

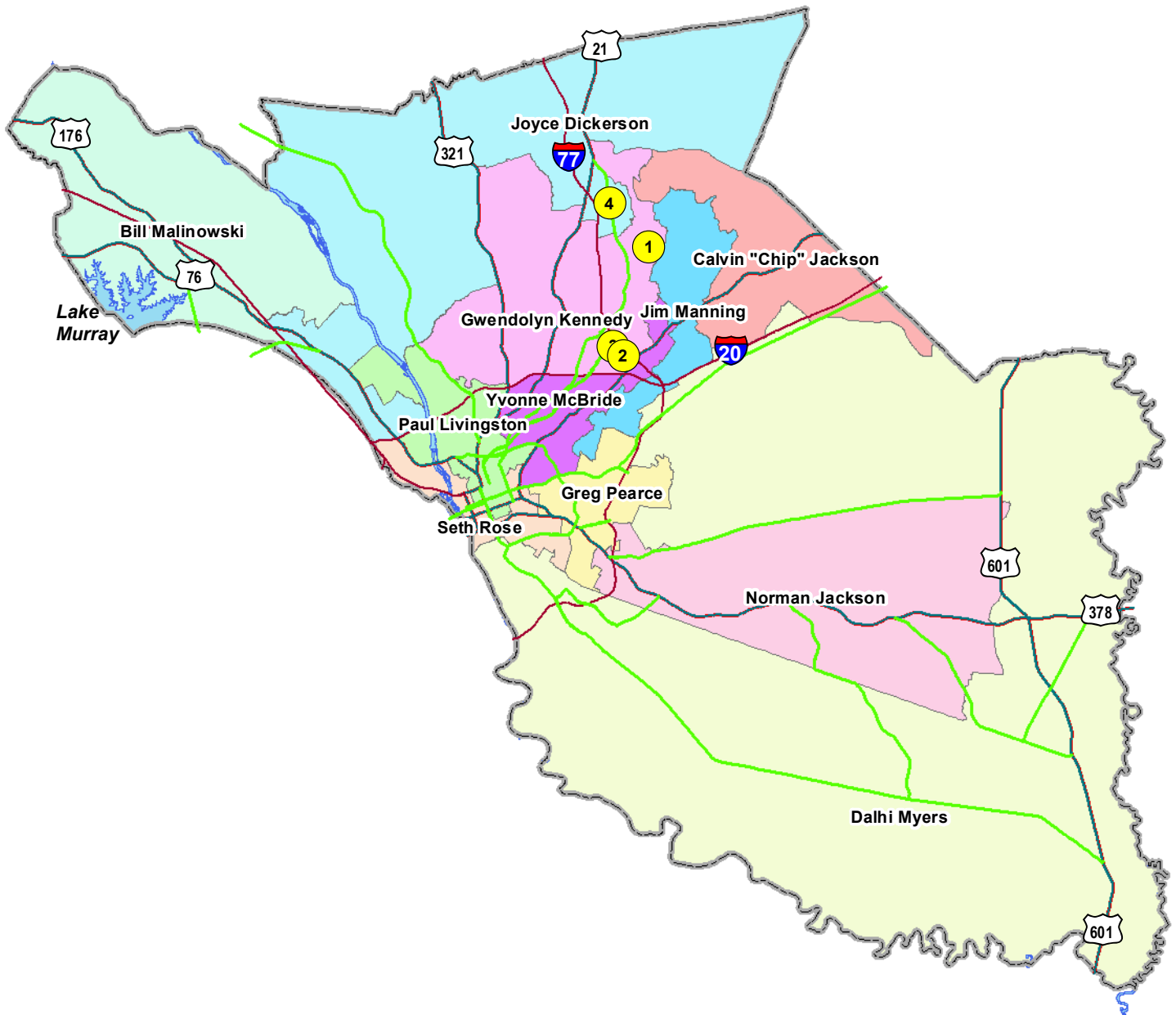
RICHLAND COUNTY  
PLANNING COMMISSION



April 3, 2017  
1:00 p.m.



# RICHLAND COUNTY PLANNING COMMISSION APRIL 3, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-006 MA	Ian Phillips	R20200-01-39	2630 Clemson Road	Kennedy
2. 17-007 MA	Cox & Dinkins	R17012-02-12	Daulton Drive & Barbara Drive	Kennedy
3. 17-008 MA	Cox & Dinkins	R17012-02-01	Daulton Drive, Blarney Drive & Barbara Drive	Kennedy
4. 17-009 MA	Krystal Martin	R17500-02-18	10539 Farrow Road	Dickerson



# **RICHLAND COUNTY PLANNING COMMISSION**

**Monday, April 3, 2017**  
**Agenda**  
**1:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Patrick Palmer · Beverly Frierson · Christopher Anderson · William Theus  
David Tuttle · Wallace Brown · Ed Greenleaf

**I. PUBLIC MEETING CALL TO ORDER** ..... Stephen Gilchrist, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT** ..... Stephen Gilchrist, Chairman

**III. CONSENT AGENDA [ACTION]**

a. PRESENTATION OF MINUTES FOR APPROVAL - March 2017 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 17-006 MA  
Ian Phillips  
RS-MD to GC 3.99 acres  
2630 Clemson Road  
TMS# R20200-01-39  
PDS Recommendation - Disapproval  
Page 1
2. Case # 17-007 MA  
Cox & Dinkins  
RM-HD to GC (.8 acres)  
Daulton Drive & Barbara Drive  
TMS# R17012-02-12  
PDS Recommendation – Approval  
Page 7
3. Case # 17-008 MA  
Cox & Dinkins  
OI to GC (10.33 acres)  
Daulton Drive, Blarney Drive & Barbara Drive  
TMS# R17012-02-01  
PDS Recommendation – Approval  
Page13

4. Case # 17-009 MA  
Krystal Martin  
GC to LI (5 acres)  
10539 Farrow Road  
TMS# R17500-02-18  
PDSD Recommendation – Approval  
Page19

**IV. LAND DEVELOPMENT CODE REWRITE [ACTION]**

**V. CHAIRMAN’S REPORT**

**VI. PLANNING DIRECTOR’S REPORT**

**VII. ADJOURNMENT**

**NOTES:**

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item’s sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers’ comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for “Approval” or “Disapproval” are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County’s website for dates and times.



**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

2020 Hampton Street • Columbia, S.C. 29204

(803) 576-2190

**To:** Planning Commission Members, Interested Parties

**From:** Alfreda W. Tindal, 9-1-1 Addressing Coordinator

**Date:** March 23, 2017

**Subject:** April's Street Name(s) Approval Request

Pursuant Section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specially, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

Therefore, the proposed street name(s) has/have been reviewed and meet(s) the 9-1-1 Emergency Road Naming Requirements.

**Action Requested:** The Planning Commission Board Approval of the following street names:

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Blue Garden Way	Keith Utheim, Hussey Gay Bell	Spring Meadow SD, off Tat Road	R20100-02-08	Jim Manning(8)
2. Spring Meadow				
3. Watershed Way				
4. McCabe	Robert Darnell, CEC	Woodcreek A5, Ph. C	R28900-01-11	Calvin "Chip" Jackson (9)







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 3, 2017  
**RC PROJECT:** 17-006 MA  
**APPLICANT:** Ian Phillips

**LOCATION:** 2630 Clemson Road

**TAX MAP NUMBER:** R20200-01-39  
**ACREAGE:** 3.99 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 17, 2017

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

**Zoning History for the General Area**

The Office and Institutional District (OI) parcels east of the subject site were approved under Ordinance No. 073-06HR (case number 06-029MA).

The Planned Development District (PDD) parcels south of the subject site were approved under Ordinance No. 024-02HR (case number 02-047MA).

The General Commercial District (GC) parcels north and west of the subject site were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Planned Development District (PDD) parcels southeast of the subject site were approved under Ordinance No. 060-03HR (case number 04-007MA).

The General Commercial District (GC) parcels west of the subject site located at the corner of Longtown Road and Clemson Road were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Light Industrial District (M-1) parcels further west of the subject site were approved under Ordinance No. 019-01HR (case number 01-037MA).

**Zoning District Summary**

The General Commercial District (GC) 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: 63 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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	GC	Undeveloped
<b><u>South:</u></b>	PDD/RU	Residential subdivision with commercial/School
<b><u>East:</u></b>	OI	Undeveloped
<b><u>West:</u></b>	RS-MD	Place of worship

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Clemson Road. There are sidewalks along this section of Clemson Road. The parcel is undeveloped but contains a nonresidential accessory structure. The immediate area is characterized by residential, institutional, commercial and undeveloped parcels. The parcels north of the subject site is zoned GC and undeveloped. West of the site is a place of worship. South of the site is a PDD with Residential Single-family uses with commercial uses along Clemson Rd. Southeast of the site is Killian Elementary School. The parcel immediately east is undeveloped and wooded.

**Public Services**

The subject parcel is within the boundaries of School District 5. The Killian Elementary School is located south of the subject parcel on Clemson Road. The Killian fire station (number 27) is located .79 miles southwest of the subject parcel on Farrow Road. There is a fire hydrant located along Clemson Road. Our records indicate that the parcel is located 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 ***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**

The 2015 SCDOT traffic count (Station # 442) located east of the subject parcel on Clemson Road identifies 24,300 Average Daily Trips (ADT's). This segment of Clemson Road is classified as a five lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned improvements for this section of Clemson Road through SCDOT. There are planned improvements for this section of Clemson Road through the County Penny Sales Tax program (sidewalk and bikeway enhancements from Longtown Rd to Two Notch Road).

### **Conclusion**

Staff is of the opinion that the proposed rezoning would be inconsistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Community Activity Center. The GC district should be located at the heart of the activity center; while less intensive commercial districts are appropriate as the zoning transitions away from the intersection.

The request can be viewed as being incompatible with the smaller scale commercial and institutional uses along this portion of Clemson Road. As a result, the request would introduce a zoning designation and development which is not consistent with the institutional character of the immediate area.

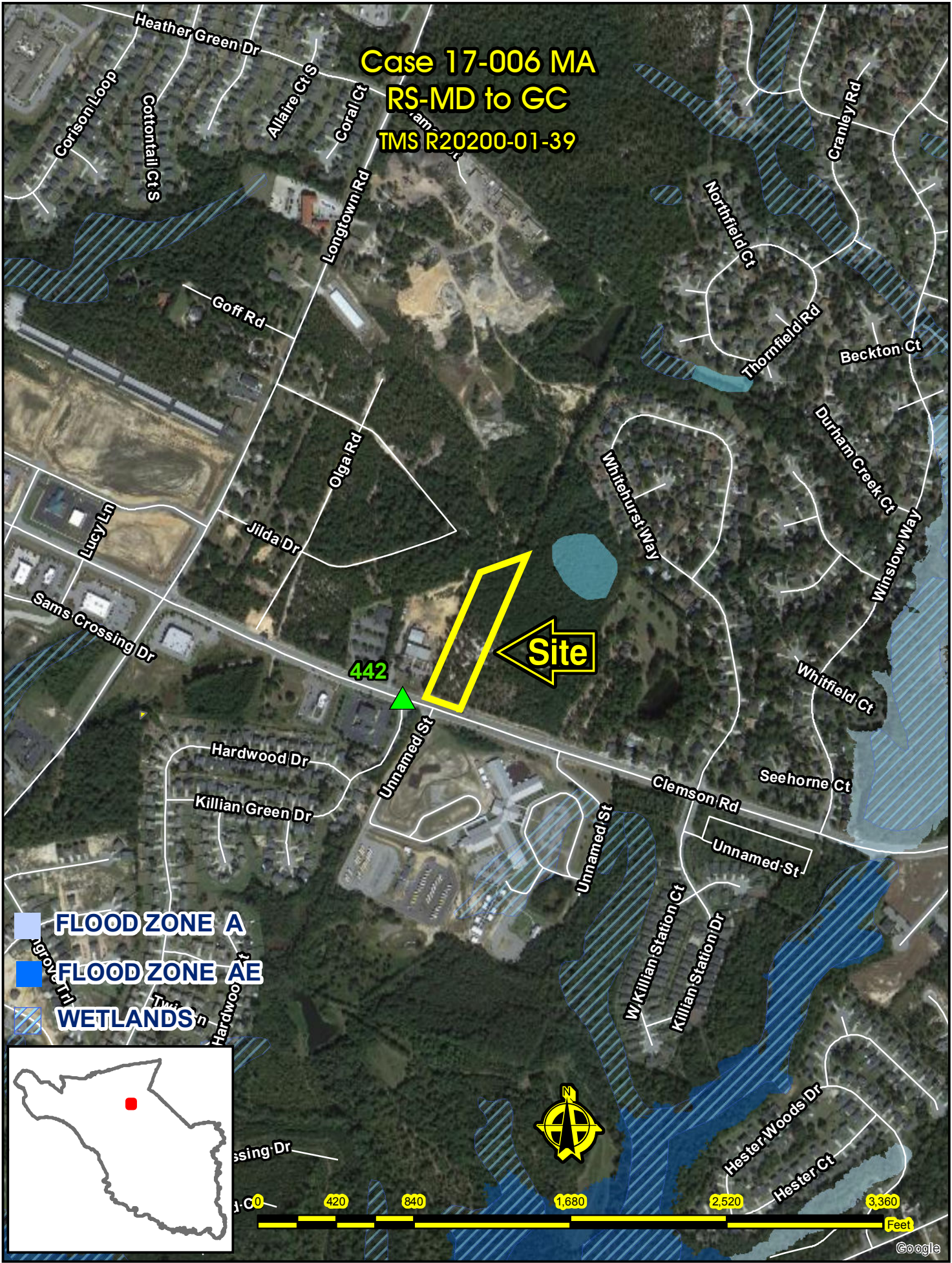
For these reasons, staff recommends **Disapproval** of this map amendment.

### **Zoning Public Hearing Date**

**April 25th, 2017.**



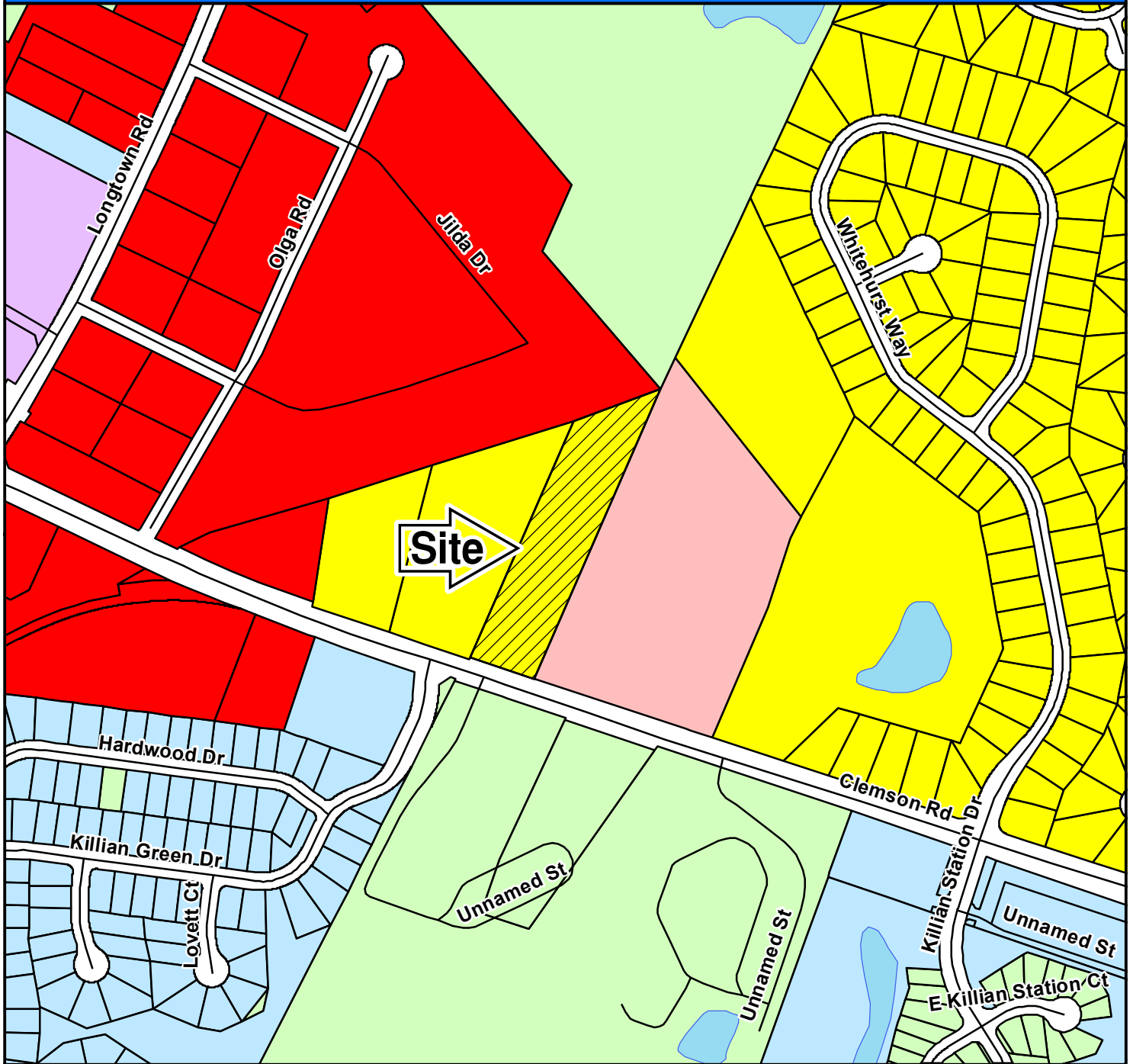
**Case 17-006 MA  
RS-MD to GC  
TMS R20200-01-39**





# Case 17-006 MA

## RS-MD 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

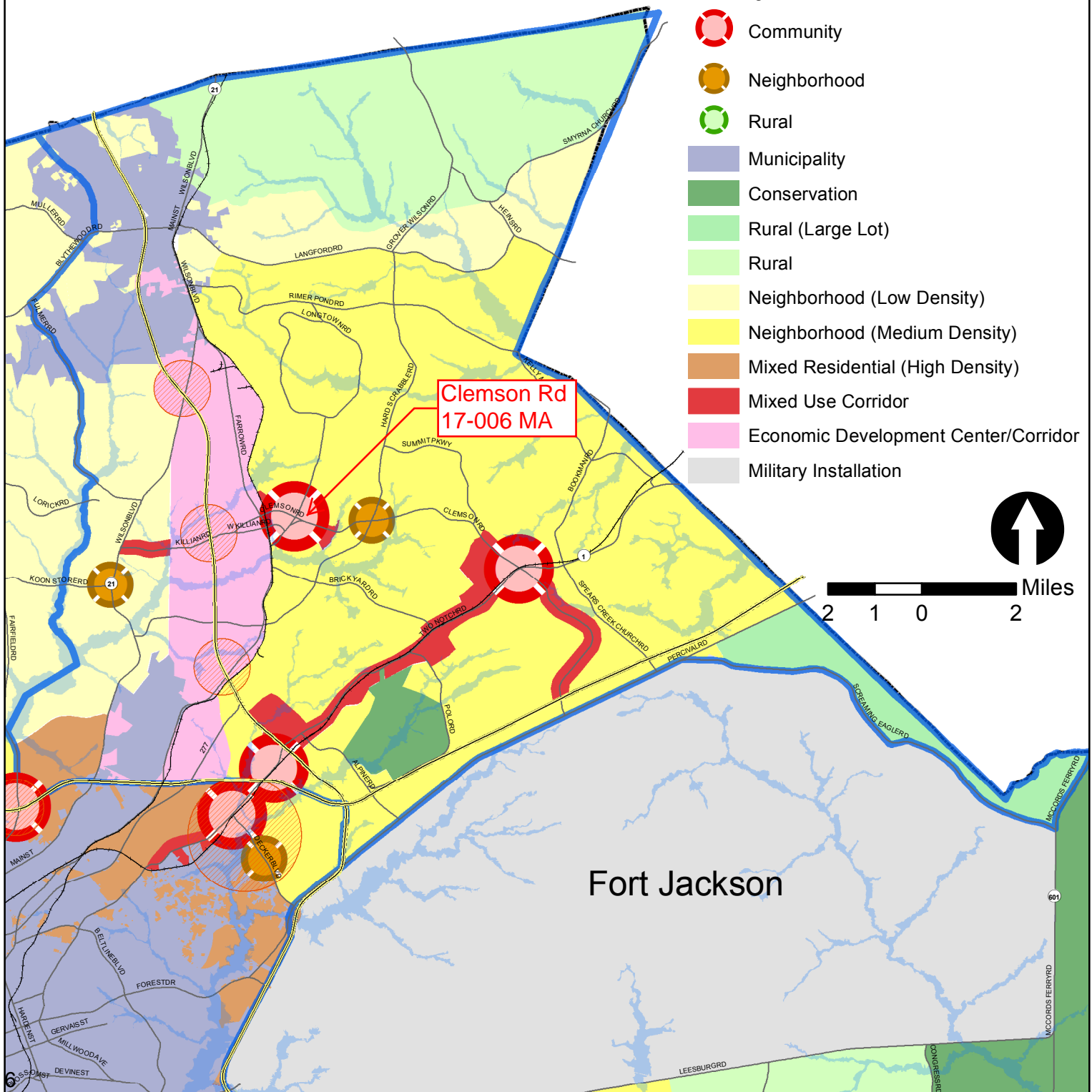


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** April 3, 2017  
**RC PROJECT:** 17-007 MA  
**APPLICANT:** Cox & Dinkins

**LOCATION:** Daulton Drive

**TAX MAP NUMBER:** R17012-02-12  
**ACREAGE:** .8 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 17, 2017

**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:

**(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 District (RM-HD)

**Zoning History for the General Area**

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

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

The General Commercial District (GC) parcel further southeast 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: 12 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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	OI/GC	Undeveloped/Undeveloped
<b><u>South:</u></b>	RM-HD/ RM-HD	Residence/ Residence
<b><u>East:</u></b>	RM-HD	Residence
<b><u>West:</u></b>	RM-HD/RM-HD	Residences/Residences

**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 west, south and east. The parcels to the north are zoned GC and OI but are undeveloped.

**Public Services**

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .58 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant east of the property on 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 2015 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 28,400 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**

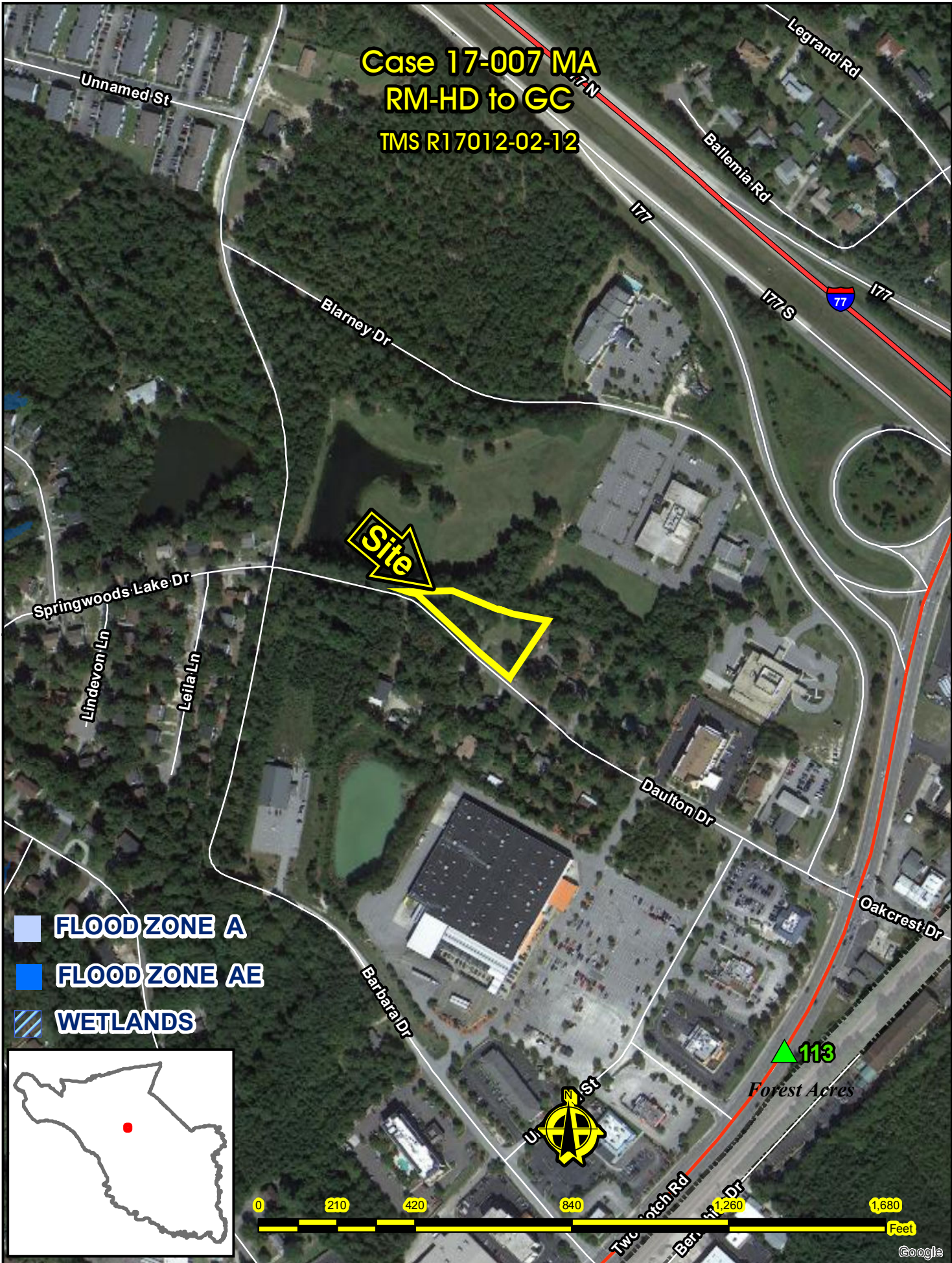
The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally approval of the rezoning request would not be out of character with the surrounding development pattern and zoning districts for the area.

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

## **Zoning Public Hearing Date**

**April 25, 2017,**

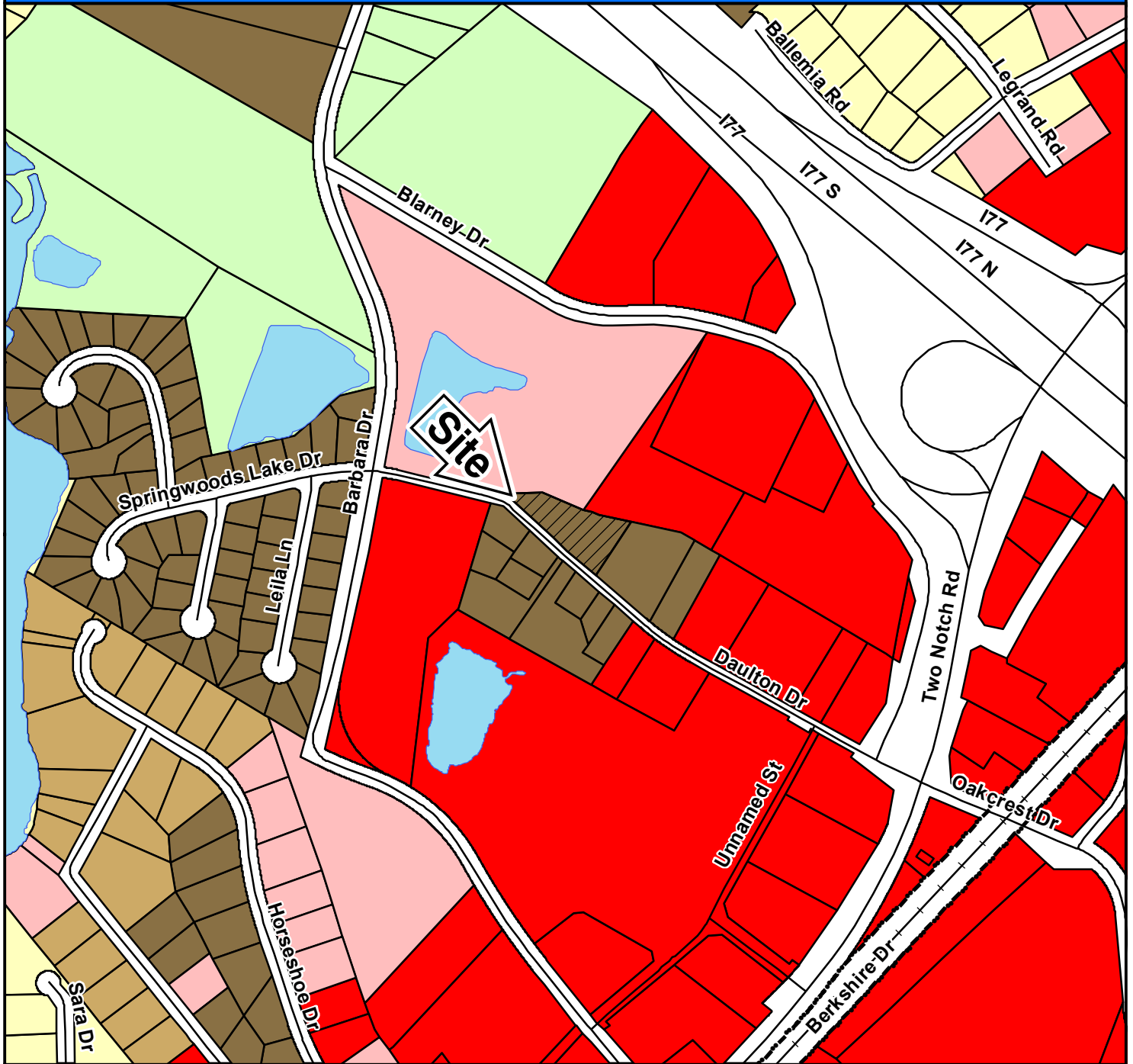
**Case 17-007 MA  
RM-HD to GC  
TMS R17012-02-12**





# Case 17-007 MA

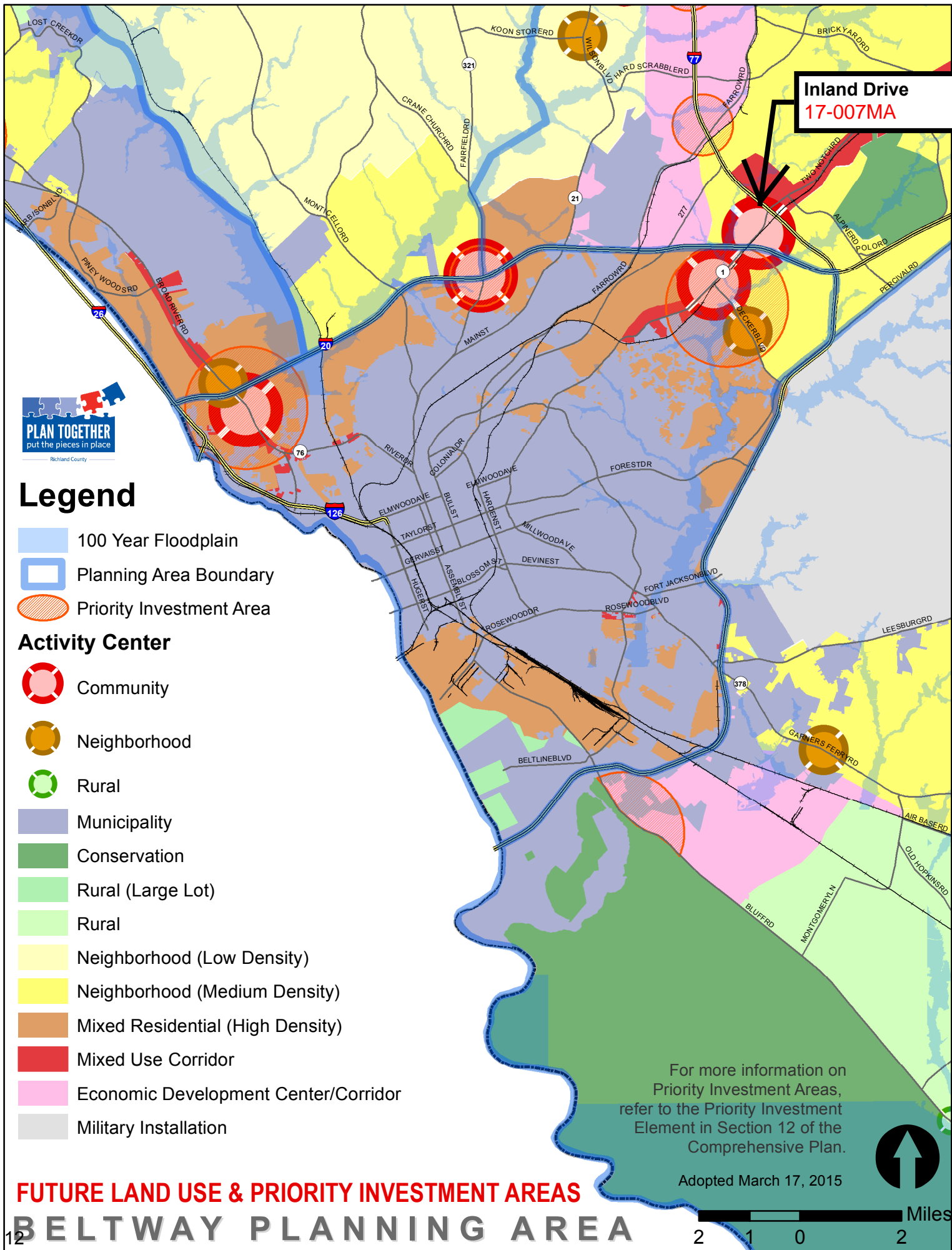
## RM-HD to GC



### 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		





**Inland Drive**  
**17-007MA**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 3, 2017  
**RC PROJECT:** 17-008 MA  
**APPLICANT:** Cox & Dinkins

**LOCATION:** Blarney Drive, Daulton Drive & Barbara Drive

**TAX MAP NUMBER:** R17012-02-01  
**ACREAGE:** 10.33 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 17, 2017

**Staff Recommendation**

Approval

**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 District (RM-HD)

**Zoning History for the General Area**

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

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

The General Commercial District (GC) parcel further southeast 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: 165 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
<b><u>North:</u></b>	RU/GC	Undeveloped/Hotel
<b><u>South:</u></b>	GC/RM-HD/ RM-HD	Place of Worship/Residence/Residence
<b><u>East:</u></b>	GC/GC	Undeveloped/Medical offices
<b><u>West:</u></b>	RM-HD/RM-HD	Residences/Residences

<b>Discussion</b>
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**Parcel/Area Characteristics**

The parcel has frontage along Blarney Drive, Daulton Drive and Barbara Drive. All three are classified as a two lane local streets. There are no sidewalks or streetlamps along this section of Dalton Drive or Barbara Drive. Blarney Drive does not have streetlamps but does have sidewalks near the hotel. The subject parcel is undeveloped. The immediate area is characterized by commercial uses north, south and east of the subject parcel and residences to the west. The GC zoned parcel north of the subject site is developed (hotel). East of the subject site is a medical office building with multiple tenants. South of the subject parcel is a mix of residential, institutional and undeveloped parcels.

**Public Services**

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .54 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant south of the property on Daulton Dr and along Barbara Drive. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .63 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 East Richland County Public Service District 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.

**Traffic Characteristics**

No traffic count stations are located on Daulton Drive. The 2015 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 28,400 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 not be out of character with the surrounding development pattern and zoning districts for the area.

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

**Zoning Public Hearing Date**

**April 25, 2017,**

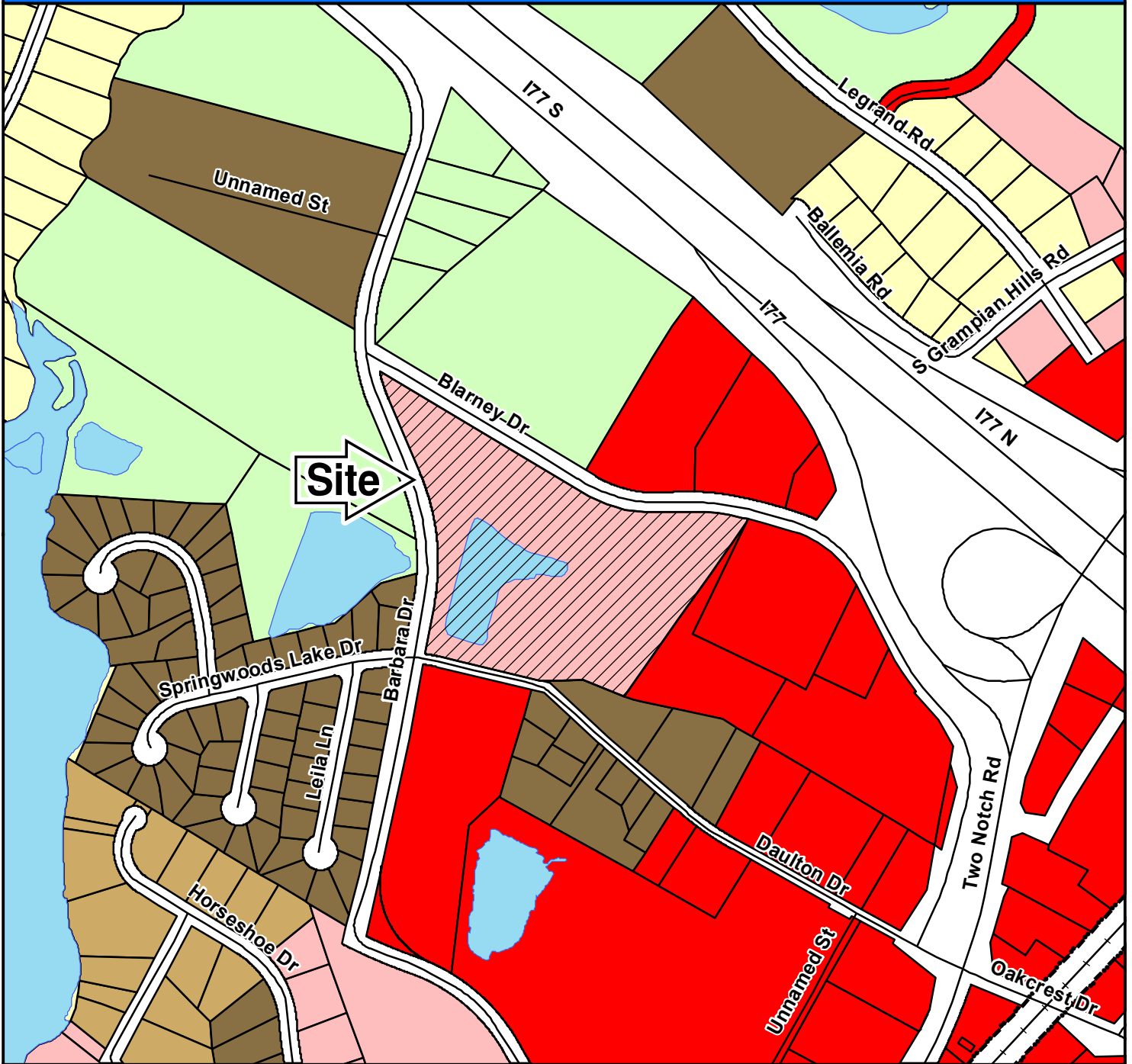






# Case 17-008 MA

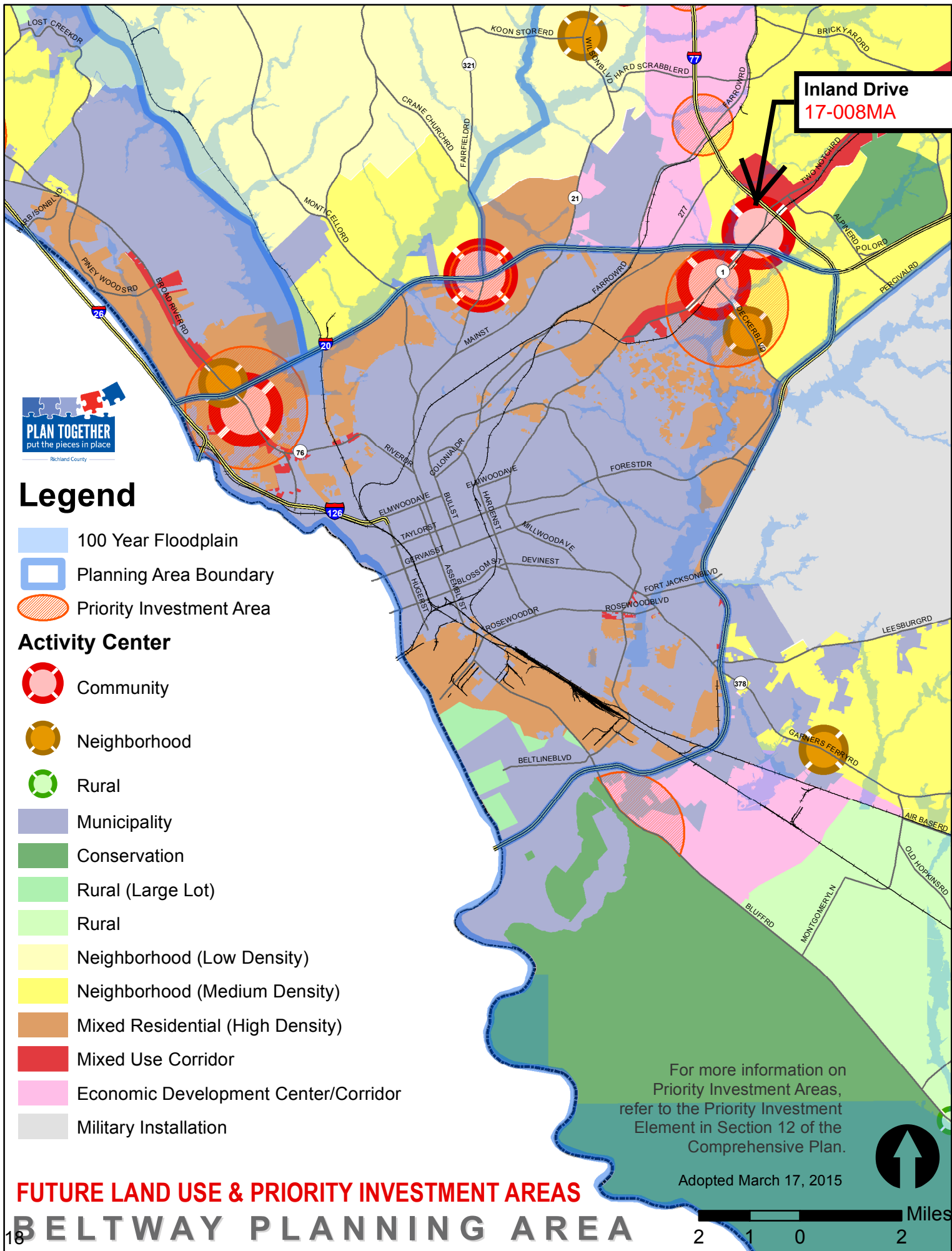
## OI to GC



### 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		





**Inland Drive  
17-008MA**



# 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:** April 3, 2017  
**RC PROJECT:** 17-009 MA  
**APPLICANT:** Krystal Martin

**LOCATION:** 10539 Farrow Road

**TAX MAP NUMBER:** R17500-02-18  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** March 17, 2017

**Staff Recommendation**

Approval

**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 (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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HI	Auto Salvage
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RS-MD	Undeveloped
<b><u>West:</u></b>	RU/RU	Undeveloped/Residence

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Farrow Road and Carolina Pines Drive. There are no sidewalks or streetlights along this section of Farrow Road or Carolina Pines Drive. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area industrial zoned and developed. The parcels south and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

### **Public Services**

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield 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 2015 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 8,900 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".

There are programmed improvements for this section of Farrow Road through SCDOT from North Pines Road to Hard Scrabble Road (widening from 2 to 5 lanes). There are no planned or programed improvements through the County Penny Sales Tax program.

## Conclusion

Staff is of the opinion that the proposed rezoning would be 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 immediate area, existing industrial uses and zoning.

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

## Zoning Public Hearing Date

**April 25<sup>th</sup>, 2017.**



Case 17-009 MA  
GC to LI  
TMS R17500-02-18

Hobart Rd

Lafayette Pkwy

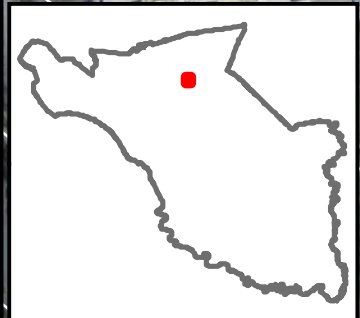
Farrow Rd

Unnamed St

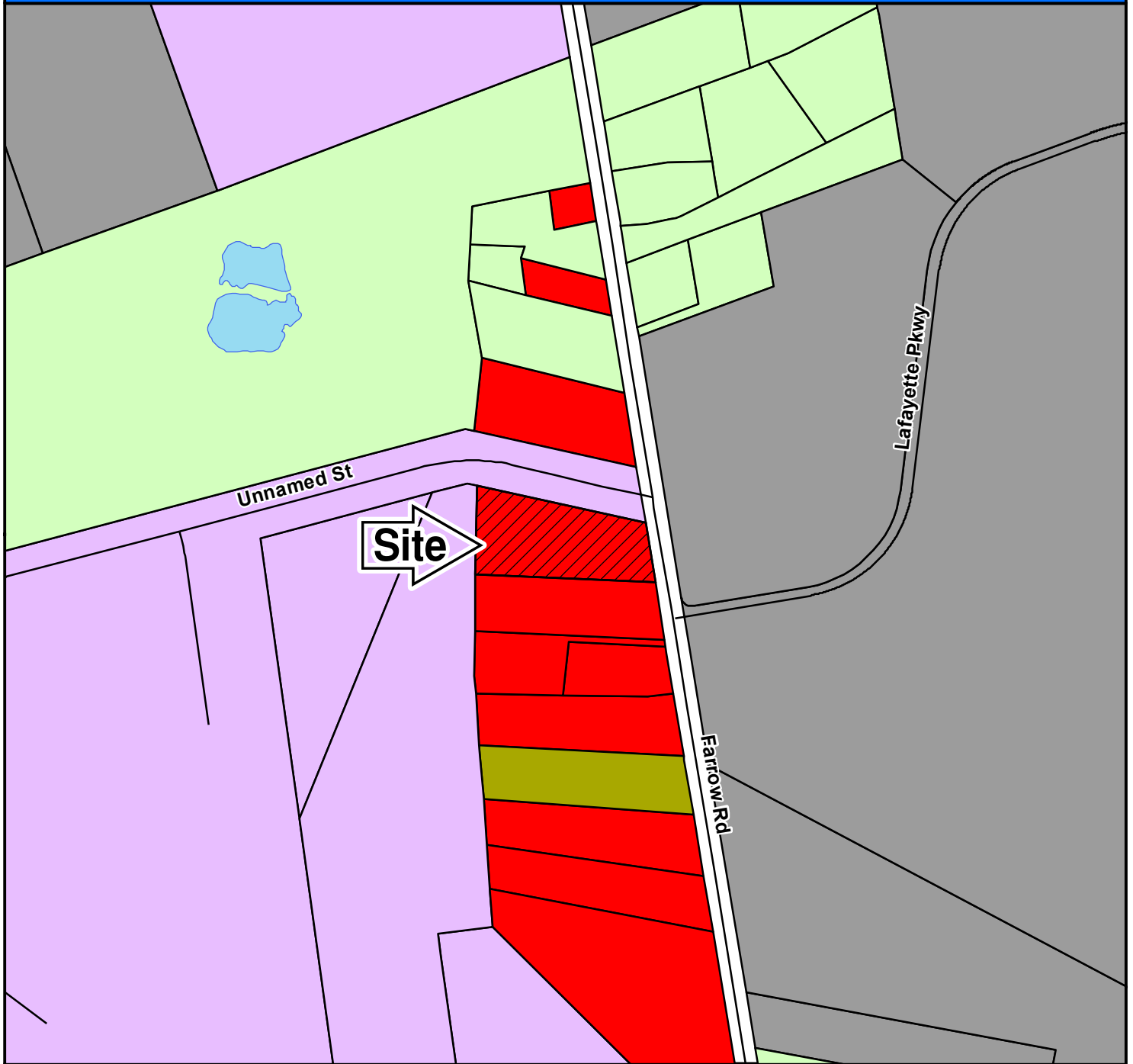
Site



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# Case 17-009 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

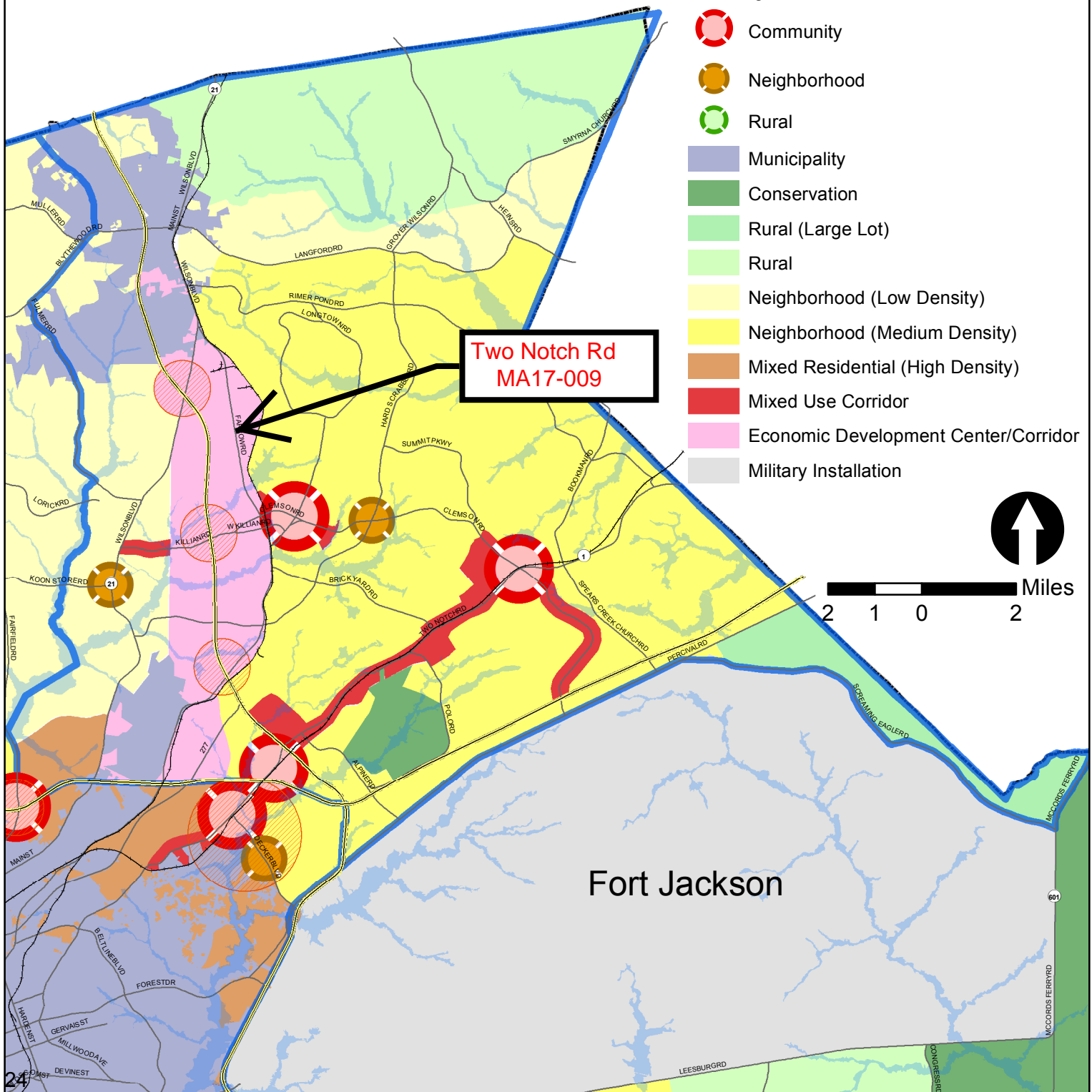


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING  
February 28, 2017  
7:00 PM**

**Call to Order:** Honorable Joyce Dickerson, Chair

**Additions/Deletions to the Agenda:** The agenda was reordered to move case # 16-045 MA to 4a.

**Adoption of the Agenda:** Adopted.

**MAP AMENDMENTS [ACTION]**

**Case # 16-033 MA; Oscar Level, Jr.; RU to NC (3.6 acres); 5480 Bluff Road;  
TMS# R18800-02-29:**

Council unanimously denied the rezoning request.  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (5-0)

**Case # 16-034 MA; Joseph Gidron; M-1 to RU (0.22 acres); 116 Elite Street  
TMS# R14206-02-07:**

Council unanimously denied the rezoning request.  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (5-0)

**Case # 16-035 MA; Derrick Harris; RU to LI (1.83 acres); 7708 Fairfield Road  
TMS# 12000-02-22:**

Council unanimously deferred the rezoning request.  
PDS Recommendation – Disapproval  
Planning Commission - Approval (7-0):

**Case # 16-041 MA; Robert R. Fuller; RU to OI (10.38 acres); Clemson Road  
TMS# R20200-03-45:**

Council unanimously approved the rezoning request.  
PDS Recommendation – Approval  
Planning Commission - Approval (6-1)

**Case # 16-042 MA; Hugh A. Palmer; RS-MD to RC (5.23 acres); Corner of  
Longtown Road East & Rimer Pond Road; TMS# R20500-04-27:**

Council denied the rezoning request (10-1).  
PDS Recommendation – Approval  
Planning Commission - No Recommendation (3-3)

**Case # 16-043 MA; Carl Gibson; RU to HI (2.5 acres); Montgomery Lane  
TMS# R18800-02-39:**

Council unanimously denied the rezoning request.  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (7-0)

**Case # 16-044 MA; Gabriel McFadden; RU to GC (1.21 acres); Dutch Fork Road  
TMS# R01507-02-05:**

Council unanimously approved the request of the applicant to withdraw the request.  
PDS Recommendation – Disapproval  
Planning Commission - Disapproval (6-0)

**Case # 16-045 MA; Johnathan L. Yates; PDD to PDD (40.01 acres); 200 Summit  
Parkway; TMS# R23011-01-01:**

Council unanimously approved the rezoning request.  
PDS Recommendation – Approval  
Planning Commission - Approval (7-0)

**Case # 17-02 MA; J. Guadalupe Torres; OI to RS-MD (.34 acres); Inland Drive  
TMS# R06015-01-20:**

Council unanimously deferred the rezoning request.  
PDS Recommendation – Approval  
Planning Commission - Approval (6-0)

**ADJOURNMENT at 8:20 pm**





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