

**RICHLAND COUNTY
PLANNING COMMISSION**



October 1, 2018

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, October 1, 2018
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Stephen Gilchrist
Vice Chairman – Heather Cairns

Beverly Frierson • Mettauier Carlisle • Prentiss McLaurin
David Tuttle • Wallace Brown • Ed Greenleaf • Karen Yip

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 – September 2018

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 18-034 MA District 9
Johnathan L. Yates Calvin "Chip" Jackson
PDD to PDD (49.27 acres)
1141 Kelly Mill Road
TMS# R23300-03-06
PDSD Recommendation – Approval
Page 1

2. Case # 18-035 MA District 2
Avery Winder Joyce Dickerson
RU to GC (7.63 acres)
916 Kennerly Road
TMS# R05100-03-47
PDSD Recommendation – Disapproval
Page 9

d. TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES;
CHAPTER 26, SO AS TO INCORPORATE DEVELOPMENT REQUIREMENTS OF THE
RICHLAND COUNTY LAND DEVELOPMENT MANUAL.

DEFERRED

IV. OTHER BUSINESS [ACTION]

IV. LAND DEVELOPMENT CODE REWRITE [ACTION]

V. TROS DISCUSSION

VI. CHAIRMAN'S REPORT

VII. PLANNING DIRECTOR'S REPORT

A. Report of Council

B. DRT Report

VIII. 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 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 1, 2018
RC PROJECT: 18-034 MA
APPLICANT: Jonathan L. Yates

LOCATION: 1141 Kelley Mill Road

TAX MAP NUMBER: R23300-03-06
ACREAGE: 49.27 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

Staff Recommendation

Approval

Background

Zoning History

The subject parcel was rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR).

Zoning History for the General Area

The Planned Development District parcels west of the site along Bud Keef Road were rezoned under case number 95-038MA. The parcel was further amended under case number 07-21MA.

The Planned Development District parcel east of the site was amended under case number 05-029MA.

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU/RU	Residential Amenities Area /Undeveloped/Residential
<u>South:</u>	PDD/PDD	Residential/Residential
<u>East:</u>	PDD	Fitness Center (YMCA)
<u>West:</u>	PDD/PDD	Residential/Residential

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Kelly Mill Road, Bud Keef Road and Lake Carolina Drive. The parcel is developed with an Elementary and Middle School. There are sidewalks and street lights along Lake Carolina Drive. There are sidewalks along Bud Keef Road. There are no sidewalks or street lights along Kelley Mill Road. The surrounding area is characterized by residential uses and a recreational use to the east.

Master Plan

The proposed change to the master plan is to include a Telecommunications Tower as a permitted use on the subject parcel.

Public Services

The subject parcel is within the boundaries of School District Two. The Lake Carolina Lower Elementary School and Kelley Mill Middle school is located on the subject parcel. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 2.25 miles north of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Palmetto Utilities 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 **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. Nonresidential 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 2017 SCDOT traffic count (Station #686) located east of the subject parcel on Kelly Mill Road identifies 5,100 Average Daily Trips (ADT's). This section of Kelly Mill 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 Kelley Mill Road is currently operating at Level of Service (LOS) "B".

There are proposed improvements for the western section of Kelly Mill Road through the County Penny Sales Tax program. The proposed scope of work is roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance. The project has not started at this time

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 Kelly Mill Road through SCDOT.

Conclusion

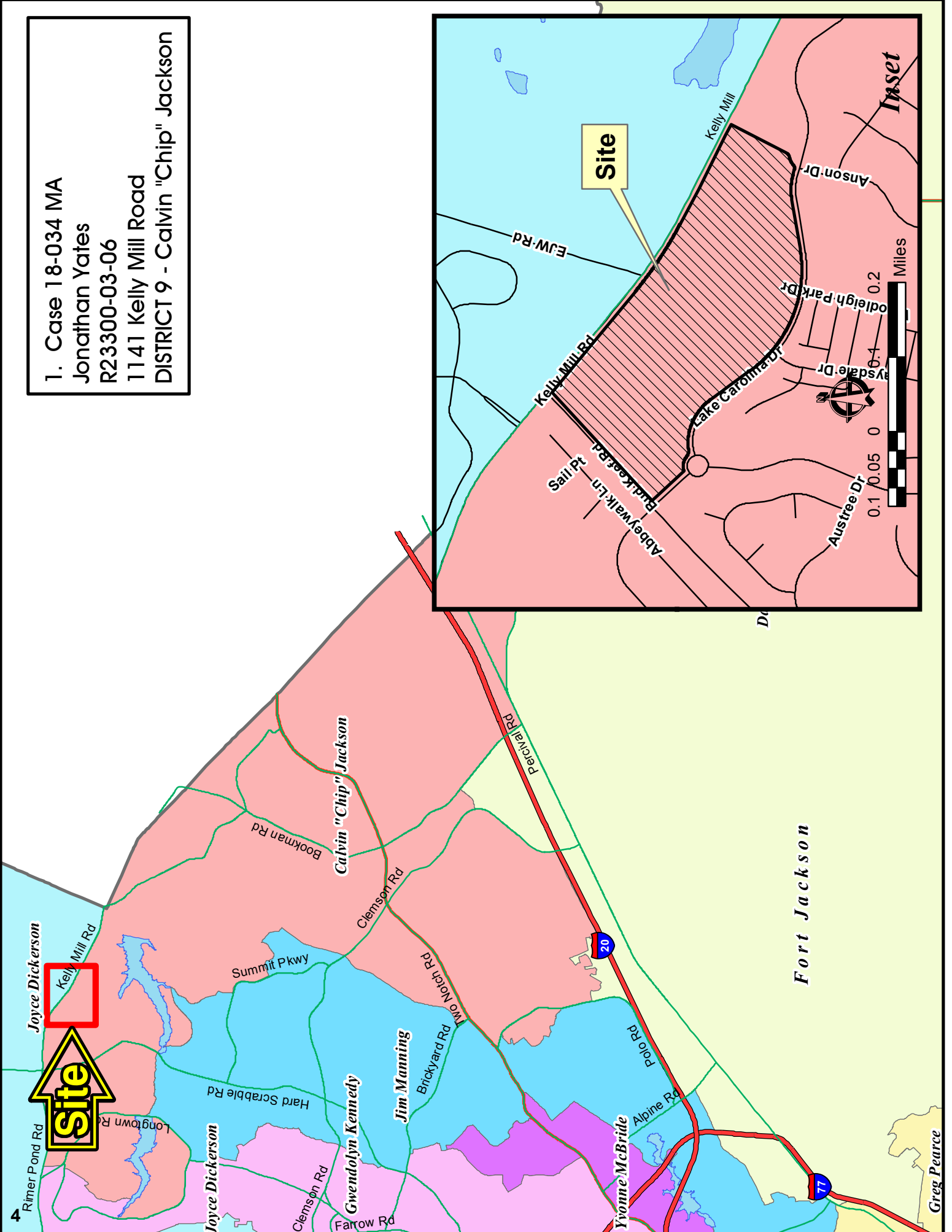
Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request does not radically alter the existing proposed uses. Approval of the PDD amendment would not be out of character with the existing surrounding development pattern and uses.

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

Zoning Public Hearing Date

October 23, 2018.

1. Case 18-034 MA
 Jonathan Yates
 R23300-03-06
 1141 Kelly Mill Road
 DISTRICT 9 - Calvin "Chip" Jackson



Inset

Miles



Lodge Park Dr

Sycamore Dr

Austree Dr

Lake Carolina Dr

Kelly Mill Rd

EJW Rd

Site

Fort Jackson

Greg Pearce

Yvonne McBride

Jim Manning

Gwendolyn Kennedy

Calvin "Chip" Jackson

Joyce Dickerson

Joyce Dickerson

Summit Pkwy

Bookman Rd

Clemson Rd

Two Notch Rd

Brickyard Rd

Polo Rd

Alpine Rd

Petrel Rd

Longtown Rd

Kelly Mill Rd

Rimer Pond Rd

Clemson Rd

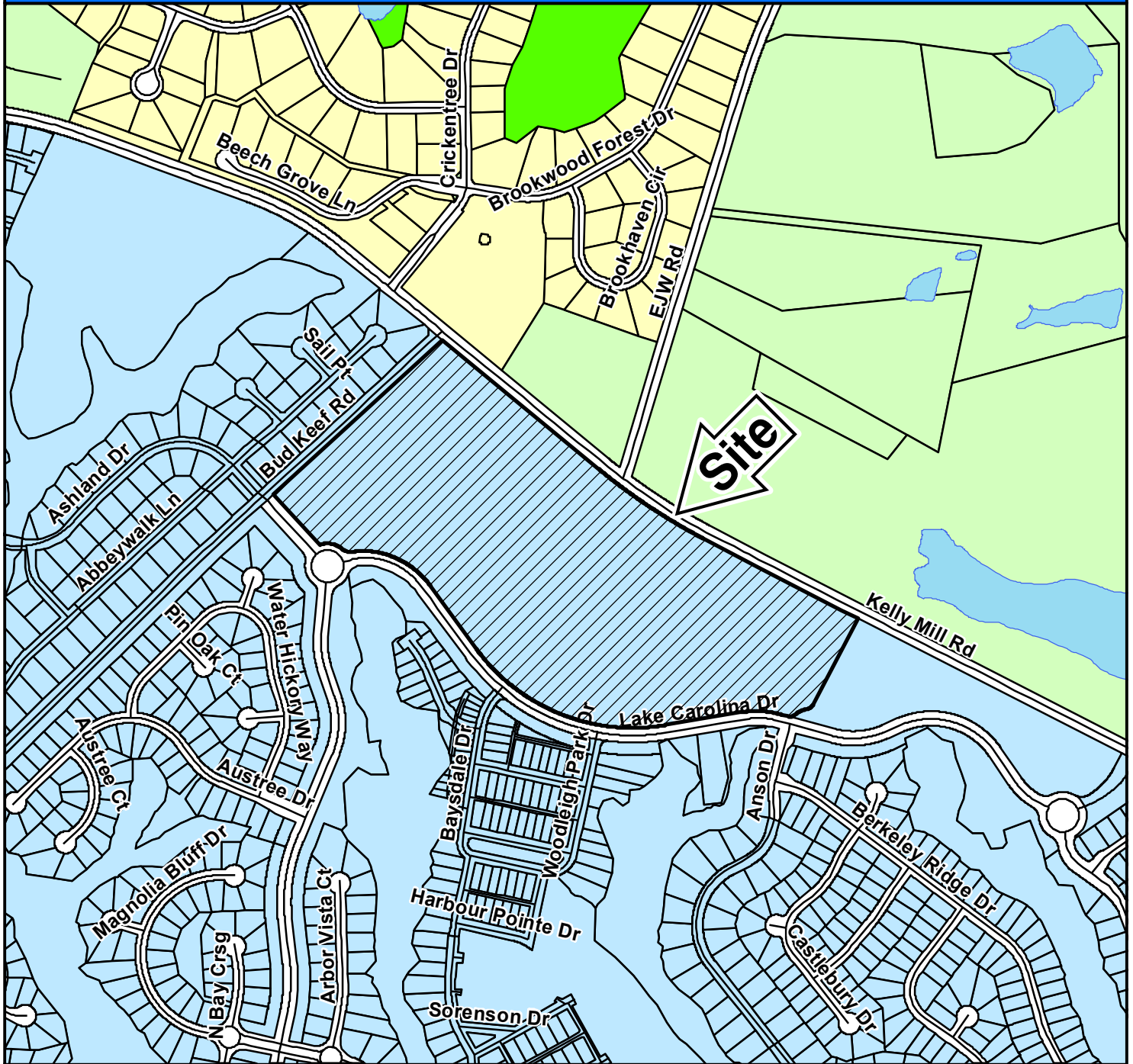
Farrow Rd



Case 18-034 MA
PDD to PDD
TMS R23300-03-06



Case 18-034 MA PDD to PDD



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

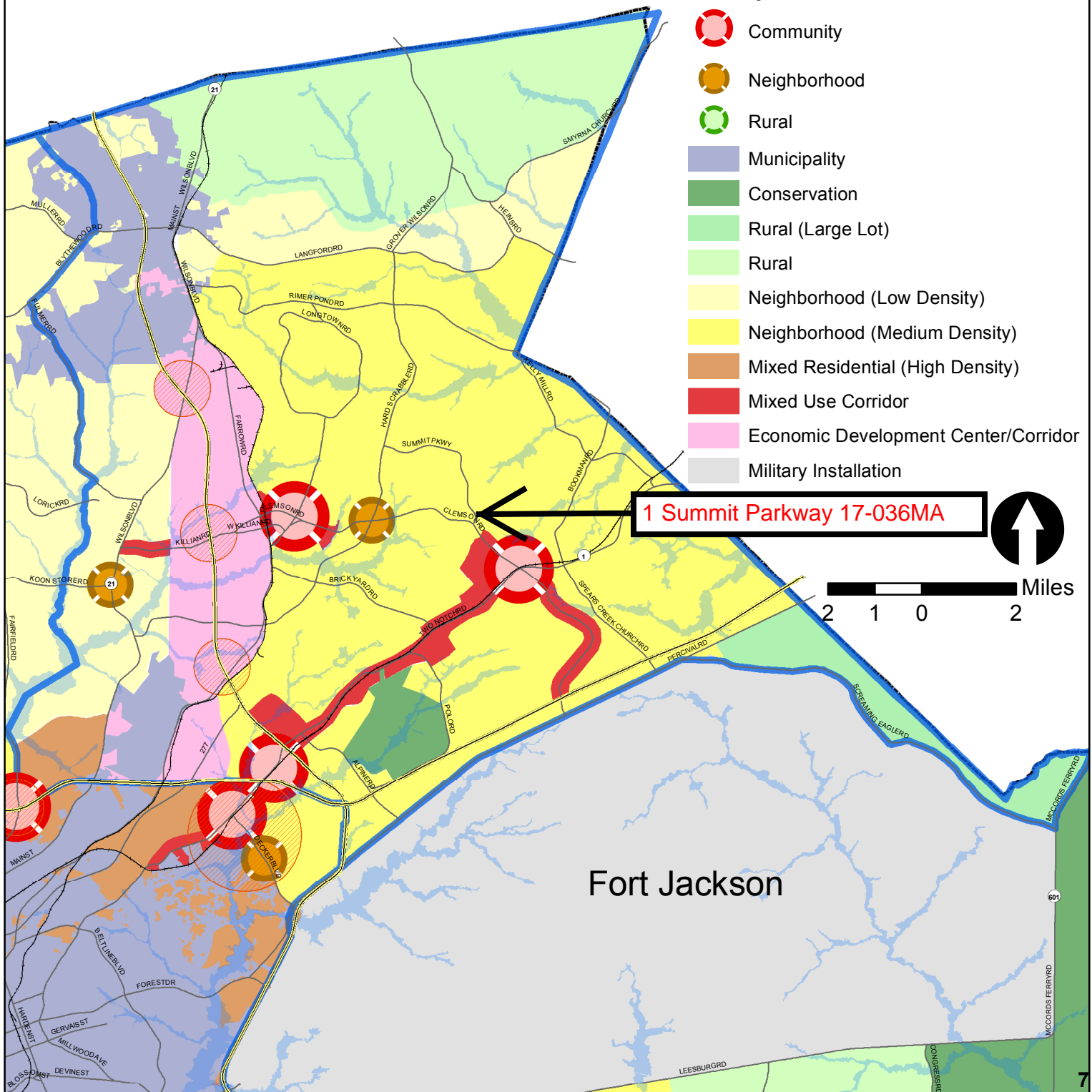


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

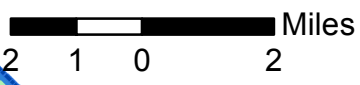
Adopted March 17, 2015

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



1 Summit Parkway 17-036MA



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 1, 2018
RC PROJECT: 18-035 MA
APPLICANT: Avery Winder

LOCATION: 916 Kennerly Road

TAX MAP NUMBER: R05100-03-47
ACREAGE: 7.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 14, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 01-14MA (Ordinance Number 008-01HR).

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: 122 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Ballentine Elementary School
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Residence (Riverwalk Subdivision)
<u>West:</u>	RU/RU	Residence/Daycare

Discussion

Parcel/Area Characteristics

The subject property has frontage along Kennerly Road. Kennerly Road is a two-lane undivided collector road without sidewalks and streetlights along this section. The immediate area is characterized by residential uses to the north, south and east. West of the site is a day care and a single-family residence.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Elementary School is located approximately 1.5 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. The Harbison fire station (station number 16) is located on Broad River Road, approximately 1.28 miles southeast 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 ***Neighborhood (Medium)***.

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. Nonresidential 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 2017 SCDOT traffic count (Station #457) located north of the subject parcel on Broad River Road identifies 16,000 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly 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.

This section of Kennerly Road from Broad River Road to Coogler Road has been identified for roadway preservation through SCDOT. There are no planned or programmed improvements for this section of Kennerly Road through the County Penny Sales Tax program.

Conclusion

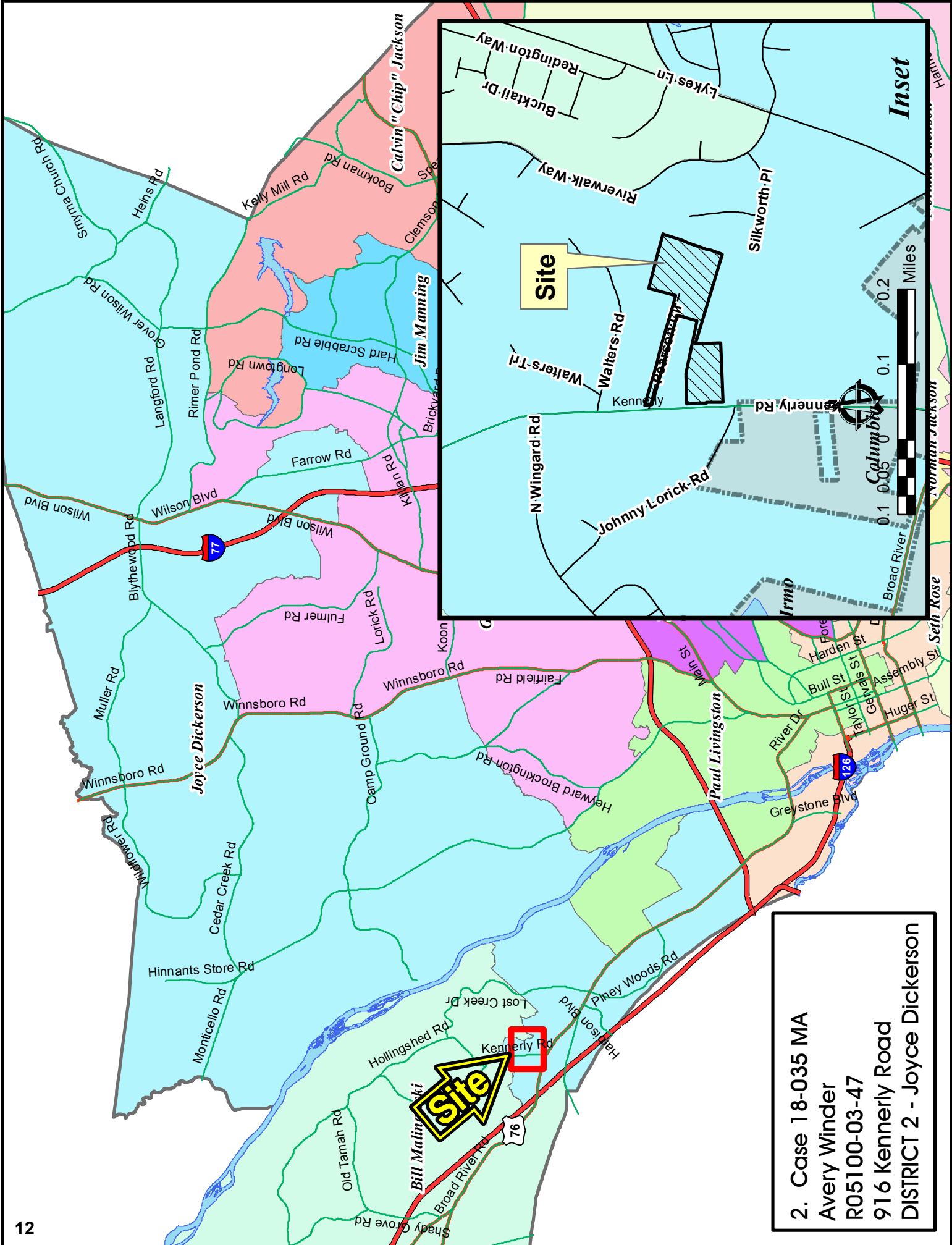
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan. The subject parcel is located within a Neighborhood (Medium Density) land use designation. According to the Comprehensive Plan, "Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial."

The site is not located along a main road corridor or within a contextually-appropriate distance from the intersection of a primary arterial. In addition, the allowed uses of the proposed district are not consistent with the type of commercial development promoted by the designation, as the permitted uses of the request are more intensive than recommended (neighborhood scale).

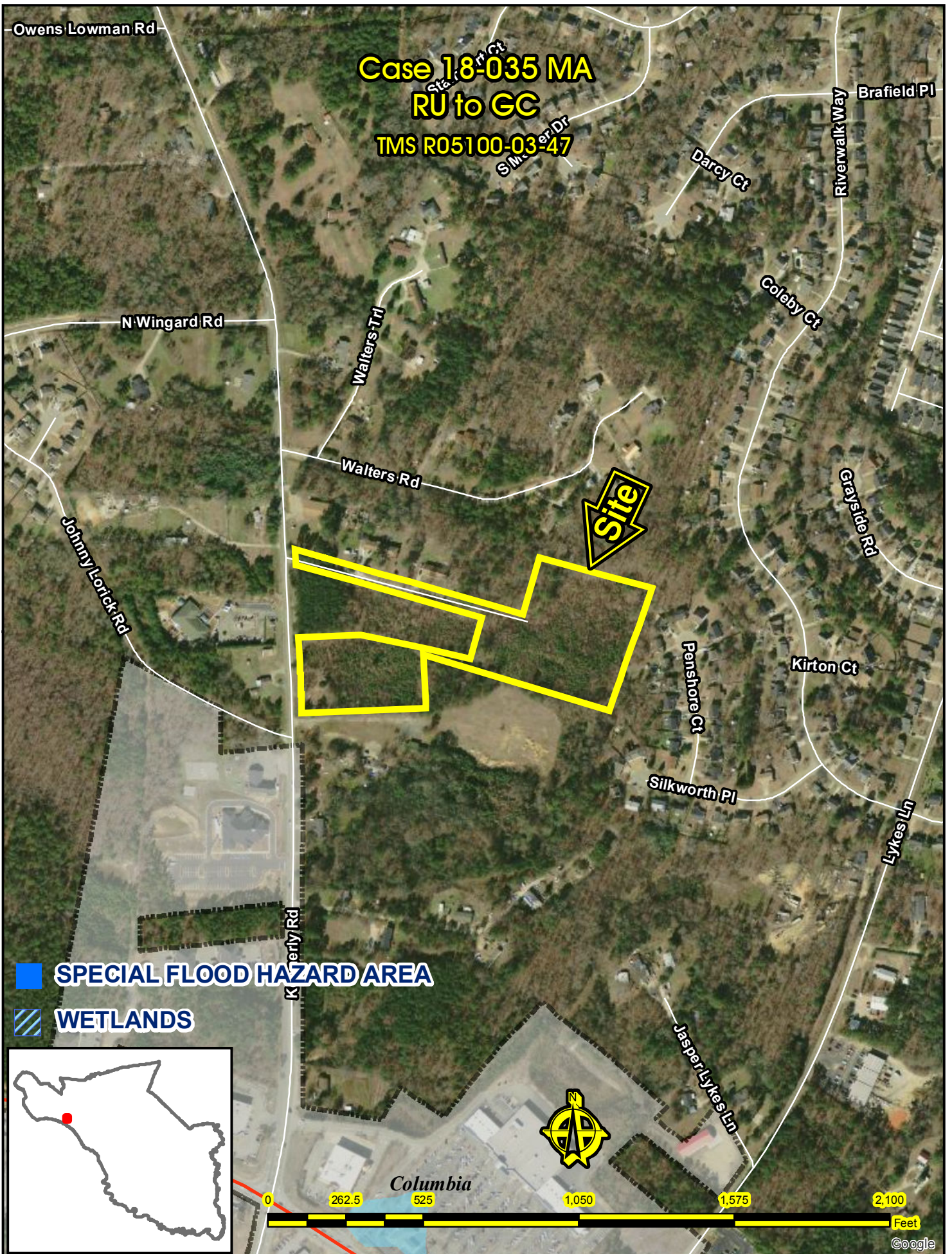
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

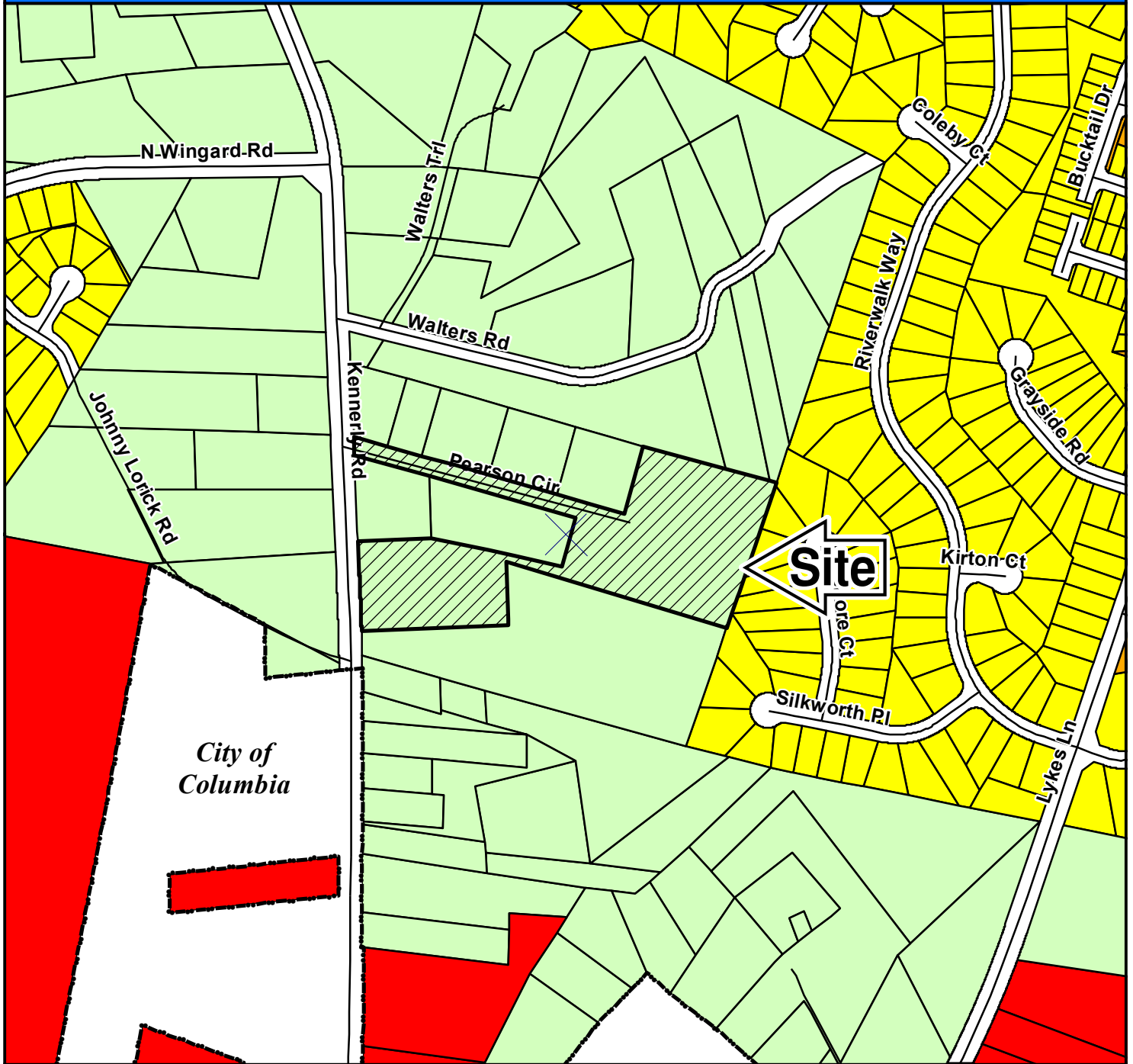
October 23, 2018.



2. Case 18-035 MA
 Avery Winder
 R05100-03-47
 916 Kennerly Road
 DISTRICT 2 - Joyce Dickerson



Case 18-035 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	

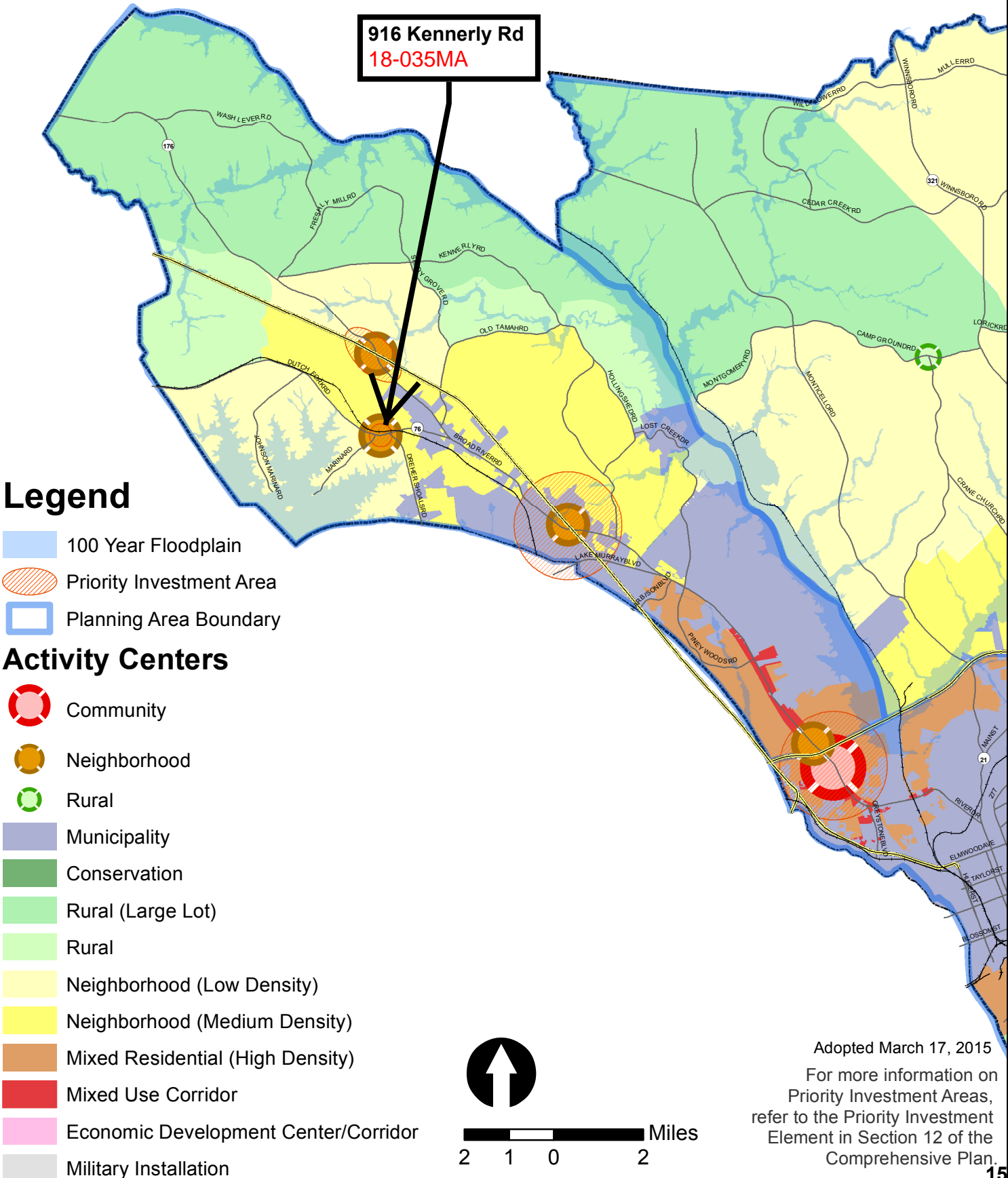


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



916 Kennerly Rd
18-035MA



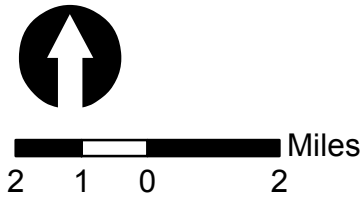
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- 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



Adopted March 17, 2015
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



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