

# **RICHLAND COUNTY PLANNING COMMISSION**



**March 4, 2019**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, March 4, 2019**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauer Carlisle • Prentiss McLaurin  
David Tuttle • Wallace Brown • 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** – February 2019
- b. ROAD NAMES**
- c. MAP AMENDMENTS**

- 1. Case # 19-001 MA District 10  
Dalhi Myers  
Michael A. Niermeier  
RU to OI (33.16 acres)  
Lower Richland Boulevard  
TMS# R21700-03-29  
PDS Recommendation – Disapproval  
Page 1
- 2. Case # 19-002 MA District 7  
Gwedolyn Kennedy  
Sukhjinder Singh  
RU to NC (2.9 acres)  
3500 Hard Scrabble Road  
TMS# R20100-04-08  
PDS Recommendation – Disapproval  
Page 9
- 3. Case # 19-003 MA District 7  
Gwendolyn Kennedy  
Anna Fonseca  
OI to RS-HD (1.55 acres)  
Farrow Road & Plantation Drive  
TMS# R17300-02-22  
PDS Recommendation – Approval  
Page 17
- 4. Case # 19-004 MA District 7  
Gwendolyn Kennedy  
James E. McGrew  
GC/RS-LD to LI (2 acres)  
8816 Wilson Bouelvard  
TMS# R14507-02-07, 09,11 & R14507-02-10 (Portion of)  
PDS Recommendation – Disapproval  
Page 25

- |   |   |
|---|---|
| <p>5. Case # 19-005 MA<br/>Ray L. Derrick<br/>RU to NC (3.76 acres)<br/>1012 Bickley Road<br/>TMS# R02415-02-01<br/>PDS Recommendation – Approval<br/>Page 33</p>   | <p><u>District 1</u><br/>Bill Malinowski</p>  |
| <p>6. Case # 19-006 MA<br/>Charlotte Huggins<br/>RU to GC (2.8 acres)<br/>10510 Garners Ferry Road<br/>TMS# R30600-02-16 &amp; R30600-02-08 (Portion of)<br/>PDS Recommendation – Disapproval<br/>Page 41</p> | <p><u>District 11</u><br/>Chakisse Newton</p> |
| <p>7. Case # 19-007 MA<br/>Deborah Stratton<br/>RU to NC (2 acres)<br/>2241 Clemson Road<br/>TMS# R20281-01-24<br/>PDS Recommendation – Approval<br/>Page 49</p>  | <p><u>District 8</u><br/>Jim Manning</p>      |
| <p>8. Case # 19-008 MA<br/>Robert F. Fuller<br/>RU to RC (8.77 acres)<br/>Oscar Amick Road<br/>TMS# R03400-04-08<br/>PDS Recommendation – Disapproval<br/>Page 57</p>   | <p><u>District 1</u><br/>Bill Malinowski</p>  |

**IV. OTHER BUSINESS [ACTION]**

**A. Review of Impact fees**

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

**VI. CHAIRMAN’S REPORT**

**VII. PLANNING DIRECTOR’S 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 4<sup>th</sup> 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:** March 4, 2019  
**RC PROJECT:** 19-001MA  
**APPLICANT:** Michael A. Niermeier

**LOCATION:** Lower Richland Blvd

**TAX MAP NUMBER:** R21700-03-29  
**ACREAGE:** 33.16 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** February 15, 2019

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Residential Single-family Low Density District (RS-LD) parcel west of the site was part two previous zoning requests under case number 14-027MA and case number 15-038MA. Case number 14-027MA was a request for the Neighborhood Commercial District (NC). Case number 15-038MA was a request for the Office and Institutional District (NC).

**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
<b><u>North:</u></b>	RU/RR ROW	Undeveloped/Rail Road Right of Way
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU/RU	Undeveloped/Telecommunications Tower
<b><u>West:</u></b>	RU/RS-LD	Undeveloped/Non-conforming structure

## Discussion

### ***Parcel/Area Characteristics***

The subject parcel has frontage along Lower Richland Blvd and Air Base Rd. Lower Richland Blvd is a two-lane major collector without sidewalks or streetlights. Air Base Rd is two-lane major collector without sidewalks or streetlights. The site is primarily undeveloped land with large stands of trees and a wetland. The subject parcel has a power line utility easement running across the middle of the parcel and an access easement for a telecommunications tower on the lower portion of the site. The immediate area is characterized by natural and undeveloped land, a telecommunications tower, and sparse residential. The surrounding area is zoned primarily RU with a limited number of RS-LD to the east and south.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Lower Richland High School is about 1.17 miles north of the property. Water service would likely be through the City of Columbia or a well. Sewer service would likely be through septic, lagoon, or other localized system. The Lower Richland fire station (station number 22) is located approximately 1.6 miles north of the subject parcel on Lower Richland Blvd.

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 ***Rural (Small Lot)***.

### **Land Use and Character**

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural (Large Lot) land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime agricultural value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

### **Desired Development Pattern**

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreation areas are an alternative form of rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

## **Lower Richland Community Strategic Master Plan**

### **Rural Residential Area**

Lower Richland offers an alternative to the urban and suburban areas of Columbia and Richland County. Balancing the desire to protect this way of life with development pressures is one of the objectives of this plan. Existing constraints (i.e., limited water and sewer service, environmental constraints) will limit the amount of development that will occur in this area over the next twenty



years. However, any new development that does occur should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Current rural zoning allows for one residential unit per 33,000 square feet in the Rural Residential Area of Lower Richland. Future growth should respect this standard. In addition, where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved.

### **Traffic Characteristics**

The 2017 SCDOT traffic county (Station #405) located east of the subject parcel on Lower Richland Blvd identifies 1,950 Average Daily Trips (ADTs). Lower Richland Blvd is classified as a two lane undivided collector, maintained by SCDOT, with a design capacity of 8,600 ADTs. This section of Lower Richland Blvd is currently operating at Level of Service (LOS) "A".

2017 SCDOT traffic count (Station #567) located north of the subject parcel on Air Base Rd identifies 2,800 ADTs. Air Base Rd is a two lane undivided collector, maintained by SCDOT, with a design capacity of 8,600 ADTs. This section of Air Base Rd is currently operating at LOS "A".

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 currently no planned or programmed improvements for these sections of Lower Richland Blvd or Air Base Rd through SCDOT or by the County Penny Sales Tax program.

### **Conclusion**

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

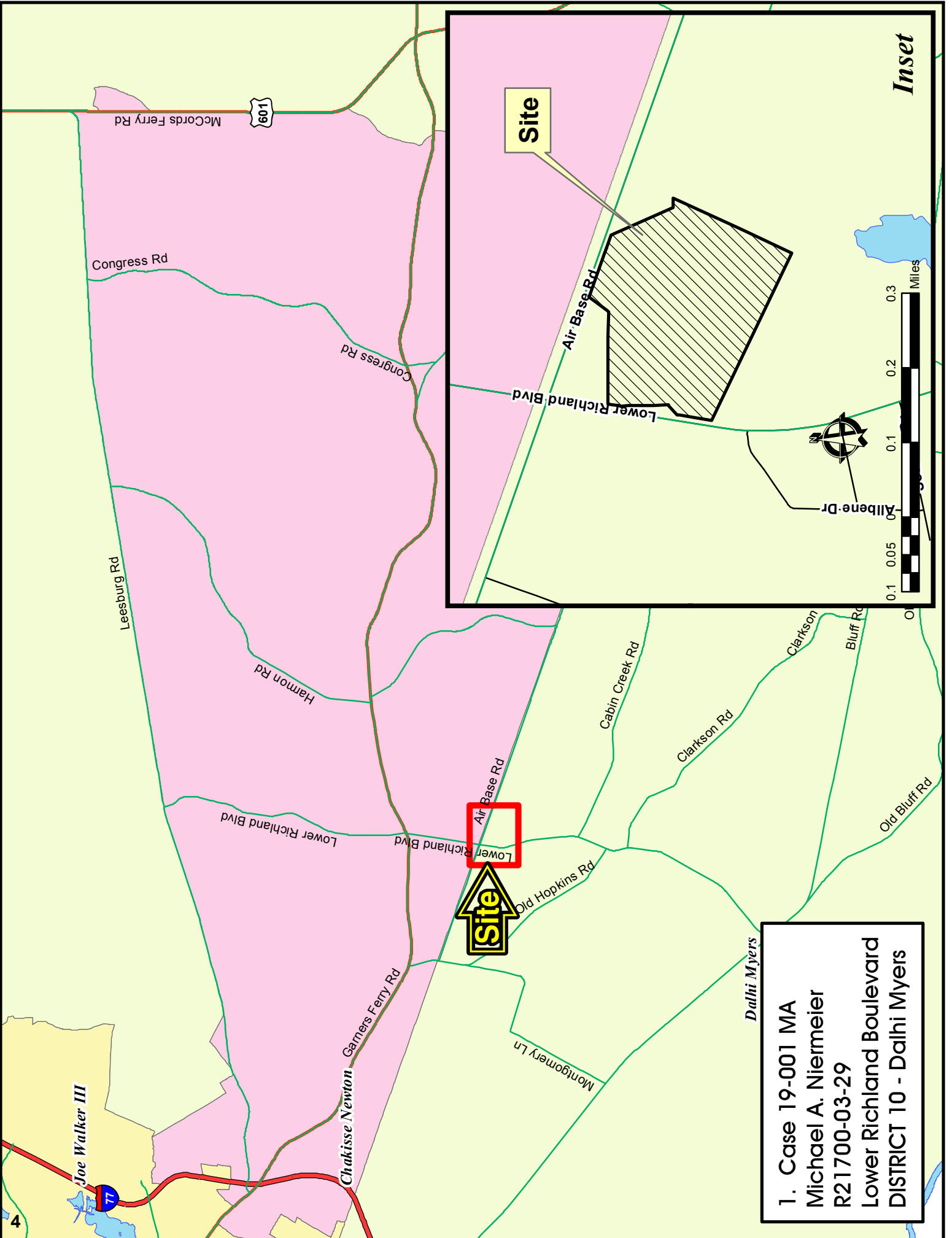
The Rural (Small Lot) future land use designation recommends commercial/office uses at Rural Activity Centers, unless it is integrated as part of residential developments. The subject parcel is not located at a Rural Activity Center, nor is it located at an intersection of a primary arterial. Staff is of the opinion that approval of the proposed district could contribute to the random and scattered, un-concentrated effects of commercial/office uses in the rural area. In addition, approval of the rezoning request would not be in character with the existing, surrounding, agricultural and residential development pattern and zoning districts for the area. Likewise, per the Comprehensive Plan, "Non-residential development should mitigate any noise, light, and traffic impacts on nearby residential areas, and should not negatively impact the surrounding rural character."

Further, staff believes that the proposed rezoning would not be consistent with the prescriptions of the Lower Richland Community Strategic Master Plan as it would not respect the current rural residential standard.

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

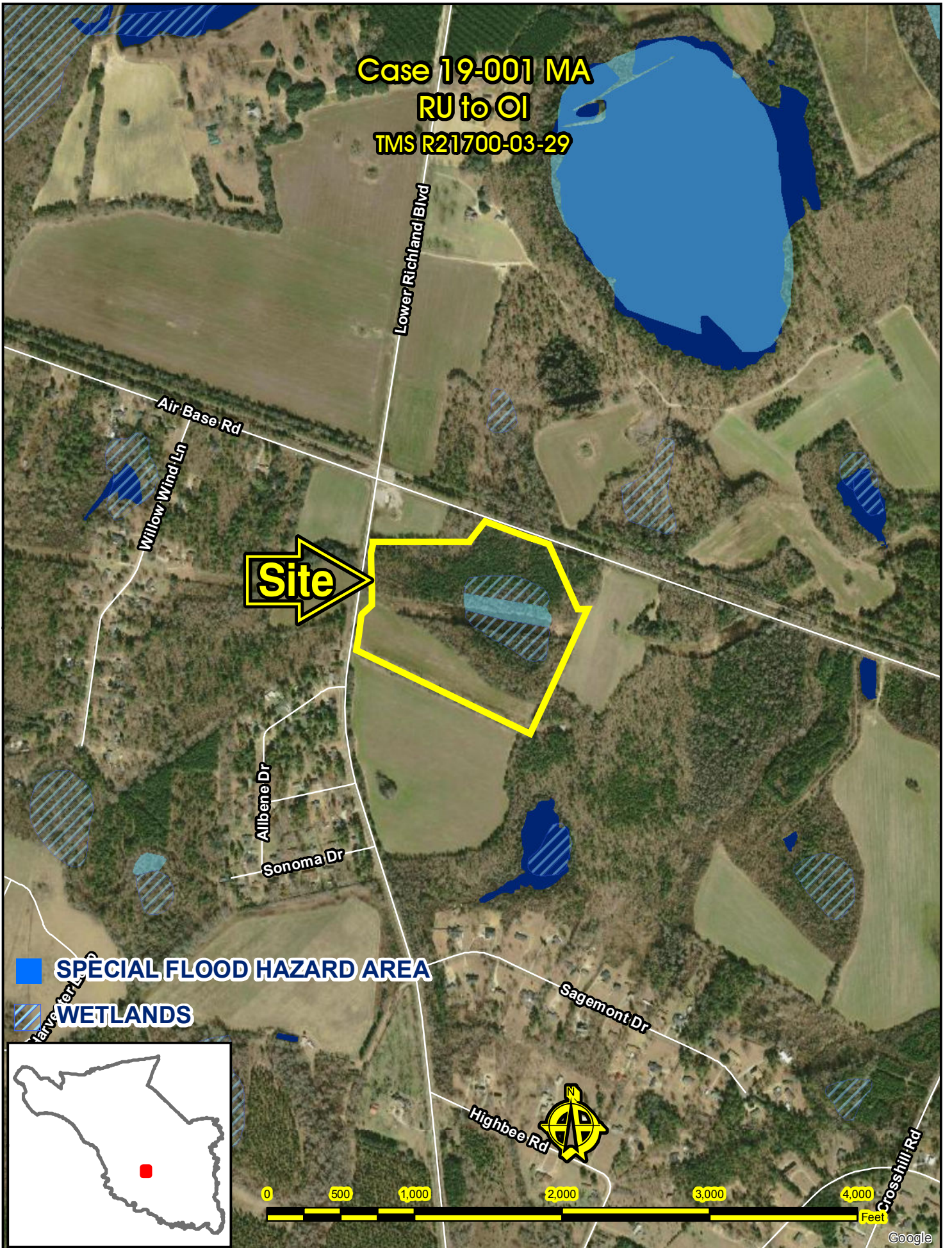
### **Zoning Public Hearing Date**

**March 26, 2019.**

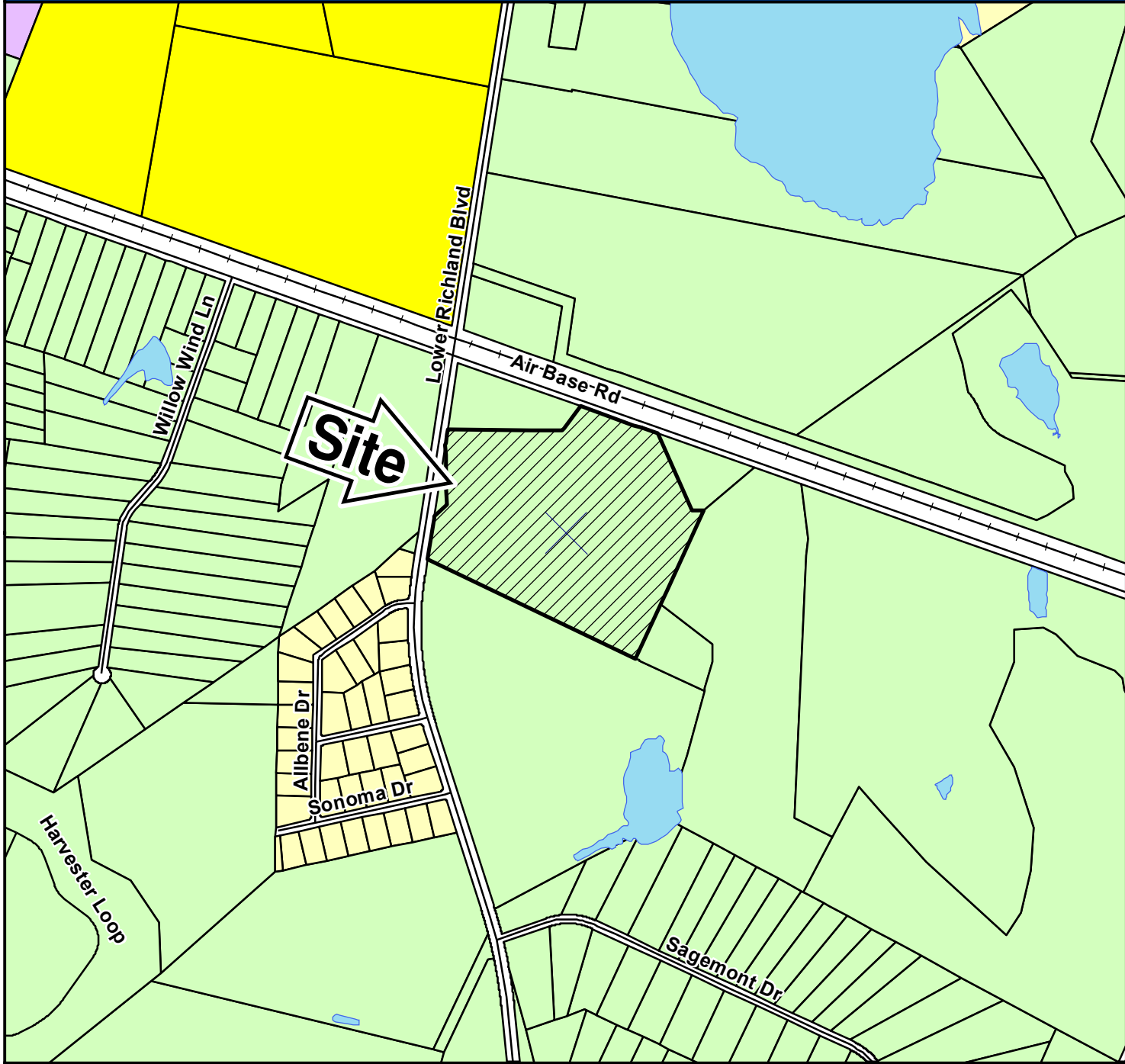


1. Case 19-001 MA  
Michael A. Niermeier  
R21700-03-29  
Lower Richland Boulevard  
DISTRICT 10 - Dalhi Myers























**Case 19-001 MA  
RU to OI  
TMS R21700-03-29**



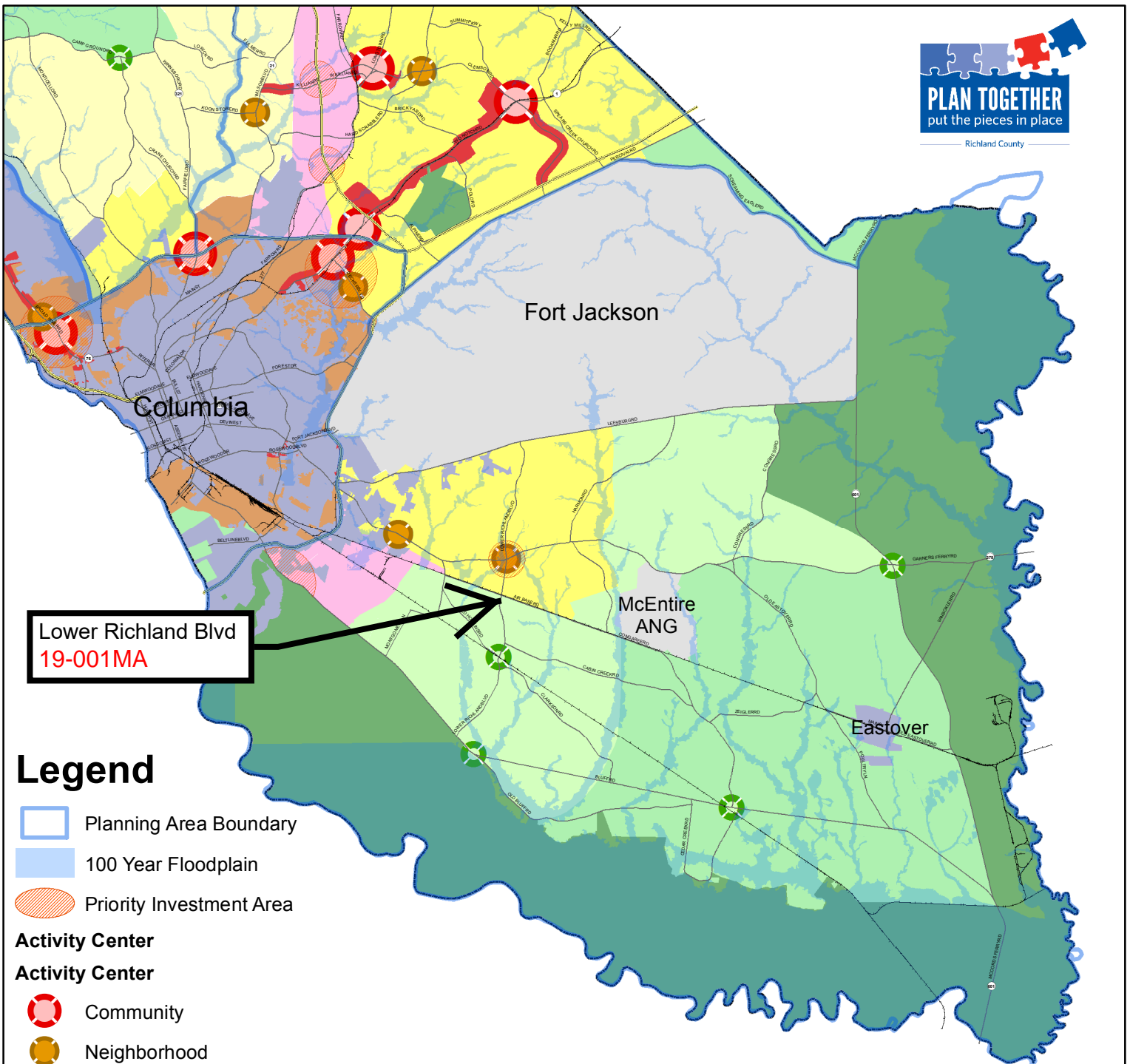
# Case 19-001 MA RU to OI



## 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	





## 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

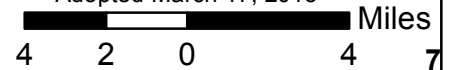
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# 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:** March 2, 2019  
**RC PROJECT:** 19-002 MA  
**APPLICANT:** Sukhjinder Singh

**LOCATION:** 3500 Hard Scrabble Rd

**TAX MAP NUMBER:** R20100-04-08  
**ACREAGE:** 2.9 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** February 15, 2019

#### **Staff Recommendation**

**Disapproval**

#### **Background**

##### **Zoning History**

The original zoning as adopted September 7, 1977 was D-1 Development District. With the adoption of the 2005 Land Development Code, the D-1 District was designated Rural District (RU).

##### **Zoning History for the General Area**

The Neighborhood Commercial District (NC) parcel west of the site was part of two previous zoning requests under case number 18-029MA and case number 18-038MA. Case number 18-029MA was a request for the General Commercial District (GC) and was denied by County Council. Case number 18-038MA was a request for the Neighbor Commercial District (NC) and was approved by County Council.

##### **Zoning District Summary**

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

## Discussion

### ***Parcel/Area Characteristics***

The subject property has primary frontage along Hard Scrabble Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by an institutional use, residential zoning districts and residential uses. The parcels north and east of the site contain residences. The parcel south of the site is undeveloped. West of the site is a place of worship.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .87 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant north of the site on Hard Scrabble Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northwest 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-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 2017 SCDOT traffic count (Station #428) located south of the subject parcel on Hard Scrabble Road identifies 17,200 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 10,800 ADT's. Hard Scrabble 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.

The section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

### **Conclusion**

The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors or within a contextually-appropriate distance from the intersection of a primary arterial. Hard Scrabble Road is classified as a two lane undivided minor arterial.

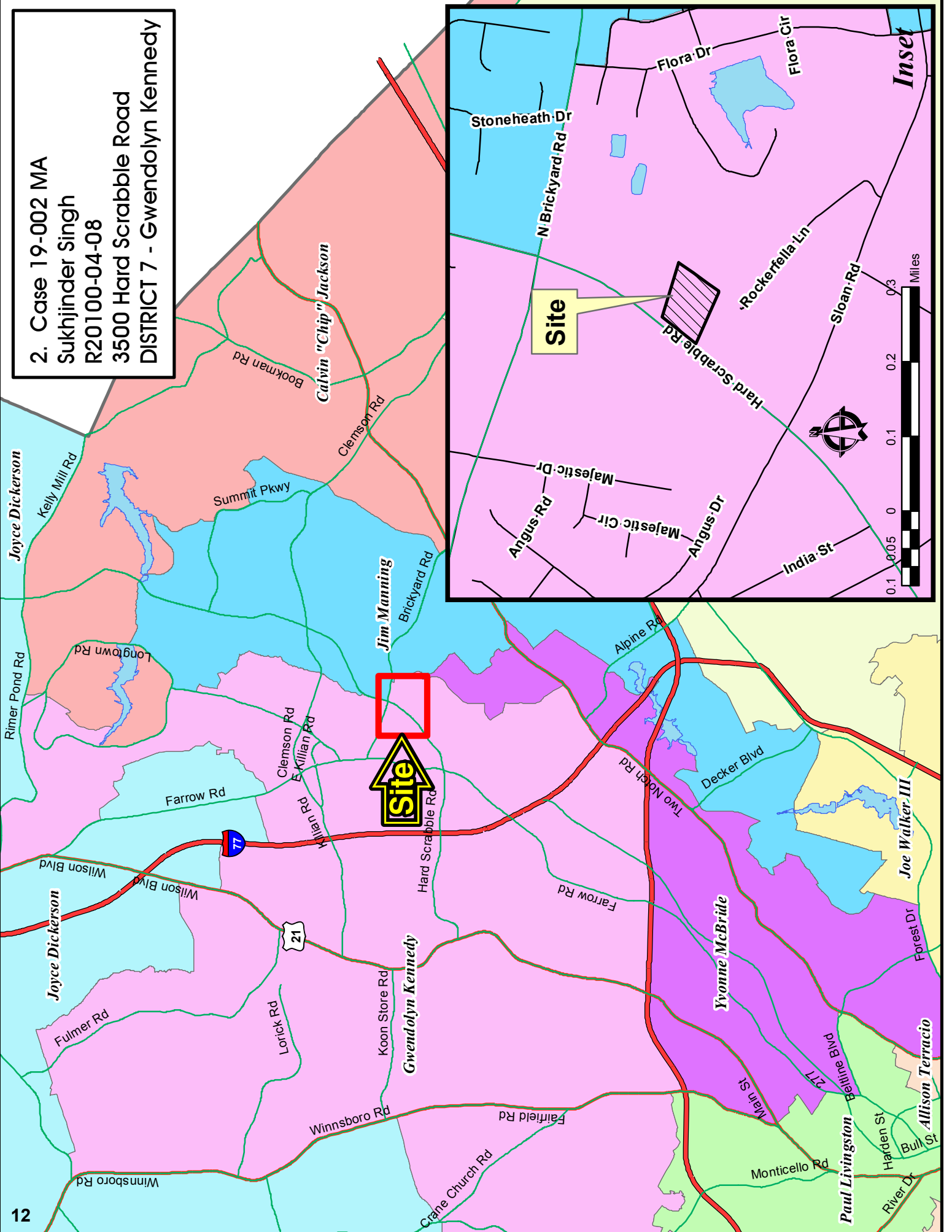
Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of commercial zoning districts along this section of Hard Scrabble Road.

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

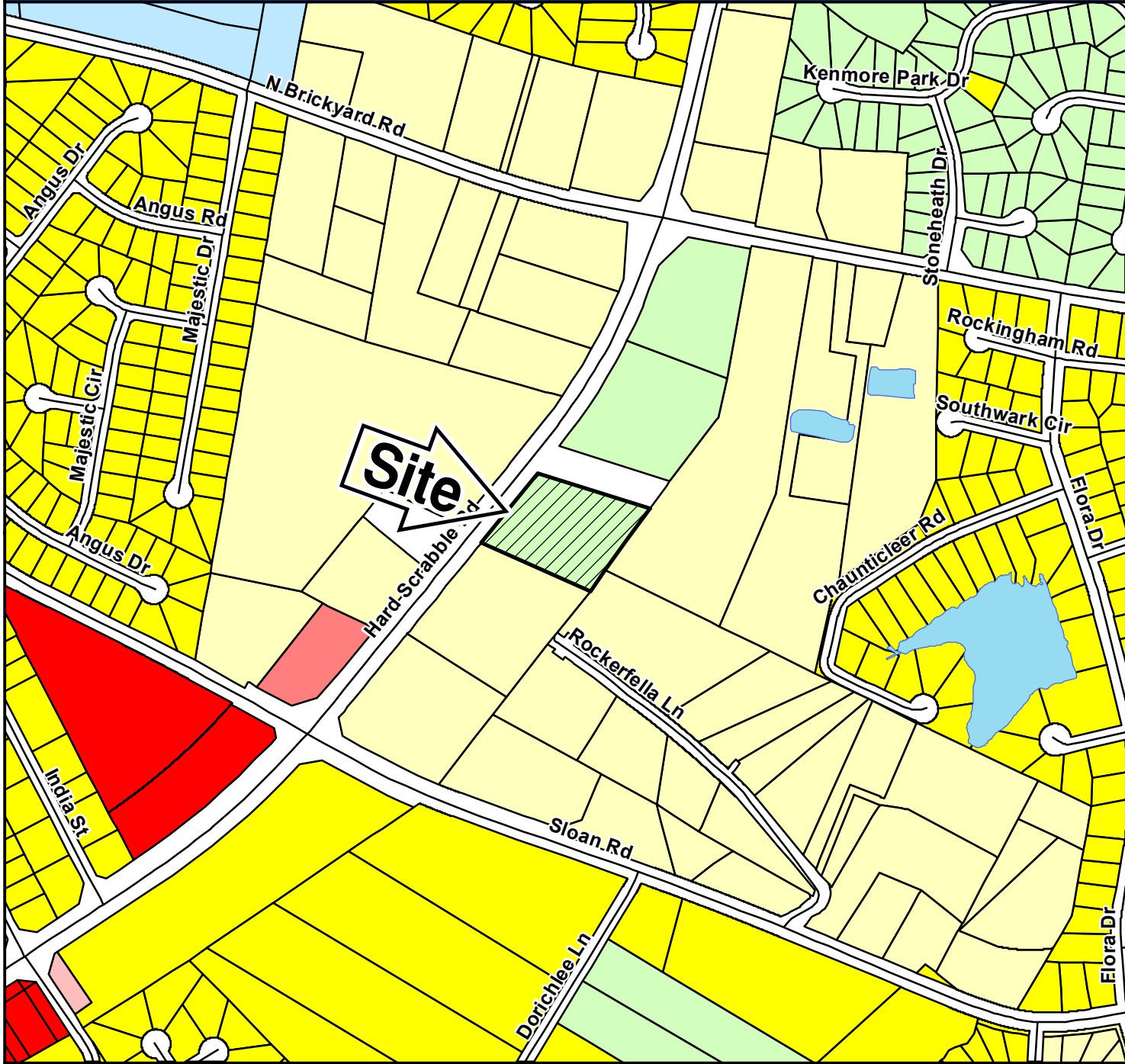
### **Zoning Public Hearing Date**

**March 26, 2019.**
























2. Case 19-002 MA  
 Sukhjinder Singh  
 R20100-04-08  
 3500 Hard Scrabble Road  
 DISTRICT 7 - Gwendolyn Kennedy



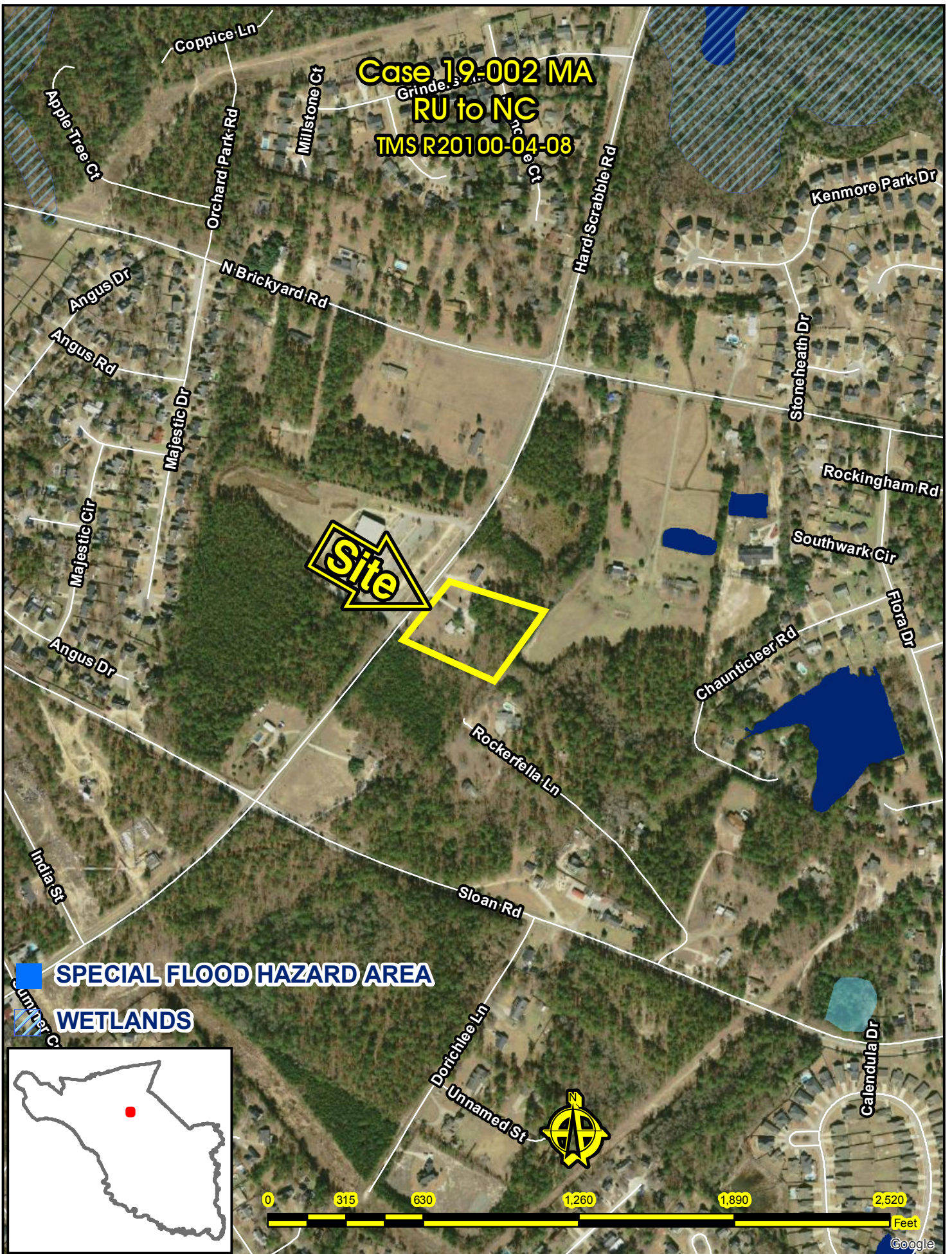
# Case 19-002 MA RU to NC



## 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	





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

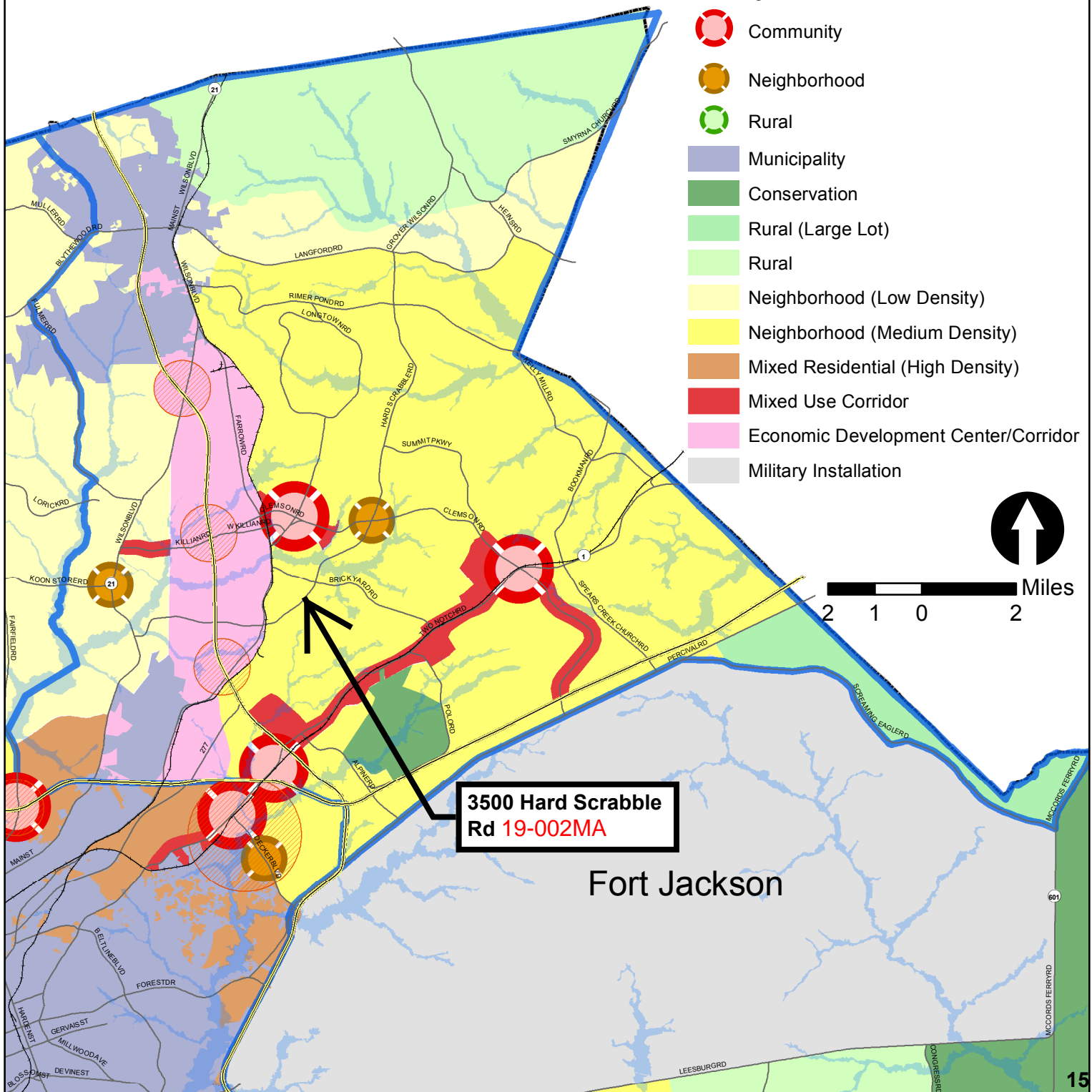


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 4, 2019  
**RC PROJECT:** 19-003MA  
**APPLICANT:** Anna Fonseca

**LOCATION:** Farrow Road & Providence Plantation Drive

**TAX MAP NUMBER:** R17300-02-22  
**ACREAGE:** 1.55 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RS-HD

**PC SIGN POSTING:** February 15, 2019

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The property was rezoned to Office and Institutional District (OI) under case number 99-010MA.

The original zoning as adopted September 7, 1977 was RS-3 District. With the adoption of the 2005 Land Development Code, the RS-3 District was designated Residential Single-family High Density District (RS-HD).

##### Zoning History for the General Area

The Planned Development District (PDD) parcel, located east of the site was rezoned from Residential Single-family High Density District (RS-MD) under case number 03-044MA.

The Planned Development District (PDD) parcel, located north of the site was rezoned from Light Industrial District (M-1) under case number 05-007MA.

The Residential Multi-family High Density District (RM-HD) parcels, located east and south of the site were rezoned from Residential Single-family High Density District (RS-HD) under case number 99-009MA.

##### 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/maximum density: Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 152(d) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 13 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
<b><u>North:</u></b>	RS-MD/RM-HD	Residence/ Residence
<b><u>South:</u></b>	RS-HD/OI	Residence/ Residence
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	RS-HD	Residence

<b>Discussion</b>
-------------------

***Parcel/Area Characteristics***

The parcel has frontage along Farrow Road, Providence Plantation Drive, and Providence Plantation Circle. Providence Plantation Drive and Provide Plantation Circle are both two-lane local roads without sidewalks or streetlights. Farrow Road is a two-lane minor arterial without sidewalks or streetlights. Providence Plantation Drive becomes Brickyard Road when it crosses Farrow Road. The parcel is mostly undeveloped with a residential structure in the southeast corner of the lot. The subject property is serves as part the entrance of the entrance for the Providence Plantation subdivision. The immediate area is characterized by primarily residential and undeveloped uses, along with a rail road right-of-way east of the site parallel to Farrow Road.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located about 1.05 miles northeast of the subject parcel on Clemson Road. The parcel is within the City of Columbia’s water and sewer service area and near the boundary of Palmetto Utilities for sewer service. The Killian fire station (station number 27) is located on Farrow Road approximately .5 miles north of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood (Medium-Density)**.

**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 2017 traffic count (Station #284) located south of the site along Farrow Rd identifies 14,100 Average Daily Trips (ADTs). Farrow Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) “E”.

The 2017 traffic count (Station #459) located east of the site on Brickyard Road identifies 5,200 ADTs. Brickyard Road is classified as a two-lane undivided major collector maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Brickyard Road is currently operating at LOS “B”.

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 currently one operation & safety intersection improvement programmed for the Farrow Road and Brickyard Road intersection. There are no programmed improvements from the Richland Penny Sales Tax program.

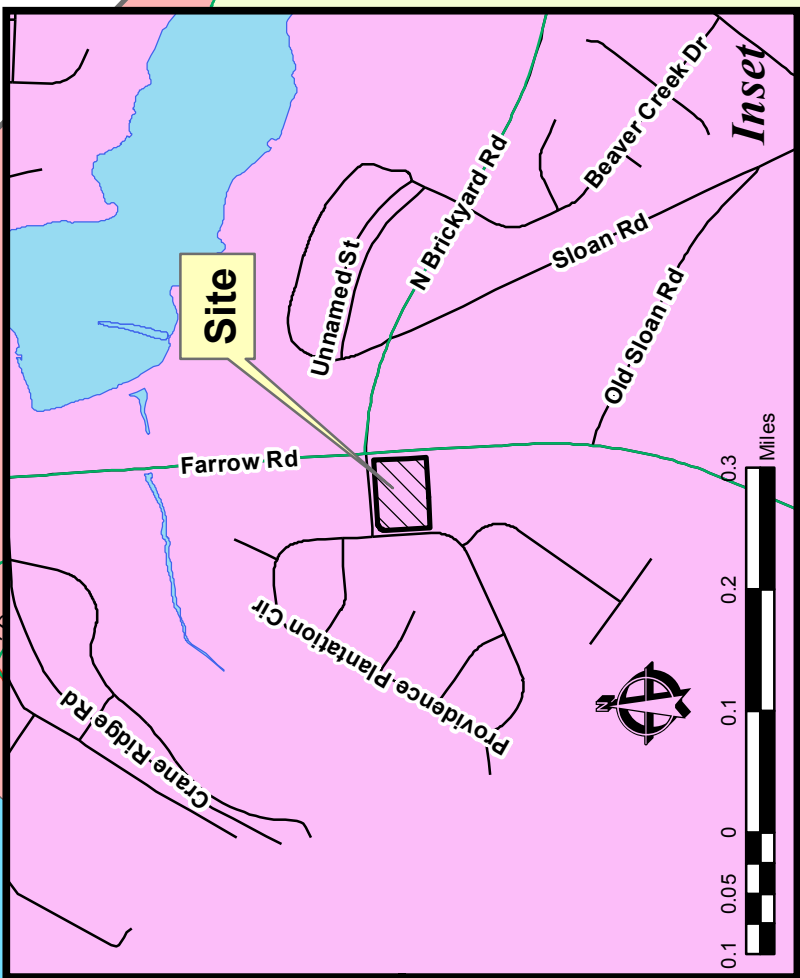
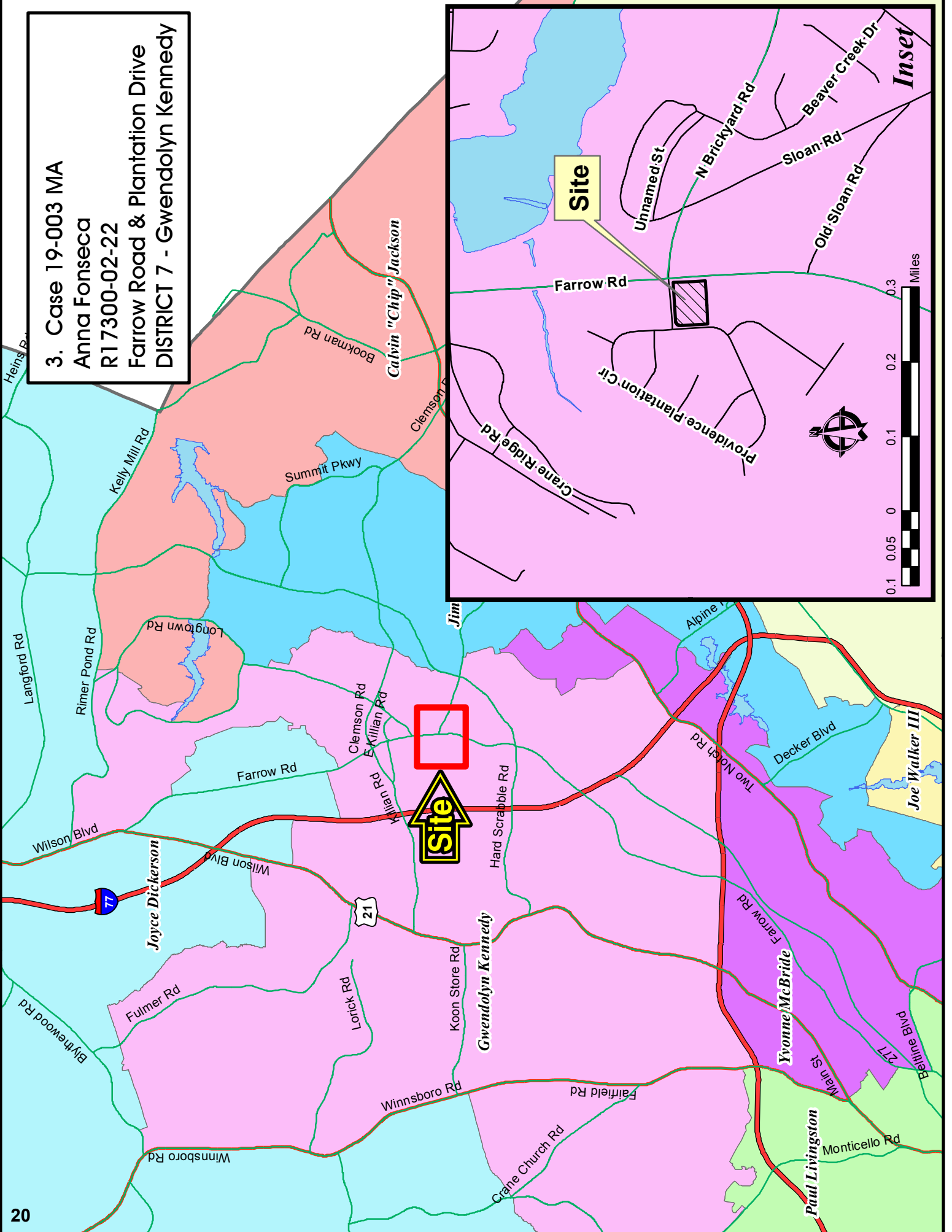
**Conclusion**

Staff recommends **Approval** of the map amendment as it would be consistent with the recommendations of the Comprehensive Plan. Per the Comprehensive Plan, Neighborhood (Medium-Density) areas are intended to provide a mix of residential uses and densities within a neighborhood, while serving as a transition from higher density areas to lower density areas. The uses found within the RS-HD zoning district would be compatible with the recommendations of the Future Land Use designation.

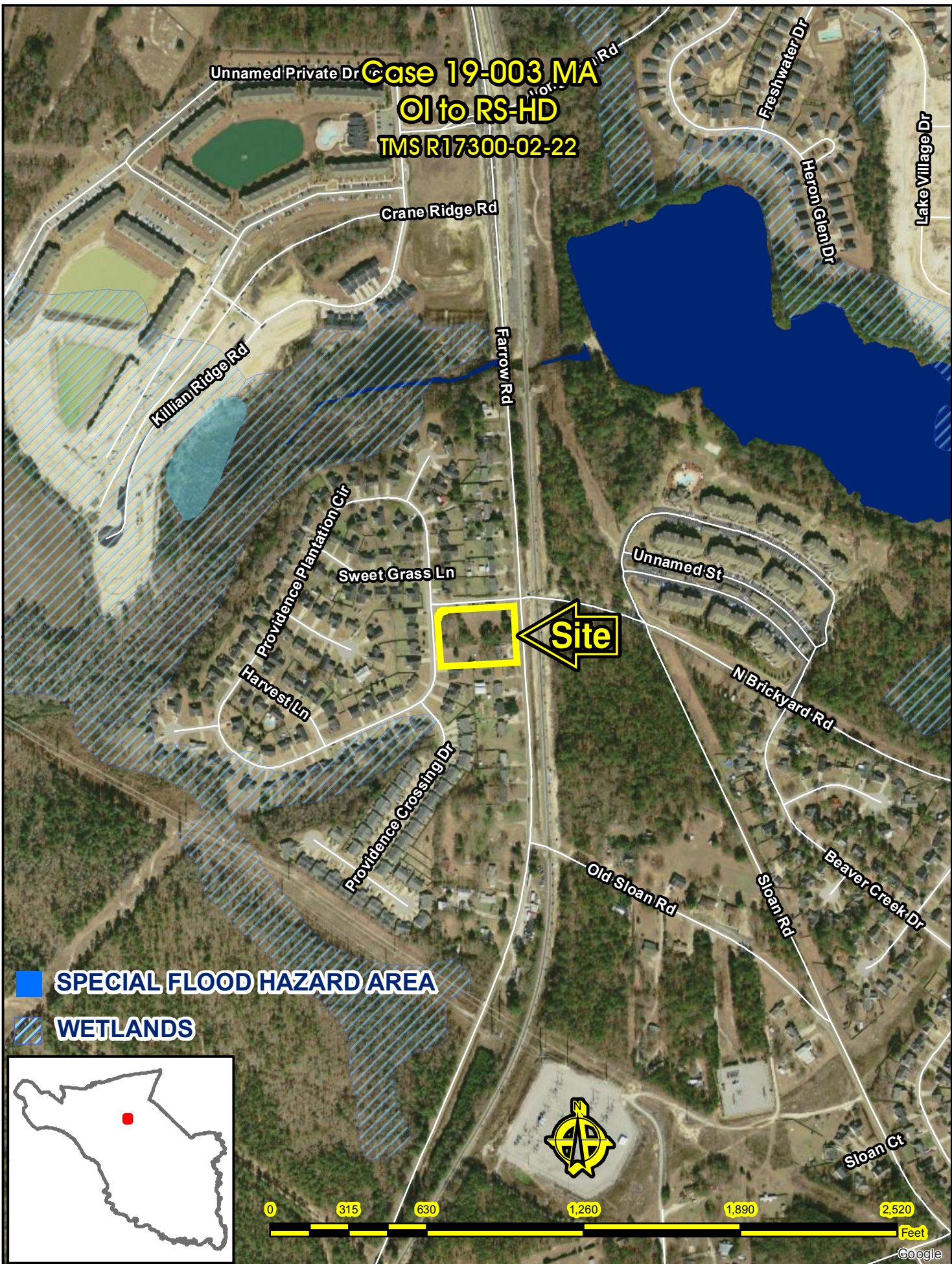
**Zoning Public Hearing Date**

**March 26, 2019.**

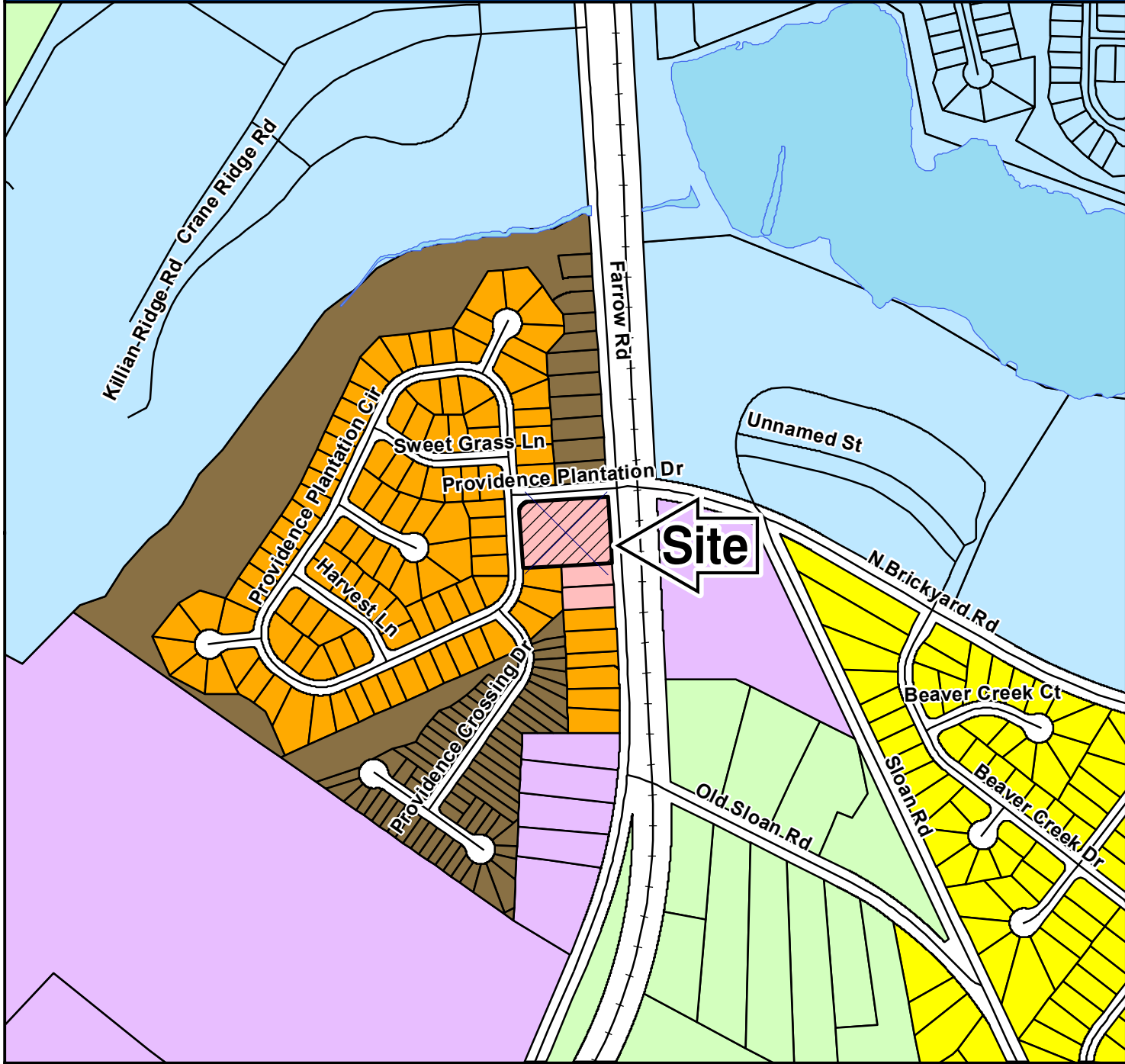
3. Case 19-003 MA  
Anna Fonseca  
R17300-02-22  
Farrow Road & Plantation Drive  
DISTRICT 7 - Gwendolyn Kennedy



Case 19-003 MA  
OI to RS-HD  
TMS R17300-02-22



# Case 19-003 MA OI to RS-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	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

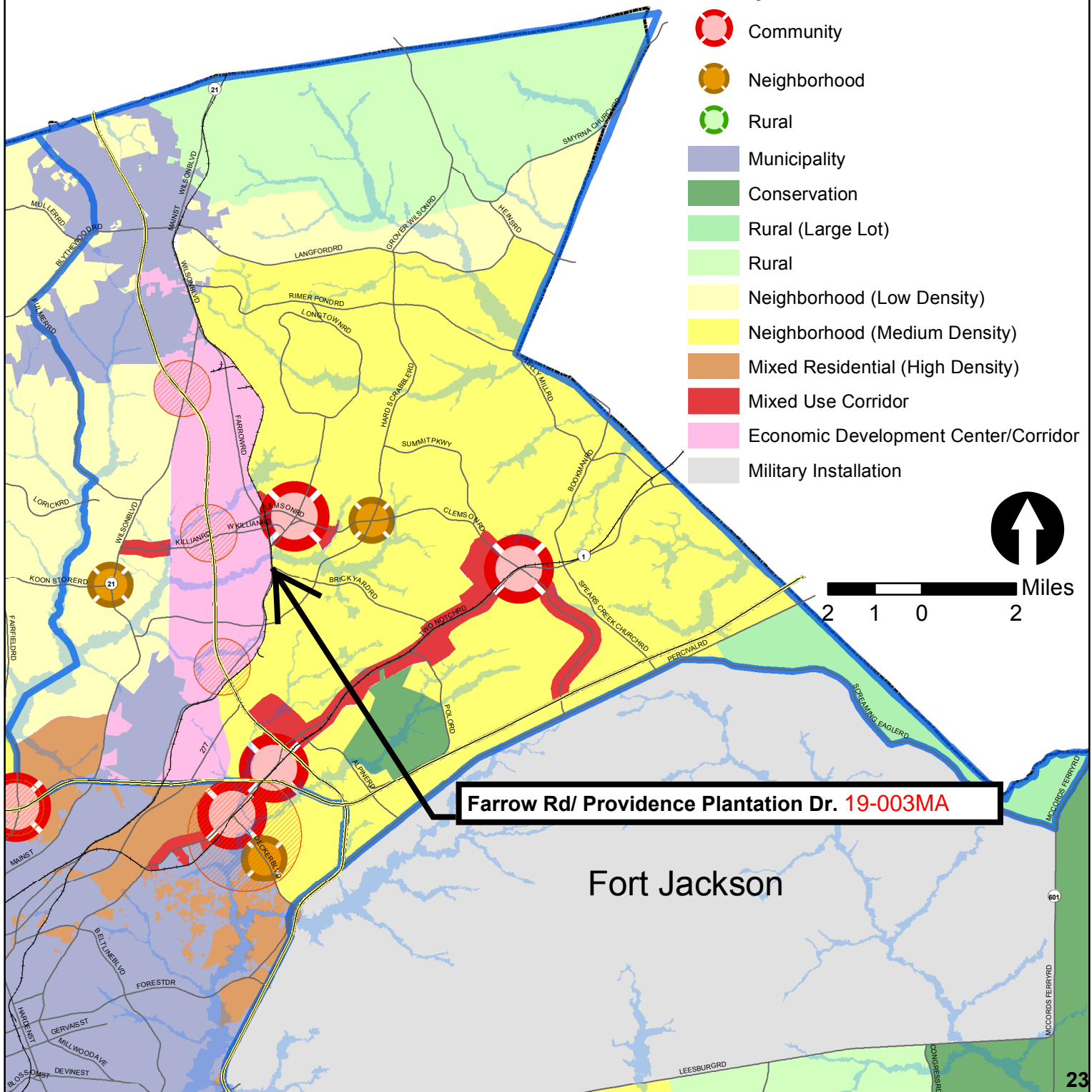


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 4, 2019  
**RC PROJECT:** 19-004 MA  
**APPLICANT:** James E McGrew

**LOCATION:** 8816 Wilson Boulevard

**TAX MAP NUMBER:** R14507-02-07, 09, 11 & R14507-02-01 (Portion of)  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** GC/RS-LD  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** February 15, 2019

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

The subject property was part of a previous request for the LI District under case number 18-031MA. The case was withdrawn at the Zoning Public Hearing.

**Zoning History for the General Area**

The parcels south of the site, which contain a Dollar General store, were rezoned from RU to Rural Commercial (RC) under ordinance number 023-15HR (case number 15-23 MA).

**Zoning District Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residential
<b><u>South:</u></b>	RU	Residential
<b><u>East:</u></b>	RU	Residential
<b><u>West:</u></b>	RU	Undeveloped/Place of worship

## Discussion

### **Parcel/Area Characteristics**

The subject parcels have frontage along Wilson Boulevard and Hardscrabble Road. Wilson Boulevard is a two-lane undivided minor arterial maintained by SCDOT without sidewalks or streetlights. Hardscrabble Road is a two-lane undivided minor arterial maintained by SCDOT without sidewalks or streetlights. The general area is characterized by residential, commercial, rural and undeveloped uses.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located about .65 miles south of the parcels on Wilson Boulevard. The Crane Creek fire station (station number 18) is located on Fairfield Rd, approximately 2.7 miles southwest of the subject parcel. Water service is provided through either the City of Columbia, private utilities, or well and sewer would be provided by septic tank or City of Columbia.

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

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Neighborhood (Low-Density)**.

### **Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and water protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Activity Centers.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station # 133) located south of the subject parcel on Wilson Boulevard identifies 16,900 Average Daily Trips (ADT's). Wilson Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Wilson Boulevard is currently operating at Level of Service (LOS) “B”.



The 2017 SCDOT traffic count (Station # 135) located north of the subject parcel on Wilson Boulevard identifies 9,300 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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

### **Conclusion**

Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Neighborhood (Low-Density) future land use designation. Due to the intensity of the uses allowed under the requested LI District, approval of the requested zoning would be out of character with the existing uses in the surrounding area as "Industrial development with significant community impacts is discouraged."

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

### **Zoning Public Hearing Date**

**March 26, 2019.**

4. Case 19-004 MA

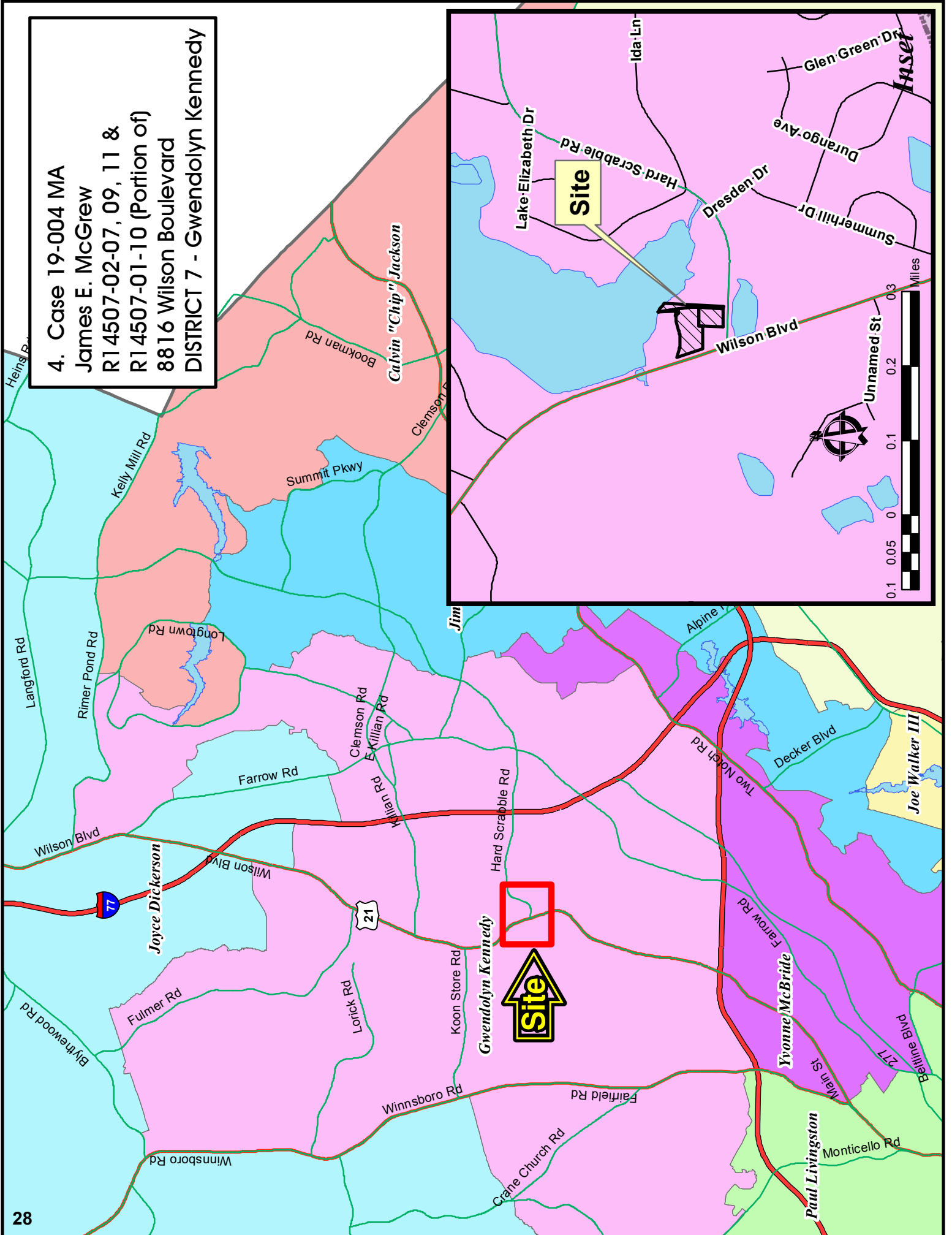
James E. McGrew

R14507-02-07, 09, 11 &

R14507-01-10 (Portion of)

8816 Wilson Boulevard

DISTRICT 7 - Gwendolyn Kennedy



**Case 19-004 MA  
GC/RS-LD to LI**

**TMS R14507-02-07, 09, 11 & R14507-02-10 (Portion of)**

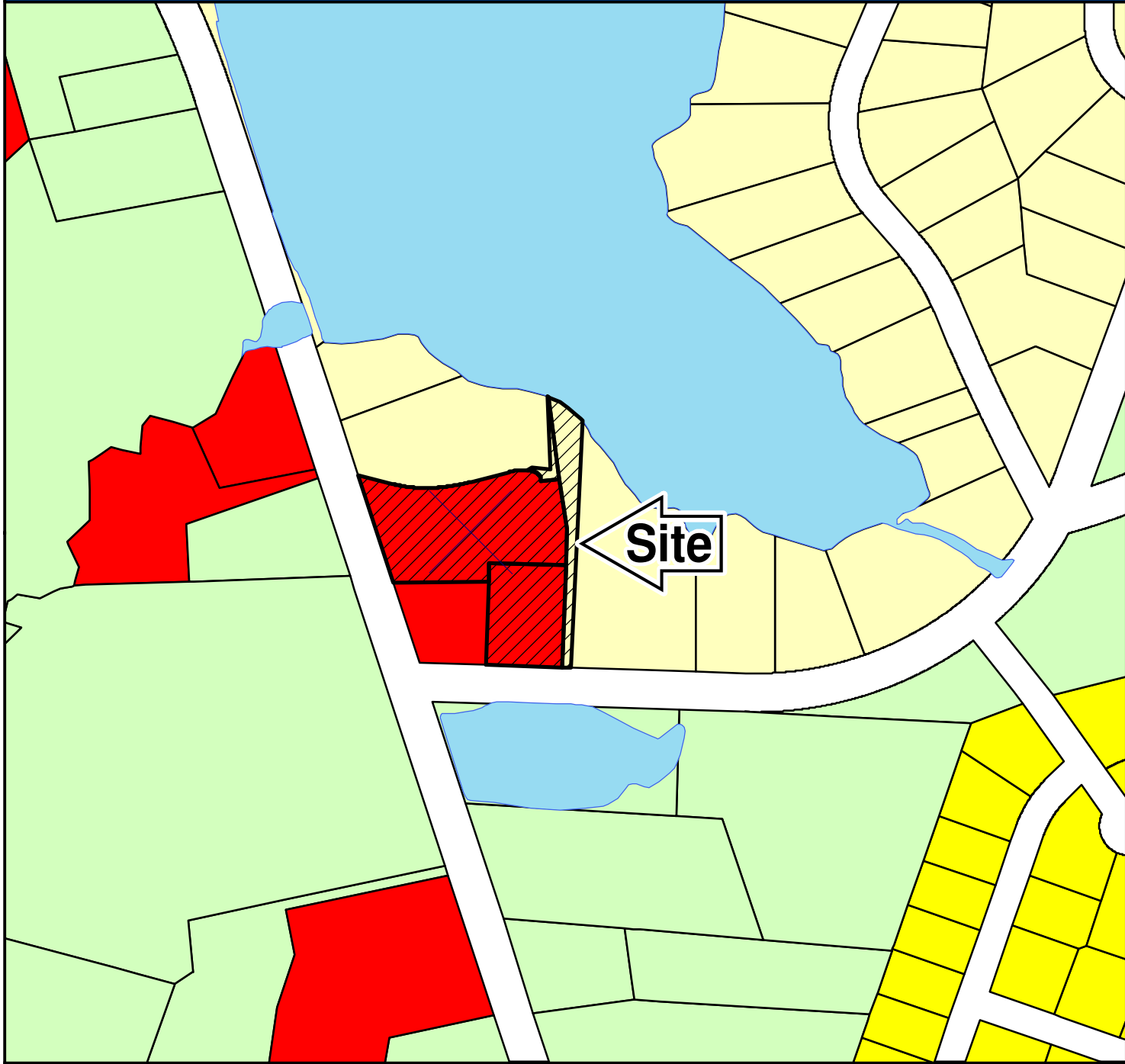


**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**






















**Site**

Feet  
Google

# Case 19-004 MA GC/RS-LD to LI



## ZONING CLASSIFICATIONS

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

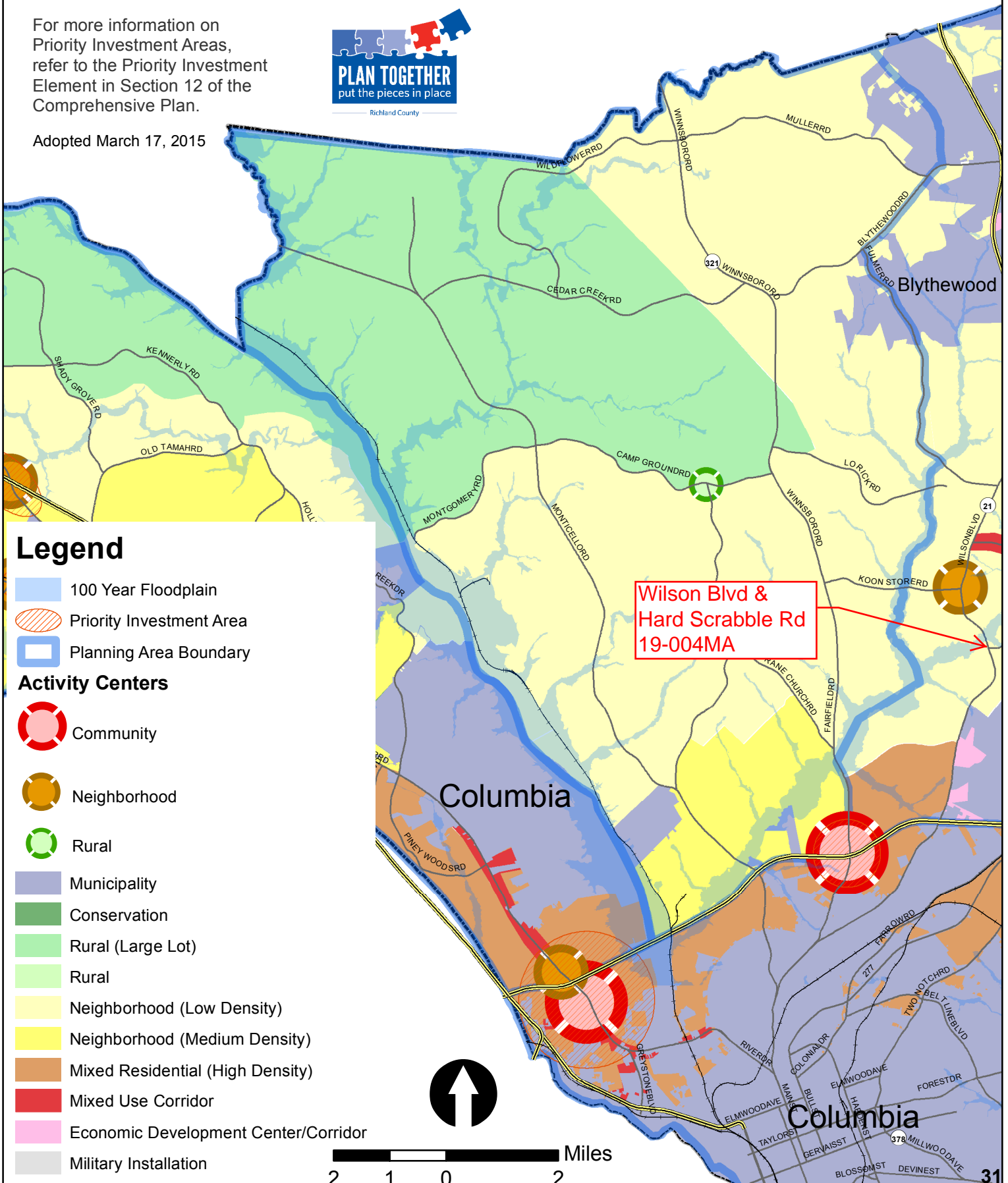


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



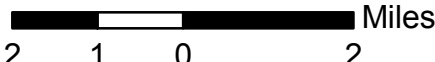
## Legend

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

## Activity 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



Wilson Blvd &  
Hard Scrabble Rd  
19-004MA

Columbia

Columbia





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 4, 2019  
**RC PROJECT:** 19-005 MA  
**APPLICANT:** Ray Derrick

**LOCATION:** 1012 Bickley Road

**TAX MAP NUMBER:** R02415-02-01  
**ACREAGE:** 3.76 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** February 15, 2019

**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 subject parcel was part of a previous request for the General Commercial District (GC) under case number 18-028MA. That case was denied at the September 25, 2018 Zoning Public Hearing.

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 03-39MA (Ordinance Number 020-03HR).

The Light Industrial (M-1) District parcel southwest of the site was rezoned from RU to M-1 under case number 97-024MA.

**Zoning District Summary**

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Ballentine Elementary School
<u>South:</u>	GC	Undeveloped
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RU/RU	Residence/Shed

## Discussion

### ***Parcel/Area Characteristics***

The subject property has frontage along Bickley Road. Bickley Road is a two-lane undivided local road without sidewalks and streetlights along this section maintained by SCDOT. The immediate area is characterized by a mix of institutional, recreational and residential uses, along with undeveloped parcels. North of the site is Ballentine Elementary School. West of the site is a single-family residence. South and east of the site is an undeveloped GC parcel. Southwest of the parcel is the Ballentine Park and Richland County Public Works Ballentine Camp.

### **Public Services**

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.04 miles east of the subject parcel. The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is immediately north of the subject parcel on Bickley 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. There is a fire hydrant located west of the site on Bickley 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 ***Neighborhood (Activity Center)***.

### **Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #180) located north of the subject parcel on Broad River Road identifies 12,500 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".



The 2017 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 22,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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.

A 3.12-mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, southwest of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). Broad River Road is will undergo widening from I26 to Old Dutch Fork Road. There are no planned or programmed improvements for these roadway sections through the County Penny Sales Tax program.

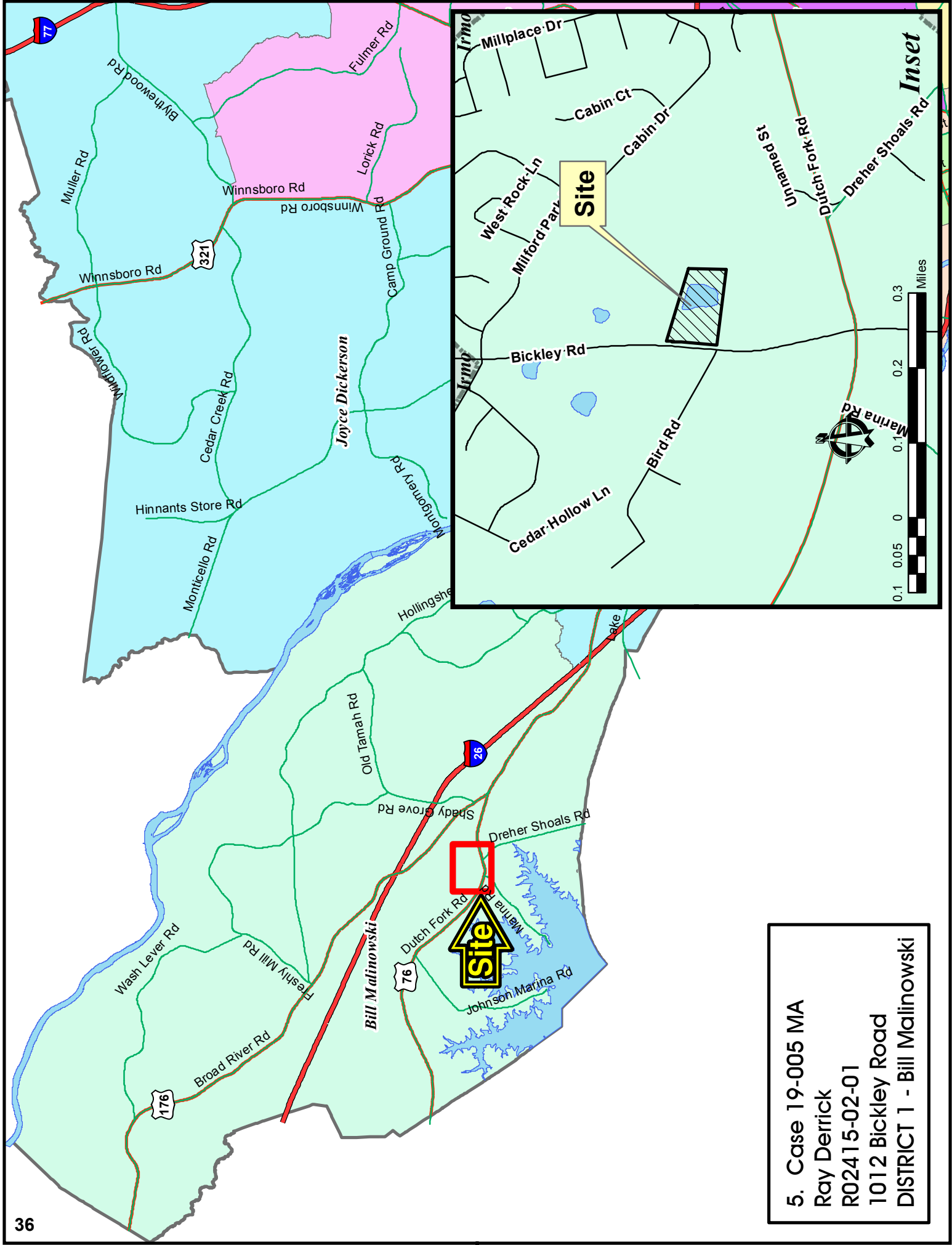
### **Conclusion**

The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses." The proposed zoning district is consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are consistent with the objectives outlined under Neighborhood Activity Centers.

Staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**March 26, 2019.**



5. Case 19-005 MA  
 Ray Derrick  
 R02415-02-01  
 1012 Bickley Road  
 DISTRICT 1 - Bill Malinowski

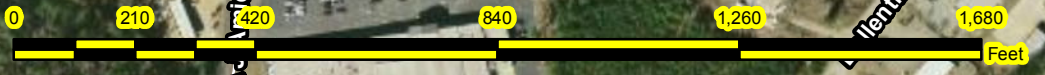
**Case 19-005 MA  
RU to NC  
TMS R02415-02-01**



**SPECIAL FLOOD HAZARD AREA**

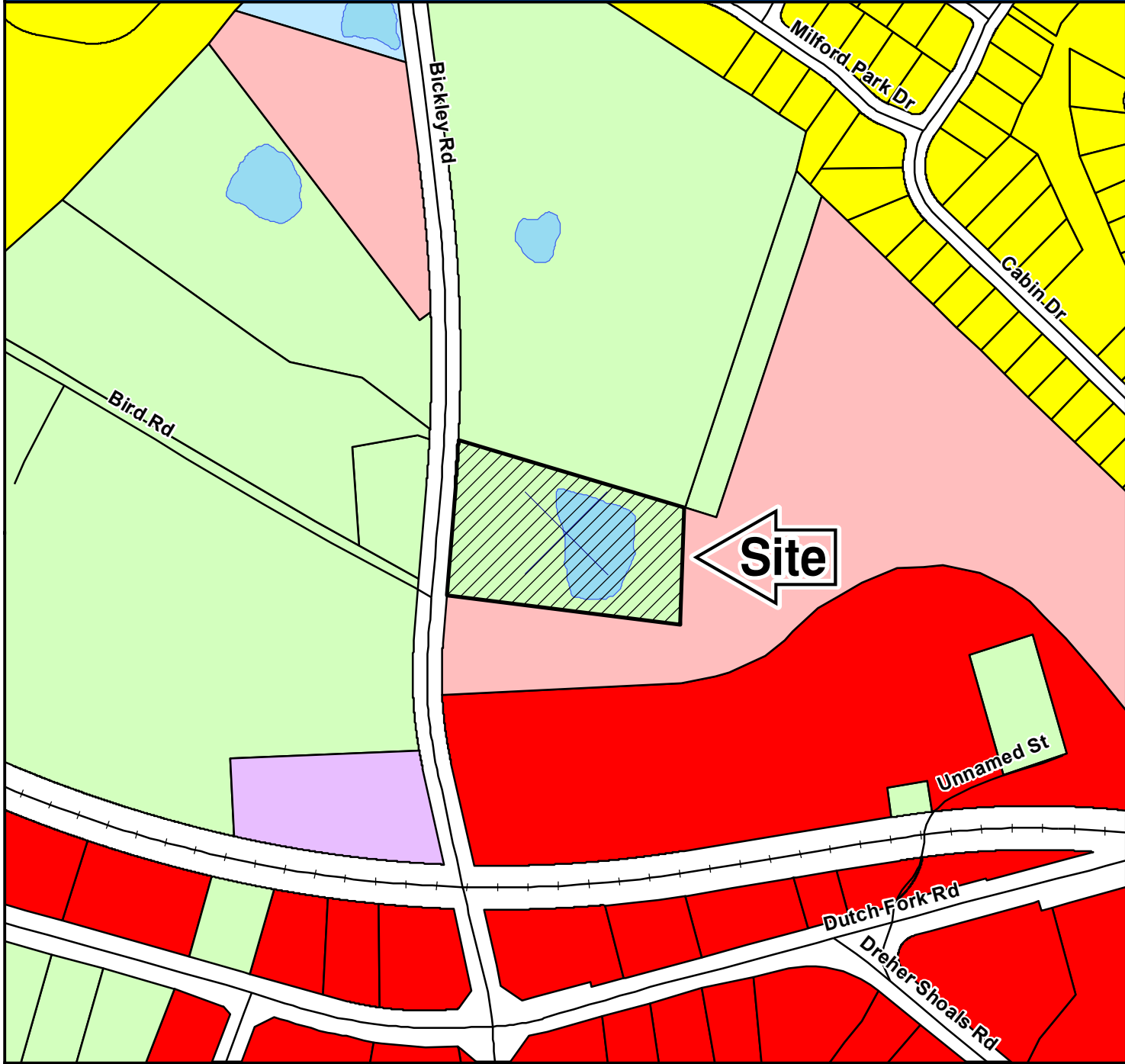
**WETLANDS**

**Site**



























Google

# Case 19-005 MA RU 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	

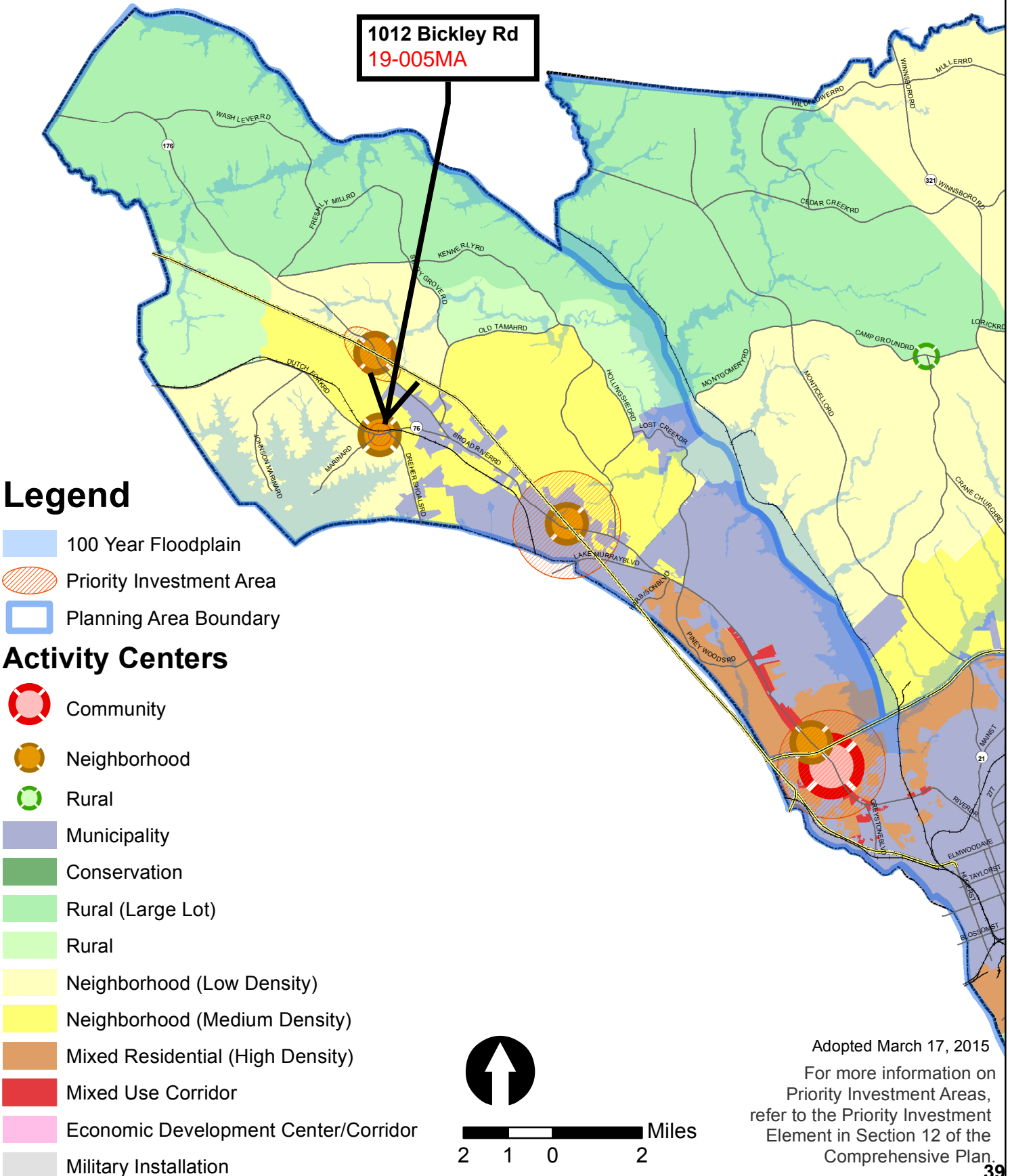


# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



**1012 Bickley Rd**  
**19-005MA**



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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 4, 2019  
**RC PROJECT:** 19-006 MA  
**APPLICANT:** Charlotte Huggins

**LOCATION:** 10510 Garners Ferry Road

**TAX MAP NUMBER:** R30600-02-16 & R30600-02-08 (Portion of)  
**ACREAGE:** 2.8 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** February 15, 2019

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 16-002MA. That case was denied at the February 23, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the Rural Commercial District (RC) under case number 16-012MA. That case was denied at the April 26, 2016 Zoning Public Hearing.

**Zoning History for the General Area**

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

**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: 44 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	GC	Convenience store with pumps
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Single family residence

<b>Discussion</b>
-------------------

***Parcel/Area Characteristics***

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains two nonresidential structures. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a convenience store with pumps (Mr. Bunky’s Market) and other commercial, small-scale industrial, and undeveloped uses south of the subject parcel.

**Public Services**

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road. The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the 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 **Rural (Large Lot)**.

**Land Use and Character**

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

**Desired Development Pattern**

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both



preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station # 173) located east of the subject parcel on Garners Ferry Road identifies 18,500 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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.

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

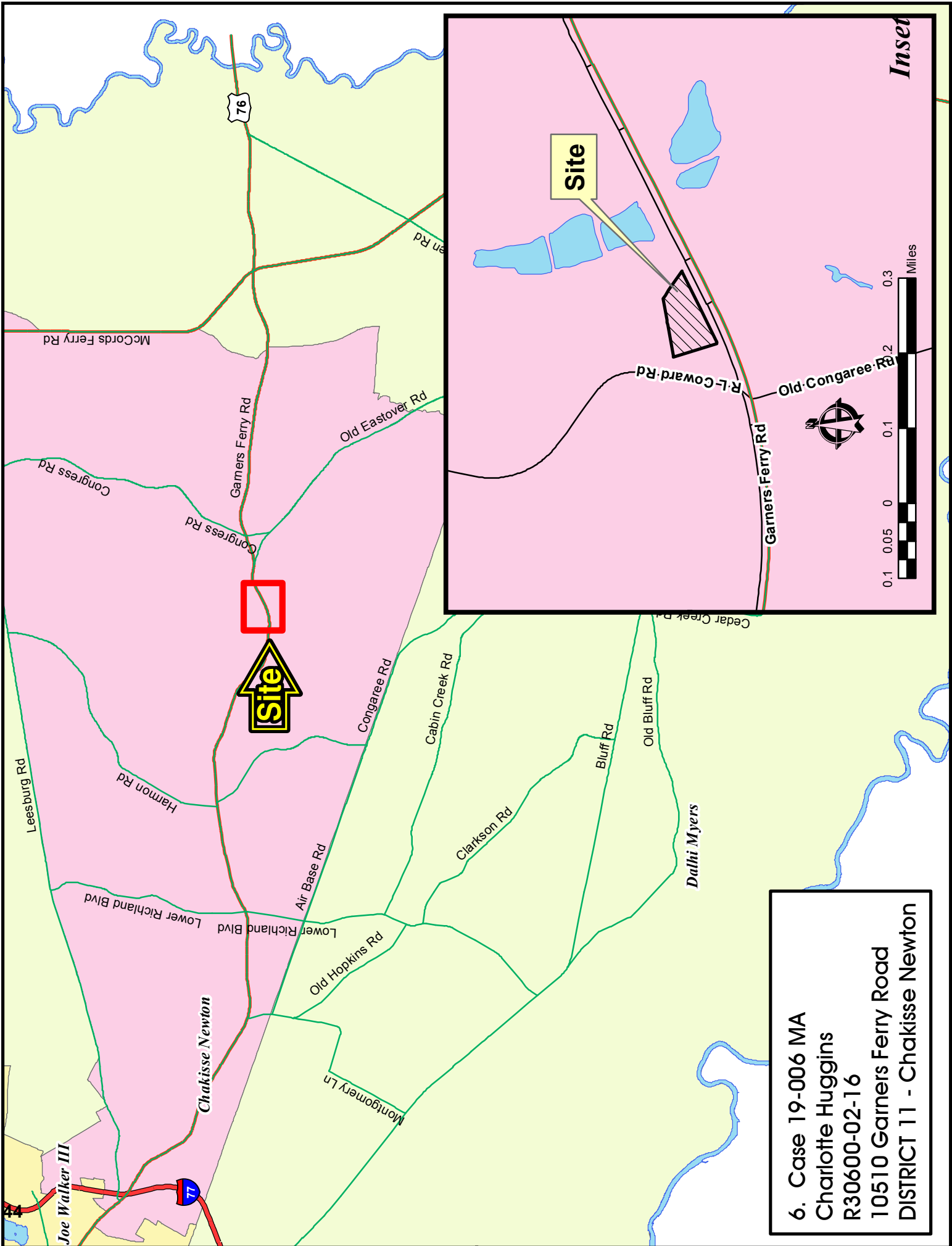
### **Conclusion**

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also recommends that commercial development be located at rural crossroads or within Rural Activity Centers. The site is not located within an activity center nor at an intersection of a rural crossroads, likewise, the proposed zoning designation would allow for potential uses of greater intensity than the adjacent and surrounding properties as recommended by the Comprehensive Plan.

### **Zoning Public Hearing Date**

**March 26, 2019.**



6. Case 19-006 MA  
 Charlotte Huggins  
 R30600-02-16  
 10510 Garner's Ferry Road  
 DISTRICT 11 - Chakisse Newton

Case 19-006 MA  
RU to GC  
TMS R30600-02-16

R/L Coward Rd

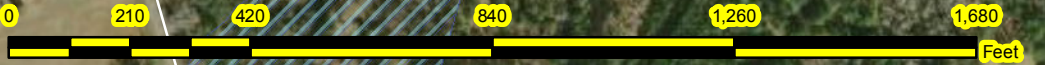
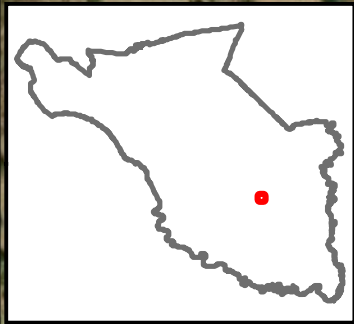
Garners Ferry Rd

Congaree Run



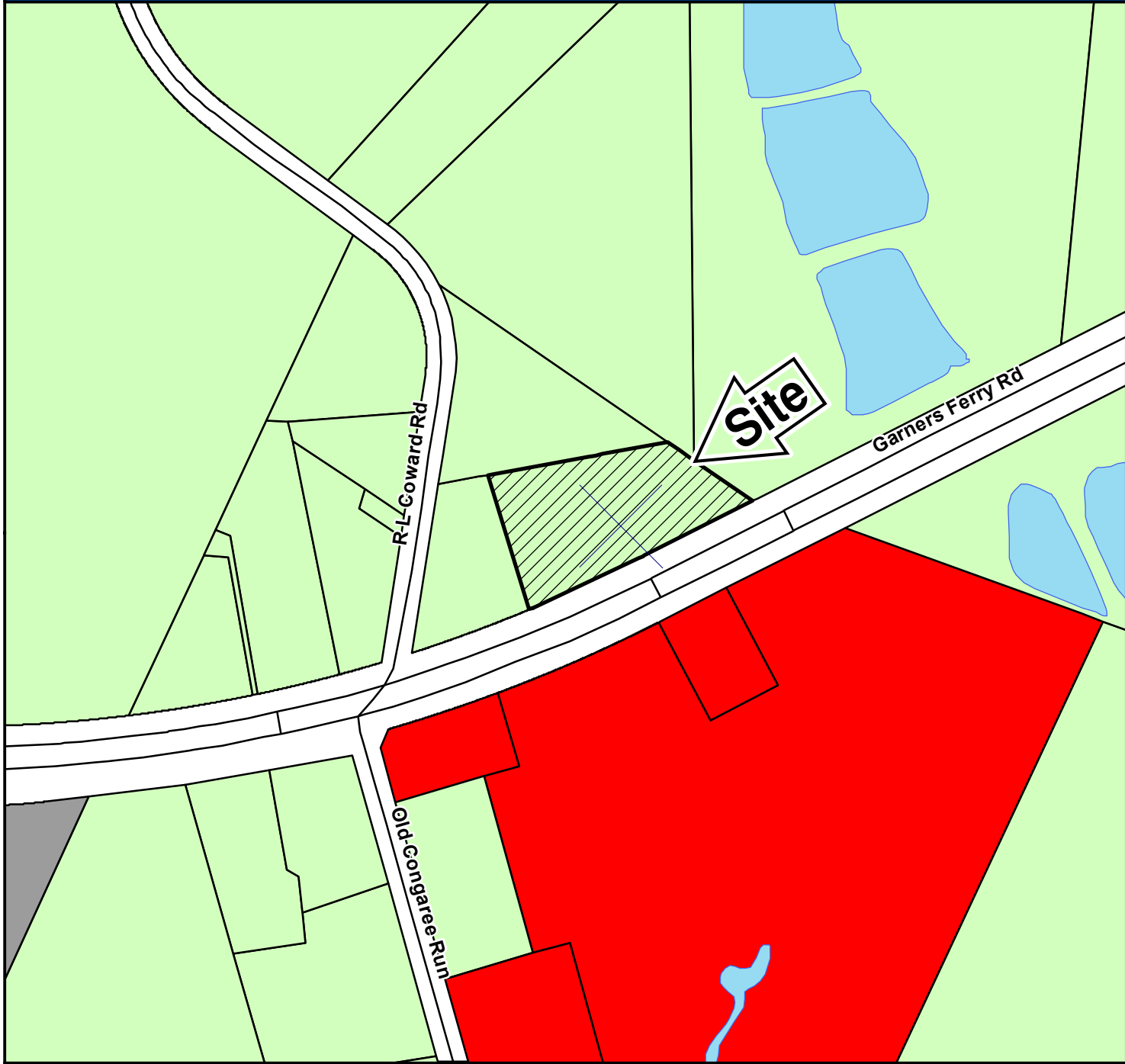
 SPECIAL FLOOD HAZARD AREA

 WETLANDS








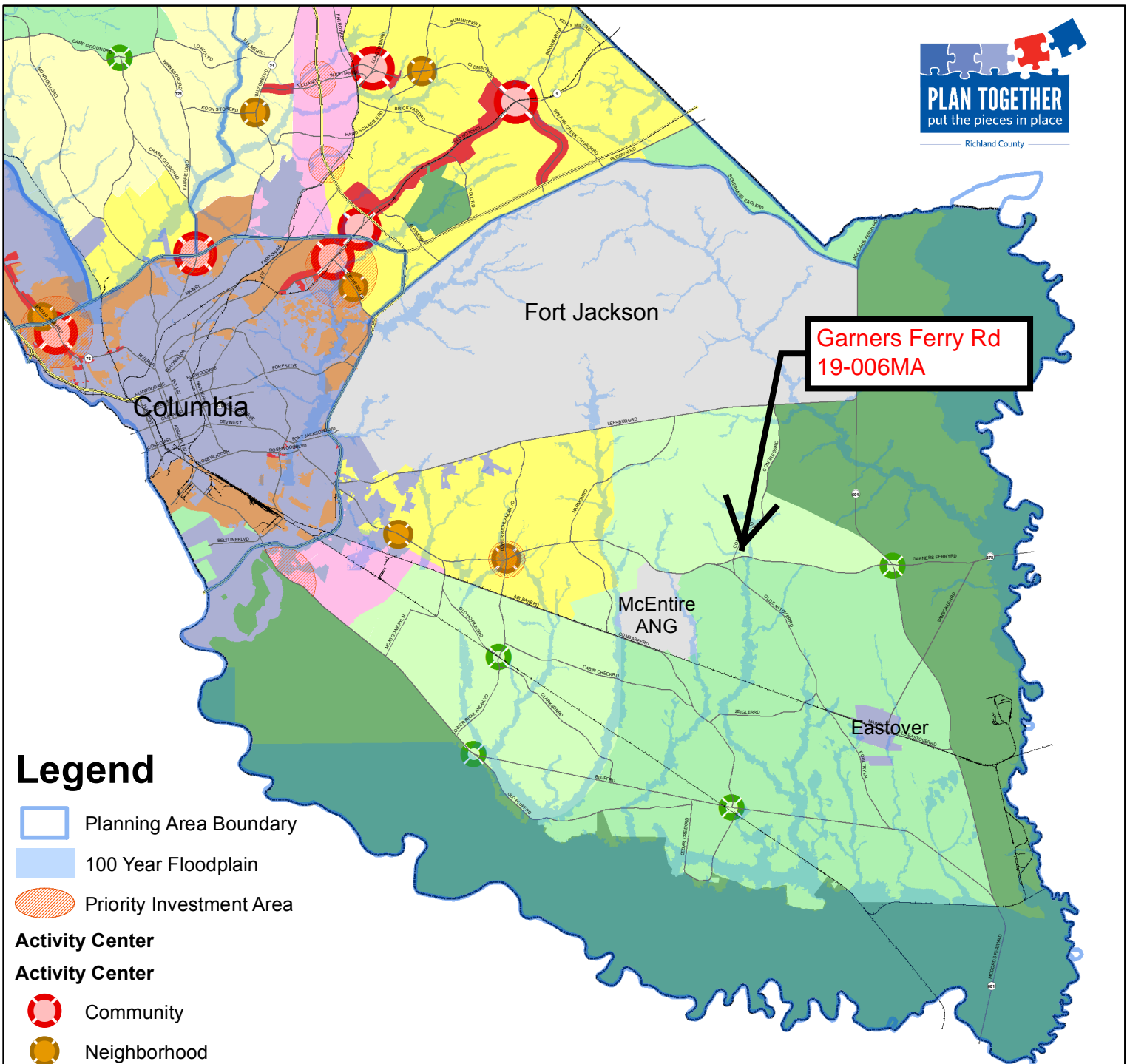
Google

# Case 19-006 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	



### 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

Miles  
 4 2 0 4 47





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 4, 2019  
**RC PROJECT:** 19-007 MA  
**APPLICANT:** Deborah Stratton

**LOCATION:** 2241 Clemson Road

**TAX MAP NUMBER:** R20281-01-24  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** February 15, 2019

**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 Office and Institutional District (OI) parcel north of the subject site was approved under case number 15-026MA.

The Office and Institutional District (OI) parcel further north of the subject site was approved under Ordinance No. 046-13HR (case number 13-19MA).

The Neighborhood Commercial District (NC) parcel adjacent to the east of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Planned Development District (PDD) west of the subject site was approved under Ordinance No. 060-03HR (case number 04-07MA).

**Zoning District Summary**

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	OI	Continued Care Facility
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	OI	Medical office
<b><u>West:</u></b>	RU	Place of Worship

**Discussion**

***Parcel/Area Characteristics***

The parcel contains frontage along Clemson Road and contains a single family residential structure. Clemson Road is a five lane undivided Principal Arterial with sidewalks. The immediate area is primarily characterized by residential, commercial, institutional and office uses. West of the subject parcel is a place of worship. North of the site is a continued care retirement facility. East of the subject parcel is a medical office. The parcel south of the site is undeveloped.

**Public Services**

The subject parcel is within the boundaries of School District Two. Killian Elementary School is about .5 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There are two fire hydrants located north and west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .9 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 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

**Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

**Traffic Characteristics**

The 2017 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 23,500 Average Daily Trips (ADT’s). Clemson Road is classified as a five-lane undivided primary arterial, maintained by SCDOT with a design capacity of 38,600 ADT’s. Clemson Road is currently operating at Level of Service (LOS) “B”.



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.

The Richland Penny has bikeway and sidewalk improvements programmed for this section of Clemson Road from Longtown Road to Hollow Drive. There are currently no programmed road improvements through SCDOT.

### **Conclusion**

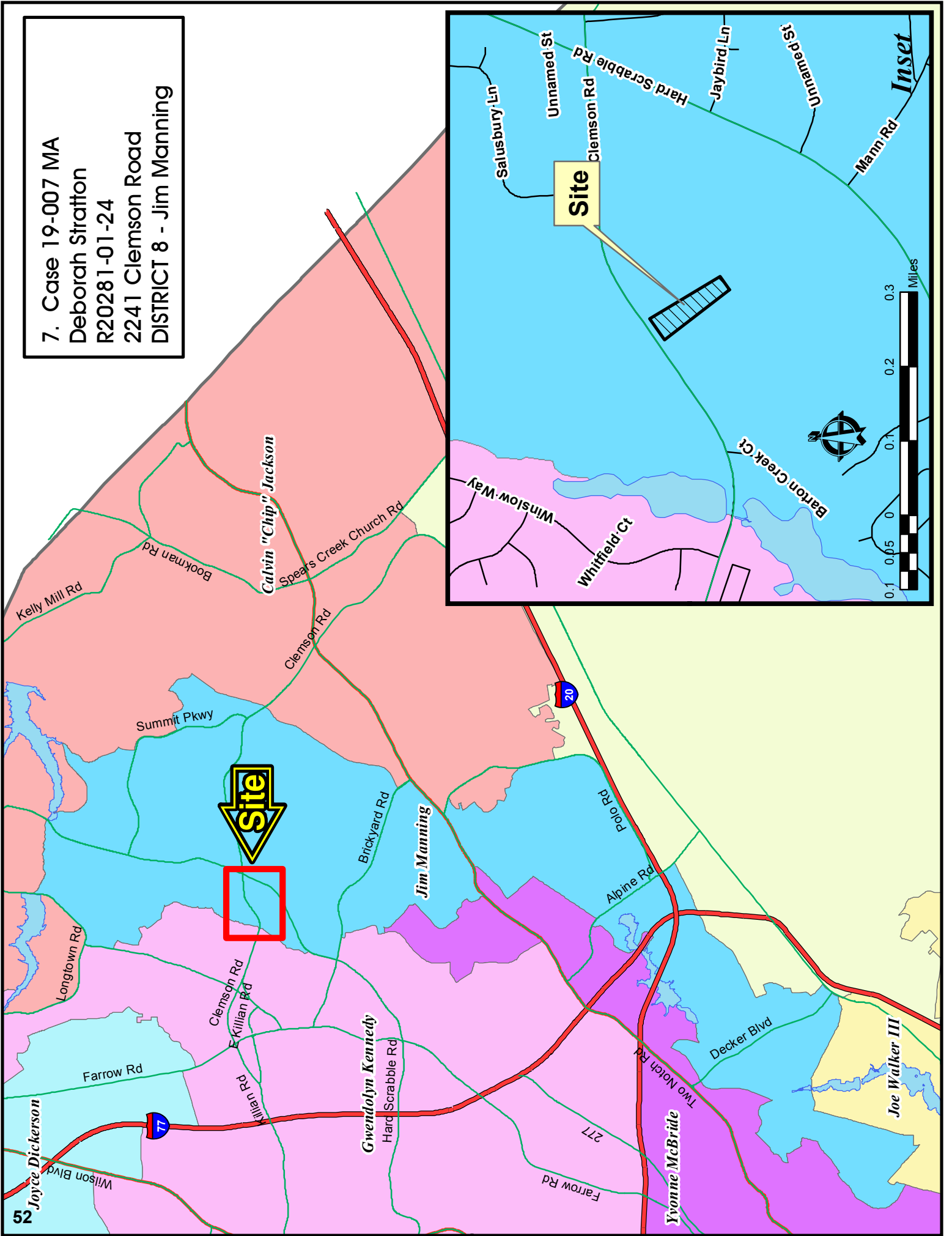
The subject parcel is located within a Neighborhood Activity Center. According to the Comprehensive Plan, Neighborhood Activity Centers "...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses." The proposed zoning district is consistent with the objectives and policies outlined in the Comprehensive Plan.

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

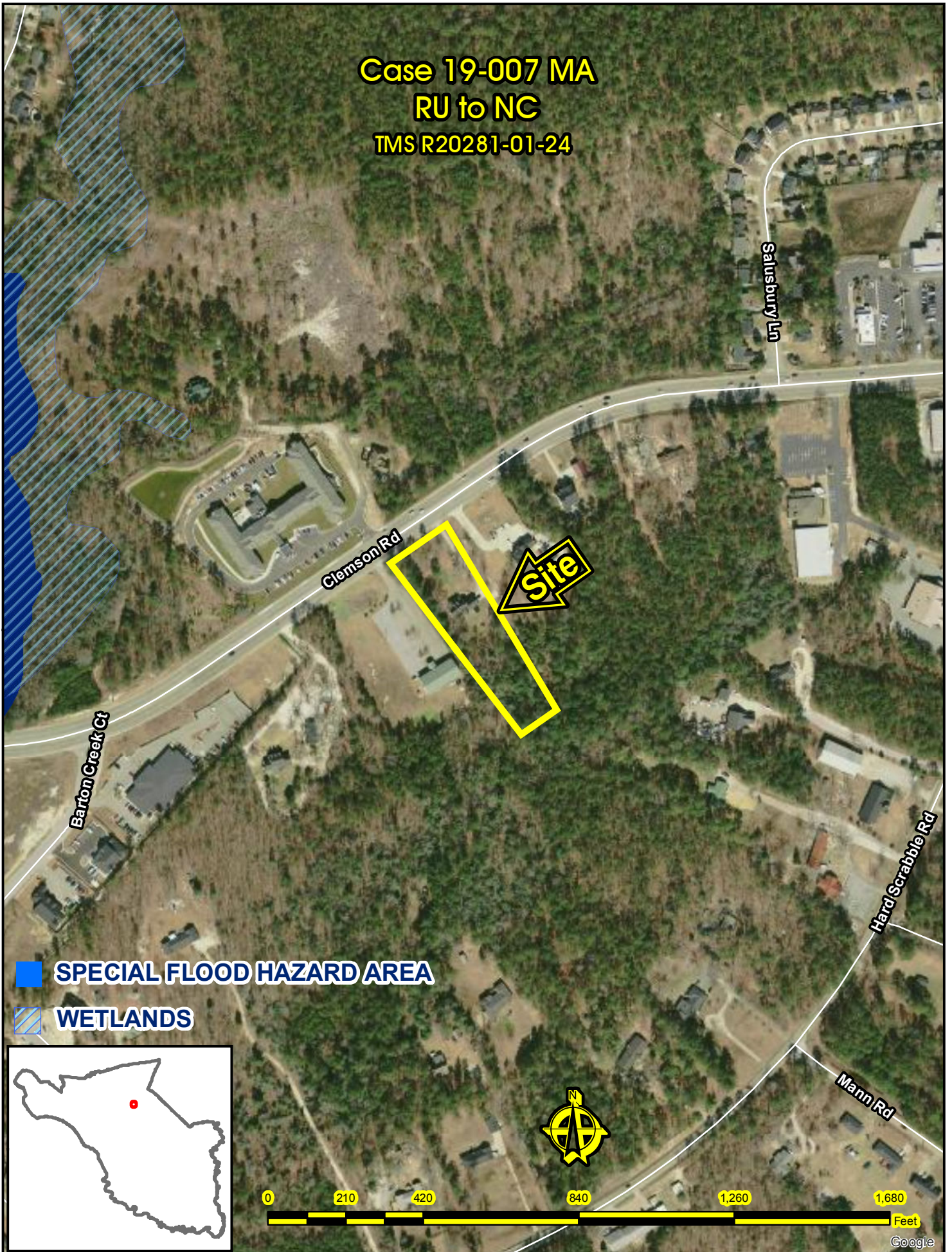
### **Zoning Public Hearing Date**

**March 26, 2019.**

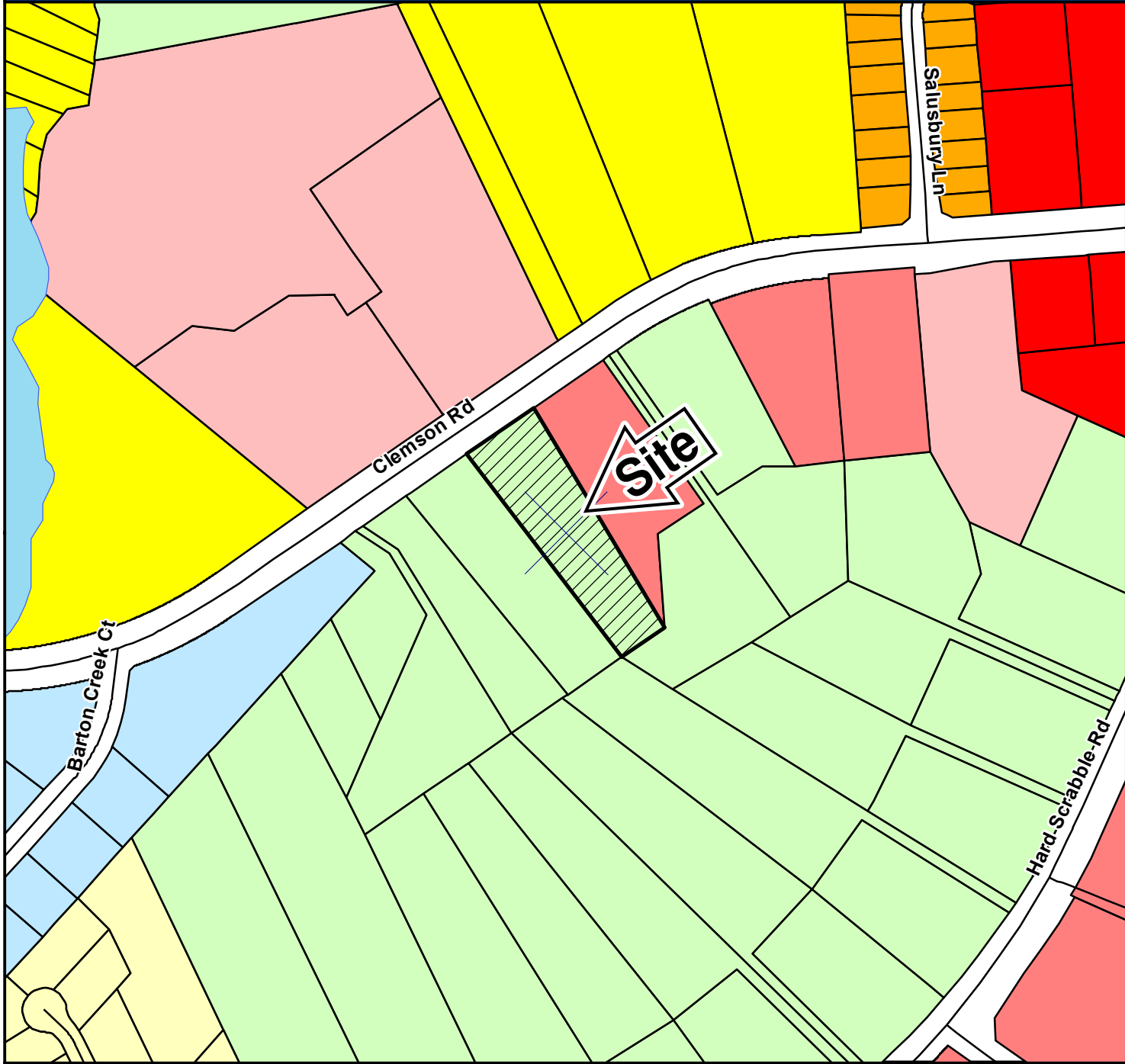
7. Case 19-007 MA  
Deborah Stratton  
R20281-01-24  
2241 Clemson Road  
DISTRICT 8 - Jim Manning



**Case 19-007 MA**  
**RU to NC**  
**TMS R20281-01-24**



# Case 19-007 MA RU 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	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

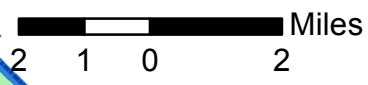
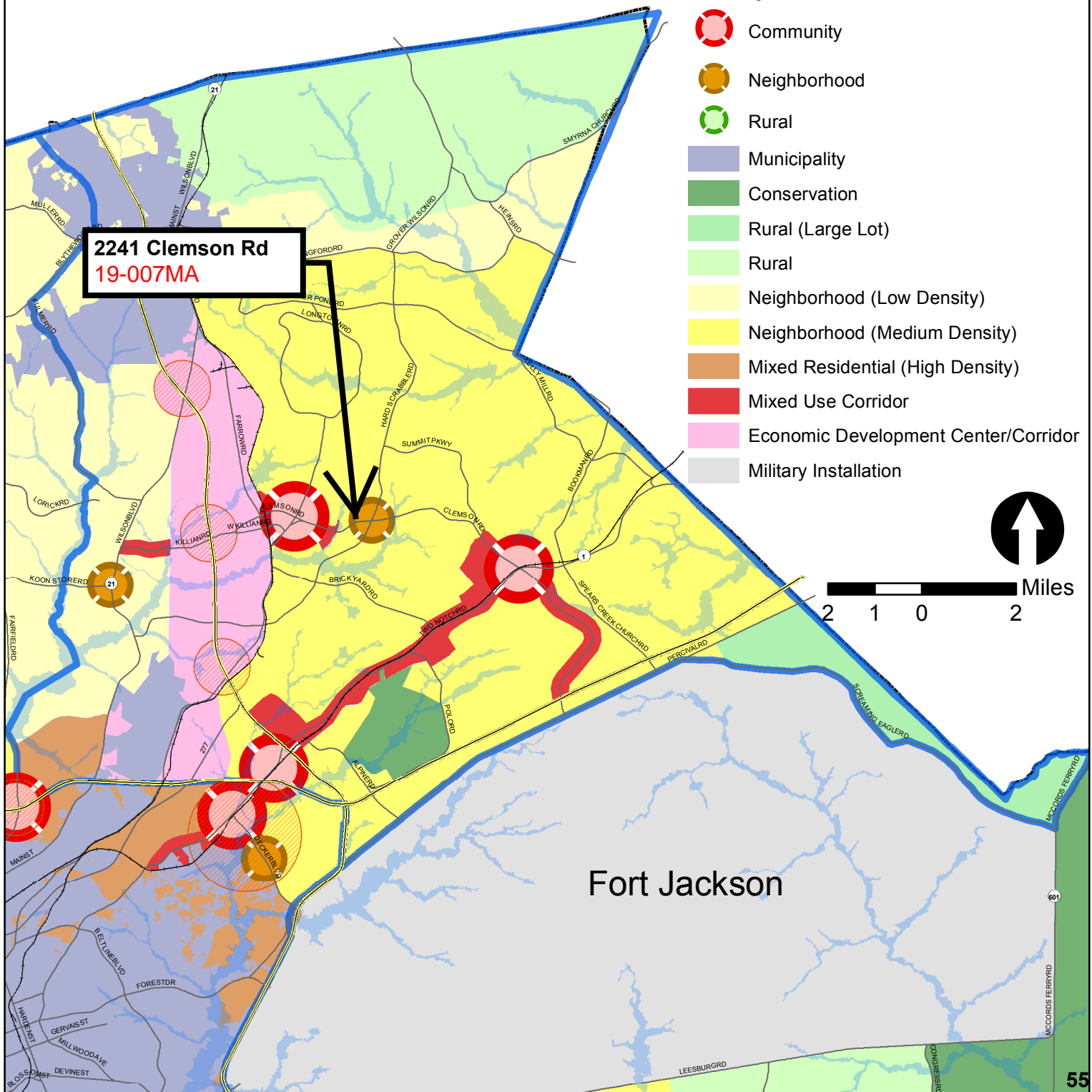


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 4, 2019  
**RC PROJECT:** 19-008 MA  
**APPLICANT:** Bobby Fuller

**LOCATION:** Oscar Amick Road

**TAX MAP NUMBER:** R03400-04-08  
**ACREAGE:** 8.77 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** February 15, 2019

#### Staff Recommendation

Disapproval

#### Background

##### Zoning History

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

##### Zoning History for the General Area

The Rural Commercial District (RC) property east of the subject parcel was rezoned under case number 06-032MA.

The Light Industrial District (M-1) property north of the subject parcel was rezoned under case number 93-024MA.

The Planned Development District (PDD) property adjacent to the subject parcel was rezoned under case number 04-003MA.

##### Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate 26
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	PDD	Residential Subdivision (Arbor Springs)

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Oscar Amick Road. Oscar Amick Road is a local road maintained by SCDOT with no sidewalks or streetlights. The site is undeveloped and wooded. The surrounding area is characterized by residential uses to the west and north with rural residential and undeveloped parcels east and south of the site. West of the site is a single-family residentially developed subdivision zoned Planned Development District. The majority of the area is zoned Rural District.

### **Public Services**

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately .7 miles southeast of the subject parcel. The Ballentine Elementary School is located .87 miles west of the subject parcel on Bickley Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's 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. 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 2017 SCDOT traffic count (Station #453) located north of the subject parcel on Shady Grove Road identifies 6,100 Average Daily Trips (ADT's). This section of Shady Grove 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 Shady Grove Road is currently operating at Level of Service (LOS) "B".

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 Shady Grove Road through the County Penny Sales Tax program or through SCDOT.

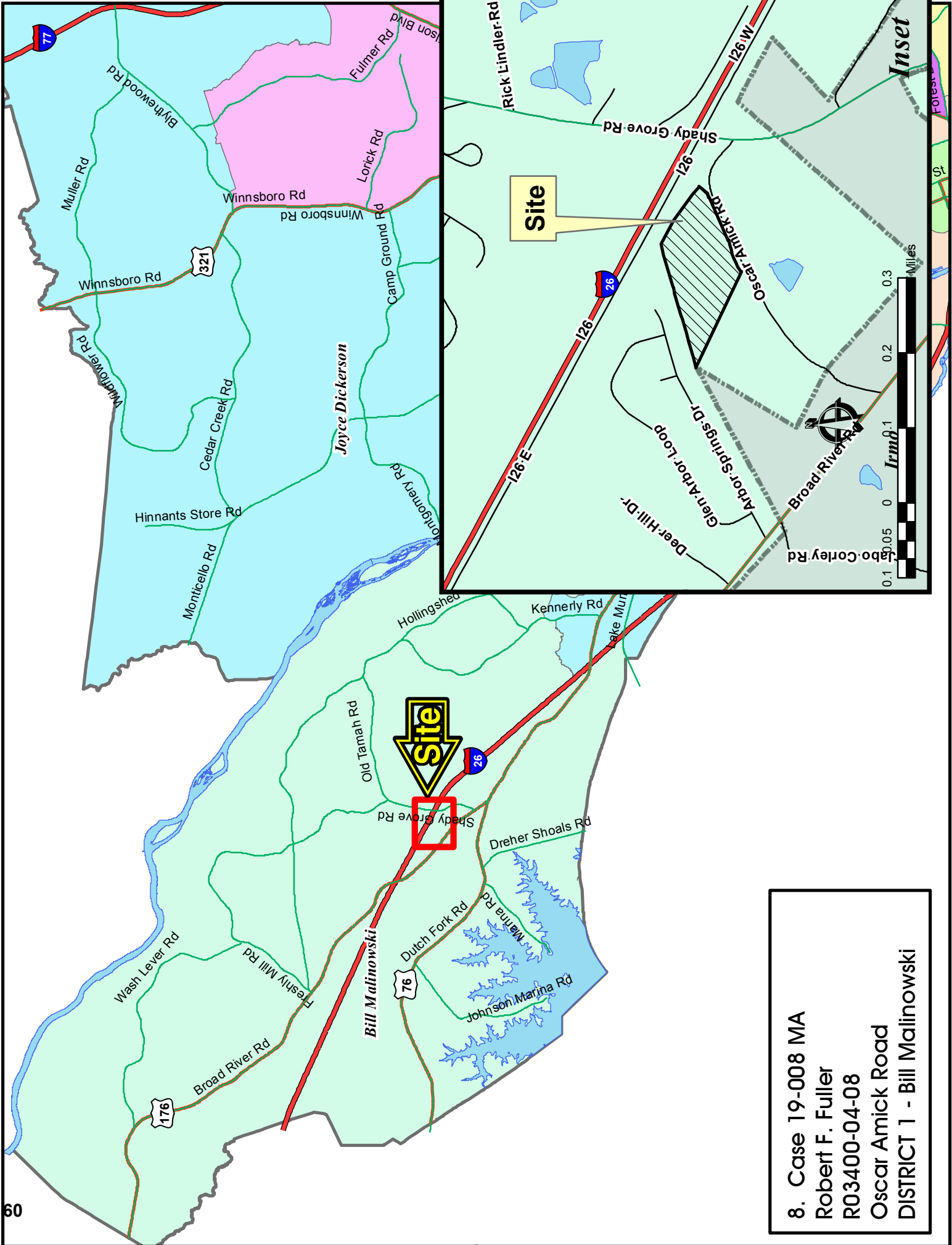
### **Conclusion**

The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. The proposed request permits commercial uses that would be out of character with the Comprehensive Plan's recommendations to limit commercial development to main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. In addition, the rezoning request is not in character with the existing residential uses and zoning districts in the immediate area.

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

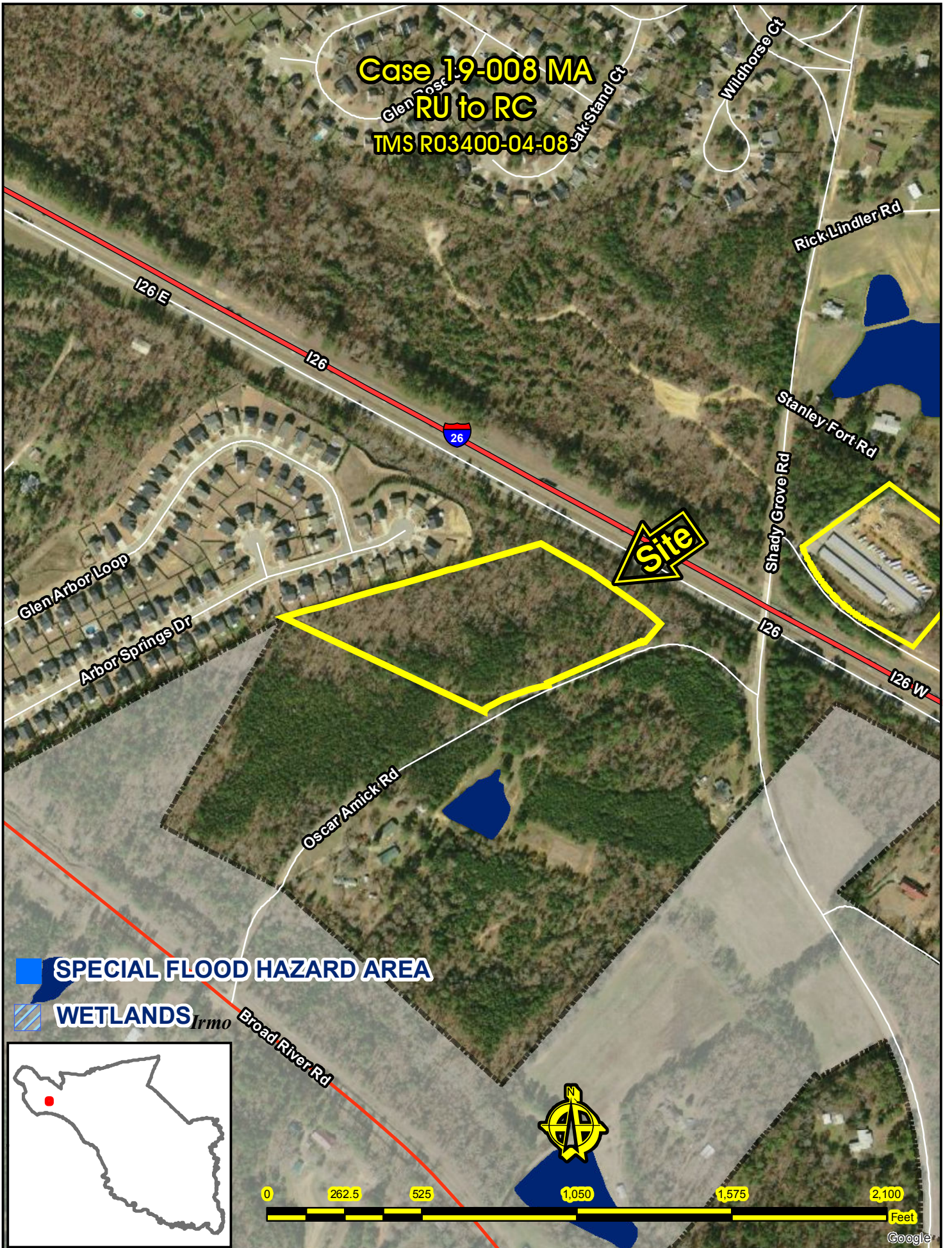
### **Zoning Public Hearing Date**

**March 26, 2019.**



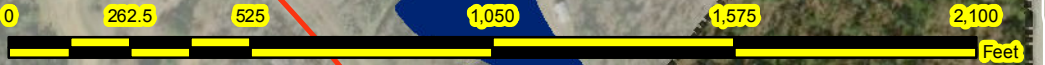
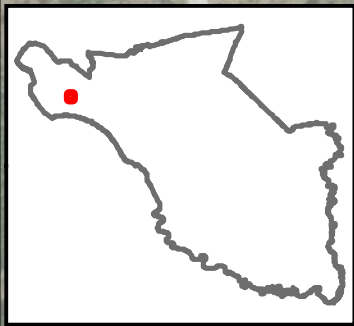
8. Case 19-008 MA  
 Robert F. Fuller  
 R03400-04-08  
 Oscar Amick Road  
 DISTRICT 1 - Bill Malinowski

Case 19-008 MA  
RU to RC  
TMS R03400-04-08



 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

# Case 19-008 MA RU to RC



## 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		

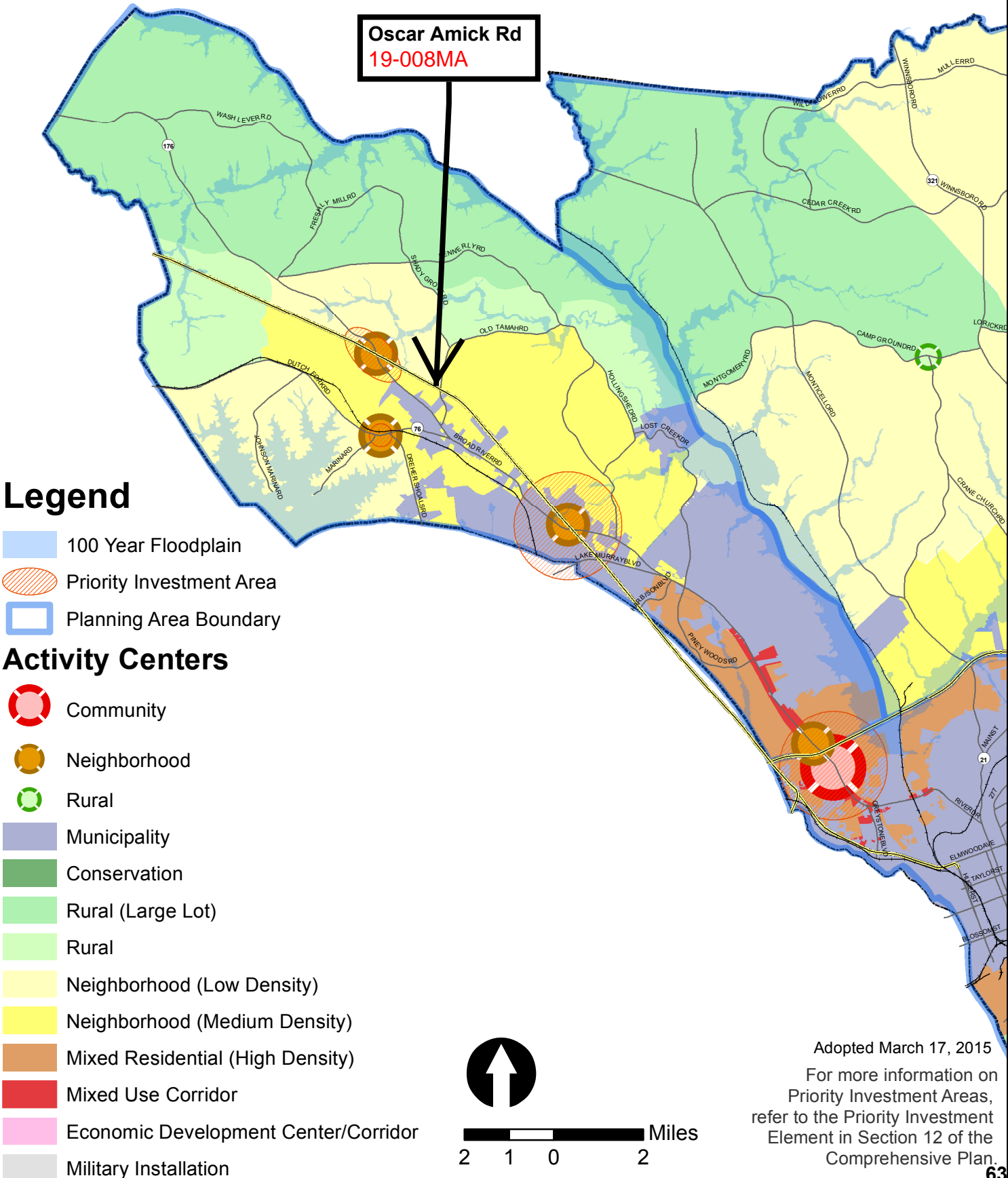


# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



**Oscar Amick Rd**  
19-008MA



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







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

---