

**RICHLAND COUNTY
PLANNING COMMISSION**



May 1, 2023

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, May 1, 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:**
 - February 6, 2023
 - March 6, 2023
 - April 3, 2023
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 23-010 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.17 acres)
1159 Olympia Ave
TMS# R11203-01-03
Staff Recommendation: Approval
Page 1
 2. Case # 23-011 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.16 acres)
1161 Olympia Ave
TMS# R11203-01-02
Staff Recommendation: Approval
Page 9
6. **CHAIRMAN'S REPORT**
 - a. **Land Development Code Rewrite Presentation - May 23, 2023**
7. **PLANNING DIRECTOR'S REPORT**
 - a. **Report of Council**
Page 17
8. **OTHER ITEMS FOR DISCUSSION**
9. **ADJOURNMENT**



Street Name Review Case Summary

PLANNING COMMISSION MEETING

May 1, 2023

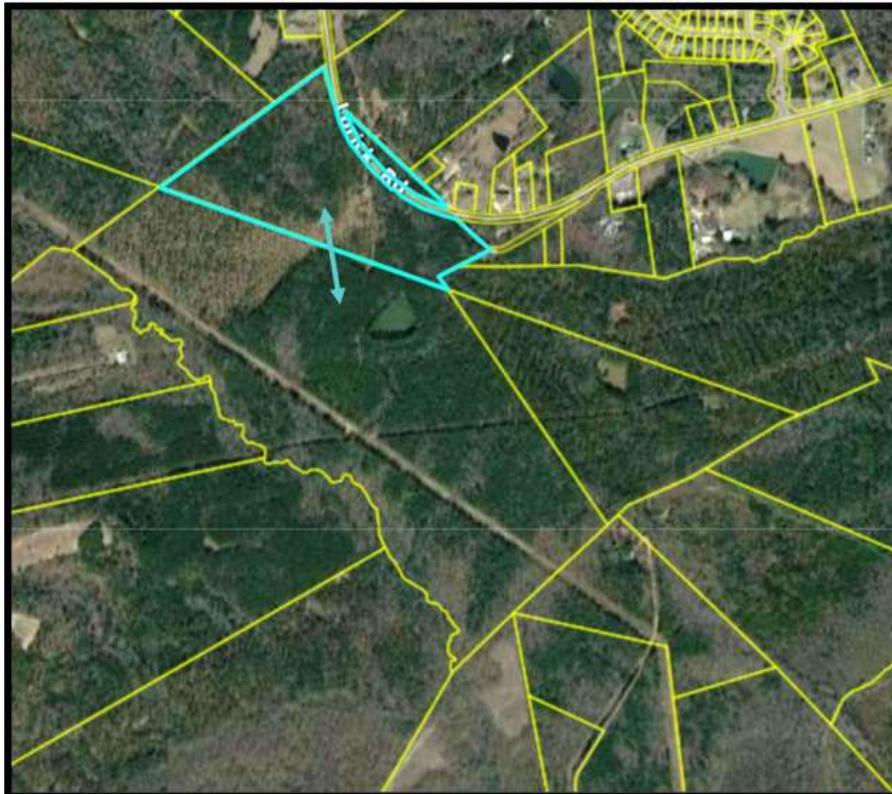
3:00 pm

Council District: Gretchen Barron (7)
Development: Proposed Lorick Valley
Tax Map Amendment: TMS# R12200-03-15 & 24
Applicants: Myra Grimes, Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): **Lasso, Palomino, Pony, Rope, Saddle, Saddlebred, Spur and Stable.**

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 "**Core**" 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: May 1, 2023
RC PROJECT: 23-010MA
APPLICANT: Sherwin Paller
LOCATION: 1159 Olympia Ave

TAX MAP NUMBER: R11203-01-03
ACREAGE: .17 acres
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: April 14, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-2	Multi-family Student housing (City of Columbia)
<u>South:</u>	RM-HD	Residence
<u>East:</u>	NC	Undeveloped
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The subject parcel is straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South and west of the subject parcel are residences. East of the site is undeveloped. The majority of Olympia Ave is zoned RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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

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

Conclusion

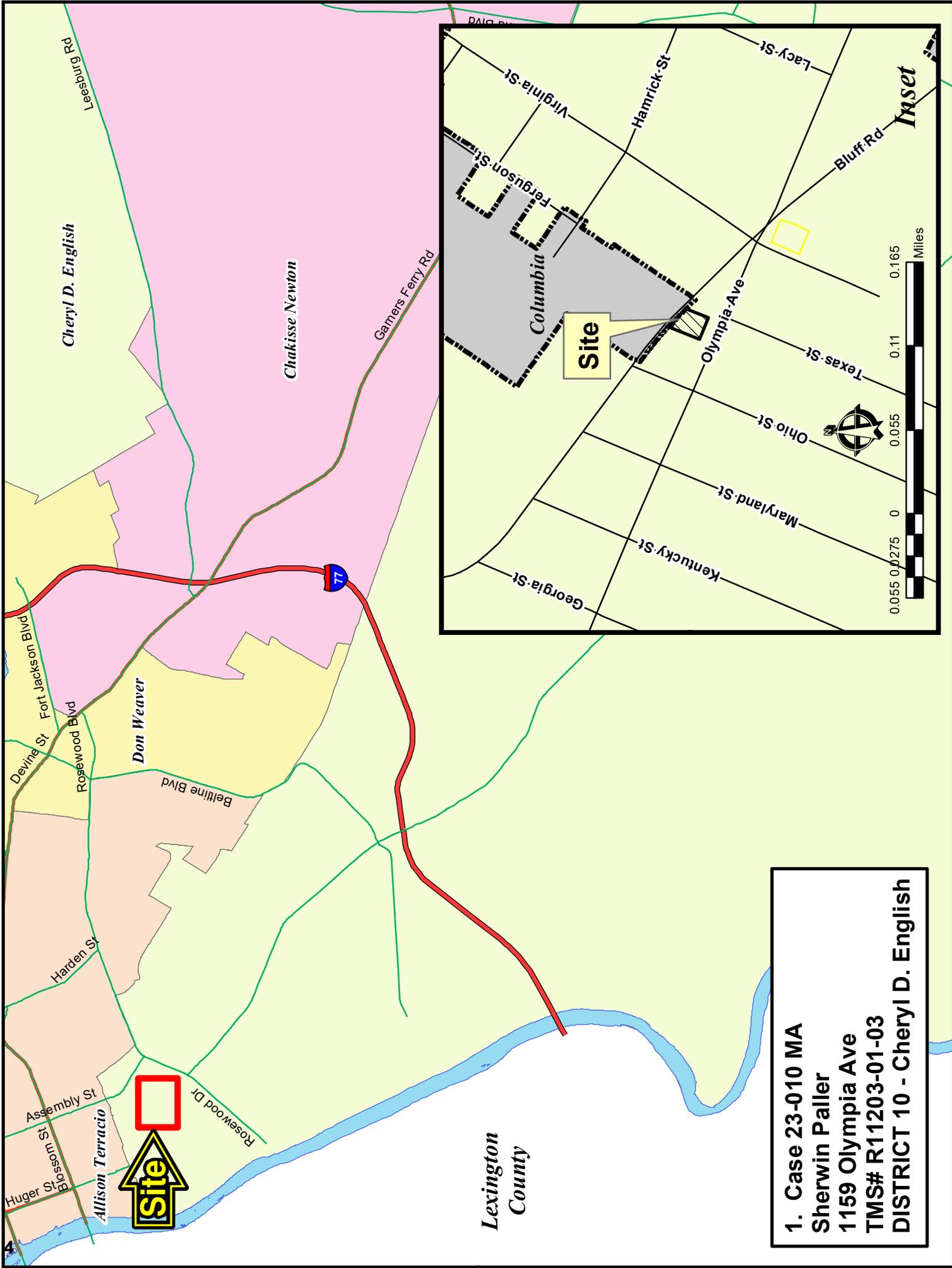
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

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

Zoning Public Hearing Date

May 23, 2023.



Cheryl D. English

Chakisse Newton

Don Weaver

*Lexington
County*

Site

Site

Columbia

1. Case 23-010 MA
Sherwin Paller
1159 Olympia Ave
TMS# R11203-01-03
DISTRICT 10 - Cheryl D. English



**Case 23-010 MA
NC to RM-HD
TMS R11203-01-03**

Columbia



Maryland St

Ferguson St

Hamrick St

Olympia Ave

Bluff Rd

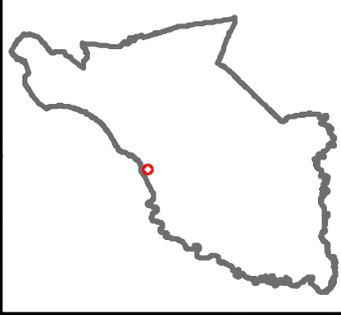
Virginia St

Ohio St

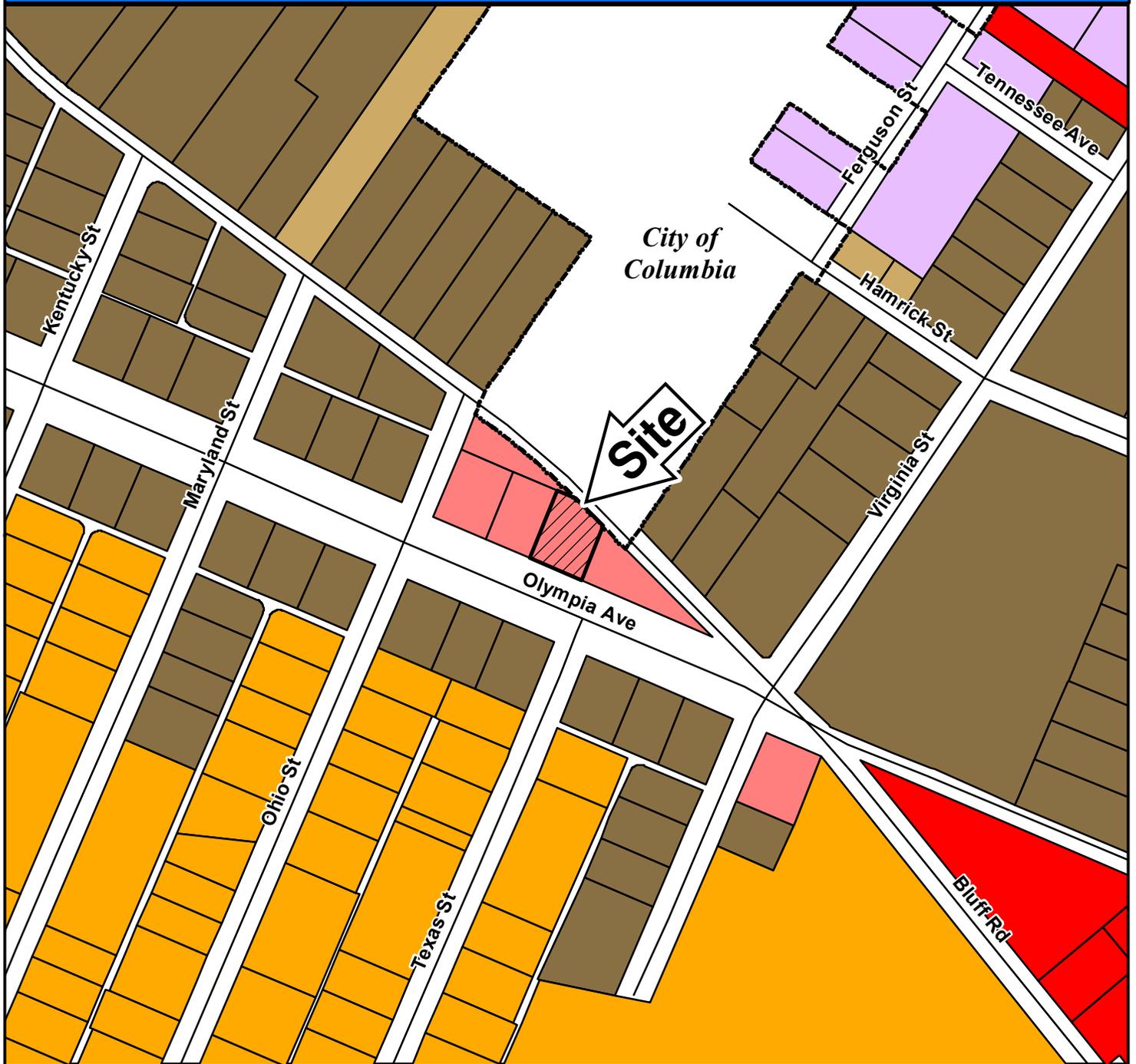
Texas St

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

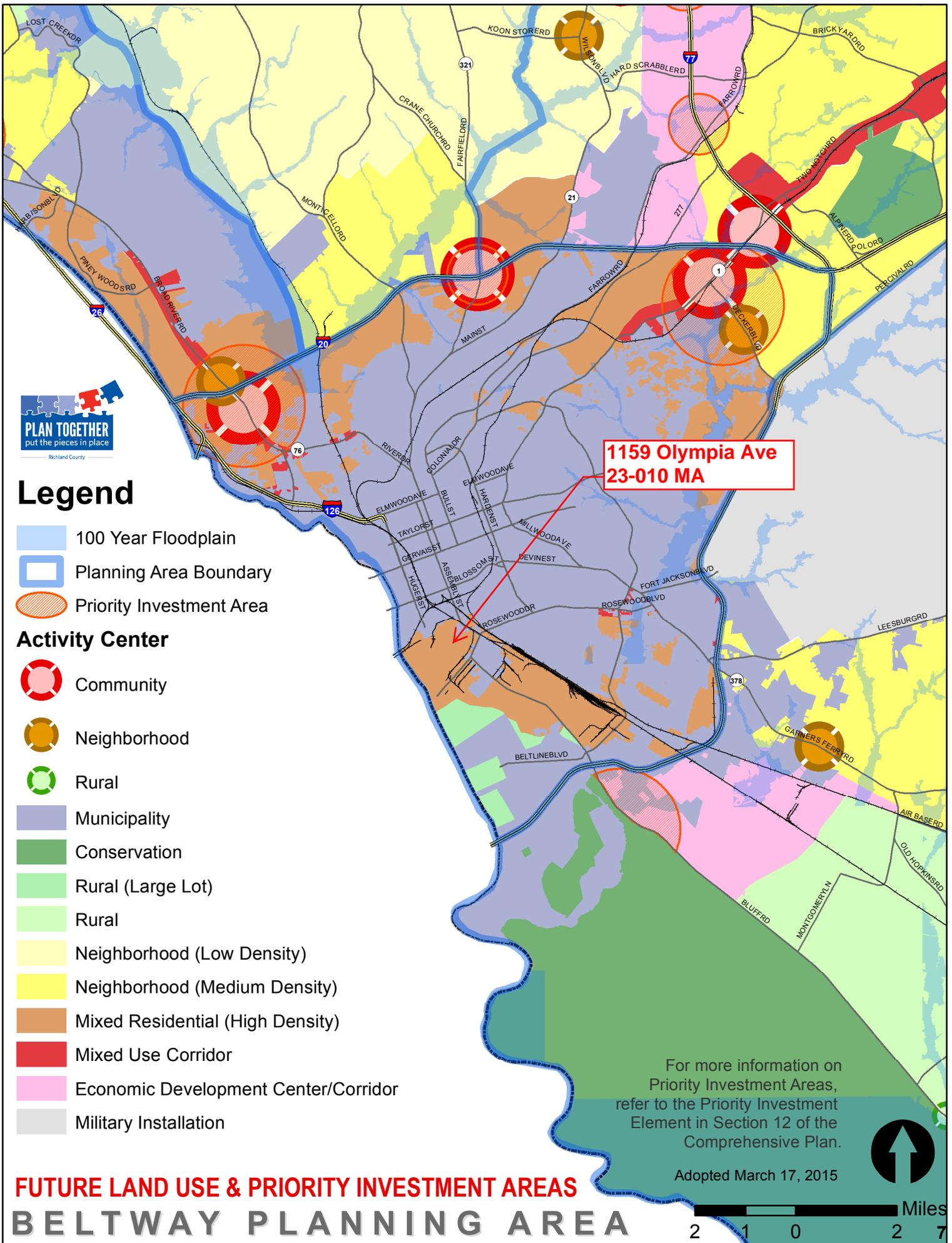


Case 23-010 MA NC to RM-HD



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				



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

**1159 Olympia Ave
23-010 MA**

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: May 1, 2023
RC PROJECT: 23-011MA
APPLICANT: Sherwin Paller
LOCATION: 1161 Olympia Ave

TAX MAP NUMBER: R11203-01-02
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EXISTING ZONING: NC
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PC SIGN POSTING: April 14, 2023

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Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RG-2 / RM-HD	University Housing / Residence
<u>South:</u>	RM-HD	Residence
<u>East:</u>	RM-HD	Residence
<u>West:</u>	NC	Residence

Discussion

Parcel/Area Characteristics

The subject parcel is located on a triangularly shaped parcel straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South, west and east of the subject parcel are residences. The majority of Olympia Ave is zoned RM-HD.

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Conclusion

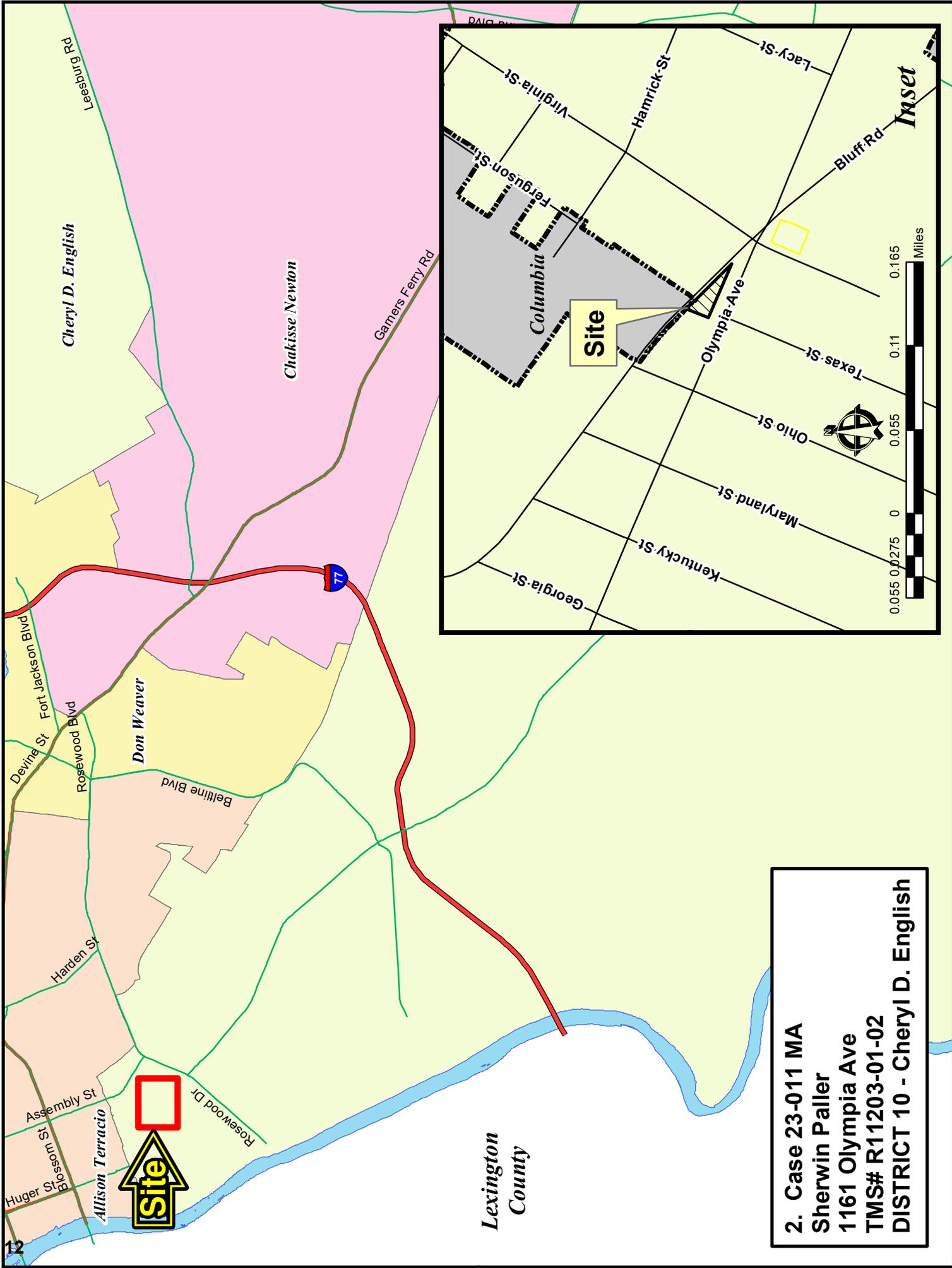
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The Plan recommends multi-family uses for this area.

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Zoning Public Hearing Date

May 23, 2023.



2. Case 23-011 MA
Sherwin Paller
1161 Olympia Ave
TMS# R11203-01-02
DISTRICT 10 - Cheryl D. English

**Case 23-010 MA
NC to RM-HD
TMS R11203-01-03**

Columbia



Ohio St

Olympia Ave

Ferguson St

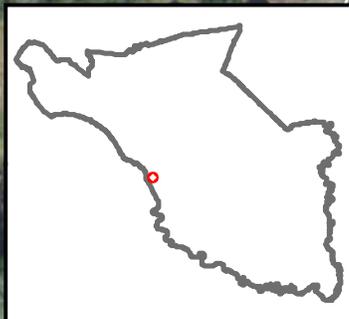
Harrick St

Virginia St

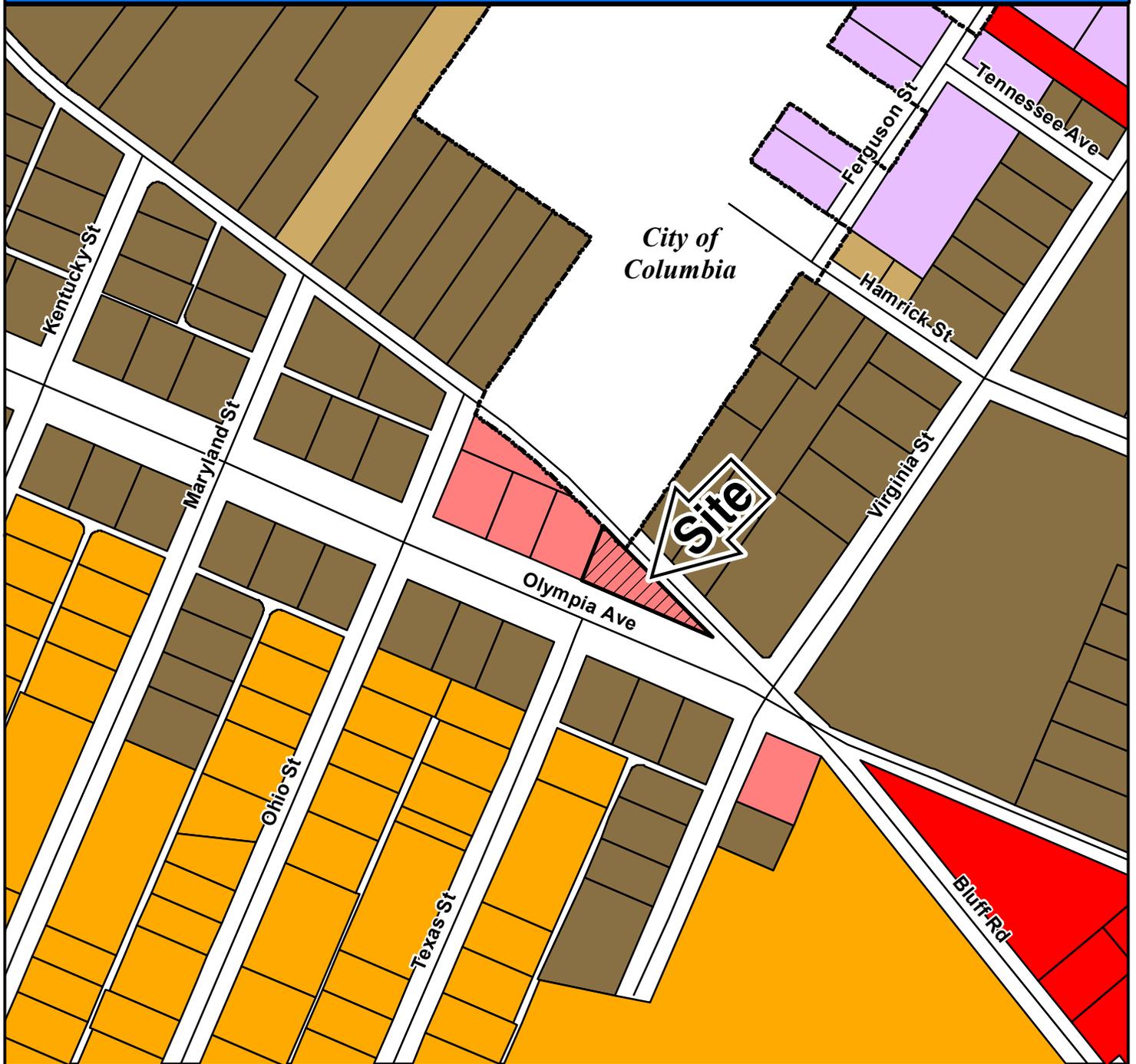
Bluff Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



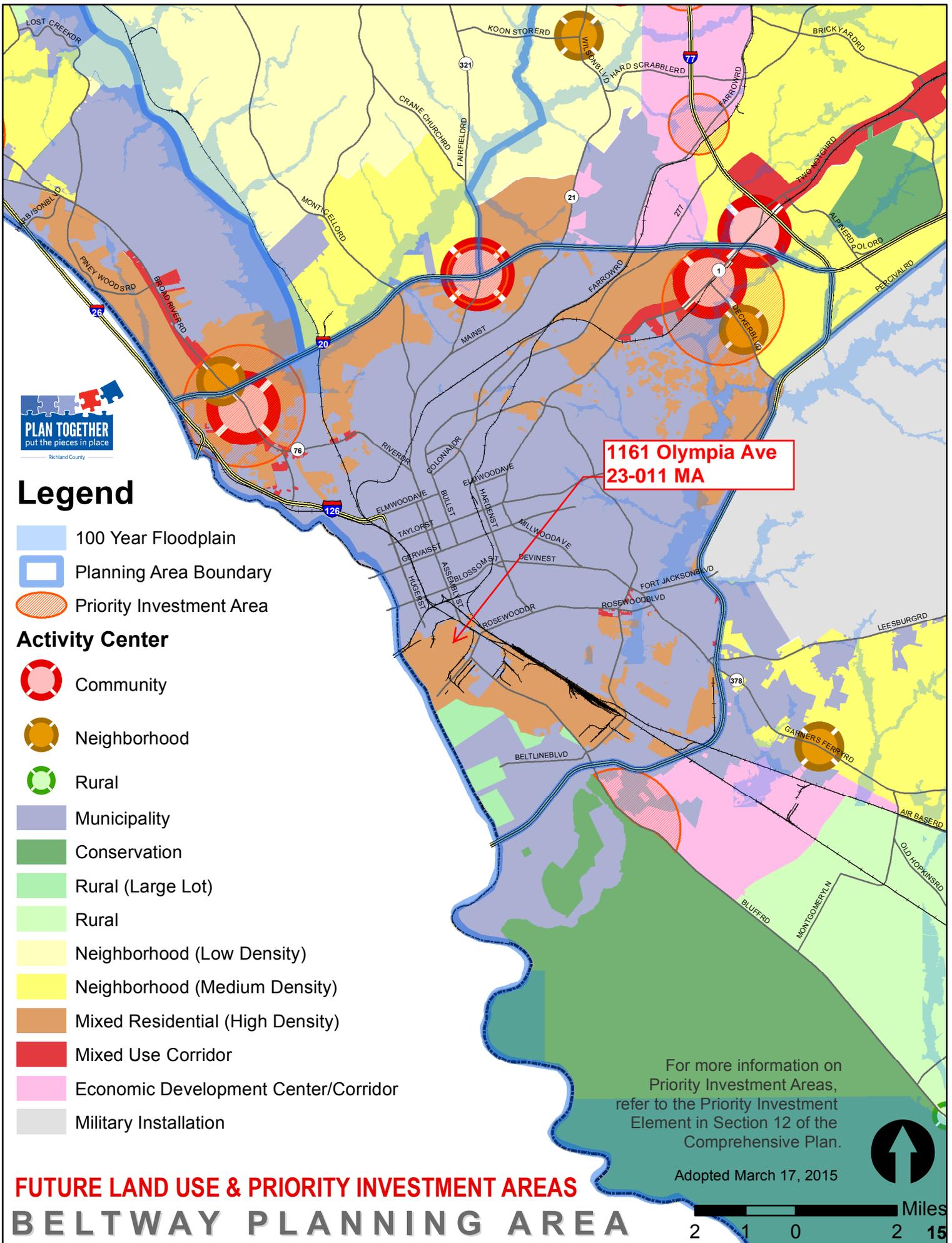
Case 23-011 MA NC to RM-HD



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

-  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

**1161 Olympia Ave
23-011 MA**

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 COUNCIL ZONING PUBLIC HEARING



Tuesday, 28 March 2023

*Agenda
7:00 PM*

1. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-034 MA District 10
Cheryl D. English
Larry D. Rumph
OI to RC (2 acres)
8442 Old Percival Road
TMS# R22602-02-02
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.

2. Case # 22-036 MA District 10
Cheryl D. English
Anthony & Danyelle Timmons
RM-MD to RC (3.00 acres)
8350 Old Percival Road
TMS# R19814-03-01
Planning Commission: Approval (5-3)
Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.

3. Case # 22-037 MA District 2
Derrek Pugh
Kevin Steelman
RU to RS-E (90.79 acres)
1000 Kelly Mill
TMS# R23300-02-02
Planning Commission: Approval (7-1)
Staff Recommendation: Disapproval
Council unanimously deferred the rezoning request.

4. Case # 22-040 MA District 7
Gretchen Barron
Mark Meadows
RU to GC (1.00 acres)
311 Killian Road
TMS# R14781-04-10
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

5. Case # 23-001 MA
Heather Bounds
M-1 to RS-HD (77.78 acres)
N/S Hard Scrabble Road
R17301-02-01
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.
- District 7
Gretchen Barron
6. Case # 23-002 MA
James Stembridge
PDD to RS-LD (4.01 acres)
110 Jacobs Mill Pond Road
TMS# R25810-03-08
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.
- District 9
Jessica Mackey
7. Case # 23-003 MA
Wesley Slice
RU to GC (4 acres)
1000 W Shady Grove Road
TMS# R02600-06-16
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.
- District 1
Jason Branham
8. Case # 23-004 MA
Carlos Hart
RS-MD to GC (0.31 acres)
7011 Frost Ave
TMS# R07614-01-10
Planning Commission: Approval (8-0)
Staff Recommendation: Denial
Council unanimously approved the rezoning request.
- District 4
Paul Livingston
9. Case # 23-006 MA
Ross P. McClary
PDD to RU (3.00 acres)
11447 & 11451 Garners Ferry Rd
TMS# R35200-09-10 and 38
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.
- District 11
Chakisse Newton
10. Case # 23-007 MA
Cory Swindler
LI to RM-MD
W/S Farrow Road
TMS# R17600-01-12
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.
- District 2
Derrek Pugh

b. TEXT AMENDMENT [ACTION]

1. Amending The 2015 Richland County Comprehensive Plan – Putting The Pieces In Place”, By Incorporating And Adopting The “Lower Richland Tourism Plan” Into The Plan.
Council unanimously approved the text amendment.

To view the plan document:

https://www.richlandcountysc.gov/Portals/0/Departments/Conservation/Commission/Docs/RCC1601_Final%20Report_2018_06_15.pdf

To view the video: <https://youtu.be/L8mKJYTmJ3I>

6. ADJOURNMENT

7:29 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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