

RICHLAND COUNTY PLANNING COMMISSION



February 6, 2023

***Council Chambers
2020 Hampton Street
Columbia, SC 29202***

Amended: Minutes for the October 2, 2017 added for approval

RICHLAND COUNTY PLANNING COMMISSION



Monday, February 6, 2023
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Amended: Minutes for the October 2, 2017 added for approval

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Gary Dennis • John Metts
Charles Durant • Terrence Taylor • Chris Siercks

1. **PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES:**
 - a. April 1, 2022
 - b. October 3, 2022
 - c. October 17, 2022
 - d. December 5, 2022
 - e. October 2, 2017
5. **PUBLIC INPUT REGARDING SHORT TERM RENTALS**
6. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
Page 1
 - b. **MAP AMENDMENTS**
 1. Case # 22-040 MA District 7
Gretchen Barron
Mark Meadows
RU to GC (1.00 acres)
311 Killian Road
TMS# R14781-04-10
Staff Recommendation: Approval
Page 3
 2. Case # 22-041 MA District 9
Jessica Mackey
Heather Leigh
RU to GC (32 acres)
11020 Two Notch Road
TMS# R29000-02-46
Staff Recommendation: Disapproval
Page 11

3. Case # 22-042 MA
Samantha Kozlowski
RS-MD to OI (4 acres)
2630 Clemson Road
TMS# R20200-01-39
Staff Recommendation: Approval
Page 19

District 7
Gretchen Barron

4. Case # 22-043 MA
Sergey Pikalov
GC to LI (5 acres)
6505 N. Main Street
TMS# R11716-01-04
Staff Recommendation: Disapproval
Page 27

District 3
Yvonne McBride

5. Case # 23-001
Heather Bounds
M-1 to RS-HD
N/S Hard Scrabble Road
R17301-02-01
Staff Recommendation: Approval
Page 35

District 7
Gretchen Barron

7. CHAIRMAN'S REPORT

8. PLANNING DIRECTOR'S REPORT

9. OTHER ITEMS FOR DISCUSSION

a. Short Term Rentals

10. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 6, 2023

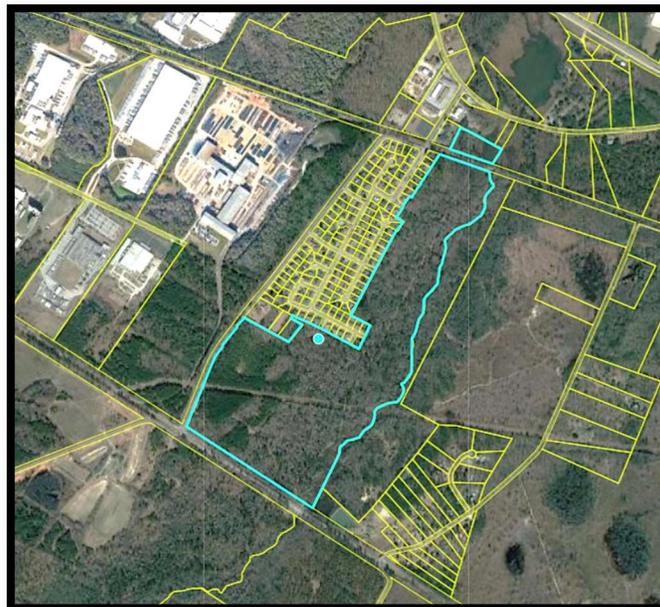
3:00 pm

Council District:	Cheryl D. English (10)
Development:	Propose Reserves @ Mill Creek, off Longwood Rd
Tax Map Amendment:	TMS# R18900-02-01(portion of)
Applicant:	JT Stephenson, Power Engineering
Proposed Use:	Single Family Residential (153 Lots)
Proposed Street Name (s):	Cape Horn Drive, Green Cypress Way, Grey Bobcat Court, Marbled Frog Court, Red Falcon Lane, Silver Otter Drive, Snow Heron Drive
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 6, 2023

3:00 pm

Council District: Chakisse Newton (11)
Development: Propose Abbots Glen Ph 5-6
Tax Map Amendment: TMS# R03400-02-56
Applicant: Kimberly M. Swygert, Civil Engineering of Columbia
Proposed Use: Single Family Residential (124 lots)
Proposed Street Name (s): Patmore Lane
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2022
RC PROJECT: 22-040 MA
APPLICANT: Mark Meadows

LOCATION: 311 Killian Road

TAX MAP NUMBER: R14781-04-10
ACREAGE: 1 acre
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 18, 2023

Staff Recommendation

Approval

Minimum Area for Map Amendment

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 the following:

- An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

Zoning History for the General Area

The GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-009MA (Ord. No. 068-06HR).

The GC parcels southwest of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-041MA (Ord. No. 096-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-032MA (Ord. No. 067-07HR).

The GC parcel west of the site was rezoned from Rural (RU) to General Commercial under case number 19-020MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 16 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC / GC	New & Used Automotive sales (multiple parcels)
<u>East:</u>	M-1	Big Box Retail
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site contains a single-family residence and has frontage along Killian Road. This section of Killian Road is a four-lane divided minor arterial, with a limited sidewalk and no streetlights. The general area is characterized by residential lots of at least an acre or greater and commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and north. The immediate area consists of residential properties around one (1) acre in size zoned RU to the north and west. South of the subject site is a commercial property zoned GC. East of the site are M-1 zoned parcels with established commercial uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Lingle Middle Schools is located approximately 2 miles northeast of the subject parcel on Longgreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Economic Development Center/Corridor**.

Land Use and Design

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

Desired Development Pattern

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

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 16,000 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “F”.

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 Killian Road through the SCDOT or the County Penny Sales Tax program.

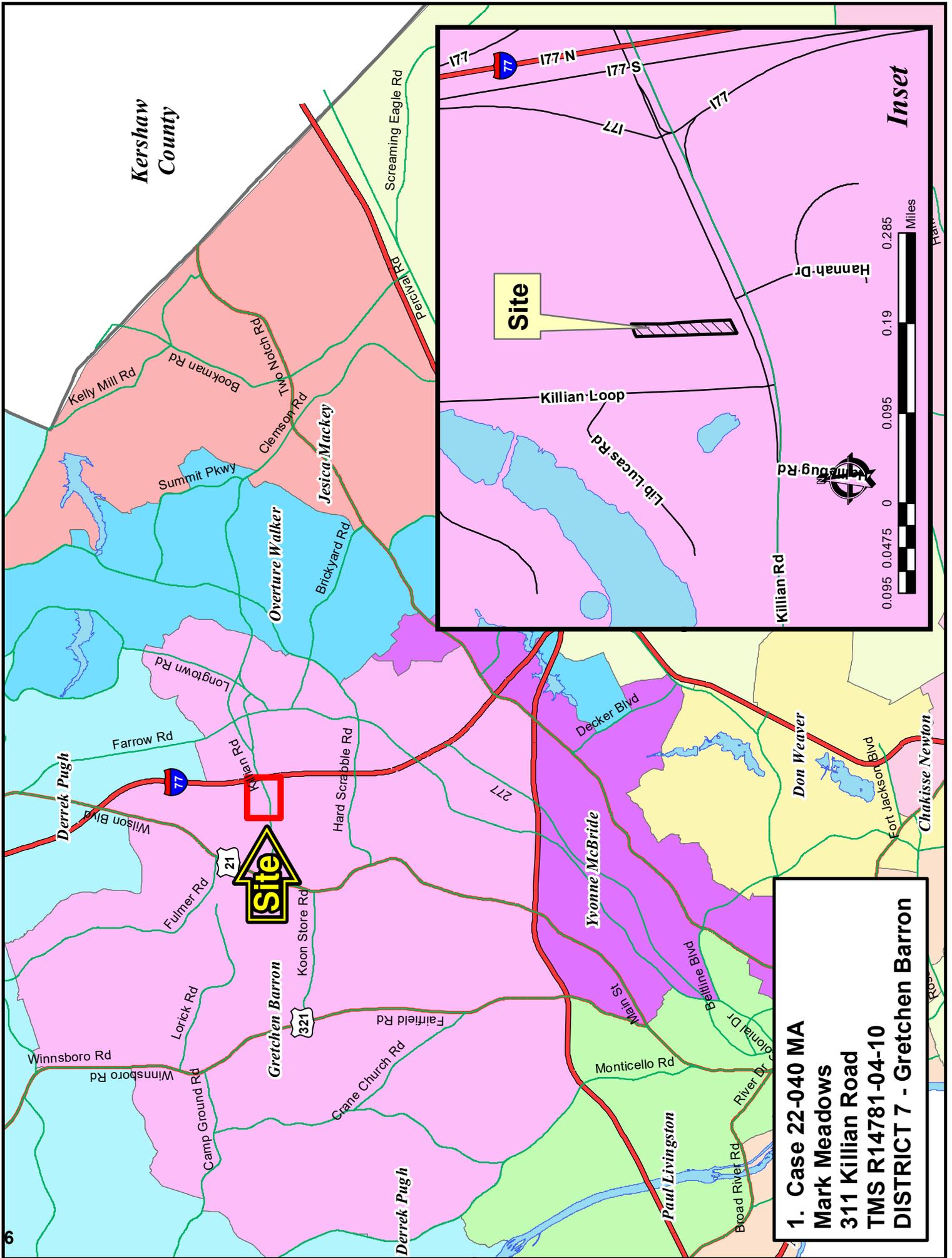
Conclusion

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

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

Zoning Public Hearing Date

February 28, 2023.

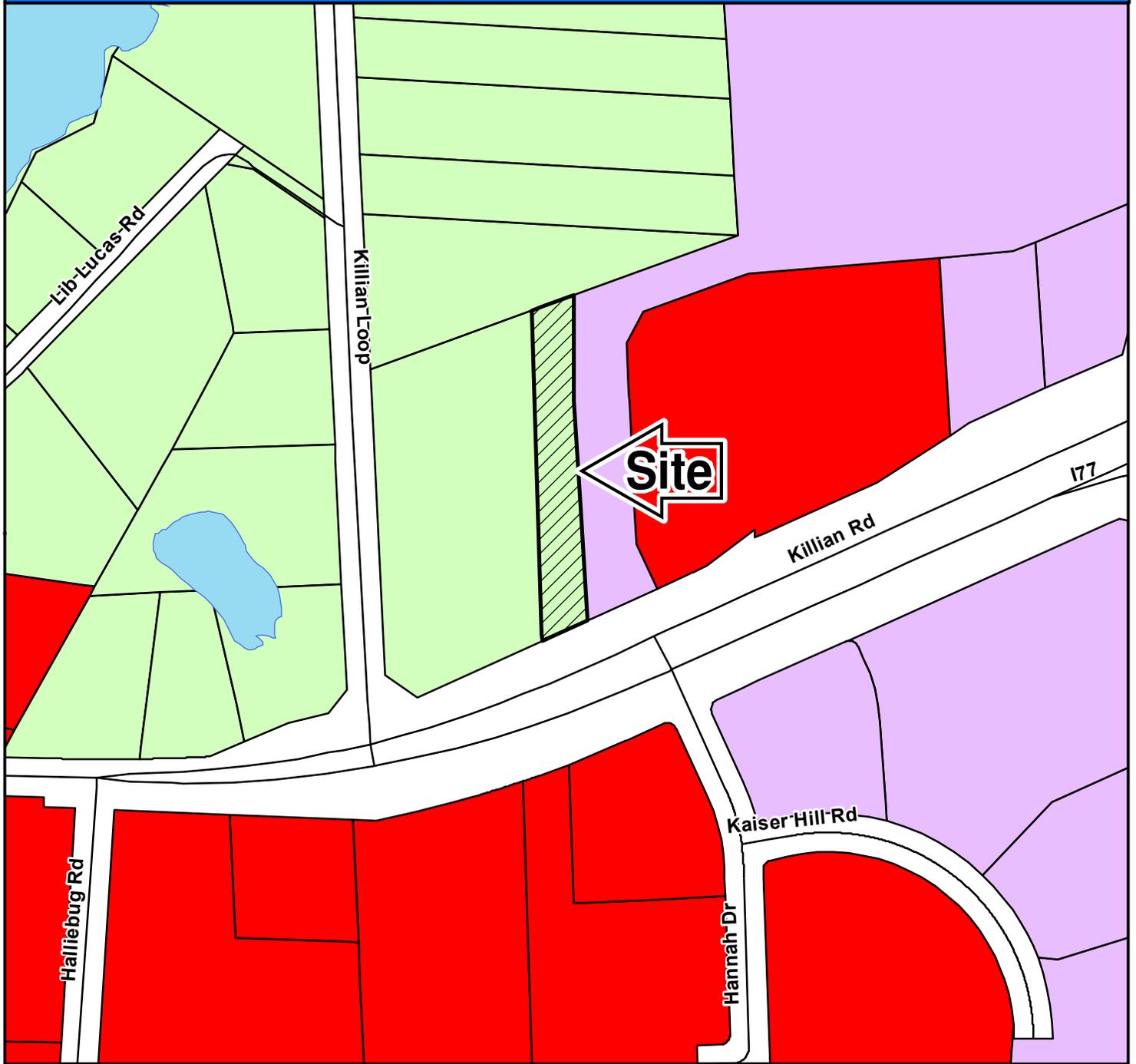


1. Case 22-040 MA
Mark Meadows
311 Killian Road
TMS R14781-04-10
DISTRICT 7 - Gretchen Barron

**Case 22-040 MA
RU to GC
TMS R14781-04-10**



Case 22-040 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



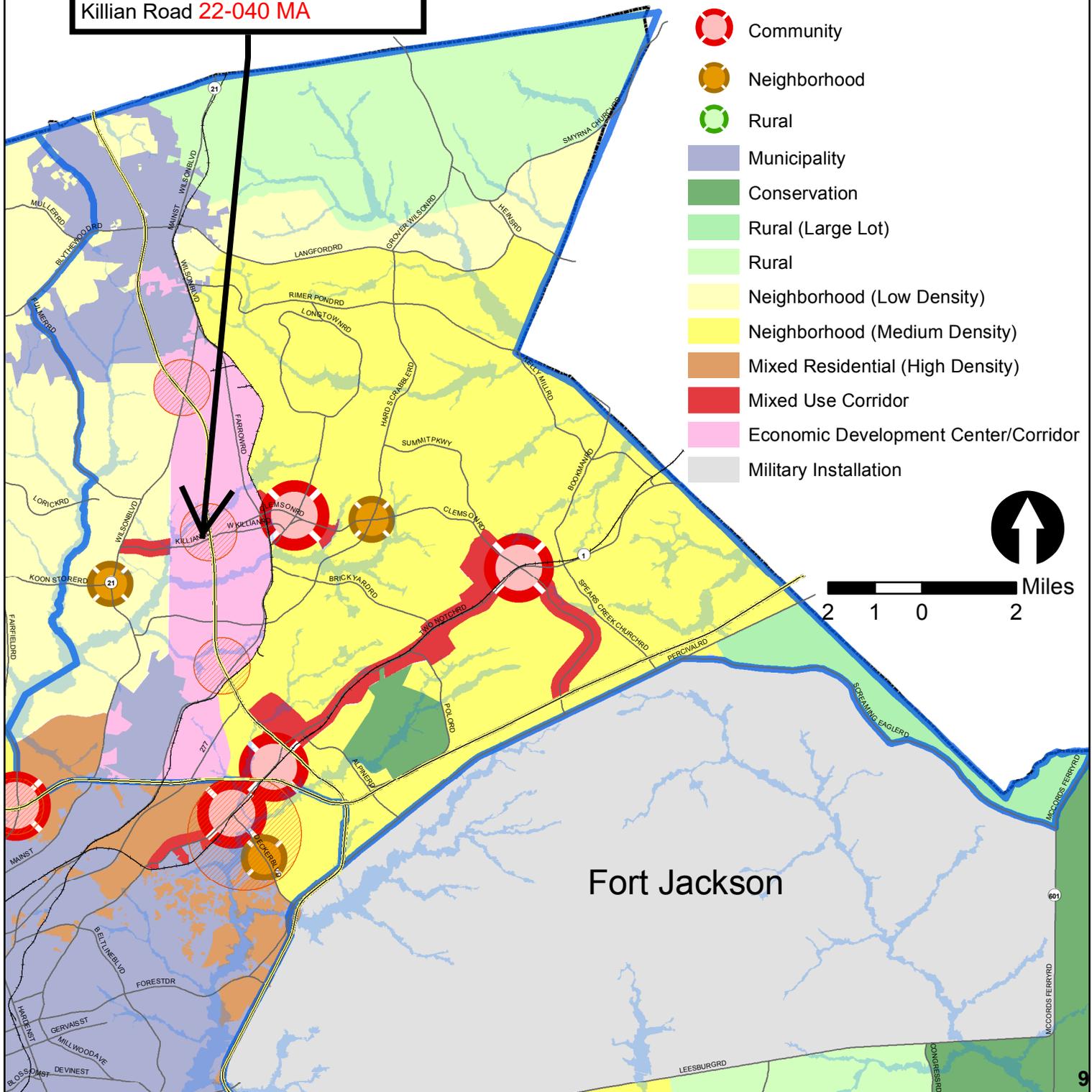
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Killian Road 22-040 MA

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 6, 2023
RC PROJECT: 22-041 MA
APPLICANT: Heather Leigh

LOCATION: 11020 Two Notch Road

TAX MAP NUMBER: R29000-02-46
ACREAGE: 30 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 18, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial (GC) district parcel north of the site was rezoned under case number 00-003MA.

The Neighborhood Commercial (NC) district parcel northeast of the site was rezoned under case number 20-008MA.

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 and characteristics.

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 480 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/GC	Residence/ Minor Automobile Repair
<u>South:</u>	PUD	Residential Subdivision
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is comprised of a cemetery with frontage along Two Notch Road, a two-lane undivided primary arterial without streetlights or sidewalks. The immediate area consists of scattered residences of a rural nature and large tracts of agricultural, residential or undeveloped uses with scattered commercial zonings. Adjacent properties south of Two Notch Road are zoned RU. A parcel to the north is zoned GC.

Public Services

The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 2.9 miles south of the subject site. Bookman Road Elementary School is located 1.58 miles northwest of the subject parcel on Kelly Mill Road. Records indicate that the parcel is currently served via septic for sewer and well for water. The subject site is within the Palmetto Utilities service area for sewer.

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

Plans & Policies

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #119) located west of the subject parcel on Two Notch Road identifies 11,600 Average Daily Trips (ADTs). This section of Two Notch Road is classified as a two-lane undivided primary arterial road, maintained by SCDOT with a design capacity of

14,600 ADTs. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

There currently is a Resurfacing Project along this section of Two Notch Road through SCDOT with no anticipated completion date. There are no projects by Richland County Transportation Penny Program for Two Notch Road.

Conclusion

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation “may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses “should be located within Neighborhood Activity Centers” and that commercial land uses “should not result in strip commercial development or fragmented ‘leapfrog’ development patterns along corridors.” The proposed request does not fall within a Neighborhood Activity Center. A rezoning such as this could be viewed as leapfrog development.

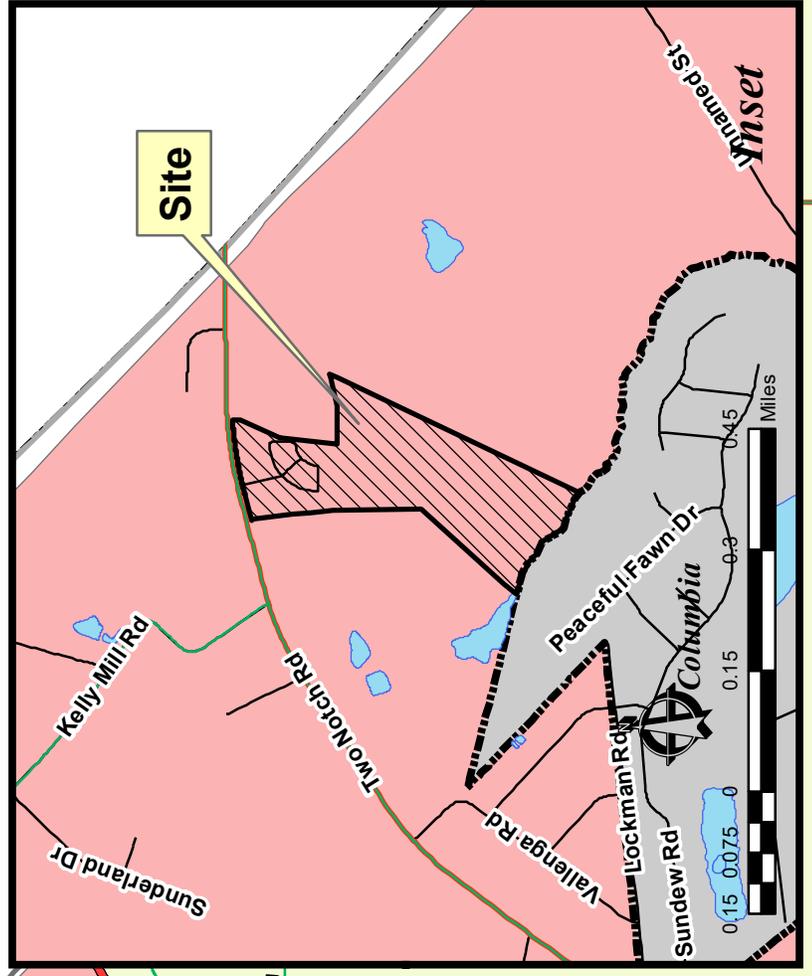
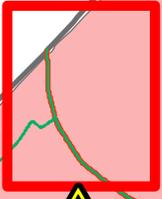
For these reason, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

February 28, 2023.

2. Case 22-041 MA
Heather Leigh
11020 Two Notch Road
TMS R29000-02-46
DISTRICT 9 - Jessica Mackey

*Kershaw
County*



*Fort
Jackson*

Cheryl D. English

Jessica Mackey

Sears Creek Church Rd

Screaming Rd

Clemson Rd

Two Notch Rd

Overture Walker

Summit Pkwy

Kelly Mill Rd

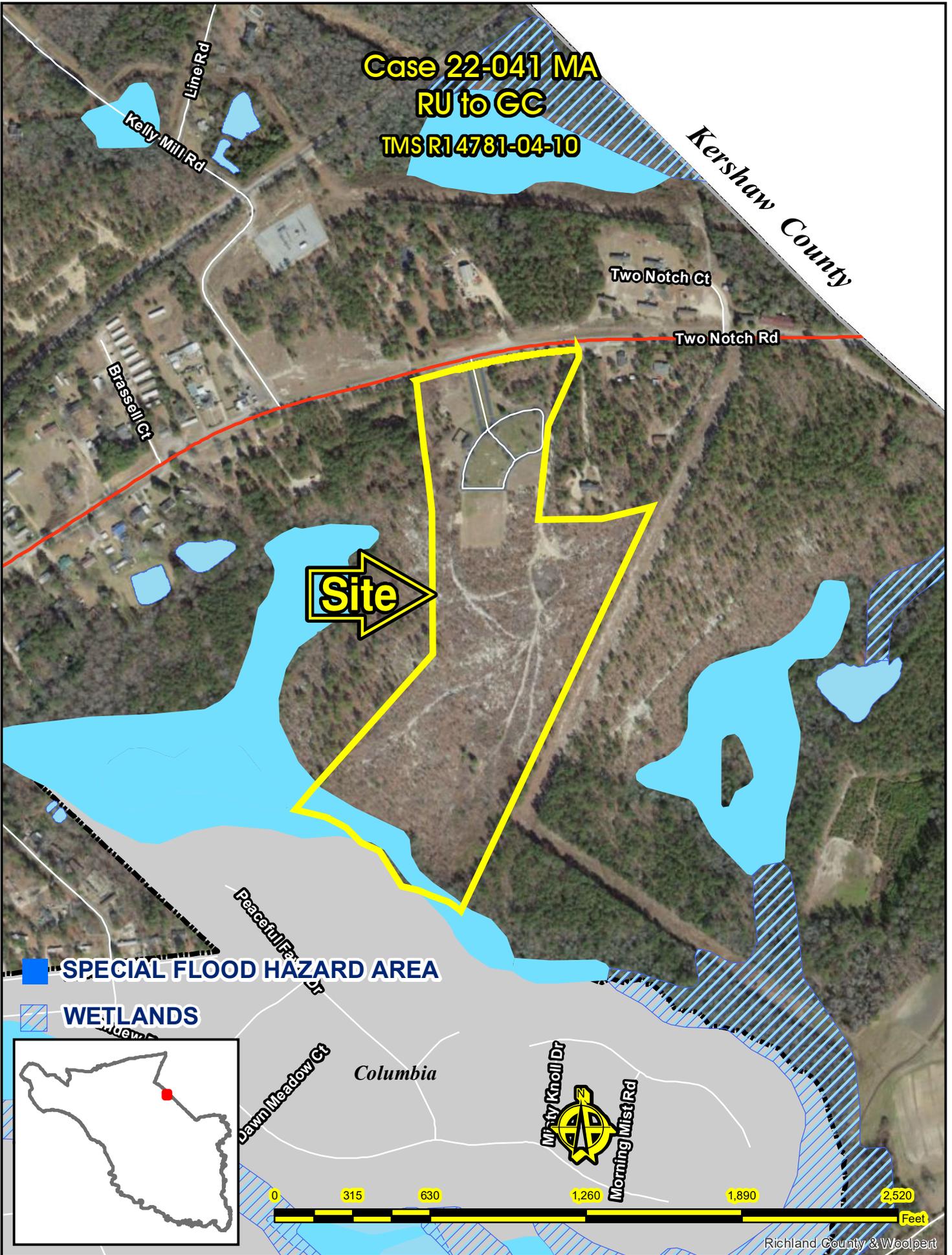
Lockman Rd

Derrek Pugh

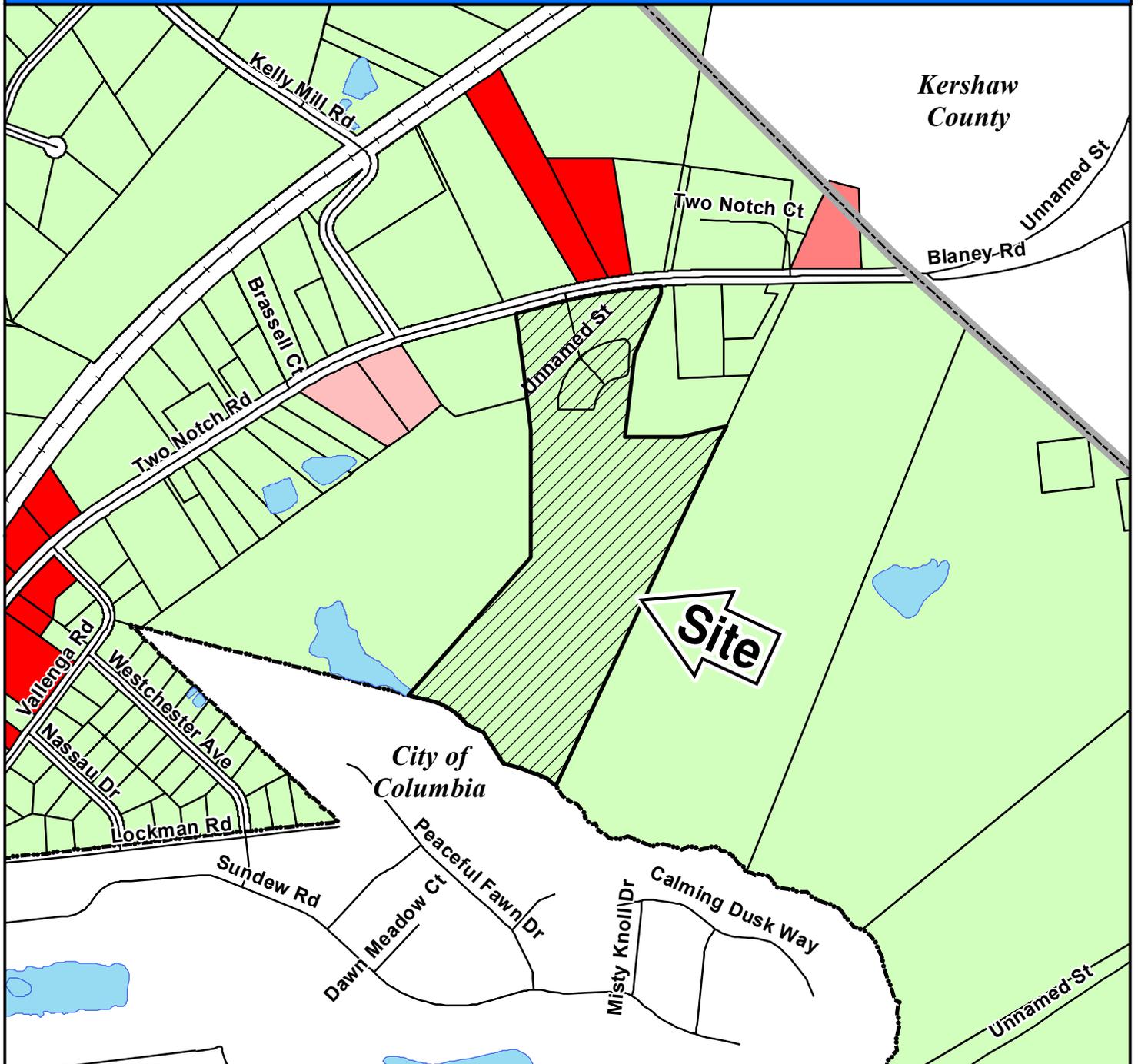
Hard Scrabble Rd

**Case 22-041 MA
RU to GC
TMSR14781-04-10**

Kershaw County



Case 22-041 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

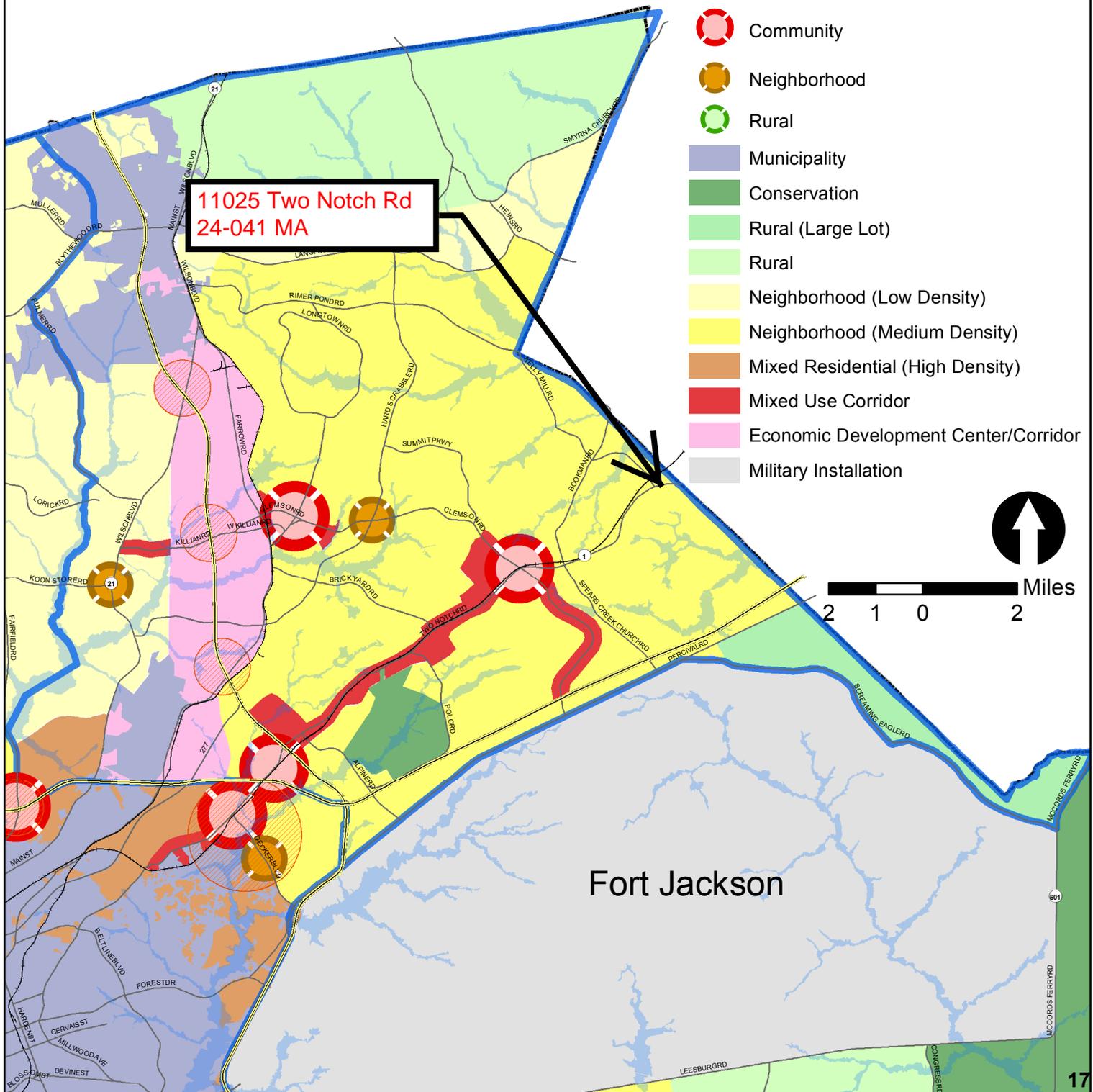


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 6, 2023
RC PROJECT: 22-042 MA
APPLICANT: Samantha Kozlowski

LOCATION: 2630 Clemson Road

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

PC SIGN POSTING: January 18, 2023

Staff Recommendation

Approval

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.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 17-006MA. The request was withdrawn prior to the Zoning Public Hearing.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 22-035MA. The request was denied at the Zoning Public Hearing.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	PDD/RU	Residential subdivision with commercial/school
<u>East:</u>	OI	Undeveloped
<u>West:</u>	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 2021 SCDOT traffic count (Station # 442) located east of the subject parcel on Clemson Road identifies 26,300 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

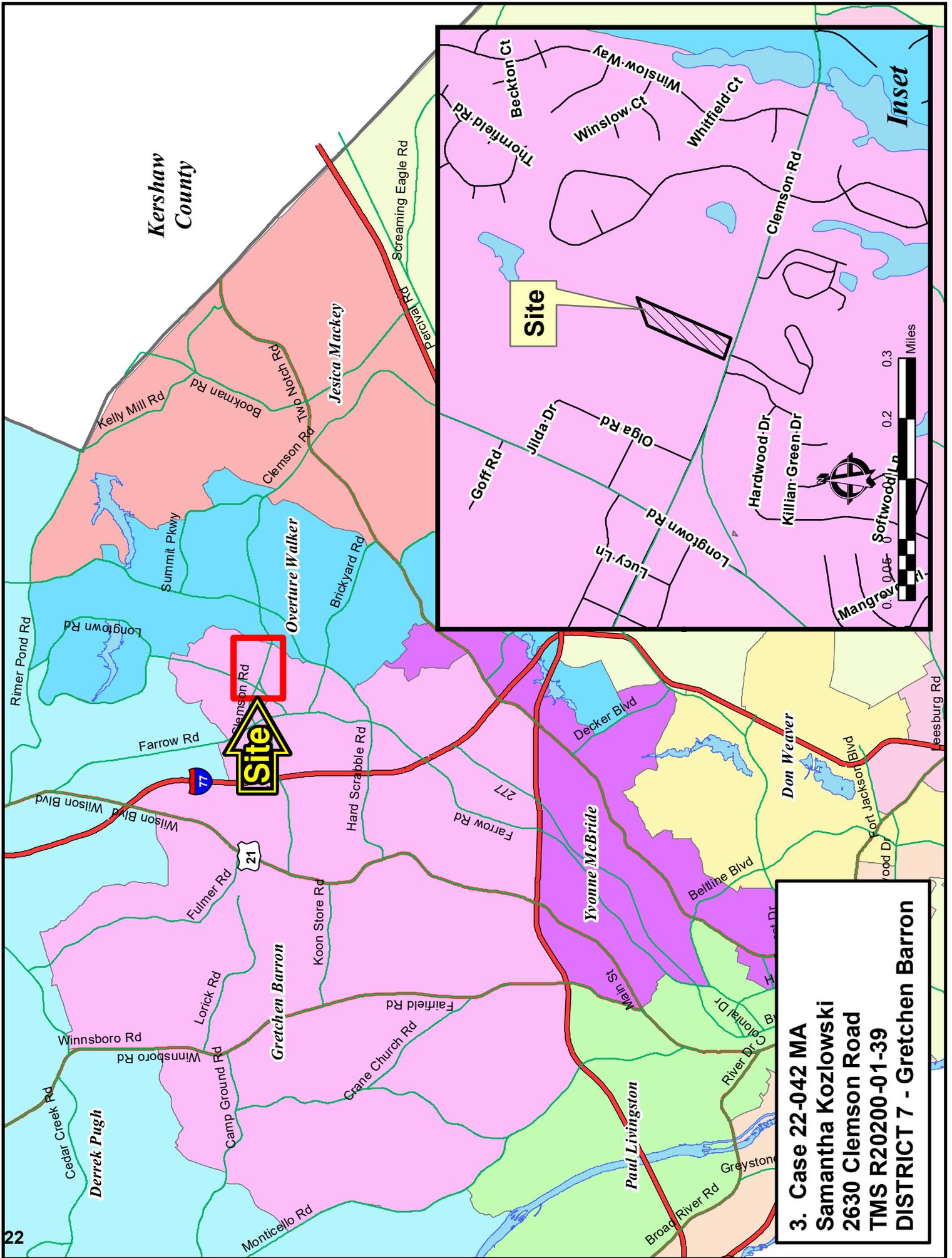
Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for areas designated as Community Activity Center. The OI will allow less intensive commercial uses that are more appropriate as the zoning transitions away from the intersection.

The request can be viewed as being compatible 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 use types which are consistent with the institutional character of the immediate area.

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

Zoning Public Hearing Date

February 28, 2023.



**Kershaw
County**

Site

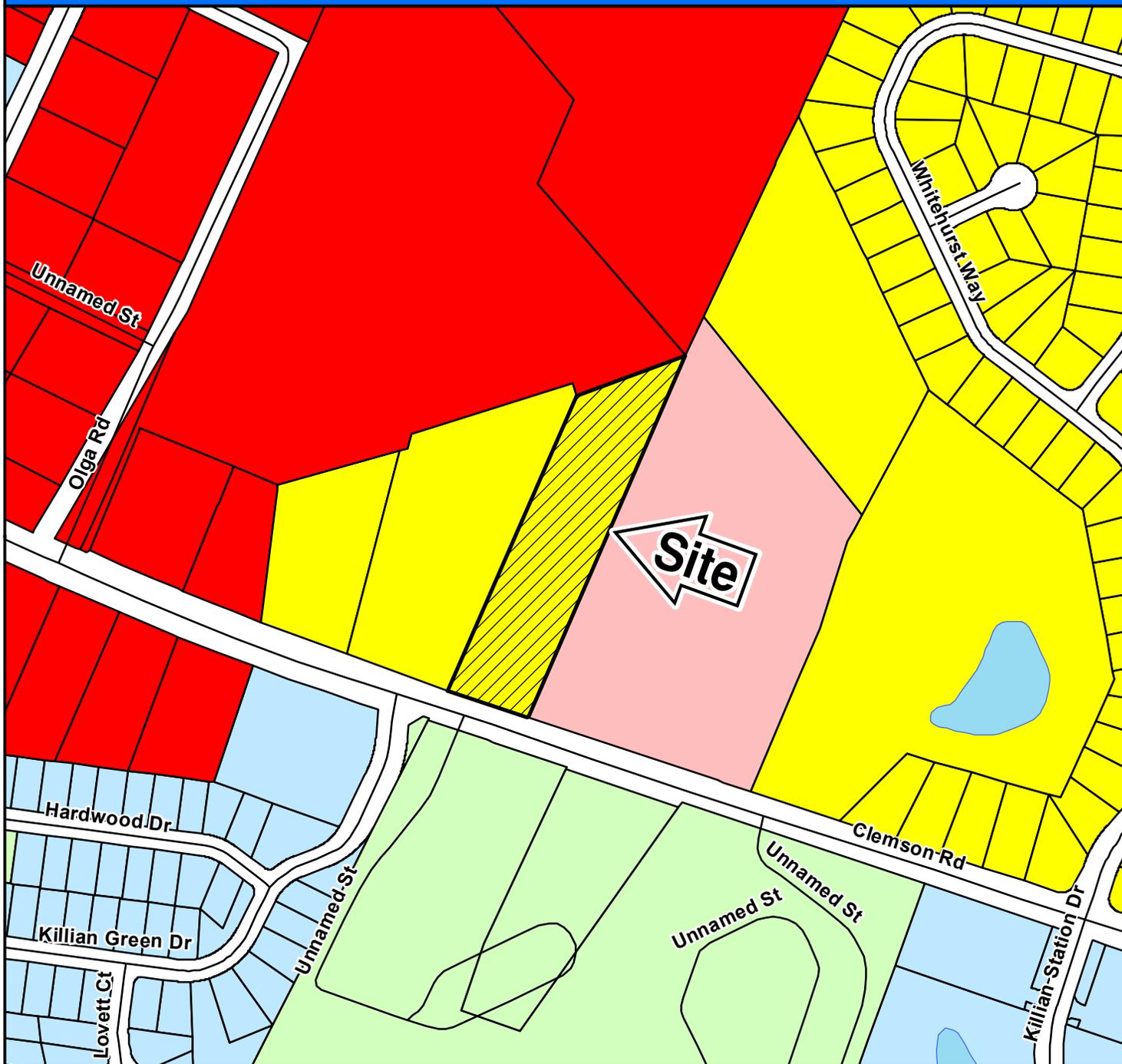
Site

**3. Case 22-042 MA
Samantha Kozlowski
2630 Clemson Road
TMS R20200-01-39
DISTRICT 7 - Gretchen Barron**

**Case 22-042 MA
RS-MD to OI
TMS R20200-01-39**



Case 22-042 MA RS-MD to OI



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

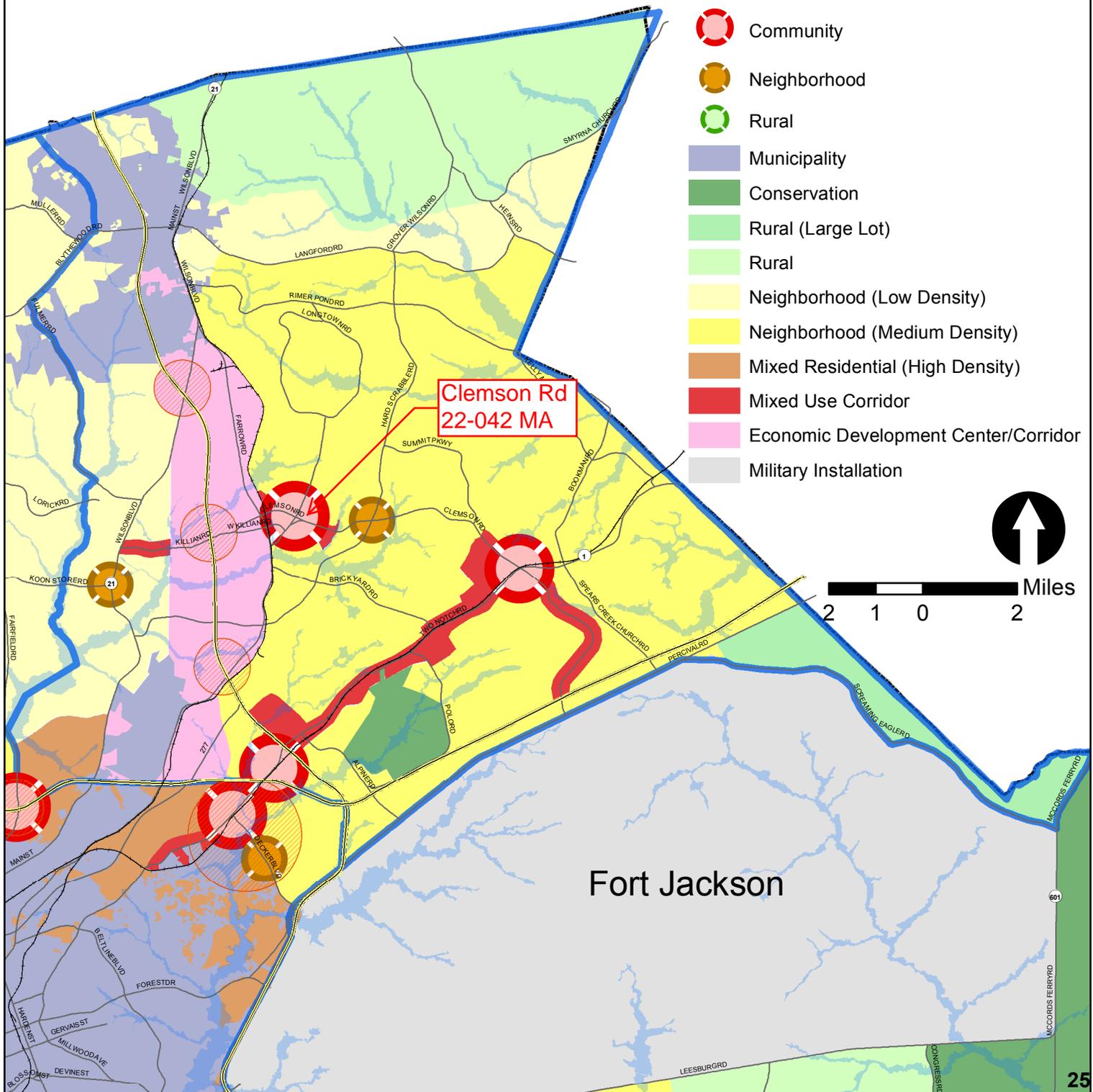


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: February 6, 2023
RC PROJECT: 22-043 MA
APPLICANT: Sergey Pikalov

LOCATION: 6505 N Main Street

TAX MAP NUMBER: R11716-01-04
ACREAGE: 5 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: January 18, 2023

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) District. The parcel was rezoned to GC under case 20-003MA.

Zoning History for the General Area

There have been no Map Amendments in the general unincorporated area.

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>	RM-2	Multi-family (City of Columbia)
<u>South:</u>	T/C / CAC	Undeveloped (City of Columbia) / Funeral Home (City of Columbia)
<u>East:</u>	T/C	Undeveloped (City of Columbia)
<u>West:</u>	T/C	Place of Worship (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia's water and sewer service areas.

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

Plans & Policies

The 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 2021 SCDOT traffic count (Station #131) located southwest of the subject parcel on N Main Street identifies 6,100 Average Daily Trips (ADTs). This section of N Main Street is classified as

a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2021 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 2,500 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at LOS "A".

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

There is a Rehab & Resurfacing project by SCDOT along Mason Road by SCDOT with an anticipated completion date of "Undetermined". There are no projects through the Transportation Penny along this section of Mason Road

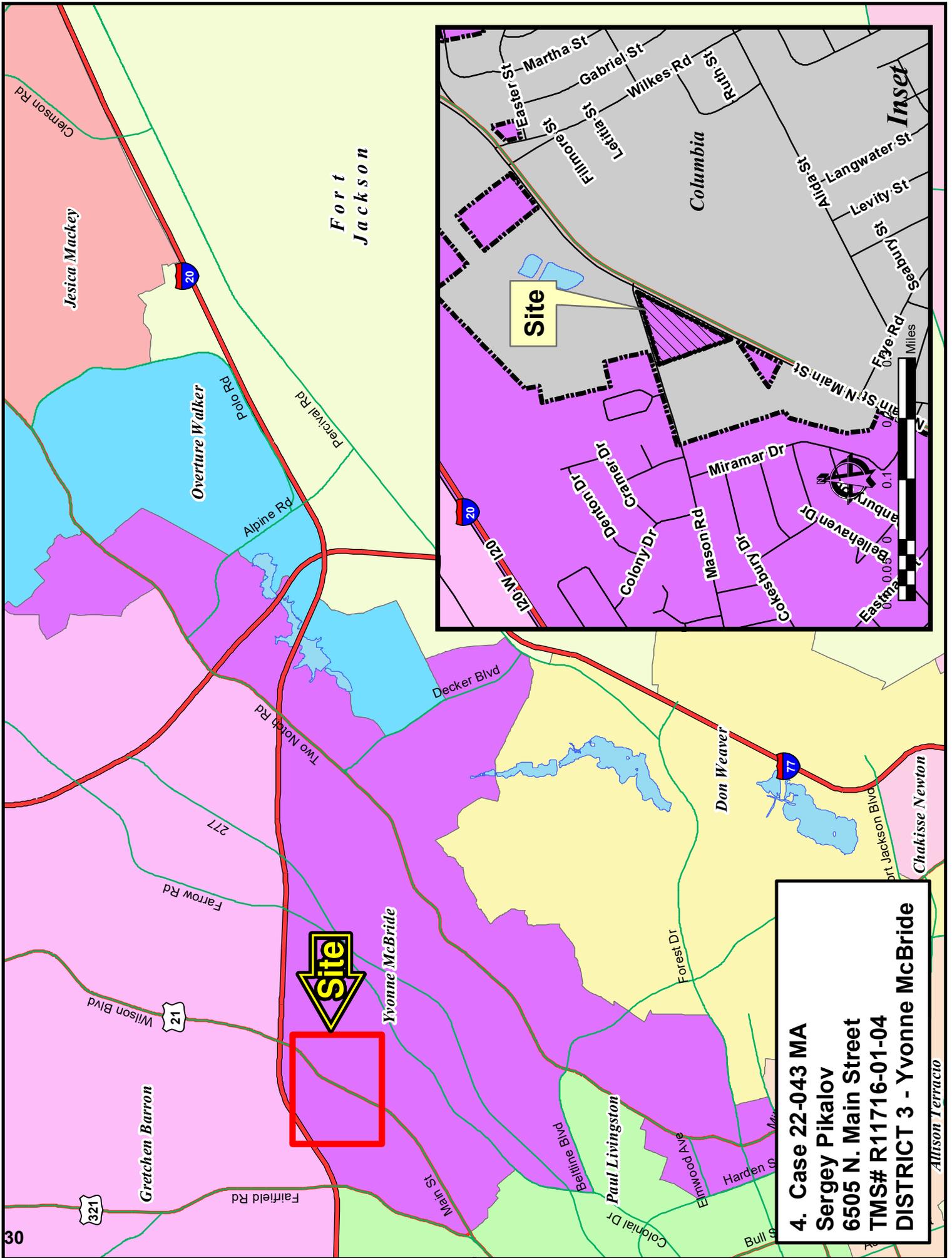
There are no anticipated projects along this section of Main Street by SCDOT or the Transportation Penny.

Conclusion

The Mixed Residential designation recommends "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area." Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan due to the intensity of the uses allowed under the requested LI District.

Zoning Public Hearing Date

February 28, 2023.

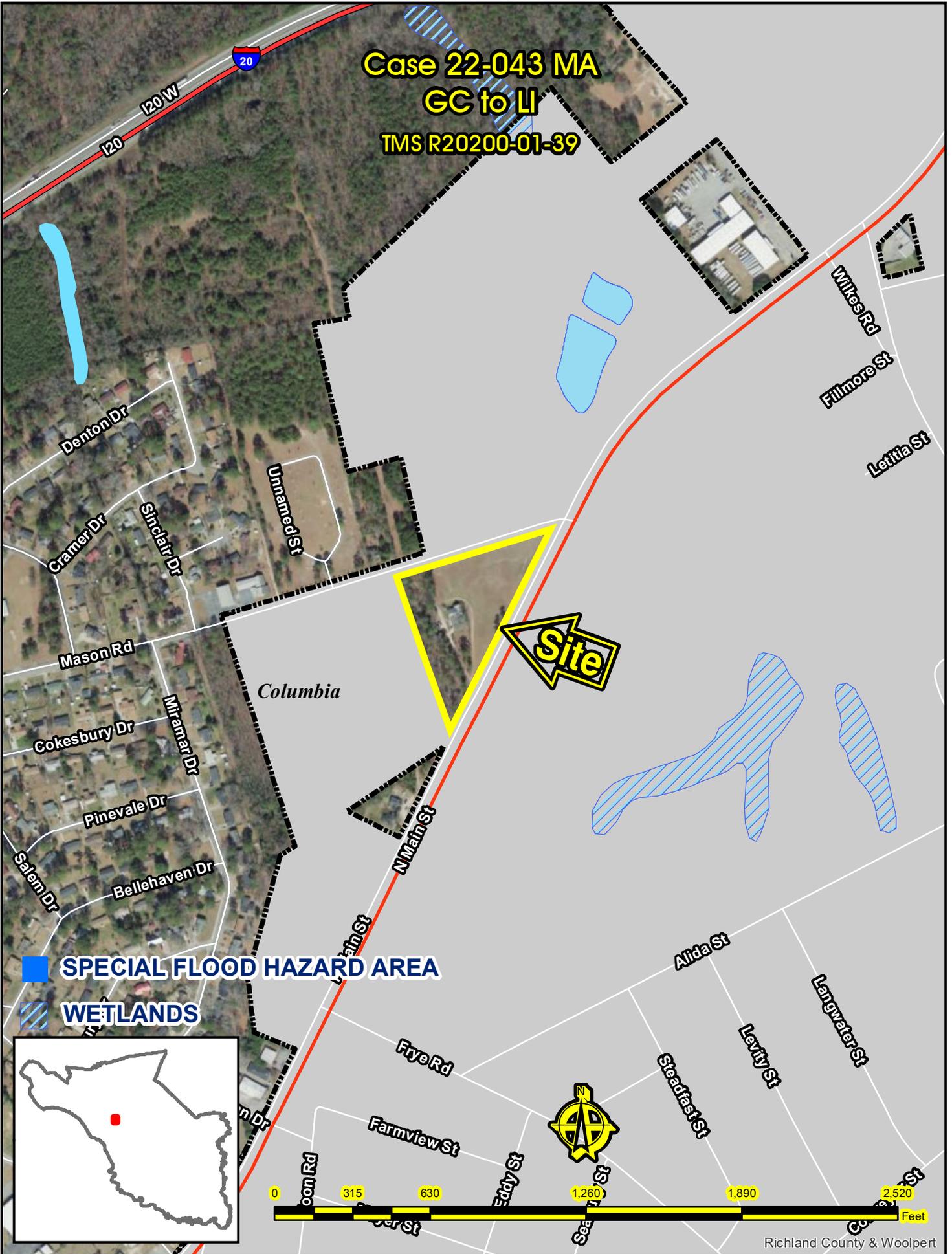


Site

Site

4. Case 22-043 MA
Sergey Pikalov
6505 N. Main Street
TMS# R11716-01-04
DISTRICT 3 - Yvonne McBride

Case 22-043 MA
GC to LI
TMS R20200-01-39



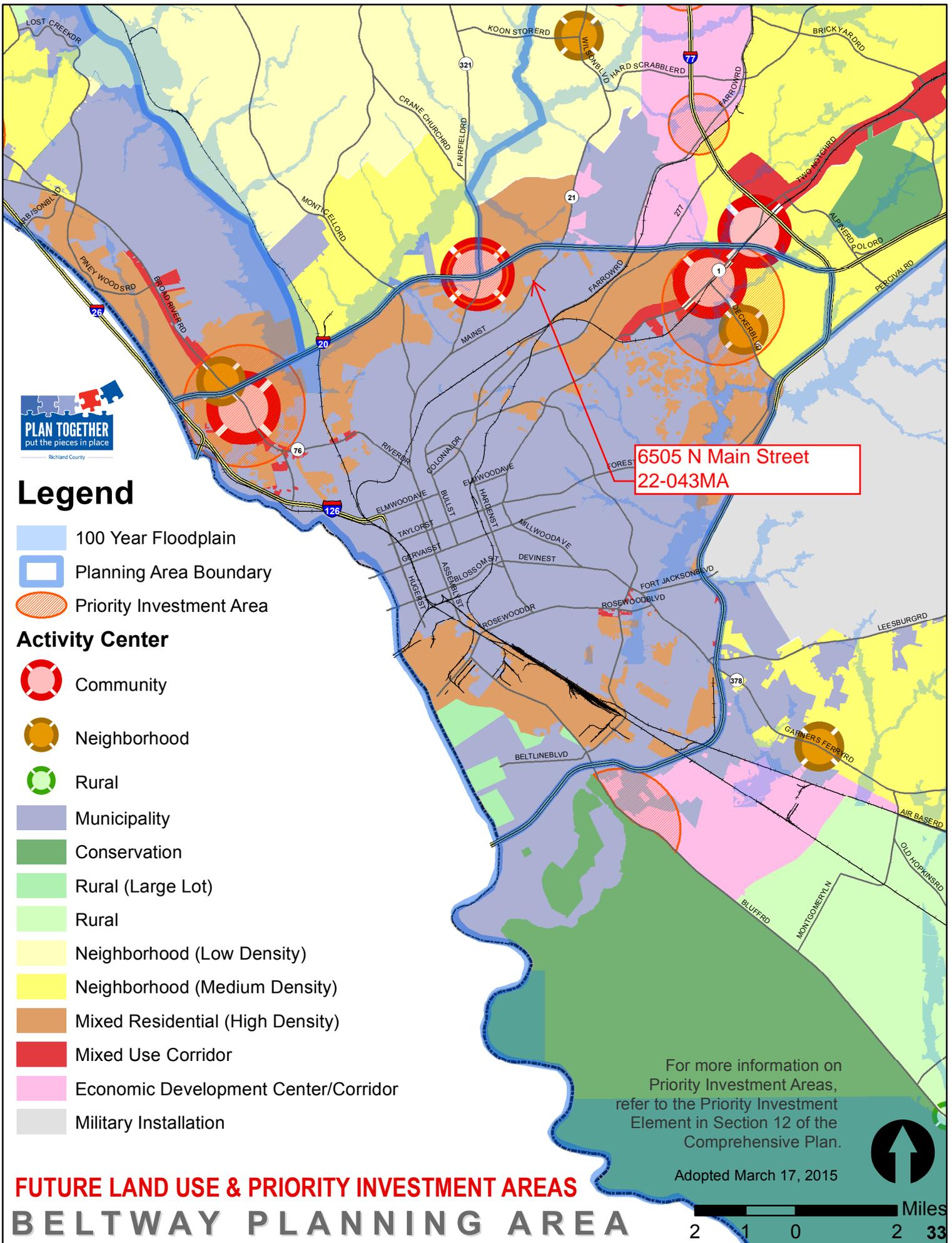
Case 22-043 MA GC to LI



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		GC		PDD		RU
	CC-2		C-3		RS-LD		RM-MD		RC		PDD		RU
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU
	CC-4		RR		RS-HD		OI		M-1		RU		RU





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

**6505 N Main Street
22-043MA**

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: February 6, 2023
RC PROJECT: 23-001 MA
APPLICANT: Heather Bounds

LOCATION: Hard Scrabble Road

TAX MAP NUMBER: R17301-02-01
ACREAGE: 78 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-HD

PC SIGN POSTING: January 18, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The RS-E west of the site was rezoned from RU under case number 21-018MA.

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area is 5,000 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 679 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Industrial (BMW of Columbia)
<u>South:</u>	RU / OI	Residential / Office Space
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	HWY / M-1	I-77 / Industrial

Discussion

Parcel/Area Characteristics

The site has access and frontage along Hard Scrabble Road. This section of Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights. The site contains multiple billboards along the interstate and is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels (½ acre to 1 acre), and single-family dwellings within residential subdivisions.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.65 miles southwest of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia's water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Kilian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northeast of the subject site. There is a fire hydrant directly south on the subject property along Hardscrabble Road.

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 2021 SCDOT traffic count (Station #439) located directly west of the subject site on Hard Scrabble Road identifies 3,200 Average Daily Trips (ADTs). Hard Scrabble Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "A".

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

There are no anticipated projects along this section of Hard Scrabble Road by SCDOT or the Transportation Penny program.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for Economic Development Center/Corridor future land use designation.

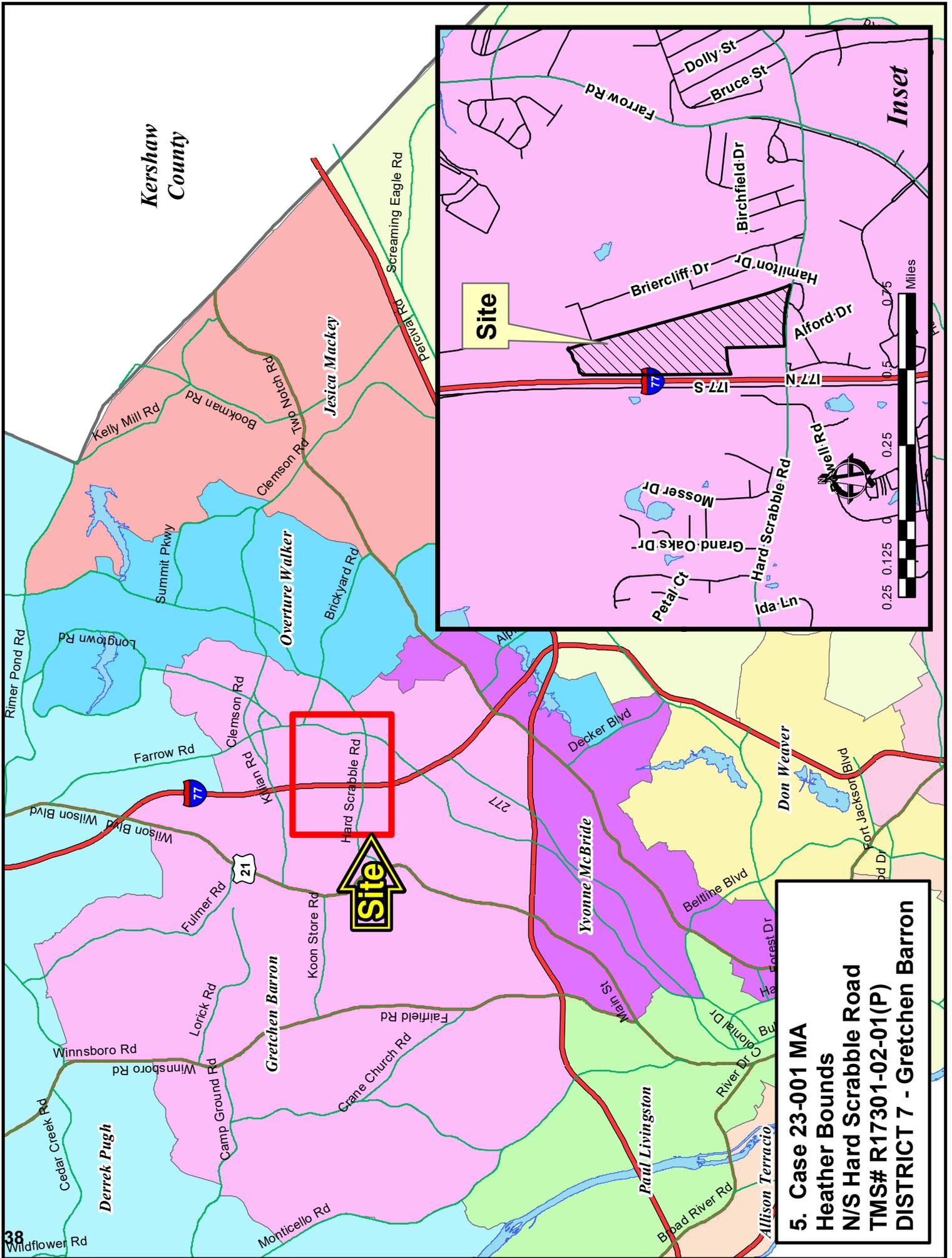
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment. Likewise, access from the site is contextually appropriate to Farrow Road, a primary corridor for the area.

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

Zoning Public Hearing Date

February 28, 2023



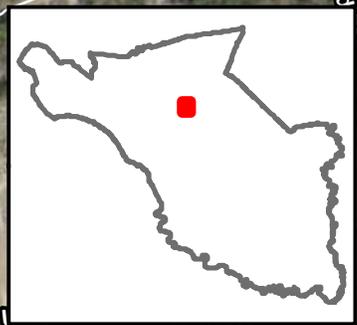
5. Case 23-001 MA
Heather Bounds
N/S Hard Scrabble Road
TMS# R17301-02-01(P)
DISTRICT 7 - Gretchen Barron

Case 23-001 MA
M-1 to RS-HD
TMSR17301-02-01(P)

Site

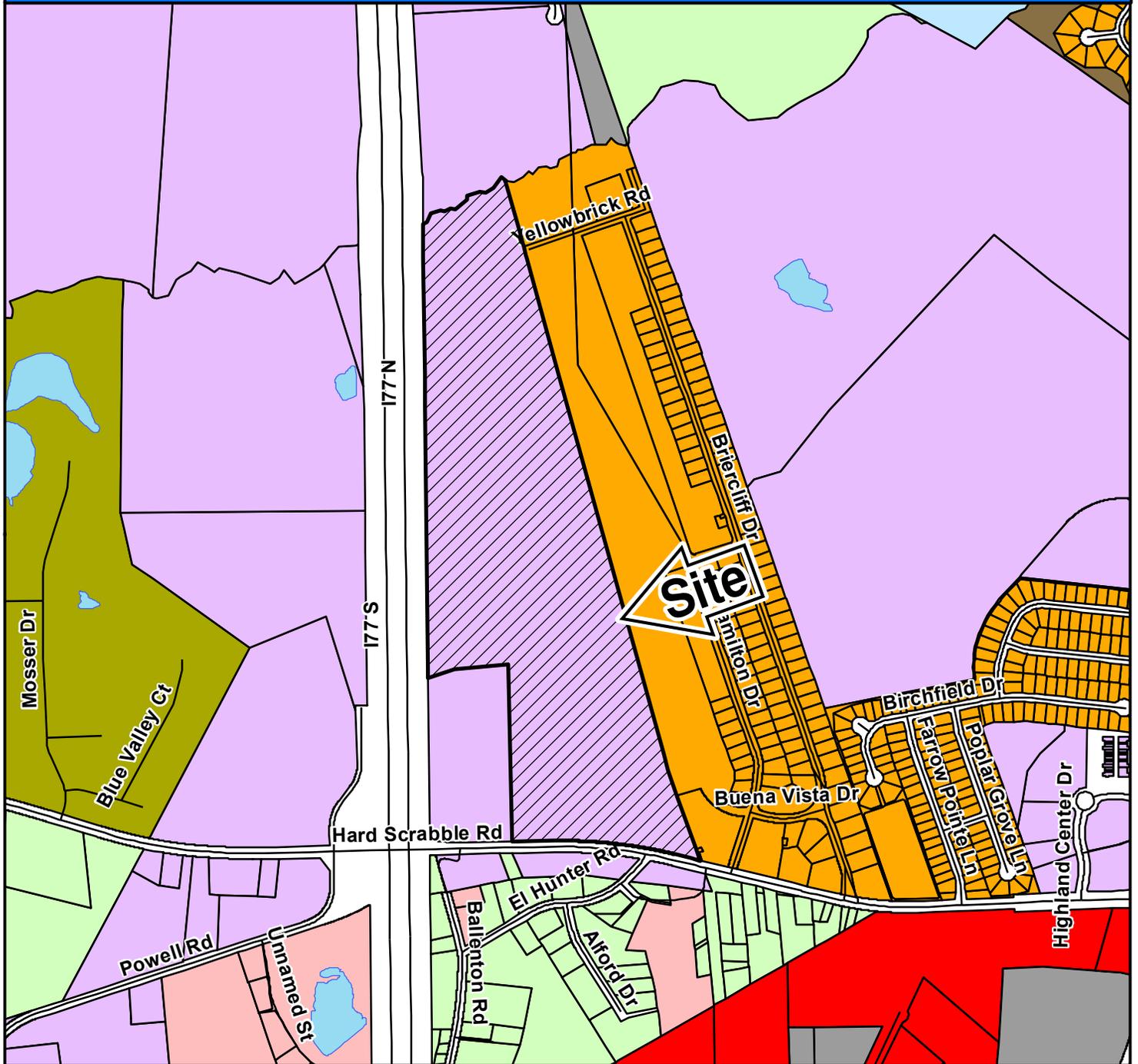
SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-001 MA

M-1 to RS-HD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

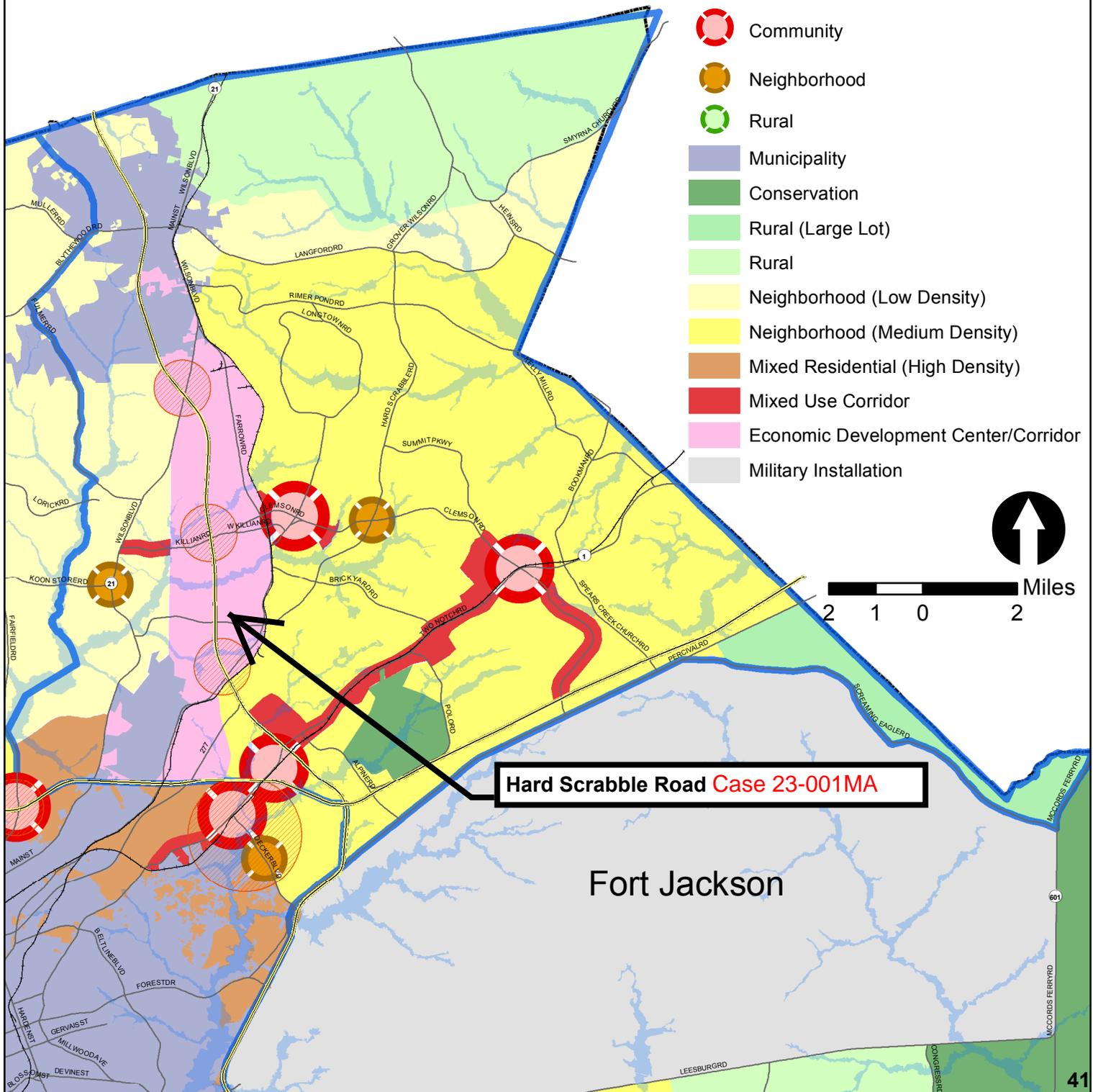


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Hard Scrabble Road Case 23-001MA

Fort Jackson



Richland County Government
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Columbia, SC 29204

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