

RICHLAND COUNTY PLANNING COMMISSION



April 3, 2023

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

RICHLAND COUNTY PLANNING COMMISSION



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

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

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

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. **November 7, 2022**
 - b. **February 6, 2023**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 23-008 MA District 11
Chakisse Newton
Waled Abdulaziz M Farea
RS-LD to NC (.39 acres)
8033 Caughman Road
TMS# R19116-11-02
Staff Recommendation: Disapproval
Page 1
 2. Case # 23-009 MA District 11
Chakisse Newton
Michael Bell
RU to GC (3 acres)
S/S Garners Ferry Road
TMS# R21800-05-20 (Portion of)
Staff Recommendation: Disapproval
Page 9
6. **CHAIRMAN’S REPORT**
7. **PLANNING DIRECTOR’S REPORT**
8. **OTHER ITEMS FOR DISCUSSION**
9. **ADJOURNMENT**



Street Name Review Case Summary

PLANNING COMMISSION MEETING

April 3, 2023

3:00 pm

Council District: Cheryl D. English (10)
Development: N/A
Tax Map Amendment: TMS# R13610-01-02, 03
Applicants: George McCutchen
Proposed Use: Commercial
Proposed Street Name (s): Gamble Drive (private road)

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission, 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: April 6, 2023
RC PROJECT: 23-008 MA
APPLICANT: Waled Abdulaziz M Farea

LOCATION: 8033 Caughman Road

TAX MAP NUMBER: R19116-11-02
ACREAGE: .39 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: March 22, 2023

Staff Recommendation

Disapproval

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. 4.** an addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

The original zoning, as adopted September 7, 1977, was Residential Single-Family District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District became the Residential Single-family Low Density (RS-LD) District.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Caughman Road and Ulmer Road. There are no sidewalks or streetlights along this section of Caughman or Ulmer Road. The parcel contains a non-residential structure that was used previously as a place of worship. The immediate area is characterized by small and large lot residential uses.

Public Services

The subject parcel is within the boundaries of School District 1. The Caughman Road Elementary School is located .75 miles west of the subject parcel on Caughman Road.

The Lower Richland fire station (number 22) is located 2 miles southeast of the subject parcel on Lower Richland Boulevard. There is a fire hydrant located at the intersection of Caughman Road and Ulmer Road. 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 2014 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Medium Density)***.

Land Use and Character

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 2022 SCDOT traffic count (Station #371) located west of the subject parcel on Caughman Road identifies 10,400 Average Daily Trips (ADT's). This segment of Caughman Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 9,800 ADT's. Leesburg Road is currently operating at Level of Service (LOS) "D".

There are no projects for this section of Caughman Road, scheduled to through the SCDOT or through the County Penny Sales Tax program

Conclusion

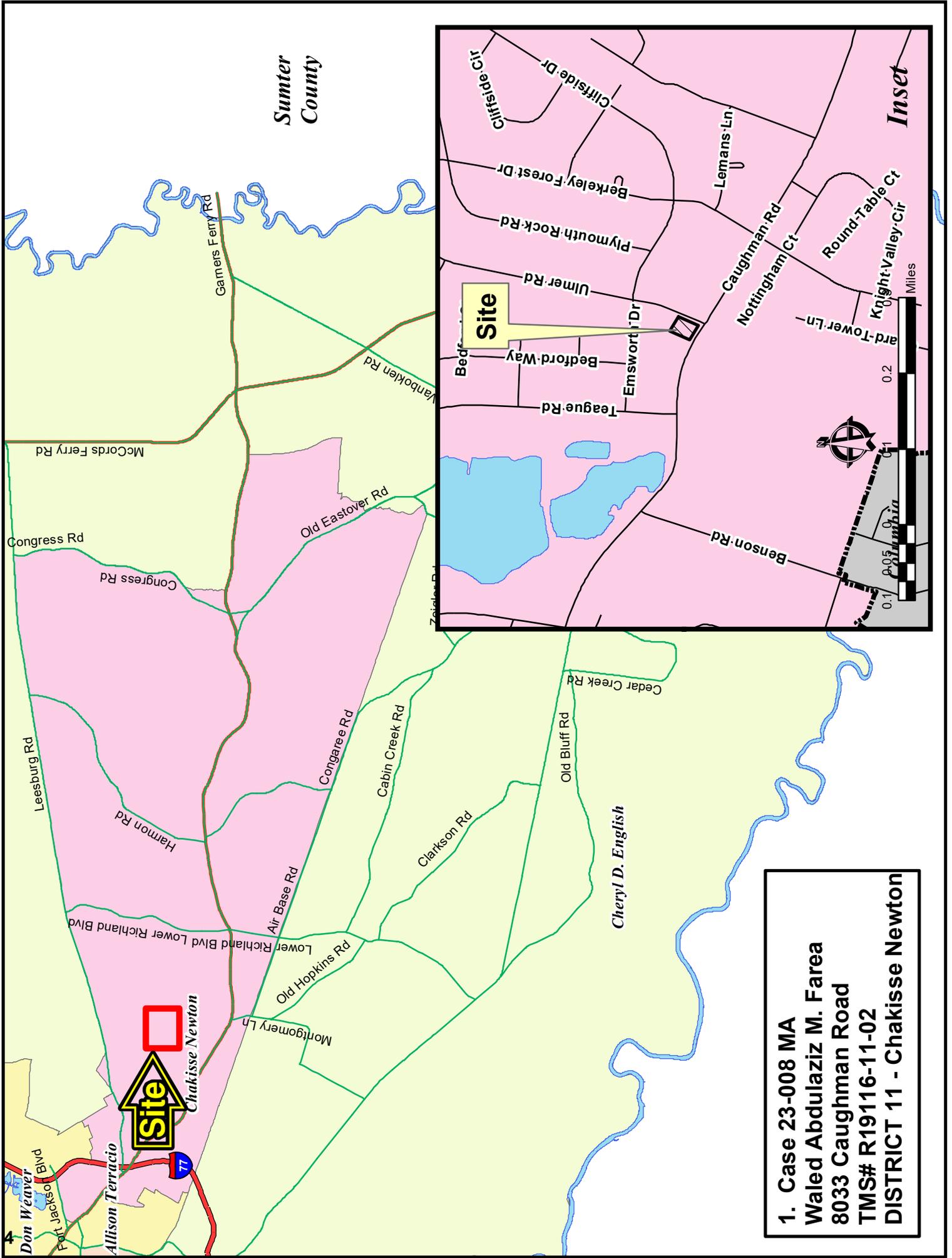
The Comprehensive Plan supports neighborhood scale commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located along a main road corridor, nor is it located at or within a suitable distance of a traffic junction.

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

Zoning Public Hearing Date

April 25, 2023

Sumter
County



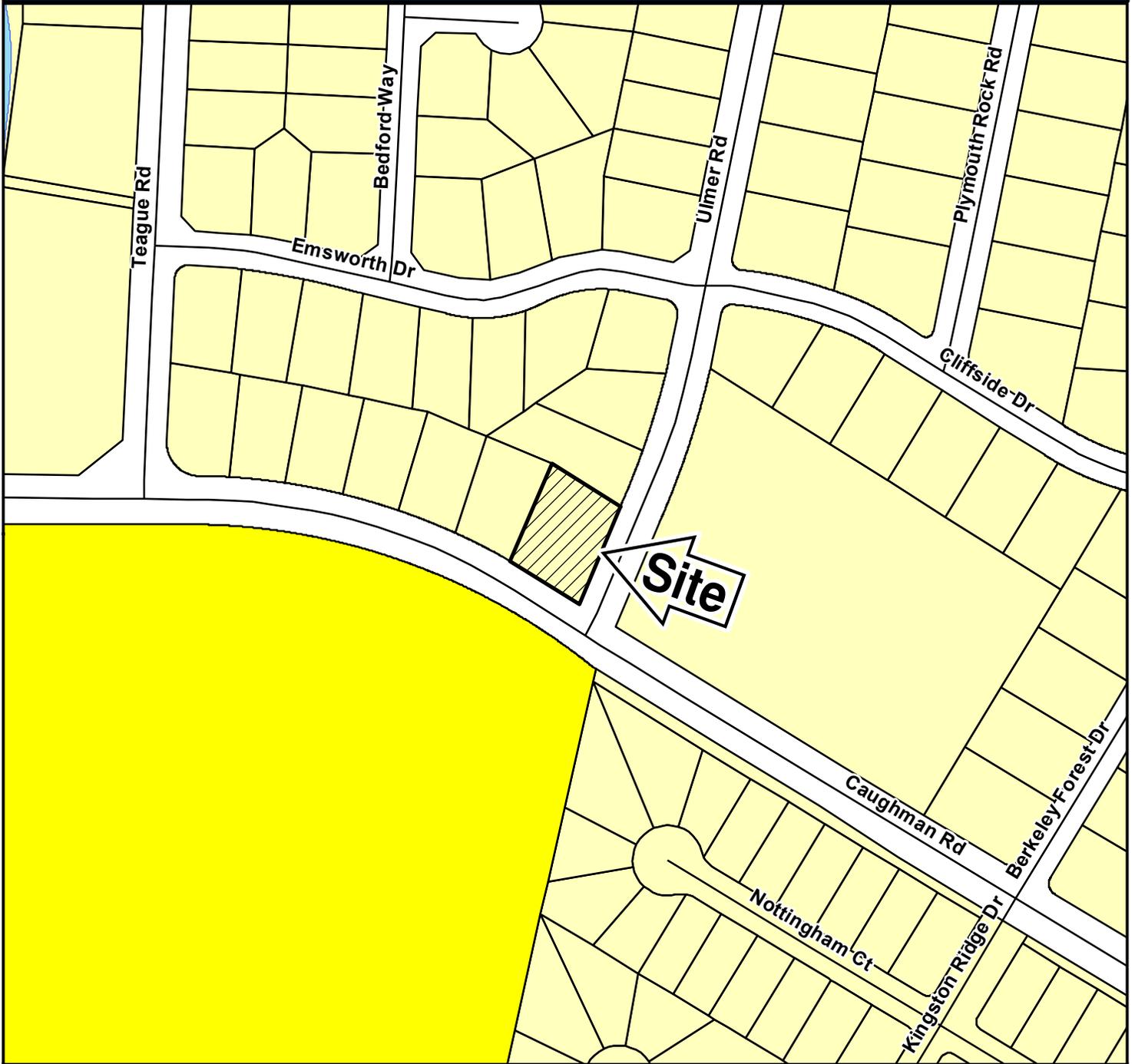
1. Case 23-008 MA
Waled Abdulaziz M. Farea
8033 Caughman Road
TMS# R19116-11-02
DISTRICT 11 - Chakisse Newton

**Case 23-008 MA
RS-LD to NC
TMSR19116-11-02**



Case 23-008 MA

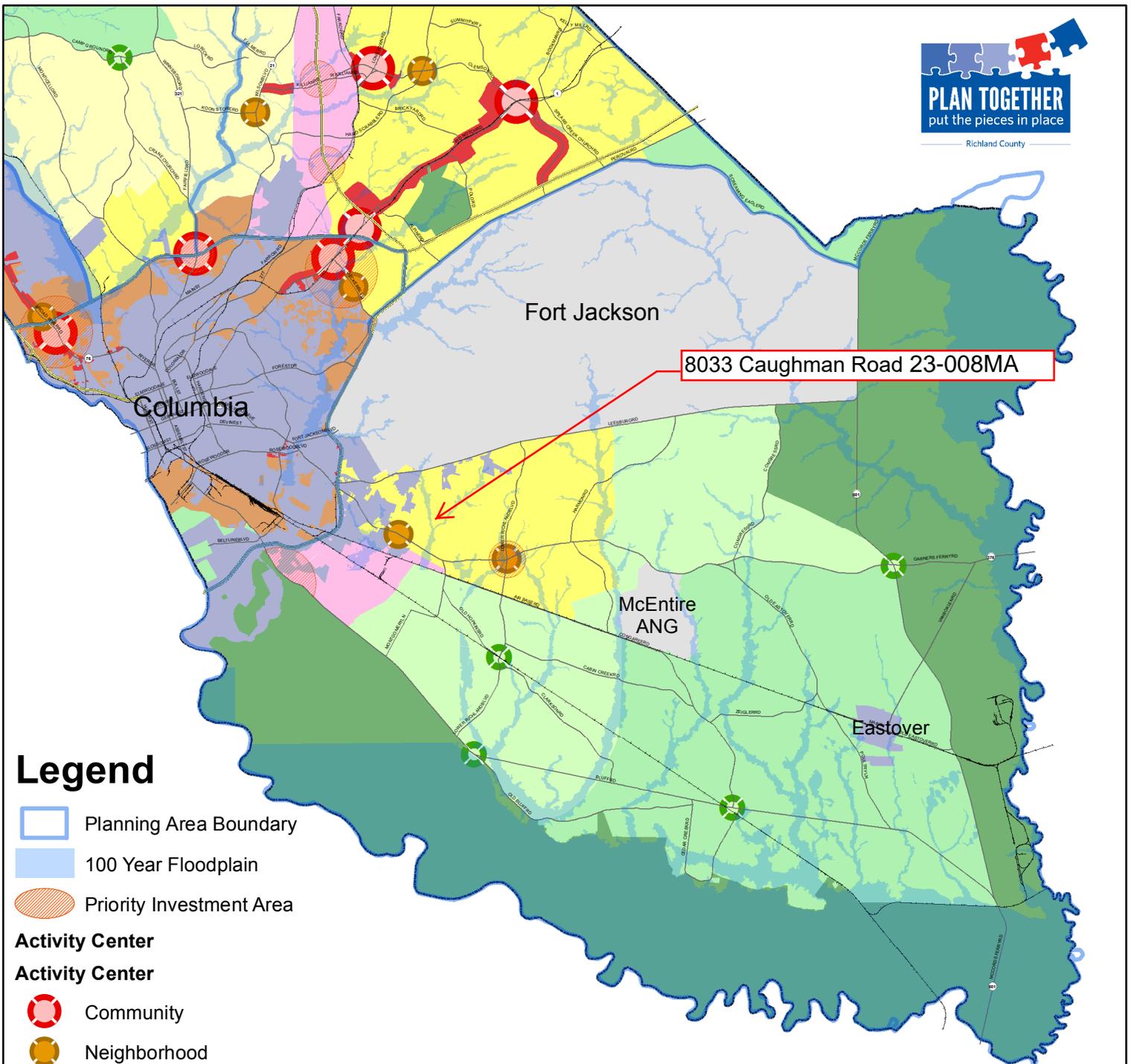
RS-LD to NC



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		





Legend

- Planning Area Boundary
- 100 Year Floodplain
- 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

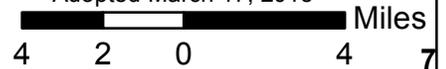
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 3, 2023
RC PROJECT: 23-009 MA
APPLICANT: Michael Bell

LOCATION: Garners Ferry Road

TAX MAP NUMBER: R21800-05-20 (Portion of)
ACREAGE: 3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 22, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under ordinance number 058-12HR (case number 12-27MA).

The parcel adjacent northeast of the site was rezoned from RU to General Commercial (GC) District under case number 14-30MA.

The parcel north of the site, with frontage along Garners Ferry Road was rezoned from RU to General Commercial (GC) District under ordinance number 019-02HR (case number 02-42MA).

A parcel northwest of the site was rezoned from RU to Planned Development (PDD) District under ordinance number 016-05HR (case number 05-32MA).

A parcel further northwest of the site was rezoned from RU to General Commercial (GC) District under ordinance number 051-04HR (case number 04-60MA).

Another adjacent parcel east of the site was rezoned from RU to Office and Institutional (OI) District under ordinance number 061-03HR (case number 04-09MA).

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: 48 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU/ RU/ OI/ GC	Undeveloped, Residence, Residence, Restaurant & Used Automobile Sales
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property is undeveloped. There are no sidewalks or streetlights along this section of Garners Ferry Road. The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under case number 12-27MA. The adjacent eastern parcel contains two existing commercial structures. The larger is occupied by a restaurant. The smaller commercial structure is occupied by a used automobile dealer. The surrounding area is characterized by commercial buildings/offices and agricultural uses. North of the site is a GC zoned parcel with an existing commercial building (Doctors office). North of the site is another GC zoned parcel with an event venue.

Public Services

The parcel is located within the City of Columbia water service area and the Richland County sewer service area. There is a fire hydrant located northeast of the subject parcel along Garners Ferry Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.2 miles northeast of the subject parcel.

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

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

Land Use and Character

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.

Southeast Richland Neighborhood Master Plan (SERN)

The subject parcel is located just west of the SERN boundary and outside of the area designated for the Plan. The recommendations and guidelines outlined in the SERN would not be applicable to the subject parcel at this time.

Lower Richland Master Plan (LRMP)

The subject parcel would be part of the LRMP area. This Plan identifies the area of the subject property as “Suburban Transition Area,” an area in transition, driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices. The Plan suggests promotion of a variety of housing types including townhomes and apartments. In addition, the Plan suggests promoting development that is respectful of existing neighborhoods, as well as natural, agricultural and historic resources.

Traffic Characteristics

The 2022 SCDOT traffic count (Station # 170) located adjacent to the subject parcel on Garners Ferry Road identifies 25,800 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four-lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

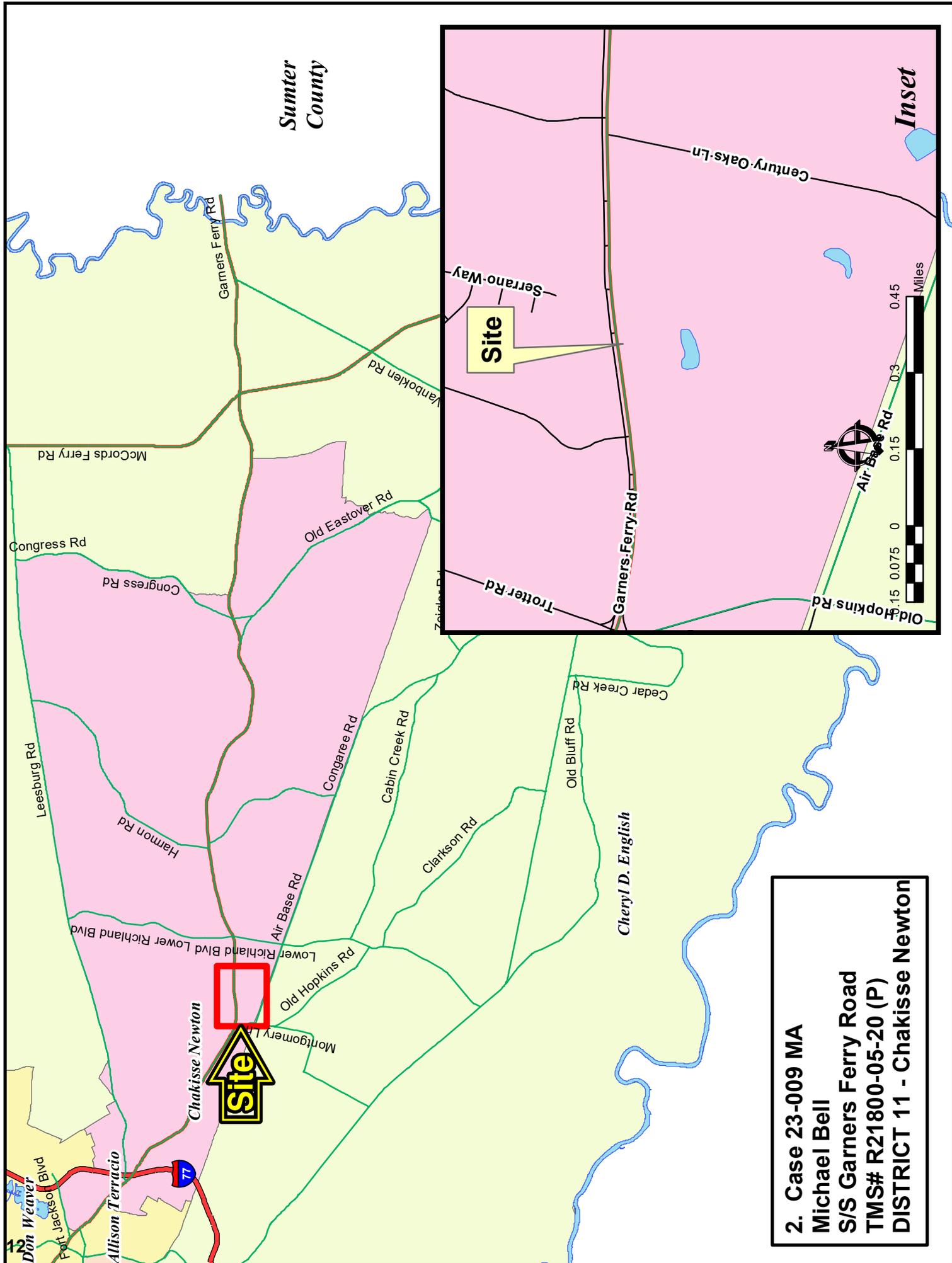
Principally, staff recommends **disapproval** of the requested map amendment. While the subject site is located along a main road corridor, it is not within a contextually-appropriate distance from the intersection of a primary arterial.

However, although the request is not located at a traffic junction, the site is adjacent to existing commercial uses and is located in an area where other commercial uses have been established. As the intent of the GC District is to orient primarily to major traffic arteries or areas of commercial usage, the request could be deemed to be in character with the developing commercial nature of this area.

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

Zoning Public Hearing Date

April, 25 2023



2. Case 23-009 MA
Michael Bell
S/S Garner's Ferry Road
TMS# R21800-05-20 (P)
DISTRICT 11 - Chakisse Newton

**Case 23-009 MA
RU to GC
TMS R21800-05-20 (P)**

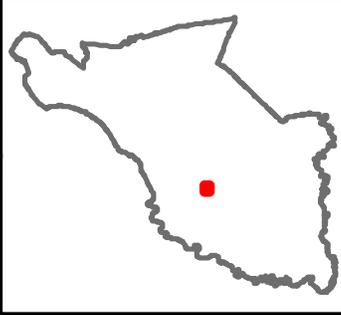
Myers Farm Rd
Purslan Dr
Serrano Way
Clove Ct

Garners Ferry Rd

Site

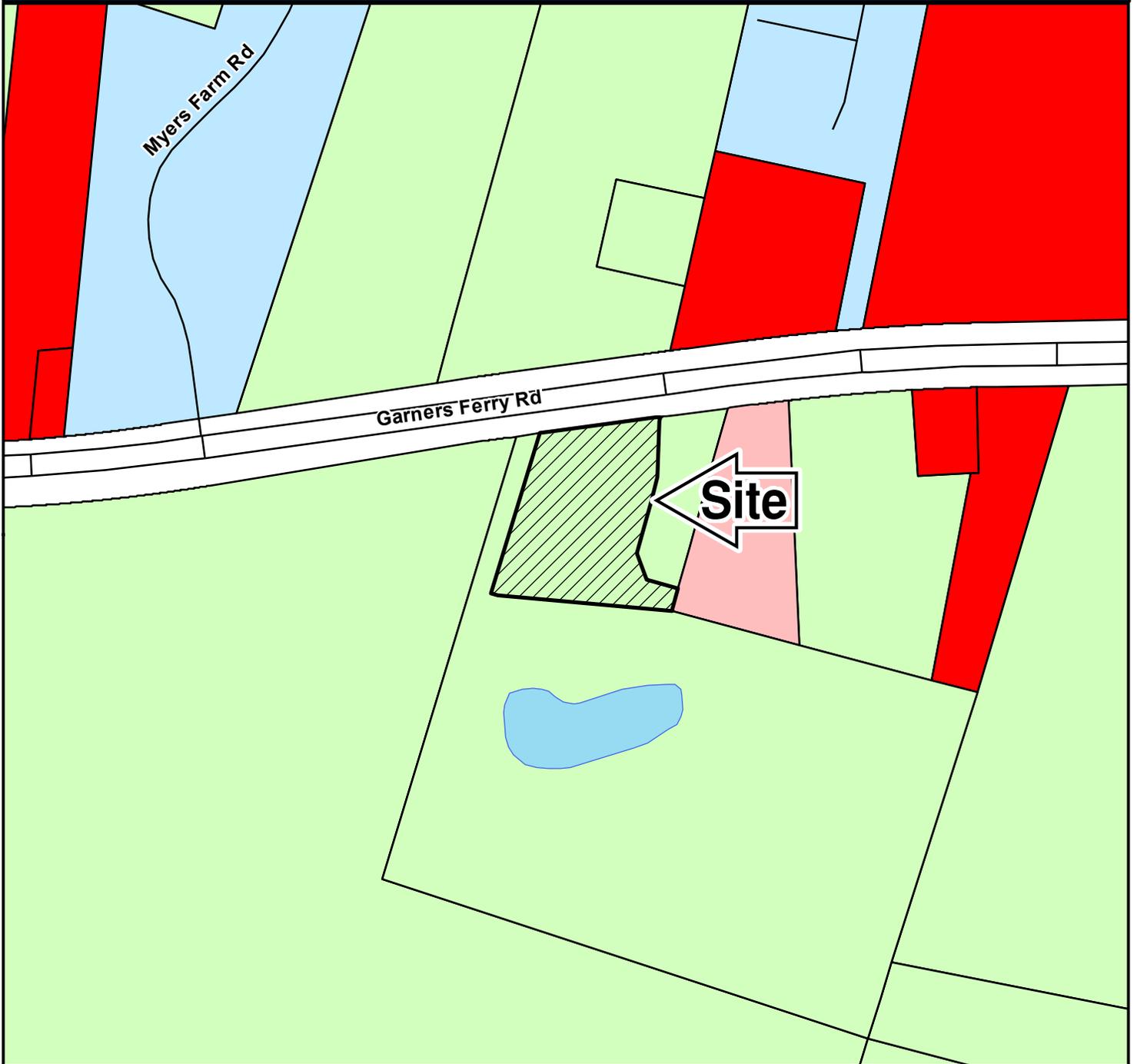
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

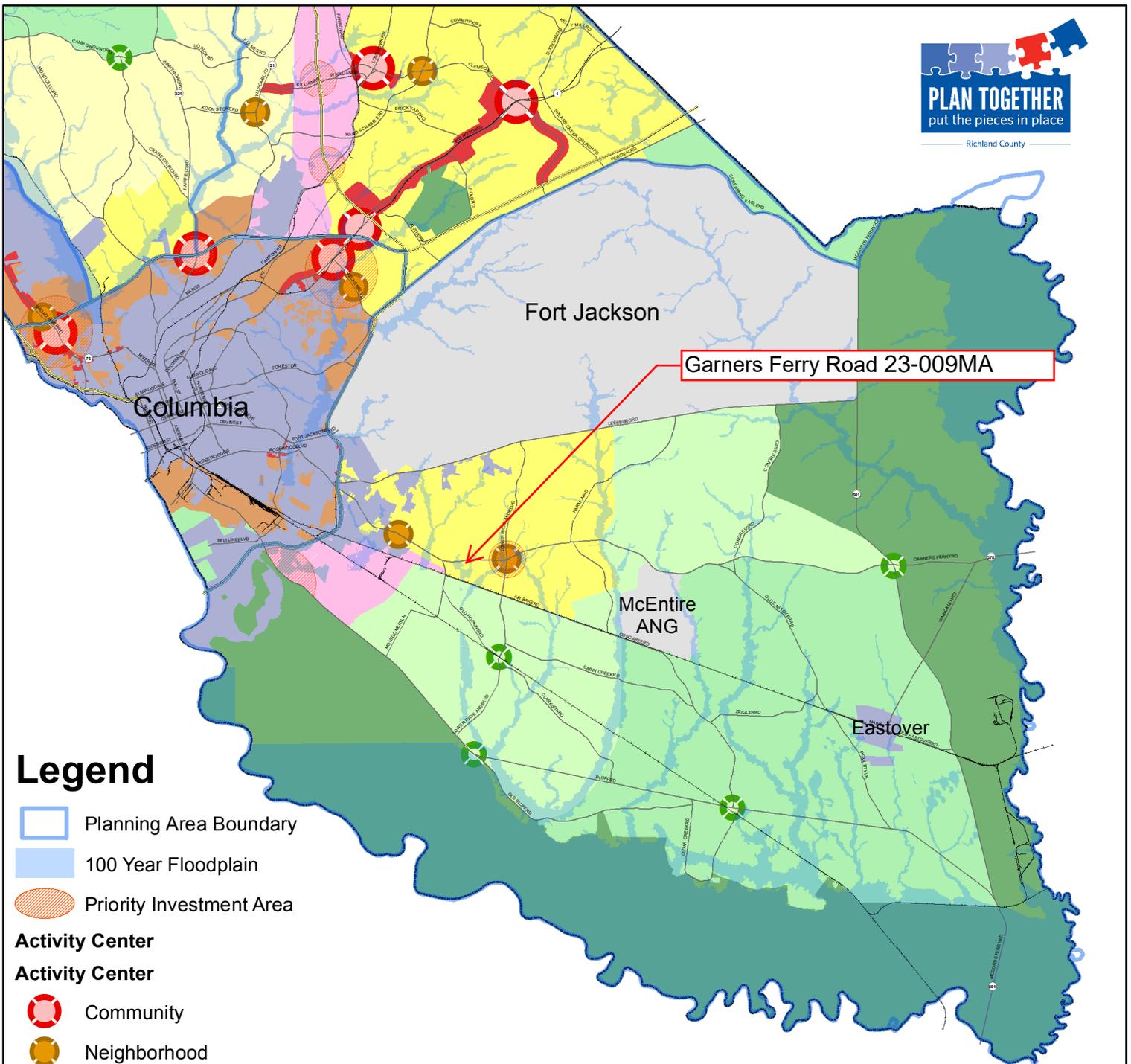
Case 23-009 MA RU to GC



ZONING CLASSIFICATIONS

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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	





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
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- Conservation
- Rural (Large Lot)
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- Neighborhood (Low Density)
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- Military Installation

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





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