

**RICHLAND COUNTY
PLANNING COMMISSION**



**December 7, 2020
3 pm**

Virtual Meeting

<https://www.youtube.com/user/richlandonline/videos>

RICHLAND COUNTY PLANNING COMMISSION



Monday, December 7, 2020

Agenda

3:00 PM

Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauer Carlisle • Gary Dennis
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

I. PUBLIC MEETING CALL TO ORDERStephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENTStephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – November 2020

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 20-036 MA District 7
Gwendolyn Kennedy
Joginder Paul
CC-4 to CC-3 (202 acres)
7430 Fairfield Road
TMS# R11904-02-05
Staff Recommendation: Disapproval
Page 1

2. Case # 20-037 MA District 7
Gwendolyn Kennedy
Brian K. Smith
HI to GC (7.3 acres)
Farrow Road and Clemson Road
TMS# R17400-04-04
Staff Recommendation: Approval
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3. Case # 20-039 MA District 3
Yvonne McBride
Will Unthank
NC to GC (.86 acres)
9366 and 9370 Two Notch Road
TMS# R19908-03-23 & 07
Staff Recommendation: Approval
Page 17

4. Case # 20-040 MA
Kevin Steelman
RU to RS-LD (15.14 acres)
Rimer Pond Road
TMS# R17800-04-70
Staff Recommendation: Approval
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District 2
Joyce Dickerson

IV. OTHER BUSINESS [ACTION]

- a. Election of Officers
- b. Adoption of 2021 Calendar
Page 33
- c. Discussion on Opportunity Zones

V. CHAIRMAN'S REPORT

VI. PLANNING DIRECTOR'S REPORT

- a. Report of Council
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VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-036 MA
APPLICANT: Joginder Pall

LOCATION: 7430 Fairfield Road

TAX MAP NUMBER: R11904-02-05
ACREAGE: 2 acres
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-3

PC SIGN POSTING: November 19, 2020

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

The subject parcel was part of a previous request for the CC-2 District under case number 18-021MA. The request was denied by County Council.

The subject parcel was part of a previous request for the CC-3 District under case number 19-009MA. The request was denied by County Council.

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

The CC-4 Industrial District parcels east and south of the site were rezoned under case number 10-006MA.

The CC-3 Activity Center Mixed Use District parcels southeast of the site were rezoned under case number 10-006MA.

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses are:

Neighborhood Mixed Use CC-3 District Density Summary

Use	Base Density	Bonus Density
Single-family, detached	3 du/acre	4.5 du/acre
Townhouse	6 du/ acre	9 du/ acre
Live-Work Units	6 du/ acre	9 du/ acre
Loft Dwelling Units	8 du/acre	12 du/acre

Direction	Existing Zoning	Use
<u>North:</u>	CC-4	Office
<u>South:</u>	CC-4	Building Supply Sales (Marble and Granite)
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-4	Office

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. This section of Fairfield Road is a five-lane undivided minor arterial. The site contains a nonresidential structure. There are no sidewalks or streetlights along this section of Fairfield Road. The surrounding area is characterized by industrial uses and undeveloped parcels. The parcel east of the site is undeveloped. South of the site is a building supply store. West and north of the subject parcel are office structures.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately .54 miles southeast of the subject parcel. The Carolina School for Inquiry is located .39 miles southeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

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

Plans & Policies

The 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 (i.e., noise, exhaust, odor, heavy truck traffic) 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 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 Commercial Activity Centers.

Crane Creek Neighborhood Master Plan

The “***Crane Creek***” Neighborhood Master Plan sets forth the specific goal to “develop local retail services and limit industrial expansion”. While the plan recommends limiting industrial growth and promoting rezoning of properties from industrial to commercial, the recommended land use for the subject area is put forth as “Light Industrial.”

Traffic Characteristics

The 2019 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,800 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Fairfield Road is currently operating at Level of Service (LOS) “A”.

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

There is currently a Rehab and Resurfacing project within the construction phase just south of the subject site along Fairfield Road. There are no planned or programmed improvements for this section of Fairfield Road through the County Penny Sales Tax program.

Conclusion

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

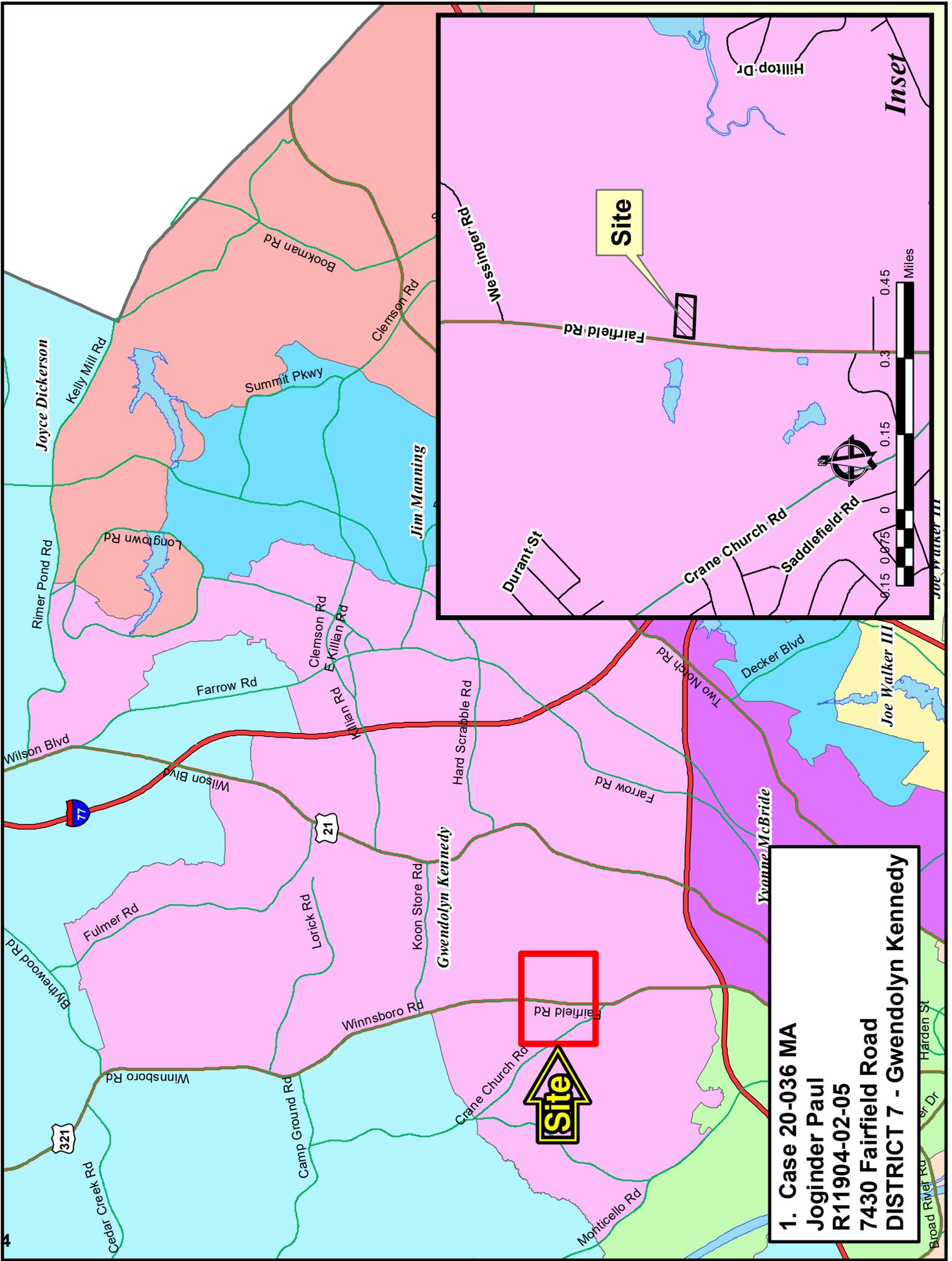
The proposed rezoning request would allow for a range of residential and commercial uses that are not consistent with the Neighborhood (Low Density) designation set forth in the Comprehensive Plan. Likewise, the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center, as recommended by the Comprehensive Plan for commercial development.

The proposed rezoning is consistent with the goals and recommendations for the Crane Creek Neighborhood Master Plan, as it would transition industrially zoned properties to commercial and allow for development of local retail services. Although the proposed district is consistent with the master plan, it would allow for a greater intensity of uses than the recommended neighborhood scale supportive and retail services. Additionally, the proposed land use under the Crane Creek plan designates the area to be light industrial uses, which it is currently zoned under the CC-4.

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

Zoning Public Hearing Date

December 17, 2020

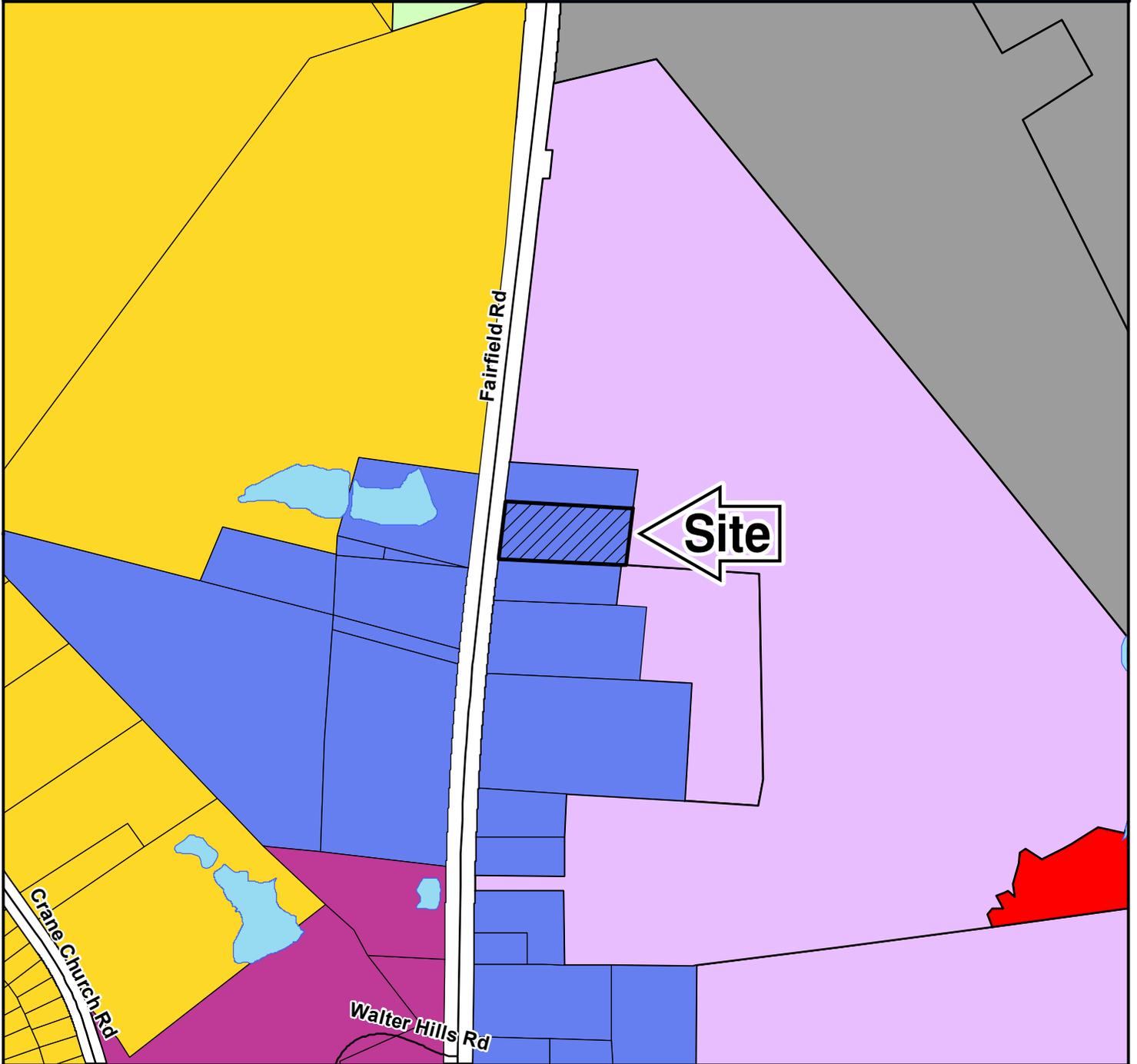


1. Case 20-036 MA
Joginder Paul
R11904-02-05
7430 Fairfield Road
DISTRICT 7 - Gwendolyn Kennedy



Case 20-036 MA

CC-4 to CC-3



ZONING CLASSIFICATIONS

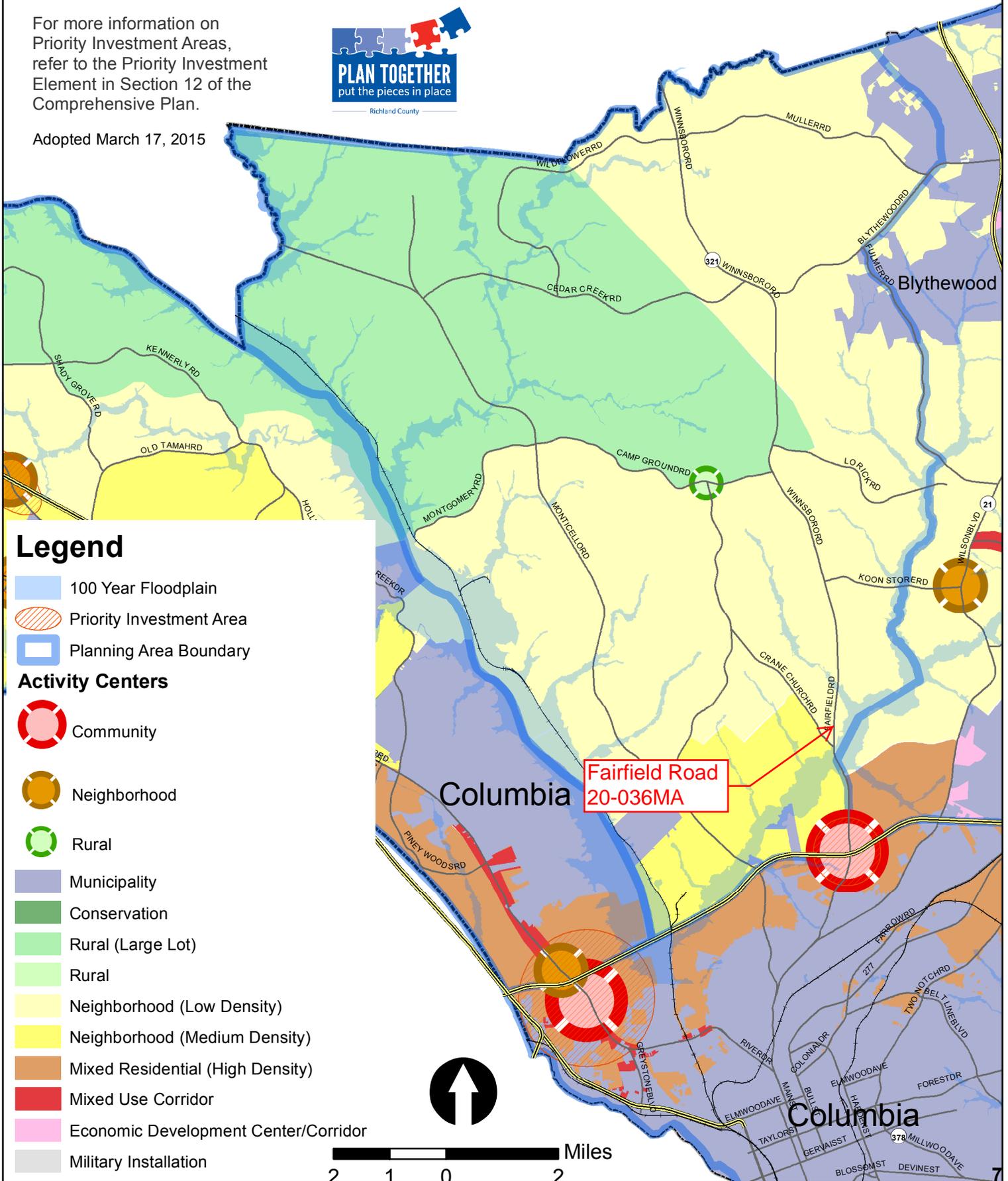
CC-1	C-1	RS-E	MH	NC	LI	TROS	N Subject Property
CC-2	C-3	RS-LD	RM-MD	GC	HI		
CC-3	RG-2	RS-MD	RM-HD	RC	PDD		
CC-4	RR	RS-HD	OI	M-1	RU		

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-037 MA
APPLICANT: Brian K. Smith

LOCATION: Farrow Road and Clemson Road

TAX MAP NUMBER: R17400-04-04
ACREAGE: 7.3 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: November 19, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial (HI).

Zoning History for the General Area

The Planned Development (PDD) parcels west of the subject site were rezoned under case numbers 06-028MA and 10-03MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 116 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	HI	Metal Fabricator
<u>South:</u>	GC	Car and light truck wash
<u>East:</u>	ROW / RM-HD	Railroad ROW / Undeveloped
<u>West:</u>	PDD	Multi-Tenant Commercial / Grocery Store / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road and Clemson Road, located at the intersection of Clemson Road, Killian Road, and Farrow Road. Clemson and Killian Road are five lane undivided principal arterials without sidewalks. Farrow Road is a five lane undivided major collector without sidewalks. The general area consists of a variety of commercial and industrial uses. Immediately north of the site is a metal fabricator. East of the site is railroad right-of-way and an undeveloped parcel. West of the site is the Killian's Crossing PDD with multiple commercial uses. To the south, there is a car and light truck wash.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 0.42 miles southwest of the subject site. Killian Elementary School is located approximately 0.83 miles southeast of the subject site on Clemson Road. The subject site is currently served by the City of Columbia for water and sewer.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2019 SCDOT traffic count (Station #448) located east of the subject parcel on Killian Road identifies 34,700 Average Daily Trips (ADT). Killian Road is classified as a five lane undivided primary arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "D".

The 2019 SCDOT traffic count (Station #285) located north of the subject site on Farrow Road identifies 13,300 ADTs. Farrow Road is classified as a five lane undivided major collector, maintained by SCODT with a design capacity of 19,600 ADTs. This portion of Farrow 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 are no planned or programmed improvements for this section of Killian Road through the SCDOT or the County Penny Sales Tax program.

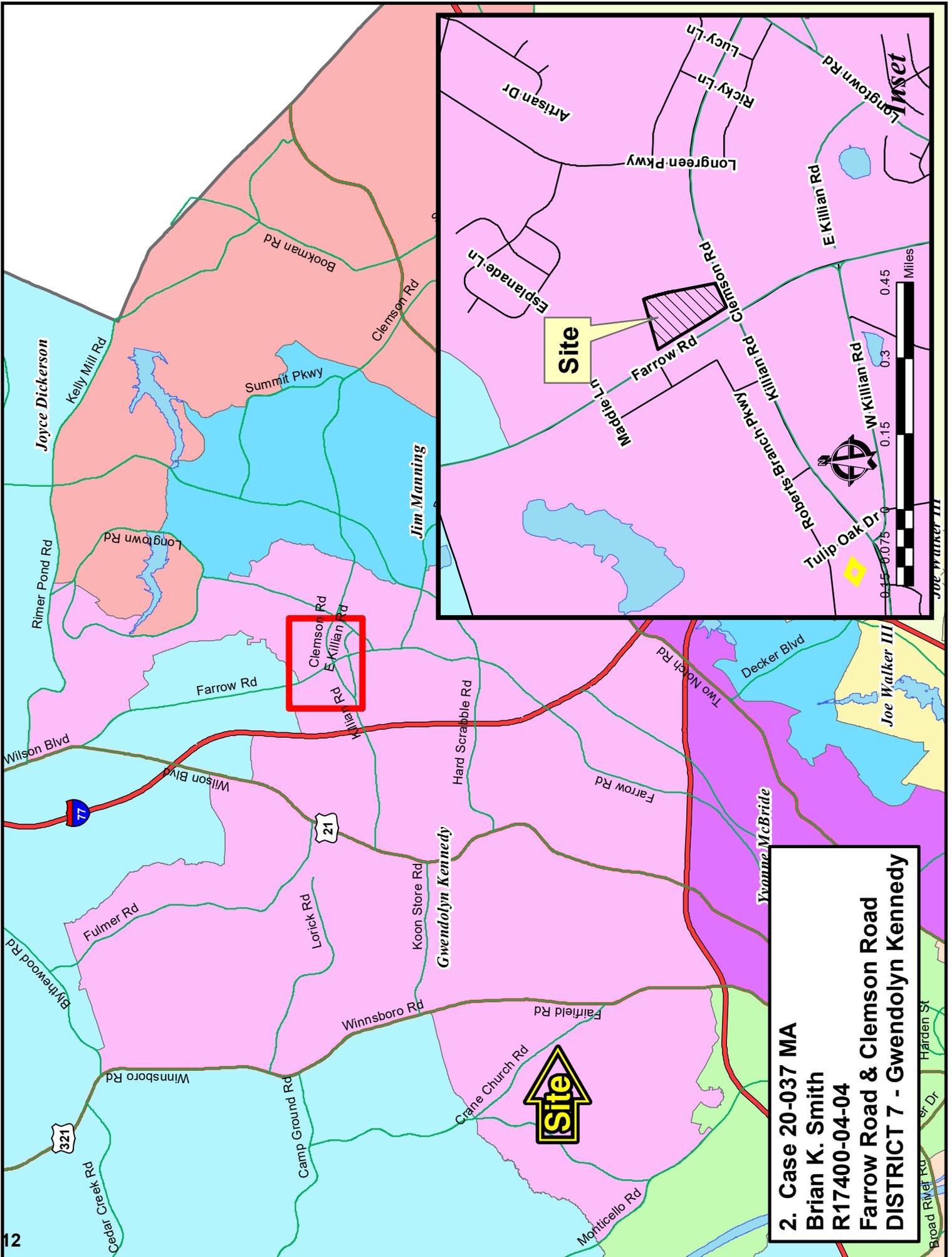
Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Economic Development Center/Corridor future land use designation recommends a land use character of "concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high density residential uses." The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential.

Zoning Public Hearing Date

December 17, 2020.



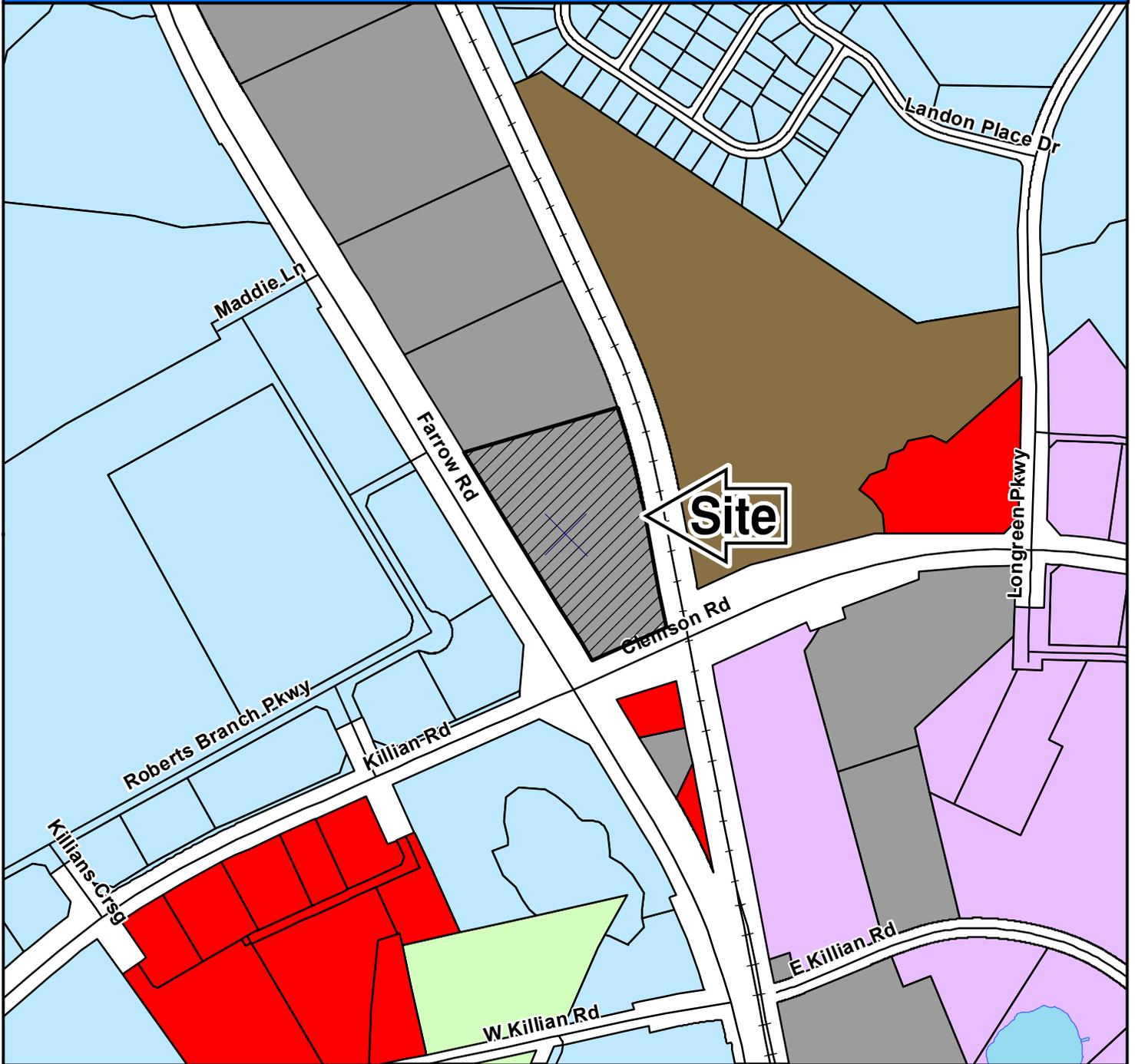
2. Case 20-037 MA
Brian K. Smith
R17400-04-04
Farrow Road & Clemson Road
DISTRICT 7 - Gwendolyn Kennedy



Case 20-037 MA
HI to GC
TMS R17400-04-04



Case 20-037 MA HI to GC



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI			
	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



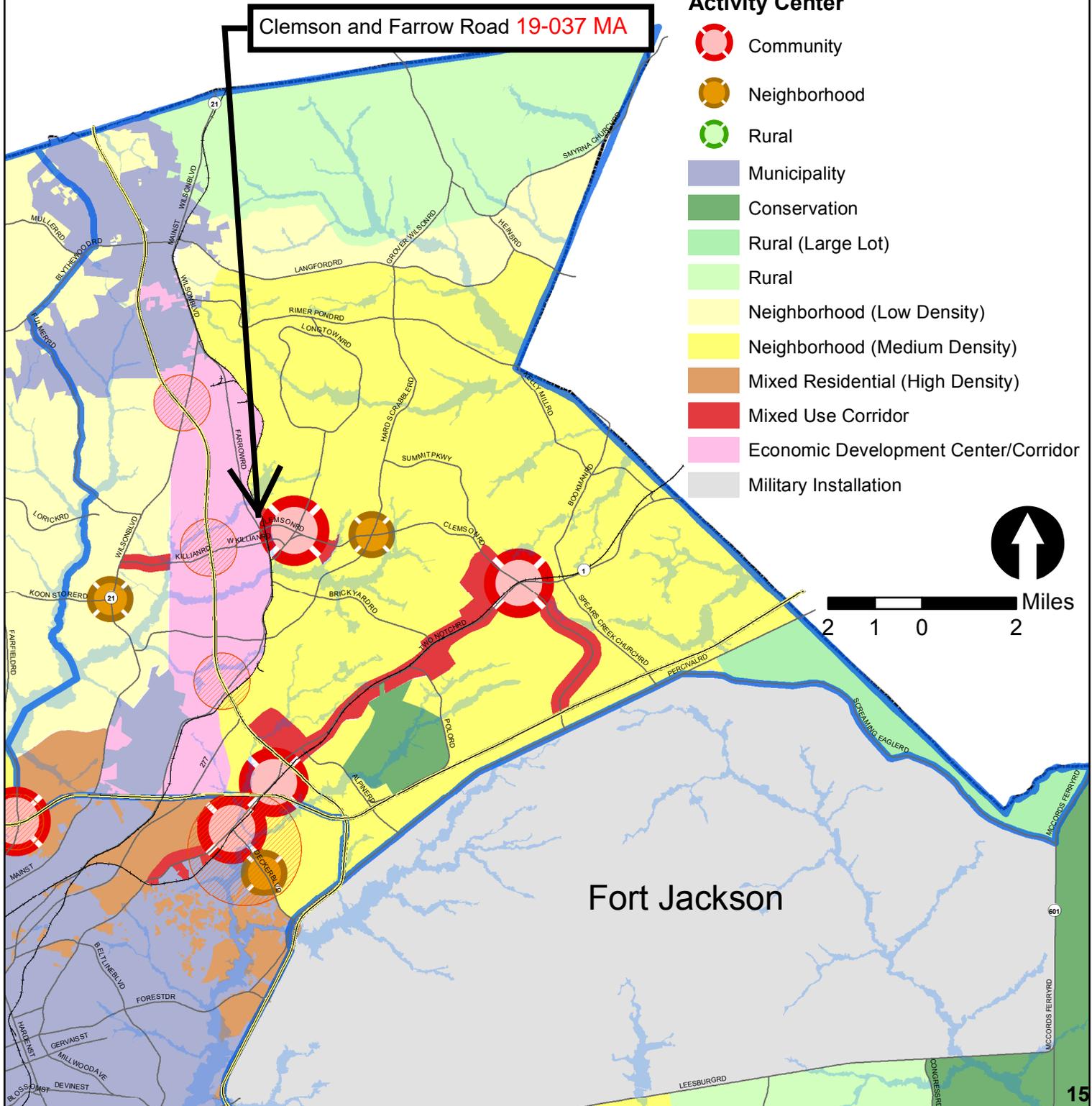
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Clemson and Farrow Road 19-037 MA



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-039 MA
APPLICANT: Will Unthank

LOCATION: 9366 and 9370 Two Notch Road

TAX MAP NUMBER: R19908-03-07 & 23
ACREAGE: .86 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

PC SIGN POSTING: November 19, 2020

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 4.

4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial (NC).

Zoning History for the General Area

The General Commercial (GC) parcels west of the subject sites on Two Notch Road were rezoned under case number 92-054MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 13 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC / RS-LD	Office / Residential Subdivision (Spring Valley)
<u>South:</u>	ROW / RU	Railroad ROW / Undeveloped
<u>East:</u>	NC	Car and light truck wash
<u>West:</u>	NC	Dentist

Discussion

Parcel/Area Characteristics

The subject request is comprised of two developed parcels. The existing structure was previously a financial institution (Synovus Bank). The sites have frontage along Two Notch Road, with access via a shared drive. Two Notch Road is a five lane undivided principal arterial without sidewalks. The immediate area consists of a variety of commercial uses. North of the site is an office and residential subdivision. East and west of the site are additional commercial uses. South of the site is a railroad ROW and undeveloped property.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.36 miles southwest of the subject site. Windsor Elementary School is located approximately 0.6 miles south of the subject site on Dunbarton Drive. The subject site is currently served by the City of Columbia for water and East Richland County Public Service District for sewer.

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-Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #115) located east of the subject parcel on Two Notch Road identifies 38,300 ADTs Average Daily Trips (ADT). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Two Notch Road 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. ADTs data is collected by SCDOT.

There are no planned or programmed improvements for this section of Two Notch Road through the SCDOT or the County Penny Sales Tax program.

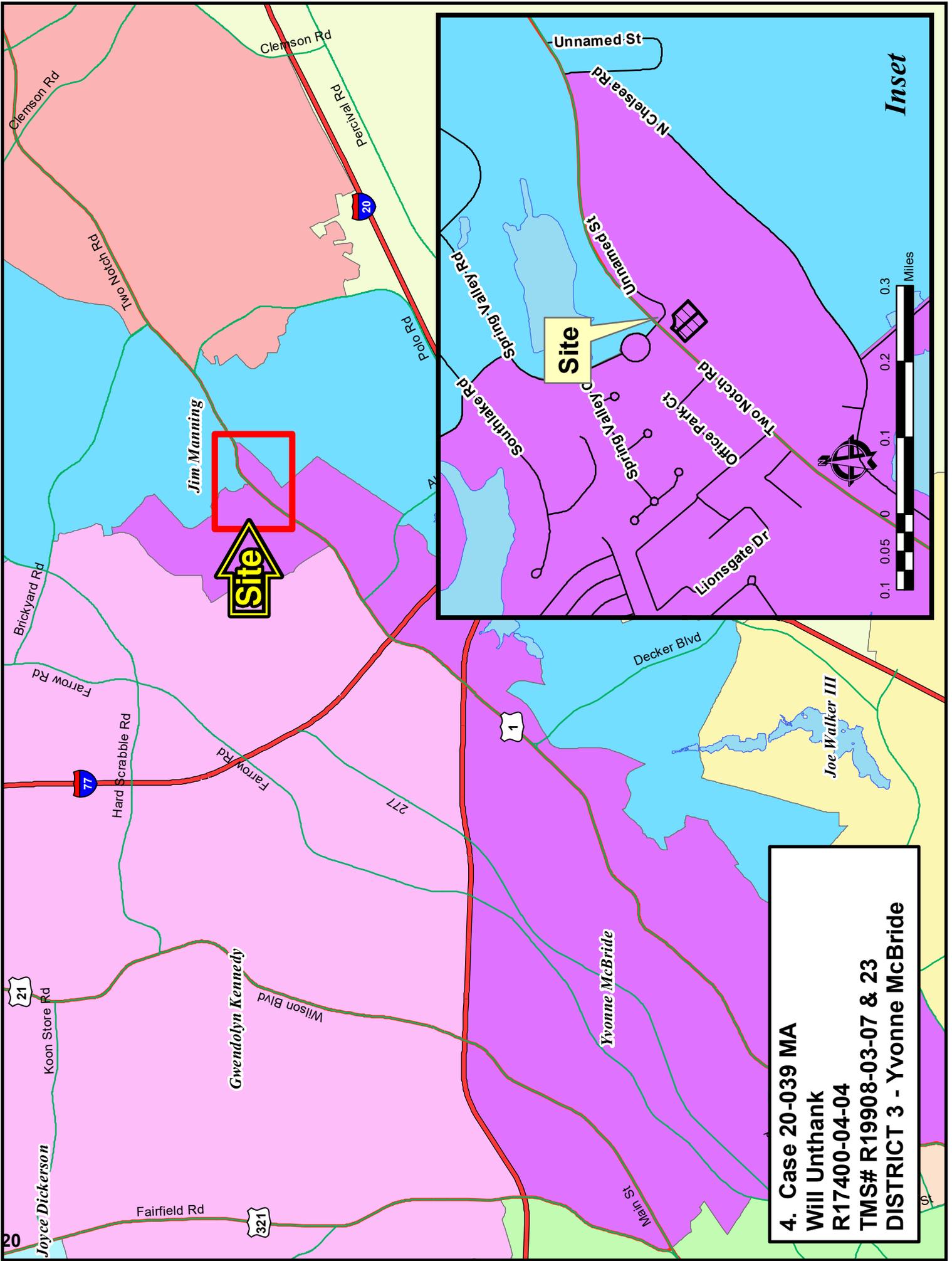
Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed-Use Corridor future land use designation recommends "a mix of suburban scale retail, commercial, office, high-density residential, an institutional land uses." The GC district would allow for a variety of uses as recommended by the Plan.

Zoning Public Hearing Date

December 17, 2020.



4. Case 20-039 MA
Will Unthank
R17400-04-04
TMS# R19908-03-07 & 23
DISTRICT 3 - Yvonne McBride

Case 20-039 MA
NC to GC
TMS R19908-03-07 & 23

Kershaw County

Southlake Rd

Norfolk Rd

Spring Valley Ct

Unnamed St

Office Park Rd

Office Park Ct

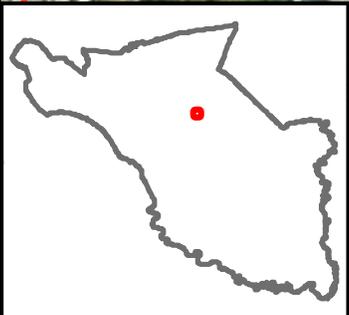
Two Notch Rd

N Chelsea Rd

SPECIAL FLOOD HAZARD AREA

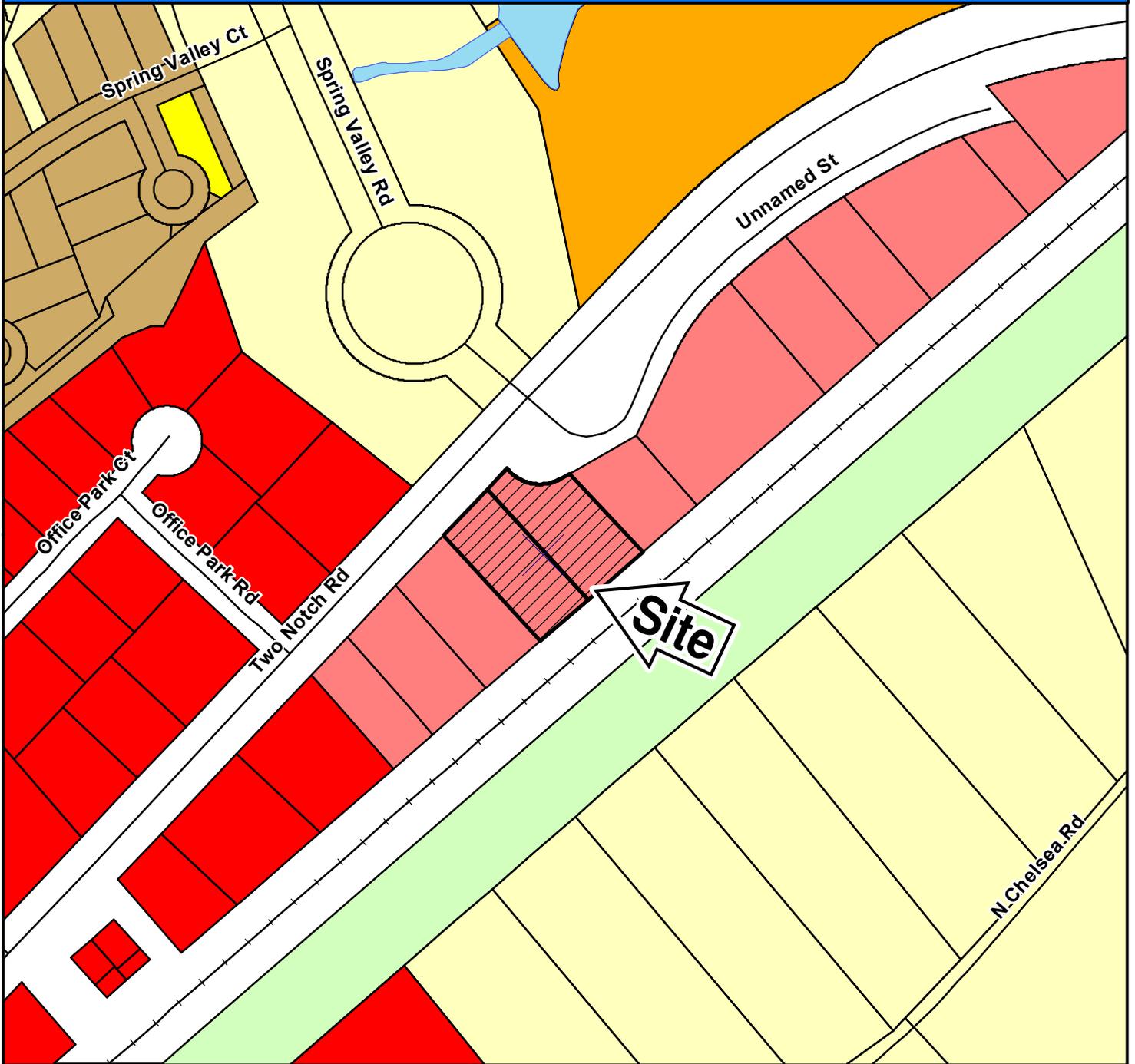
WETLANDS

Site



Google

Case 20-039 MA NC to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

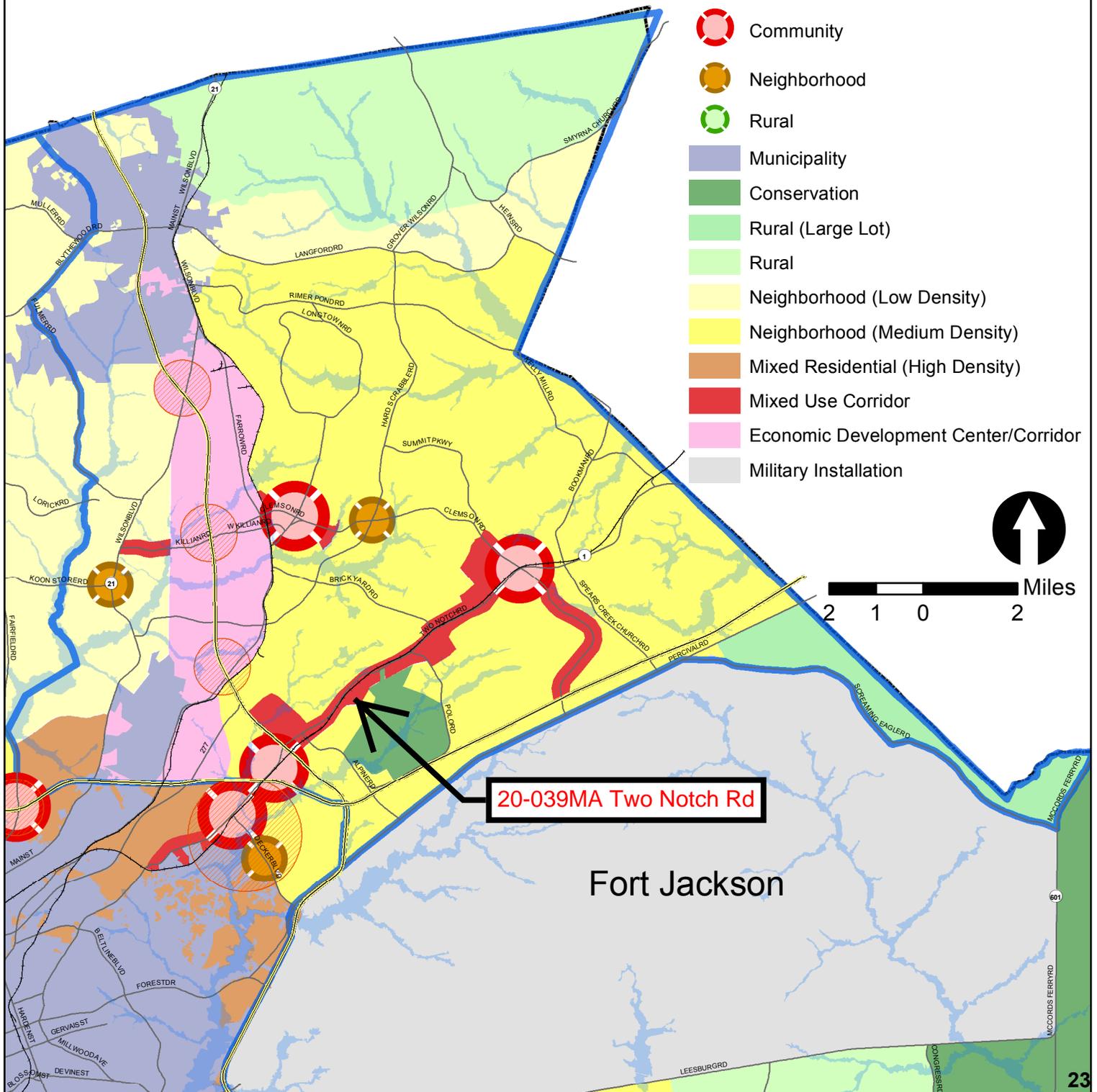


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



20-039MA Two Notch Rd

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 7, 2020
RC PROJECT: 20-040 MA
APPLICANT: Kevin Steelman
LOCATION: Rimer Pond Road

TAX MAP NUMBER: R17800-04-70
ACREAGE: 15.14 acre
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: November 19, 2020

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 Planned Development District (PDD) parcels northwest subject parcel were approved under Ordinance No. 061-06HR (case number 06-012MA).

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation, the allowable number of lots for this site is approximately: 55.

Direction	Existing Zoning	Use
<u>North:</u>	PDD / RU	Blythewood Farms Subdivision / Residence
<u>South:</u>	RU	Residences
<u>East:</u>	RS-E	Residential Subdivision (Coopers Pond)
<u>West:</u>	PDD / RU	Blythewood Farms Subdivision / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road. The site has a residential structure with an accessory structure. The site is primarily wooded. Rimer Pond Road is a two lane major collector without sidewalks. The surrounding and immediate area is primarily characterized by residential uses. North of the site is zoned PDD and RU. East of the site is a residential subdivision zoned RS-E. West of the site is zoned PDD and RU. South of the site are residentially developed parcels zoned RU.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.24 miles northwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area and located in 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 Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. 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 2019 SCDOT traffic count Station #705 located east of the subject site on Rimer Pond Road identifies 6,100 Average Daily Trips (ADTs). Rimer Pond Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Rimer Pond 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 Rimer Pond Road through the County Penny Sales Tax program or through SCDOT.

Conclusion

Staff recommends **Approval** of this map amendment. The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan for the Neighborhood (Medium-Density) designation and those of the surrounding area.

Zoning Public Hearing Date

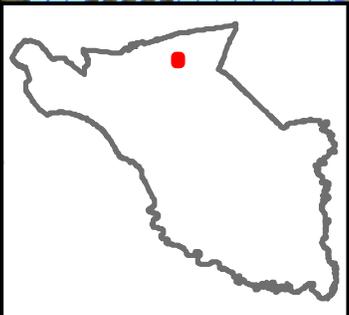
December 17, 2020

**Case 20-040 MA
RU to RS-LD
TMS R17800-04-70**

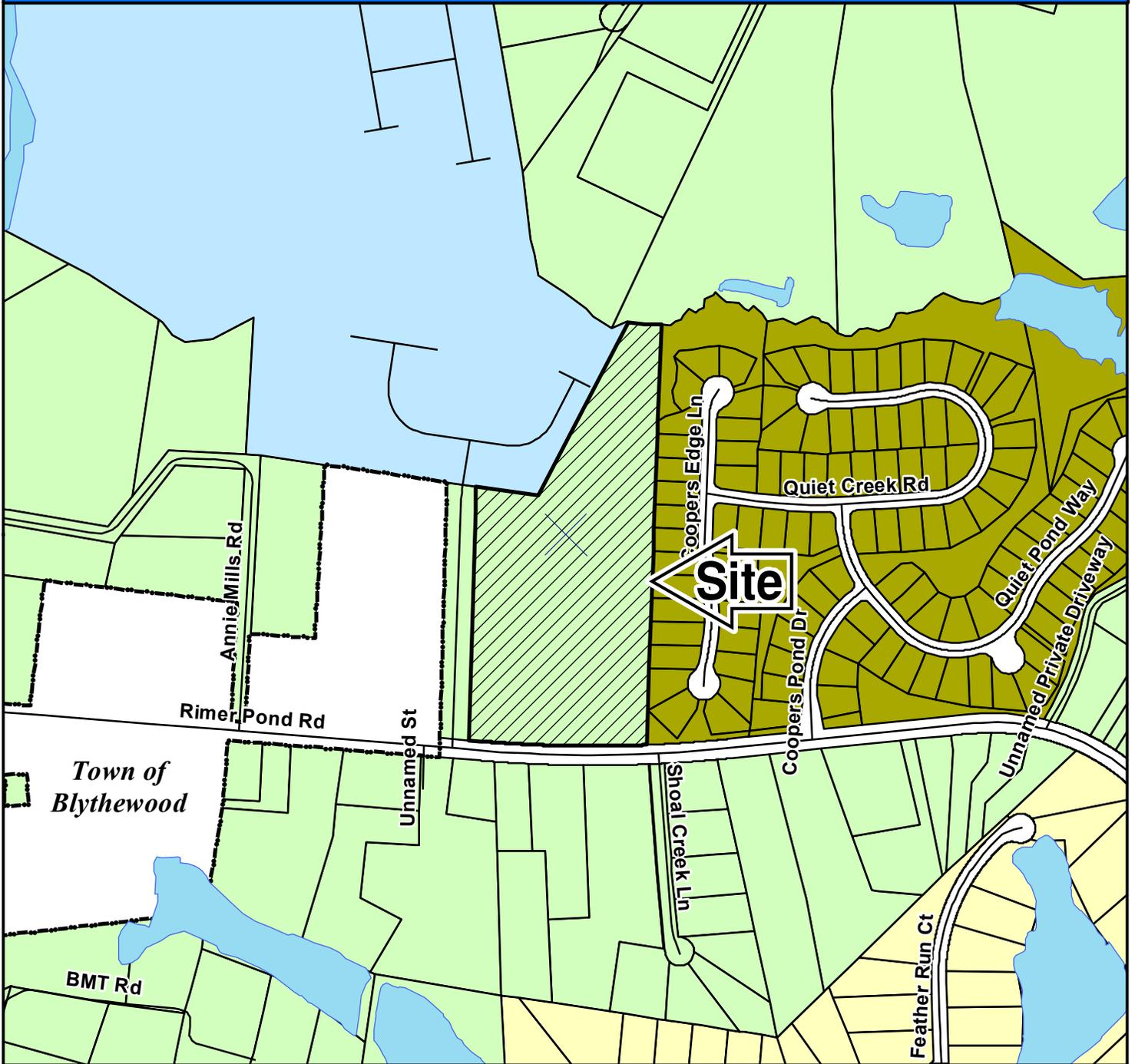
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 20-040 MA RU to RS-LD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

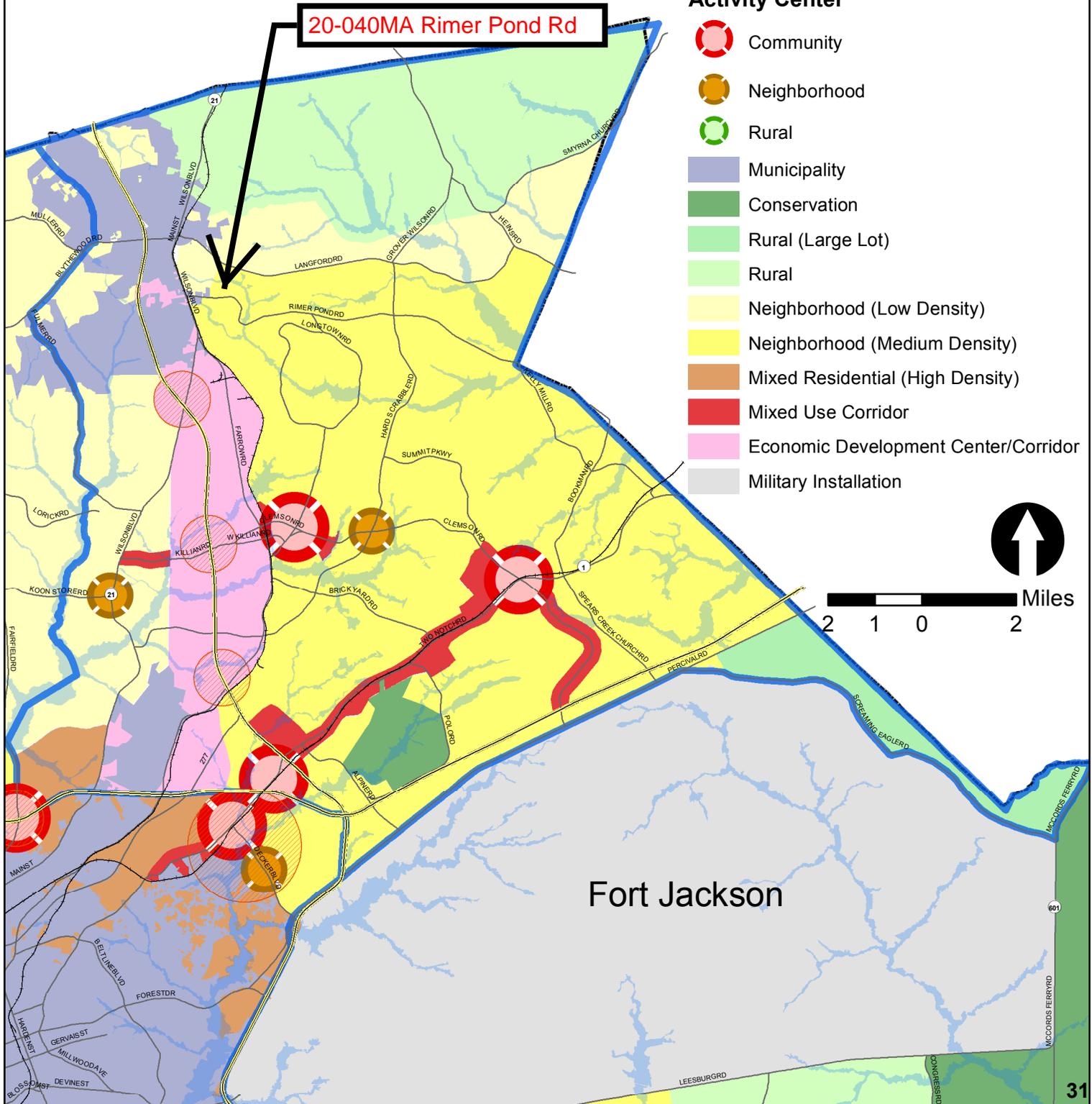


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

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)
- Economic Development Center/Corridor
- Military Installation



Fort Jackson



2021 PLANNING MEETINGS

Planning Commission		
*customarily meets on the 1st Monday of the month at 3 pm		
February 1st		
March 1st		
April 5th		
May 3rd		
June 7th		
July 12th		
August 2nd		
September 9th		
October 4th		
November 1st		
December 6th		

All dates and times are subject to change.

For questions concerning meeting dates and times, please contact the Richland County Planning Department at (803) 576-2190 or planningcommission@rcgov.us.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, November 19, 2020

Agenda

7:00 PM

Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

I. STAFF:

Clayton Voignier..... Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER.....Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 20-031 MA District 9
Jim Chapman
M-1 to RM-MD (39.47 acres)
Rivkin Blvd
TMS# R22807-01-07
Planning Commission - Approval (6-1)
Staff Recommendation: Approval
Council deferred the rezoning request.

2. Case # 20-032 MA District 8
Ryan Maltba Jim Manning
RU to GC (.88 acres)
4551 Hard Scrabble Road
TMS# 20300-04-16
Planning Commission - Approval (7-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

3. Case # 20-033 MA District 2
Yani G. Mouratev Joyce Dickerson
RR to HI (69.93 acres)
115 Tims Road
TMS# 06600-02-12
Planning Commission - Approval (7-0)
Staff Recommendation: Disapproval
Council deferred the rezoning request.

4. Case # 20-034 MA
Paulette Morin
RU to GC (2.35 acres)
Shop Road and Atlas Road
TMS# R16204-07-06, 08, 09, 10, 11 & 12
Planning Commission - Approval (7-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

District 10
Dalhi Myers

5. Case # 20-035 MA
Tiffany Harrison
M-1 to HI (202 acres)
Longwood Road
TMS# R16100-02-20, 04, 02 (P) & 19 (P)
Planning Commission - Approval (7-0)
Staff Recommendation: Approval
Council approved the rezoning request.

District 10
Dalhi Myers

VI. OTHER BUSINESS

VII. ADJOURNMENT - 7:55 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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