

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



November 16, 2023

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

Revised

Reflects the correct cases for the 16 November 2023 ZPH

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, 16 November 2023
Agenda
7:00 PM

**Revised to reflect the
correct cases for the
16 November 2023 ZPH**

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 # 23-042 MA District 2
Derrek Pugh
Michaela Gonzales
NC to OI (1.98 acres)
14,18 &19 Blythe View Ct
TMS# R15200-01-61, R15200-01-62 & R15200-01-63
Planning Commission: Approval
Staff Recommendation: Disapproval
Page 1

2. Case # 23-044 MA District 2
Derrek Pugh
Garrett McNeill
PDD to OI (5.27 acres)
151 Westpark Blvd
TMS# R06103-01-42
Planning Commission: Approval
Staff Recommendation: Approval
Page 9

6. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2023
RC PROJECT: 23-042 MA
APPLICANT: Michaela Gonzales

LOCATION: 14, 18 & 19 Blythe View Court

TAX MAP NUMBER: R15200-01-61, 62 & 63
ACREAGE: 1.98 acres total
EXISTING ZONING: NC
PROPOSED ZONING: OI

ZPH SIGN POSTING: October 30, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

The parcel was rezoned under case number 06-035MA to Neighborhood Commercial (NC).

Zoning History for the General Area

The Light Industrial Districts (LI) south of the site were rezoned under case numbers 19-035MA.

Zoning District Summary

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	PD	Residential development (Town of Blythewood)
<u>South:</u>	NC	Undeveloped
<u>East:</u>	TC	Place of Worship (Town of Blythewood)
<u>West:</u>	TC*/ NC	Commercial/ Undeveloped (Town of Blythewood*)

Discussion

Parcel/Area Characteristics

The parcels are undeveloped. The parcels have access and frontage along Blythe View Court. Blythe View Court is a two-lane undivided private driveway without sidewalks and streetlights. The general area is comprised of undeveloped parcels with a place of worship to the east and a commercial parcel to the west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Bethel-Hanberry Elementary School is located approximately .5 miles east of the subject parcel on 125 Boney Road. Records indicate that the parcel is in the City of Columbia's water service area. Sewer would be through the City of Columbia, private, septic, or other system. There are no fire hydrants located along this section of Blythe View Court. The Blythewood fire station (station number 26) is located on Main Street, approximately 1 mile east of the subject site.

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

Plans & Policies

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

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 #490) located south of the subject site on Blythewood Road identifies 11,600 Average Daily Trips (ADTs). Blythewood Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood Road is currently operating at Level of Service (LOS) "E".

SCDOT has a widening project programmed for Blythewood Road. It is currently under construction and does not have an anticipated completion date. The Penny currently has a bikeway construction in the design phase with no anticipated completion date.

Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, these areas are identified for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. These areas serve as a transition between the Rural and Neighborhood (Medium-Density) designations of the Comprehensive Plan.

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

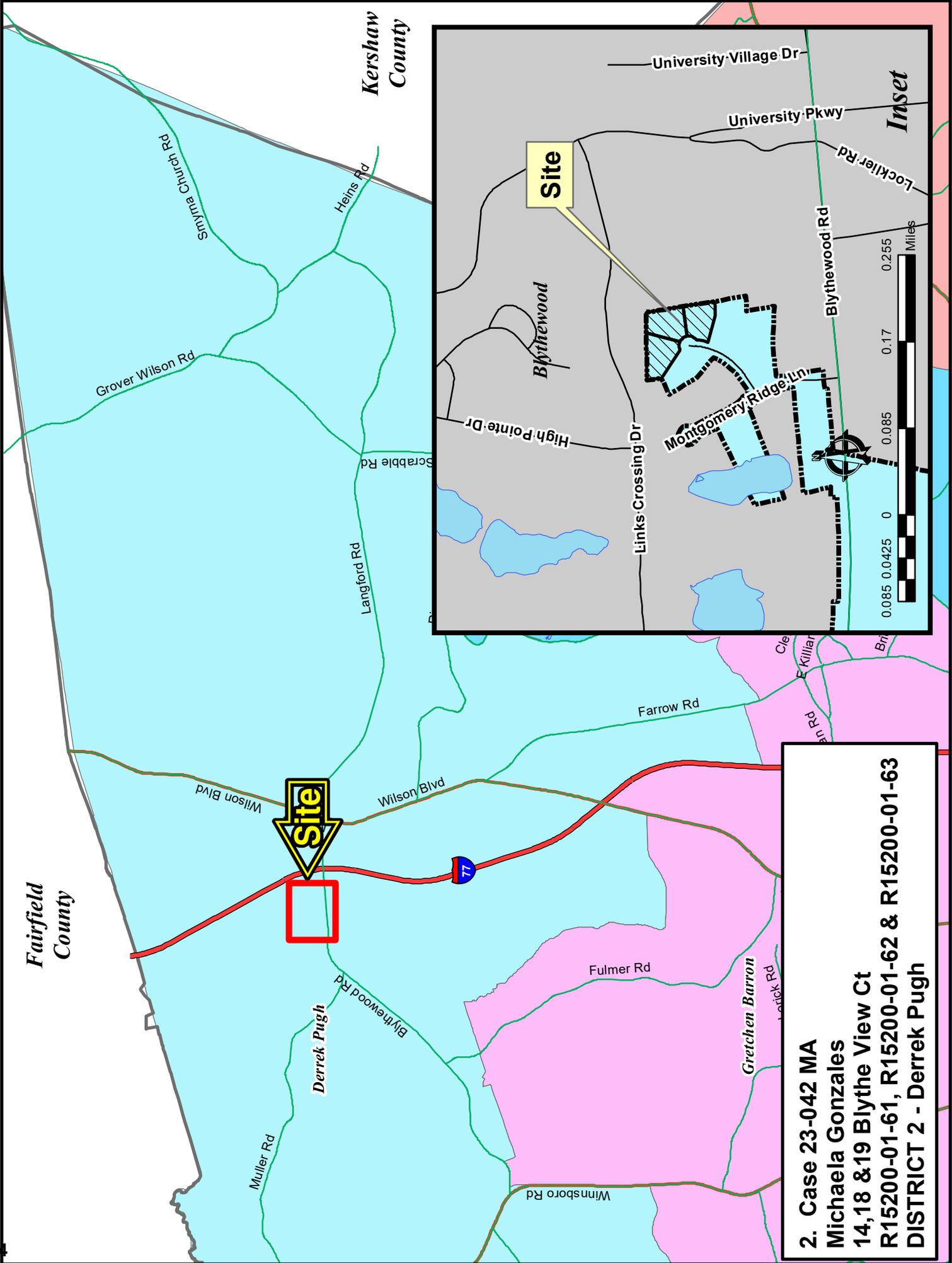
However, the request would be in character with the adjacent zoning of the Town of Blythewood and the uses north of Blythewood Road.

Planning Commission Action

At their **November 6, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The character of the area has changed.
- The request would be in character with the adjacent zoning of the Town of Blythewood and the uses north of Blythewood Road

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-042 MA**.



Fairfield County

Kershaw County



2. Case 23-042 MA
Michaela Gonzales
14, 18 & 19 Blythe View Ct
R15200-01-61, R15200-01-62 & R15200-01-63
DISTRICT 2 - Derrek Pugh

Inset

Miles

0.255

0.17

0.085

0

0.0425

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Miles

**Case 23-042 MA
NC to OI
TMS R14700-04-38**

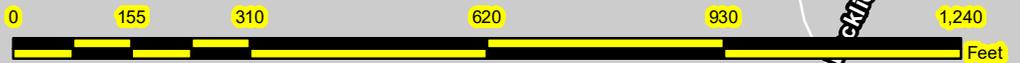
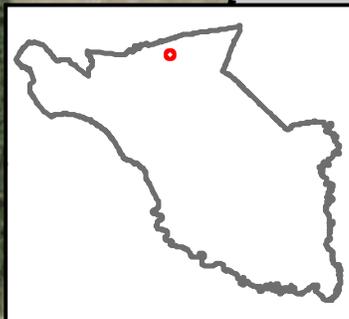
Blythewood

*Town of
Blythewood*

Site

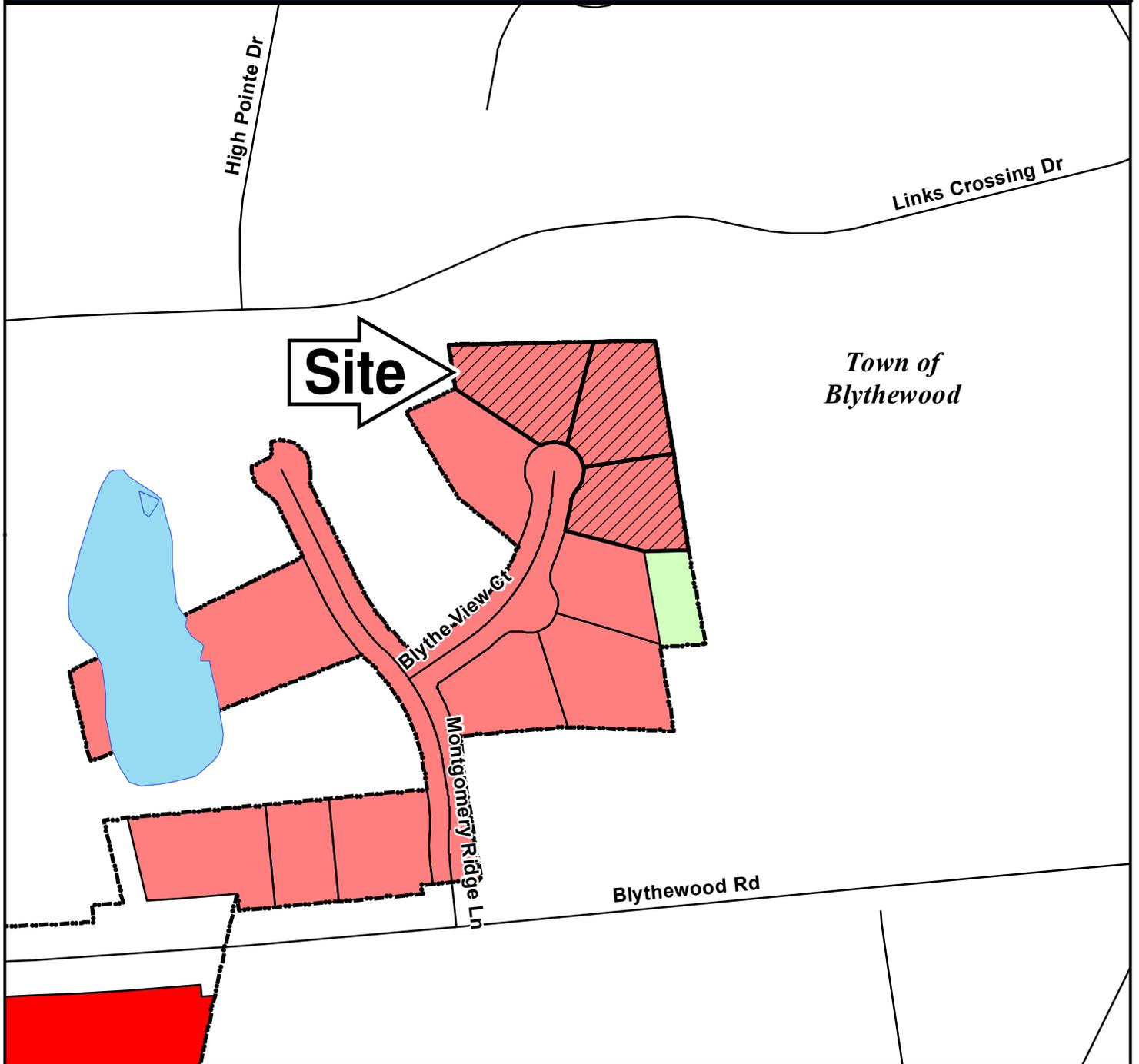
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 23-042 MA NC to OI



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

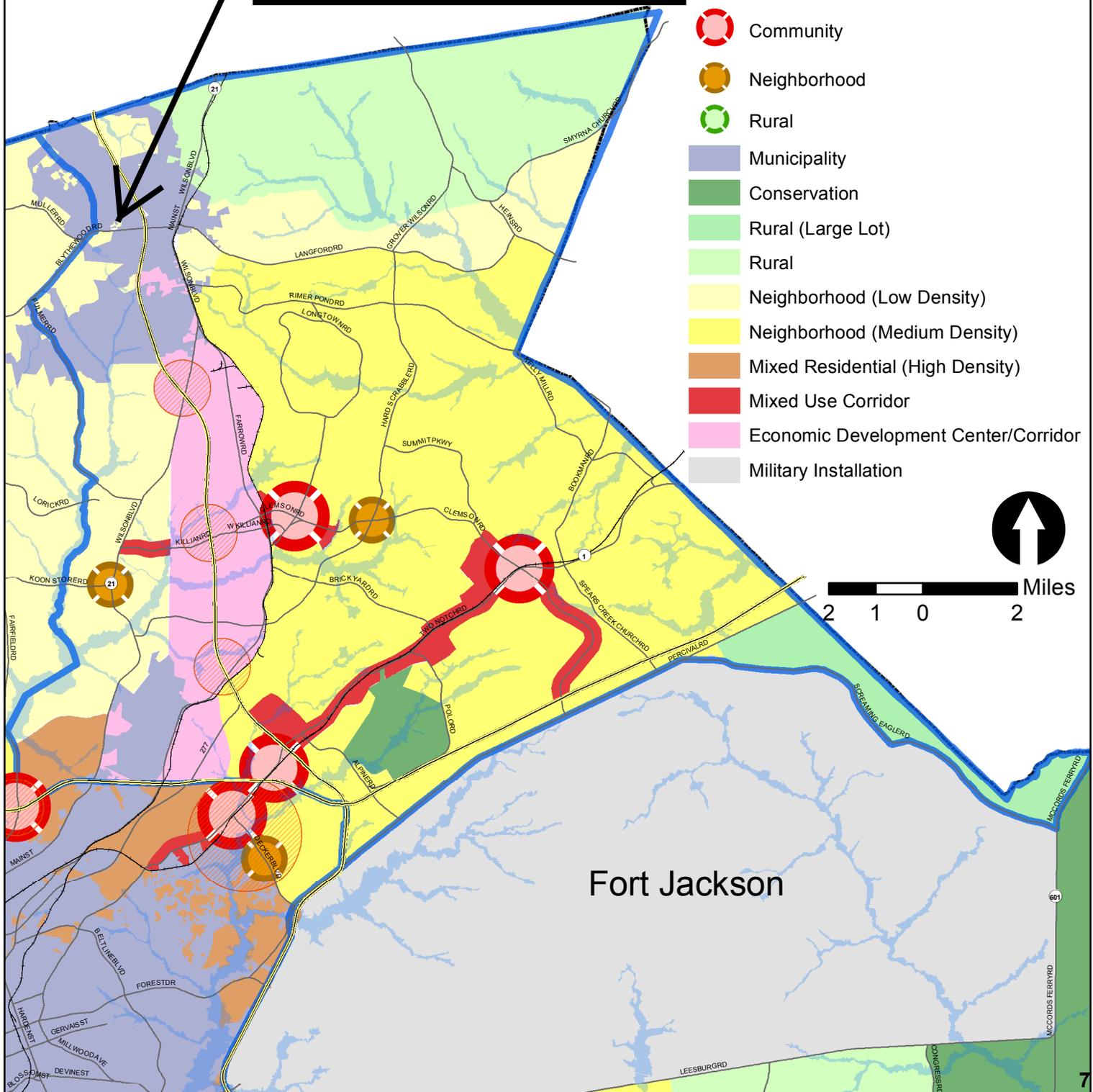


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015 **14, 18 & 19 Blythe View Court 23-042 MA**

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2023
RC PROJECT: 23-042 MA
APPLICANT: Garrett McNeil

LOCATION: 151 Westpark Boulevard

TAX MAP NUMBER: R06103-01-42
ACREAGE: 5.27 acres
EXISTING ZONING: PDD
PROPOSED ZONING: OI

ZPH SIGN POSTING: October 30, 2023

Staff Recommendation

Approval

Background

Zoning History

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

The parcel was rezoned under case number 88-074MA to Planned Development District (PDD).

Zoning History for the General Area

The parcels north and west of the subject site were zoned PDD under case number 88-074MA.

Zoning District Summary

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	PDD/ RS-LD	Parking lot/ Undeveloped
<u>South:</u>	RS-LD	Residences (Homewood Terrance subdivision)
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	PDD	Office/Conference Center

Discussion

Parcel/Area Characteristics

The parcel contains an office structure. The parcel has access and frontage along Westpark Boulevard. Westpark Boulevard is a two-lane undivided local road without sidewalks and streetlights. The general area is comprised of developed parcels and a residential uses to the south.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Pine Grove Elementary School is located approximately .5 miles east of the subject parcel on Huffstetler Drive. Records indicate that the parcel is in the City of Columbia's water service area. Sewer would be through the City of Columbia, private, septic, or other system. There are no fire hydrants located along this section of Westpark Boulevard. The Saint Andrews fire station (station number 6) is located on Briargate Circle, approximately 2 miles southeast of the subject site.

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

Plans & Policies

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

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 #643) located east of the subject site on Piney Woods Road identifies 2,100 Average Daily Trips (ADTs). Piney Woods Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Piney Woods Road is currently operating at Level of Service (LOS) "A".

There are no projects or programs through SCDOT or the Penny along this section of Piney Woods Road.

Conclusion

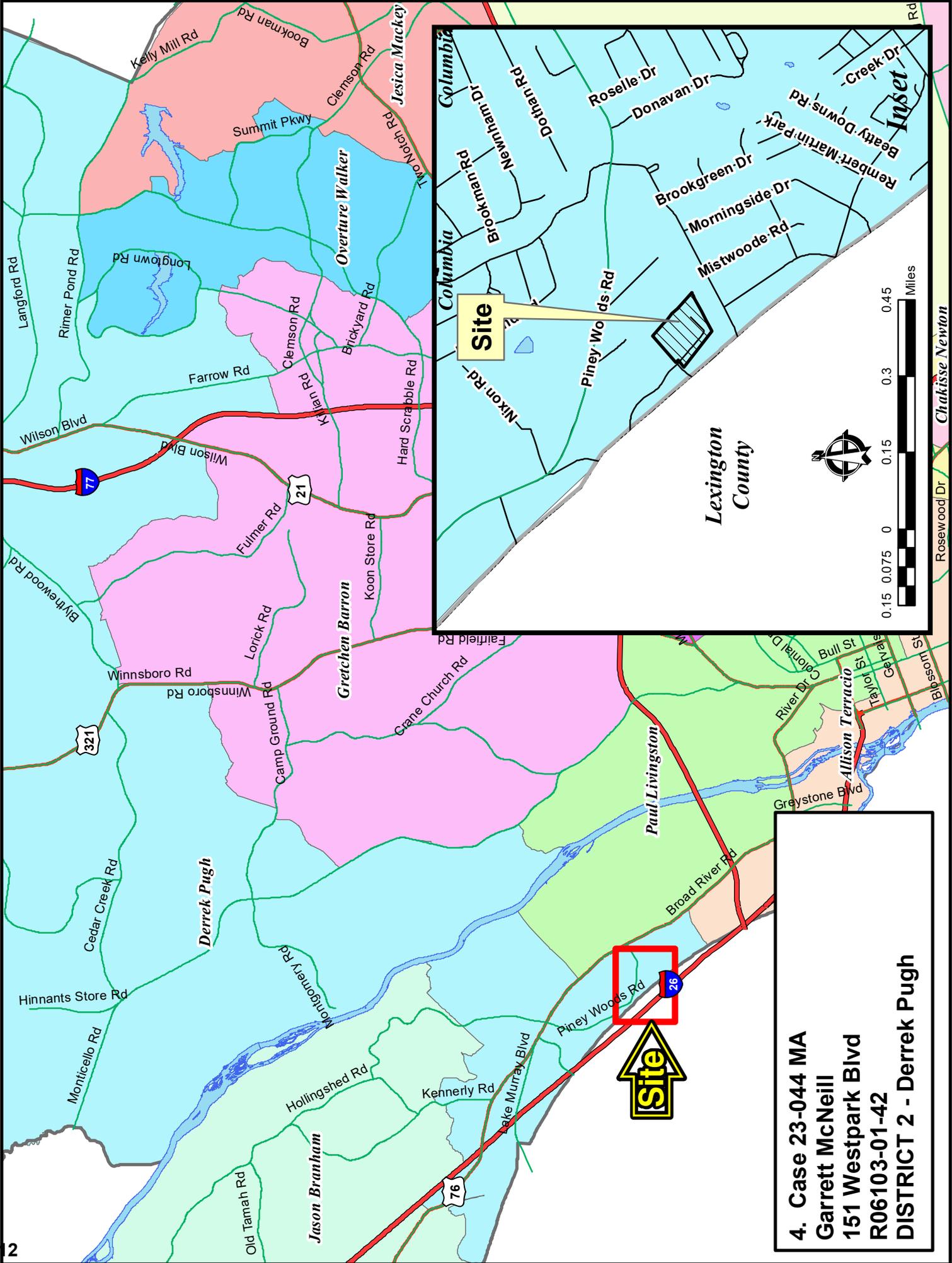
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

Although the request is not located within an activity center or a mixed-use corridor, the requested zoning designation is supported by the land use and character recommendations of the Mixed Residential district. In addition, the uses permitted within the OI zoning designation would be in character with the development pattern and uses of the immediate parcels.

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

Planning Commission Action

At their **November 6, 2023** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-044 MA**.



4. Case 23-044 MA
Garrett McNeill
151 Westpark Blvd
R06103-01-42
DISTRICT 2 - Derrek Pugh

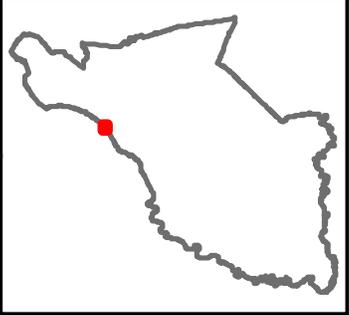
Case 23-044 MA
PDD to OI
TMS R06103-01-42



Lexington
County

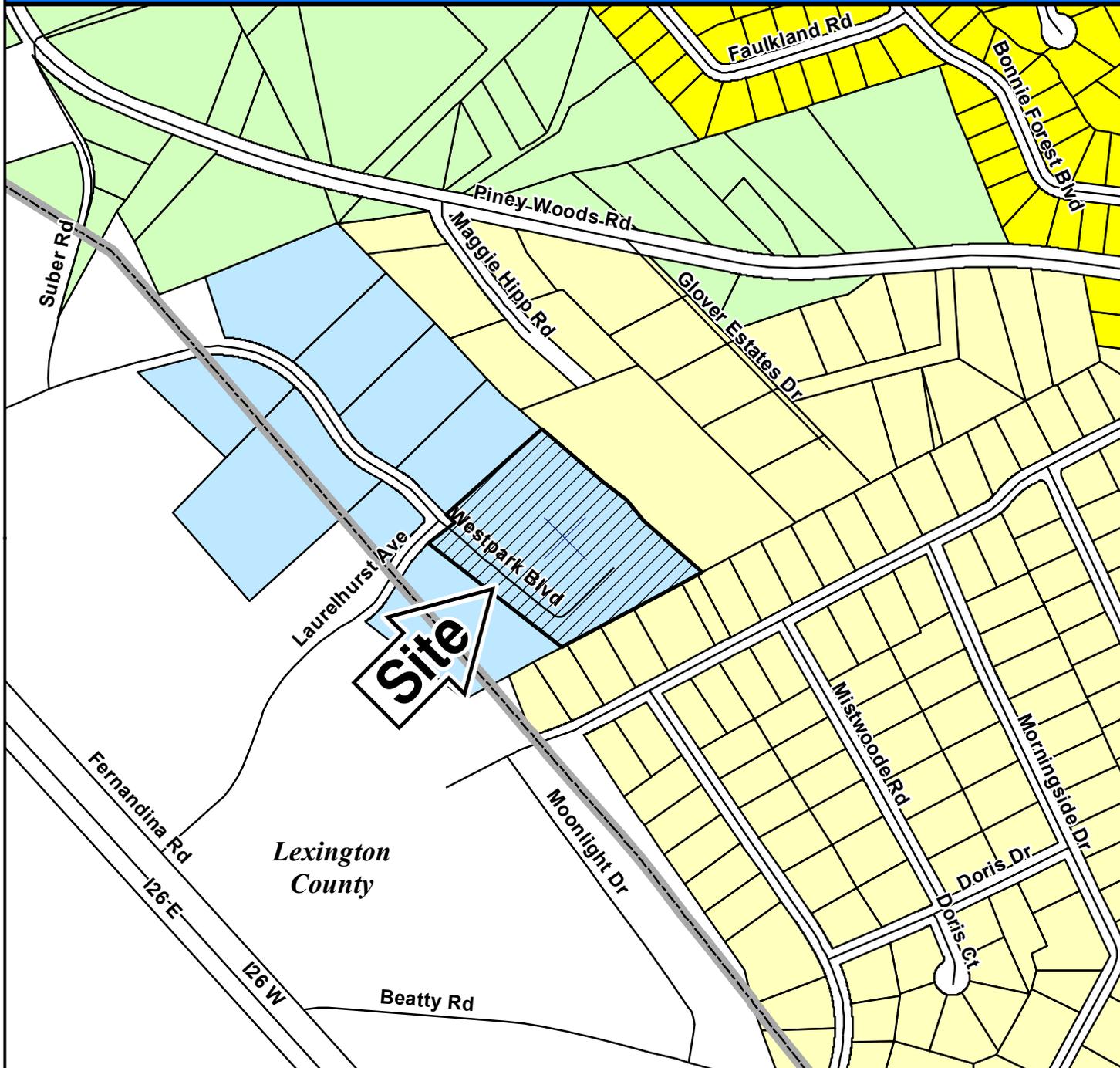
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



County & Woolpert

Case 23-044 MA PDD to OI



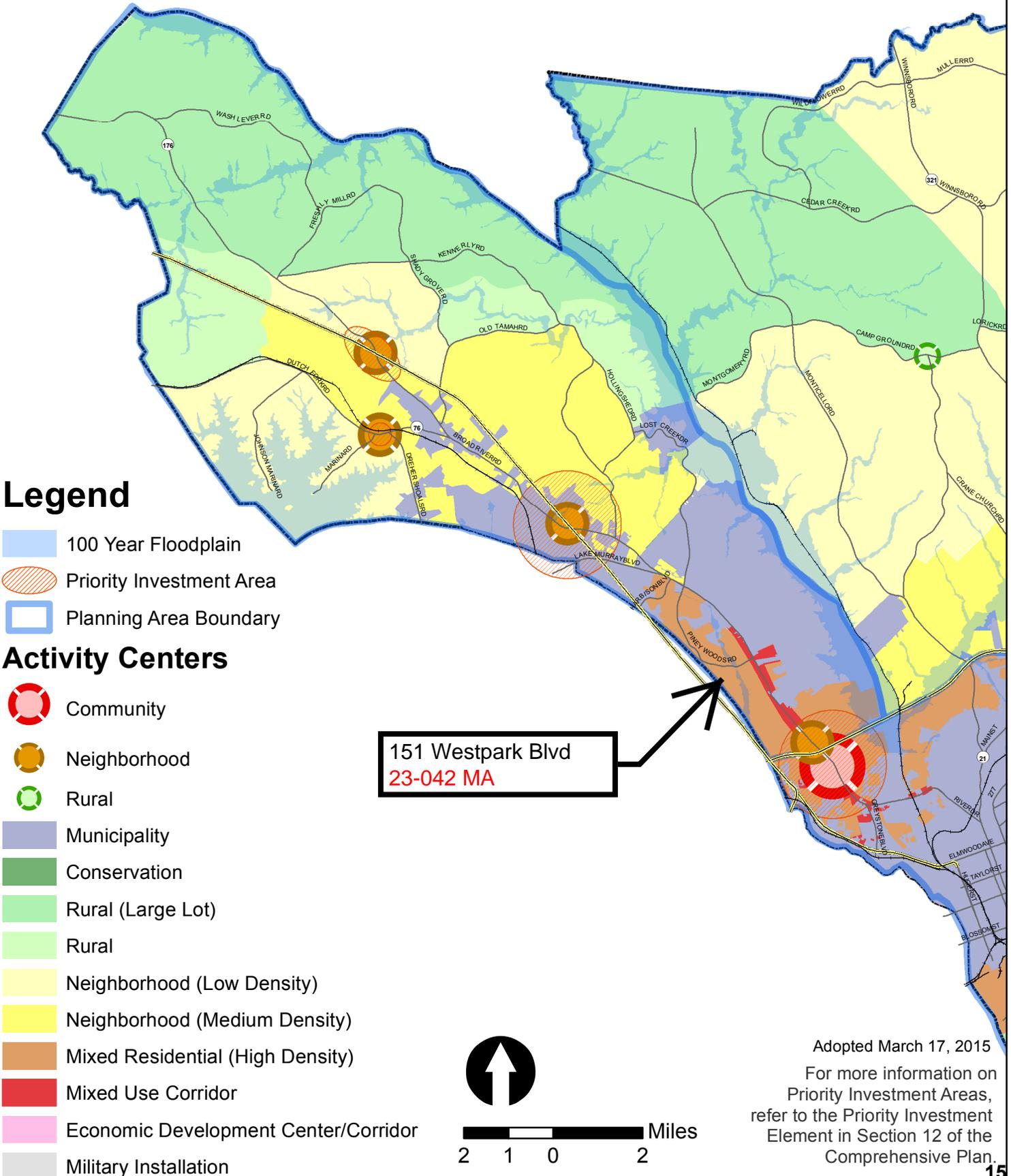
ZONING CLASSIFICATIONS

	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		



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.



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