

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



July 25, 2023

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***

Amended

Case #23-023 has been updated to reflect the area of consideration for the map amendment.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 25 July 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 # 23-012 MA District 7
Gretchen Barron
Michael Arnold
RM-HD to GC (.25 acres)
1559 Daulton Drive
TMS# R17012-03-10
Planning Commission: Approval
Staff Recommendation: Approval
Page 1

2. Case # 23-014 MA District 1
Jason Branham
David Cook
RU to RS-LD
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
Planning Commission: Approval
Staff Recommendation: Approval
Page 9

3. Case # 23-015 MA District 3
Yvonne McBride
Shailesh Thakkar
RM-HD to GC (0.399)
7008 Joye Circle
TMS# R16906-02-06
Planning Commission: Approval
Staff Recommendation: Approval
Page 17

4. Case # 23-017 MA District 1
Jason Branham
Blake Valentine
RU to RS-E (50.78 acres)
Mount Vernon Church
R01600-05-06, R01600-05-05, R01600-05-01
Planning Commission: No Recommendation
Staff Recommendation: Approval
Page 25

5. Case # 23-018 MA
Mark Meadows
RU to GC (2.37 acres)
239 Killian Road
R14781-01-53
Planning Commission: Approval
Staff Recommendation: Approval
Page 33
District 7
Gretchen Barron
6. Case # 23-019 MA
Keisha Garrick
RU to NC (.73 acres)
7730 Bluff Road
TMS# R32403-02-07
Planning Commission: Approval
Staff Recommendation: Disapproval
Page 41
District 10
Cheryl D English
7. Case # 23-020 MA
Scott R. Armstrong
RU to RS-MD
113 Beaver Dam (.58 acres)
TMS# R22707-03-02
Planning Commission: Approval
Staff Recommendation: Approval
Page 49
District 9
Jessica Mackey
8. Case # 23-023 MA
Kevin Steelman
M-1 to RS-LD
111 Pine Wedge Drive (21.98 acres)
R17700-01-94 & R17700-01-14
Planning Commission: Approval
Staff Recommendation: Approval
Page 57
District 2
Derrek Pugh
9. Case # 23-024 MA
Harry Walsh
PDD to PDD (3.08 acres)
Kennerly Road
R04100-03-82
Planning Commission: Approval
Staff Recommendation: Approval
Page 65
District 1
Jason Branham
10. Case #23-025 MA
Austin Watts
1301 Three Dog Road & E/S Dutch Fork Rd
RU to RC (1.99 acres & .61 acres)
R01507-02-03 & R01507-02-04
Planning Commission: Disapproval
Staff Recommendation: Disapproval
Page 75
District 1
Jason Branham

6. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-012 MA
APPLICANT: Michael Arnold

LOCATION: 1559 Daulton Drive

TAX MAP NUMBER: R17012-03-10
ACREAGE: .25 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

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:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcel northwest of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel further northwest of the subject site was approved under case number 07-008MA.

The General Commercial District (GC) parcel north of the subject site were approved under case number 17-014MA.

The General Commercial District (GC) parcels further north of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further east of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 4 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) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Residence
<u>South:</u>	RM-HD	Residence
<u>East:</u>	GC	Landscaping Business
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Daulton Drive which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Dalton Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and south. The parcel to the east is a landscape company zoned GC. The parcel to the west is zoned RM-HD and is undeveloped.

Public Services

The subject parcel is within the boundaries of School District Two. Joseph Keels Elementary School is .59 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located north of the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .57 miles south of the subject parcels. Records

indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer 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 **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Recommended Land Uses

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Daulton Drive. The 2022 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,500 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 33,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

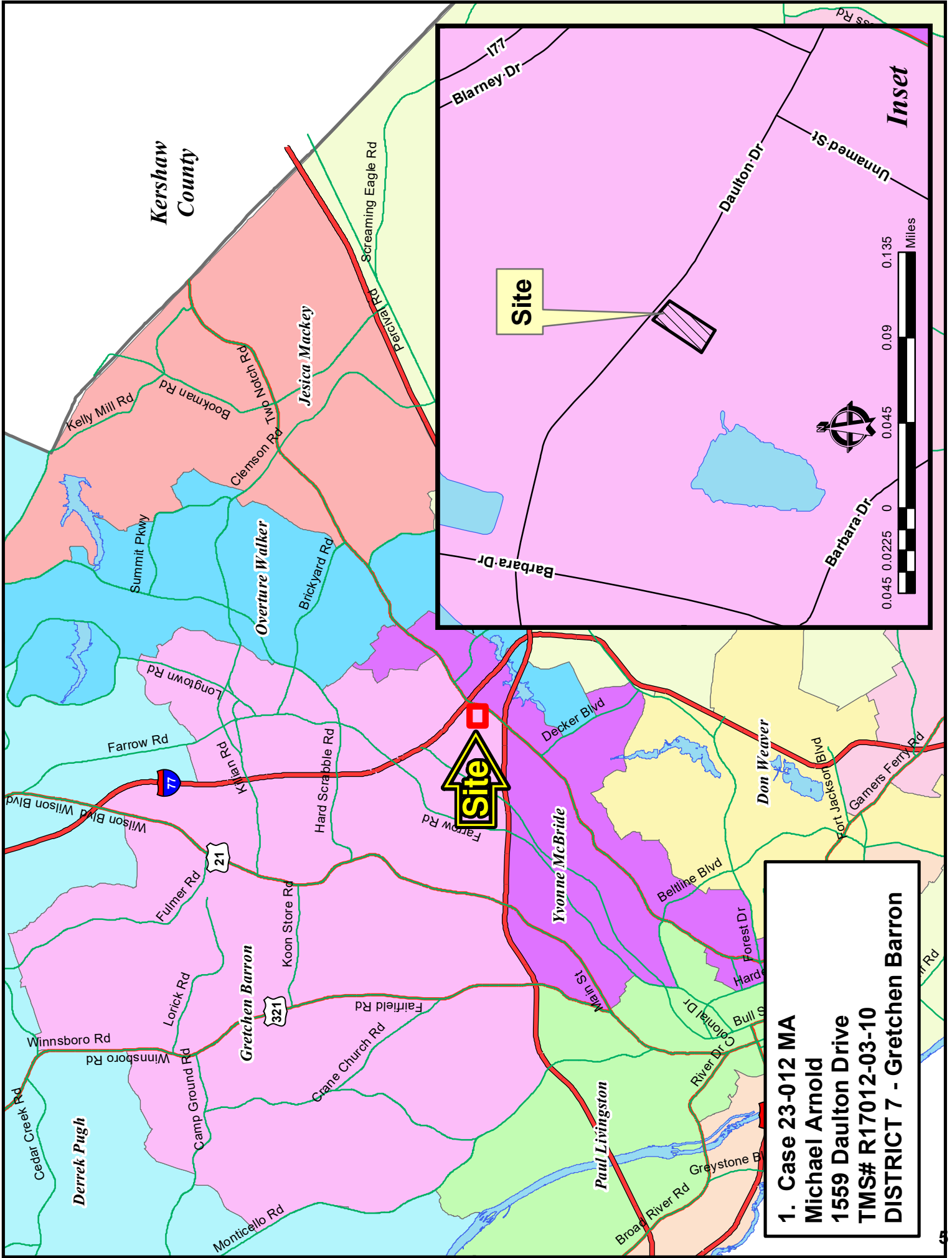
Conclusion

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with preceding zoning changes and the development pattern of the surrounding area.

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

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-012 MA**.



1. Case 23-012 MA
Michael Arnold
1559 Daulton Drive
TMS# R17012-03-10
DISTRICT 7 - Gretchen Barron

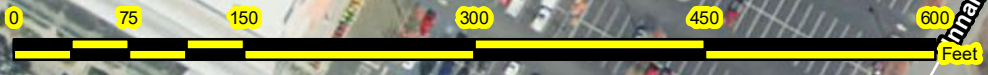
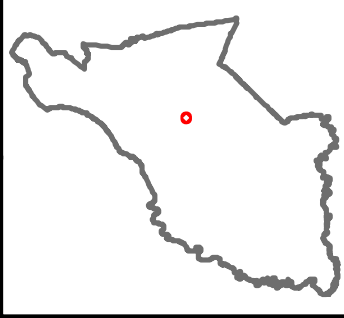
Case 23-012 MA
RM-HD to GC
TMS R17012-03-10

Daulton Dr

Site

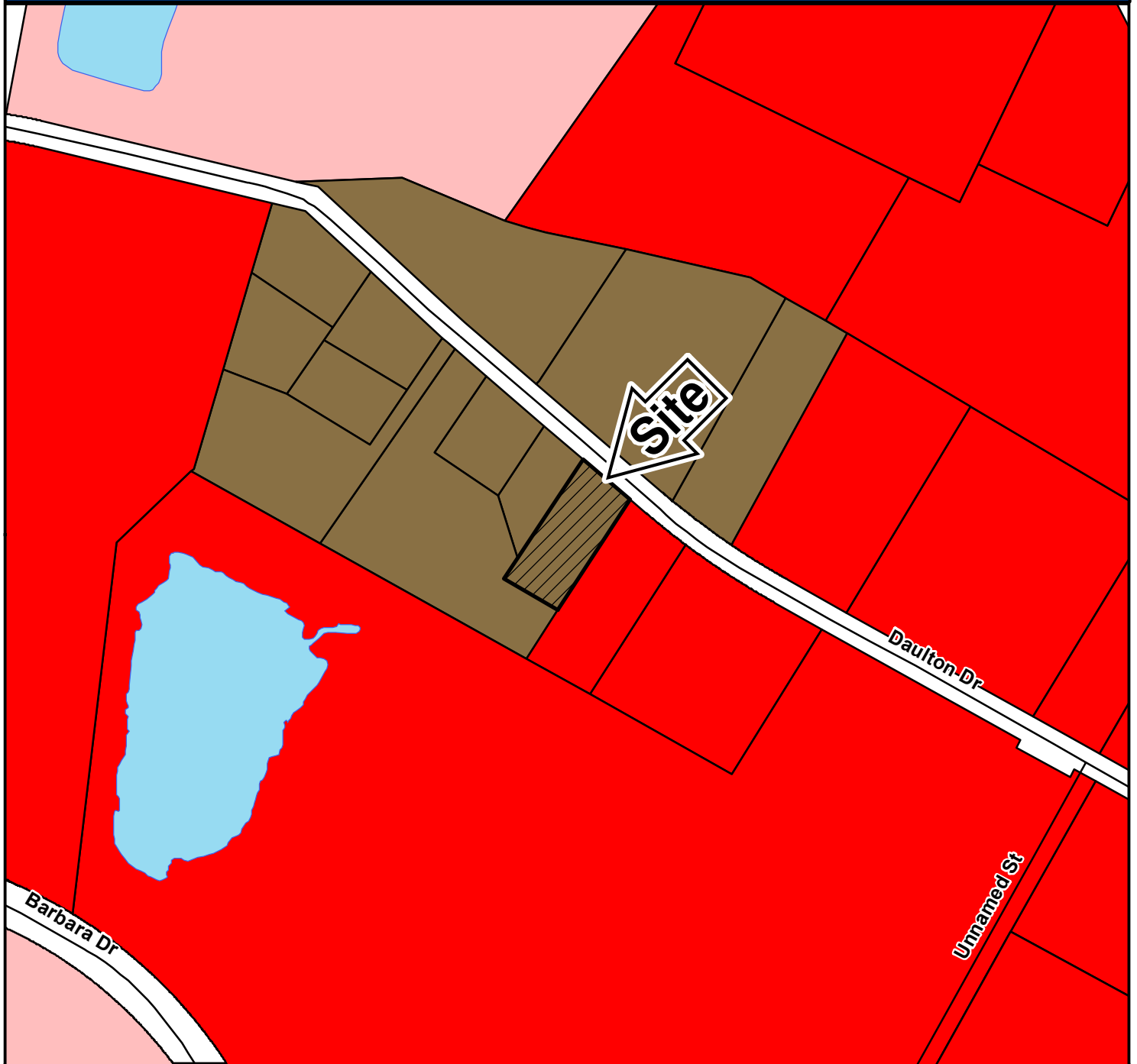
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Unnamed St

Case 23-012 MA RM-HD to GC



















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			

1559 Daulton Drive
23-012MA



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

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: June 5, 2023
RC PROJECT: 23-014 MA
APPLICANT: David Cook

LOCATION: Hollingshed Road

TAX MAP NUMBER: R05204-01-05 & R05200-01-38
ACREAGE: 5.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: July 7, 2023

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 Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located southwest of the subject parcel was approved under case number 91-051MA.

The Residential Single-Family Low-Density District (RS-LD) subdivision, Ascot Downs, located north of the subject parcel was approved under Ordinance case number 95-031MA.

Zoning District Summary

The Residential Single-Family Low-Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single-family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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: 20 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>	RS-LD	Residential Subdivisions (Ascot Downs)
<u>South:</u>	RU	Residence
<u>East:</u>	RS-LD/RU	Residence/ Undeveloped
<u>West:</u>	RS-LD/RU	Equestrian Center/Undeveloped

Discussion

Parcel/Area Characteristics

One parcel has frontage along Hollingshed Road. One parcel is undeveloped and the other contains a residence. There are no sidewalks along this section of Hollingshed Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. West of the site is a large undeveloped parcel and an equestrian use. East and south of the site are residences

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.2 miles southwest of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer 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 ***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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT's). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hollingshed Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

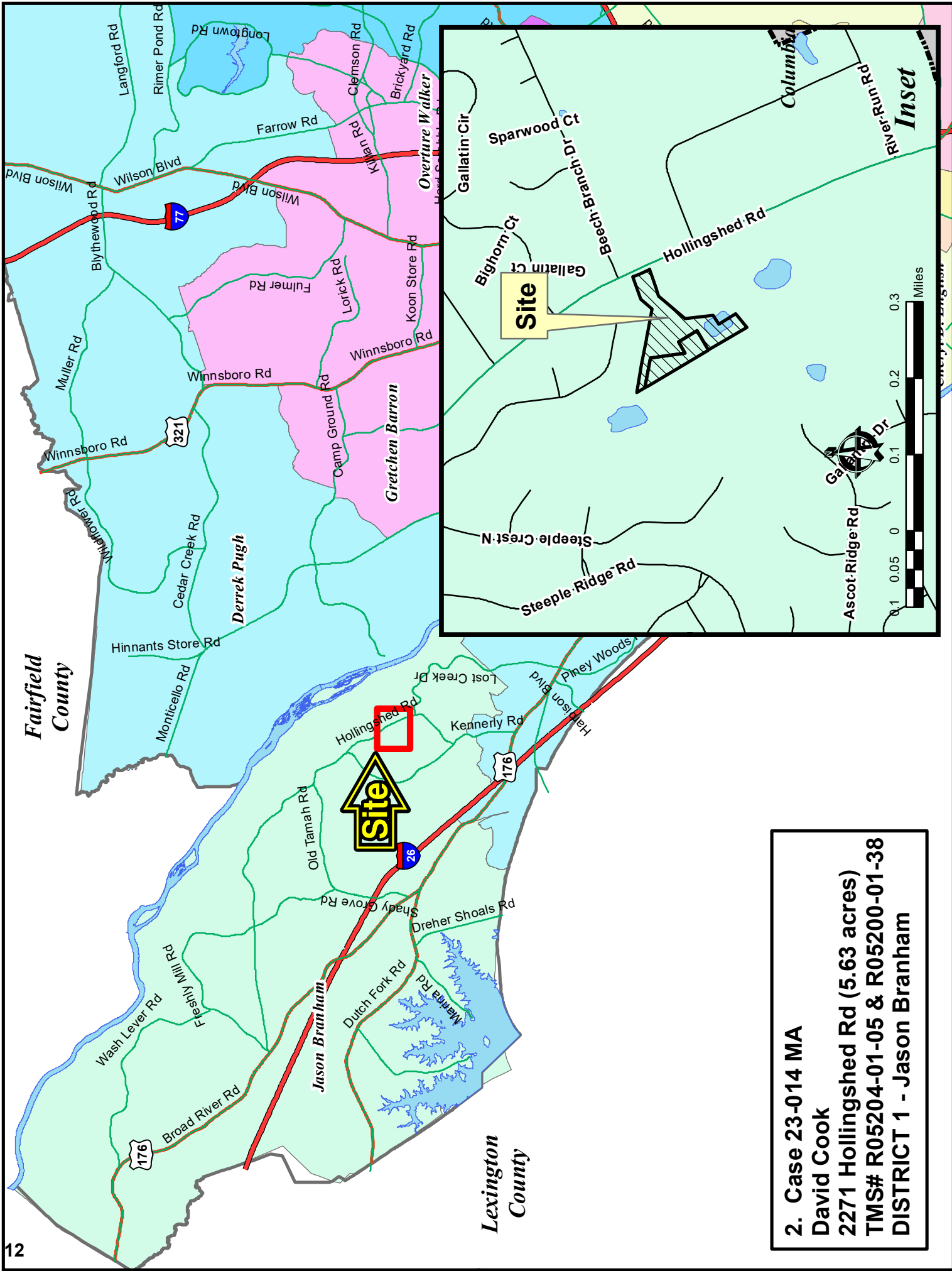
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Hollingshed Road.

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

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-014 MA**.



2. Case 23-014 MA
David Cook
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
DISTRICT 1 - Jason Branham

**Case 23-014 MA
RU to RS-LD**

TMS R05204-01-05 & R05200-01-38

Steeple Crest N
Steeple Crest Ct

Reynolds Ct
Gallatin Cir

Gallatin Ct

Beech Branch Dr

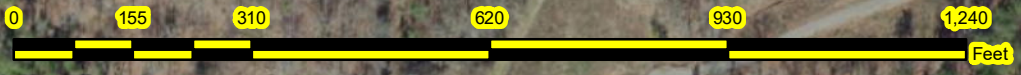
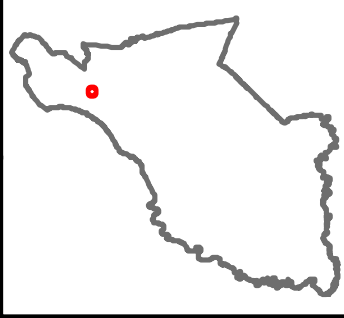
Timber Knoll Dr

Hollingshead Rd

Site

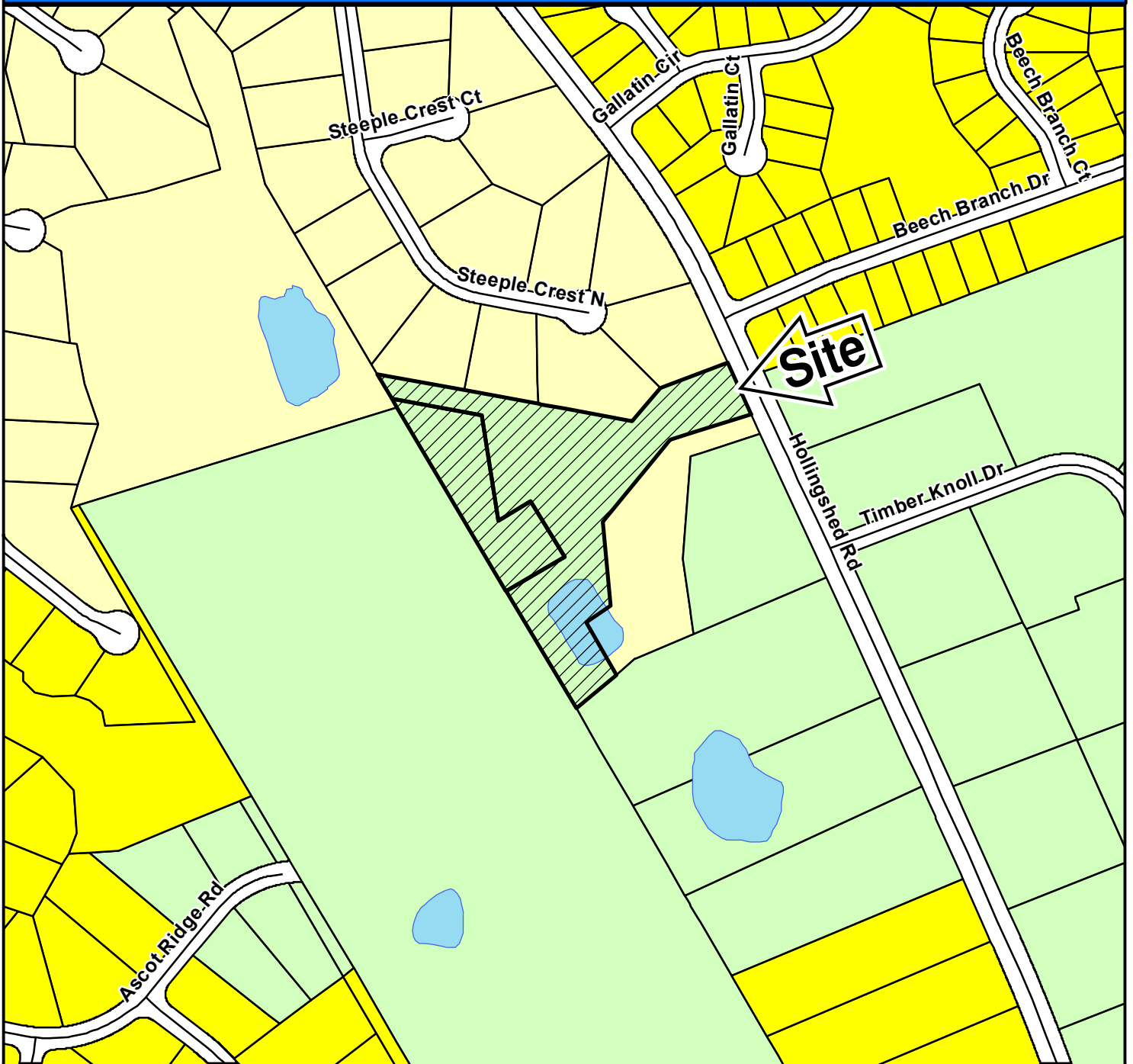
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-014 MA

RU to RS-LD

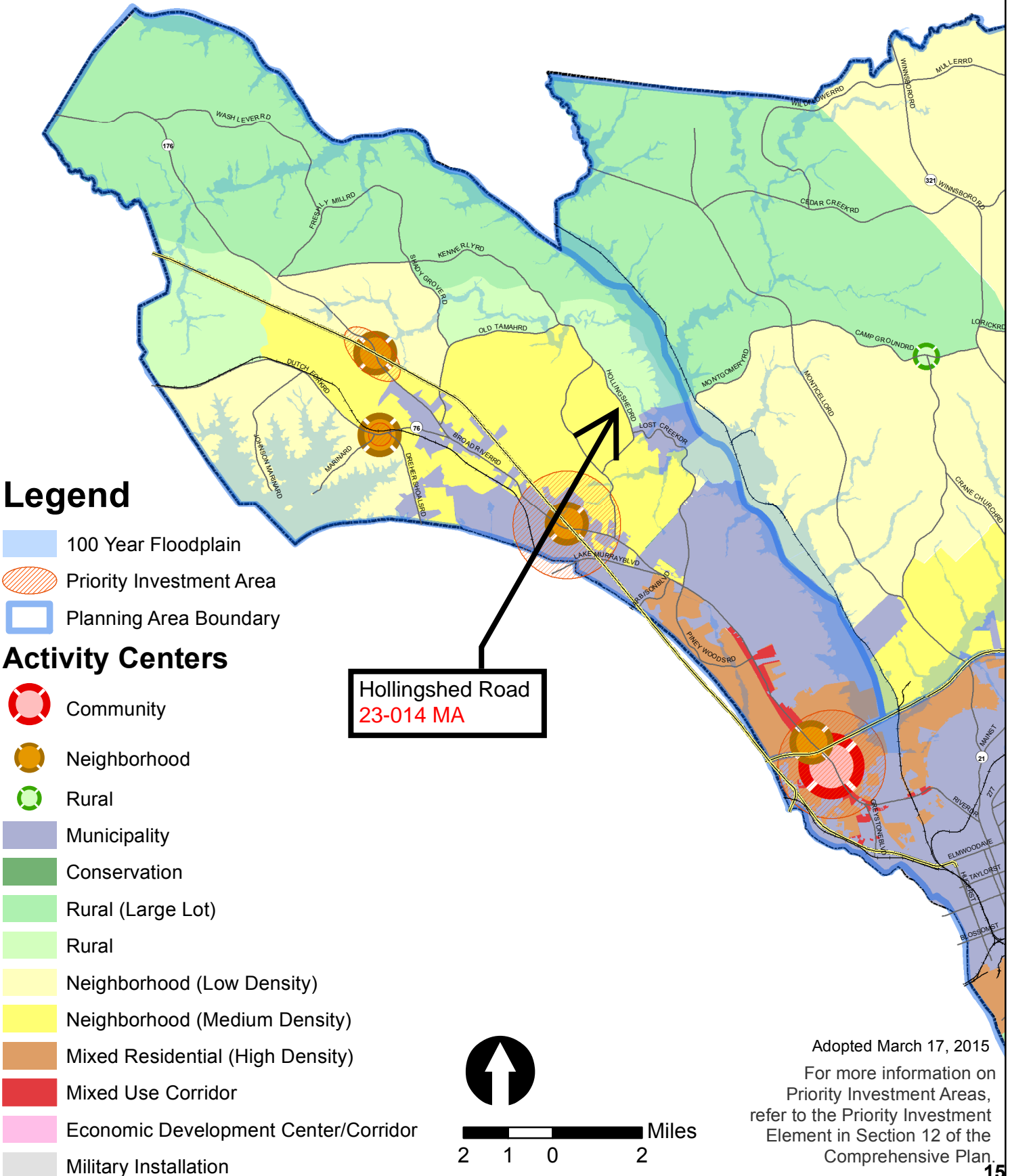


ZONING CLASSIFICATIONS

	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			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-015 MA
APPLICANT: Shailesh Thakkar

LOCATION: 7008 Joye Circle

TAX MAP NUMBER: R16906-02-06
ACREAGE: 0.39 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

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:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

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) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	R-3/ GC	Residence (Forest Acres)/ Place of Worship
<u>South:</u>	C-3	Minor Auto Repair (Forest Acres)
<u>East:</u>	GC	Convenience store with pumps
<u>West:</u>	R-1	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Joye Circle which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Joye Circle. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and east. The parcel to the east is a convenience store with pumps zoned GC. The parcel to the south is zoned GC and has an existing minor auto repair business.

Public Services

The subject parcel is within the boundaries of School District Two. Pontiac Elementary School is .32 miles northwest of the subject parcel on Decker Boulevard. There is a fire hydrant located south of the property along Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately 1 mile north of the subject parcel. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer 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 **Neighborhood Activity Center**.

Land Use and Design

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.

Recommended Land Uses

Primary Land Uses: Grocery store, restaurant, bar, personal service, professional office, financial institution, small format medical office, personal service, drug store, and smaller-scale retail shopping are appropriate within Neighborhood Activity Centers.

Secondary Land Uses: Multi-family housing and commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Joye Circle. The 2022 SCDOT traffic count (Station # 315) located north of the subject parcel on Decker Boulevard identifies 25,300 Average Daily Trips (ADT's). Decker Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "D".

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

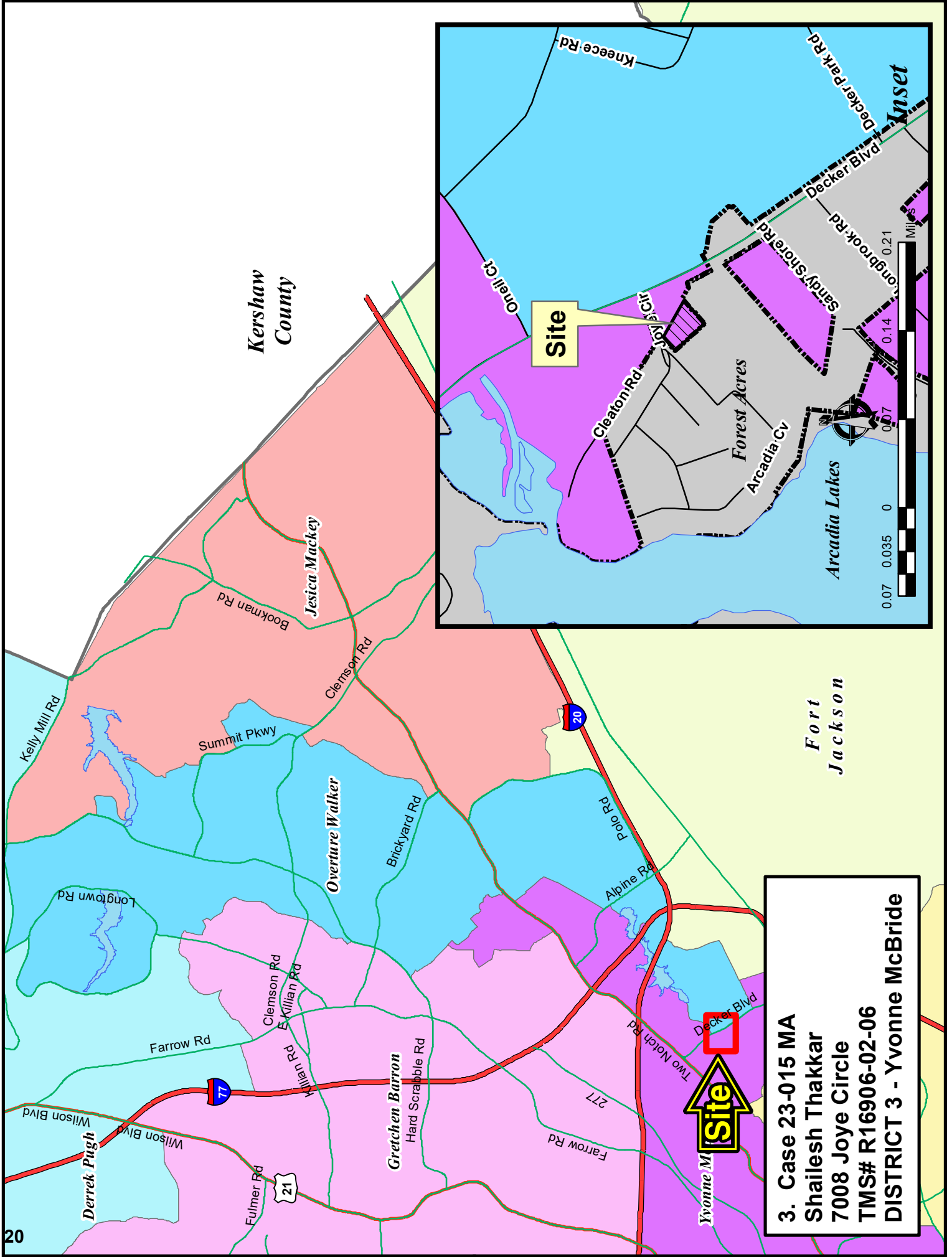
Conclusion

The proposed zoning is in compliance with the recommended objective for Neighborhood Activity Centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with the existing zoning districts and the development pattern of the surrounding area.

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

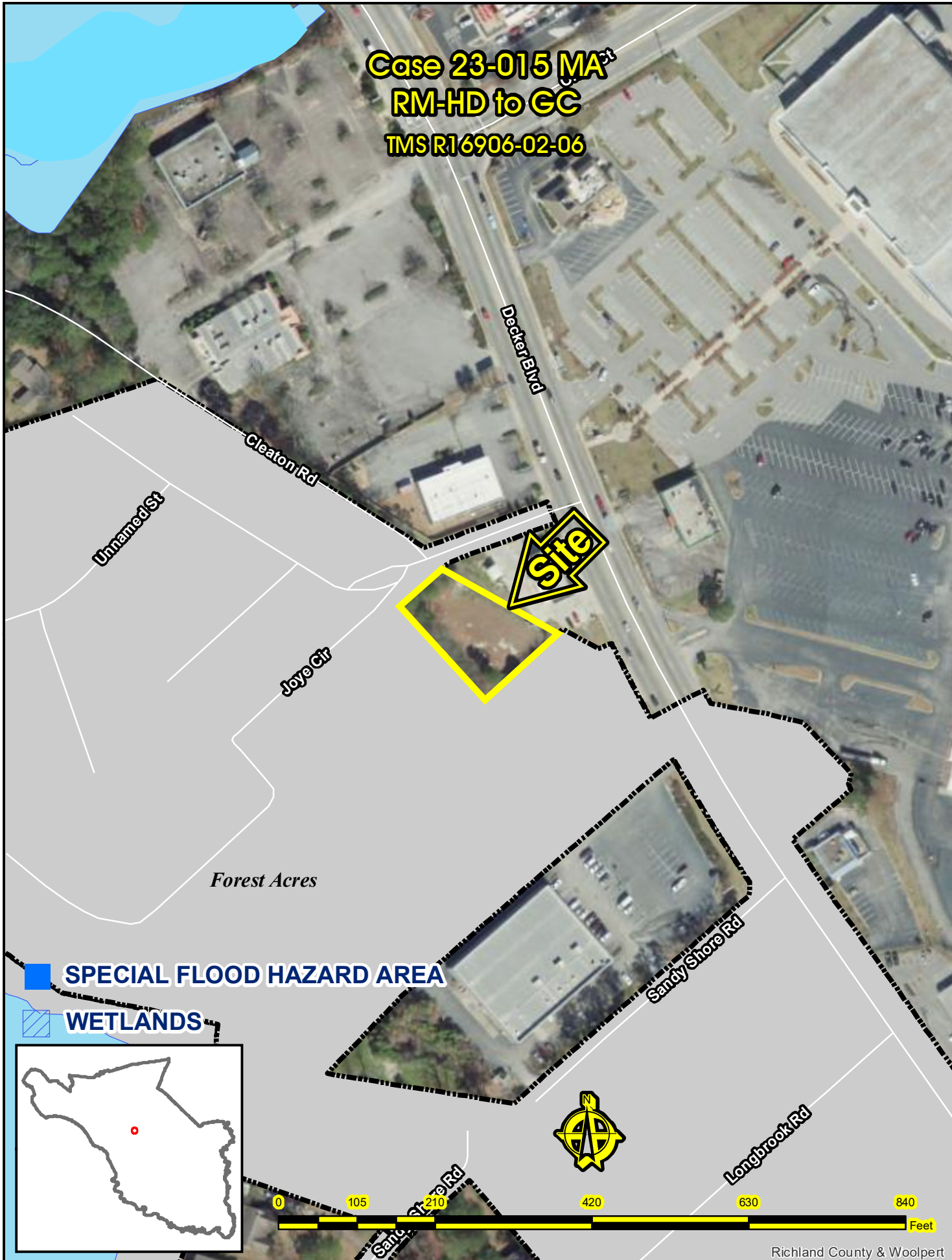
Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-015 MA**.

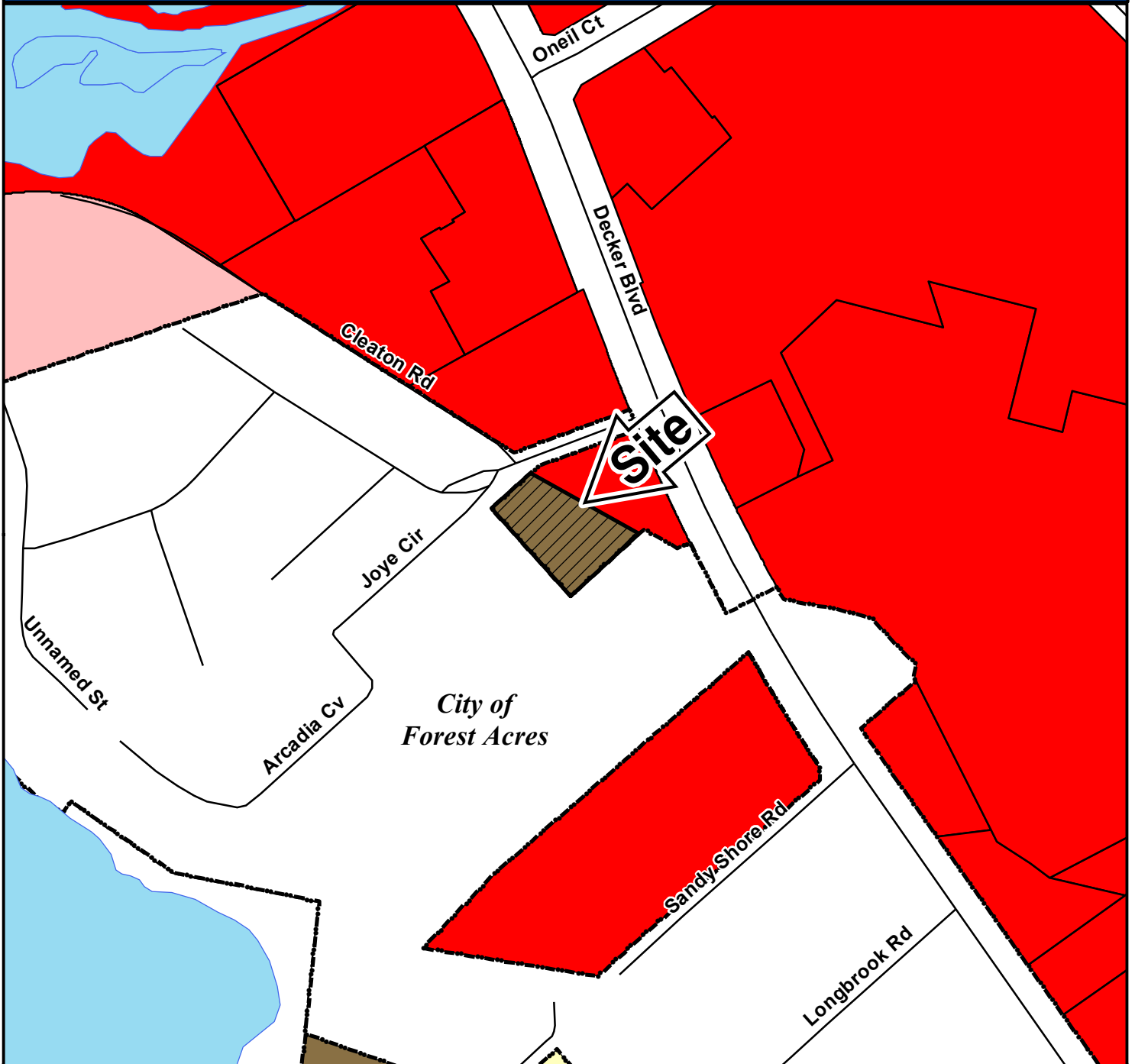


3. Case 23-015 MA
Shailesh Thakkar
7008 Joye Circle
TMS# R16906-02-06
DISTRICT 3 - Yvonne McBride

Case 23-015 MA¹
RM-HD to GC
TMS R16906-02-06

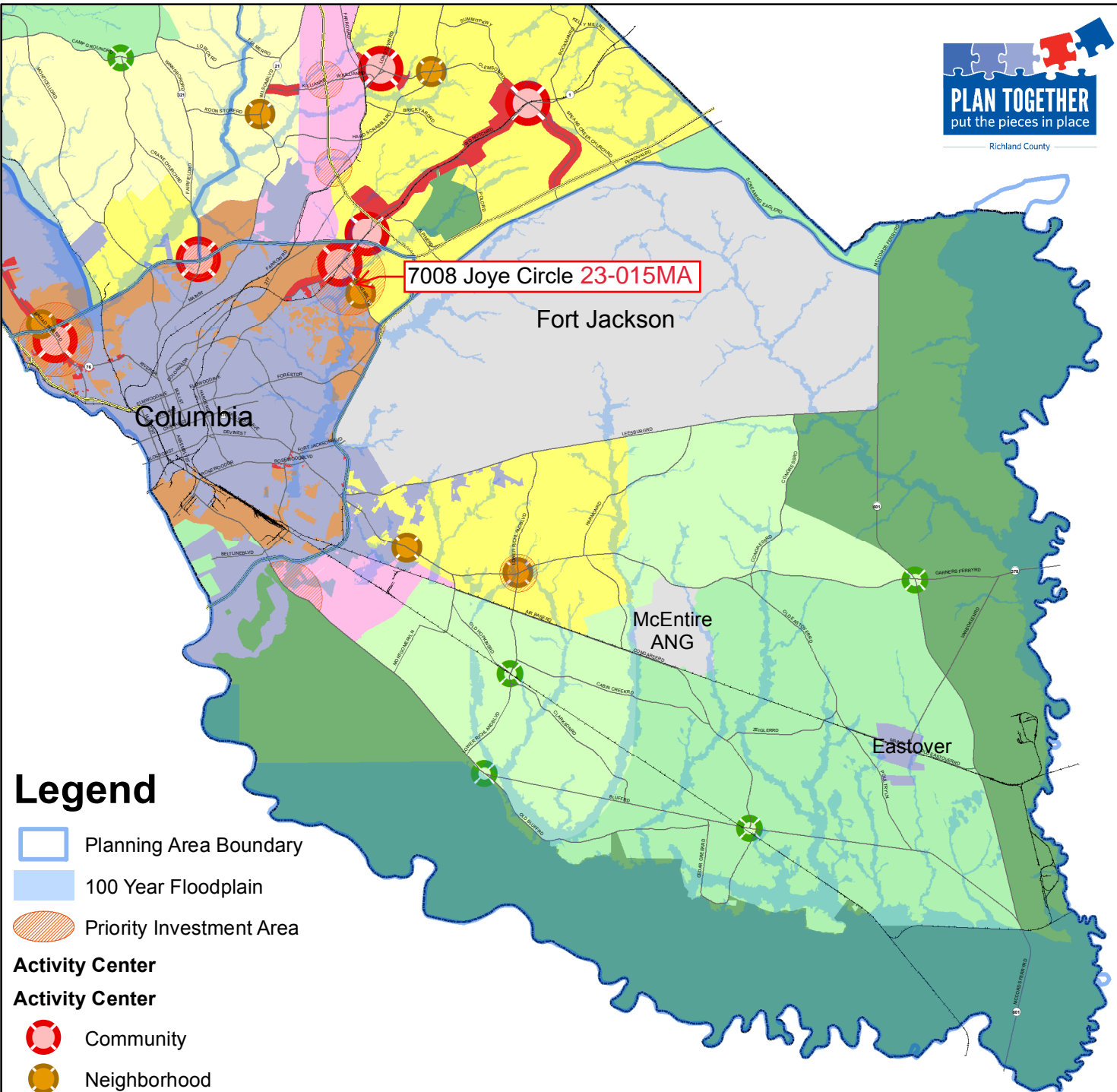


Case 23-015 MA RM-HD to GC



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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA

Adopted March 17, 2015

Miles

4 2 0 4 23



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-017 MA
APPLICANT: Blake Valentine

LOCATION: Mount Vernon Church

TAX MAP NUMBER: R01600-05-01, 05 & 06
ACREAGE: 50.78 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) property northwest of the subject parcel was rezoned under case number 04-041MA.

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.

The minimum lot area is 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: 110 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU	Undeveloped / Residence
<u>South:</u>	RU / RU	Undeveloped / Residence
<u>East:</u>	RU / RU	Undeveloped / Residence
<u>West:</u>	RU / RU / RU	SpringHill High School / Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Broad River Road and Mount Vernon Church Road. There are no sidewalks or streetlights along these sections of Kennerly Road or Mount Vernon Church Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The parcels are undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses to the west.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located west of the subject parcels on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer 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 **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 2022 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,600 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) "C".

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

There is a rehab & resurfacing project along this section of Broad River Road currently under construction through SCDOT. There are no projects through the County Penny Sales Tax program.

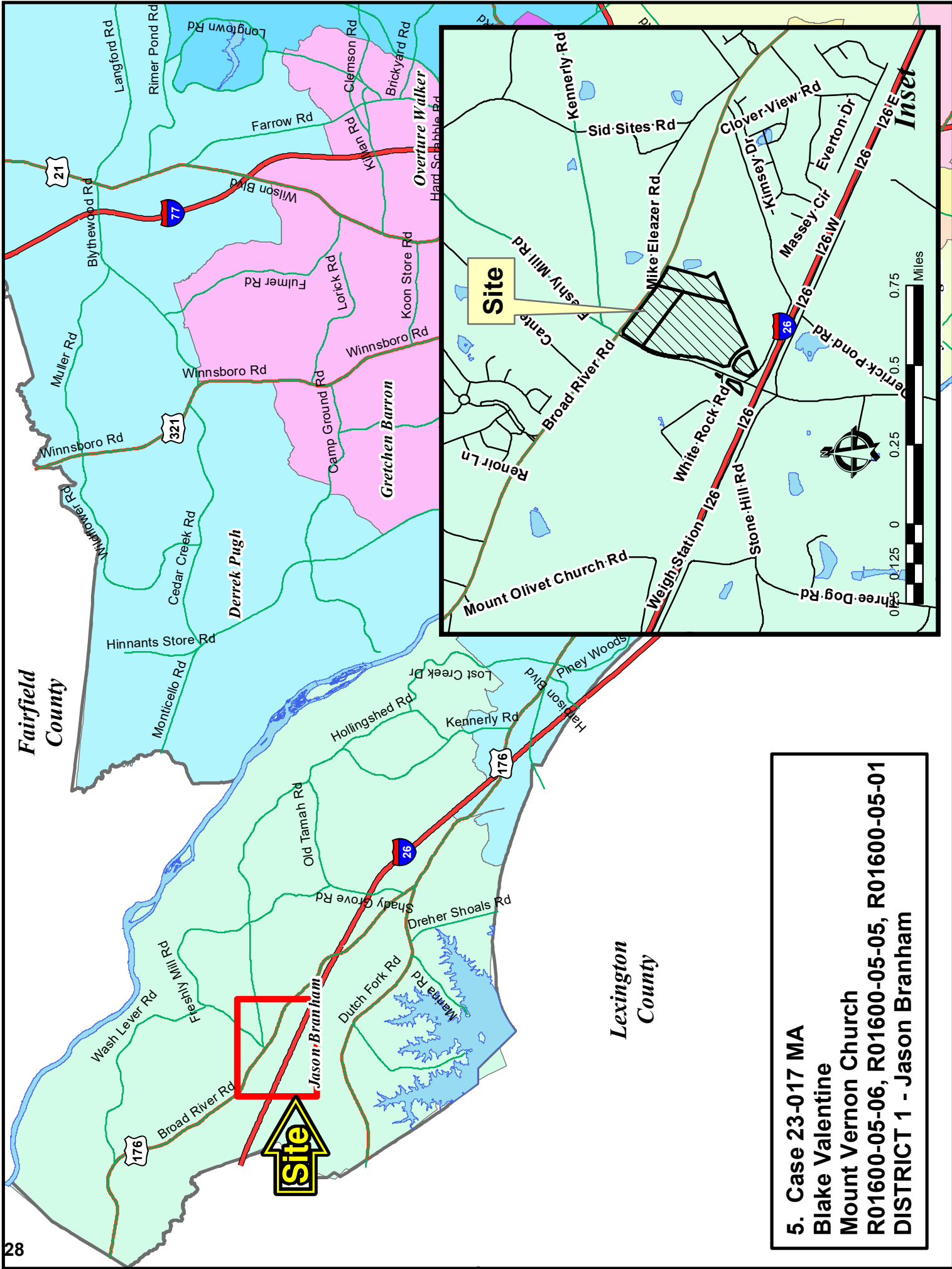
Conclusion

The proposed rezoning meets the objectives and desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits residential uses of an intensity and scale that would be in character with the Comprehensive Plan's recommendations.

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

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission voted 4-to-4 for **RC Project # 23-017 MA**. A tie vote for motions regarding recommendations to the County Council is a "no recommendation" vote.



5. Case 23-017 MA
Blake Valentine
Mount Vernon Church
R01600-05-06, R01600-05-05, R01600-05-01
DISTRICT 1 - Jason Branham

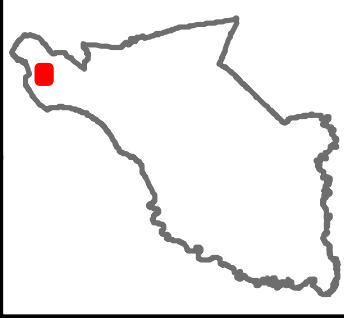
**Case 23-017 MA
RU to RS-E**

TMS R01600-05-06, R01600-05-05, R01600-05-01

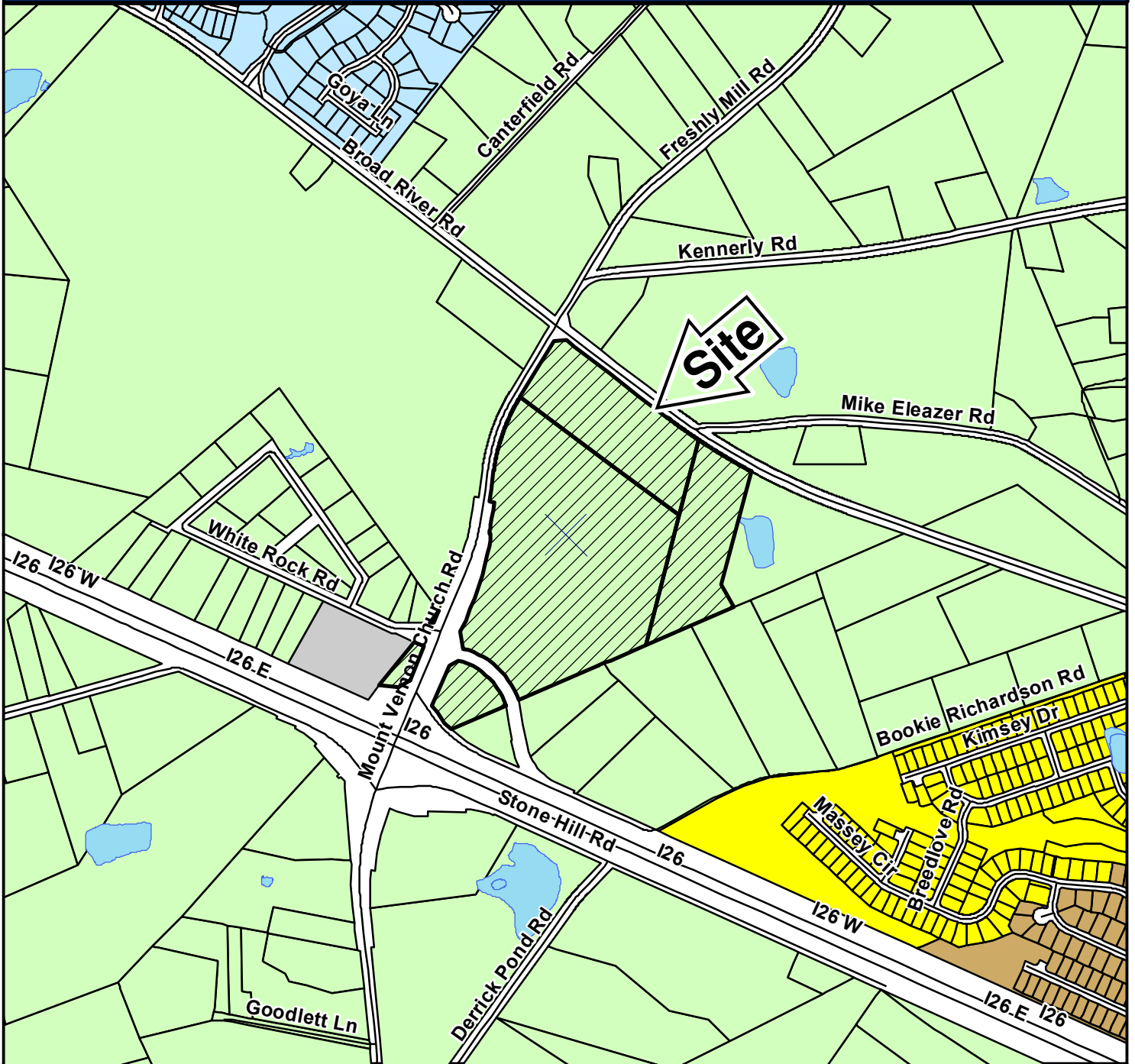
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-017 MA RU to RS-E



ZONING CLASSIFICATIONS

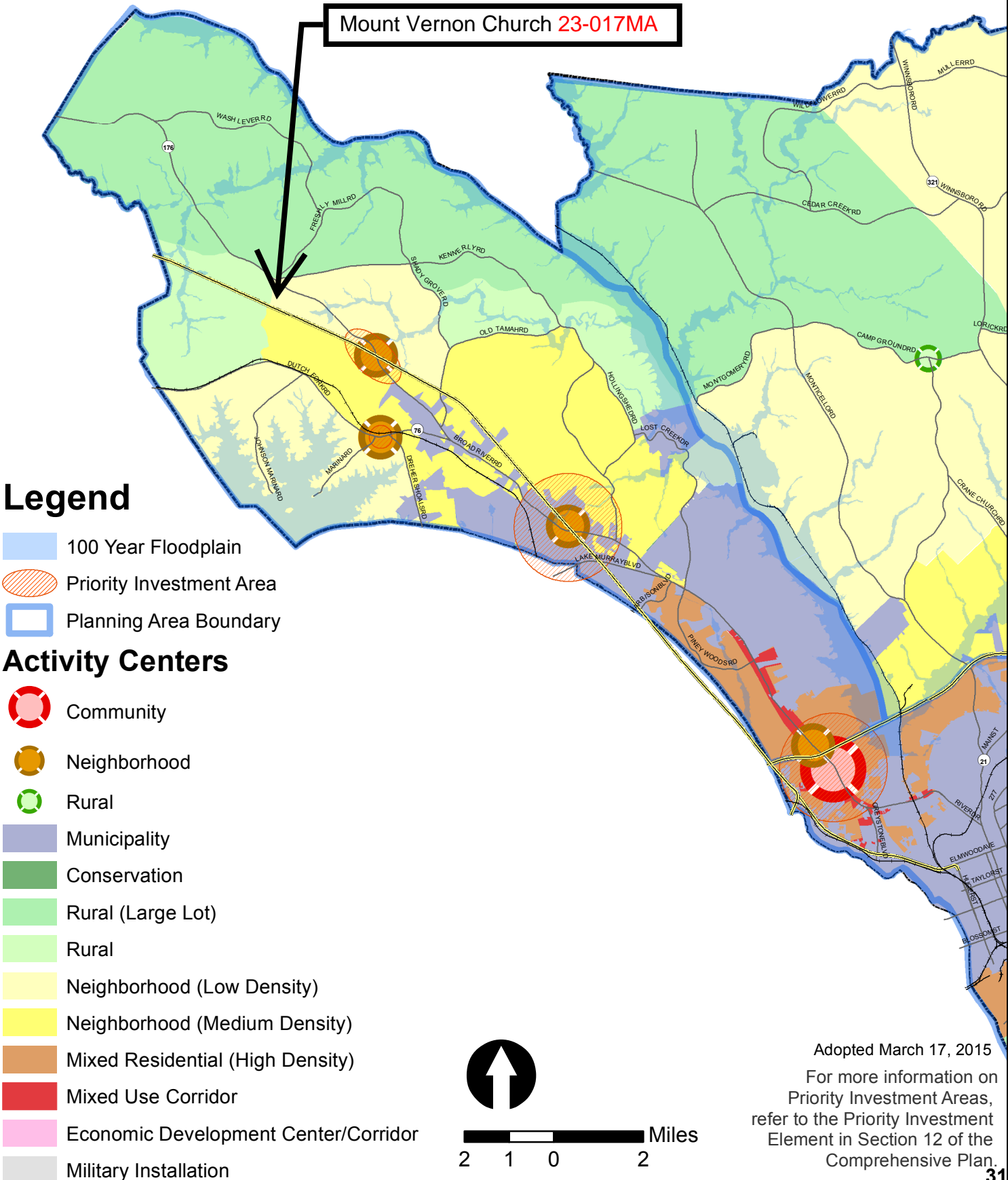
	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Mount Vernon Church 23-017MA

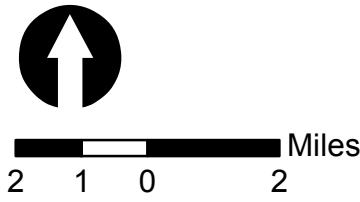


Legend

- 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: June 5, 2023
RC PROJECT: 23-018MA
APPLICANT: Mark Meadows

LOCATION: 239 Killian Road

TAX MAP NUMBER: R14781-01-53
ACREAGE: 2.37 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 7, 2023

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 GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

The GC parcels immediately south of the subject site were rezoned from Rural (RU) to General Commercial under case number 19-020MA.

The GC parcels east of site was rezoned from Rural to GC under case number 19-044MA.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented

primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 60 dwelling units*.

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

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels which are currently undeveloped. The parcels have frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longgreen Parkway. 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 1.5 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***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 Killian Road 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 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian 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 are no planned or programmed improvements for this section of Killian Road through the SCDOT or the County Penny Sales Tax program.

Conclusion

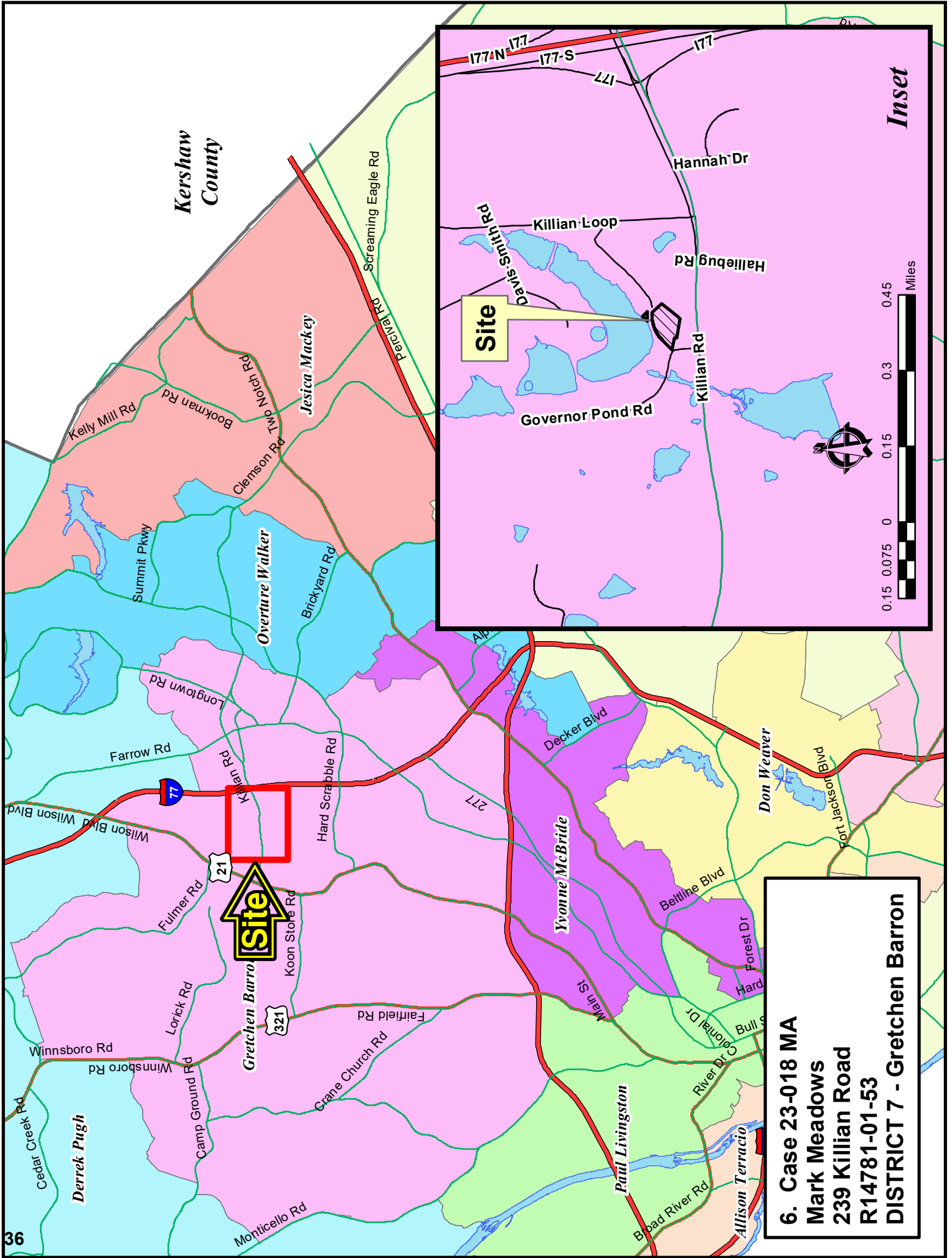
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby. In addition, the subject parcel does not have frontage or direct access to a major road (Killian Road).

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-018 MA**.



6. Case 23-018 MA
Mark Meadows
239 Killian Road
R14781-01-53
DISTRICT 7 - Gretchen Barron

**Case 23-018 MA
RU to GC
TMS R14781-01-53**

Alr Allen Rd
Davis Smith Rd

Governor Pond Rd

Killian Loop

Lib Lucas Rd



Killian Rd

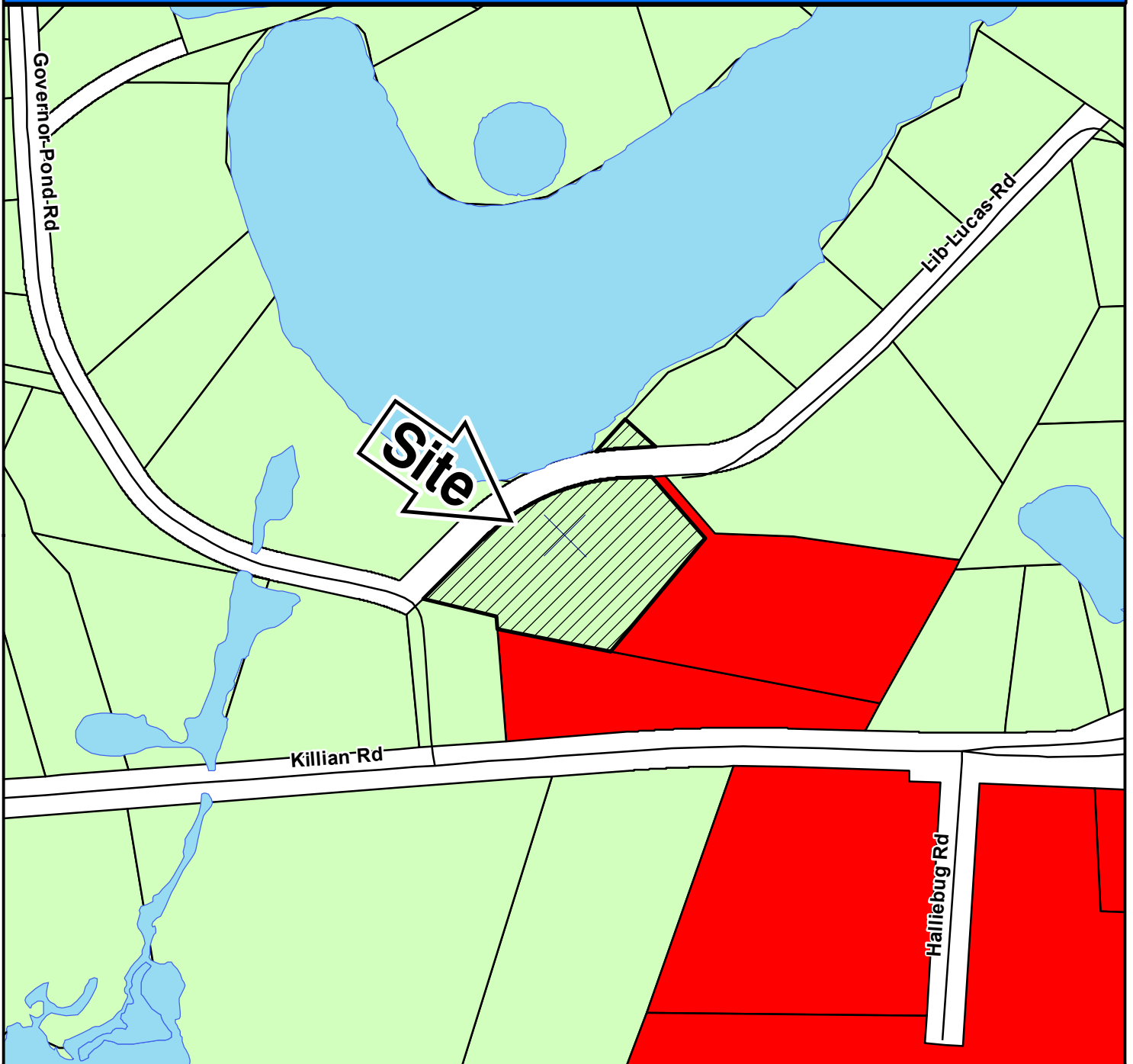
Halliebug Rd

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-018 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

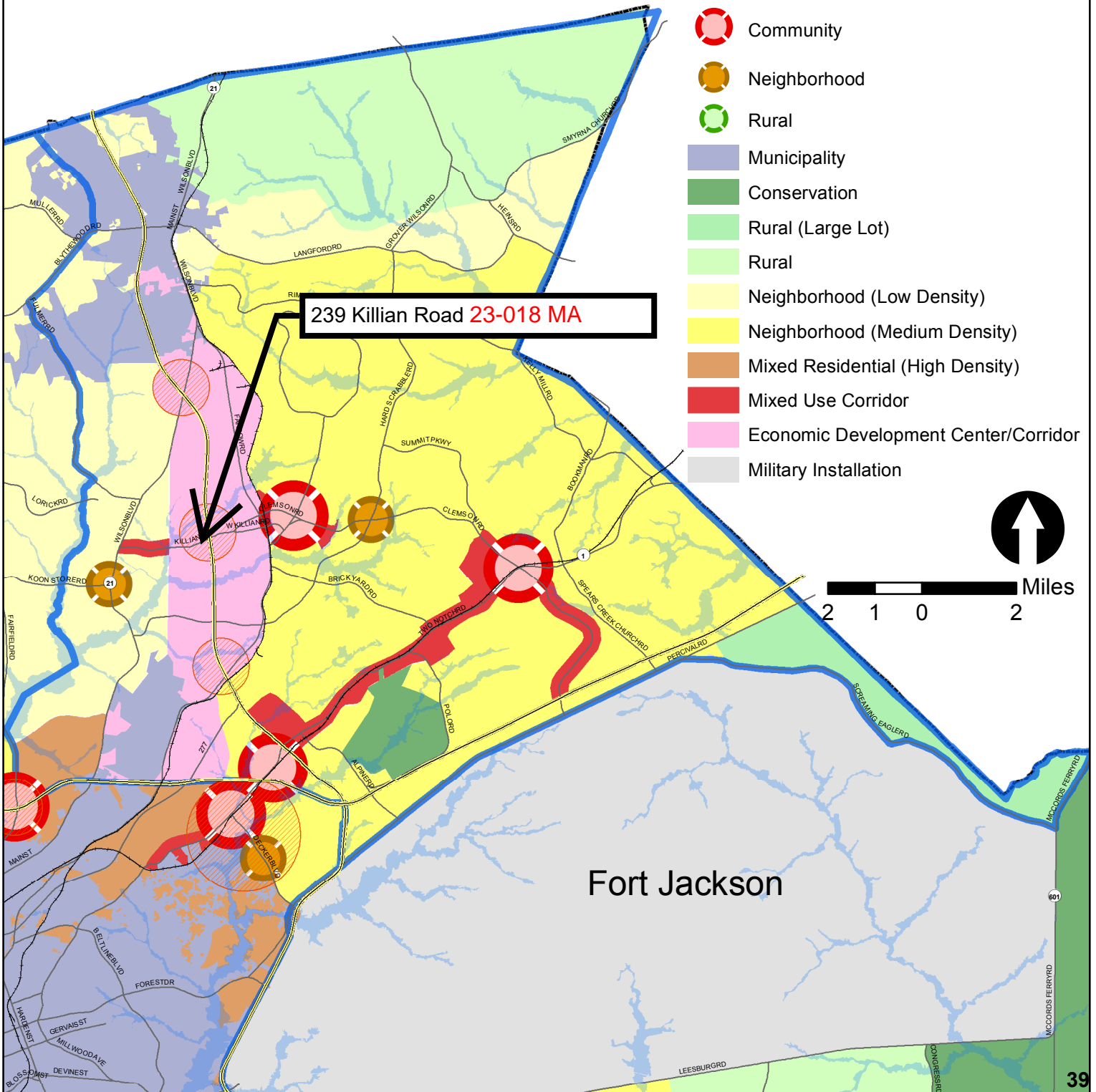


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-019 MA
APPLICANT: Keisha Garrick

LOCATION: 7730 Bluff Road

TAX MAP NUMBER: R32403-02-07
ACREAGE: .73 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

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.

No minimum lot area except as required by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Non-conforming Limited Service Restaurant
<u>East:</u>	RU	Vacant structure
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site has existing commercial and accessory structures. The site is located near the intersection of Bluff Road and Congaree Road. This section of Bluff Road is a two-lane undivided

minor arterial. Congaree Road is a two-lane undivided major collector. The area is characterized by limited commercial and rural residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District One. Gadsden Elementary School is located approximately a half mile north of the subject parcel along S Goodwin Circle. The Gadsden fire station (Station number 19) is approximately 1.2 miles north of the subject parcel along Congaree Road. The parcel is within the Richland County Utilities sewer service area. Water service would be provided through private source.

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 **Rural Activity Center**.

Land Use and Design

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other similar scale tourism operations area appropriate.

Lower Richland Strategic Community Master Plan

Nodes of Activity – Rural Crossroads

The subject site is found within a “Rural Crossroads” as identified in the Plan. The plan recommends these as areas where significant roads intersect and there is existing non-residential uses. The plan notes that the Gadsden crossroad would benefit from supporting services such as commercial uses.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #243) located west of the site on Bluff Road identifies 2,400 Average Daily Trips (ADTs). Bluff Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “A”.

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 section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

Conclusion

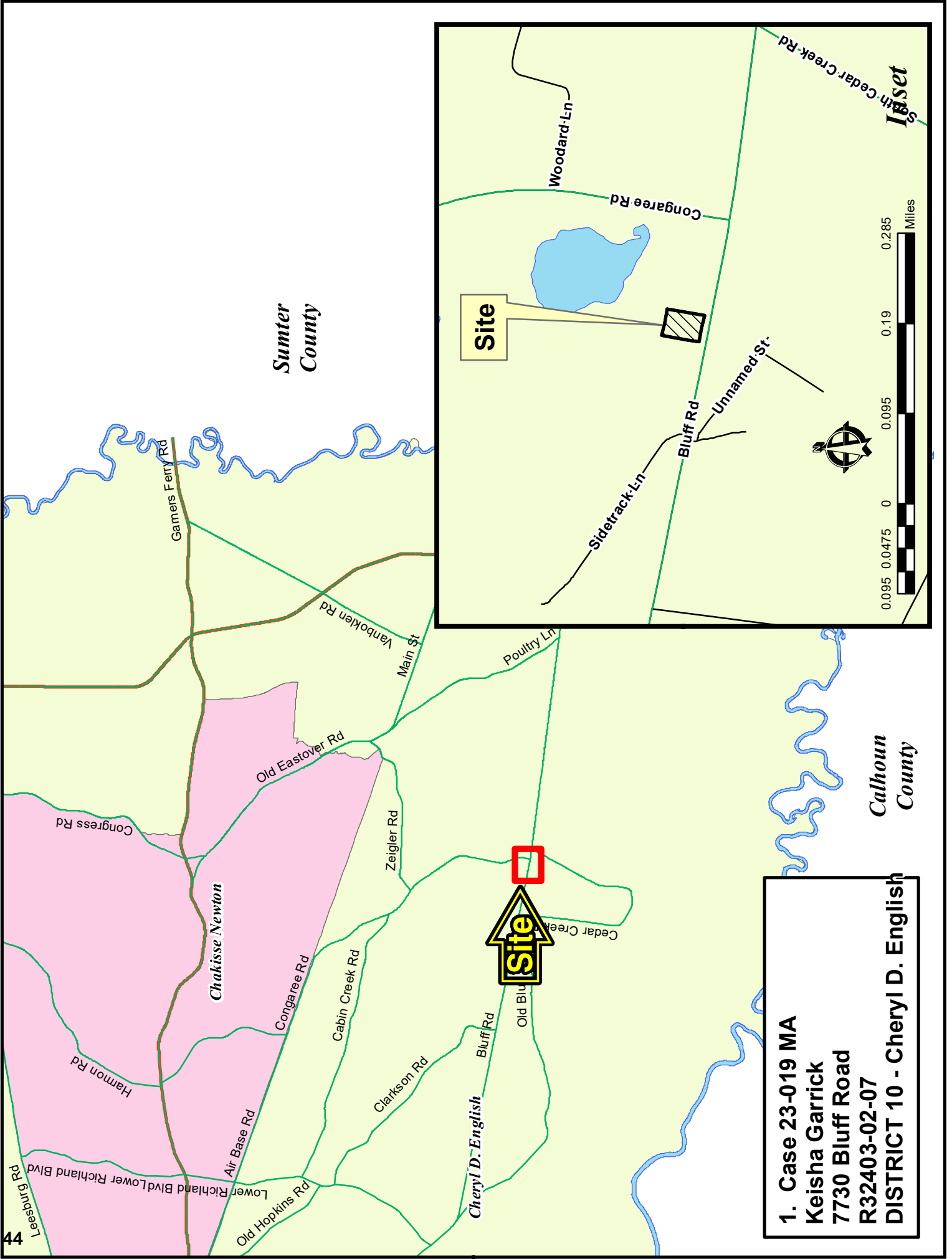
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the objectives for the Rural Activity Center as identified in the Comprehensive Plan and the Lower Richland Plan. The RC district provides for flexibility in the commercial and service uses allowed. The proposed NC does not provide for the same flexibility, either by use or structure size. According to the Comprehensive Plan, the RC zoning district supports the objectives of the Rural Activity Center.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission disagreed with the PDSD recommendation for the following reason:

- A rezoning to a commercial property is consistent with both multiple parcels in the area, as well as, the designation as a Rural Activity Center.

The PC recommends the County Council approve the proposed amendment for RC Project # **23-019 MA**.



Sumter
County

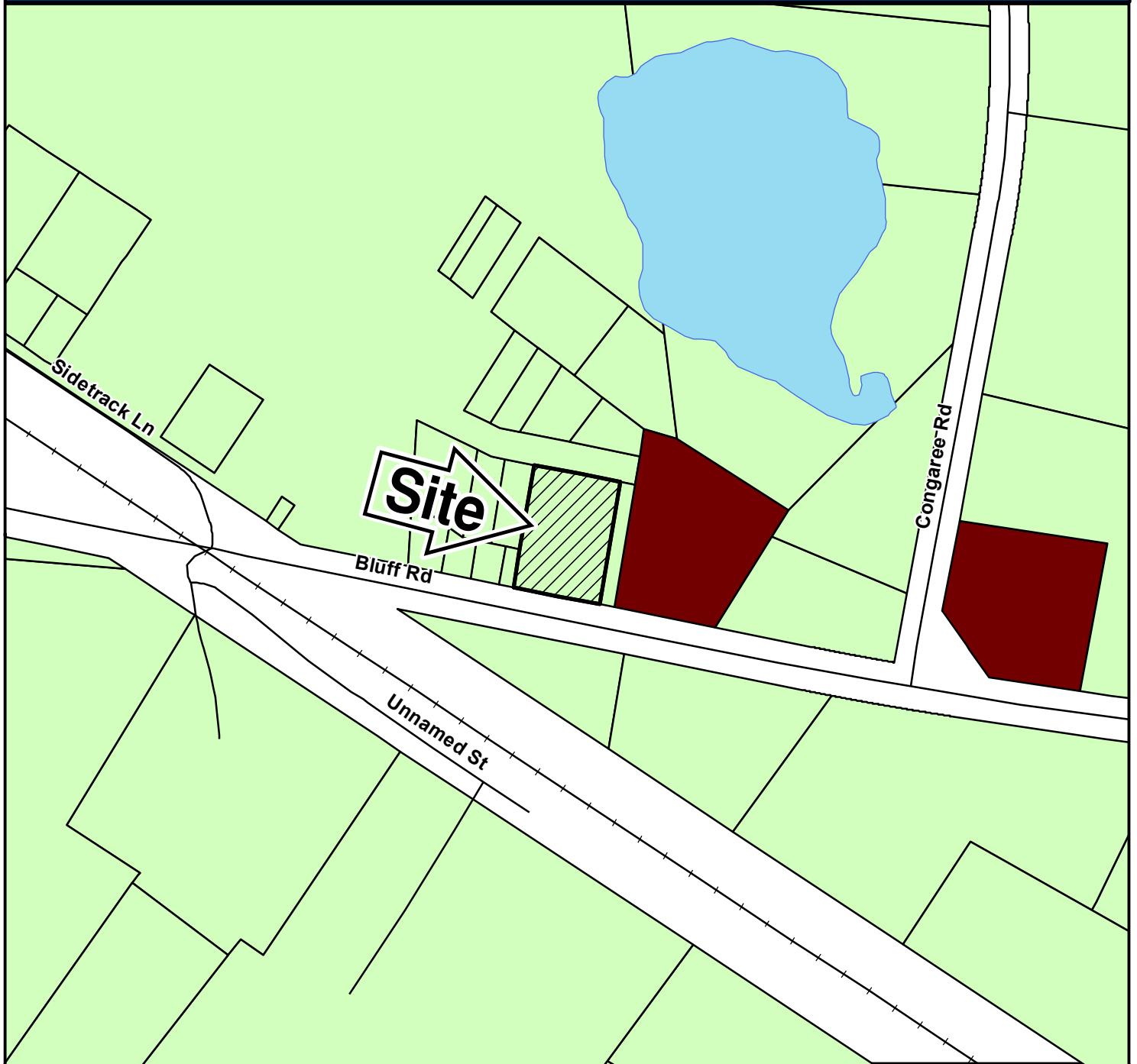
Calhoun
County

1. Case 23-019 MA
Keisha Garrick
7730 Bluff Road
R32403-02-07
DISTRICT 10 - Cheryl D. English

Case 23-019 MA
RU to NC
TMS R32403-02-07



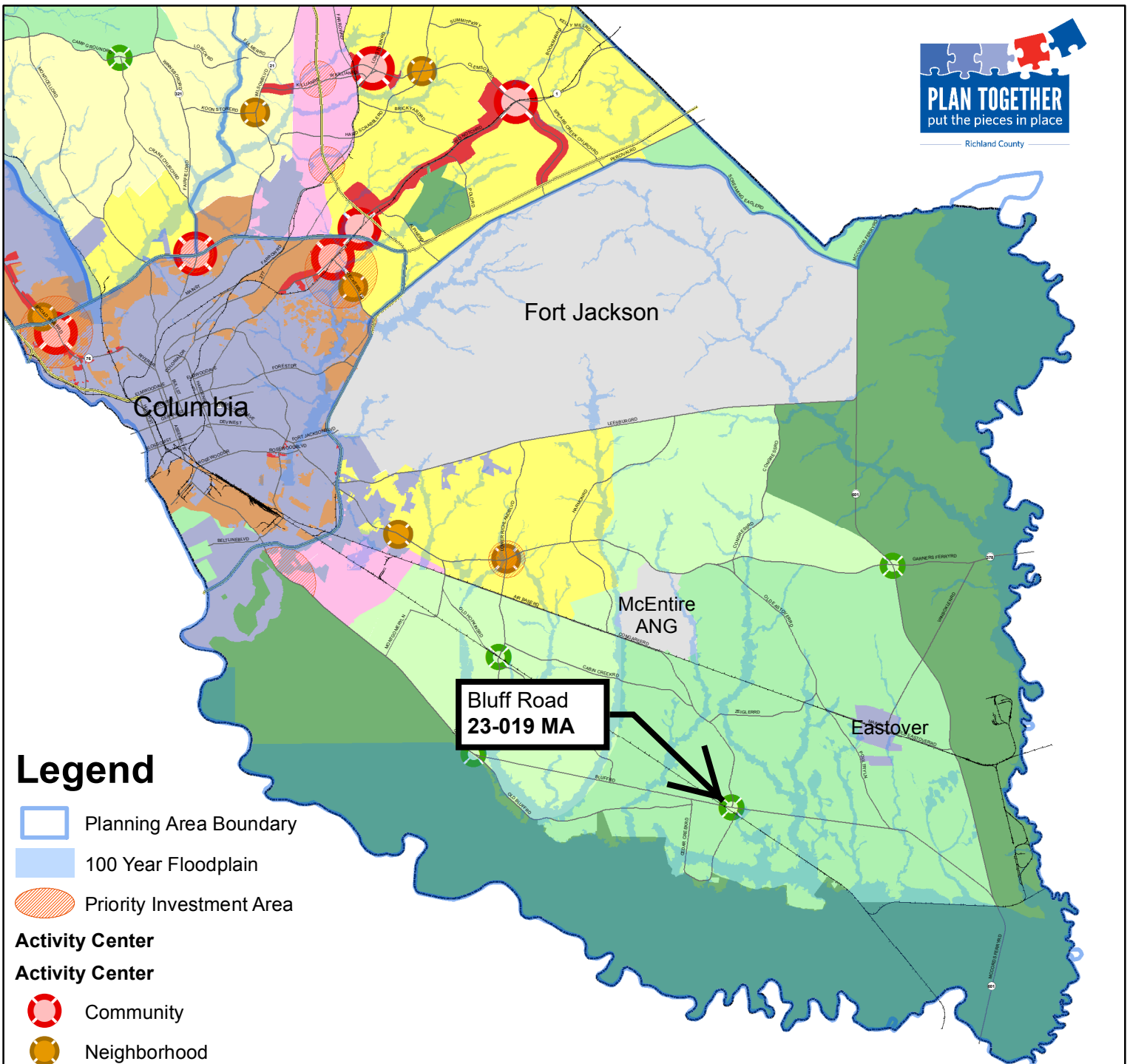
Case 23-019 MA RU to NC



ZONING CLASSIFICATIONS

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





Legend

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

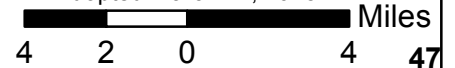
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-020 MA
APPLICANT: Scott R. Armstrong

LOCATION: 113 Beaver Dam Road

TAX MAP NUMBER: R22707-03-02
ACREAGE: .58 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Development District (D-1).

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: 3 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The subject parcel a single-family residential structure. Beaver Dam road is a two lane local road. The immediate area is characterized by residences and zoning districts. All of the adjacent parcels have single-family residences and are zoned for residential use.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Spring Valley High School is located approximately 1.6 miles northeast of the subject parcel on Sparkleberry Lane. The parcel is located in the City of Columbia's Water service area. The parcel is near the east Richland County Public Service District service area. The Sandhill fire station (station number 24) is located on Sparkleberry lane, approximately 1.2 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 2022 SCDOT traffic count (Station #897) located south of the subject parcel on Mallet Hill Road identifies 6,000 Average Daily Trips (ADTs). Mallet Hill Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mallet Hill Road is currently operating at Level of Service (LOS) "B".

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 section of Mallet Hill Road through SCDOT or the County Penny Sales Tax program.

Conclusion

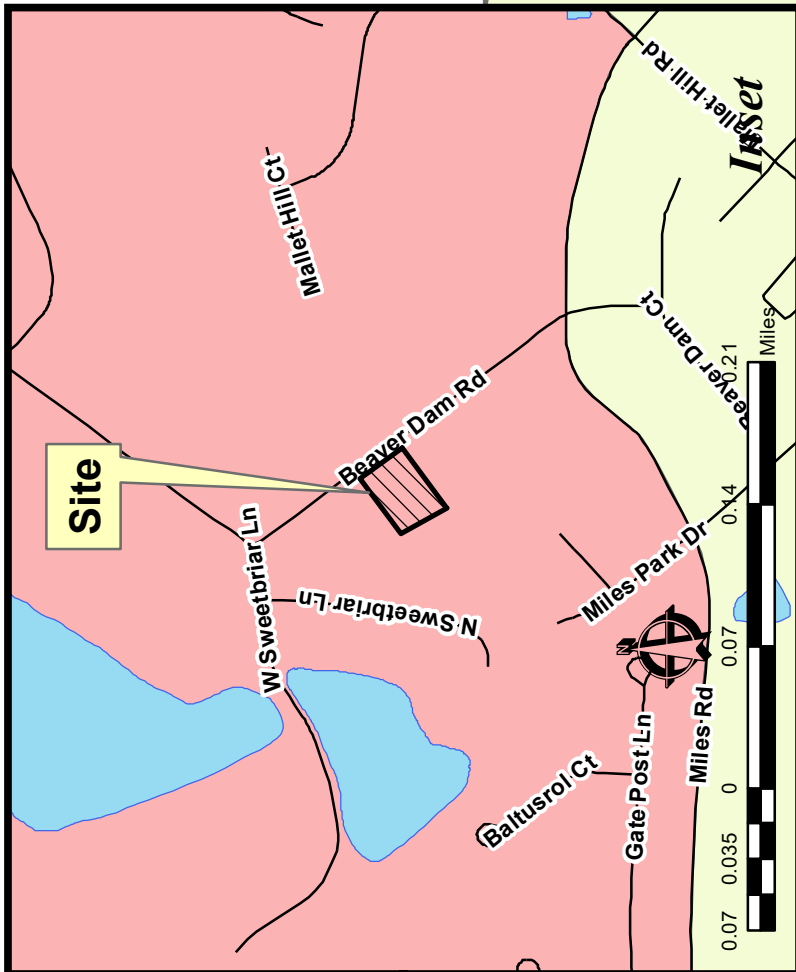
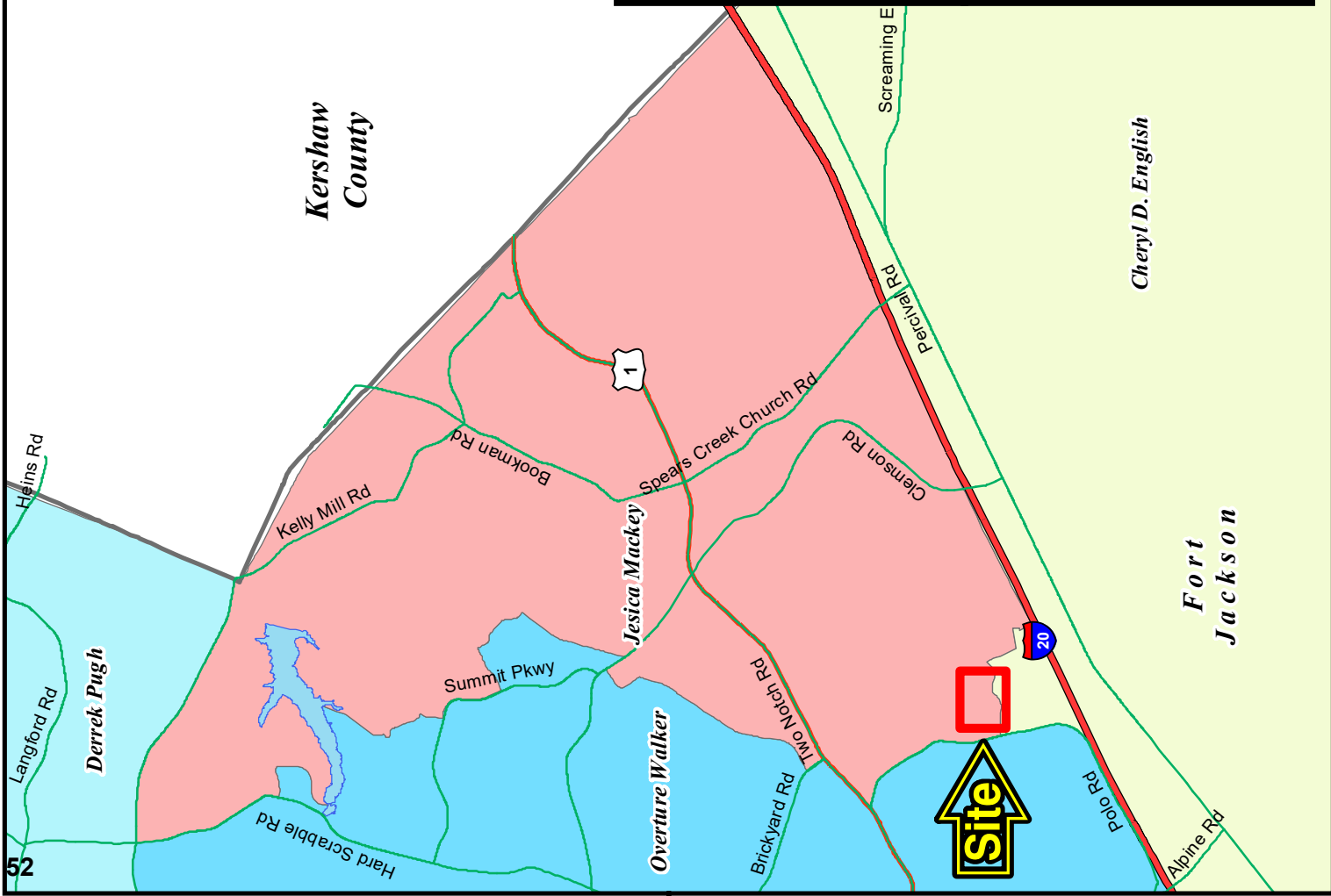
The desired development pattern within the Neighborhood (Medium-Density) designation would be comprised of "...medium-density residential neighborhoods designed to provide a mix of residential uses and densities within the neighborhood." The proposed rezoning would be consistent with the recommendations of the Comprehensive Plan.

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

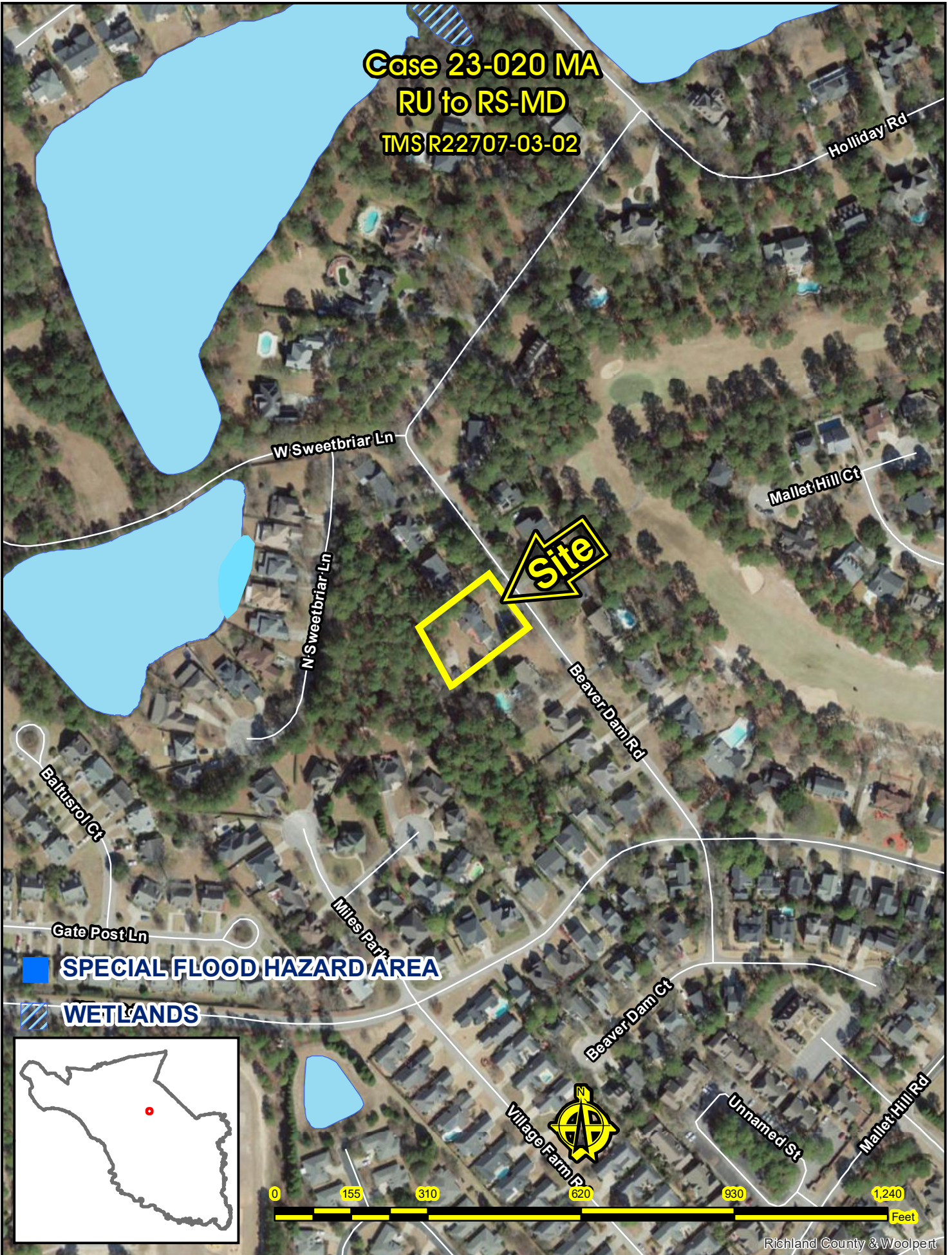
Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-020 MA**.

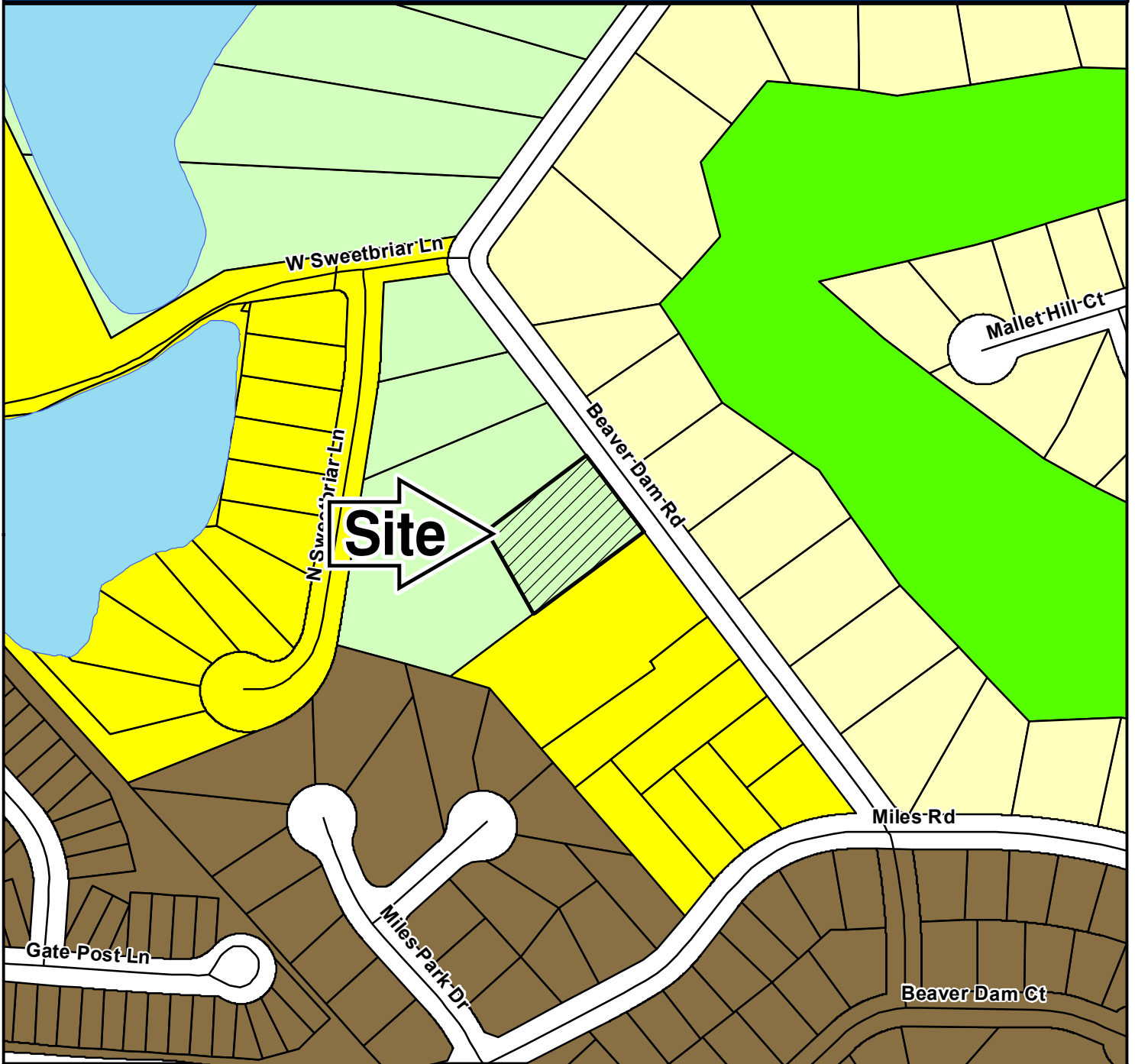
2. Case 23-020 MA
Scott R. Armstrong
113 Beaver Dam
R22707-03-02
DISTRICT 9 - Jessica Mackey



Case 23-020 MA
RU to RS-MD
TMS R22707-03-02



Case 23-020 MA RU to RS-MD



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			

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

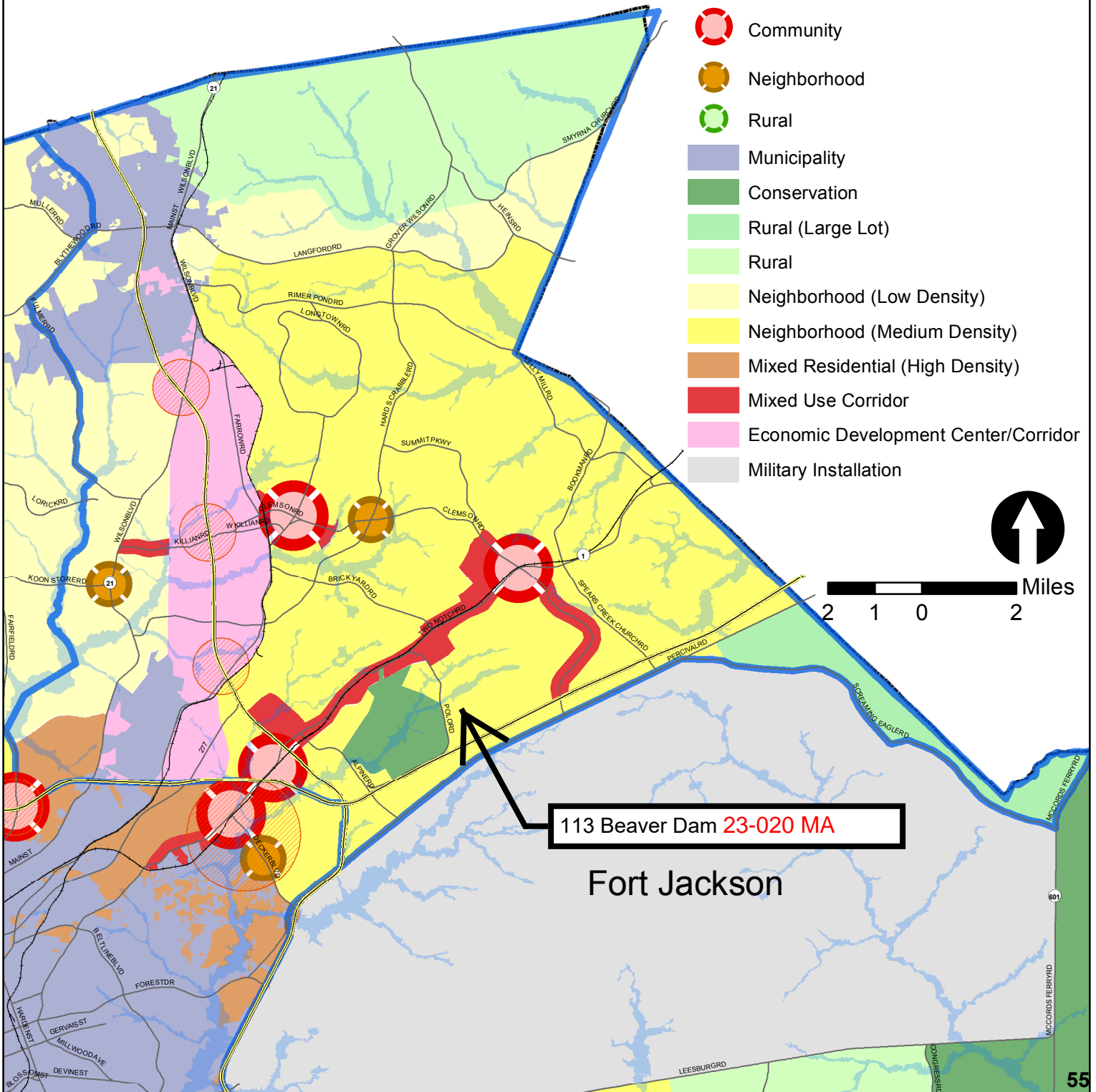


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: July 10, 2023
RC PROJECT: 23-023 MA
APPLICANT: Kevin Steelman

LOCATION: 111 Pine Wedge Drive

TAX MAP NUMBER: R17700-01-94 & R17700-01-14
ACREAGE: 21.98 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The RS-LD parcel north of the sites was rezoned under case number 07-052MA.

Zoning District Summary

The RS-LD District is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

The minimum lot area is 12,000 square feet or as determined by DHEC.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 79 dwelling units*.

* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD / RS-MD / RU	Residential Subdivisions
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	M-1 / CC (Town of Blythewood)	Undeveloped / Heating & Air / Car Repair / Recreation Center
<u>West:</u>	RS-MD	Willow Lakes Subdivision

Discussion

Parcel/Area Characteristics

One of the subject sites has a place of worship and the other site is undeveloped. One parcel has frontage on Pine Wedge Drive and Farrow Road and the other site has frontage along Farrow Road. Pine Wedge Drive is a two-lane local road. This section of Farrow Road is a two-lane undivided major collector. The area is characterized by industrial and residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Round Top Elementary School and Blythewood Middle School are located approximately 1.5 miles northeast of the subject parcel. The Blythewood fire station (Station number 26) is approximately 1.8 miles north of the subject parcel along Wilson Blvd. Water and sewer service would be provided through private source.

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 2022 SCDOT traffic count (Station #285) located south of the site on Farrow Road identifies 15,300 Average Daily Trips (ADTs). This section of Farrow Road is a two-lane undivided major

collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section 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 this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

Conclusion

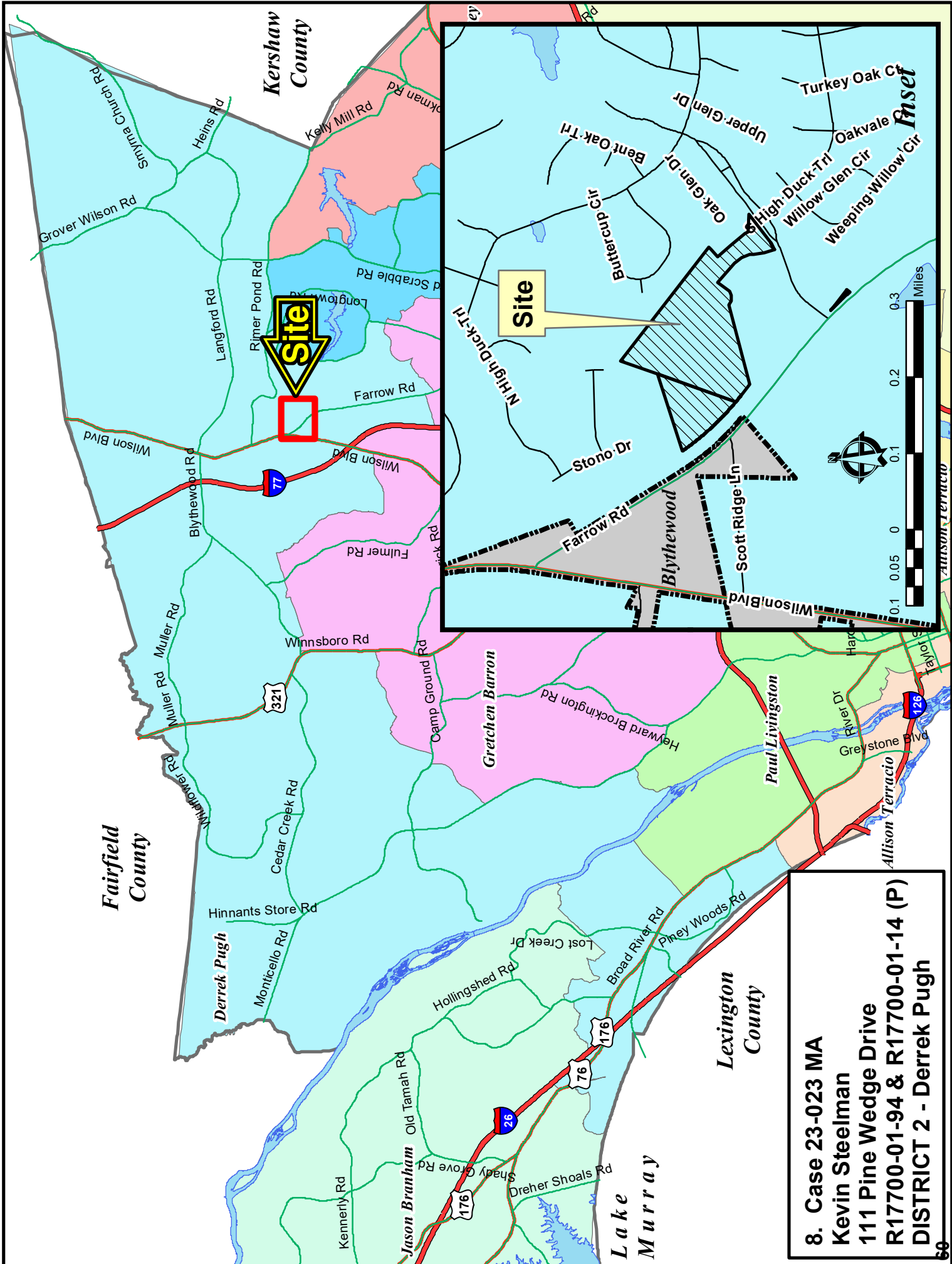
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) designation. According to the Plan, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The land uses and character of the Areas within this designation should include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format.

In addition, the request would be consistent with the density and development standards of the adjacent developments (Willow Lakes – various phases) north and east of the subject parcels.

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

Planning Commission Action

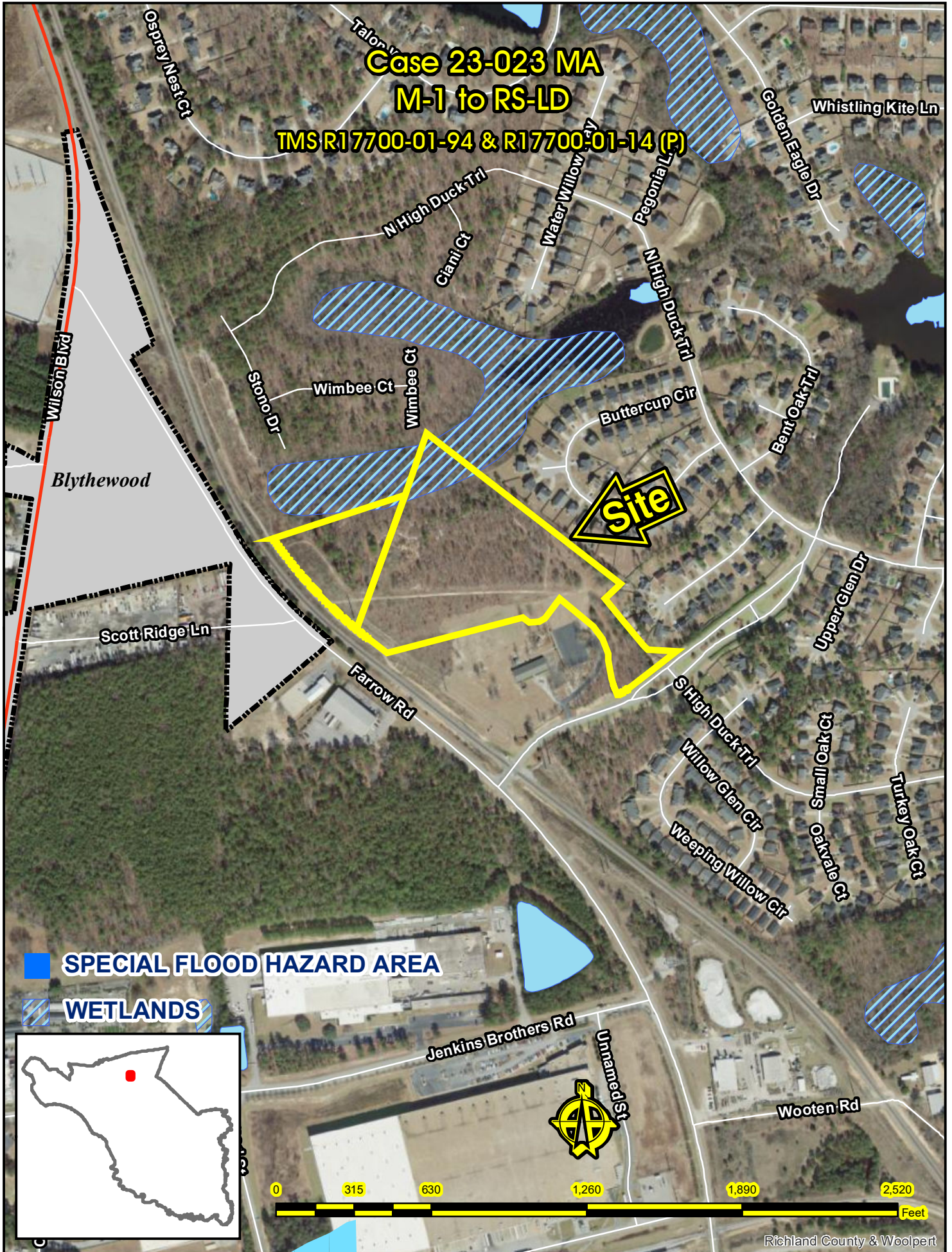
At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-023 MA**.



8. Case 23-023 MA
Kevin Steelman
111 Pine Wedge Drive
R17700-01-94 & R17700-01-14 (P)
DISTRICT 2 - Derrek Pugh

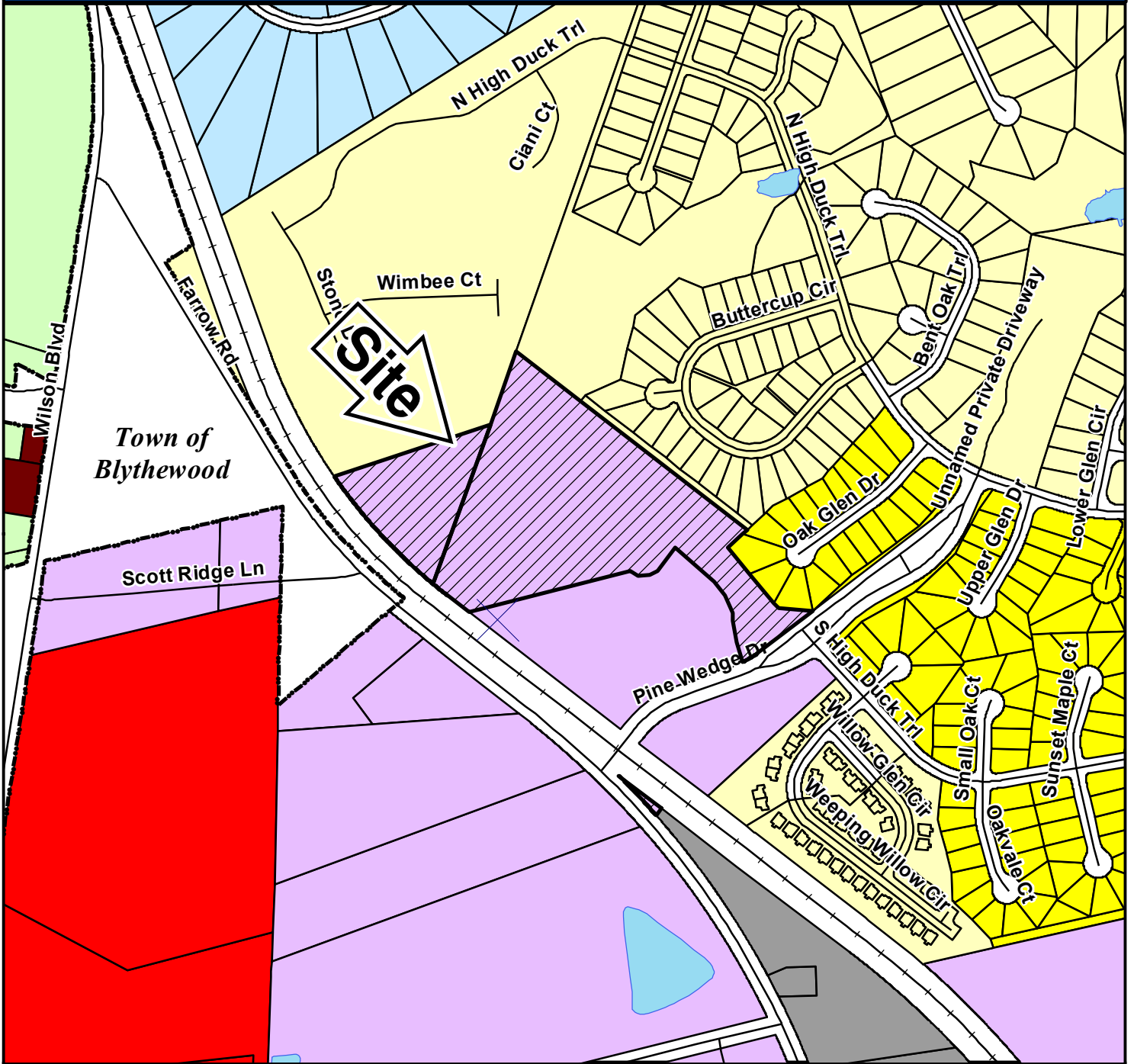
**Case 23-023 MA
M-1 to RS-LD**

TMS R17700-01-94 & R17700-01-14 (P)


























Case 23-023 MA

M-1 to RS-LD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

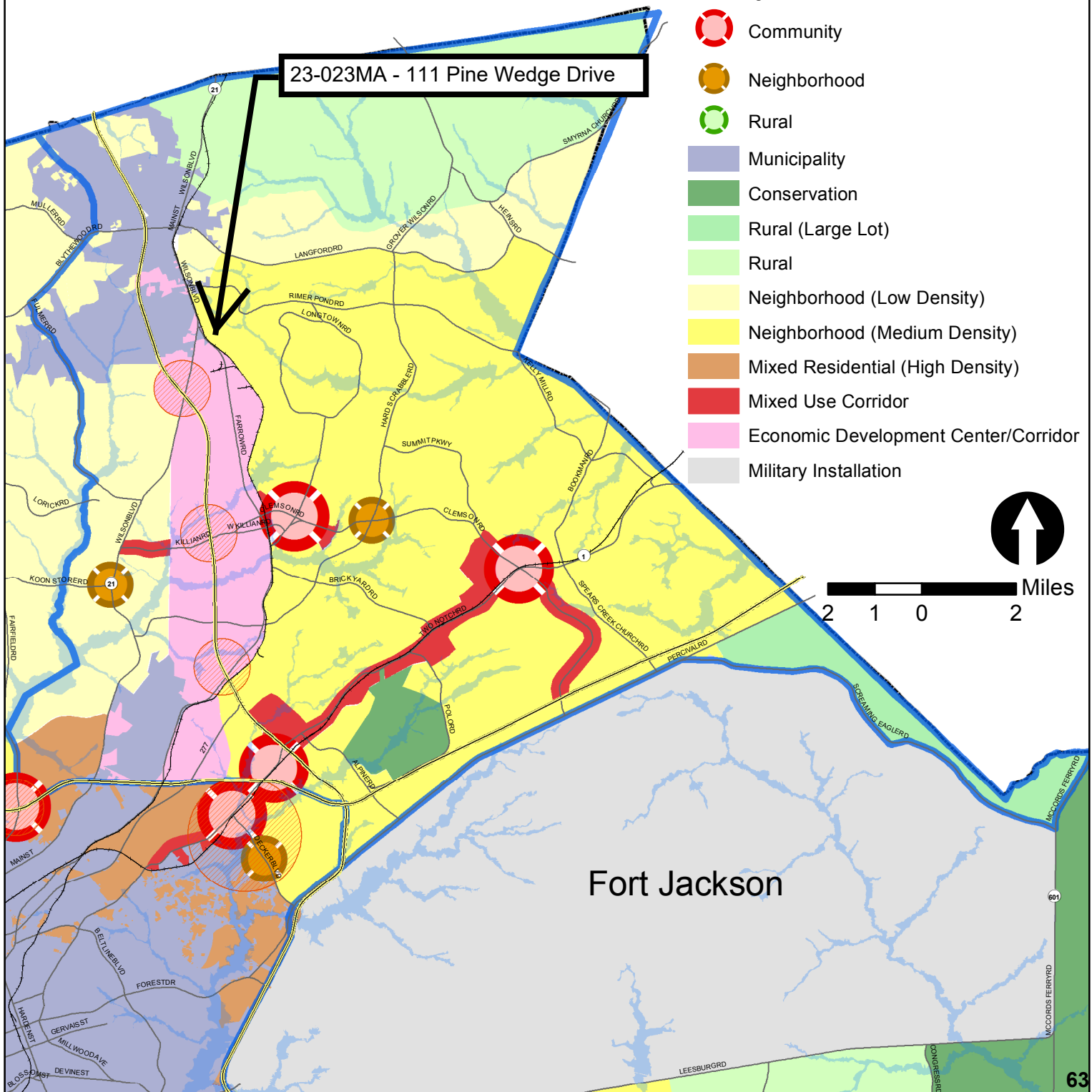


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: July 10, 2023
RC PROJECT: 23-024 MA
APPLICANT: Harry Walsh

LOCATION: Kennerly Road

TAX MAP NUMBER: R04100-03-82
ACREAGE: 3.08 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: July 7, 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 98-005MA.

Zoning History for the General Area

The Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located east of the subject parcel was approved under case number 91-051MA.

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>	RU/PDD	Undeveloped/Residential Subdivisions (Ascot Glenn)
<u>South:</u>	RU/RU	Undeveloped/ Undeveloped
<u>East:</u>	RU/RU	Residence/ Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

One parcel has frontage along Miles Bowman Road and Kennerly Road. The parcel is wooded and undeveloped. There are no sidewalks along this section of Miles Bowman Road and Kennerly Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. South of the site is undeveloped. West of the site is a large rural residential parcel. East and south of the site are residences.

The existing PDD designates this parcel as common area with detached garages. The requested map amendment will change the permitted use from detached garages for the community to residential single-family. The maximum number of residential units will be nine (9), with a minimum lot size of twelve thousand (12,00) square feet.

The amended PDD also proposes that twelve (12) percent of the 3.08 acres be common area.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles west of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer 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 **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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT's). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hollingshed Road is currently operating at Level of Service (LOS) "B".

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 section Kennerly Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

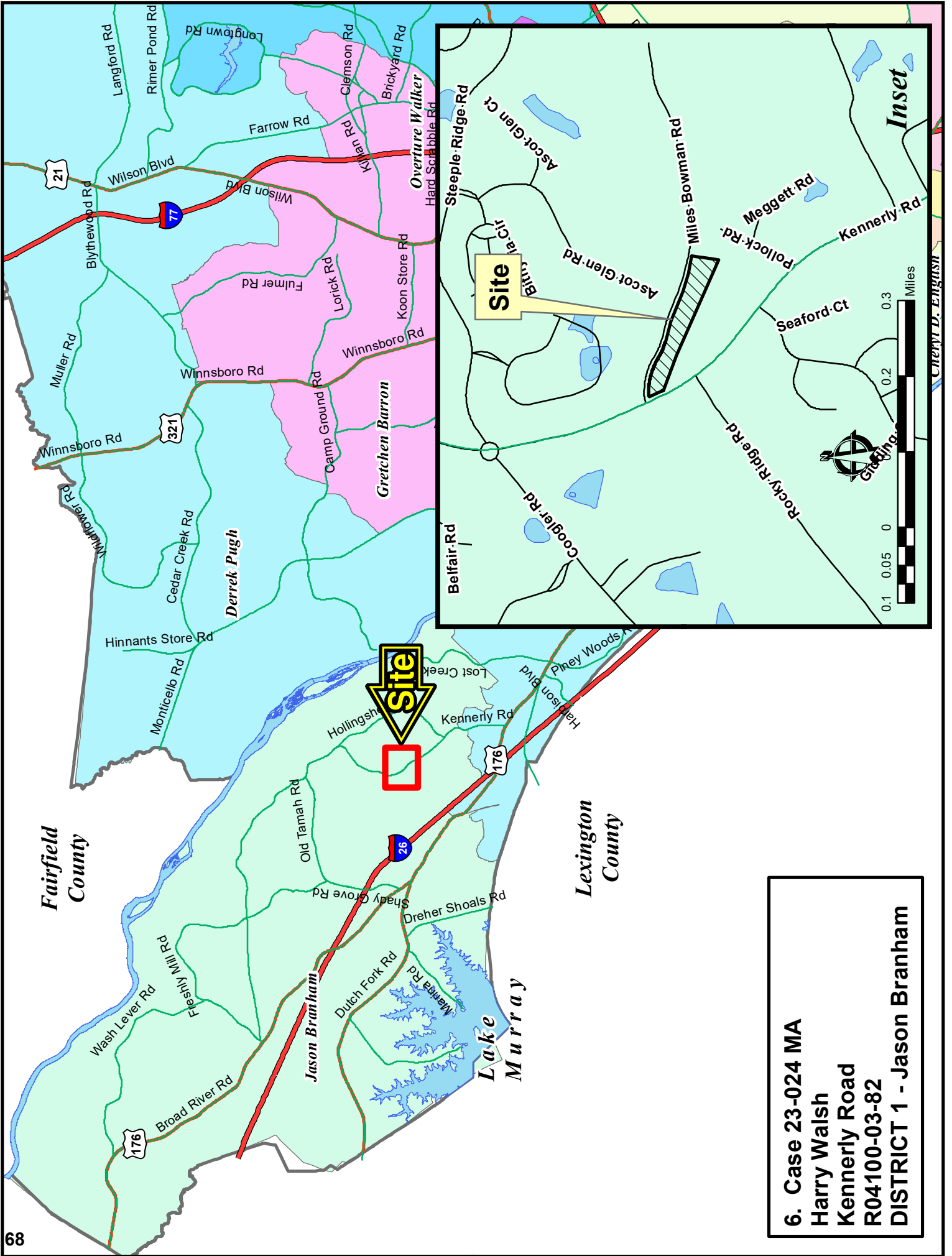
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Kennerly Road.

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

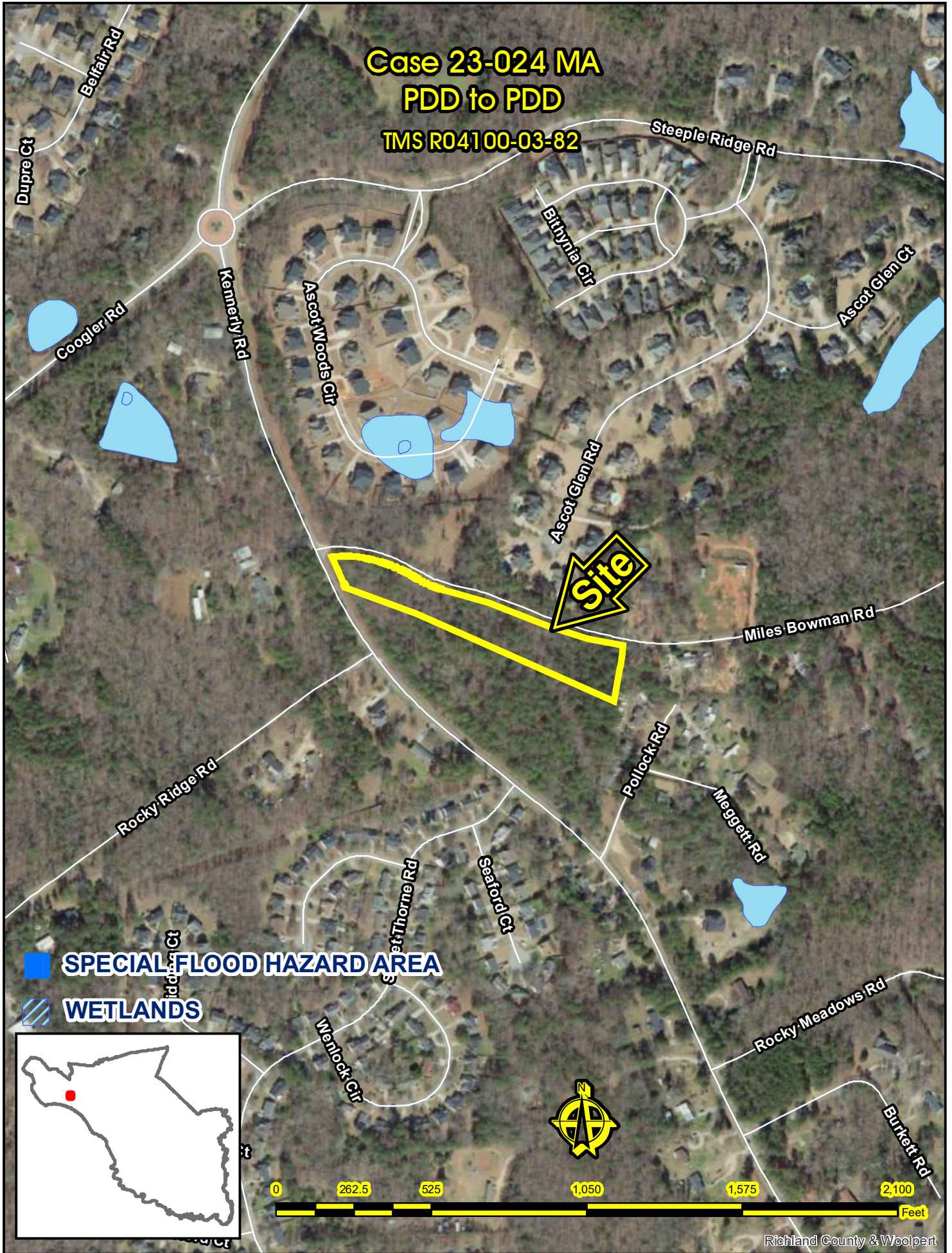
Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-024 MA**.



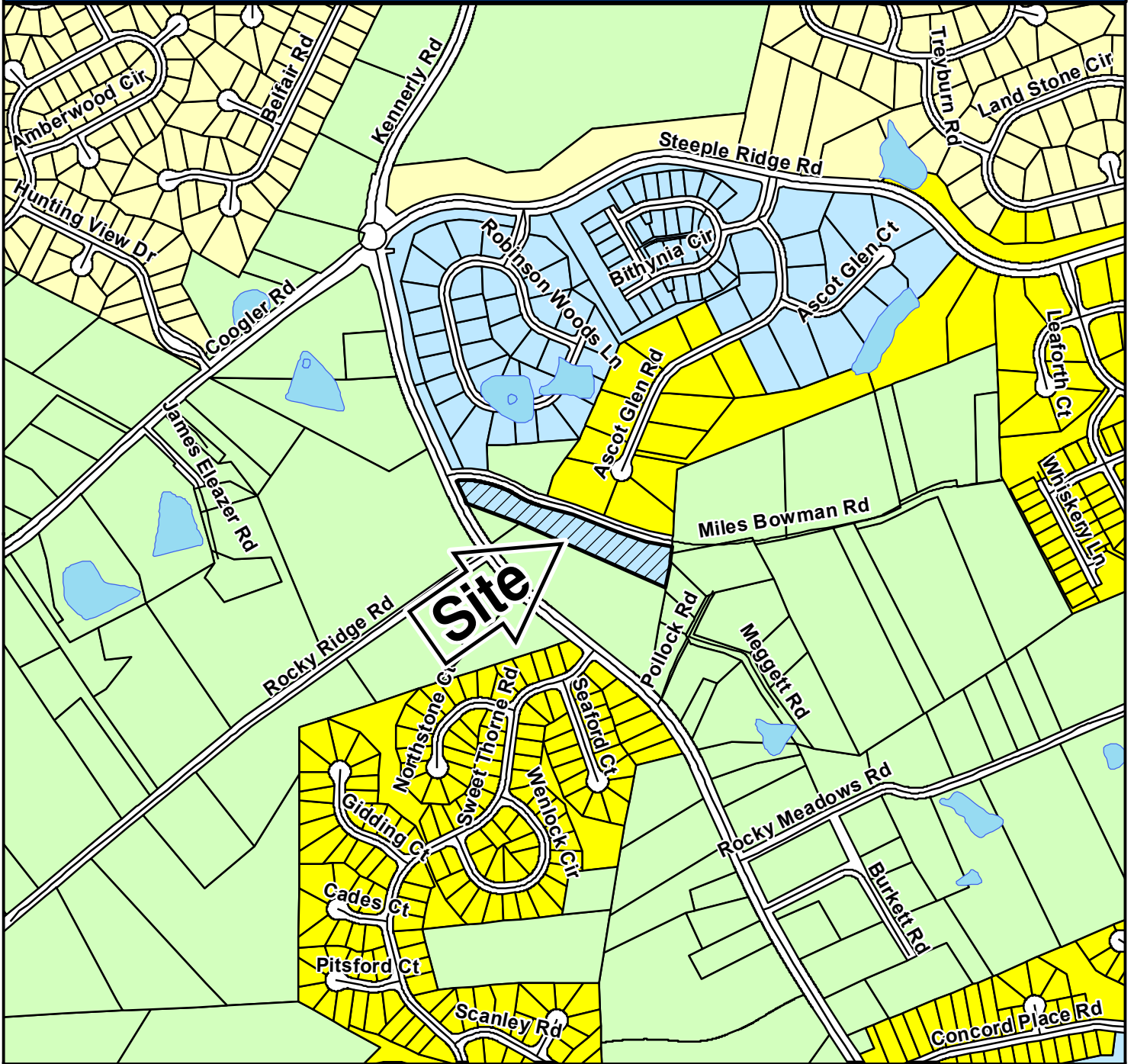
6. Case 23-024 MA
 Harry Walsh
 Kennerly Road
 R04100-03-82
 DISTRICT 1 - Jason Branham

Case 23-024 MA
PDD to PDD
TMS R04100-03-82



Case 23-024 MA

PDD to PDD

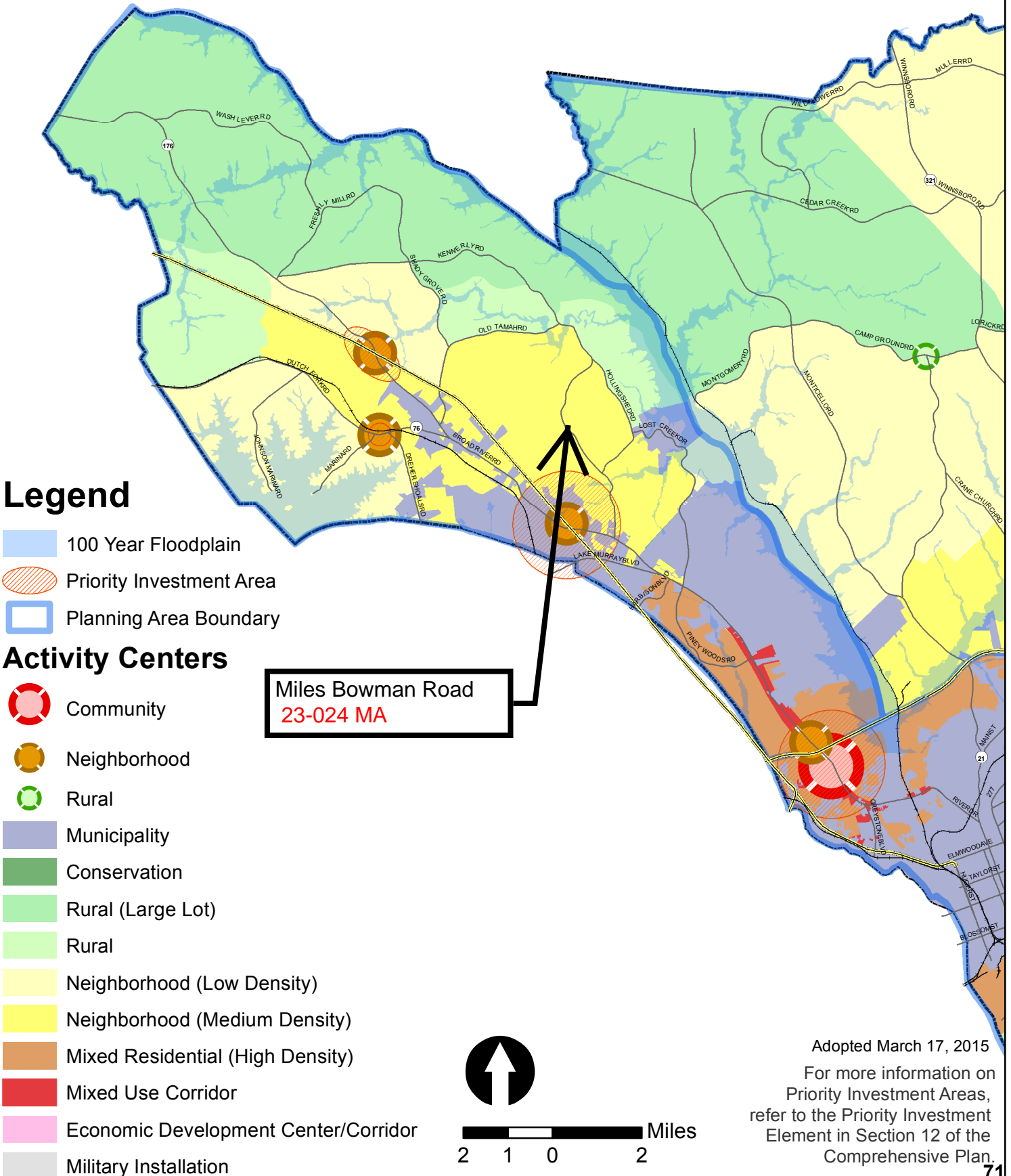


ZONING CLASSIFICATIONS

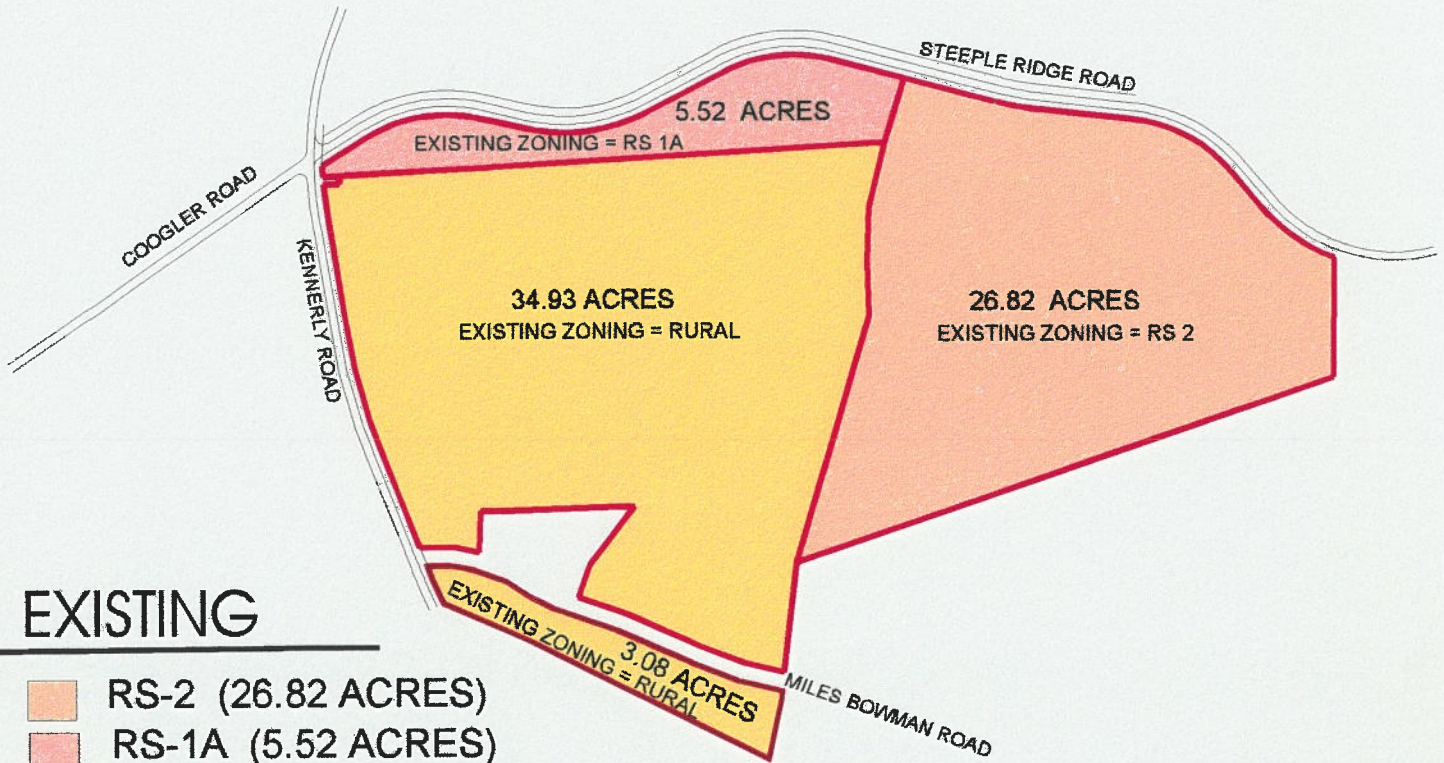
CC-1	C-1	RS-E	MH	NC	LI	TROS	
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property	
CC-3	RG-2	RS-MD	RM-HD	RC	PDD		
CC-4	RR	RS-HD	OI	M-1	RU		

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



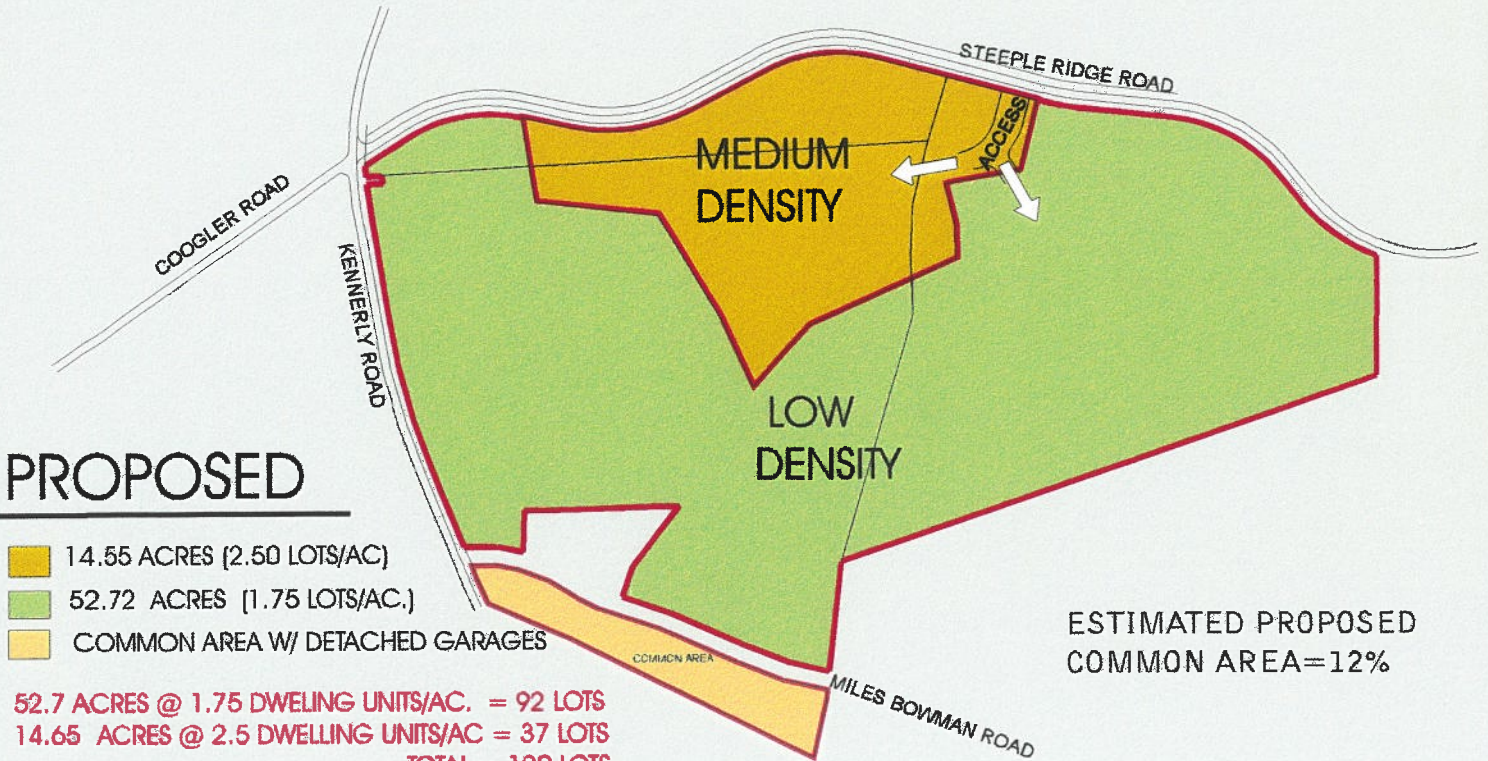
EXISTING

- RS-2 (26.82 ACRES)
- RS-1A (5.52 ACRES)
- RURAL (38.01 ACRES)

ESTIMATED DENSITIES ALLOWED:

(RS-2) 26 AC. X 43560 S.F. @8500 S.F. = 133 LOTS
 (RS-1A) 5.43 AC. X 43560 S.F. @ 10000 S.F. = 24 LOTS
 (RURAL) 38.01 AC. X 43560 S.F. @ 33000 S.F. = 50 LOTS

REMOVE 25 % FOR ROADS =
 207 LOTS X 75 % = 155 LOTS ALLOWED NOW

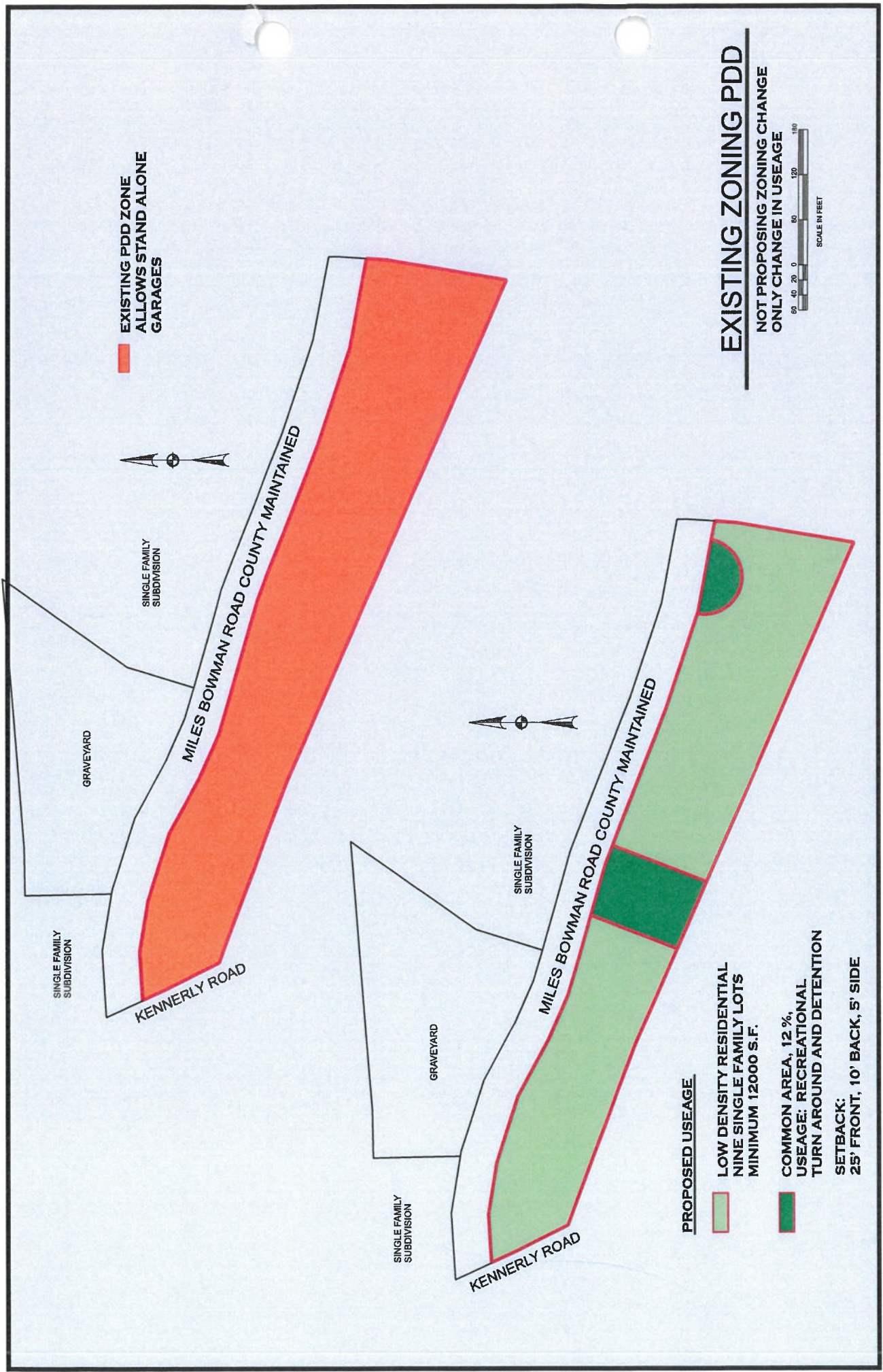


PROPOSED

- 14.55 ACRES (2.50 LOTS/AC)
- 52.72 ACRES (1.75 LOTS/AC.)
- COMMON AREA W/ DETACHED GARAGES

52.7 ACRES @ 1.75 DWELING UNITS/AC. = 92 LOTS
 14.65 ACRES @ 2.5 DWELING UNITS/AC = 37 LOTS
 TOTAL = 129 LOTS

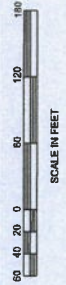
ESTIMATED PROPOSED
 COMMON AREA=12%



**EXISTING PDD ZONE
ALLOWS STAND ALONE
GARAGES**

EXISTING ZONING PDD

**NOT PROPOSING ZONING CHANGE
ONLY CHANGE IN USAGE**



PROPOSED USAGE

**LOW DENSITY RESIDENTIAL
NINE SINGLE FAMILY LOTS
MINIMUM 12000 S.F.**

**COMMON AREA, 12 %,
USAGE: RECREATIONAL
TURN AROUND AND DETENTION**

**SETBACK:
25' FRONT, 10' BACK, 5' SIDE**



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 10, 2010
RC PROJECT: 23-025 MA
APPLICANT: Austin Watts

LOCATION: 1301 Three Dog Road & Dutch Fork Road

TAX MAP NUMBER: R01507-02-03 & 04
ACREAGE: 2.6 acres (1.99 acres & .61 acres)
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: July 7, 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 Neighborhood Commercial District (NC) parcel southeast of the site was rezoned from Rural District (RU) under case number 20-019MA.

The Neighborhood Commercial District (NC) parcel east (adjacent) of the site was rezoned from Rural District (RU) under case number 18-039MA.

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 18-007MA.

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of

persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside. The minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Rail Road ROW
<u>South:</u>	PDD/PDD	Residence/ Undeveloped
<u>East:</u>	NC	Multi-tenant commercial development
<u>West:</u>	GC	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Dutch Fork Road and Three Dog Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Three Dog Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses to the south and commercial zoning to the east and west. Located north of the site is railroad ROW.

Public Services

The subject parcels are within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .48 miles south of the subject parcels on Three Dog Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.9 miles east 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 **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 2022 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 11,100 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road 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 section of Dutch Road through the County Penny Sales Tax program.

Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

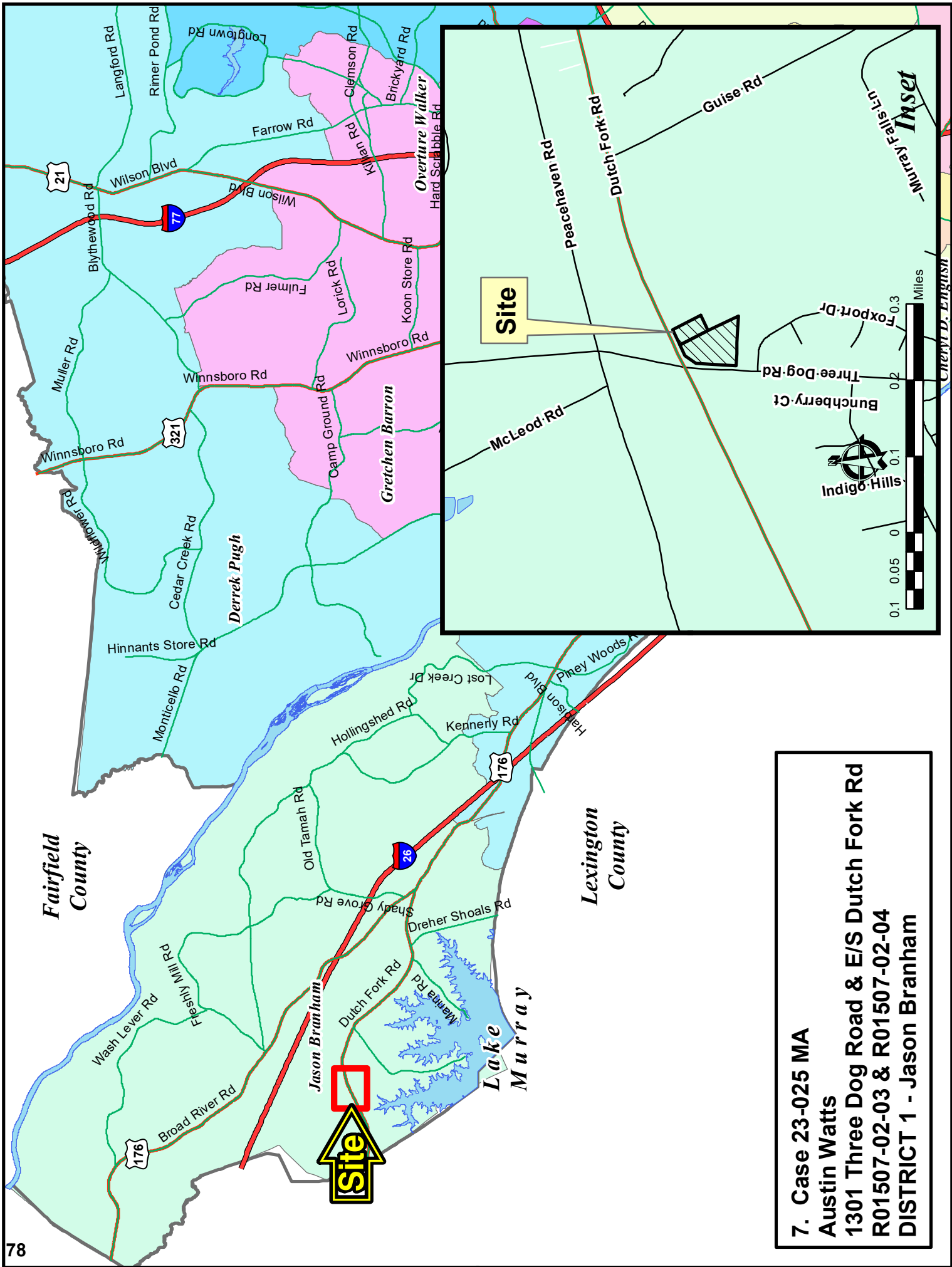
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

However, the reference of the Comprehensive Plan that the request should not result in "strip commercial" or "fragmented leapfrog" development may be negated due to the approvals of the previous map amendment approvals (see *Zoning History of the Area*).

Planning Commission Action

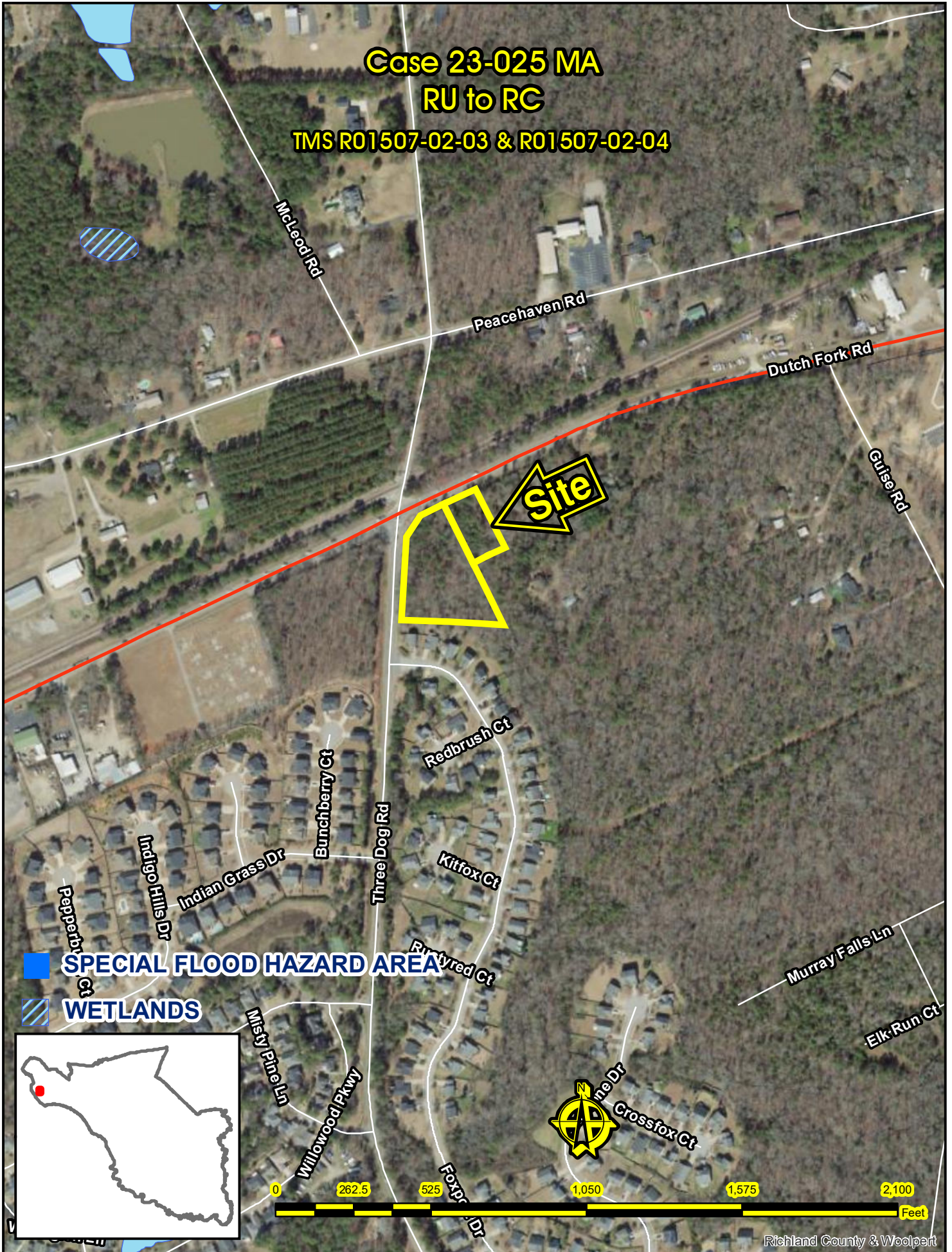
At their **July 10, 2023** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **23-025 MA**.



7. Case 23-025 MA
Austin Watts
1301 Three Dog Road & E/S Dutch Fork Rd
R01507-02-03 & R01507-02-04
DISTRICT 1 - Jason Branham

**Case 23-025 MA
RU to RC**

TMS R01507-02-03 & R01507-02-04



Case 23-025 MA RU to RC



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		

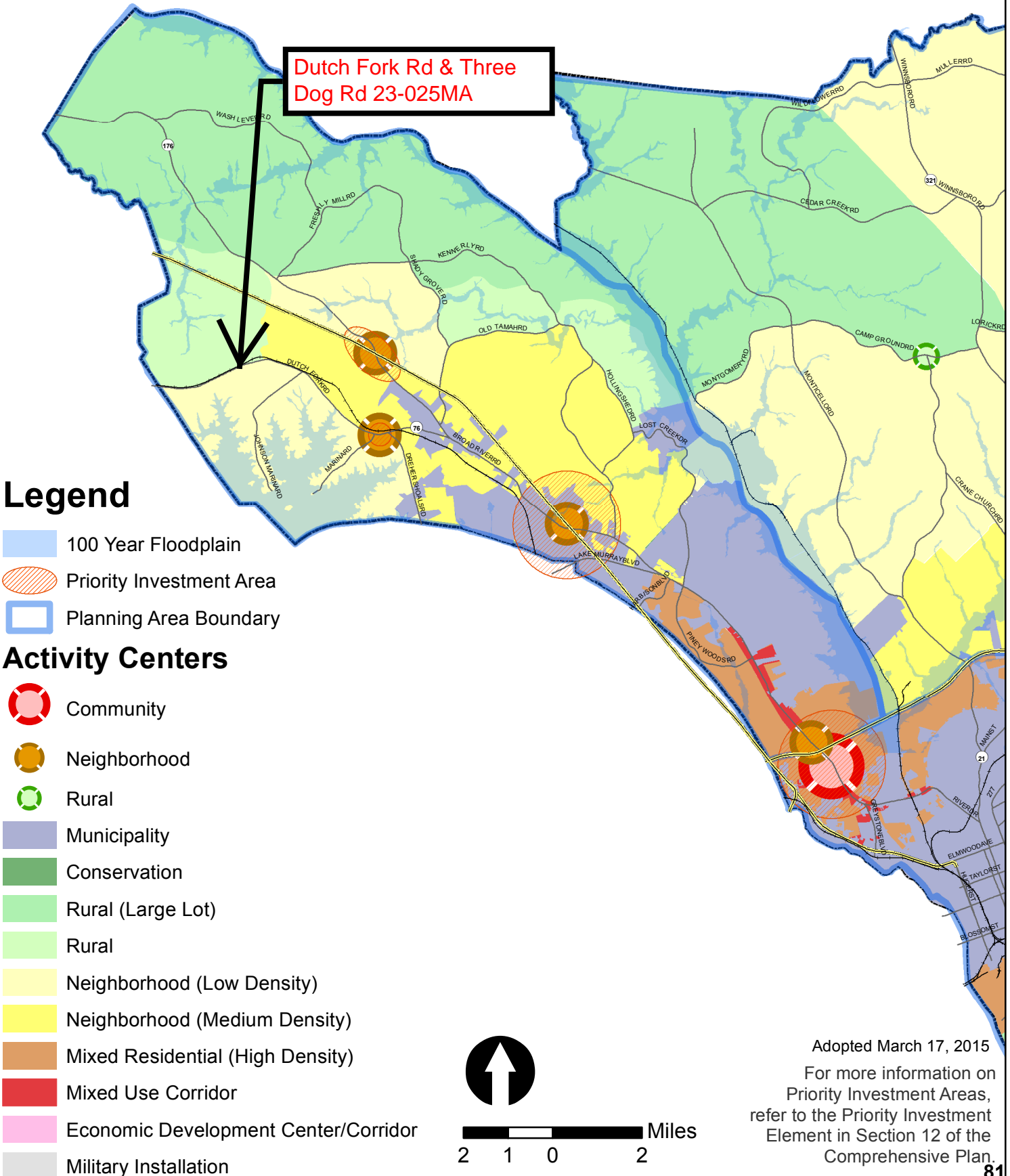


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Dutch Fork Rd & Three Dog Rd 23-025MA



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



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