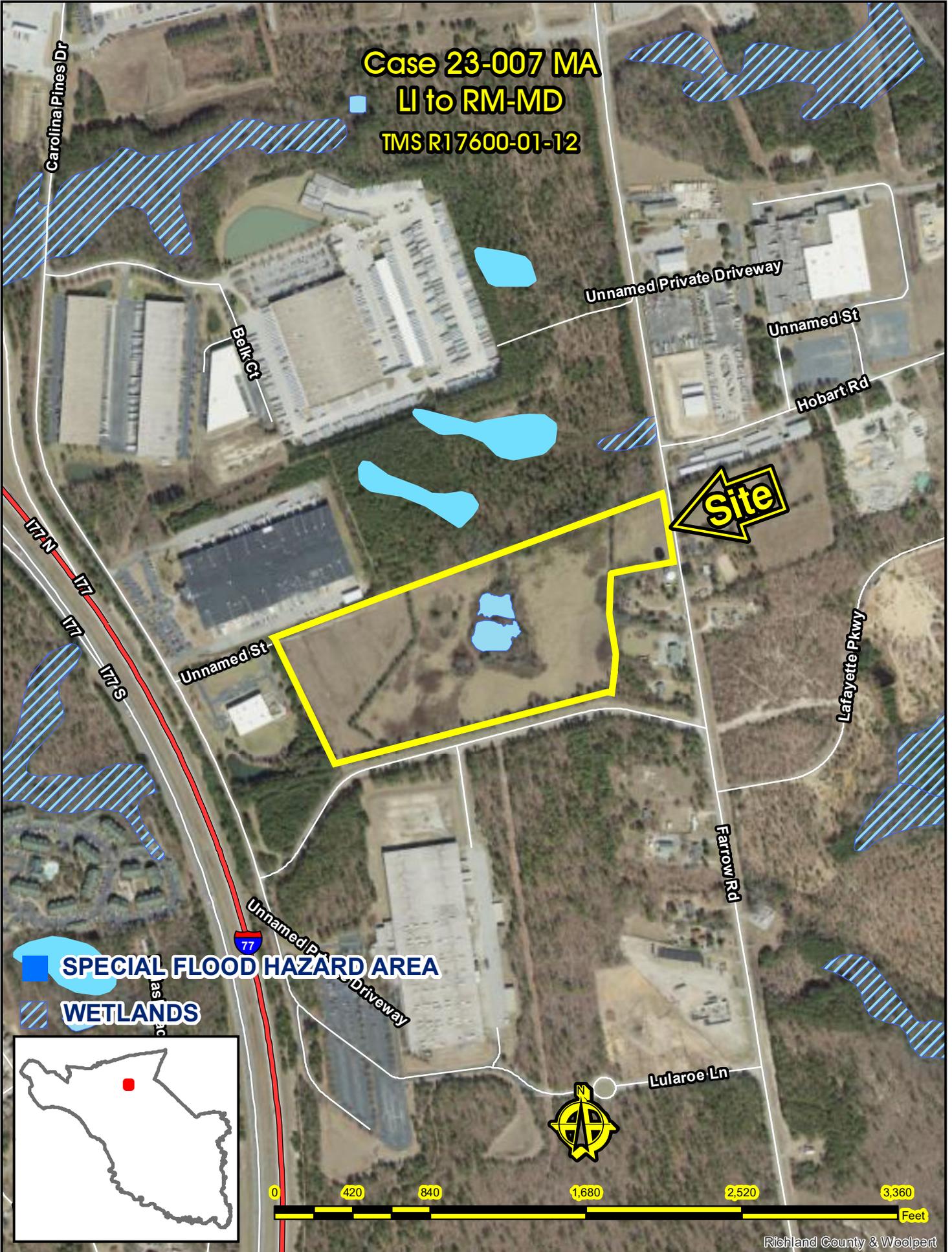
Planning Commission Action

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



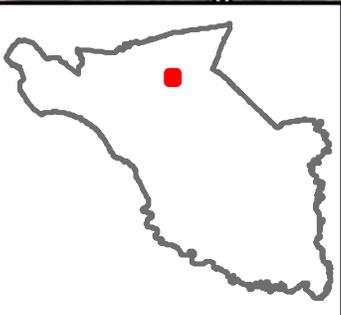
5. Case 23-007 MA
Cory Swindler
W/S Farrow Road
TMS# R17600-01-12
DISTRICT 2 - Derrek Pugh

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

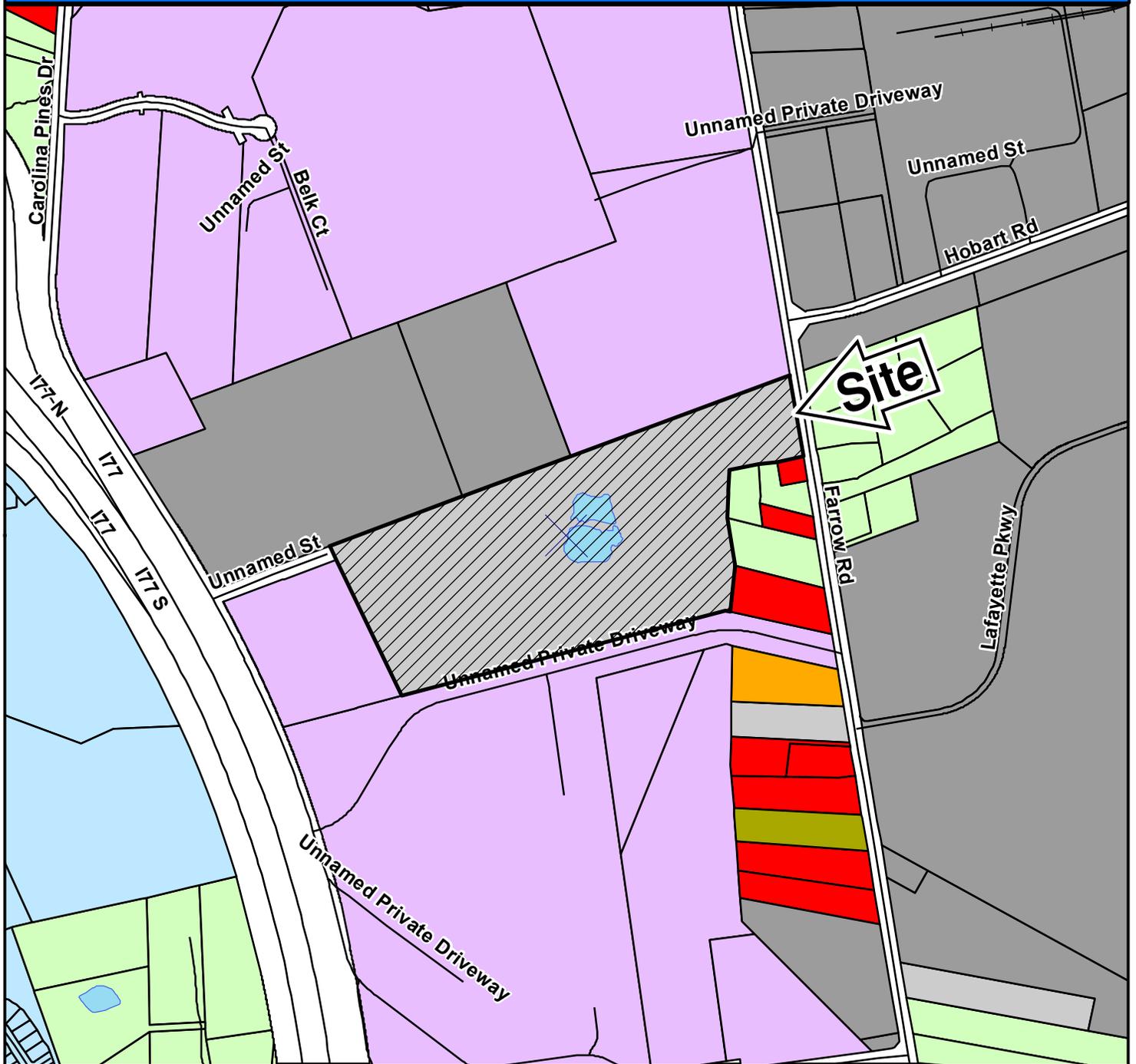


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-007 MA LI 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



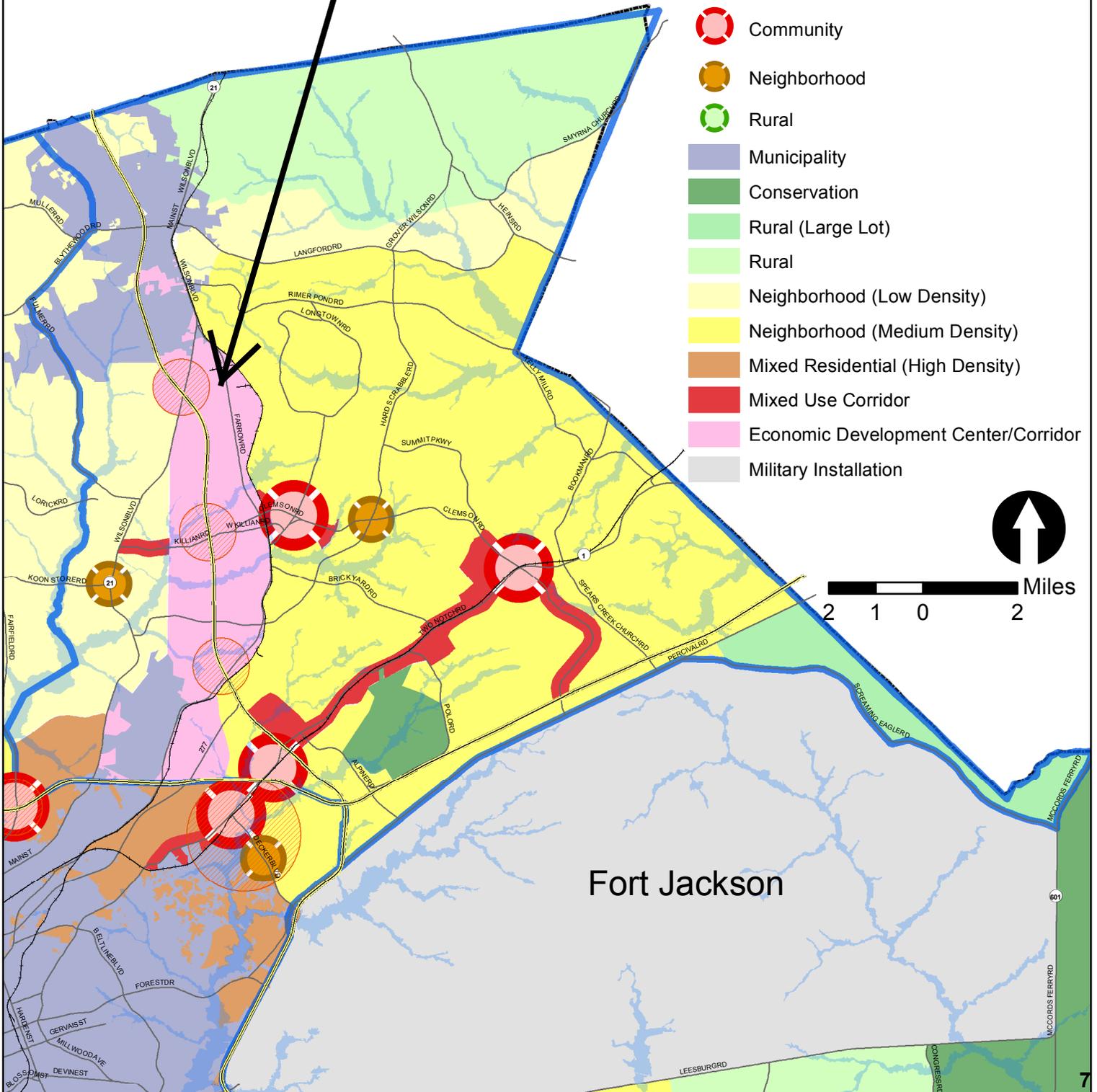
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Road 23-007MA

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 1, 2023
RC PROJECT: 23-010MA
APPLICANT: Sherwin Paller
LOCATION: 1159 Olympia Ave

TAX MAP NUMBER: R11203-01-03
ACREAGE: .17 acres
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: May 8, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

Zoning District Summary

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

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-2	Multi-family Student housing (City of Columbia)
<u>South:</u>	RM-HD	Residence
<u>East:</u>	NC	Undeveloped
<u>West:</u>	NC	Residence

Discussion

Parcel/Area Characteristics

The subject parcel is straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South and west of the subject parcel are residences. East of the site is undeveloped. The majority of Olympia Ave is zoned RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north 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 ***Mixed Residential (High Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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

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

Conclusion

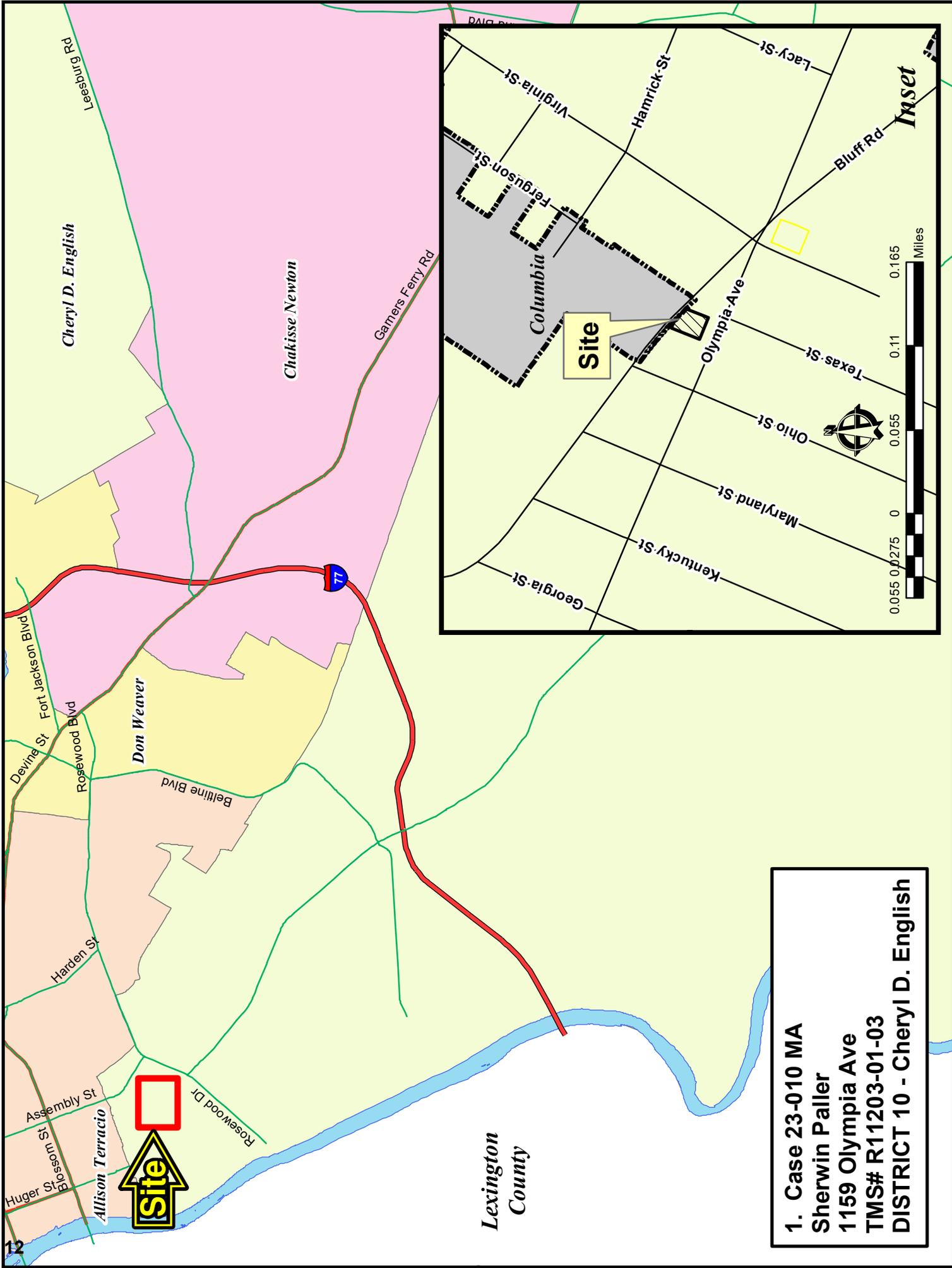
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

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

Planning Commission Action

At their **May 1, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-010 MA**.



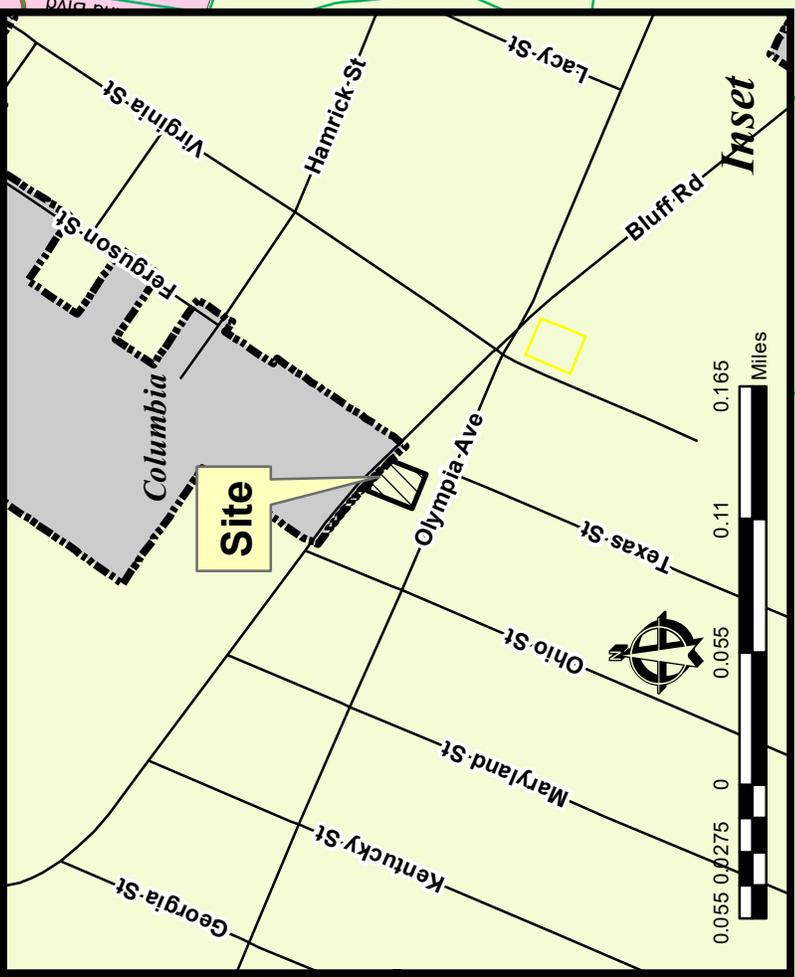
Cheryl D. English

Chakisse Newton

Gamers Ferry Rd

Don Weaver

*Lexington
County*



Site

1. Case 23-010 MA
Sherwin Paller
1159 Olympia Ave
TMS# R11203-01-03
DISTRICT 10 - Cheryl D. English

Site

**Case 23-010 MA
NC to RM-HD
TMS R11203-01-03**

Columbia



Maryland St

Ferguson St

Hamrick St

Olympia Ave

Virginia St

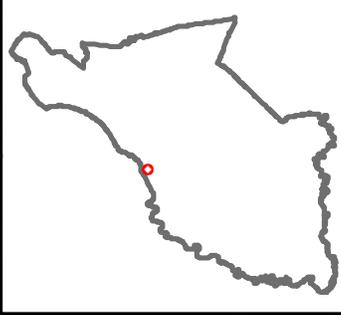
Bluff Rd

Ohio St

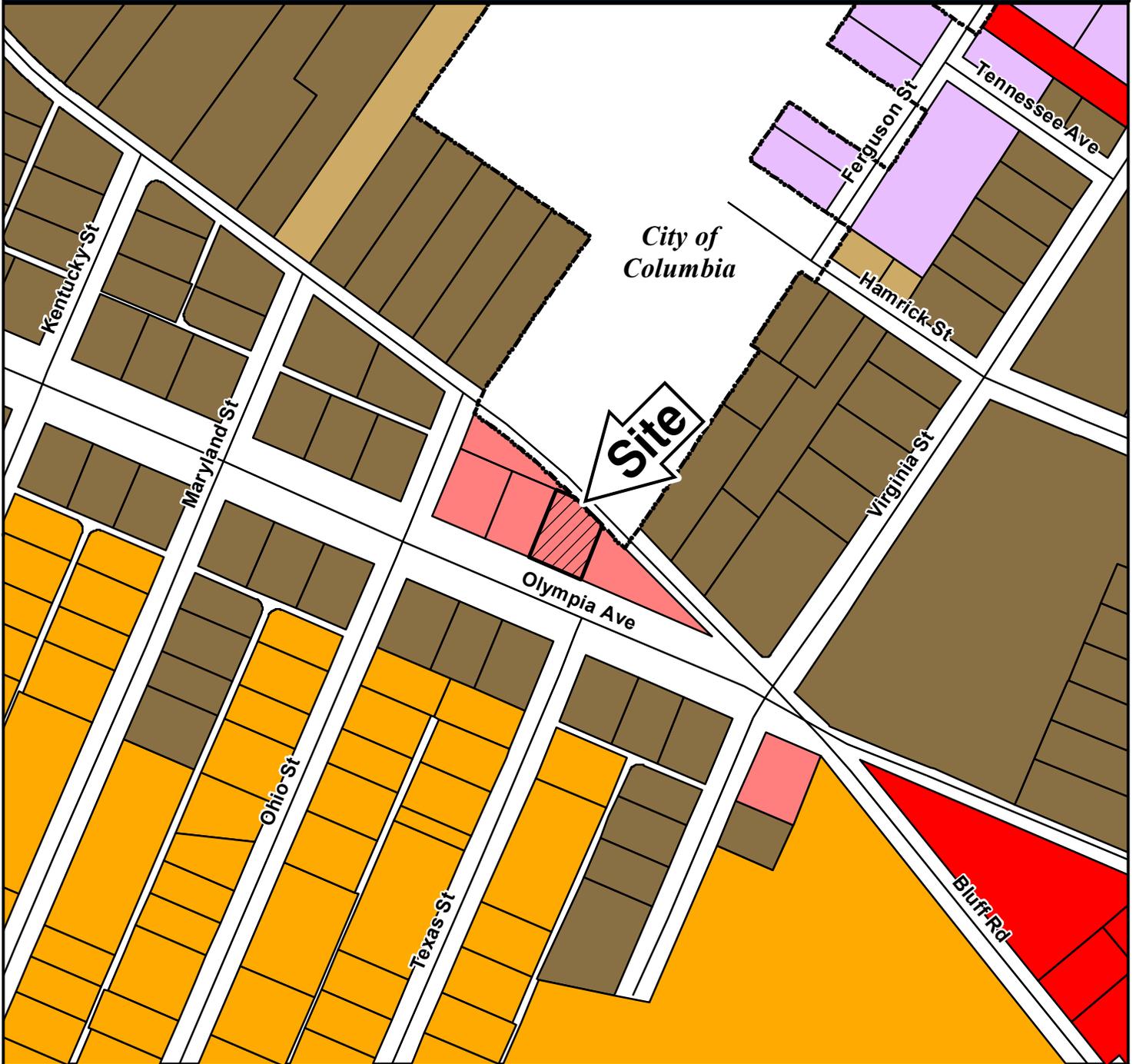
Texas St

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

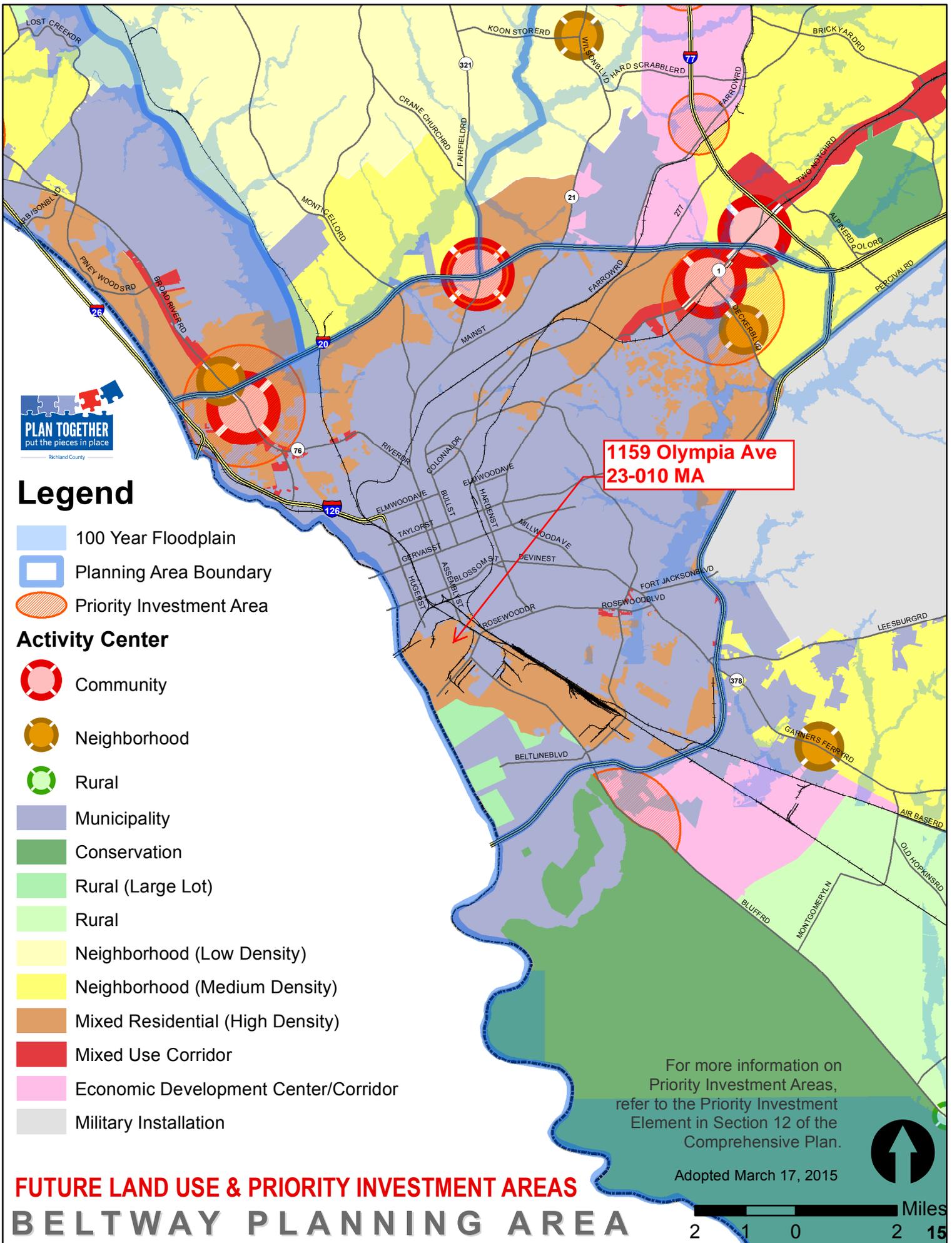


Case 23-010 MA NC to RM-HD



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			
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	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

**1159 Olympia Ave
23-010 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: May 1, 2023
RC PROJECT: 23-011MA
APPLICANT: Sherwin Paller
LOCATION: 1161 Olympia Ave

TAX MAP NUMBER: R11203-01-02
ACREAGE: .16 acres
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: May 8, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

Zoning District Summary

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

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RG-2 / RM-HD	University Housing / Residence
<u>South:</u>	RM-HD	Residence
<u>East:</u>	RM-HD	Residence
<u>West:</u>	NC	Residence

Discussion

Parcel/Area Characteristics

The subject parcel is located on a triangularly shaped parcel straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South, west and east of the subject parcel are residences. The majority of Olympia Ave is zoned RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north 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 ***Mixed Residential (High Density)***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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

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

Conclusion

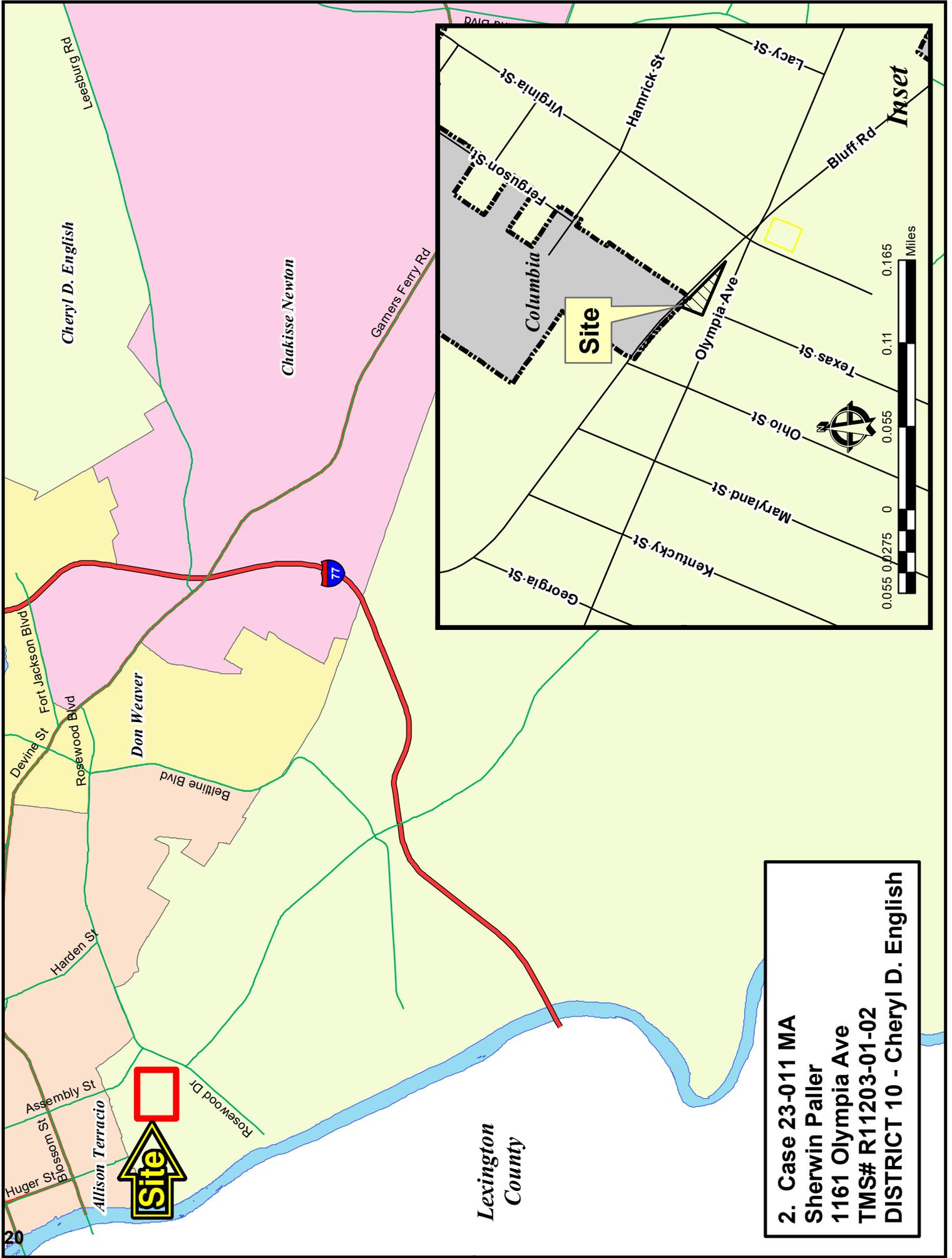
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

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

Planning Commission Action

At their **May 1, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-011 MA**.



Cheryl D. English

Chakisse Newton

Gamers Ferry Rd

Don Weaver

Beltline Blvd

*Devine St
Fort Jackson Blvd
Rosewood Blvd*

Harden St

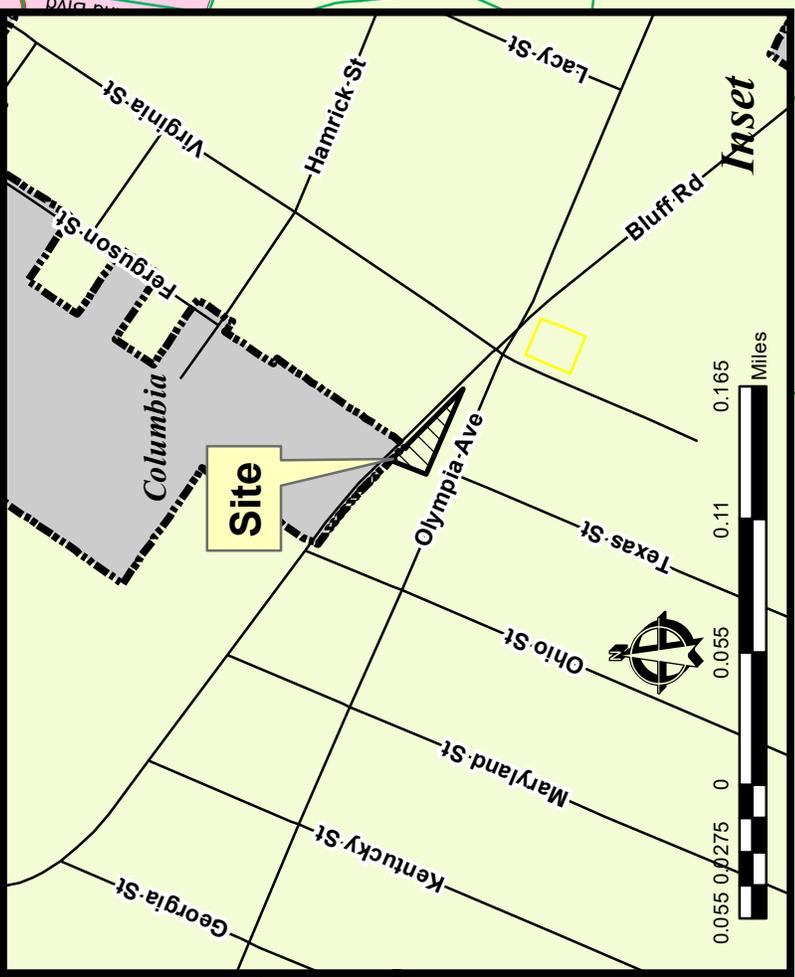
Assembly St

*Huger St
Blossum St*

Allison Terracio

Rosewood Dr

*Lexington
County*



Site

Columbia

Olympia Ave



2. Case 23-011 MA
Sherwin Paller
1161 Olympia Ave
TMS# R11203-01-02
DISTRICT 10 - Cheryl D. English

**Case 23-010 MA
NC to RM-HD
TMS R11203-01-03**

Columbia



Ohio St

Olympia Ave

Ferguson St

Harrick St

Virginia St

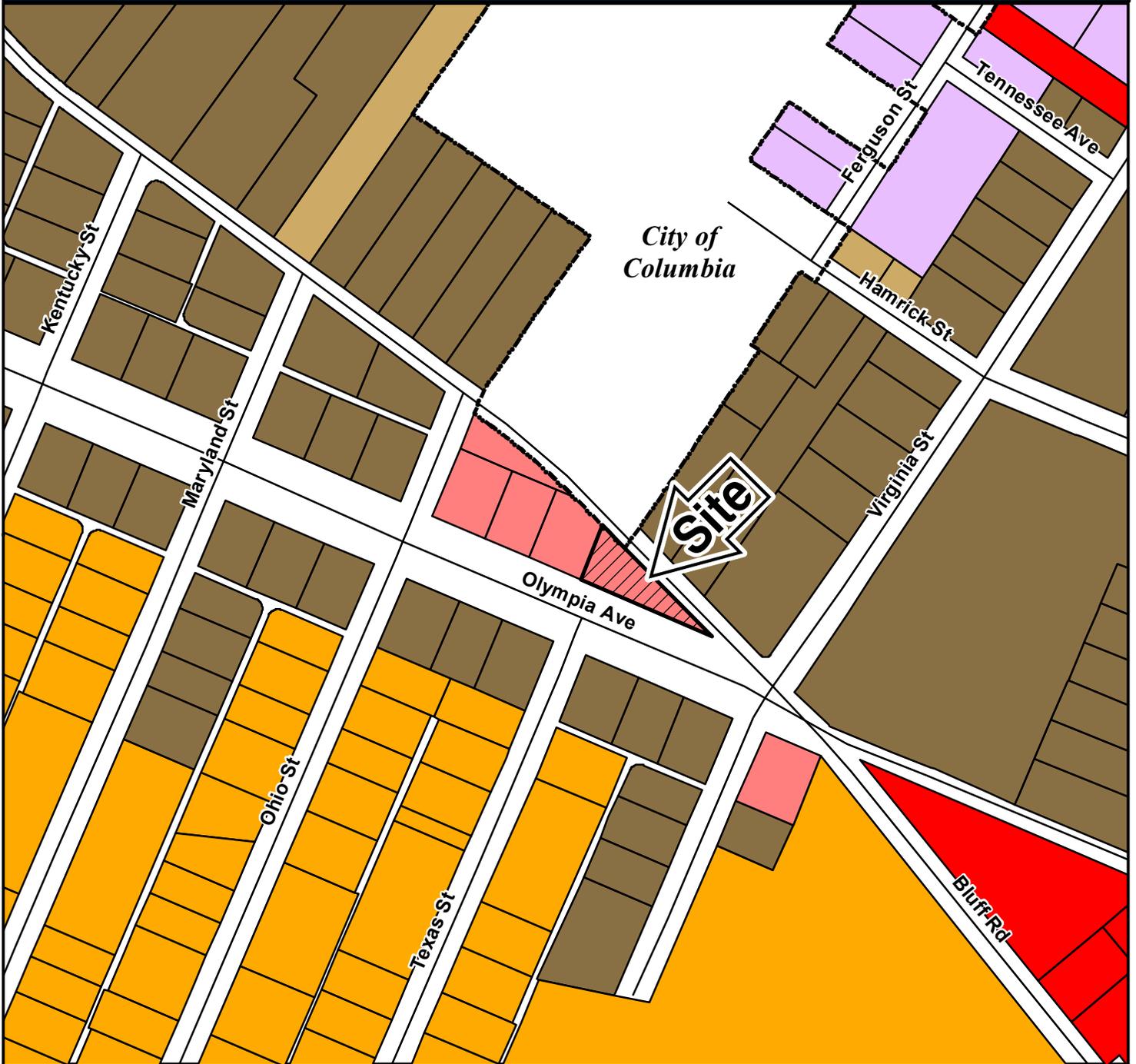
Bluff Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



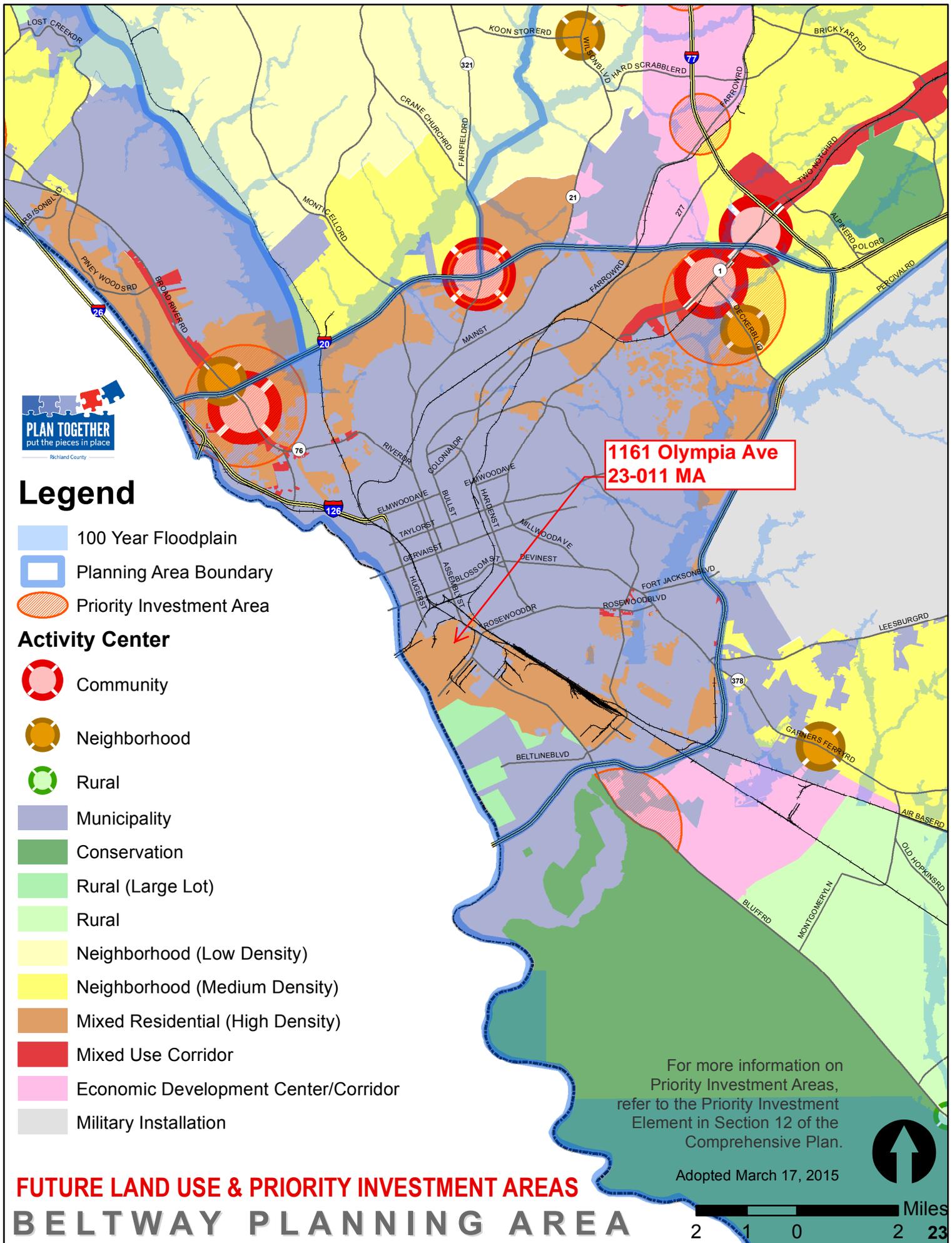
Case 23-011 MA NC to RM-HD



ZONING CLASSIFICATIONS

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





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

**1161 Olympia Ave
23-011 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 Government
2020 Hampton Street
Columbia, SC 29204

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