

RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



March 27, 2018



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, March 27, 2018

Agenda

7:00 PM

*2020 Hampton Street
2nd Floor, Council Chambers*

STAFF:

Tracy Hegler, AICPCommunity Planning and Development Director
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 17-048 MA District 1
Bill Malinowski
Mike McCall
RU to RS-LD .49 acres
10 North Drive
TMS# R02403-01-10
PDS Recommendation - Disapproval
Planning Commission - Approval (6-0)
Page 1

2. Case # 18-003 MA District 3
Yvonee McBride
Mustafa Zahran
RM-HD to GC 1.24 acres
1722 Bluebird Lane
TMS# R14108-01-01
PDS Recommendation - Disapproval
Planning Commission - Disapproval (6-0)
Page 9

3. Case # 18-004 MA District 2
Joyce Dickerson
Olman Lobo
GC to LI 1.93 acres
10535 Farrow Road
TMS# R17500-02-02
PDS Recommendation - Approval
Planning Commission - Approval (6-0)
Page 17

4. Case # 18-005 MA
Salman Muhammad
HI to LI 3 acres
10500 Farrow Road
TMS# R17500-03-02
PDS Recommendation - Approval
Planning Commission - Approval (6-0)
Page 25

District 2
Joyce Dickerson

5. Case # 18-006 MA
Royce Wayne Richmond Jr.
RU to RS-LD 1 acre
209 Summer Haven Drive
TMS# R01312-02-01
PDS Recommendation - Disapproval
Planning Commission - Approval (5-1)
Page 33

District 1
Bill Malinowski

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 5, 2018
RC PROJECT: 17-048 MA
APPLICANT: Mike McCall

LOCATION: 10 North Drive

TAX MAP NUMBER: R02403-01-10
ACREAGE: .49 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A group of parcels (previously one parcel) north of the site was rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 1816-88HR (case number 88-006MA).

The parcels north of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number case number 84-0064MA.

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: 1 dwelling unit.

*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 & RU/RU	Residence / Subdivision outside storage
<u>South:</u>	RU	Residence
<u>East:</u>	N/A	Lake Murray
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site does not have frontage along North Drive but an easement for ingress egress. The site has a single-family residence. There are no sidewalks or streetlights along this section of North Drive or Wonder Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. North of the site is a cluster subdivision (Murray Point) that was approved in 1989 under the previous land development code.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.58 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structure is on well and septic.

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 2016 SCDOT traffic count (Station #637) located east of the subject parcel on Johnson Marina Road identifies 5,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

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

There are no planned or programmed improvements for this section of Johnson Mariana Road or Forest Shealy Road through the County Penny Sales Tax program or through SCDOT.

Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is not in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan. Principally for these reasons, staff recommends **Disapproval** of this map amendment.

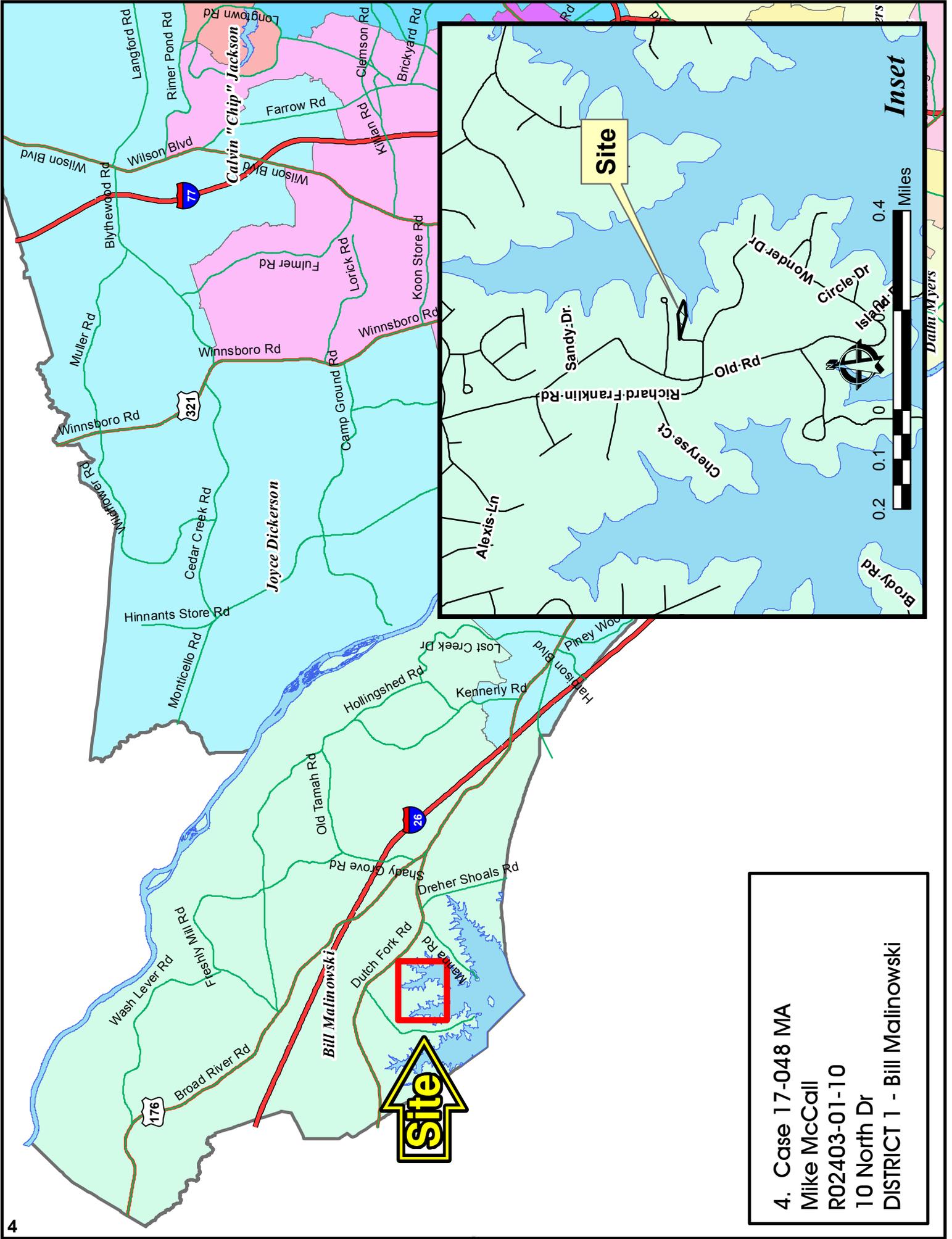
However, approval of the rezoning request would be in character with the existing residential development pattern and zoning district north of the site.

Planning Commission Action

At their **February 5, 2018** meeting, the Richland County Planning Commission disagreed with the PDSD recommendation for the following reasons:

- The request is in character with the surrounding area.

The PC recommends the County Council approve the proposed Amendment for **RC Project # 17-048 MA**.

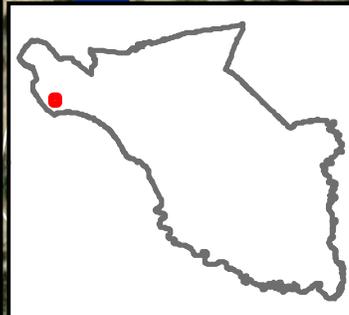


4. Case 17-048 MA
 Mike McCall
 R02403-01-10
 10 North Dr
 DISTRICT 1 - Bill Malinowski

**Case 17-048 MA
RU to RS-LD
TMS R02403-01-10**

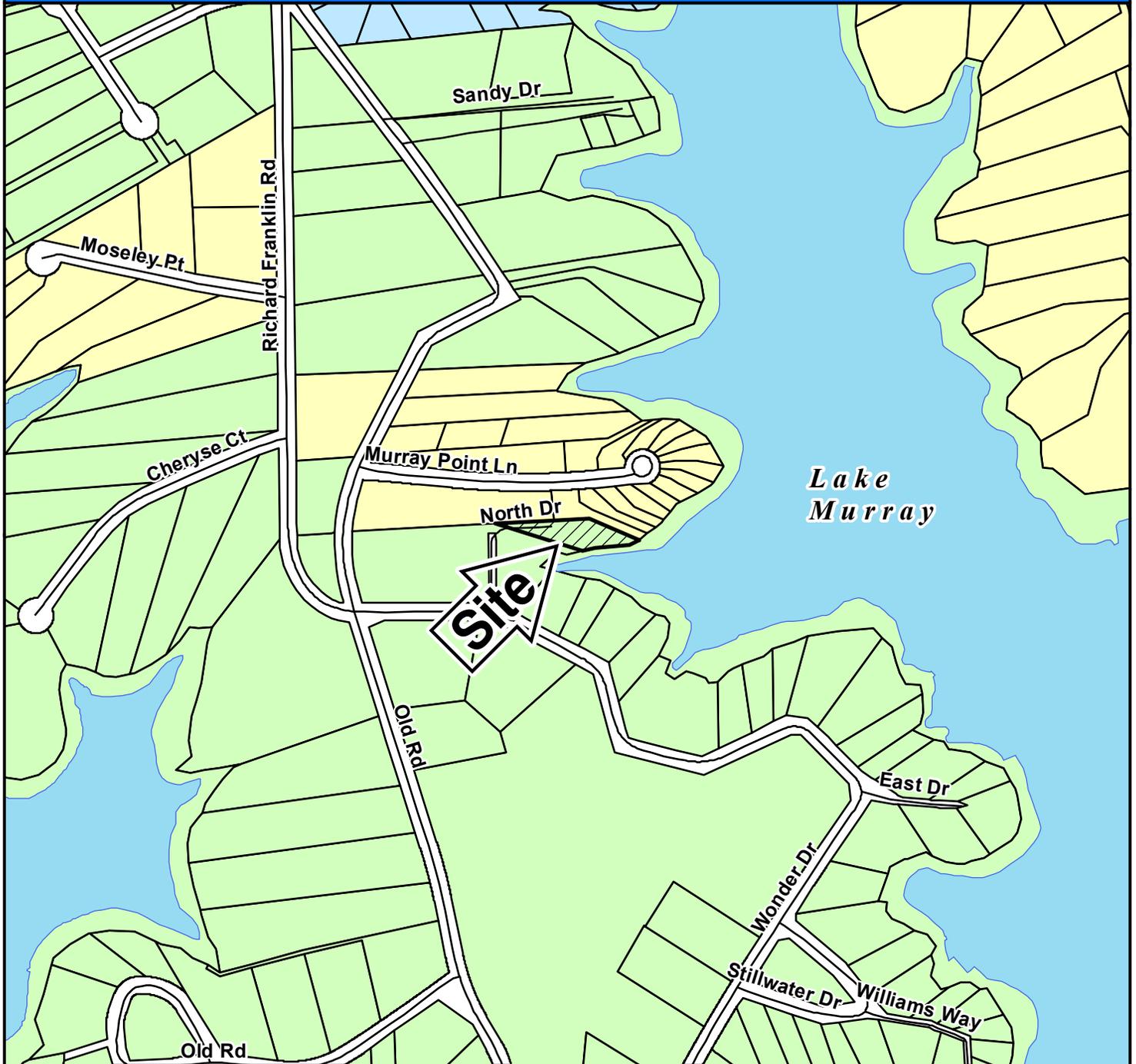


SPECIAL FLOOD HAZARD AREA
WETLANDS



Google

Case 17-048 MA RU to RS-LD



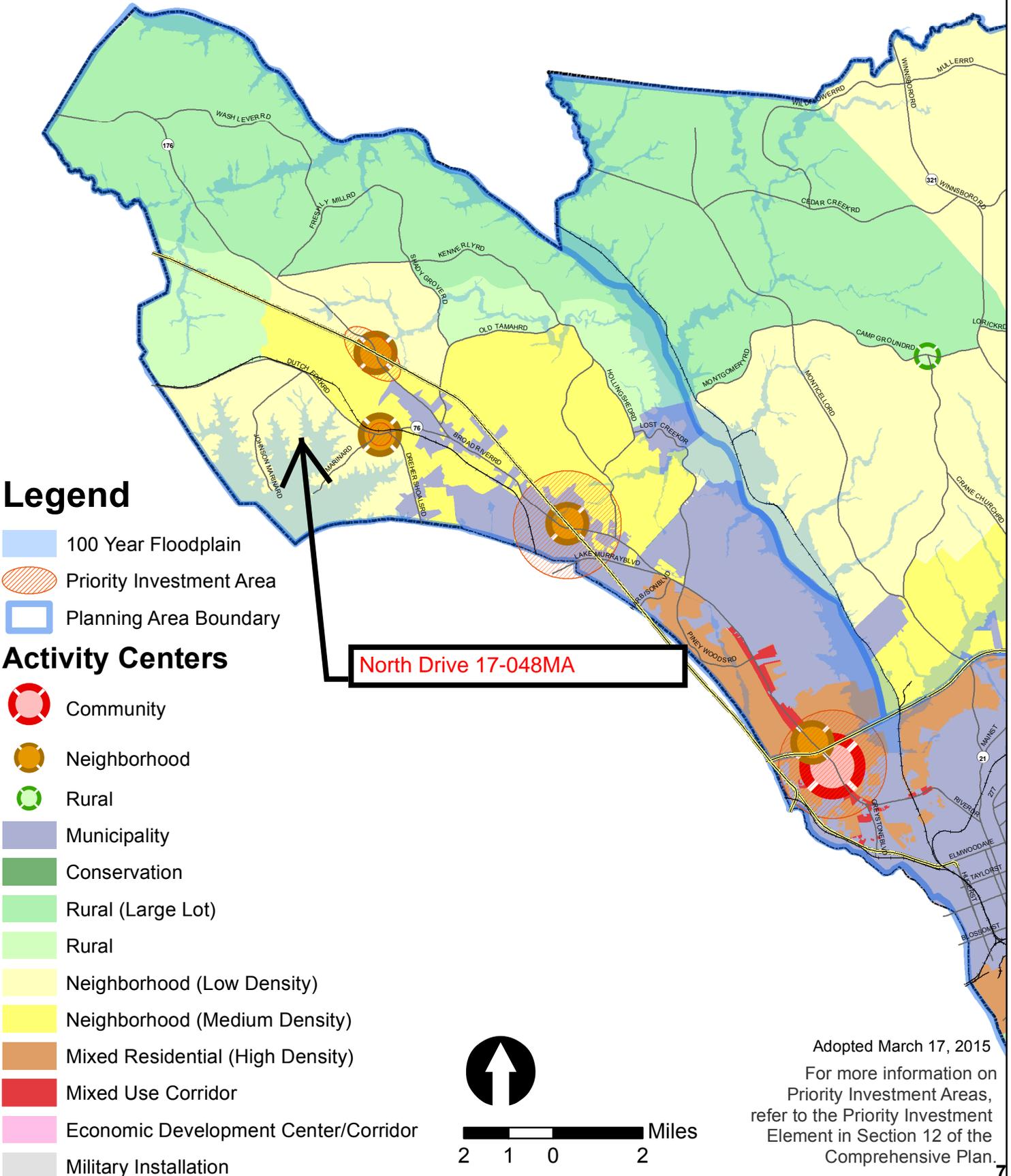
ZONING CLASSIFICATIONS

	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.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-003 MA
APPLICANT: Mustafa Zahran

LOCATION: 1722 Bluebird Lane

TAX MAP NUMBER: R14108-01-01
ACREAGE: 1.24 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Disapproval

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:

(b) (2) b. 5.

5. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 District. 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 Heavy Industrial (HI) District parcel south of the site was rezoned from General Commercial (GC) District to HI under case number 91-008MA.

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: 19 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	Manufactured Home
<u>South:</u>	HI	Warehouses
<u>East:</u>	RS-MD/RS-MD	Residence/Residence
<u>West:</u>	RM-HD/RM-HD	Manufactured homes/Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Bluebird Lane. Bluebird Lane is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of residential and a few light industrial uses south of the site. North of the site is a RM-HD District parcel with a manufactured home. West of the site are two RM-HD District zoned parcels. One parcel is undeveloped while the other is nonconforming and contains numerous manufactured homes.

Public Services

The subject parcel is within the boundaries of Richland School District One. Burton-Pack Elementary School is located .98 miles west of the subject parcel on Garden Drive. W.G. Sanders Middle School is located .63 miles west of the subject parcel on Pine Belt Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within East Richland County’s Public Service District’s sewer service area. There is a fire hydrant located north of the site on Bluebird Lane. The Belvedere fire station (station number 11) is located on Blume Court, approximately .79 miles southwest of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #673) located east of the subject parcel on Cushman Road identifies 5,400 Average Daily Trips (ADT's). Cushman Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Cushman Road is currently operating at Level of Service (LOS) "B".

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

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

Conclusion

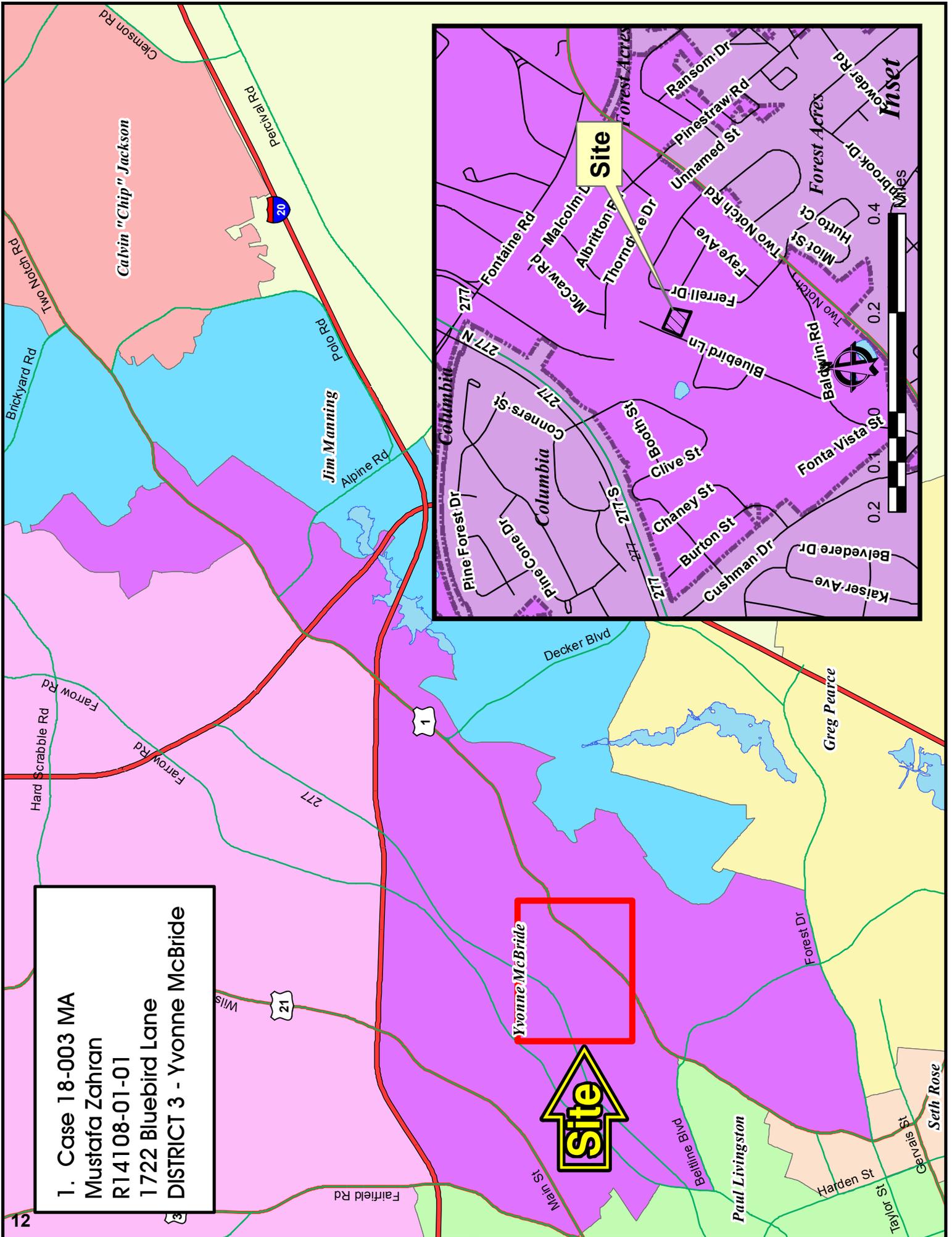
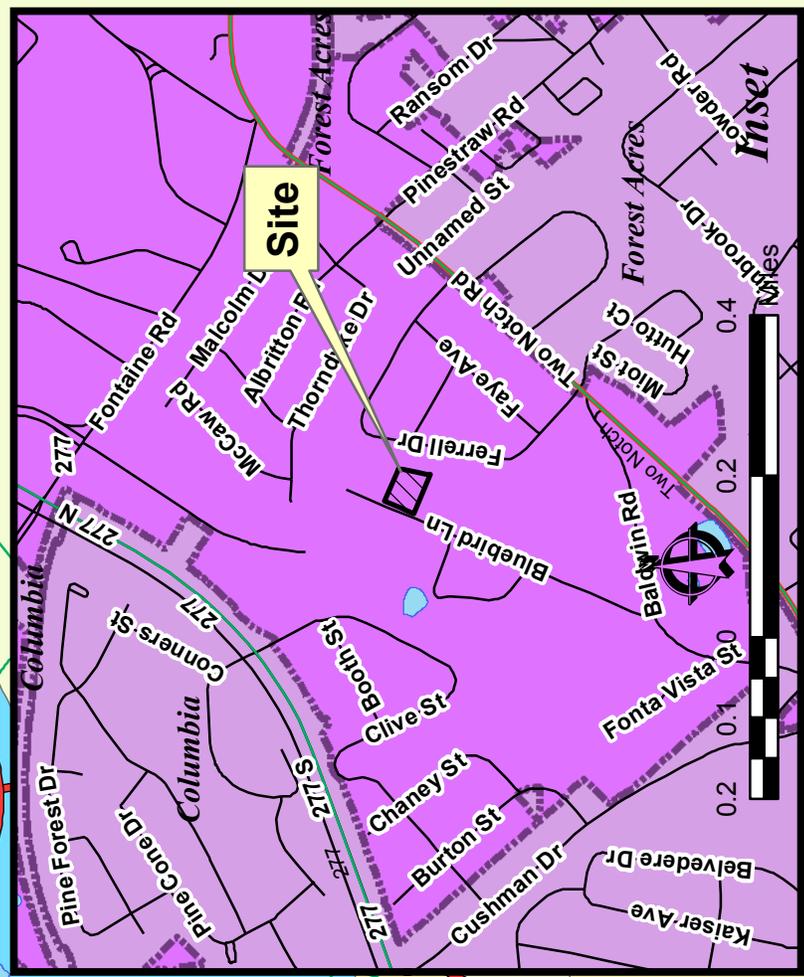
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The subject parcel is located within a Mixed Residential (High Density) future land use classification. According to the Plan's desired development pattern, "To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors.". The subject parcel is located within a Mixed Residential (High Density) future land use classification. In addition Bluebird Lane is a two lane local road that dead ends.

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

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 18-003 MA.

1. Case 18-003 MA
Mustafa Zahran
R14108-01-01
1722 Bluebird Lane
DISTRICT 3 - Yvonne McBride



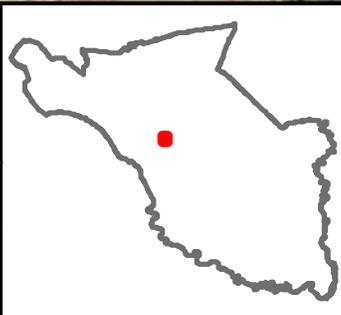
**Case 18-003 MA
RM-HD to GC
TMS R17108-01-05**

Site



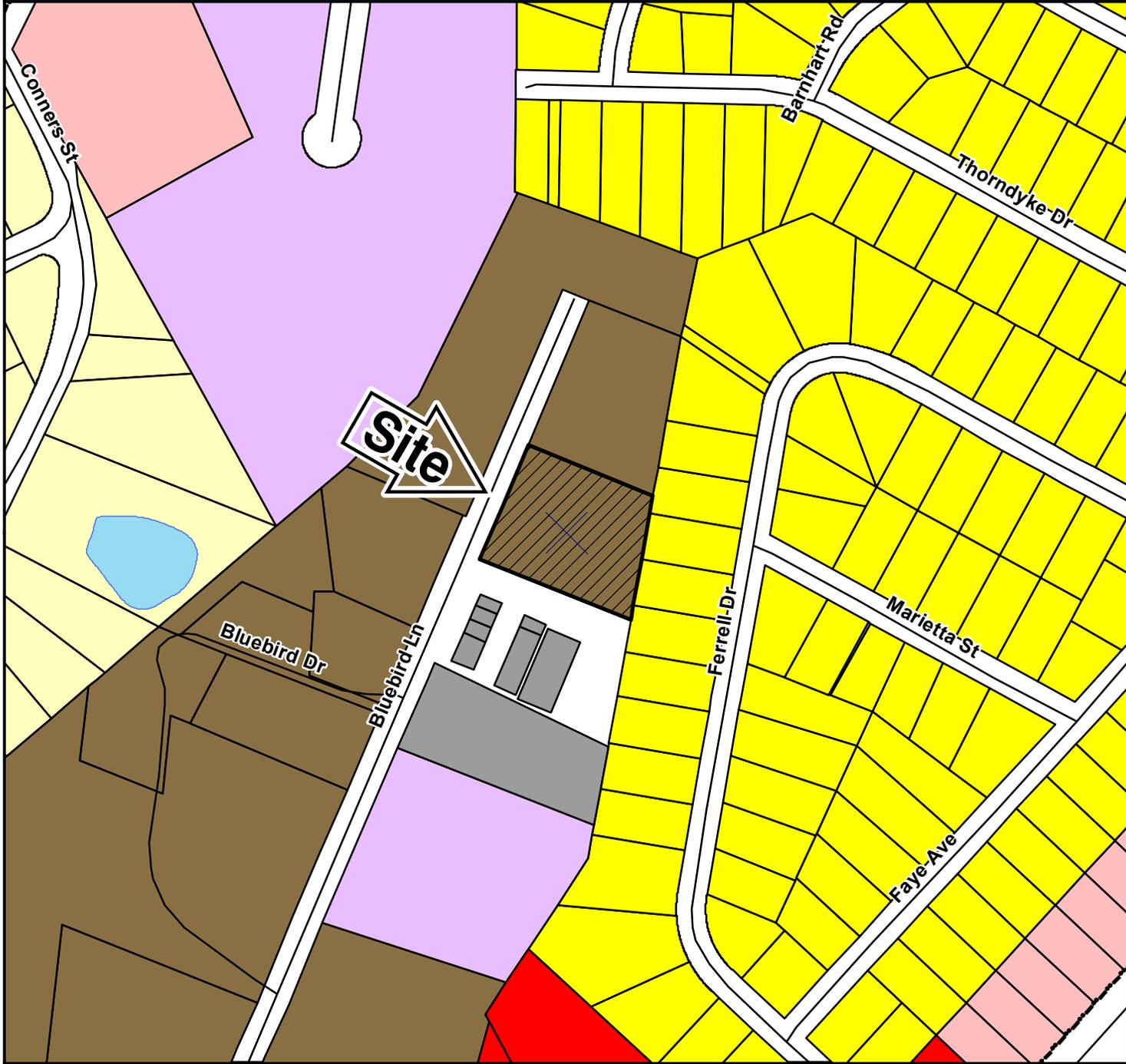
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 18-003 MA RM-HD 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

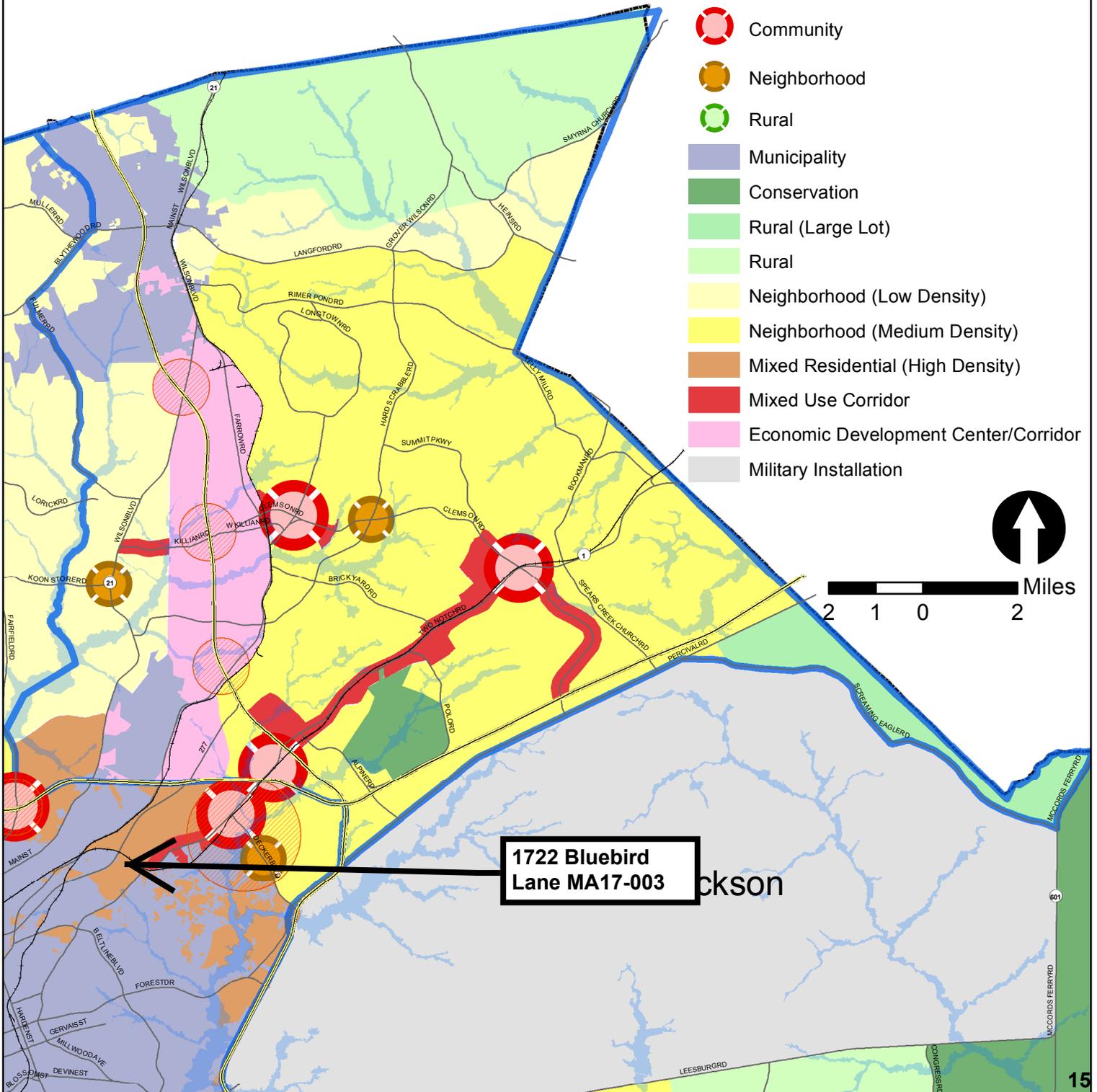


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-004 MA
APPLICANT: Olman Lobo

LOCATION: 10535 Farrow Road

TAX MAP NUMBER: R17500-02-02
ACREAGE: 1.93 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Approval

Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 6.** An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC)

The Light Industrial District (LI) property north of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property south of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

Zoning District Summary

The Light Industrial (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>	LI	Undeveloped
<u>South:</u>	GC	Residence
<u>East:</u>	HI	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels north, west and east of the site are undeveloped. South of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and 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 **Economic Development Center/Corridor**.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT's). This section of Farrow 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 Farrow Road is currently operating at Level of Service (LOS) "D".

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

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

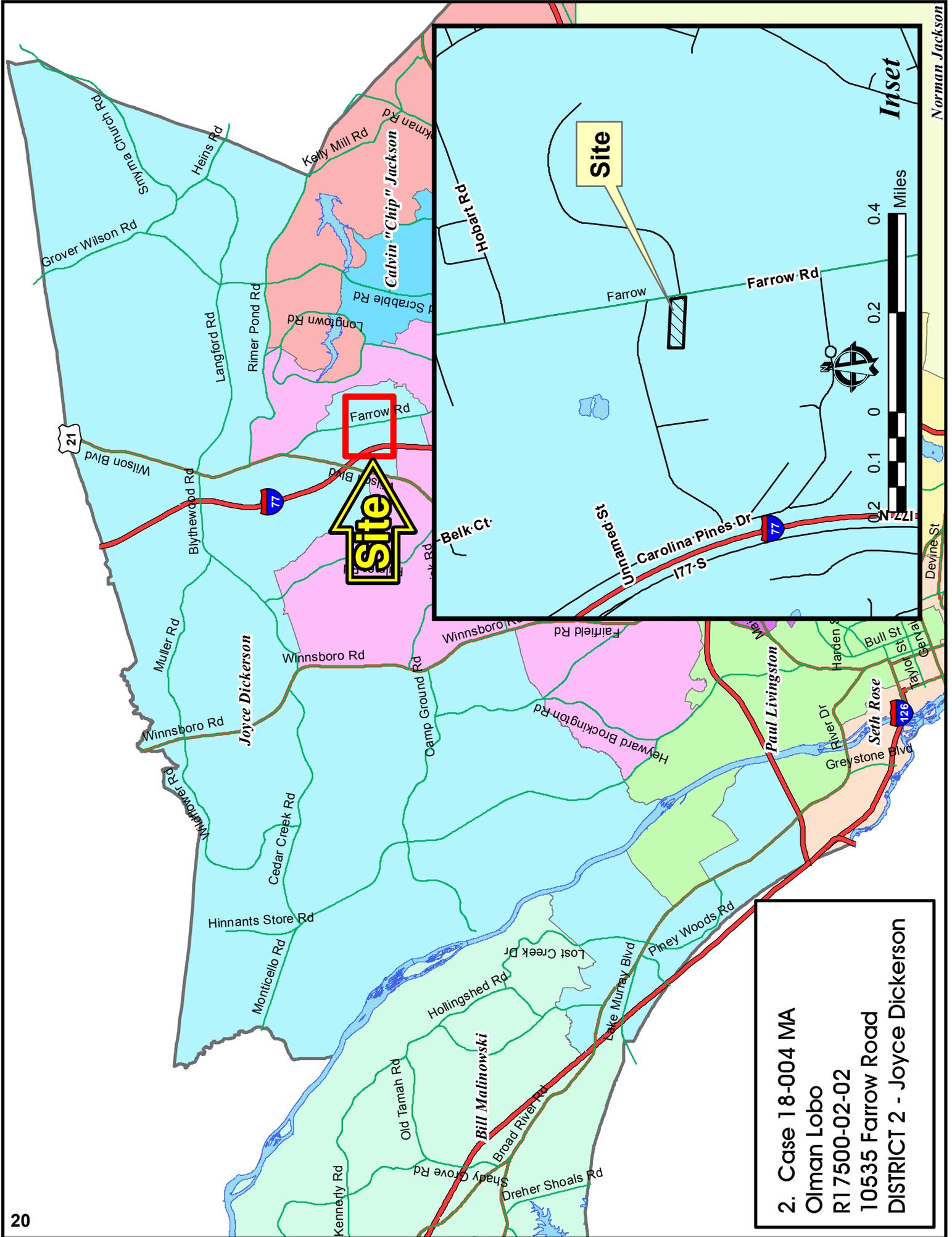
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing industrial uses and zoning districts in the immediate area.

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

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-004 MA**.



2. Case 18-004 MA
 Olman Lobo
 R17500-02-02
 10535 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-004 MA
GC to LI
TMS R17500-02-02

Hobart Rd

Lafayette Pkwy

Unnamed Private Driveway

Site →

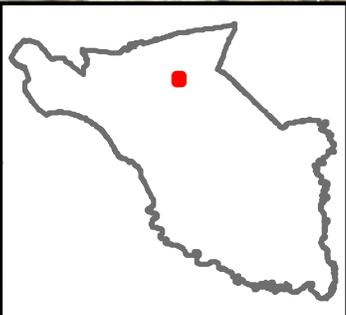


Farrow Rd

Lularoe Ln

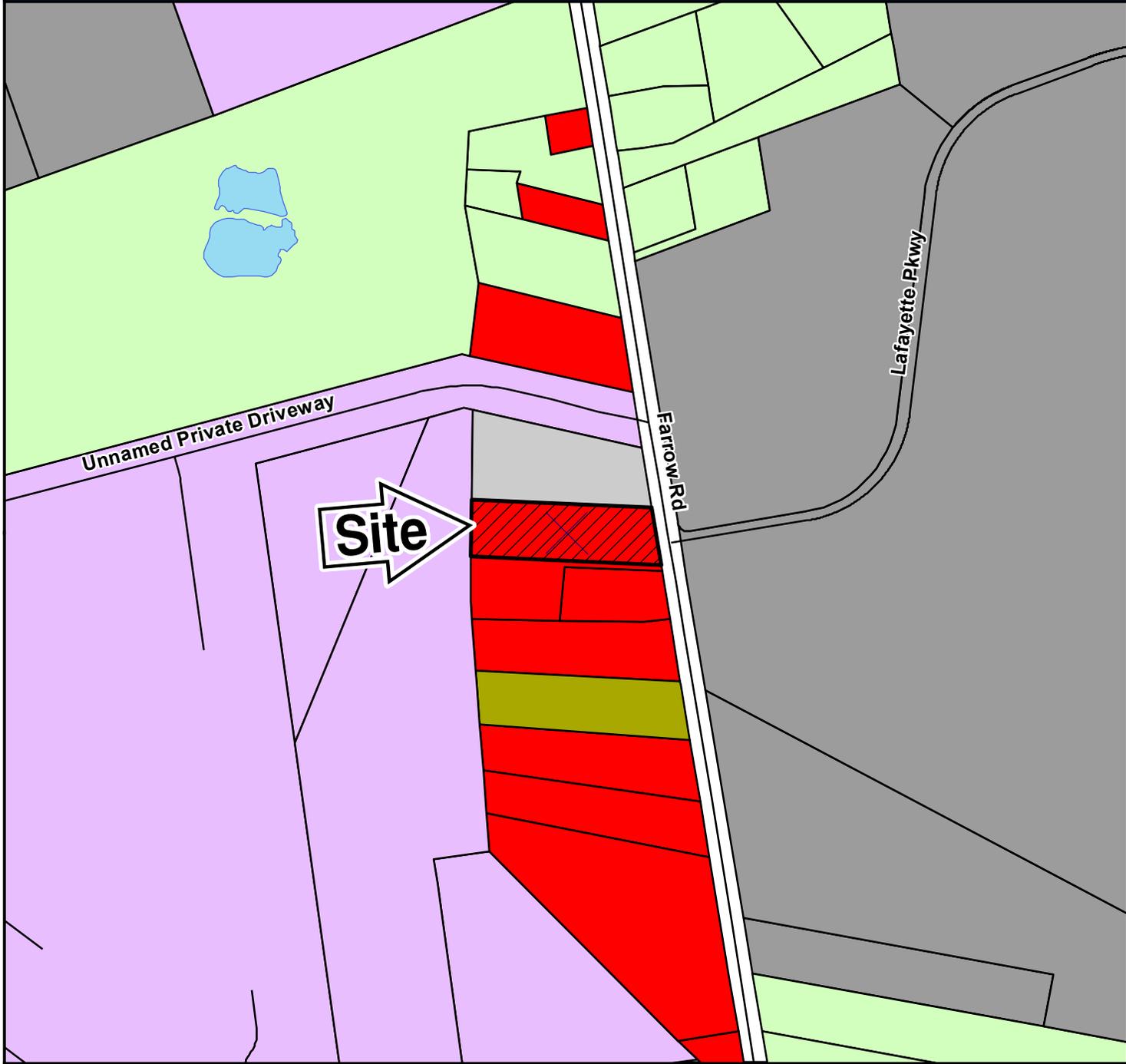
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

Case 18-004 MA GC to LI



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

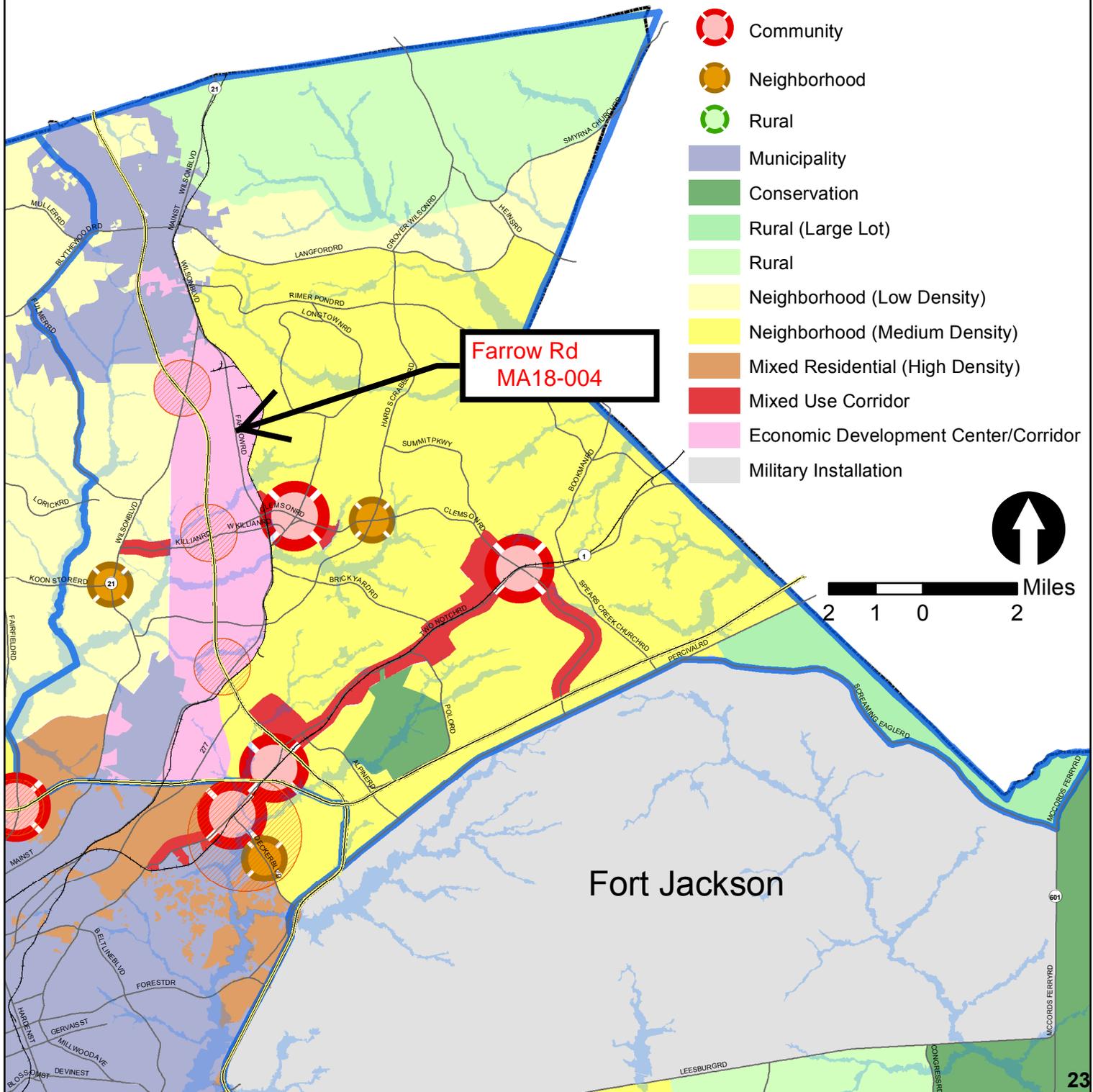


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2018
RC PROJECT: 18-005 MA
APPLICANT: Salman Muhammad

LOCATION: 10500 Farrow Road

TAX MAP NUMBER: R17500-03-02
ACREAGE: 3 acres
EXISTING ZONING: HI
PROPOSED ZONING: LI

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI)

The Light Industrial District (LI) property northwest of the subject parcel was rezoned under case number 17-009MA.

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Residential Single-family Estate (RS-E) property northwest of the subject parcel was rezoned under ordinance number 012-06HR (case number 05-109MA).

Zoning District Summary

The Light Industrial (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>	HI	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	GC	Commercial Structure

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, with the majority of the area zoned industrial or commercial. The parcels north, south and east of the site are undeveloped. West of the site is a GC District zoned parcel with a commercial structure.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.23 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located .97 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.33 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and 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 **Economic Development Center/Corridor**.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 9,600 Average Daily Trips (ADT's). This section of Farrow 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 Farrow Road is currently operating at Level of Service (LOS) "D".

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

There are no planned or programed improvements for this section of Farrow Road through the County Penny Sales Tax program or through SCDOT.

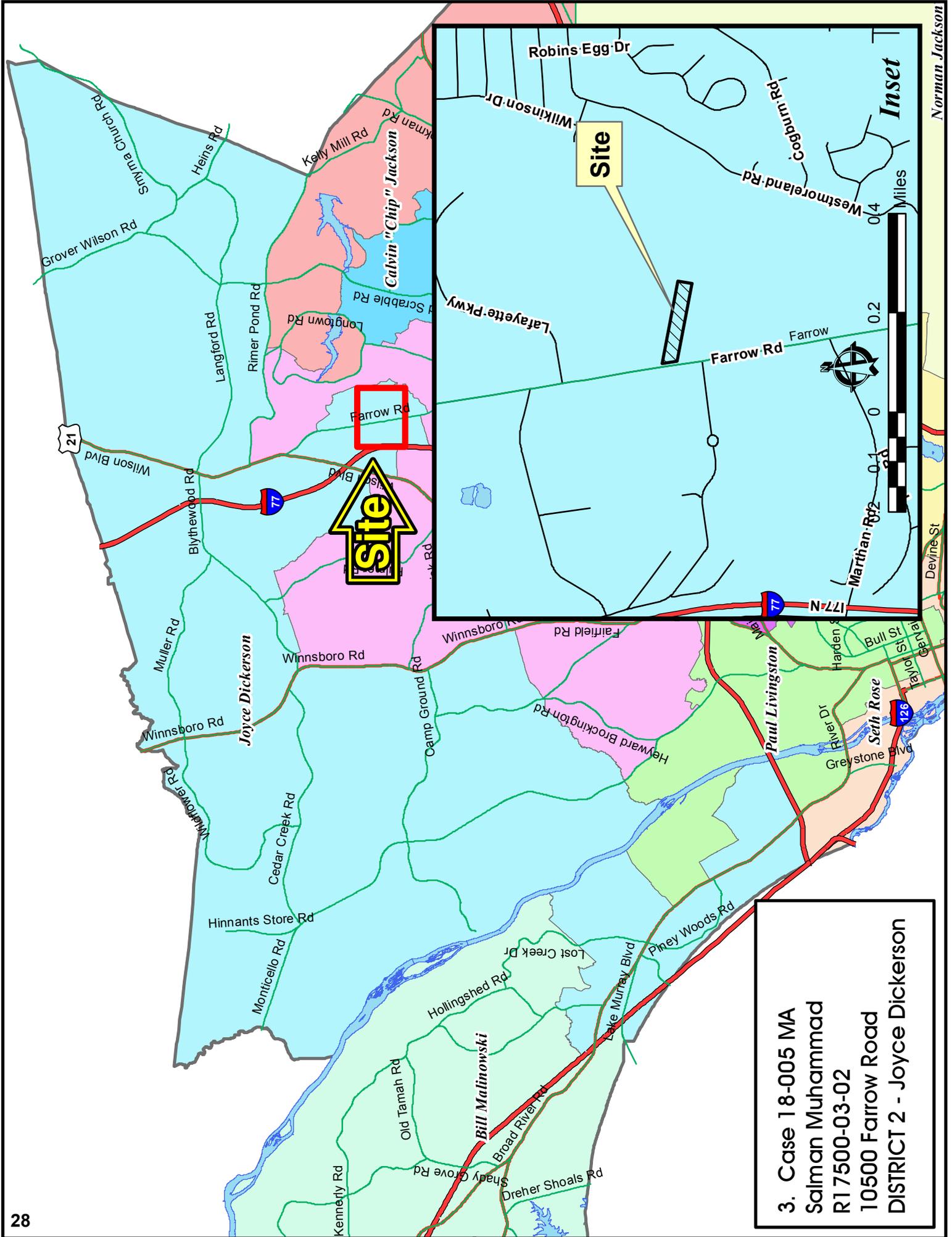
Conclusion

The proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan, as the proposed zoning encourages development of manufacturing, industrial and uses that will minimally affect surrounding properties. The rezoning request would be in character with the existing zoning districts in the immediate area.

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

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-005 MA**.



3. Case 18-005 MA
 Salman Muhammad
 R1 7500-03-02
 10500 Farrow Road
 DISTRICT 2 - Joyce Dickerson

Case 18-005 MA
HI to LI
TMS R17500-03-02

Unnamed Private Driveway

Farrow Rd

Site

Lularoe Ln

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Marthan Rd

0

262.5

525

1,050

1,575

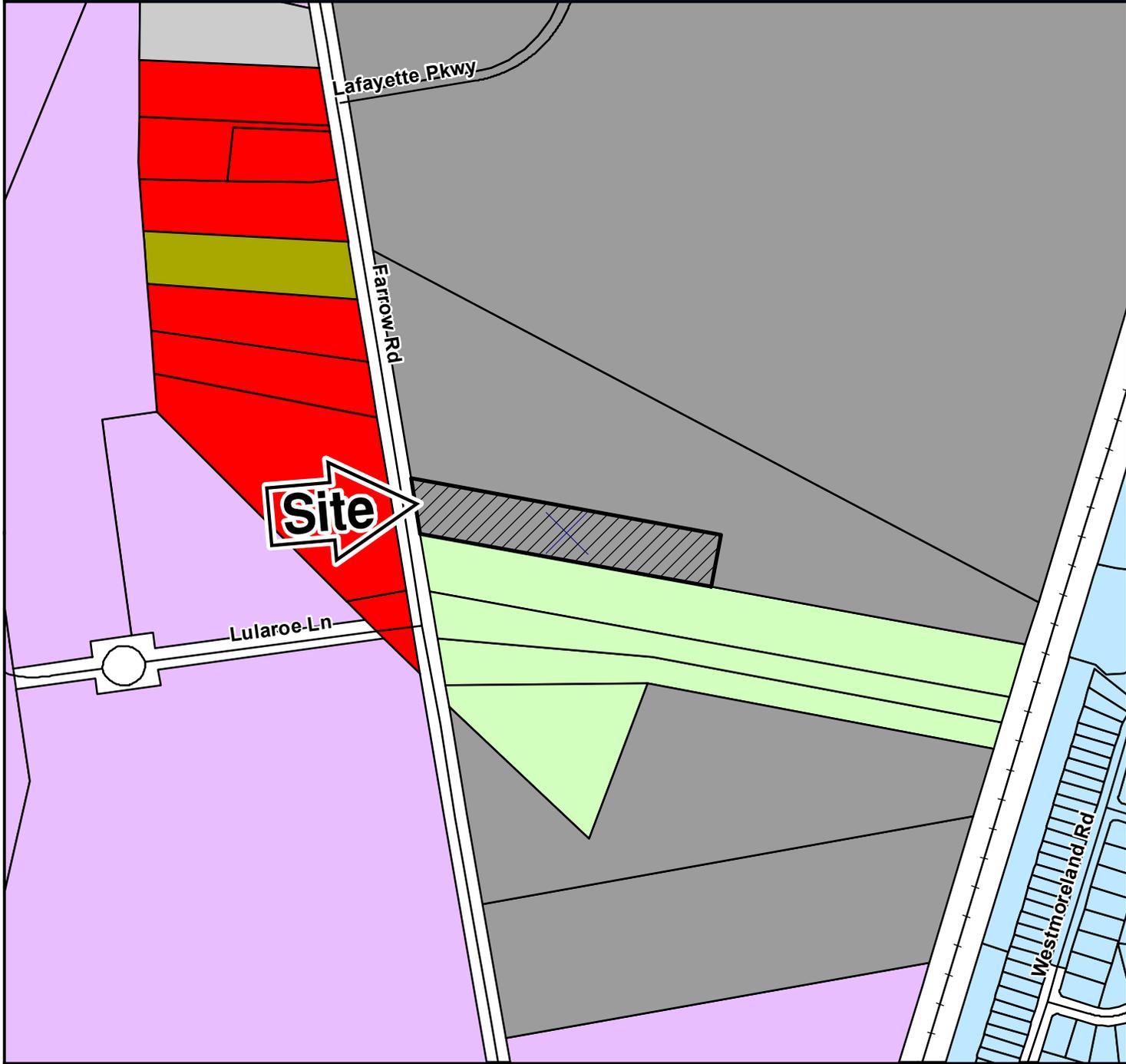
Westmoreland Rd
Brannick Ln

2,100

Feet

Google

Case 18-005 MA HI to LI



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

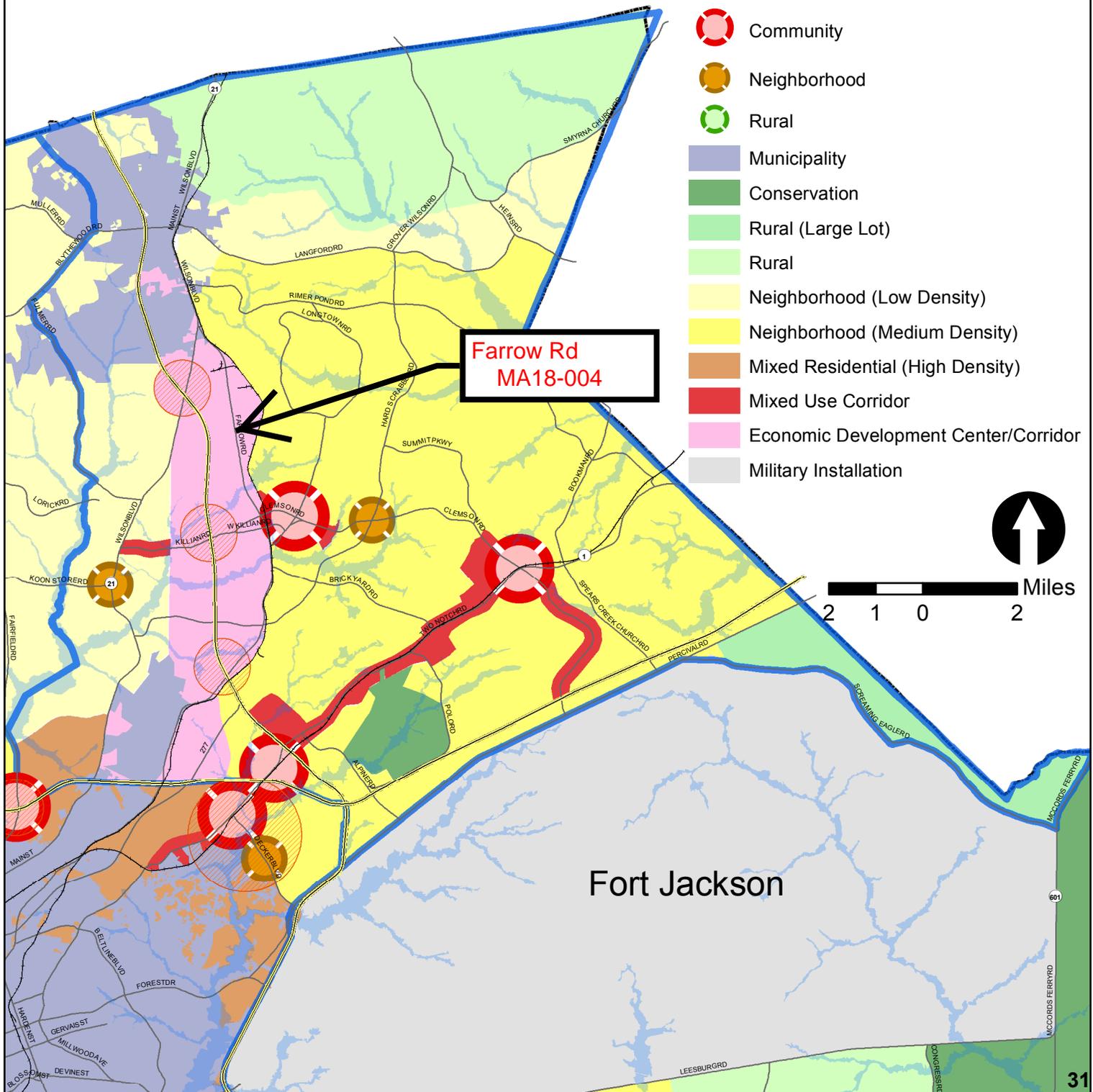


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 5, 2018
RC PROJECT: 18-006 MA
APPLICANT: Royce Wayne Richmond Jr.

LOCATION: 209 Summer Haven Drive

TAX MAP NUMBER: R01312-02-02
ACREAGE: 1 acre
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: March 9, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A group of parcels south of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

A group of parcels further south of the site with frontage along Rucker Road were rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

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: 3 dwelling unit.

*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 & RU	Residence (split zoned)
<u>South:</u>	RS-LD/RS-LD	Residence / Residence
<u>East:</u>	N/A	Lake Murray
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Summer Haven Drive. The site has a single-family residence. There are no sidewalks or streetlights along this section of Summer Haven Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. East of the site is Lake Murray.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.21 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structure is on well and septic.

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 2016 SCDOT traffic count (Station #559) located east of the subject parcel on Johnson Marina Road identifies 2,400 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "B".

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

There are no planned or programmed improvements for this section of Johnson Mariana Road through the County Penny Sales Tax program. There are programed improvements for the intersection of Johnson Marina Road and Dutch Fork Road through SCDOT.

Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is not in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan. Principally for these reasons, staff recommends **Disapproval** of this map amendment.

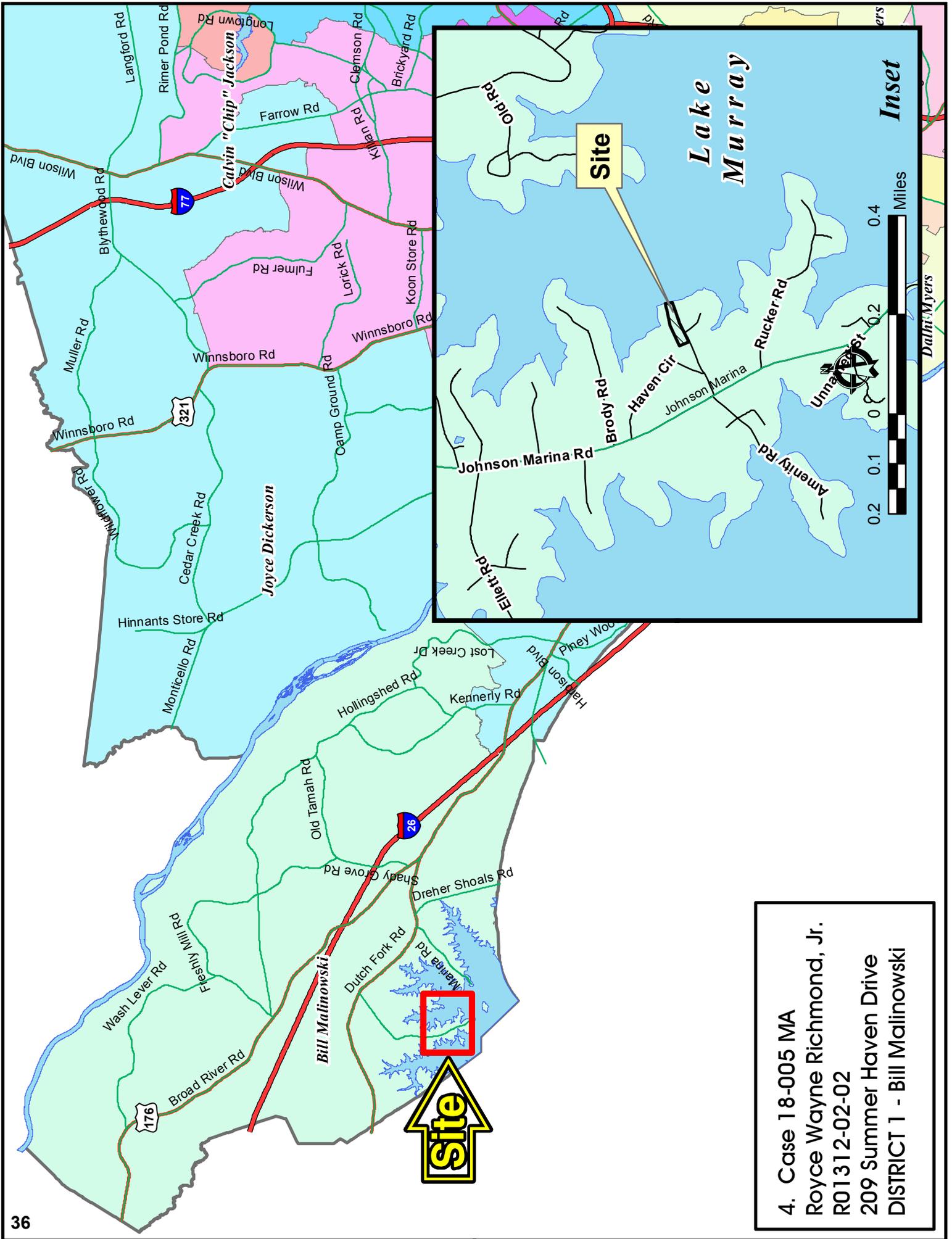
However, approval of the rezoning request would be in character with the existing residential development pattern and zoning districts south of the site.

Planning Commission Action

At their **March 5, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- The request is in character with the surrounding area.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 18-006 MA**.



4. Case 18-005 MA
 Royce Wayne Richmond, Jr.
 R01312-02-02
 209 Summer Haven Drive
 DISTRICT 1 - Bill Malinowski

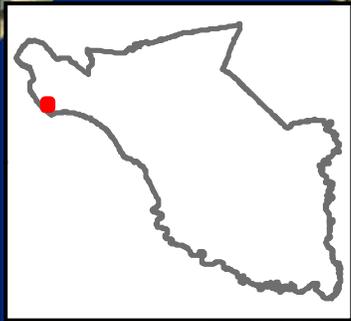
Case 18-006 MA
RU to RS-LD
TMS R01312-02-02



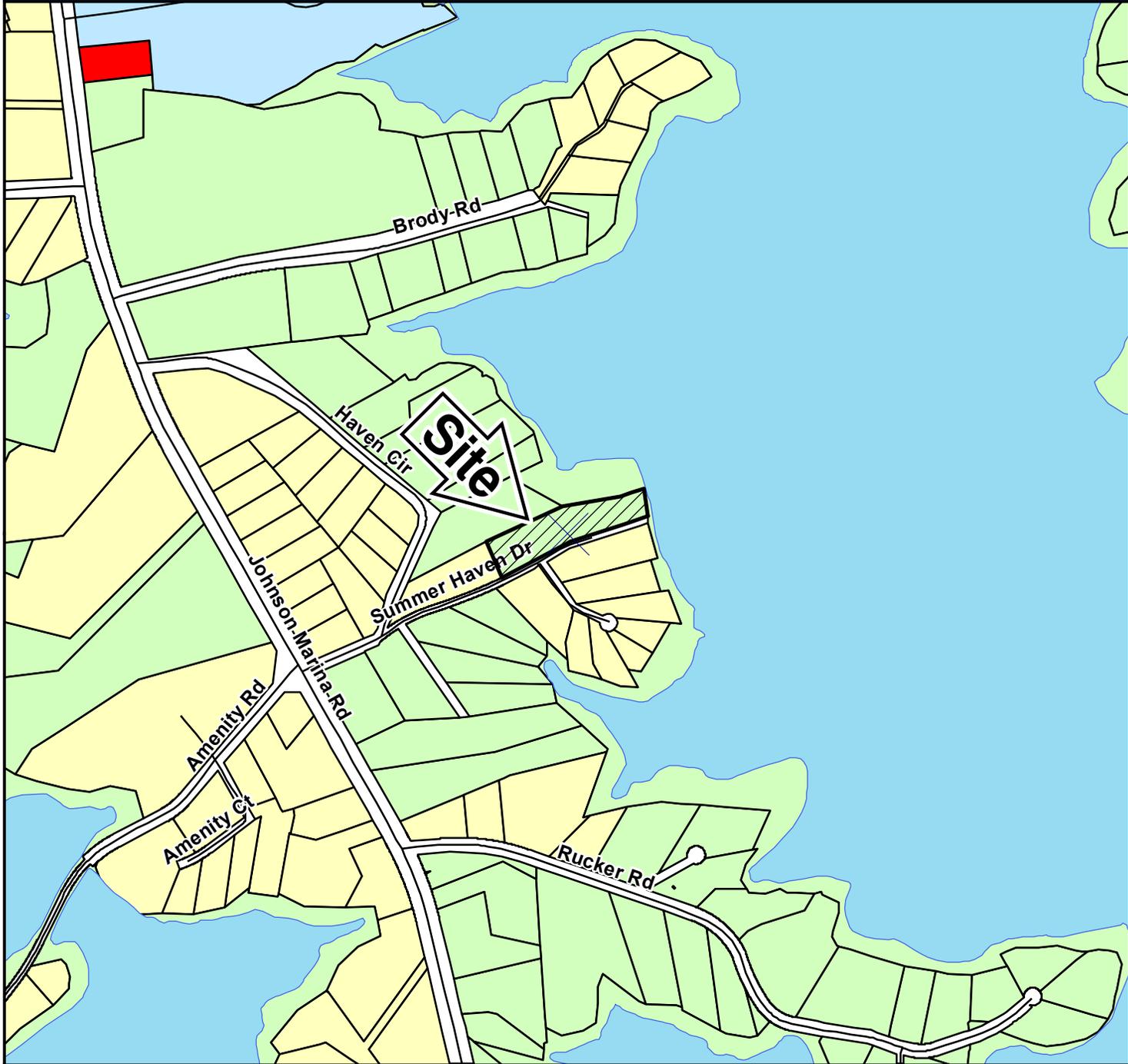
Lake Murray

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 18-006 MA RU to RS-LD



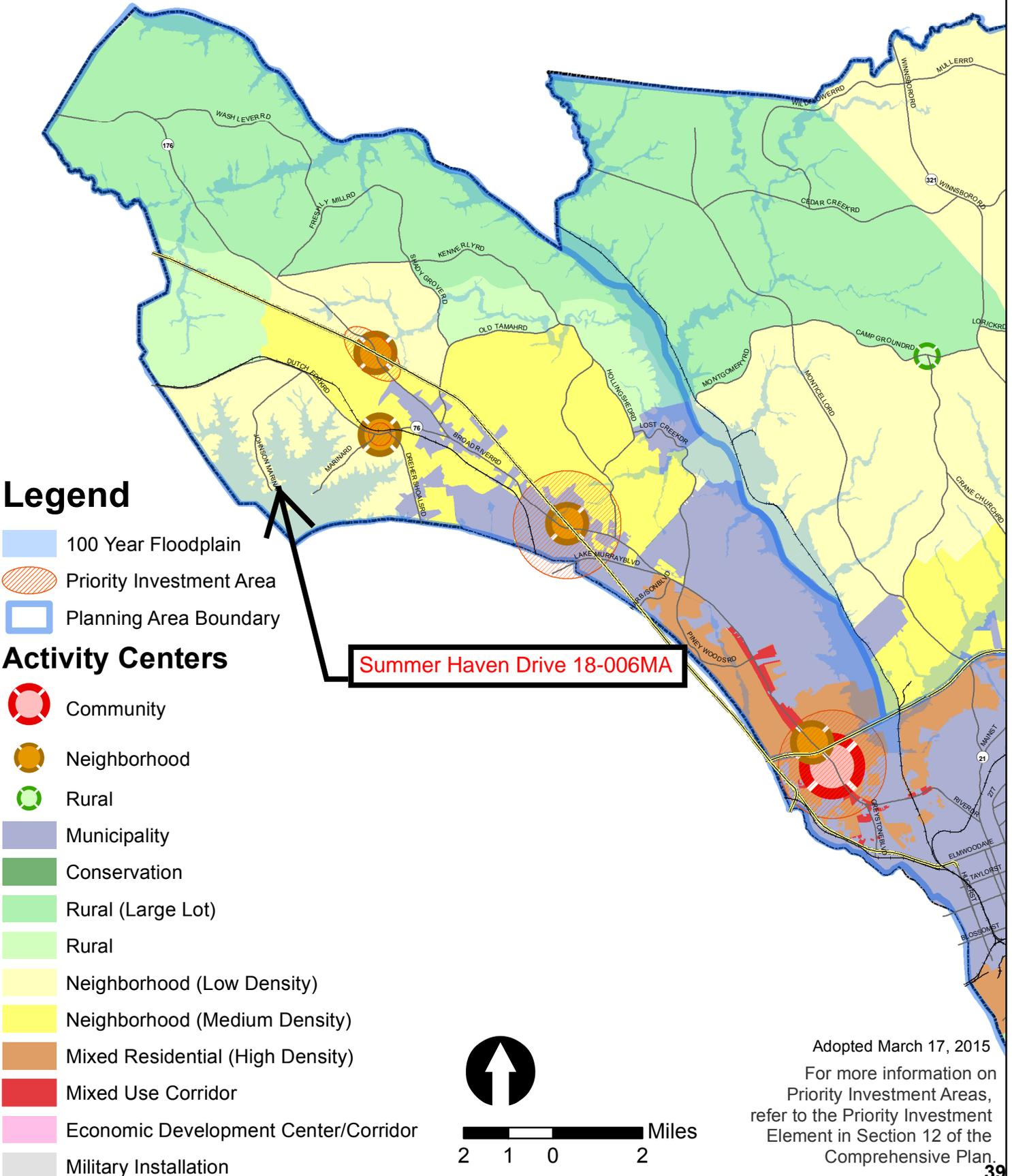
ZONING CLASSIFICATIONS

 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.



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