

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



December 14, 2023

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, 14 December 2023

Agenda
6:30 PM

**Updated to reflect the recommendation of the Planning Commission
for Case # 22-003 MA**

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 # 23-041 MA District 7
Gretchen Barron
Umeshbhai Patel
RU to LI (5.91 acres)
9500 Wilson Blvd
TMS# R14700-04-38
Planning Commission: Disapproval
Staff Recommendation: Disapproval
Page 1

2. Case # 22-003 MA District 7
Gretchen Barron
Jatin Patel
RU to NC (32.21 acres)
S/S Killian Road
TMS# R14600-03-05
Planning Commission: Approval
Staff Recommendation: Disapproval
Page 9

6. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 6, 2023
RC PROJECT: 23-041 MA
APPLICANT: Umeshbhai Patel

LOCATION: 9500 Wilson Blvd

TAX MAP NUMBER: R14700-04-38
ACREAGE: 5.91 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 28, 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 RC parcels south of the site were rezoned form Rural District (RU) under case number 14-021MA.

Zoning District Summary

The LI District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

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

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Wilson Boulevard. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is primarily characterized by residential parcels. North, south, east and west of the subject site are single family homes. Further southeast of the subject site is a manufactured home park.

Public Services

The subject parcel is within the boundaries of Richland School District 2. Westwood High School is 2.40 miles north of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is a fire hydrant directly in front of the subject site along Wilson Boulevard. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.54 miles east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 8,300 Average Daily Trips (ADT’s). This section of Wilson Boulevard 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 Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

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

Conclusion

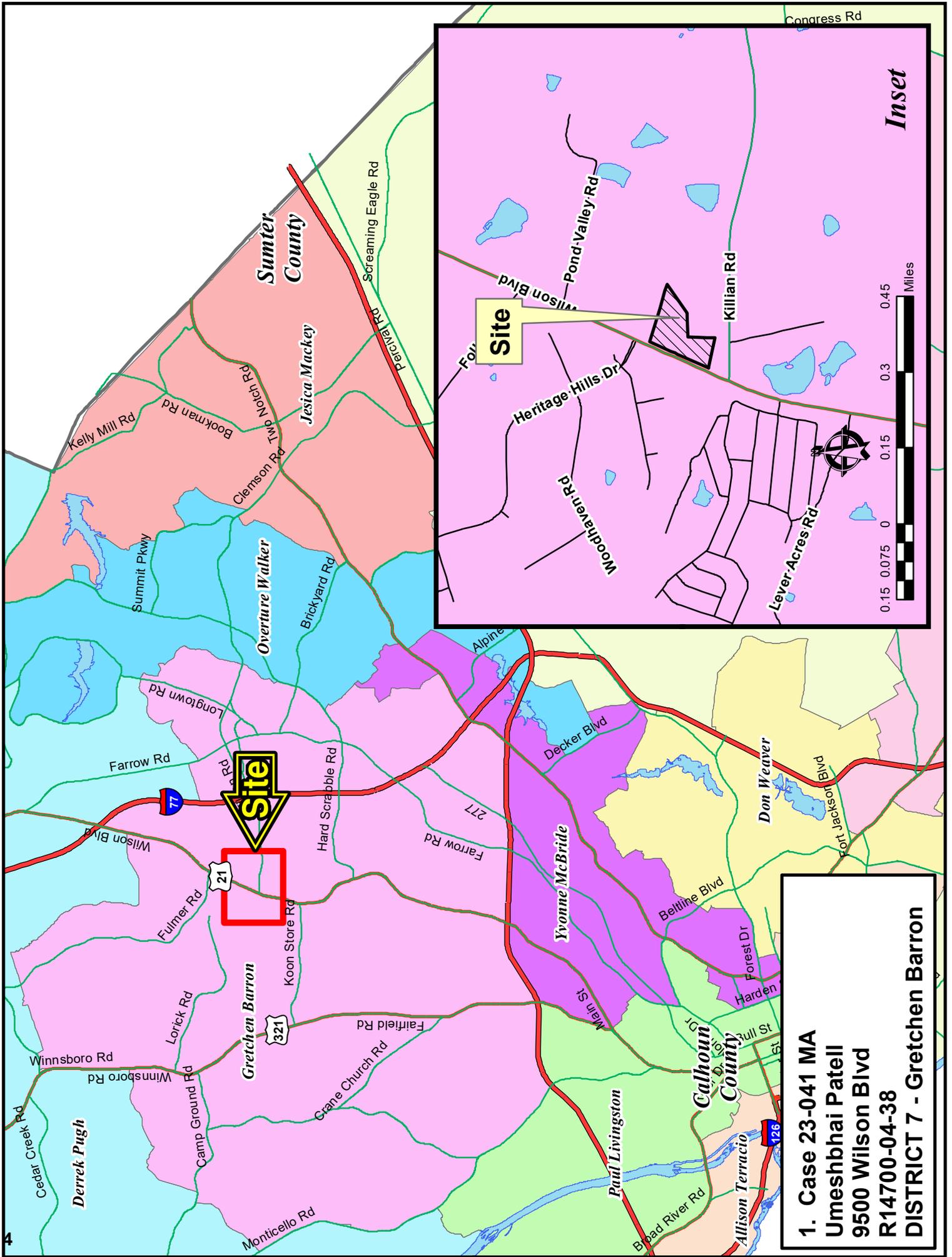
Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. More intensive industrial uses, such as those permitted in the requested LI district, are deemed to be more appropriate near and within the Economic Development Center/ Corridors and within the identified industrial areas. The area of the subject request is not designated as an Economic Center/Corridor.

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

Planning Commission Action

At their **November 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **23-041 MA**.



1. Case 23-041 MA
Umeshbhai Patell
9500 Wilson Blvd
R14700-04-38
DISTRICT 7 - Gretchen Barron

Case 23-041 MA
RU to LI
TMS R14700-04-38

Woodhaven Rd
Heritage Hills Dr

Pond Valley Rd

Heritage Hills Ct

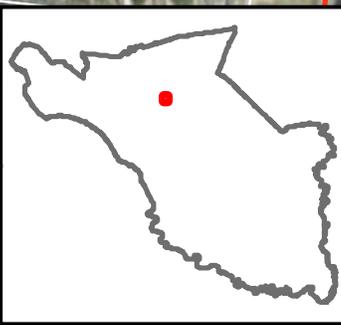
Site

Killian Rd

Unnamed St

Unnamed Private Driveway

SPECIAL FLOOD HAZARD AREA
WETLANDS



Case 23-041 MA RU to LI



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

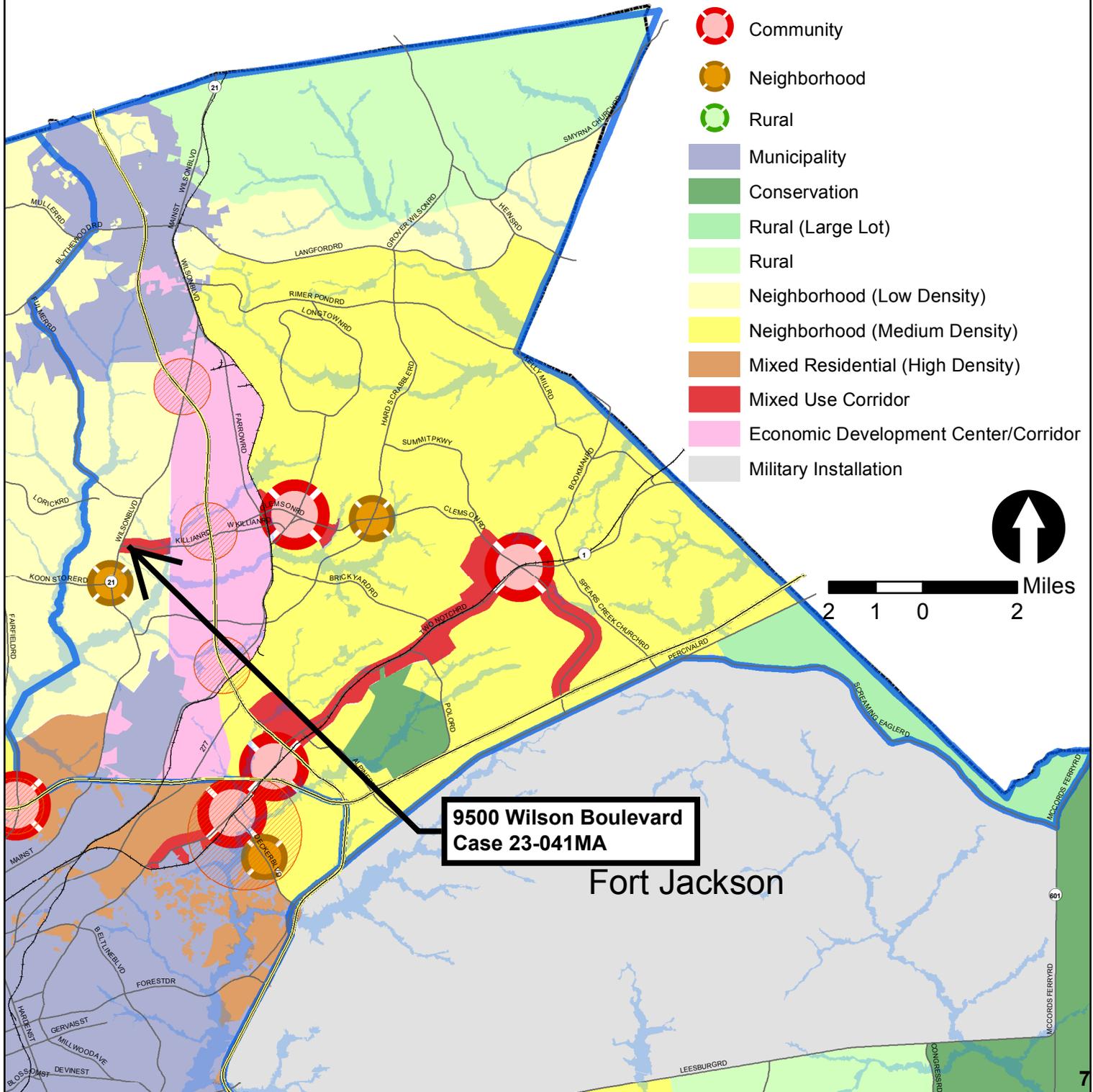


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: December 11, 2023
RC PROJECT: 22-003 MA
APPLICANT: Jatin Patel

LOCATION: S/S Killian Road

TAX MAP NUMBER: R14600-03-05
ACREAGE: 32.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: November 28, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

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

Discussion

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT’s). This section of Killian 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 Two Notch Road is currently operating at Level of Service (LOS) “E”.

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

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

Conclusion

Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. While the requested NC district is supportive of the Mixed use Corridor designation of promoting suburban scale retail, the subject request is not located along a Principal Arterial.

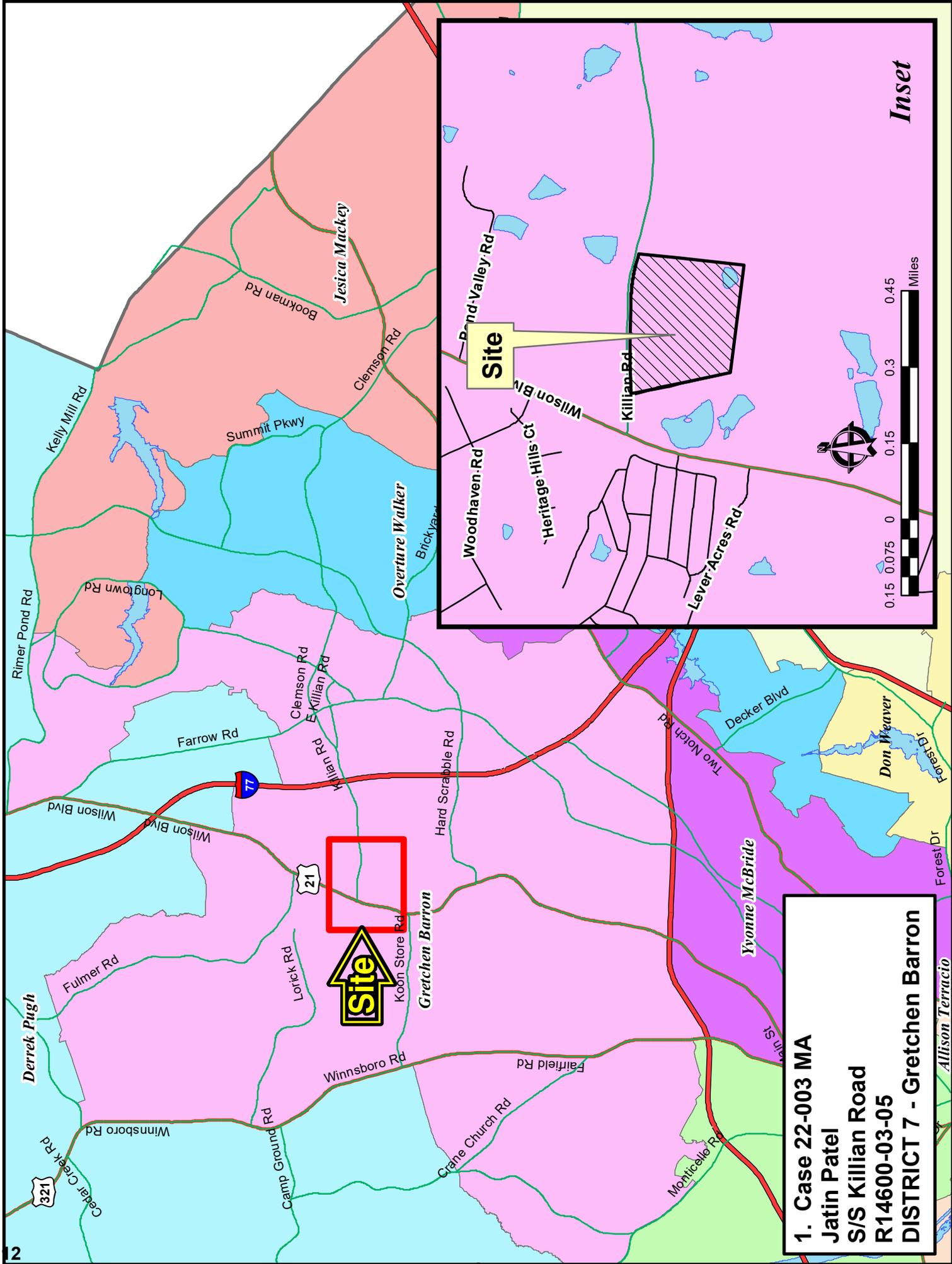
For this reason, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

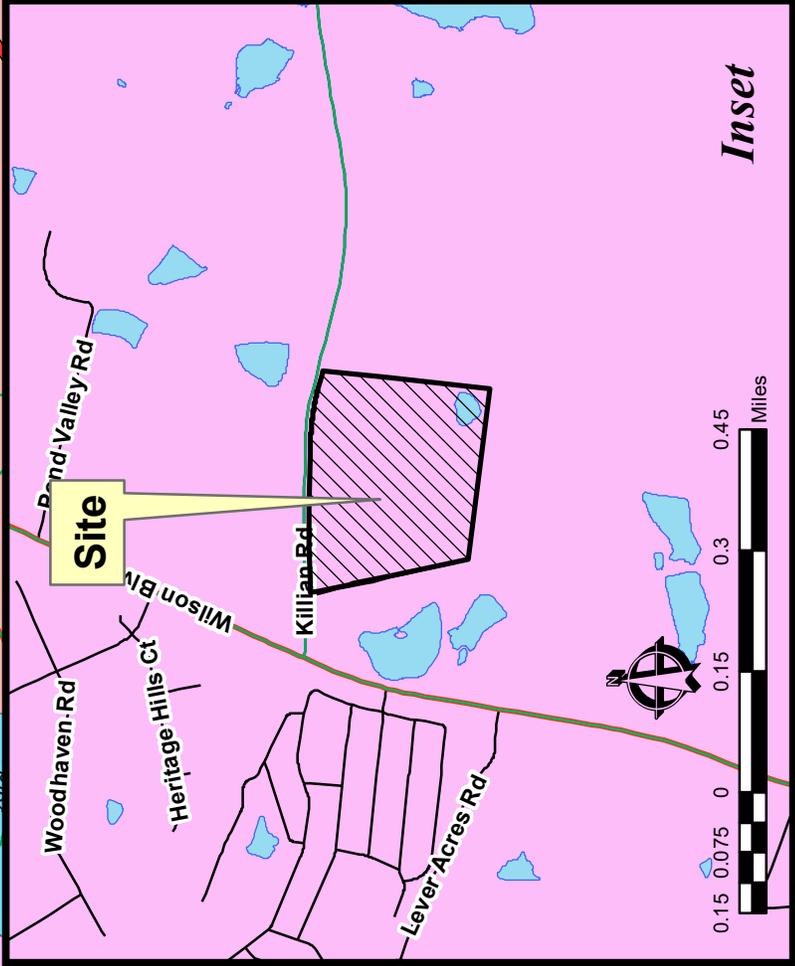
At their **December 11, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- Although the parcel under consideration not in compliance with the parameters of the 2015 Comprehensive Plan, the characteristics of the area have changed and the request does fit the guidelines and recommendations of the mixed used corridor.

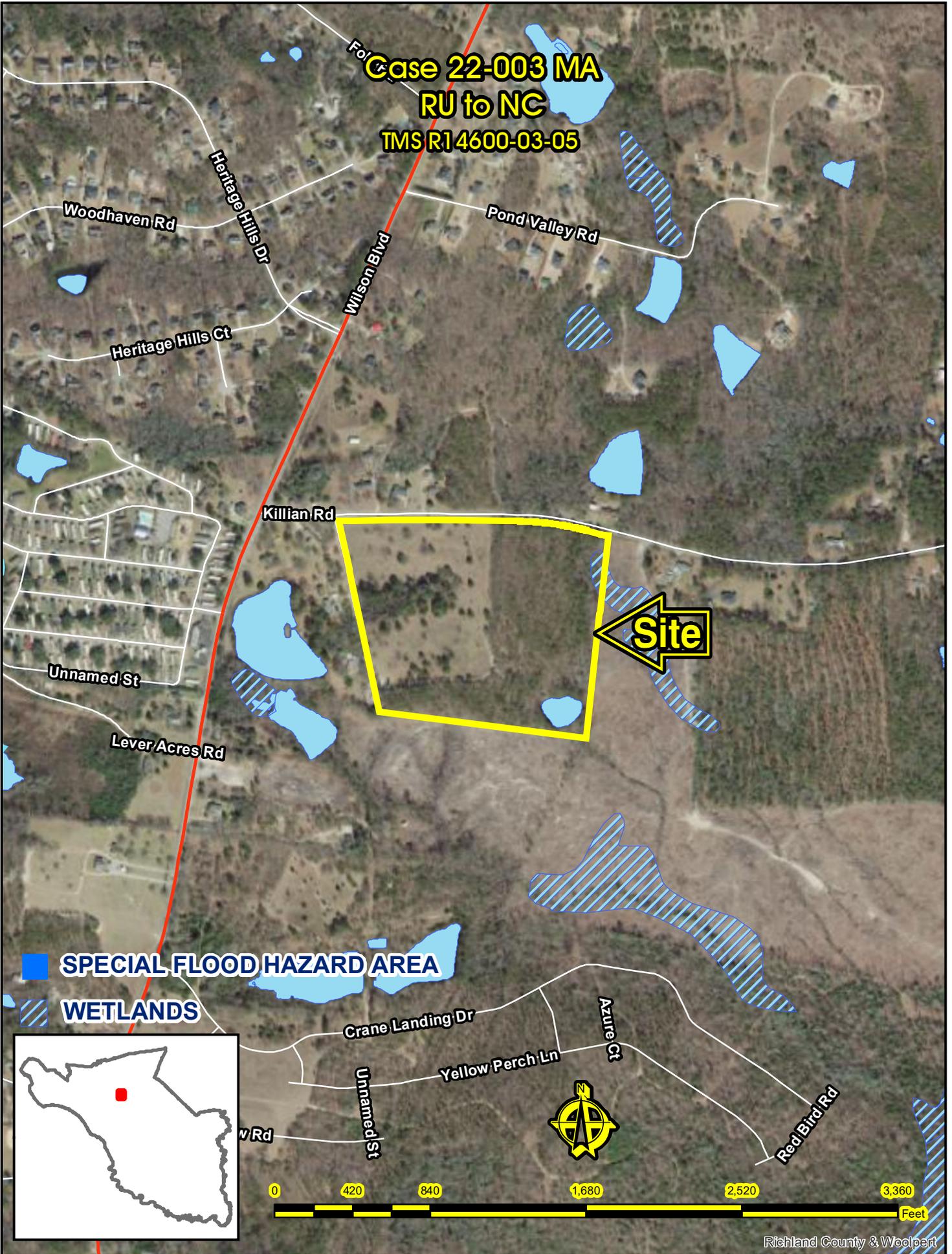
The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-003 MA**.



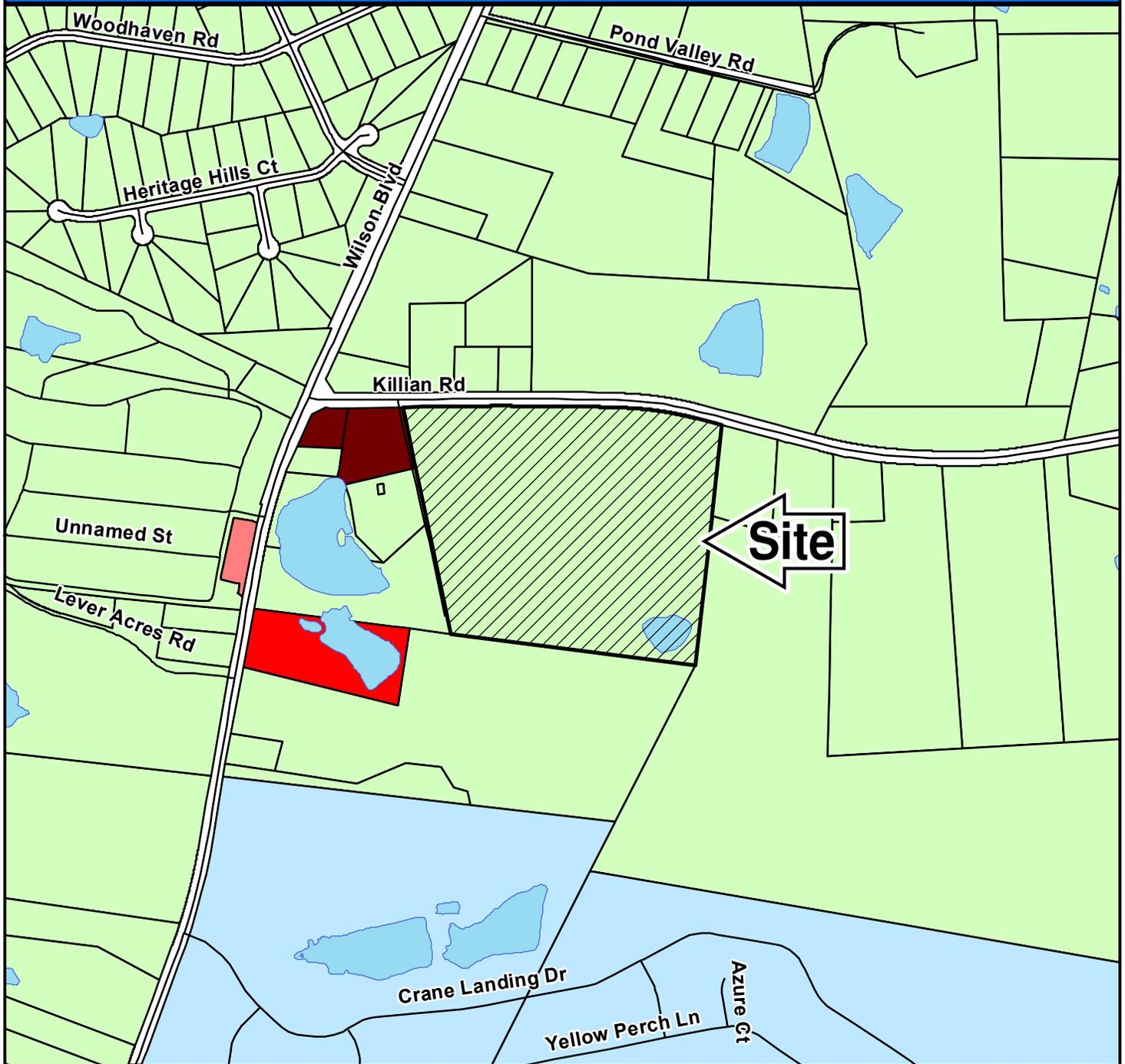
1. Case 22-003 MA
Jatin Patel
S/S Killian Road
R14600-03-05
DISTRICT 7 - Gretchen Barron



**Case 22-003 MA
RU to NC
TMS R14600-03-05**



Case 22-003 MA RU to NC



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

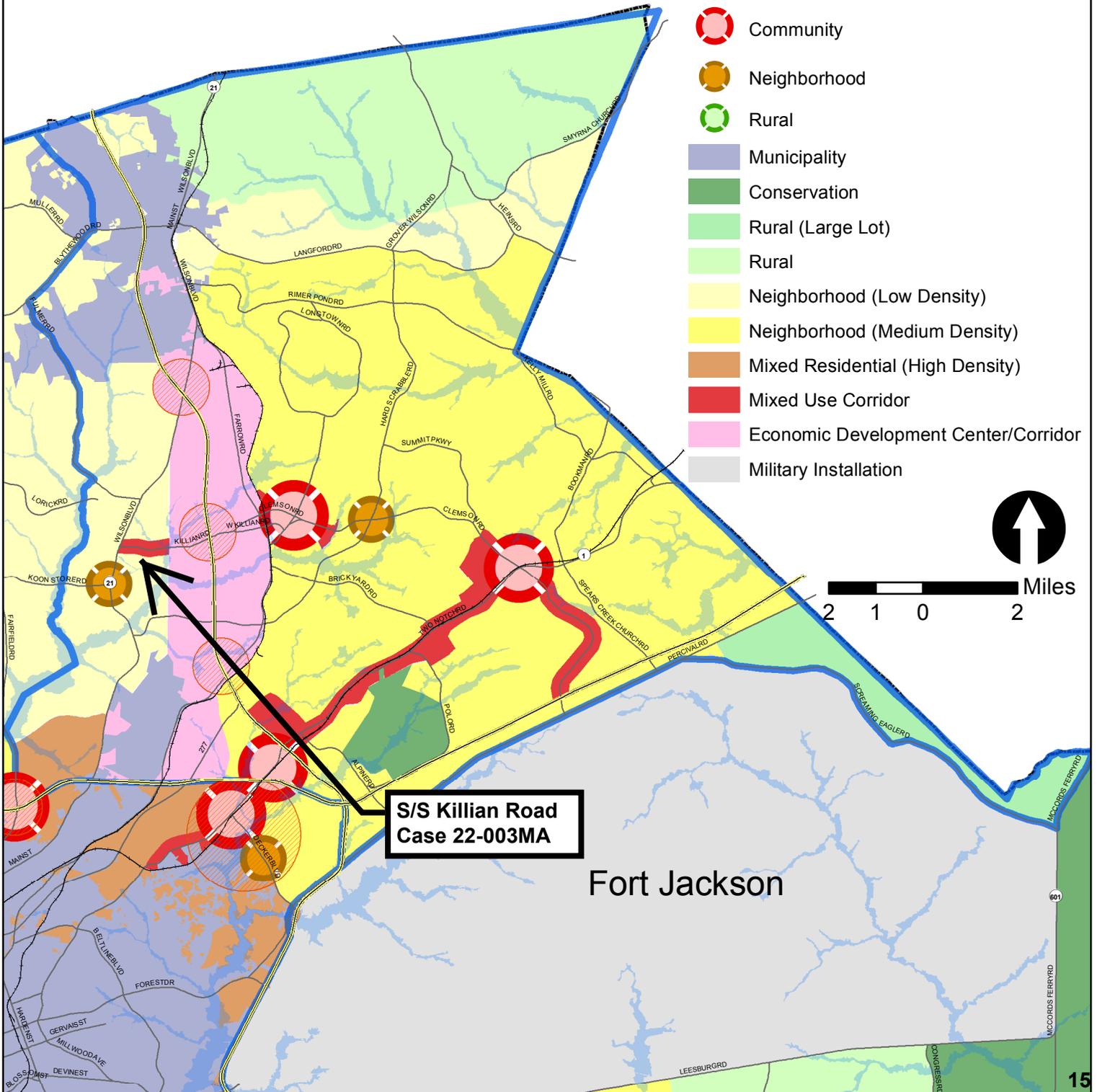


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



**S/S Killian Road
Case 22-003MA**

Fort Jackson





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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