

**RICHLAND COUNTY
PLANNING COMMISSION**



**July 12, 2021
3 pm**

Virtual Meeting

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, July 12, 2021

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 – April/May 2021

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 21-016 MA District 10
Cheryl English
Phillip Laughridge
RS-HD to RM-HD (.72 acres)
718 Maryland Street
TMS# R11203-11-26
Staff Recommendation: Approval
Page 1

2. Case # 21-019 MA District 1
Bill Malinowski
Robert F. Fuller
RU to LI (1.16 acres)
1050 Gates Road
TMS# R02509-04-01
Staff Recommendation: Disapproval
Page 9

3. Case # 21-020 MA District 10
Cheryl D. English
Thomas Fowler
GC to RM-HD (0.8 acres)
4725 Alpine Road
TMS# R19712-10-33
Staff Recommendation: Approval
Page 17

4. Case # 21-021 MA
Matthew Condon
PDD to PDD (191.7 acres)
Farrow Road
TMS# R17404-01-01, R17408-01-01, 02 & 03
Staff Recommendation: Approval
Page 25

District 7
Gretchen Barron

5. Case # 21-022 MA
Frank McMaster
RU to GC (8.76 acres)
Barbara Drive
TMS# R17109-02-06
Staff Recommendation: Approval
Page 35

District 7
Gretchen Barron

V. REVIEW OF COMMISSION RULES AND PROCEDURES

VI. CHAIRMAN'S REPORT

VII. OTHER ITEMS FOR DISCUSSION

VIII. PLANNING DIRECTOR'S REPORT

a. Report of Council
Page 43

IX. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

July 7, 2021

3:00 pm

Council District: Jessica Mackey (9)
Development: Champions Ridge
Tax Map Amendment: TMS# R24700-08-10
Applicant: Josh Rabon, Civil Engineering of Cola
Proposed Use: Single- Family Residential Subdivision
Proposed Street Name (s): Burbage and Champions Ridge
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-016 MA
APPLICANT: Phillip Laughridge

LOCATION: 718 Maryland Street

TAX MAP NUMBER: R11203-11-26
ACREAGE: .72 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: June 25, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

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

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 11 dwelling units.

Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family Residence
<u>South:</u>	RS-HD	Single-family Residence
<u>East:</u>	RS-HD	Single-family Residence
<u>West:</u>	RS-HD	Community Center

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Maryland Street. Maryland Street is classified as a two lane undivided local road without sidewalks or street lights. The subject property is currently occupied by a commercial building. The general area is characterized by multi-family and single family residential uses. The property to the north is a multi-family residence zoned RM-HD. South and east of the property are single-family residences zoned RS-HD. West of the site is a community center and a single-family residence zoned RS-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center is located approximately 0.20 miles south-east on Bluff Road. The subject parcel falls within City of Columbia for sewer and water service. The Olympia fire station (Station number 2) is located on Ferguson Street approximately 0.20 miles northeast of the subject parcel. There are two fire hydrants along Maryland Street, one towards Olympia Avenue and one towards Whitney Street from the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future

opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Capital City Mill District Neighborhood Master Plan

The CCMD neighborhood master plan recommends a future land use of this area as Urban Core Mixed Residential (UCMR-3). This future land use classification within the plan is described as “Urban Core Mixed Residential neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.” The UCMR-3 includes a variety of uses including, single-family detached, single-family attached, two-family, three-family, multi-family small, multi-family medium, small format business/employment, small format civic/institutional, and small format commercial, where commercial uses should be limited to corridors with appropriate scale.

The CCMD plan also makes a few broad recommendations specific to zoning. The plan sets forth the following recommendations:

- Protection of neighborhoods that consist of single/two family structures from multi-family or commercial encroachment
- Protection of the scale, set-backs and landscaping along corridors of small-scale commercial and residential structures
- Allowing limited commercial development within existing structures or as infill structures that complement the form and character along Olympia Avenue and Whaley Street
- Provision for appropriate massing, scale, placement, and site design, thru the assignment of zoning districts based upon the recommendations made herein for future land use classifications

Traffic Characteristics

The 2020 SCDOT traffic count (Station #657) located north of the subject parcel on Olympia Avenue identifies 14,100 Average Daily Trips (ADTs). Olympia Avenue is classified as a two lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This section of Olympia Avenue is currently operating at Level of Service (LOS) “C”.

SCDOT currently does not have any projects along Olympia Avenue or Maryland Street. There are no planned improvements for this section of Olympia Avenue through the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encourage mixed-residential uses integrated with single-family uses, as well as the recommendations of the Capital City Mill District plan.

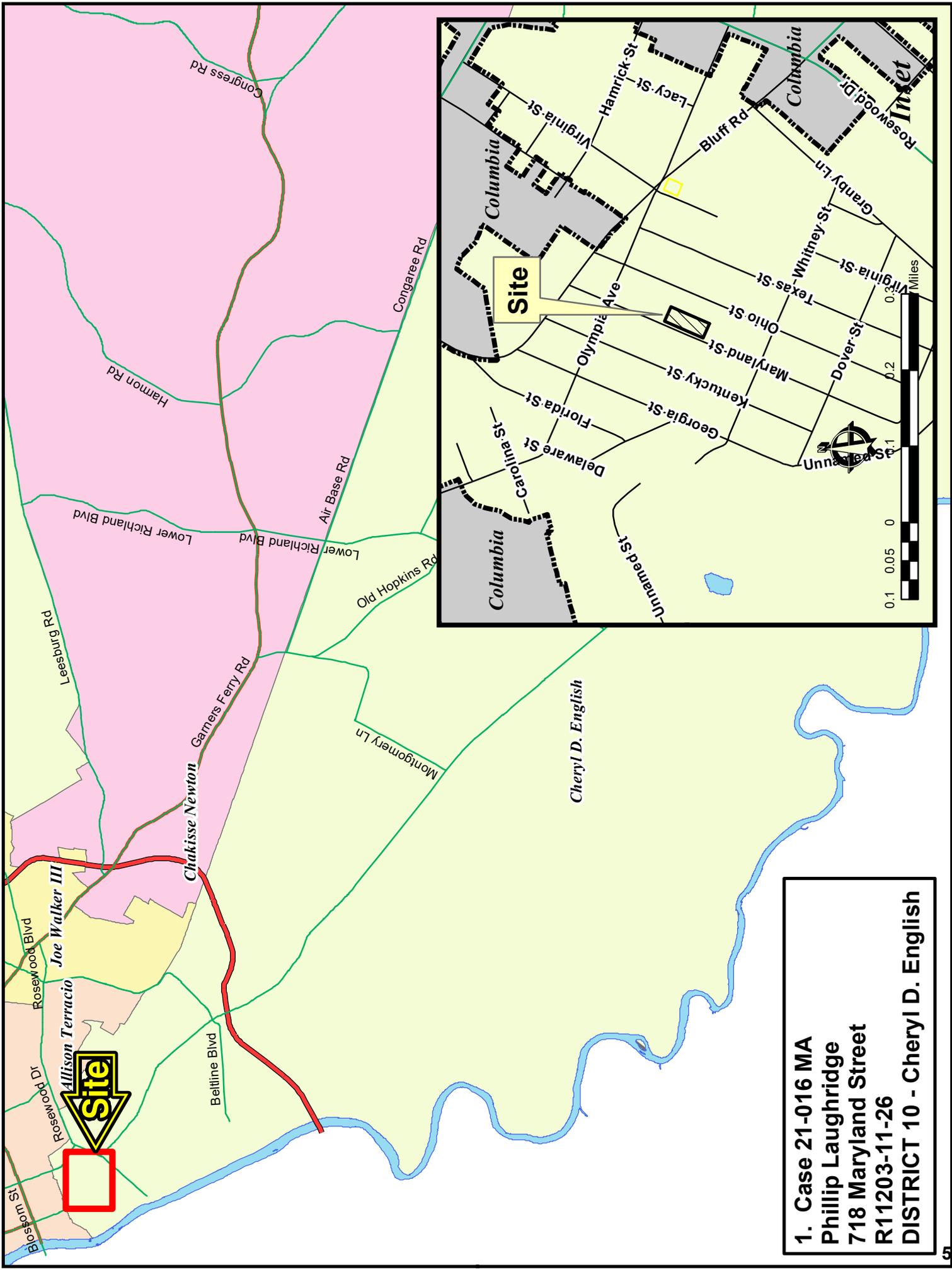
The proposed rezoning would be consistent with the current land uses and development patterns within the Mixed Residential future land use area, where the plan recommends “densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.”

The CCMD plan recommends “smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities”. Likewise, the plan recommends a variety of land uses allowed as part of the RM-HD zoning district, including single-family, two-family, three-family, and multi-family.

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

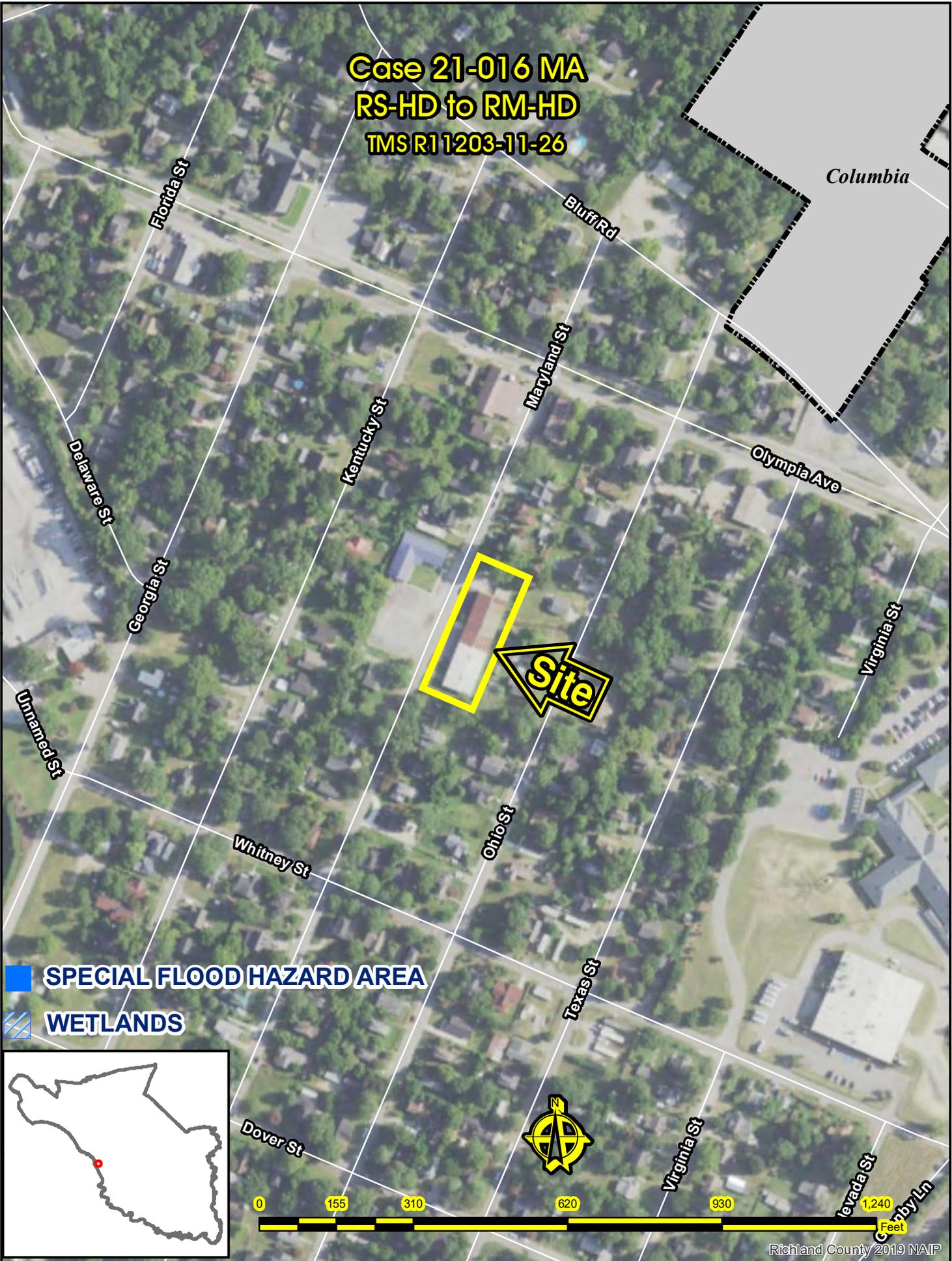
Zoning Public Hearing Date

July 27, 2021.



1. Case 21-016 MA
Phillip Laughridge
718 Maryland Street
R11203-11-26
DISTRICT 10 - Cheryll D. English

**Case 21-016 MA
RS-HD to RM-HD
TMS R11203-11-26**



Columbia

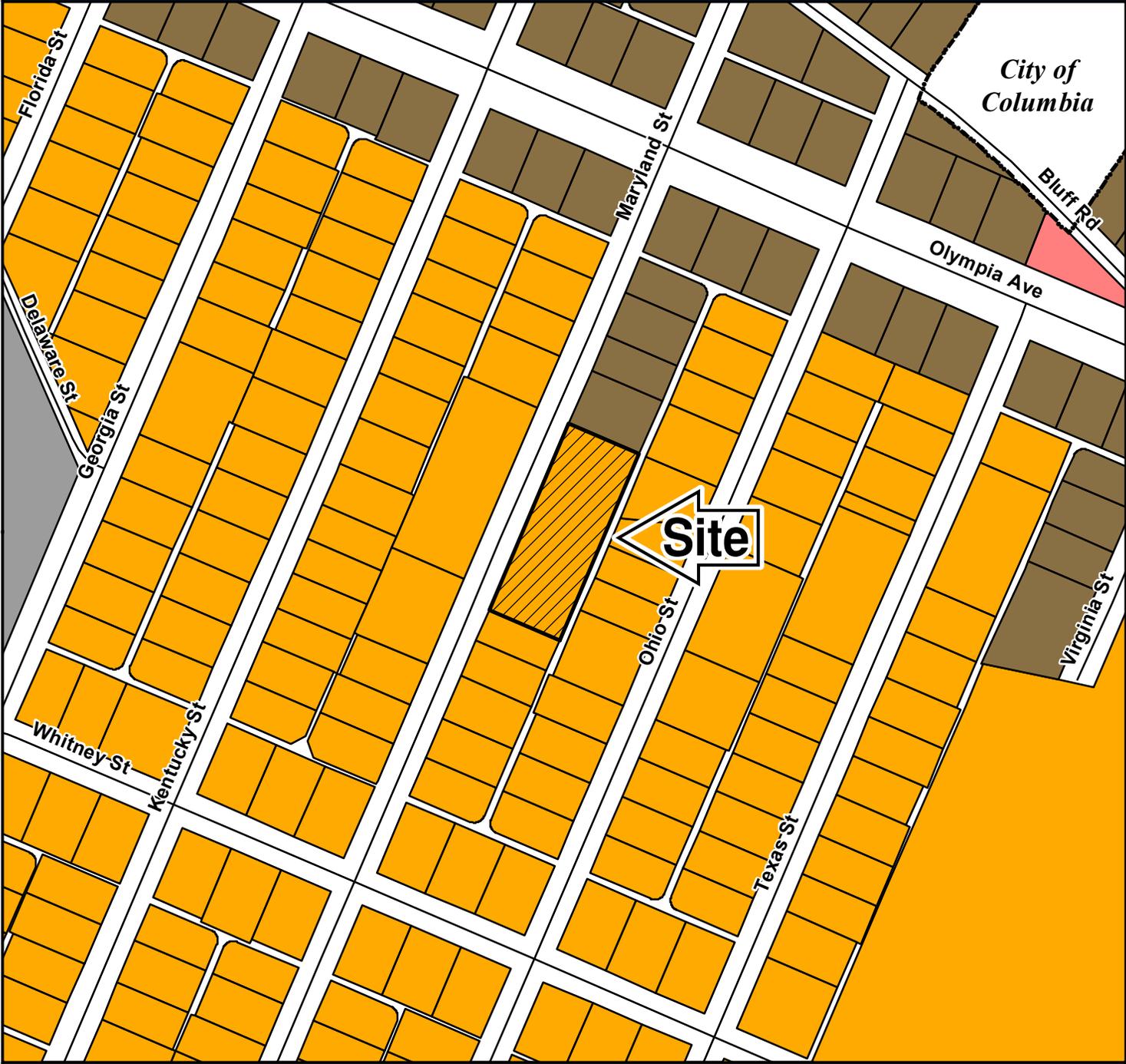
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS

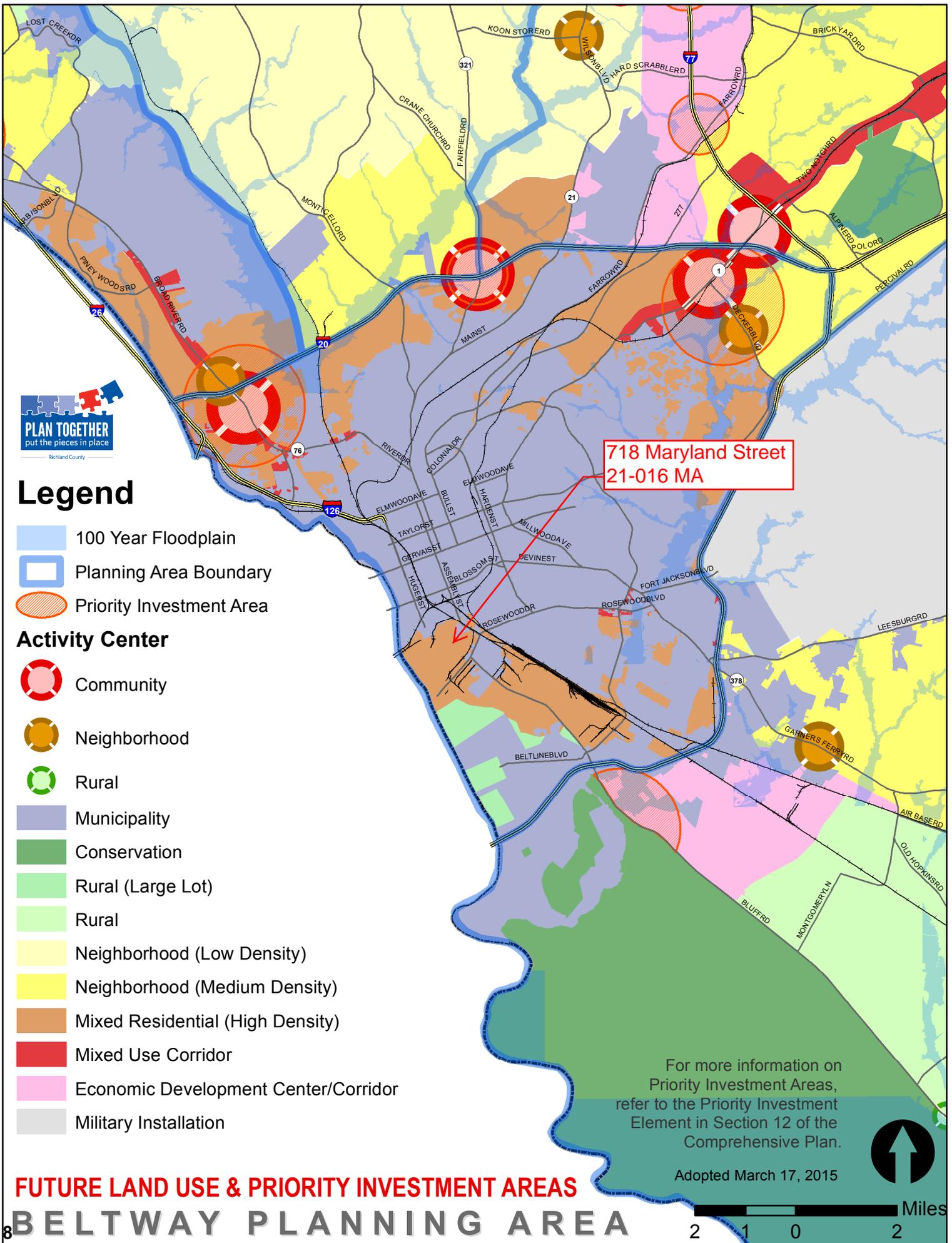
Richland County 2019 NAIP

Case 21-016 MA RS-HD to RM-HD



ZONING CLASSIFICATIONS

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



Legend

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

**718 Maryland Street
21-016 MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-019 MA
APPLICANT: Robert F. Fuller

LOCATION: 1050 Gates Road

TAX MAP NUMBER: R02509-04-01
ACREAGE: 1016 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: June 25, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel northwest of the site was rezoned from GC District GC to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A parcel southeast of the site on Gates Road of the site was rezoned from RU to GC District (under case number 05-22MA).

The Light Industrial District (M-1) parcels west of the site on Gates Road were rezoned from RU District under case number 02-018MA.

The Neighborhood Commercial (NC) District parcel southwest of the site was rezoned from RU District to Neighborhood Commercial District (NC) under case 17-046MA.

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.

Direction	Existing Zoning	Use
<u>North:</u>	GC / RU	Commercial Office / Freight Transportation
<u>South:</u>	LI	Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	LI / GC	Undeveloped / Plumbing Company

Discussion

Parcel/Area Characteristics

The subject property has frontage along Gates Road. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial residential and industrial uses. North of the site is a nonconforming freight transportation business and a commercial office that is under development (permitting). West of the site is an undeveloped Light Industrial (LI) zoned parcel that abuts the site and across gates road is a plumbing company. South of the site is an undeveloped Light Industrial (LI) zoned parcel. East of the site is a Rural (RU) District zoned parcel with a single-family residence

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east 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 southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.8 miles east 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 2020 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 22,400 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.

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

Conclusion

Principally, the request would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

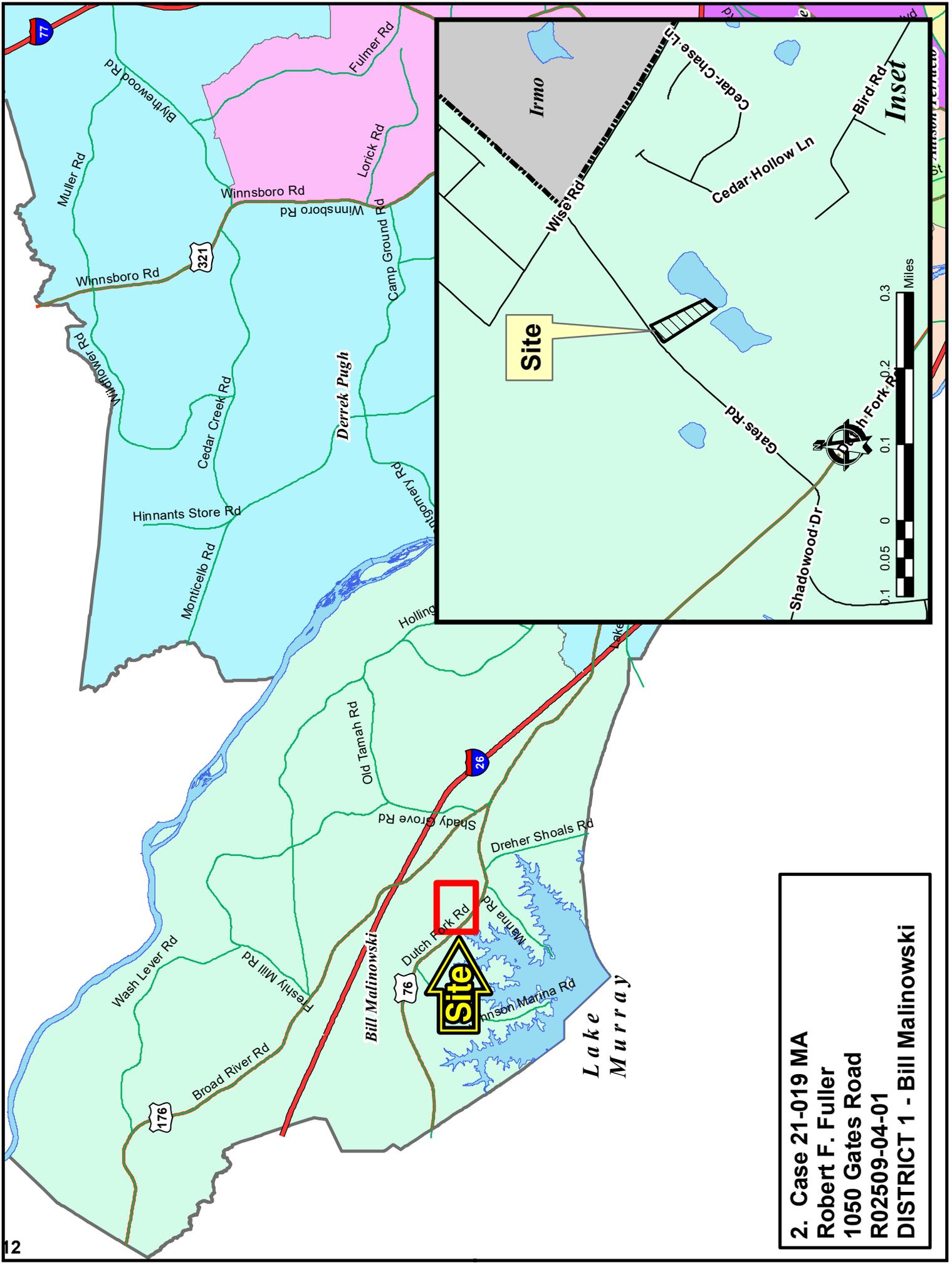
According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

However, the proposed request would be in character with and compatible to the surrounding land uses and zoning districts along Gates Road. A variety of industrial and commercial properties are located adjacent to and nearby the subject property along Gates Road and along the nearby section of Dutch Fork Road.

For these reasons staff recommends **Disapproval** of this request.

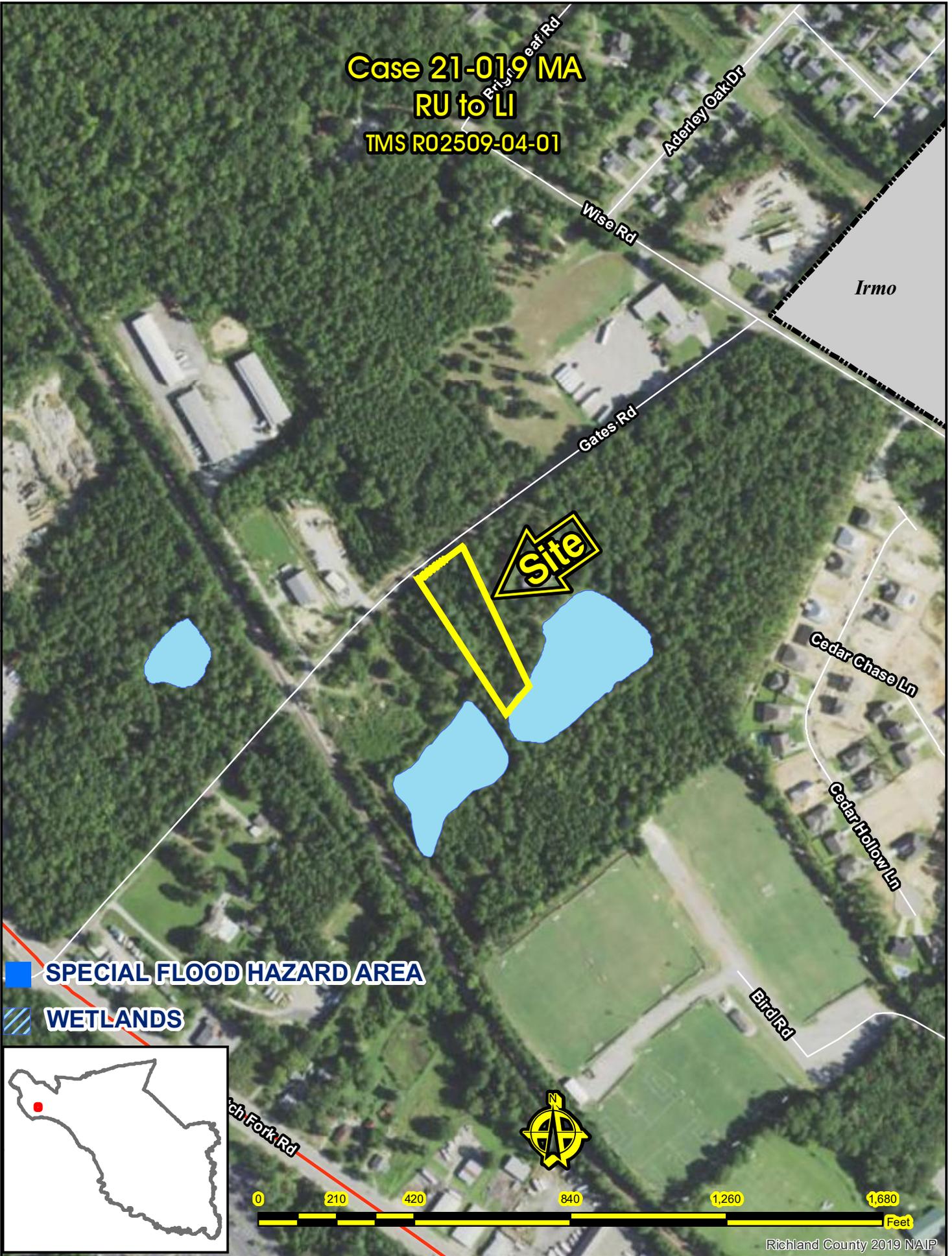
Zoning Public Hearing Date

July 27, 2021.



2. Case 21-019 MA
Robert F. Fuller
1050 Gates Road
R02509-04-01
DISTRICT 1 - Bill Malinowski

Case 21-019 MA
RU to LI
TMS R02509-04-01



Irmo

Site

Cedar Chase Ln

Cedar Hollow Ln

Bird Rd

Rich Fork Rd

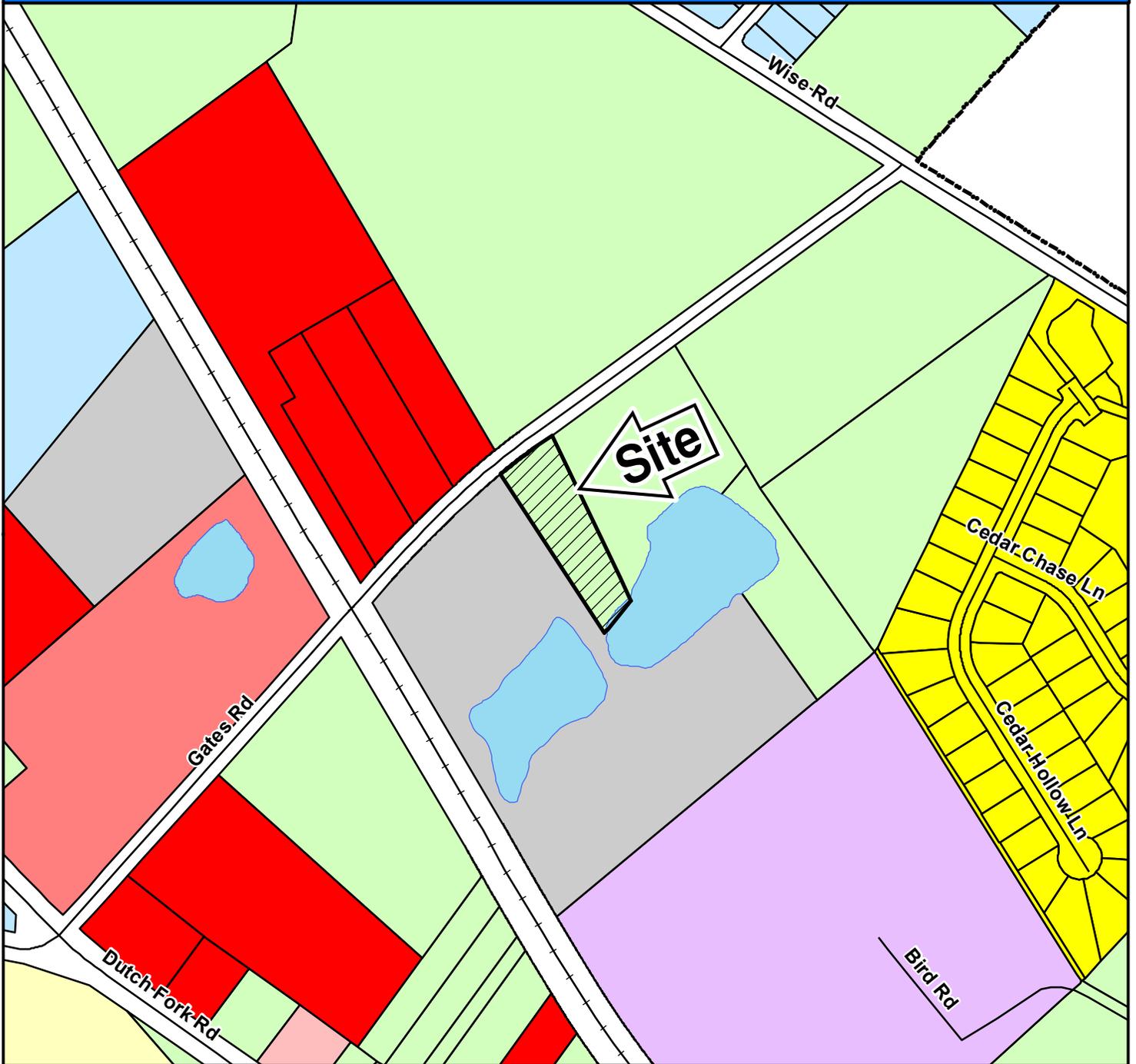
SPECIAL FLOOD HAZARD AREA

WETLANDS

0 210 420 840 1,260 1,680 Feet

Richland County 2019 NAIP

Case 21-019 MA RU to LI

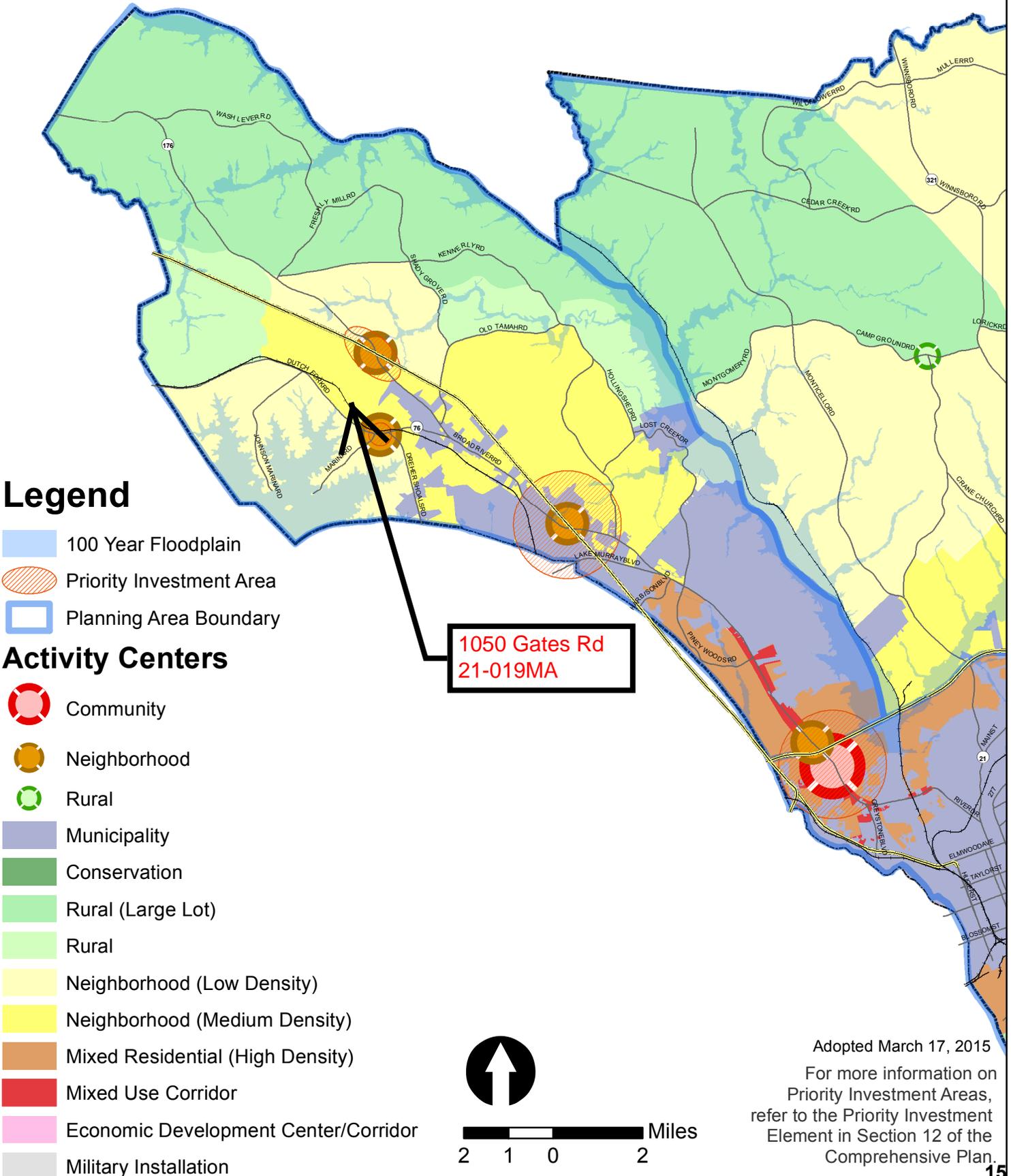


ZONING CLASSIFICATIONS

	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		N
	CC-4		RR		RS-HD		OI		M-1		RU		

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: July 12, 2021
RC PROJECT: 21-020 MA
APPLICANT: Thomas Fowler

LOCATION: 4725 Alpine Road

TAX MAP NUMBER: R19712-10-33
ACREAGE: .8 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: June 25, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District. With the adoption of the 2005 Land Development Code the RS-3 District was designated General Commercial (GC) District.

Zoning District Summary

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

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 12 dwelling units.

Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD / RM-HD	Residence / Residence
<u>South:</u>	RM-HD / GC	Residential Common Area / Place of Worship
<u>East:</u>	GC	Place of Worship
<u>West:</u>	RM-HD / RM-HD	Residence / Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Alpine Road. Alpine is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by a residential structure. The general area is characterized by institutional, commercial and single family residential uses. The properties to the north are single-family residences zoned RM-HD. South and east of the property is a place of worship zoned General Commercial (GC). West of the site are single-family residences zoned Residential Multi-family High Density (RM-HD) District (Cedar Glen Subdivision).

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.42 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.38 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine 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 (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 2020 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 6,900 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) "B".

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

Conclusion

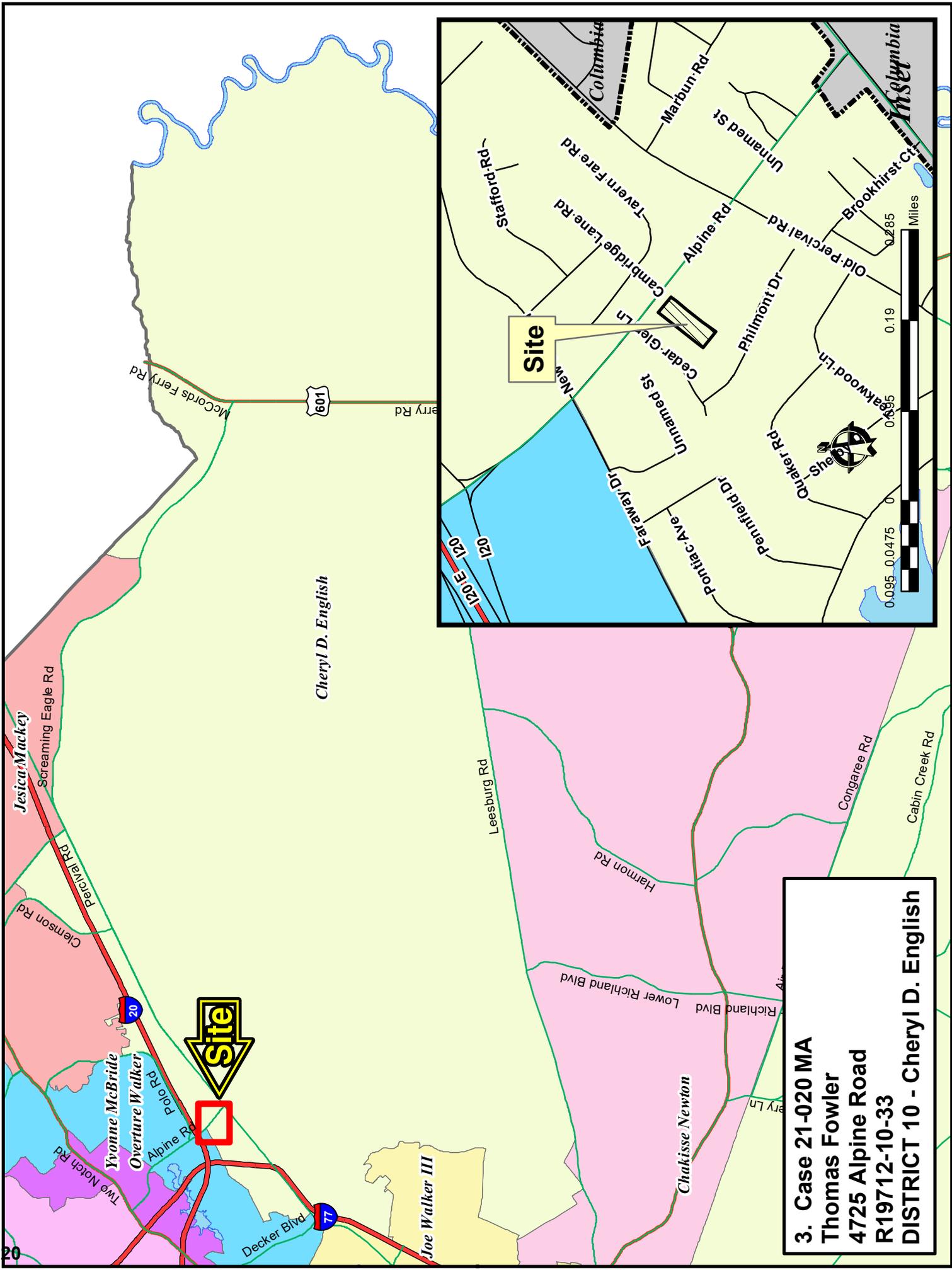
Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

The Plan recommends a desired development pattern that provides mixed-residential uses and densities within neighborhoods. Likewise, the proposed rezoning would be consistent with the current land uses, development pattern, and current zoning districts located within the area.

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

Zoning Public Hearing Date

July 27, 2021.



Jessica Mackey

Screaming Eagle Rd

Yvonne McBride

Overture Walker

Polo Rd



Decker Blvd

Cheryl D. English

Joe Walker III

Leesburg Rd

Hamon Rd

Chakisse Newton

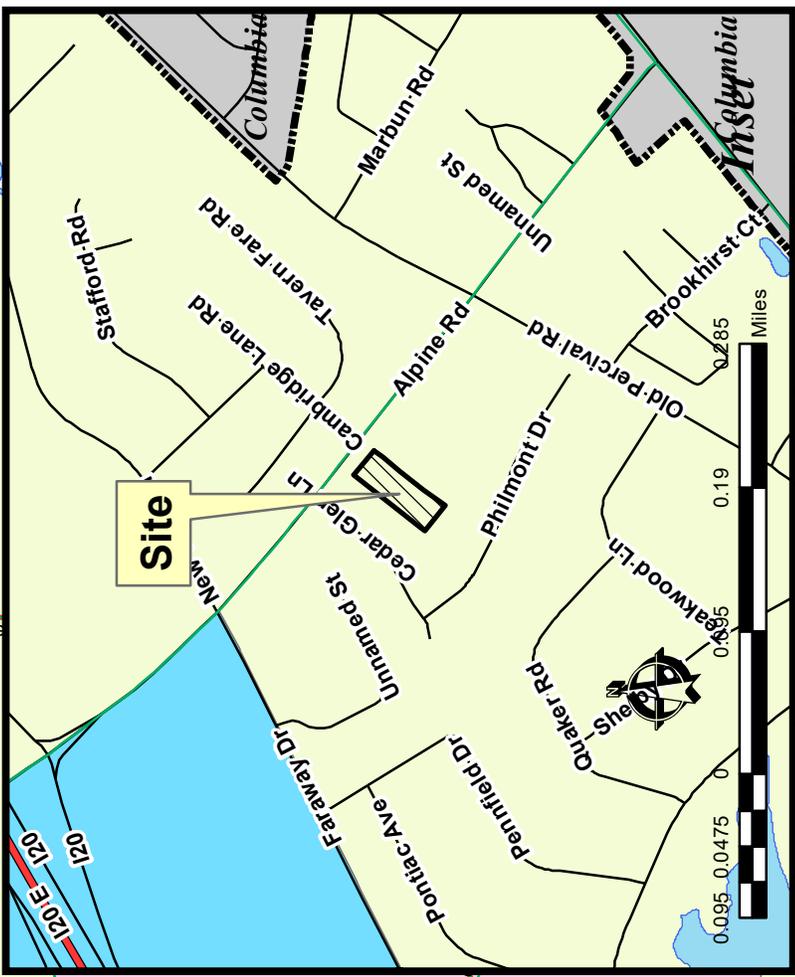
Richard Blvd

Alpine Rd

Congaree Rd

Cabin Creek Rd

3. Case 21-020 MA
Thomas Fowler
4725 Alpine Road
R19712-10-33
DISTRICT 10 - Cheryl D. English



Site



20

20

601

120 E
120

McCords Ferry Rd

Ferry Rd

Statford Rd

Tavern Fare Rd

Cambridge Lane Rd

Alpine Rd

Philmont Dr

Old Percival Rd

Brookhirst Ct

New

Cedar-Glen Ln

Unamed St

Philmont Dr

Old Percival Ln

Quaker Rd

Brookhirst Ct

Farway Dr

Unamed St

Philmont Dr

Portiac Ave

Quaker Rd

Old Percival Ln

Brookhirst Ct

Statford Rd

Tavern Fare Rd

Cambridge Lane Rd

Alpine Rd

Philmont Dr

Old Percival Rd

Brookhirst Ct

Statford Rd

Tavern Fare Rd

Cambridge Lane Rd

Alpine Rd

Philmont Dr

Old Percival Rd

Brookhirst Ct

Statford Rd

Tavern Fare Rd

Cambridge Lane Rd

Alpine Rd

Philmont Dr

Old Percival Rd

Brookhirst Ct

Statford Rd

Tavern Fare Rd

Cambridge Lane Rd

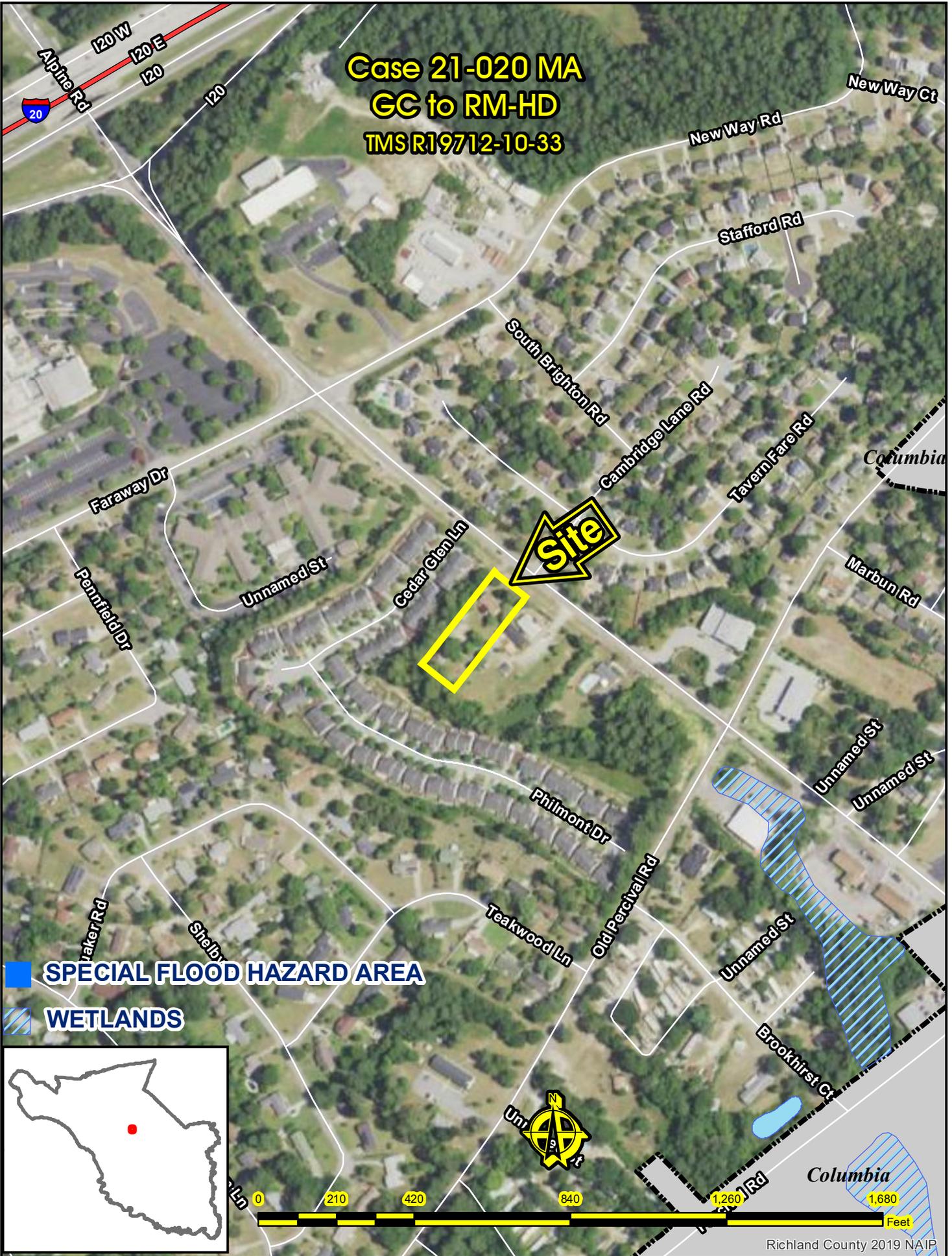
Alpine Rd

Philmont Dr

Old Percival Rd

Brookhirst Ct

**Case 21-020 MA
GC to RM-HD
TMS R19712-10-33**



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

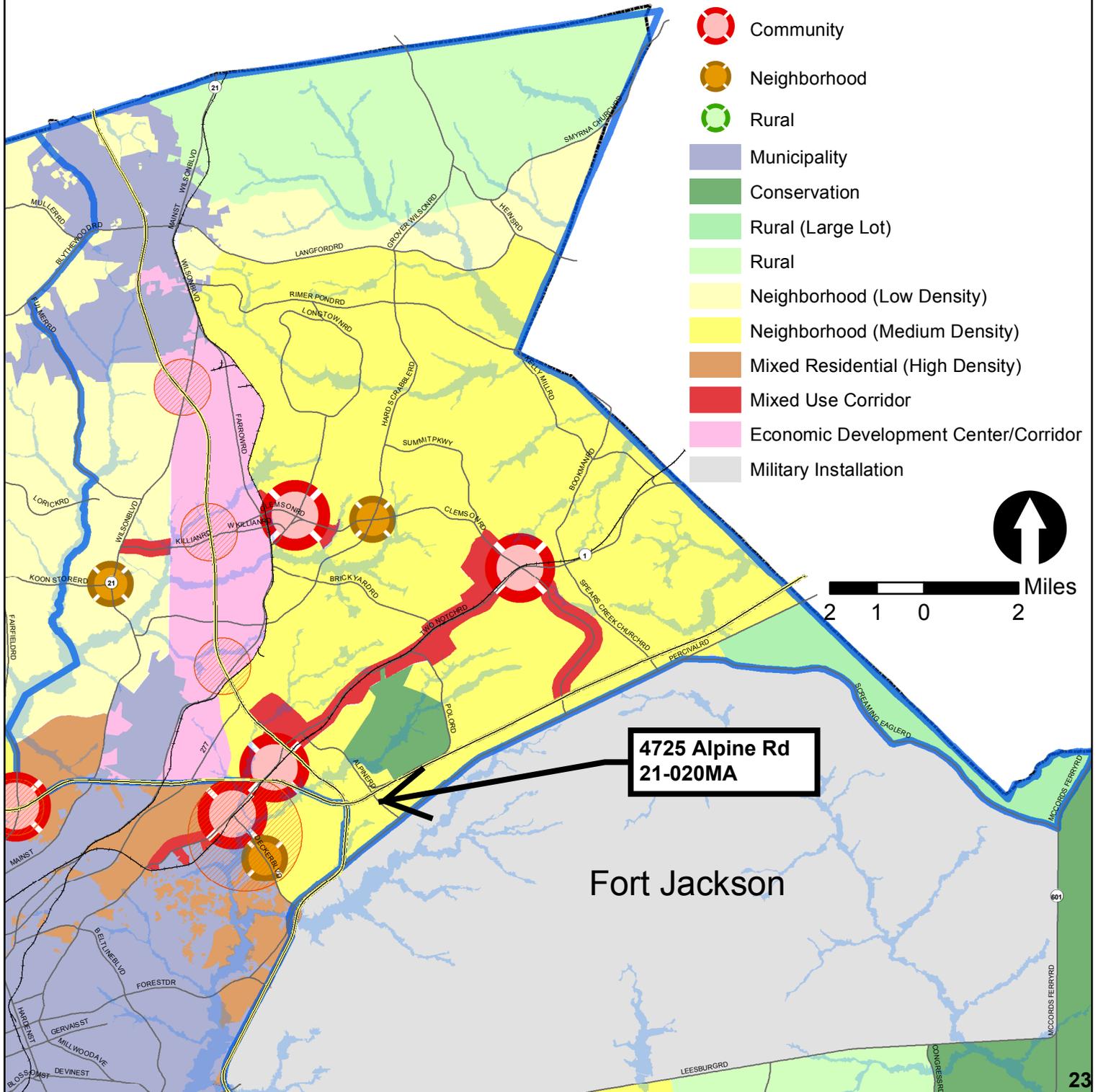


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: July 12, 2021
RC PROJECT: 21-021 MA
APPLICANT: Matthew Congdon

LOCATION: Farrow Road

TAX MAP NUMBER: R17404-01-01, R17408-01-01, 02 & 03 (Portion of)

ACREAGE: 191.7 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD
PROPOSED ACREAGE:

PC SIGN POSTING: June 25, 2021

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 06-28MA (Ordinance 085-06HR) and under case number 10-003MA.

Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	PDD	Killian Crossing (undeveloped portion)
<u>East:</u>	HI/HI	Landscape Materials/ Undeveloped
<u>West:</u>	PDD	Killian Crossing (undeveloped portion)

Discussion

Parcel/Area Characteristics

The subject site includes several parcels of undeveloped land with access off Farrow Road and N Pines Road, included within an already approved PDD. The subject parcels are currently approved for Residential and Commercial. There are industrial zoning districts and uses east of the subject parcel. The existing PDD identifies Perimeter Heavy Commercial district standards to the south of Killian Road. There are properties zoned RU north of the subject properties along N Pines Road.

The proposed Perimeter Heavy parcel has frontage along Farrow Road. The proposed amendment will increase the Perimeter Heavy Commercial acreage of the PDD from 3 acres to 3.83 acres.

The proposed Residential has frontage along N Pines Road. The proposed amendment will increase the Residential acreage of the PDD from 72 acres to 105.16 acres.

Existing PDD	Proposed PDD
Residential: 72 acres w/ 2,100 total units (18%)	Residential: 105.16 acres w/ 1,000 total units (26.38%)
Commercial: 217.10 acres w/ 1,843,000 sf retail and 400 hotel rooms (53.9%)	Mixed Use: 67.79 acres w/ 500,000 sf retail and 750 total units (17%)
Heavy Commercial: 3.0 acres (1.3%)	Perimeter Retail: 88.38 acres w/ 750,000 sf retail and 400 hotel rooms (22.17%)
Green Space: 96.72 acres (24.3%)	Perimeter Heavy Commercial: 3.83 acres w/ 35,000 sf commercial (0.96%)
Common Space: 9.97 acres (2.5%)	Common Areas & Green Space: 113.50 acres (33.49%)
Total residential: 2,100	Total residential: 1,750
Total commercial: 1,850,000 sf and 400 hotel rooms	Total commercial: 1,285,000 sf & 400 hotel rooms

Public Services

The most southern parcel of the PDD is contiguous to fire station "Killian" number 27 on Farrow Road. There are three fire hydrants located along North Pines Road, four fire hydrants located along Farrow Road, and five located along Killian Road. Long Leaf Middle school is .47 miles east of the site while Killian Elementary school is 1.2 miles south east from the subject parcel. Water and sewer service would be provided by the City of Columbia.

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

Plans & Policies

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 2020 SCDOT traffic count (Station #285) located east of the subject parcel on Farrow Road identifies 12,700 Average Daily Trips (ADTs). Farrow Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) “F”.

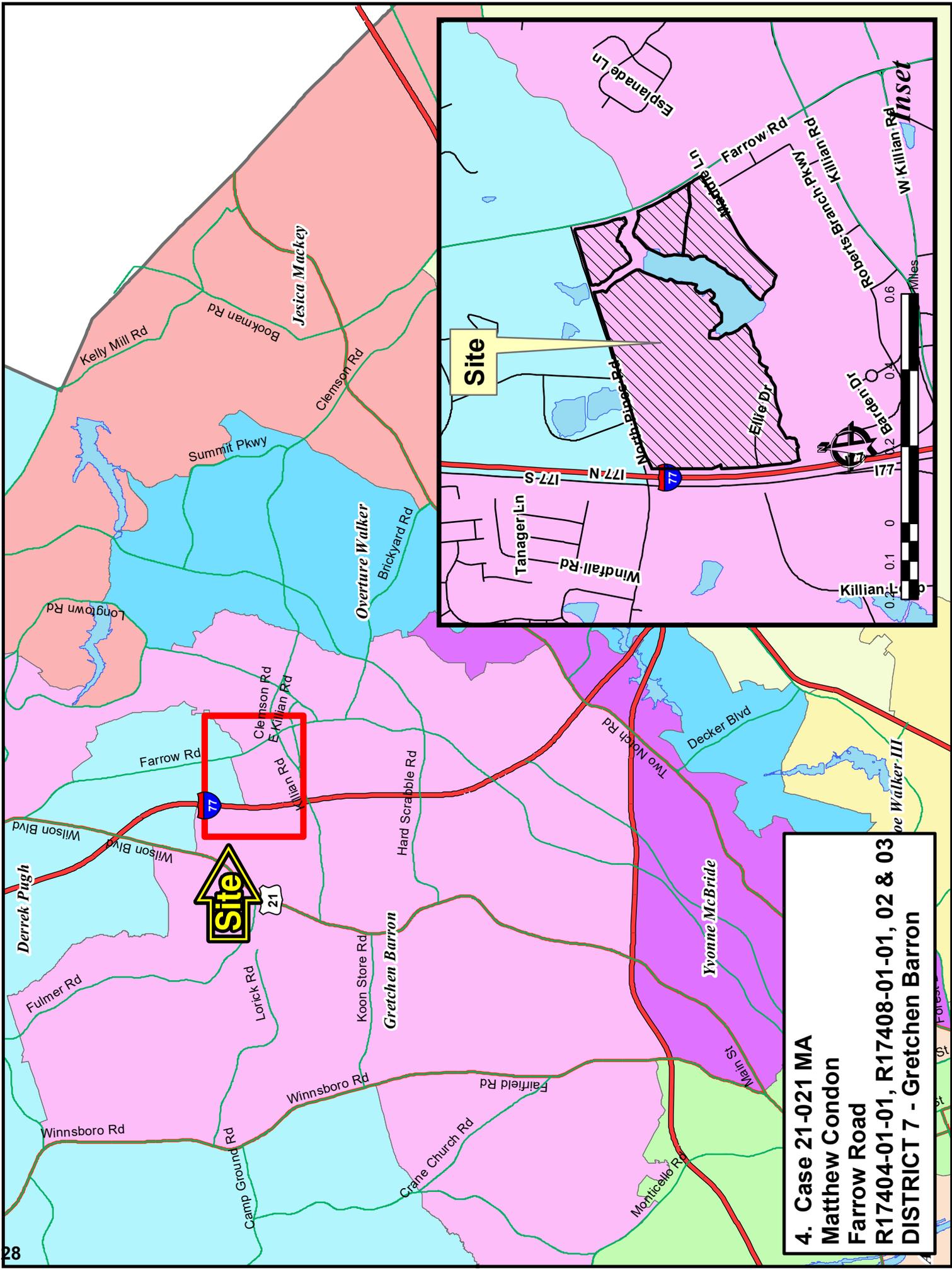
SCDOT currently does not have any programmed projects along Farrow Road. There are no planned improvements for this section of Farrow Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval** of this map amendment as the proposed rezoning request is consistent with the 2015 Comprehensive Plan’s recommendations for the Economic Development Center/Corridor future land use designation and would be compatible with the surrounding land uses and development pattern.

Zoning Public Hearing Date

July 27, 2021

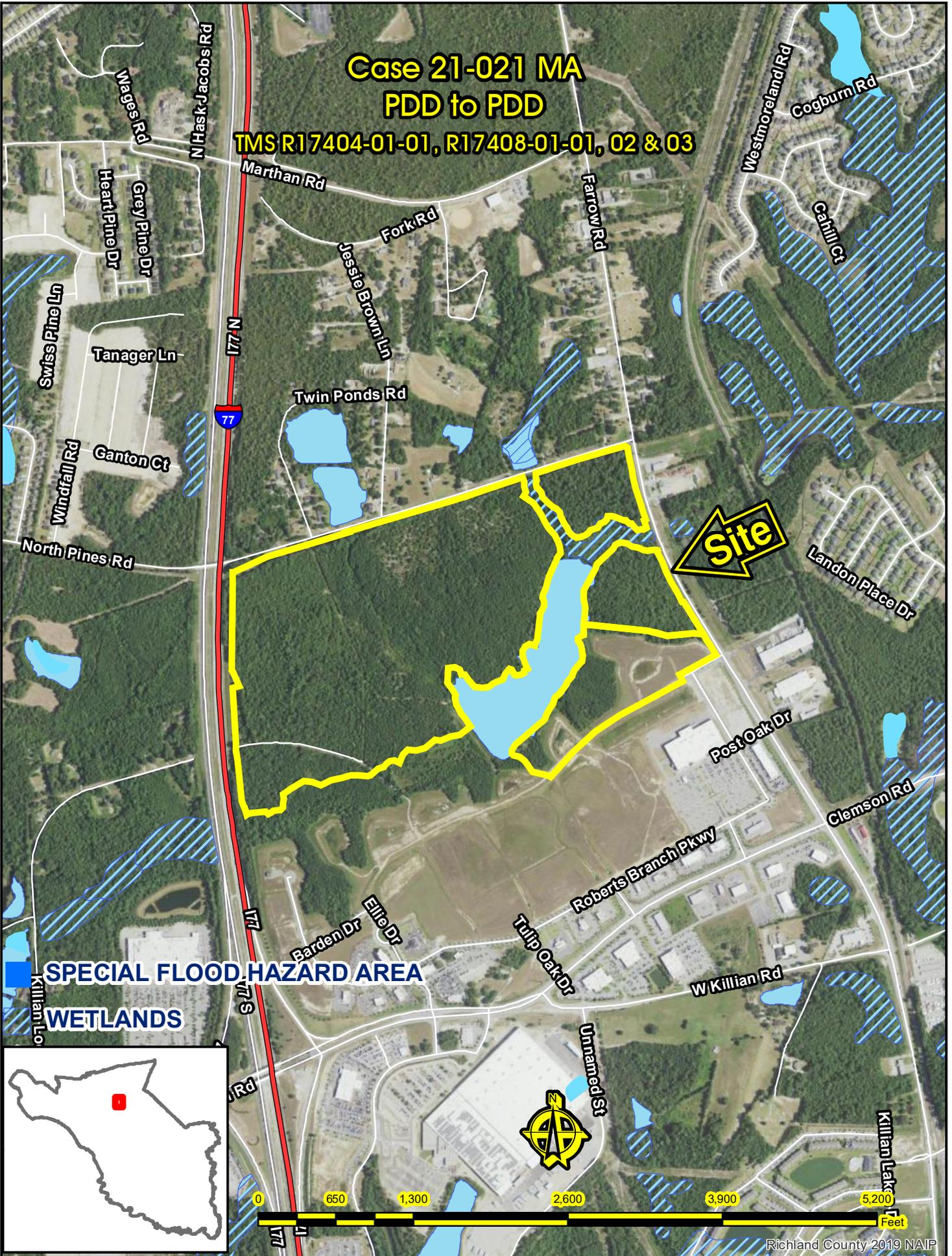


Site

4. Case 21-021 MA
Matthew Condon
Farrow Road
R17404-01-01, R17408-01-01, 02 & 03
DISTRICT 7 - Gretchen Barron

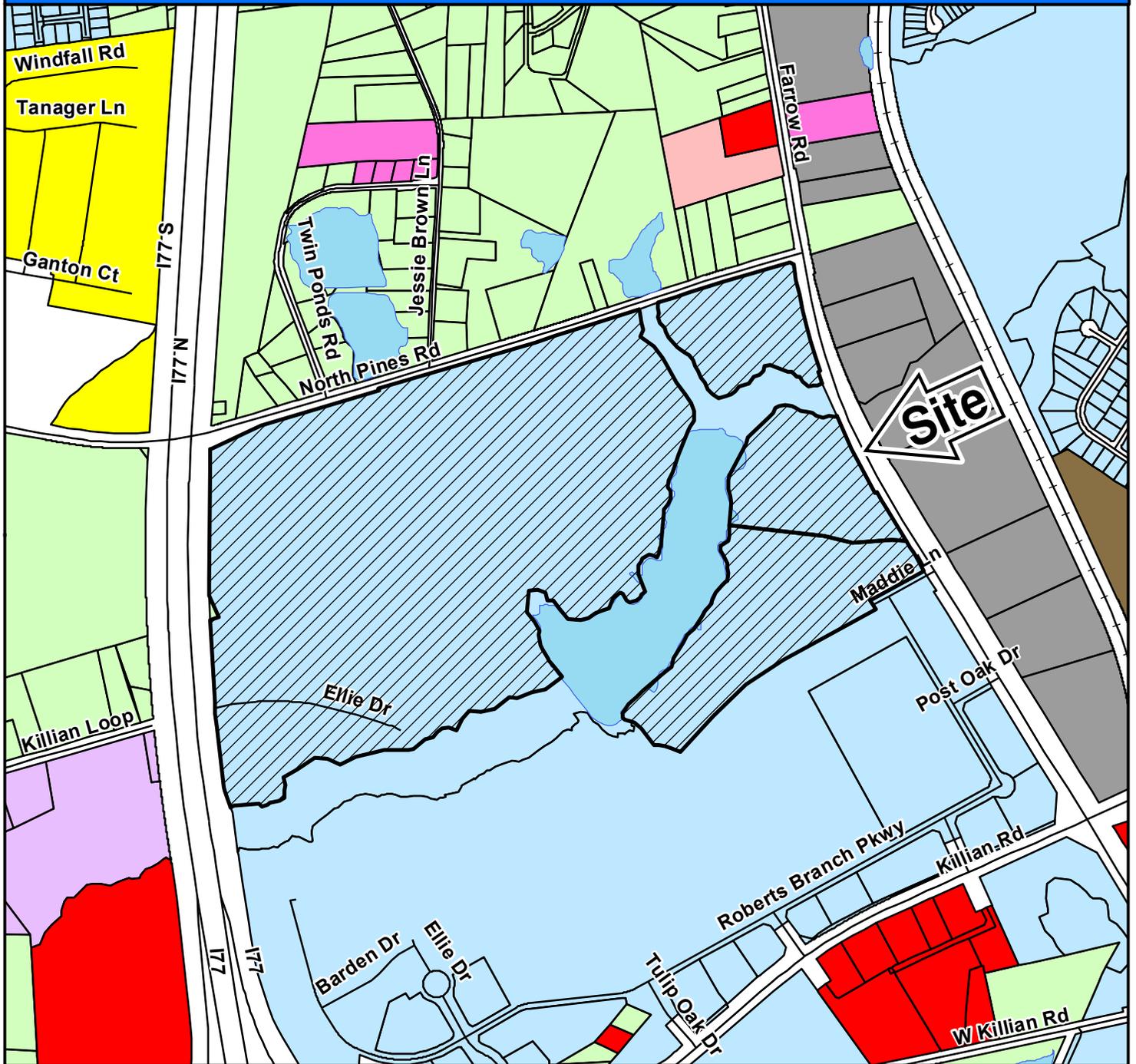
Case 21-021 MA PDD to PDD

TMSR17404-01-01, R17408-01-01, 02 & 03



Richland County 2019 NAIP

Case 21-021 MA PDD to PDD



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		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

2013 Land Use Table

Land Use Table

The Primary land use categories within KILLIAN'S CROSSING:

USE	GROSS ACRES (AC)	PERCENT
Residential*	72.00	18.0
Commercial**	217.10	53.9
Perimeter Heavy Commercial	3.00	1.3
Green Space	96.72	24.3
Common Space	9.97	2.5
TOTALS	398.66	100.0

Green space and common space may be increased in acreage as required, but may not be decreased. All other use acreage may be adjusted by 15% as required by market demand provided they do not exceed the following:

Residential:	800 apartment units 54 single family units 882 townhomes <u>364 independent living units</u>
Total	2,100 residential units

Commercial:	400 hotel rooms 500,000 sf office space 50,000 sf theatre 16,000 sf repair and maintenance services automobile major/minor <u>1,284,000 sf retail</u>
Total:	1,850,000 sf and 400 hotel rooms

*Residential uses may include single family, multi family and/or independent living uses.

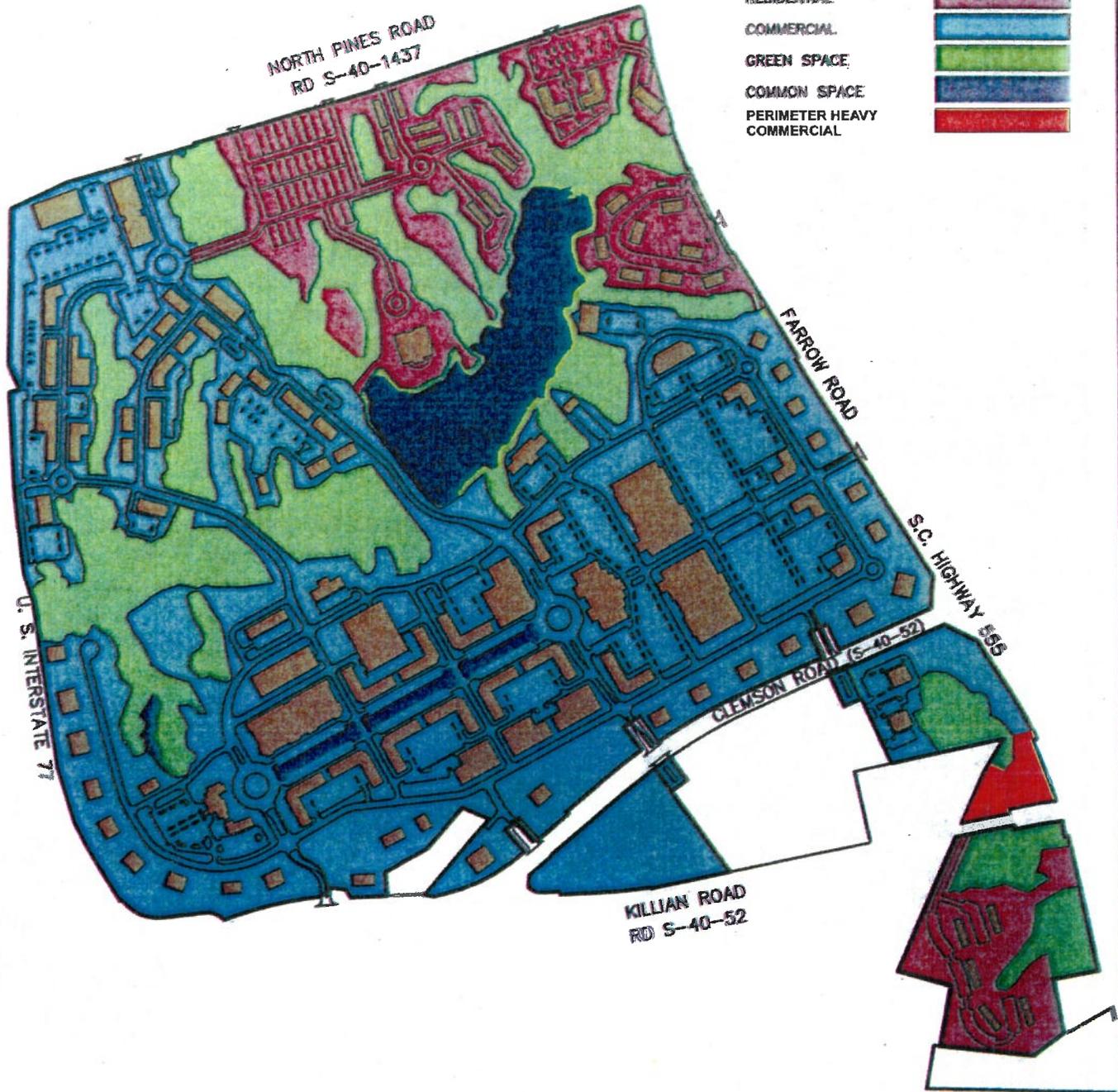
** Commercial uses may include live/work units, hotels, education, office, entertainment, retail and where specified repair and maintenance services automobile major/minor

*** Residential over Retail units are included in the Residential and Commercial totals respectively.

2013 Land Use Map

LEGEND

- RESIDENTIAL
- COMMERCIAL
- GREEN SPACE
- COMMON SPACE
- PERIMETER HEAVY COMMERCIAL



LAND USE



DIAGRAM 5

**KILLIAN'S
CROSSING PDD**



GRAPHIC SCALE
(FEET)



Case # 21-021 MA

Proposed Land Use Table

Land Use Table

The primary land use categories within Killian’s Crossing:

Use	Gross Acreage (Ac)	Percent
Residential*	105.16	26.38 %
Mixed-Use**	67.79	17.00 %
Perimeter Retail***	88.38	22.17 %
Perimeter Heavy Commercial***	3.83	0.96 %
Common Areas & Green Space	133.50	33.49 %
Totals	398.66	100.0

All uses, except Green Space & Common Areas, may be adjusted up to 15% as required by market demand, provided they do not exceed the following:

Residential District: Up to 1,000 residential units

Mixed Use District: Up to 500,000 Square Feet and 750 residential units

Perimeter Retail District: Up to 750,000 Square Feet and 400 hotel rooms

Perimeter Heavy Commercial District: Up to 35,000 Square Feet of commercial space

*Residential uses may include single family, townhomes, multi-family, and/or independent living uses.

**Mixed-Use uses may include single family, townhomes, multi-family, independent living, live/work units, hotels, office, entertainment, and retail.

***Perimeter Retail may include hotels, retail space, commercial space, and office space.

****Perimeter Heavy Commercial uses may include repair and maintenance services for automobiles, both major and minor, as well as commercial space.

Case # 21-021 MIA
Proposed Land Use Map



USAGE AREA PER DISTRICT

RESIDENTIAL DISTRICT.....	105.16 ACRES
PERIMETER RETAIL DISTRICT.....	68.38 ACRES
MIXED USE DISTRICT.....	87.79 ACRES
PERIMETER HEAVY COMMERCIAL.....	3.83 ACRES
GREEN SPACE & COMMON AREAS.....	132.89 ACRES
TOTAL.....	398.05 ACRES

PREPARED FOR:
CROSSINGS DEVELOPMENT, LLC
18 ALUMINI LANE
BLYTHEWOOD, SC 29016
(803) 518-7081



KILLIAN'S CROSSING
LOCATED NEAR CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 12, 2021
RC PROJECT: 21-022 MA
APPLICANT: Frank McMaster

LOCATION: Barbara Drive & Blarney Drive

TAX MAP NUMBER: R17109-02-06
ACREAGE: 8.76 acre
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 25, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel south of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel east of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels southeast of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further southeast of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 140 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	Right-of-way	Interstate 77
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residences

Discussion

Parcel/Area Characteristics

The parcel has frontage along Blarney Drive which is classified as a two lane local collector street. There are no sidewalks or streetlamps along this section of Blarney Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the east and commercial uses to the south and west. North of the parcel is Interstate 77.

Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .69 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located on the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .6 miles south of the subject parcels. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within the East Richland County Public Service District 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 **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential

uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

The 2020 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,200 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

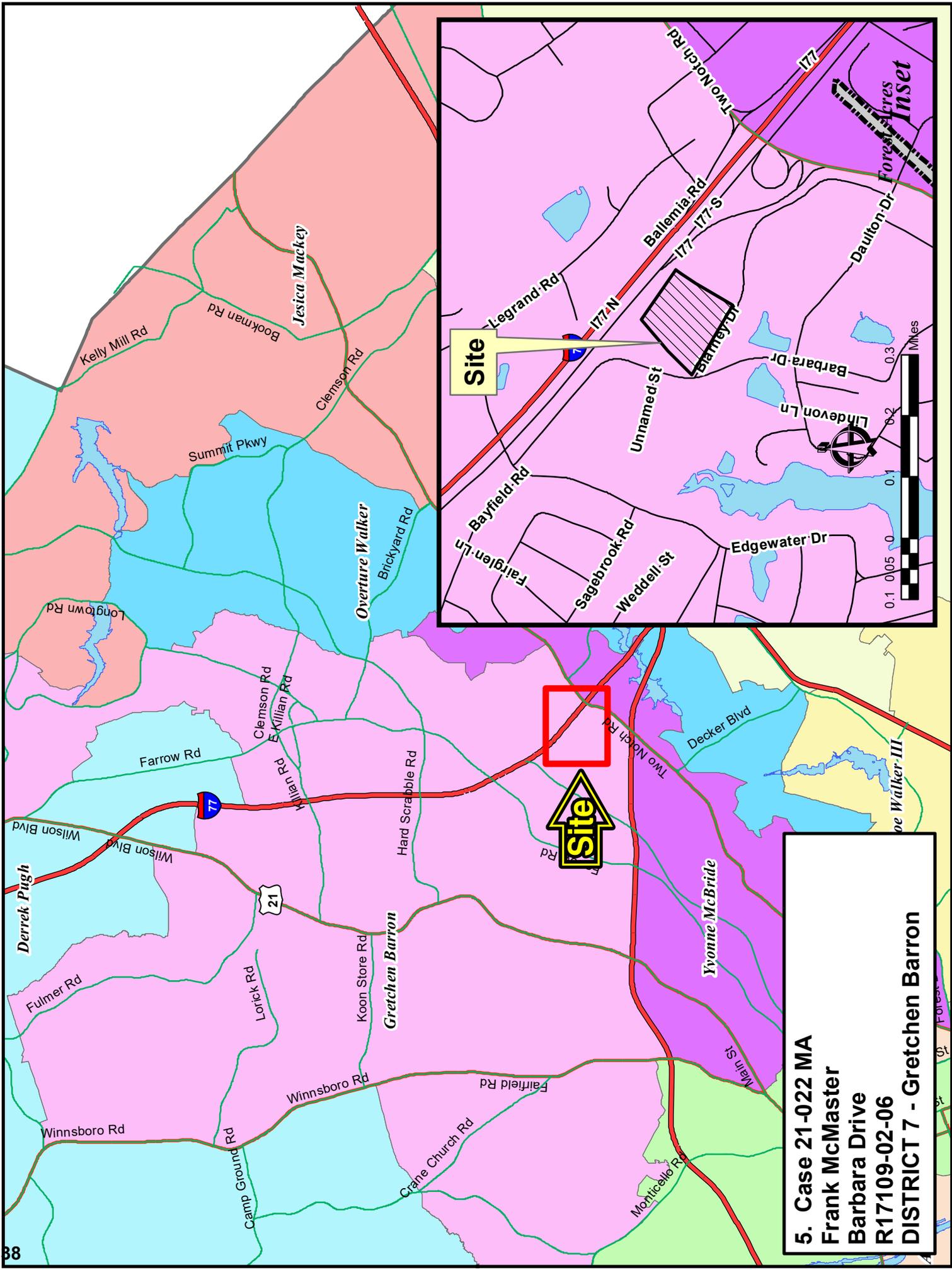
Conclusion

Staff is of the opinion the proposed map amendment is consistent with the recommendations for the Community Activity Center future land use designation as outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be compatible and in character with zoning districts and the development pattern of the surrounding area.

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

Zoning Public Hearing Date

July 27, 2021.



5. Case 21-022 MA
Frank McMaster
Barbara Drive
R17109-02-06
DISTRICT 7 - Gretchen Barron

Case 21-022 MA

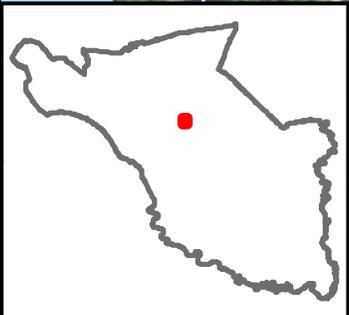
Edgewater **RU to GC**

TMSR17404-01-01, R17408-01-01, 02 & 03



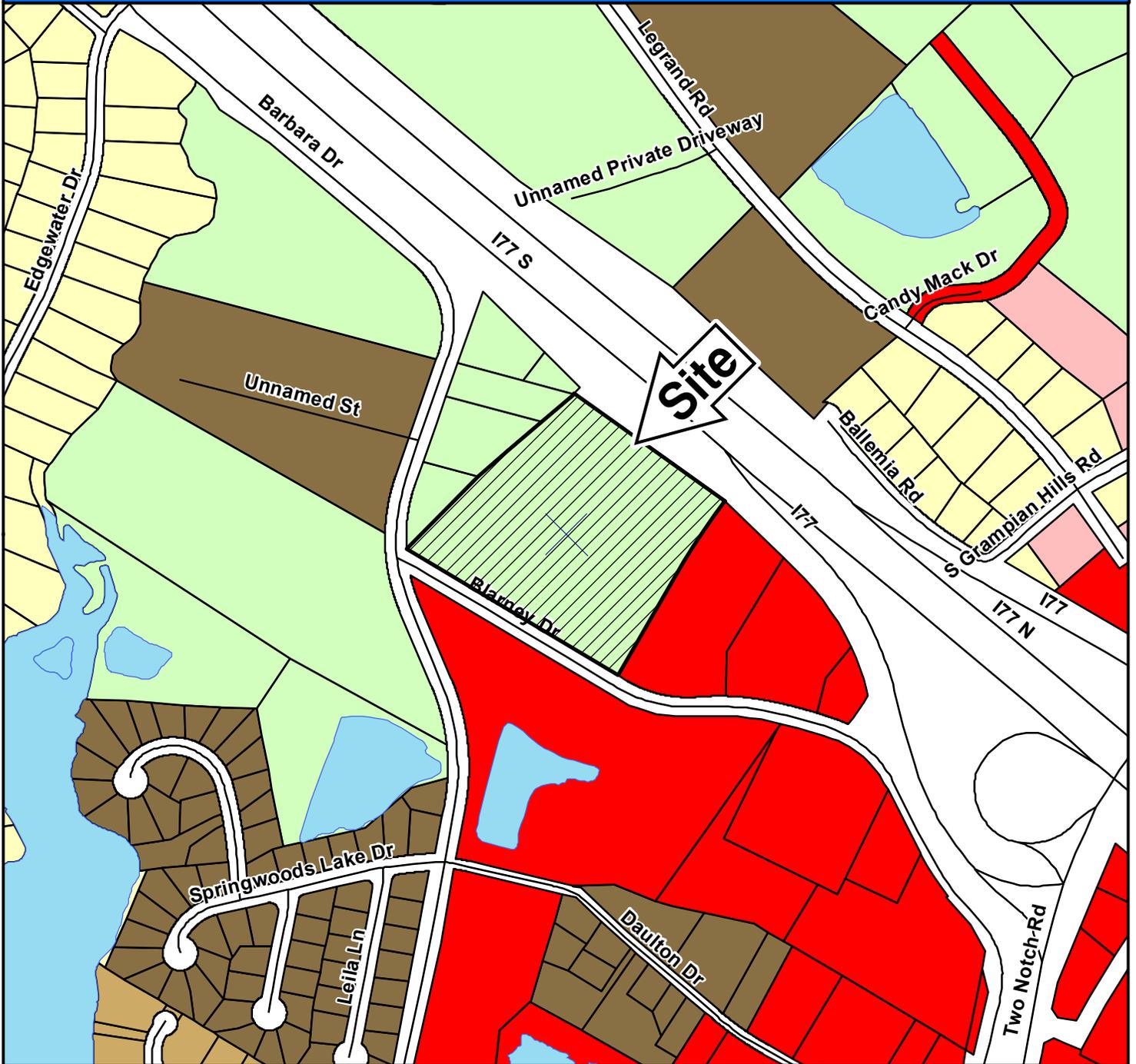
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County 2019 NAIP

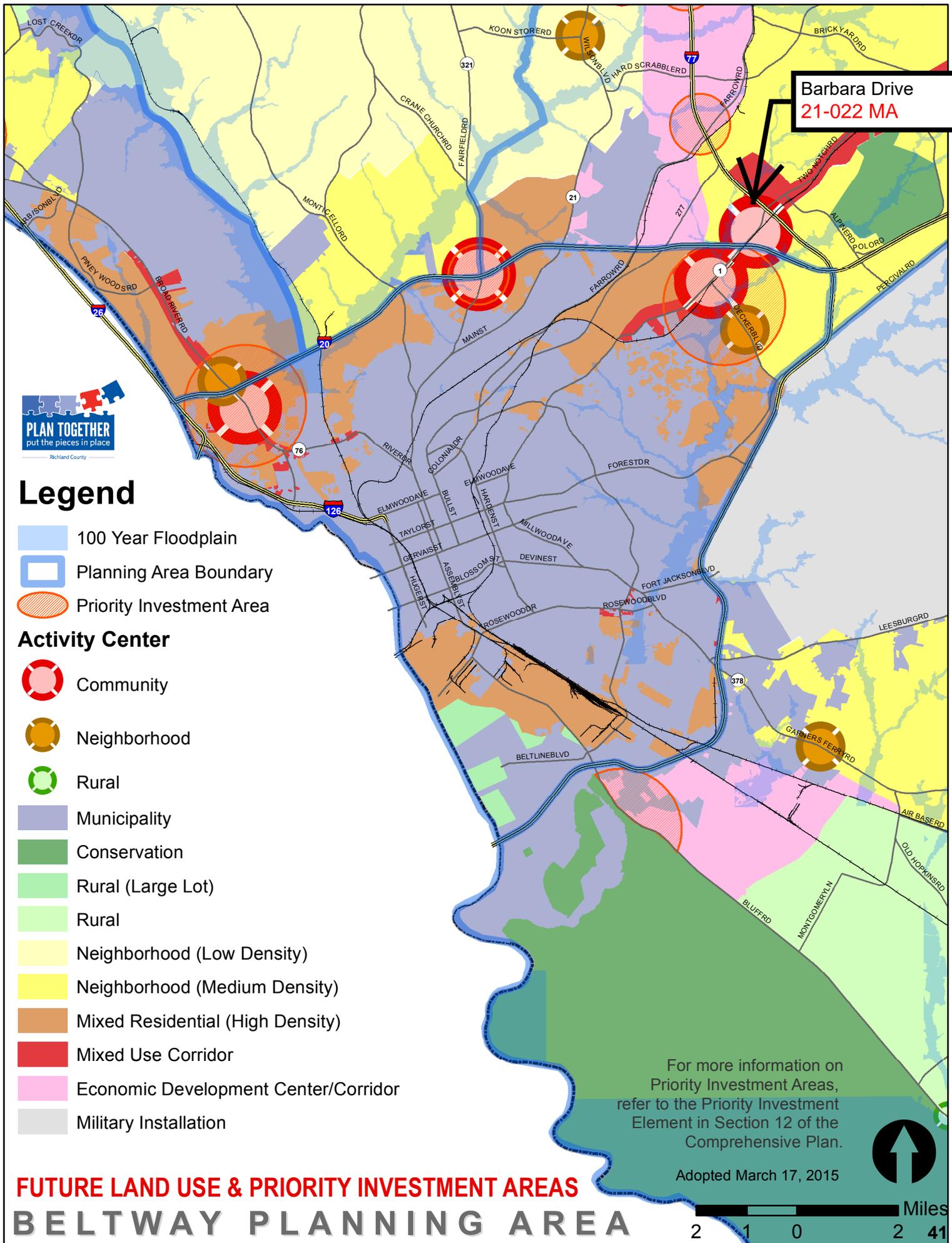
Case 21-022 MA RU to GC



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		





**Barbara Drive
21-022 MA**



Legend

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

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, June 22, 2021
Agenda
7:00 PM
Zoom Meeting

Revised

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

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks Interim Planning Services Manager
Thomas DeLage Deputy Zoning Administrator

II. CALL TO ORDER..... Honorable Paul Livingston
7:02 pm 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 # 21-011 MA District 8
Overture Walker
Michael S. Houck/Susan E. Houck
RS-HD to RU (20.7 acres)
109 Crane Branch Lane
TMS# R20200-03-39
Planning Commission: Disapproval (9-0)
Staff Recommendation: Disapproval
Council unanimously approved the withdrawal request.

2. Case # 21-015 MA District 7
Gretchen Barron
Robert C Lee
RU to GC (.97 acres)
511 Ross Road
TMS# R17107-03-03
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

3. Case # 21-017 MA District 1
Bill Malinowski
Kevin Steelman
RU to RS-E (44.64 acres)
Old Tamah Road
TMS# R03400-02-03, 04 & 05
Planning Commission: Disapproval (5-3)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

4. Case # 21-018 MA
DR Horton
RU to RS-E (94 acres)
Hard Scrabble Road
TMS# R14600-03-17 (P)
Planning Commission: Approval (5-4)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

District 7
Gretchen Barron

VI. OTHER BUSINESS

VII. ADJOURNMENT
7:25 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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