

RICHLAND COUNTY PLANNING COMMISSION



September 9, 2021

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

REVISED 09/07/21

Reflects the correct staff recommendation for Case # 21-026 MA

RICHLAND COUNTY PLANNING COMMISSION



Thursday, September 9, 2021

Agenda

3:00 PM

2020 Hampton Street
2nd Floor, Council Chambers

REVISED 09/07/21

Chairman – Stephen Gilchrist

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

- I. PUBLIC MEETING CALL TO ORDERStephen Gilchrist, Chairman
- II. PUBLIC NOTICE ANNOUNCEMENTStephen Gilchrist, Chairman
- III. ELECTION OF OFFICERS
- IV. CONSENT AGENDA [ACTION]

a. ROAD NAMES

b. MAP AMENDMENTS

- 1. Case # 21-023 MA District 10
Cheryl English
Norman Harvin
M-1 to GC (2.18 acres)
3041 Bluff Road
TMS# R13507-01-07
Staff Recommendation: Disapproval
Page 1
- 2. Case # 21-024 MA District 10
Cheryl English
Johnson Sanders
RU to NC (.67 acres)
6205 Cabin Creek Road
TMS# R24502-01-01 & 02
Staff Recommendation: Disapproval
Page 9
- 3. Case # 21-025 MA District 7
Gretchen Barron
Matthew Condon
RU to RM-HD (5.94 acres)
9569 & 9579 Farrow Road
TMS# R17400-09-05, 06 & 07
Staff Recommendation: Approval
Page 17

4. Case # 21-026 MA
Edward M. Stivers III
GC to LI (2.52 acres)
6001 Two Notch Road
TMS# R14210-09-11
Staff Recommendation: ~~Approval~~ Approval
Page 25

District 3
Yvonne McBride

5. Case # 21-027 MA
Chip Goforth
RU to RC (3.35 acres)
7742 Bluff Road
TMS# R32403-02-04 & 05
Staff Recommendation: Approval
Page 33

District 10
Cheryl English

V. CHAIRMAN'S REPORT

VI. OTHER ITEMS FOR DISCUSSION

VII. PLANNING DIRECTOR'S REPORT

a. Report of Council
Page 41

VIII. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 09, 2021

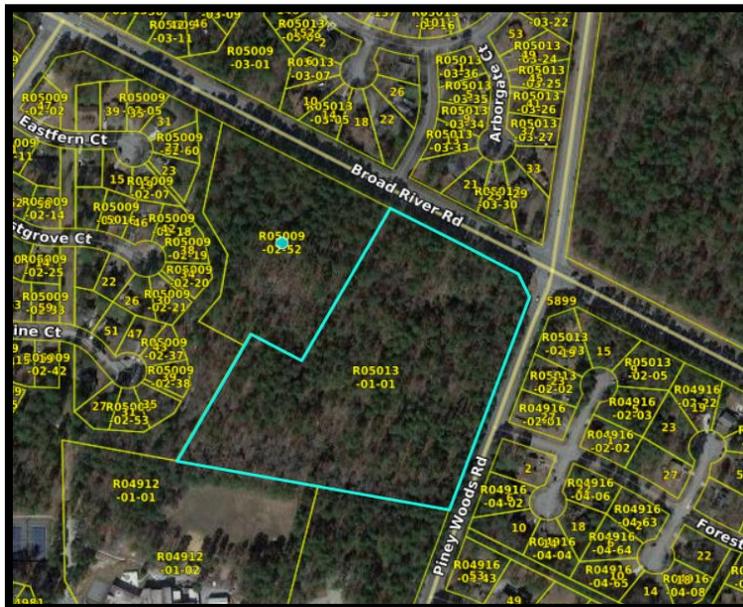
3:00 pm

Council District: Derrick Pugh (2)
Development: T/B/A
Tax Map Amendment: TMS# R05009-02-52 & R05013-01-01
Applicant: Kimberly Swygert, Civil Engineering of Cola
Proposed Use: Single- Family Residential Subdivision
Proposed Street Name (s): Fescue Drive, Oats Court, Plumbranch, Plumtree Drive, Prairie Grass Way, Ruby Lane, Ryegrass Way, Saint Augustine
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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: September 9, 2021
RC PROJECT: 21-023 MA
APPLICANT: Norman Harvin

LOCATION: 3041 Bluff Road

TAX MAP NUMBER: R13507-01-07
ACREAGE: 2.18 acres
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: August 25, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

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: 34 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU / M-1 / LI	Undeveloped
<u>South:</u>	M-1	Convenience Retail
<u>East:</u>	M-1	Warehousing / Processing
<u>West:</u>	M-1 / RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property is an undeveloped site located along Bluff Road, a four lane undivided minor arterial without sidewalks or streetlights along this section. Undeveloped lot, small-scale commercial, and an industrial park characterize the immediate area.

Public Services

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located about 1.9 miles north of the subject parcel along S Kilbourne Road. The Industrial Park fire station (Station number 3) is approximately 1,000 feet east of the subject parcel. The parcel is within the City of Columbia's water service area and 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 **Conservation**.

Land Use and Design

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working land uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #242) located south of the site on Bluff Road identifies 10,600 Average Daily Trips (ADTs). Bluff Road is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) "A".

SCDOT has a widening and new location project along Bluff Road 0.50 miles north of the parcel from Beltline Blvd to National Guard Road. It is currently in Phase II and does not have an anticipated completion date.

SCDOT has a rehab and resurfacing project along Bluff Road 1.5 miles south of the parcel from Blakeley Rd to Martin Luther King Blvd. It is currently in Pre-Award state and has an anticipated start date of 2021.

There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program.

Conclusion

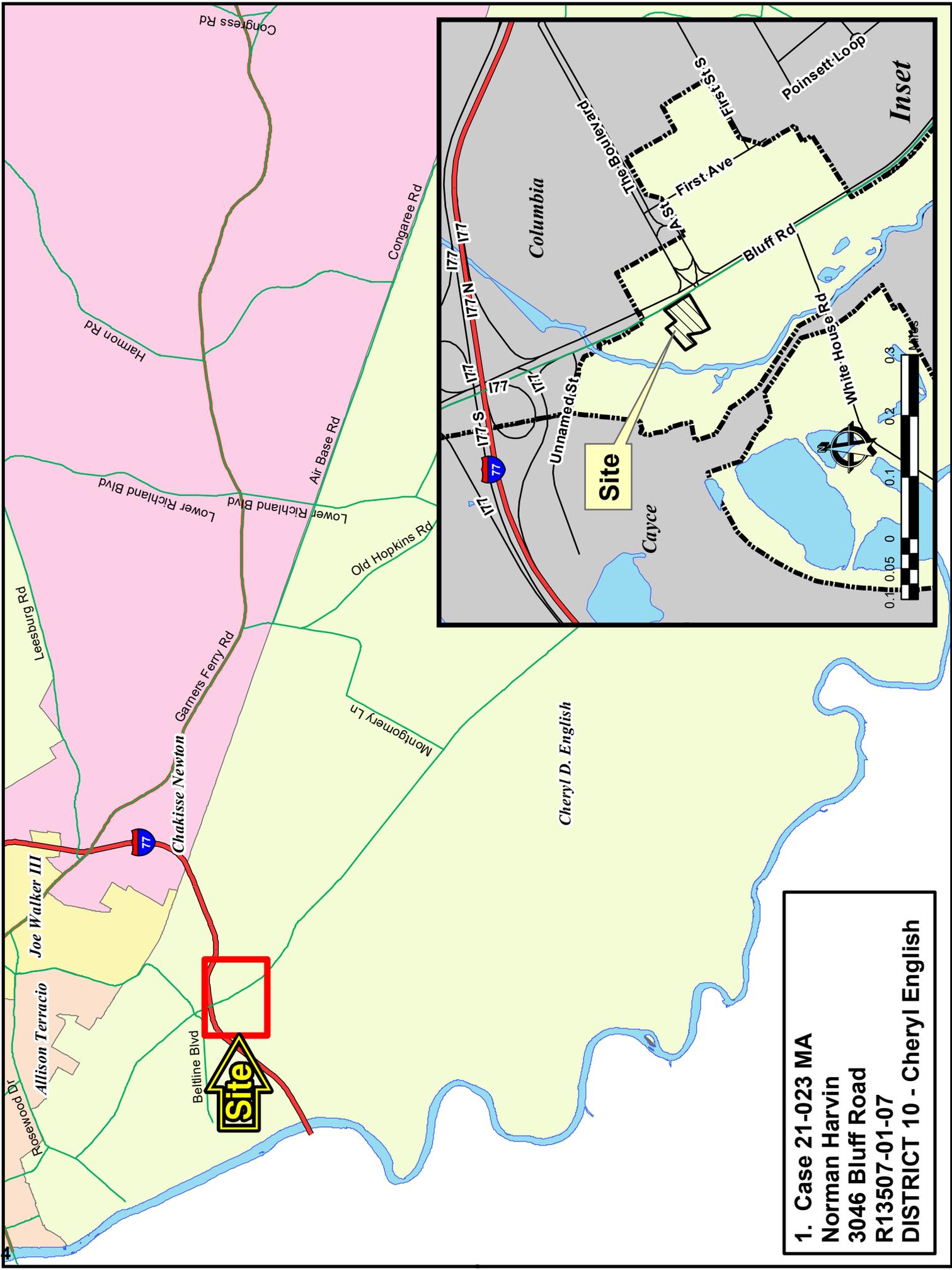
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use designation should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. The proposed 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." The proposed zoning district's uses and development type would not be appropriate per the Plan.

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

However, staff would note that the proposed district would be compatible with current development or adjacent properties.

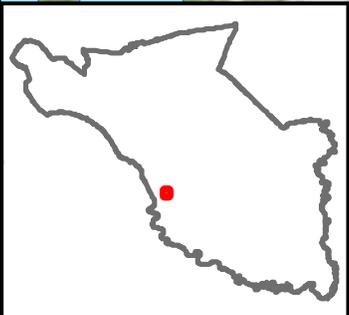
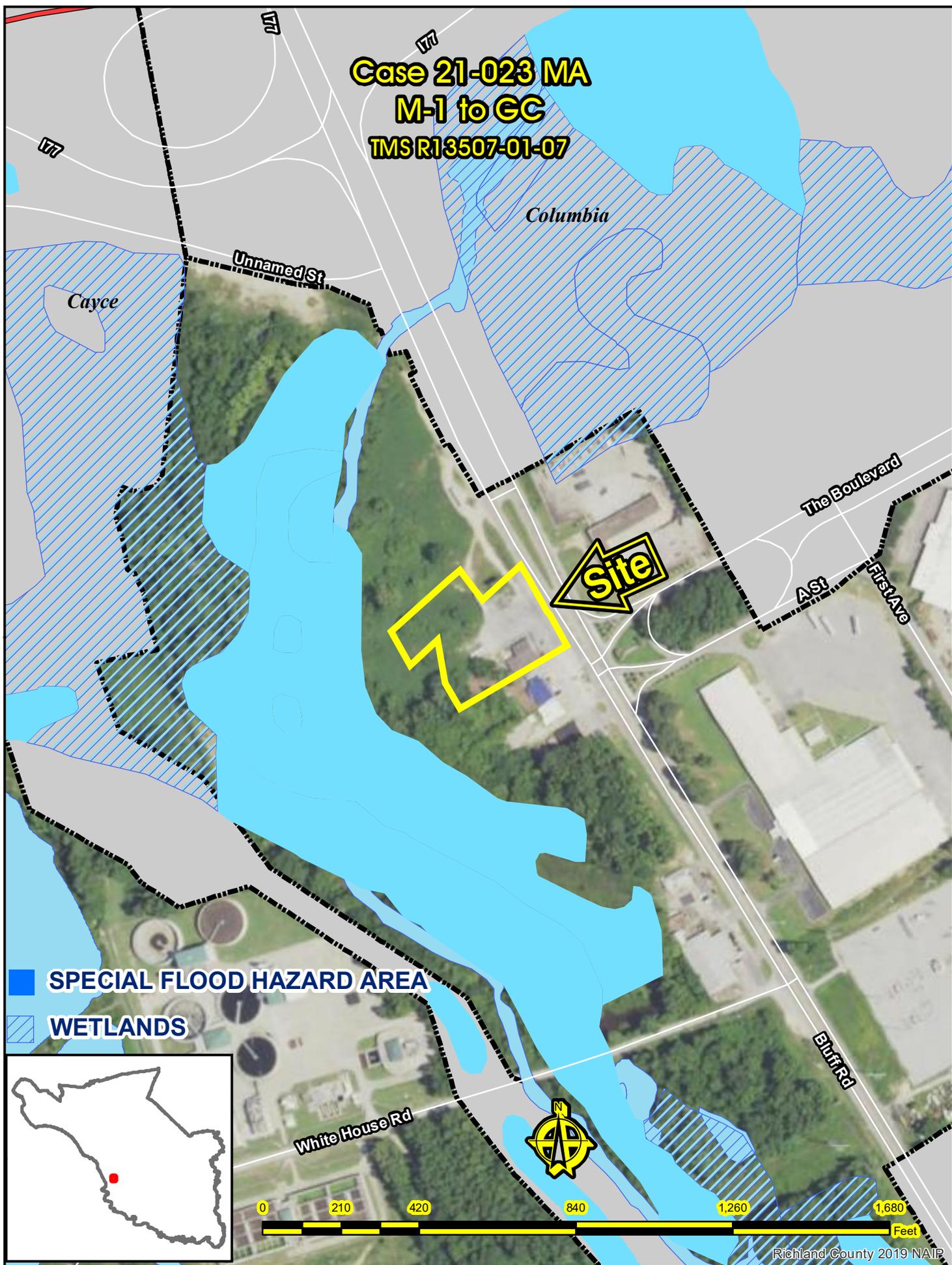
Zoning Public Hearing Date

September 28, 2021.



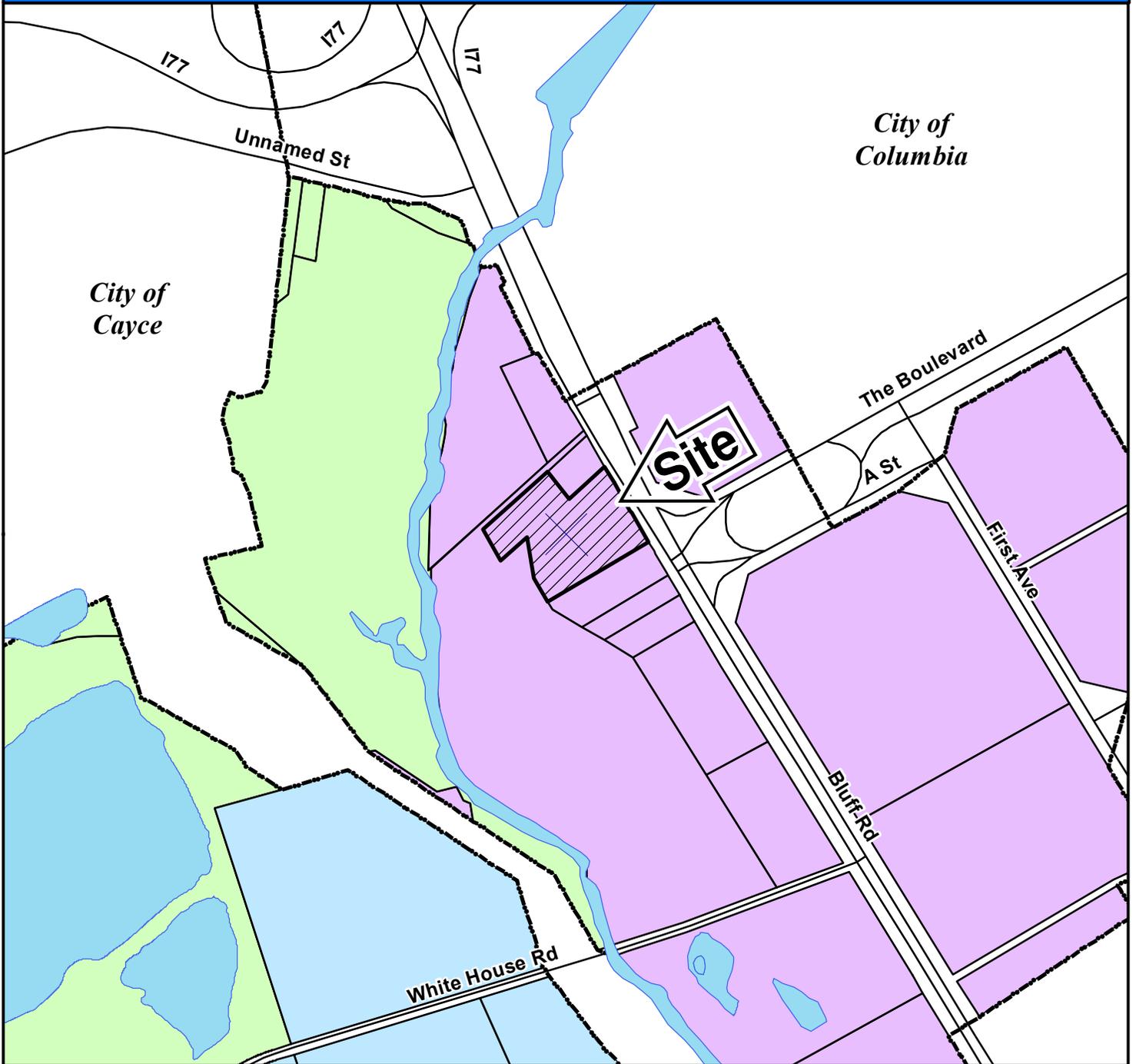
1. Case 21-023 MA
Norman Harvin
3046 Bluff Road
R13507-01-07
DISTRICT 10 - Cheryl English

Case 21-023 MA
M-1 to GC
TMS R13507-01-07



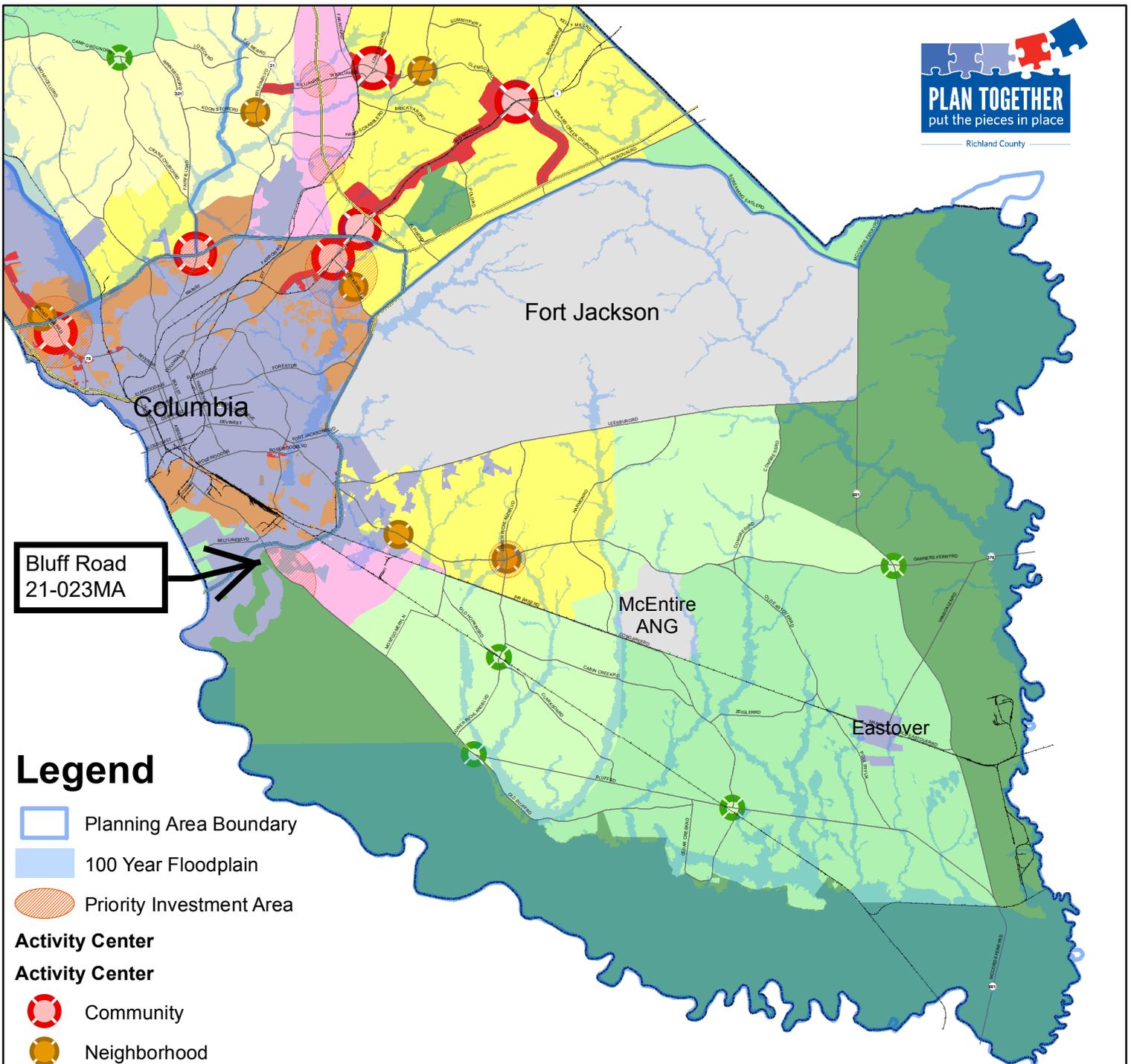
Case 21-023 MA

M-1 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		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	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 7



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 9, 2021
RC PROJECT: 21-024 MA
APPLICANT: Johnson Sanders

LOCATION: 6205 Cabin Creek Road

TAX MAP NUMBER: R24502-01-01 & 02
ACREAGE: .67 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: August 25, 2021

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

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	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residences

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels with frontage along Cabin Creek Road and Crosshill Road. Cabin Creek Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Crosshill Road is a two-lane undivided local road without sidewalks and streetlights along this section. Residential uses on lots typically 1 acre in size or less zoned Rural site characterize the area.

Public Services

The subject parcel is within the boundaries of Richland School District One. Hopkins Elementary School is located .2 miles west of the subject parcel on Cabin Creek Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. The Hopkins fire station (station number 23) is located on Clarkson Rd, approximately 2.07 miles east of the subject parcels.

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 Rural.

Land Use and Design

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.

Lower Richland Strategic Community Master Plan

Rural Residential

The Lower Richland Plan recommends this area as “Rural Residential”. Per the plan, development in the area should be compatible to existing residential and respectful of existing agricultural operations and historic properties and preserve the rural setting of the area.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #405) located west of the subject parcel on Lower Richland Boulevard identifies 2,300 Average Daily Trips (ADTs). Lower Richland Boulevard is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

The 2020 SCDOT traffic count (Station #407) located east of the subject parcel on Cabin Creek Road identifies 1,100 Average Daily Trips (ADT’s). Cabin Creek Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. This portion of Cabin Creek Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Cabin Creek Road or Lower Richland Boulevard through SCDOT or the County Penny Sales Tax program

Conclusion

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

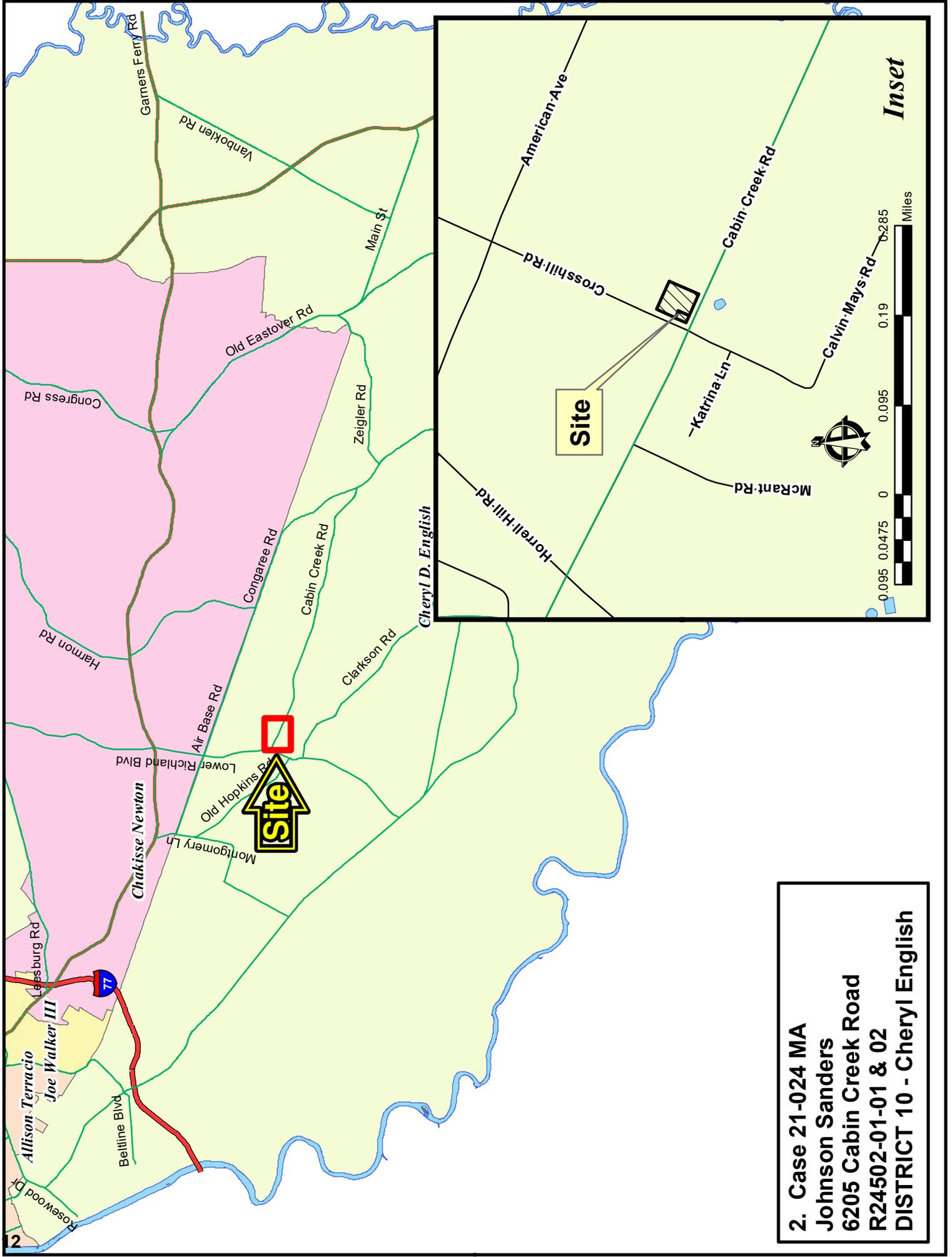
The Plan recommends commercial development not integrated as part of a residential development, or ancillary to a working lands use, be located within Rural Activity Centers. The subject site is not located within a Rural Activity Center nor integrated as part of a residential development. The subject site does not fall within a rural activity center nor meet the guidelines for commercial development within the Rural designation.

Likewise, the request to rezone to NC would not be appropriate per the recommendations of the Lower Richland Plan.

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

Zoning Public Hearing Date

September 28, 2021.



2. Case 21-024 MA
Johnson Sanders
6205 Cabin Creek Road
R24502-01-01 & 02
DISTRICT 10 - Cheryll English

**Case 21-024 MA
RU to NC
TMS R24502-01-01 & 02**

American Ave

Crosshill Rd

Cabin Creek Rd

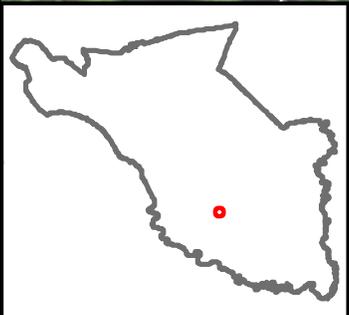
Katrina Ln

Calvin Mays Rd

site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County 2019 NAIP

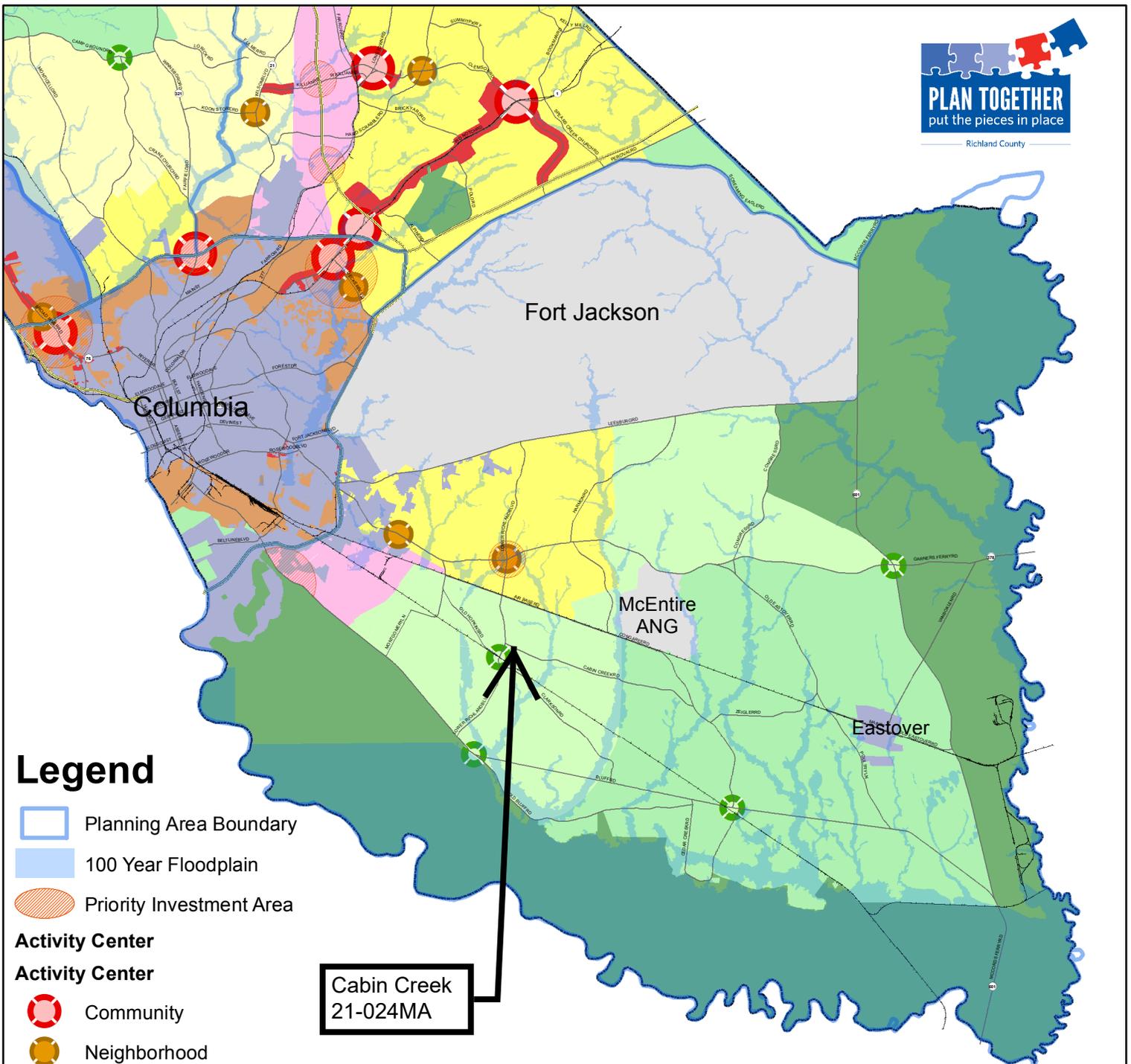
Case 21-024 MA RU to NC



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		





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

**Cabin Creek
21-024MA**

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 15



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2021
RC PROJECT: 21-025 MA
APPLICANT: Matthew Condon

LOCATION: 9569 & 9579 Farrow Road

TAX MAP NUMBER: R17400-09-05, 06 & 07
ACREAGE: 5.94 acres
EXISTING ZONING: RU
PROPOSED ZONING: RM-HD

PC SIGN POSTING: August 25, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) 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: 95 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU / PDD / RU	Single-Family / Undeveloped / Fire Station
<u>South:</u>	PDD	Multi-family
<u>East:</u>	ROW / PDD	Railroad / Common Area
<u>West:</u>	RU	Cemetery

Discussion

Parcel/Area Characteristics

The subject properties have road frontage along Farrow Road. Farrow Road is classified as a two lane undivided minor arterial without sidewalks or street lights. The subject properties are undeveloped and have a single-family home on one of the parcels. The area is characterized by a variety of medium- and high-intensity residential uses as well as various commercial development.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located approximately 0.80 miles east on Killian Road and Long Leaf Middle School located approximately one mile north along Longreen Parkway. The subject parcels fall within the City of Columbia for water and sewer service area. The Killian fire station (Station number 27) is located on Farrow Road adjacent to the subject site.

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 designated 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 #284) located south of the subject parcel on Farrow Road identifies 12,500 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 section of Farrow Road is currently operating at Level of Service (LOS) “E”.

SCDOT is currently managing an operational and safety project just south of the subject parcel. The project is currently in construction with an anticipated completion date of 11/30/2021. There are no planned improvements for this section of Farrow Road through the County Penny Sales Tax program.

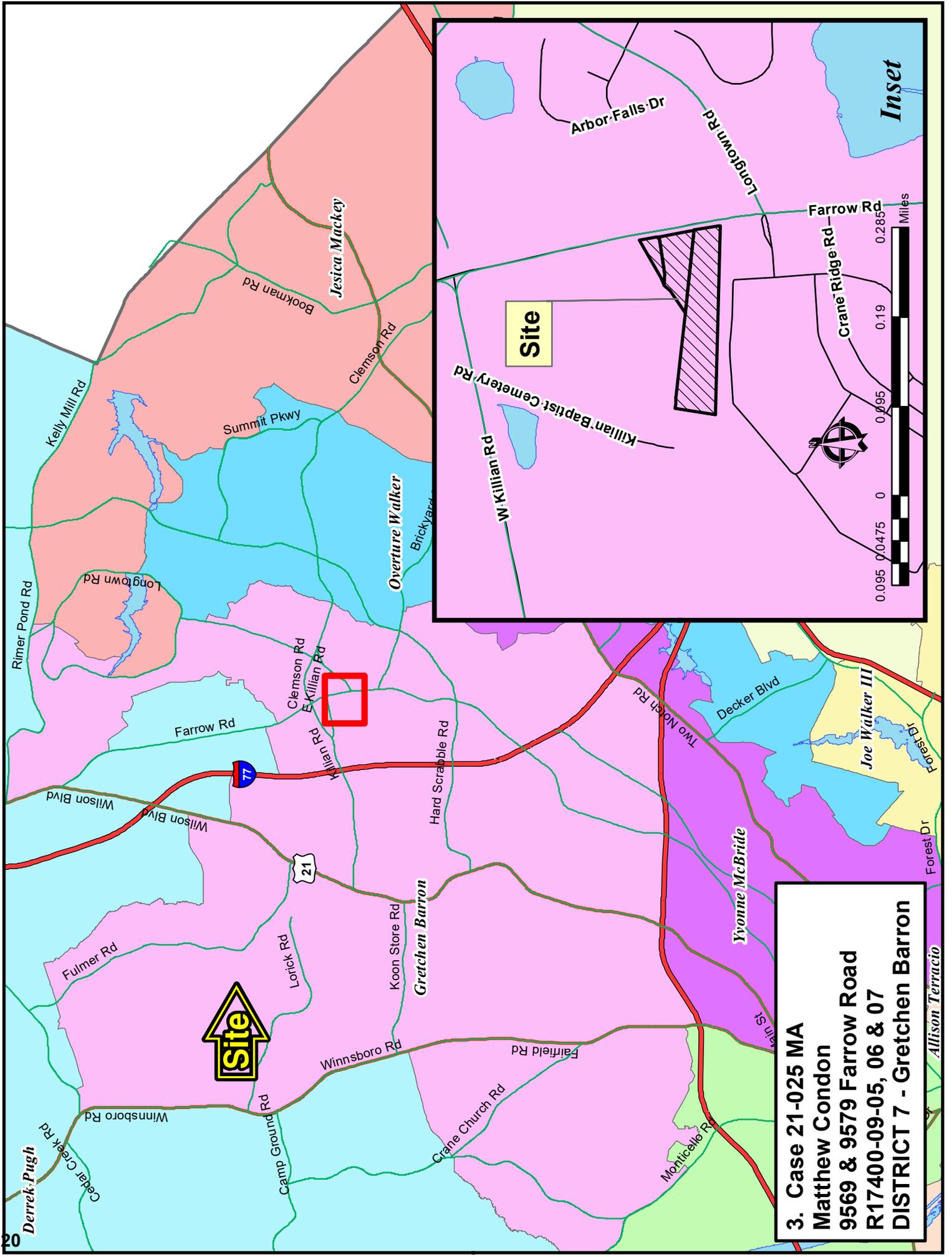
Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encouraged high-density residential uses integrated with or adjacent to complementary retail and commercial uses.

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

Zoning Public Hearing Date

September 28, 2021.

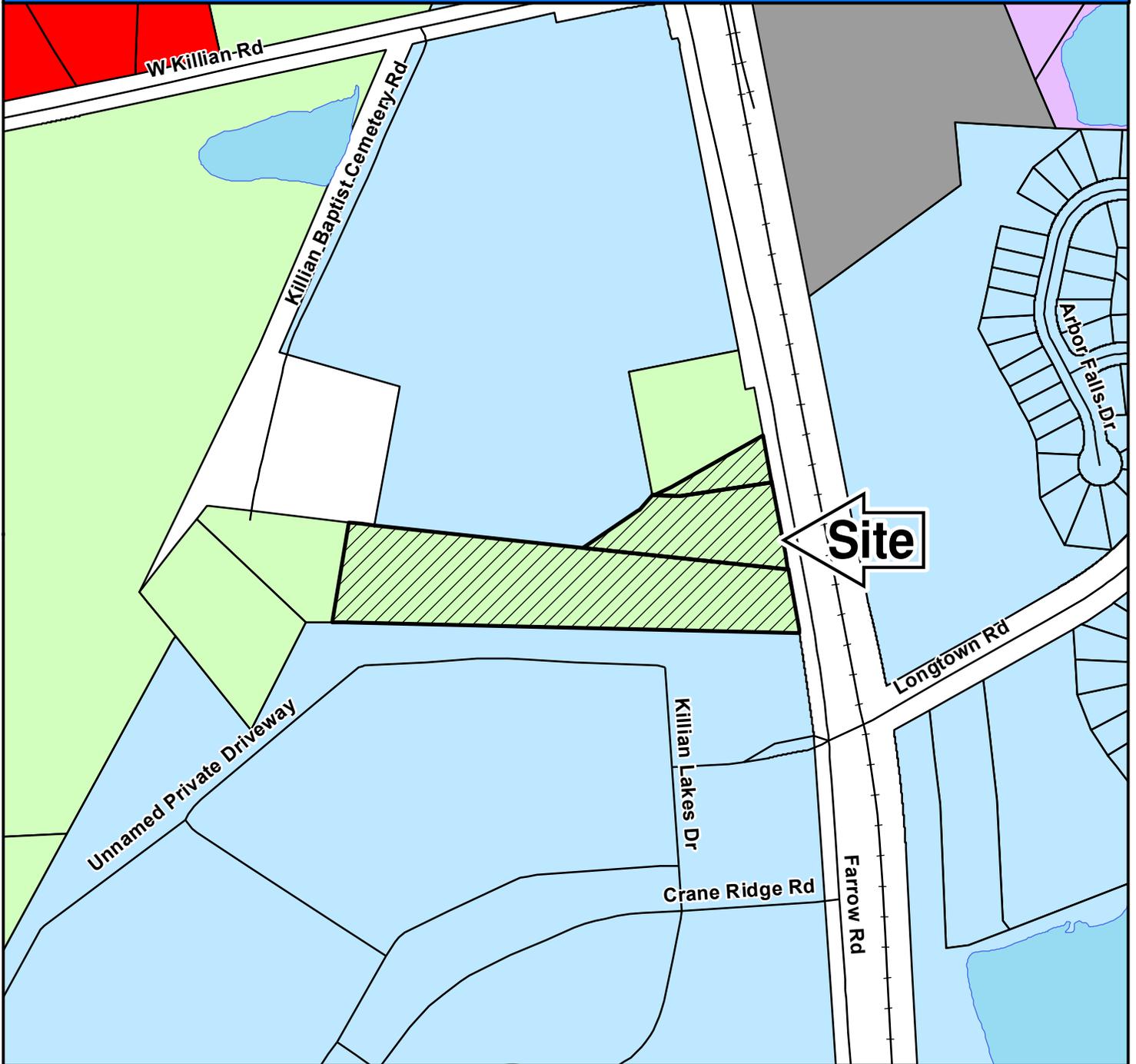


3. Case 21-025 MA
Matthew Condon
9569 & 9579 Farrow Road
R17400-09-05, 06 & 07
DISTRICT 7 - Gretchen Barron

**Case 21-025 MA
RU to NC
TMS R24502-01-01 & 02**



Case 21-025 MA RU 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

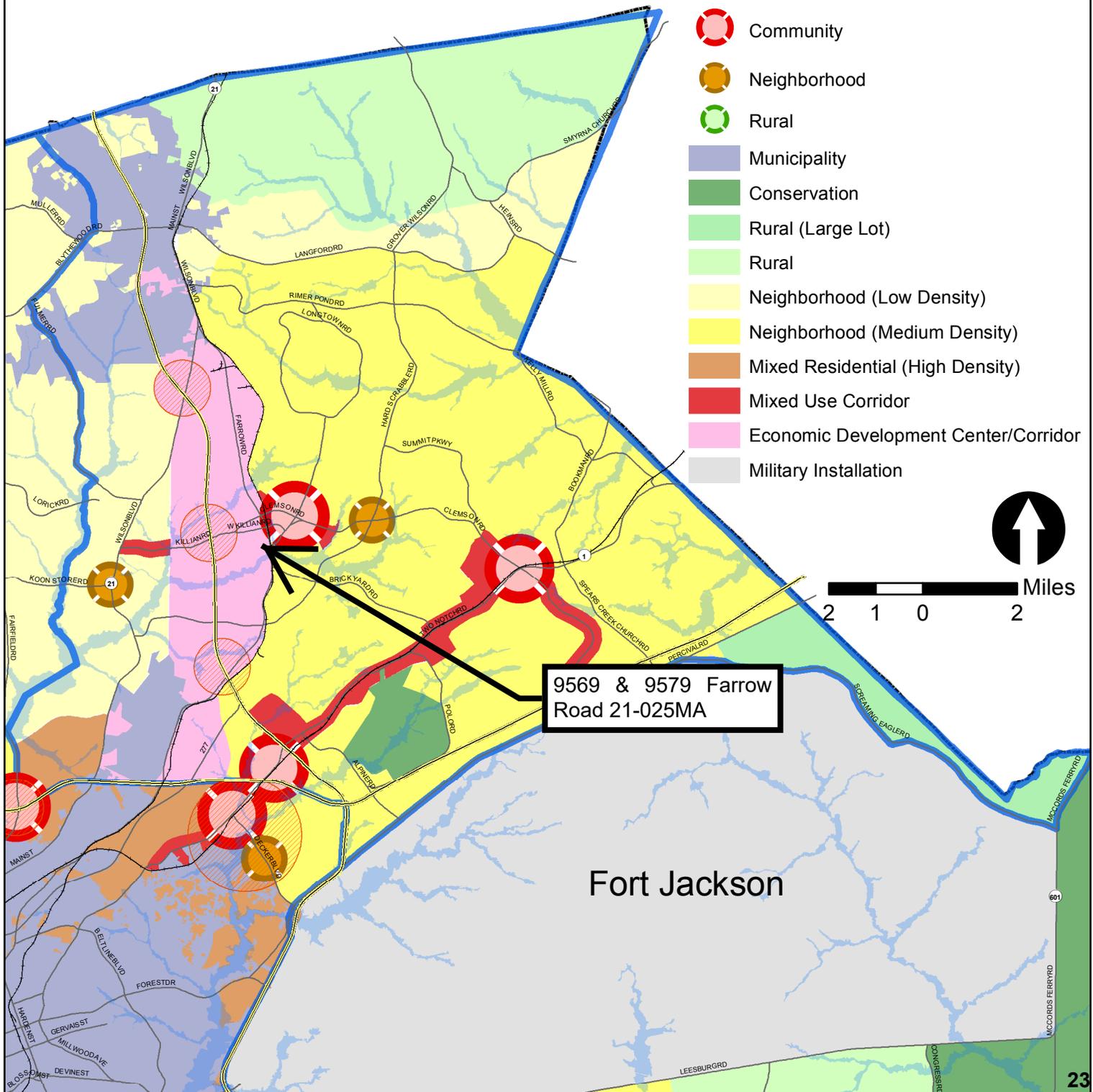


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



9569 & 9579 Farrow Road 21-025MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2021
RC PROJECT: 21-026 MA
APPLICANT: Edward M. Stivers III

LOCATION: 6001 Two Notch Road

TAX MAP NUMBER: R14210-09-11 (Portion of)
ACREAGE: 2.52 acres
EXISTING ZONING: GC and M-1
PROPOSED ZONING: LI

PC SIGN POSTING: August 25, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District and Light Industrial (M-1) District. With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial (GC) District.

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>	M-1	Minor Auto Repair / Major Auto Repair
<u>South:</u>	C-3 / C-3 (Forest Acres)	Institutional Use / Furniture Store
<u>East:</u>	M-1 / GC	Undeveloped / Equipment Repair
<u>West:</u>	M-1 & HI / M-1 / GC	Car Dealership / Warehouse / Strip Commercial

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Two Notch Road and Calvin Drive. Two Notch Road is a five-lane undivided principal arterial maintained by SCDOT with sidewalks. Calvin Drive is a two-lane local maintained by Richland County with sidewalks. The general area is characterized by commercial uses and warehouse uses.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Dentsville Elementary School is located about 1.16 miles south of the parcels on Wilson Boulevard. The Belvedere fire station (station number 11) is located on Blume Street, approximately 1.73 miles southwest of the subject parcel. Water service is provided through the City of Columbia. Sewer The parcel is located in the East Richland County Public Sewer Service area.

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 **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 2020 SCDOT traffic count (Station # 107) located west of the subject parcel on Two Notch Road identifies 18,100 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 38,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "A".

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

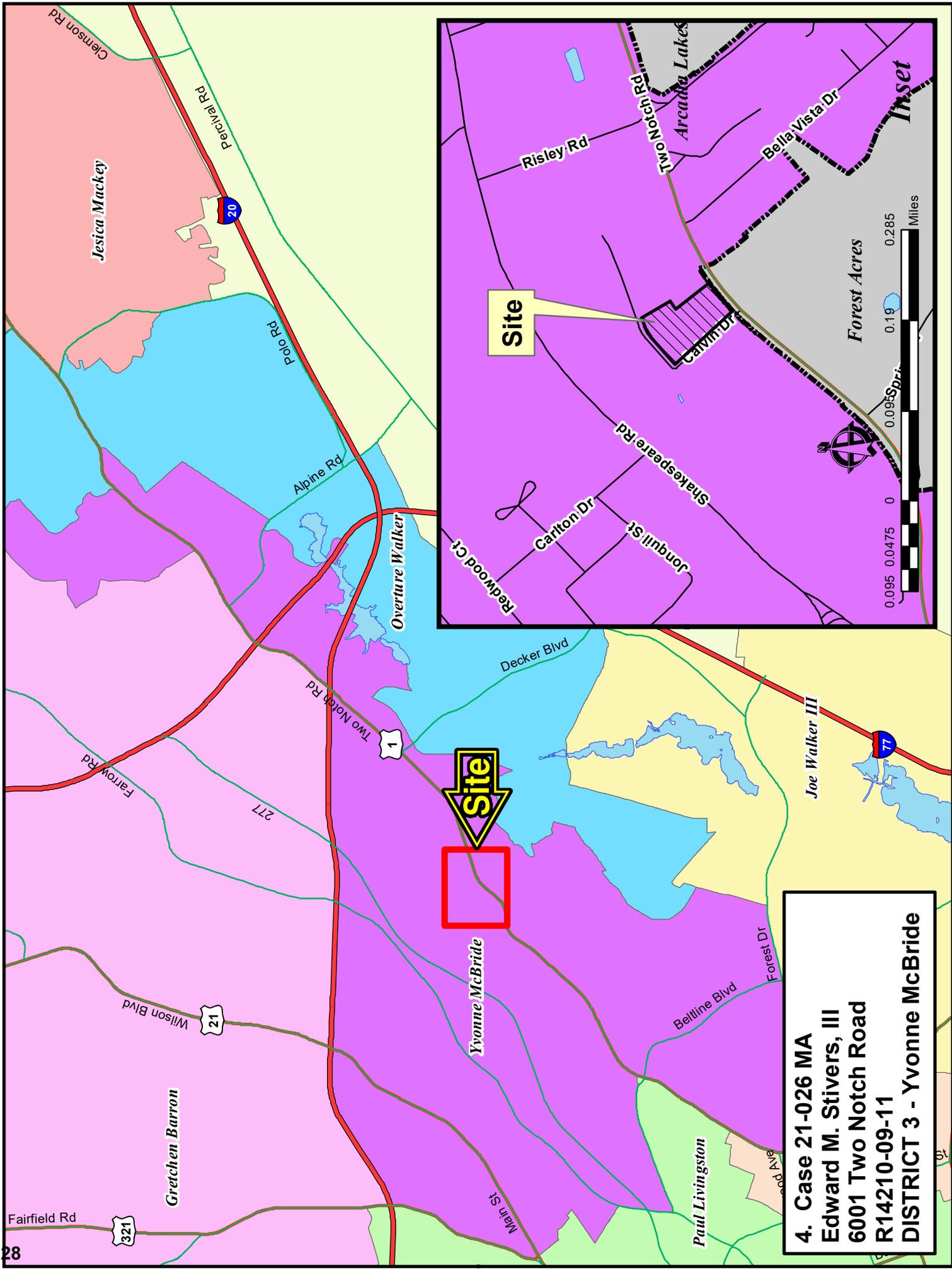
Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Mixed Use Corridor future land use designation due to the intensity of the uses allowed under the requested LI District based upon its location.

The Plan recommends that Mixed Use Corridor areas should be transformed to allow for the integration of uses for a variety of use types including residential, commercial, office, and institutional. Based upon its location along Two Notch Road, and the types and locations of certain surrounding zoning districts and uses, the area would not be appropriate for industrial expansion.

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

Zoning Public Hearing Date

September 28, 2021.



Site

**4. Case 21-026 MA
Edward M. Stivers, III
6001 Two Notch Road
R14210-09-11
DISTRICT 3 - Yvonne McBride**

Case 21-026 MA
GC to LI
TMSR14210-09-11

Shakespeare Rd

Site

Calvin Dr

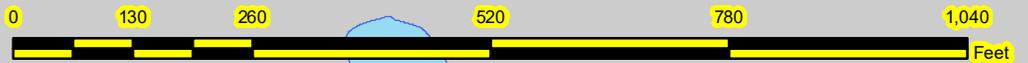
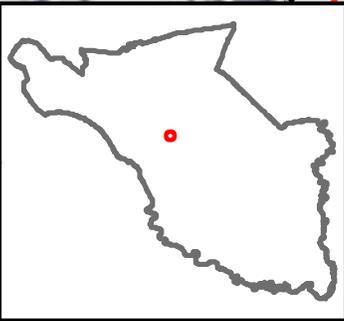
Bella Vista Dr

Two Rivers Rd

 SPECIAL FLOOD HAZARD AREA

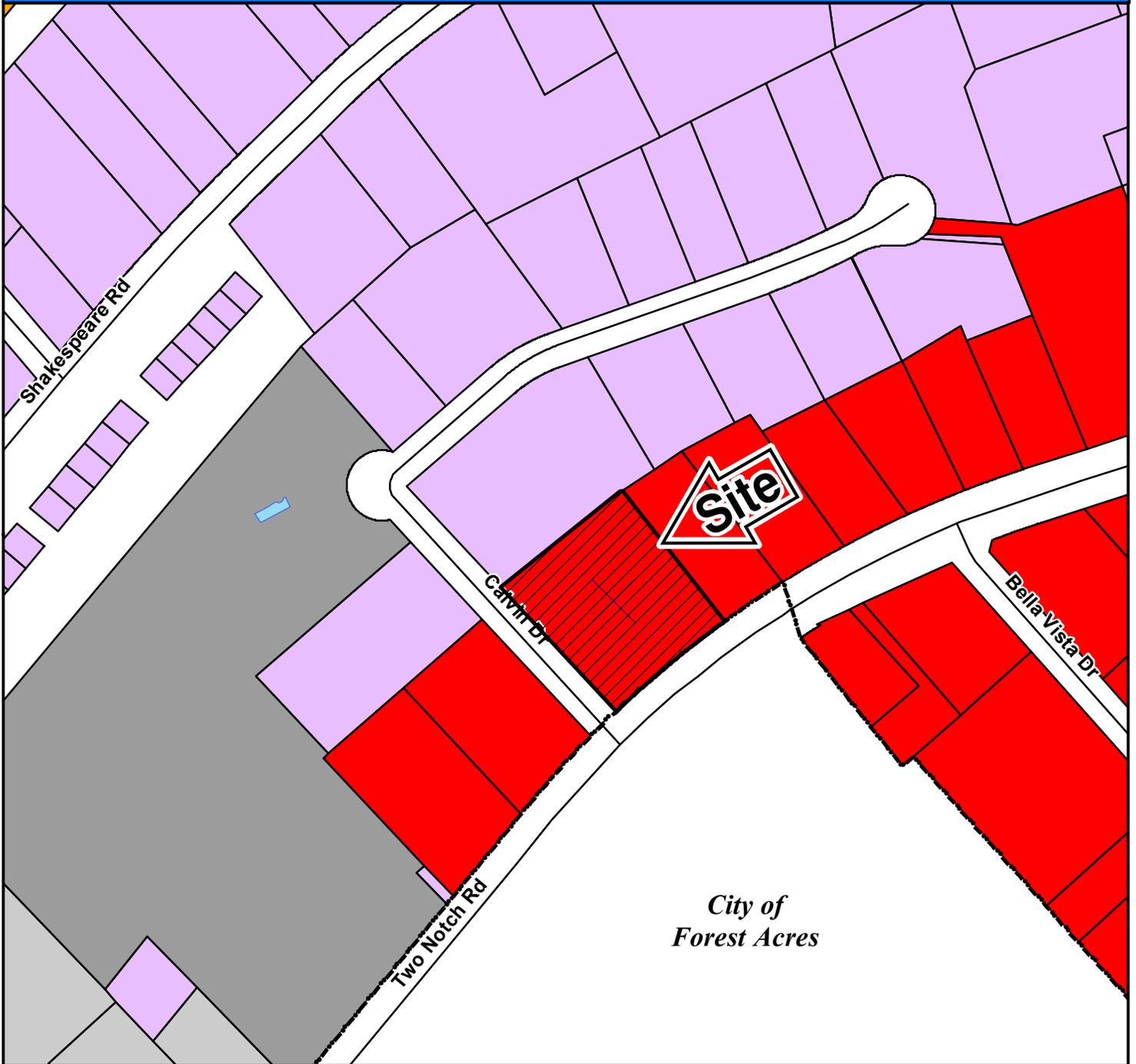
 WETLANDS

Forest Acres



Richland County 2019 NAIP

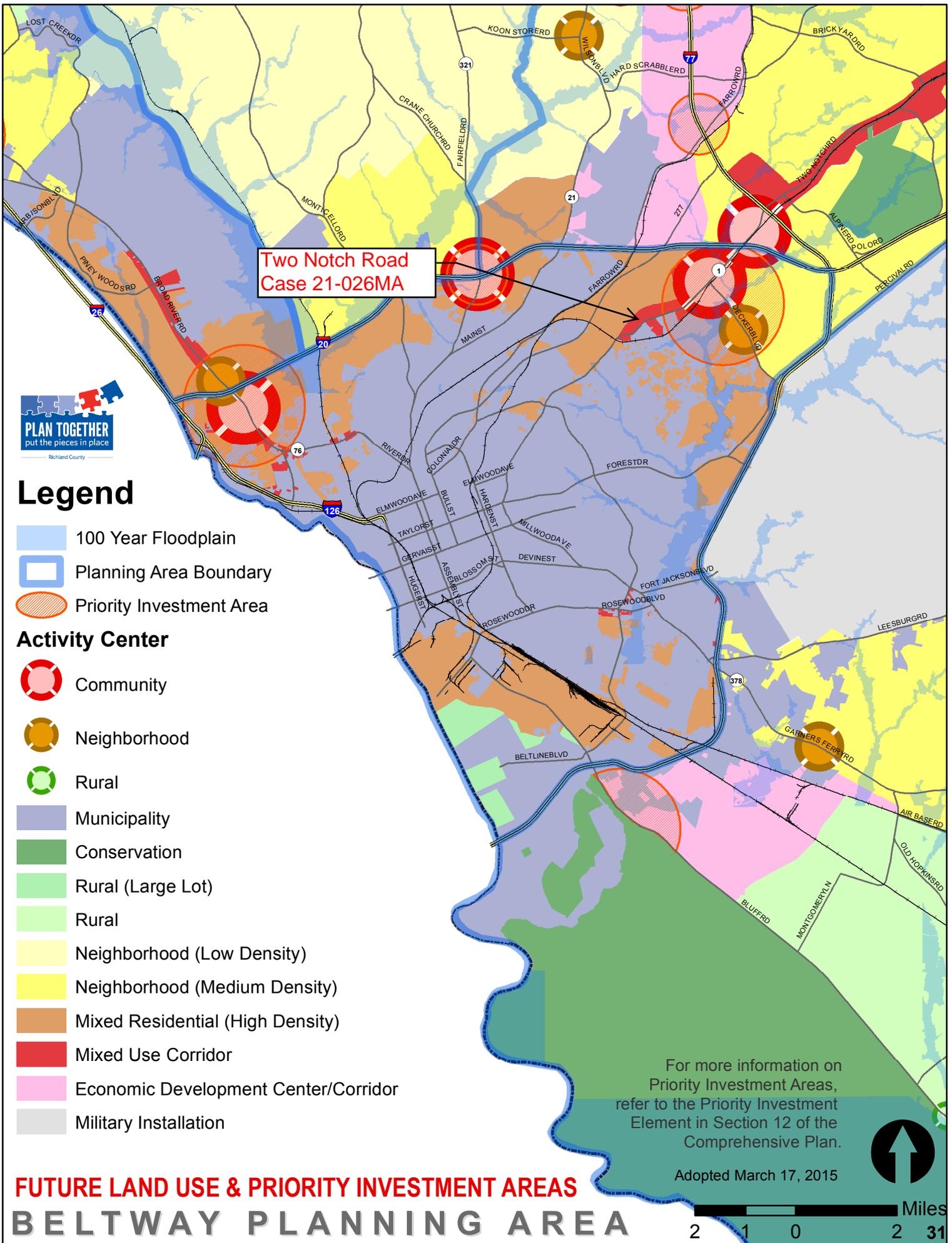
Case 21-026 MA GC to LI



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	





**Two Notch Road
Case 21-026MA**



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
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 9, 2021
RC PROJECT: 21-027 MA
APPLICANT: Chip Goforth

LOCATION: 7742 Bluff Road

TAX MAP NUMBER: R32403-02-04 & 05
ACREAGE: 3.35 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: August 25, 2021

Staff Recommendation

Approval

Background

Zoning History

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

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.

Minimum lot area is 22,000 square feet or as required by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Commercial Retail / Post Office / Residence
<u>East:</u>	RC	Retail Commercial
<u>West:</u>	RU	Residences

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels, one of which is undeveloped and the other has existing commercial and accessory structures. The site is located at the intersection of Bluff Road and Congaree Road. This section of Bluff Road is a two-lane undivided minor arterial. Congaree Road is a two-lane undivided major collector. The area is characterized by limited commercial and rural residential uses.

Public Services

The subject parcel is within the boundaries of Richland School District One. Gadsden Elementary School is located approximately a half mile north of the subject parcel along S Goodwin Circle. The Gadsden fire station (Station number 19) is approximately 1.2 miles north of the subject parcel along Congaree Road. The parcel is within the Richland County Utilities sewer service area. Water service would be provided through private source.

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 Activity Center***.

Land Use and Design

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other similar scale tourism operations area appropriate.

Lower Richland Strategic Community Master Plan

Nodes of Activity – Rural Crossroads

The subject site is found within a “Rural Crossroads” as identified in the Plan. The plan recommends these as areas where significant roads intersect and there is existing non-residential uses. The plan notes that the Gadsden crossroad would benefit from supporting services such as commercial uses.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #243) located west of the site on Bluff Road identifies 2,900 Average Daily Trips (ADTs). Bluff Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “A”.

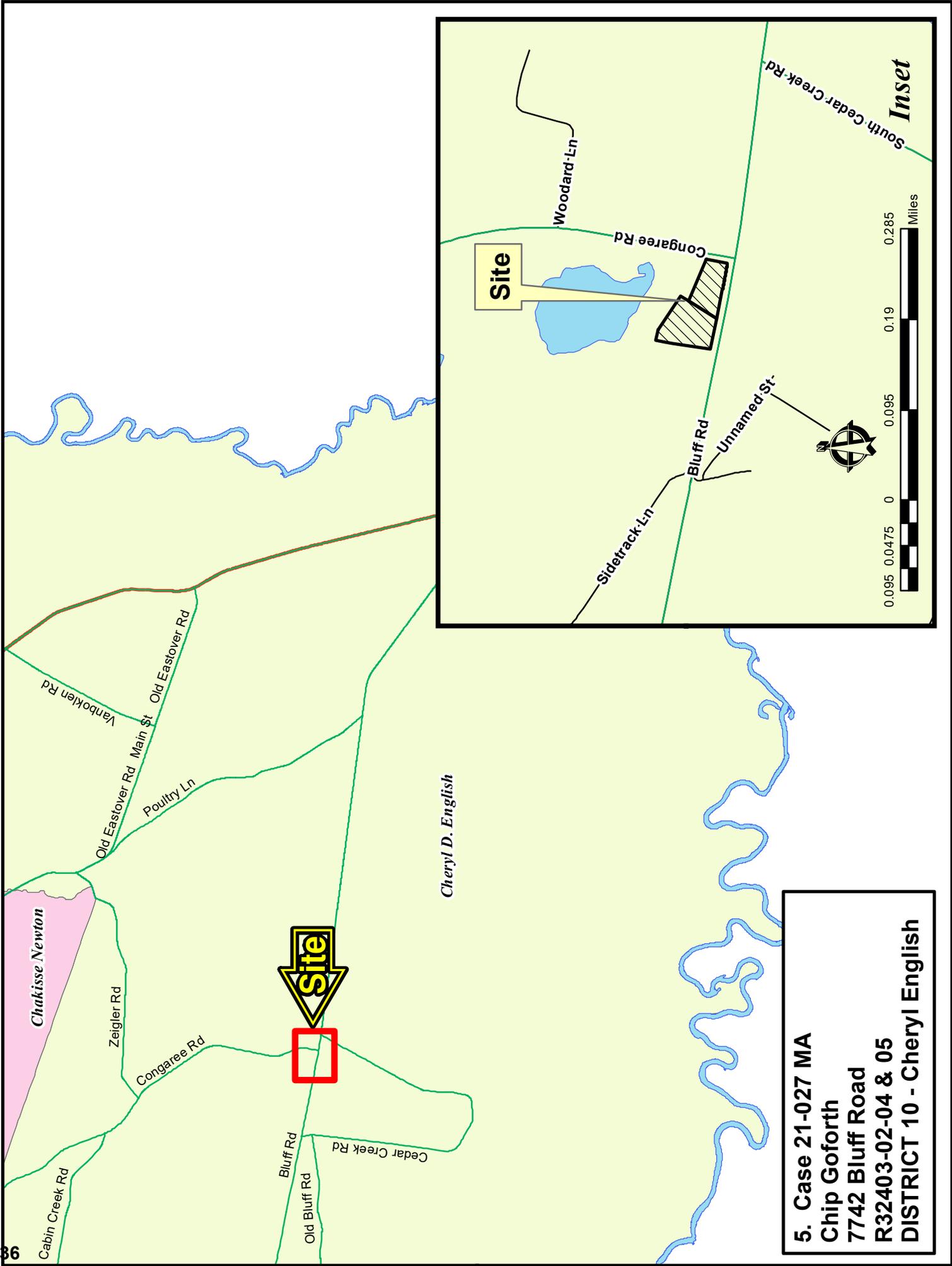
There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

Conclusion

Staff recommends **Approval** for this map amendment as it would be consistent with the objectives for the Rural Activity Center as identified in the Comprehensive Plan and the Lower Richland Plan.

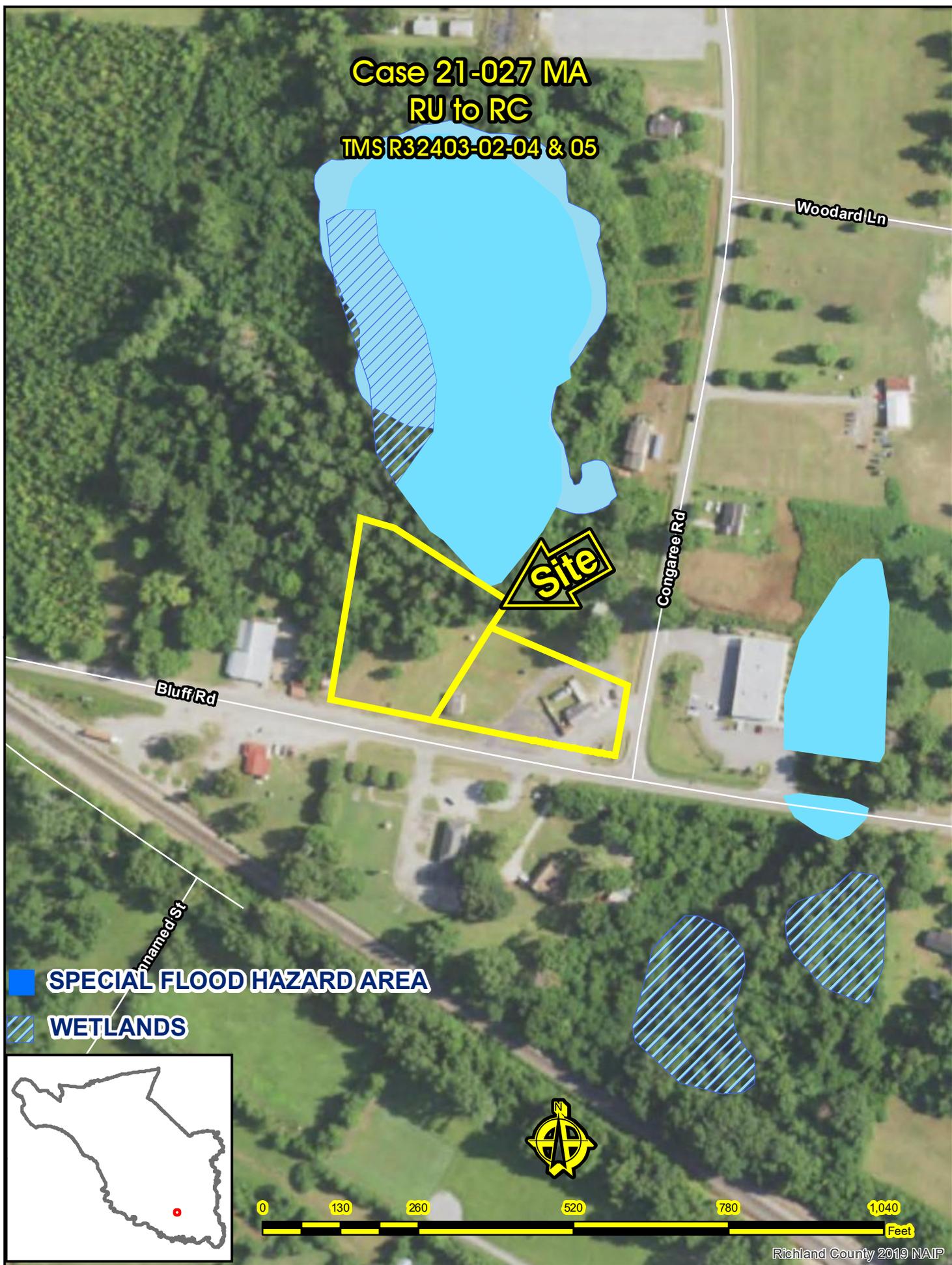
Zoning Public Hearing Date

September 28, 2021.

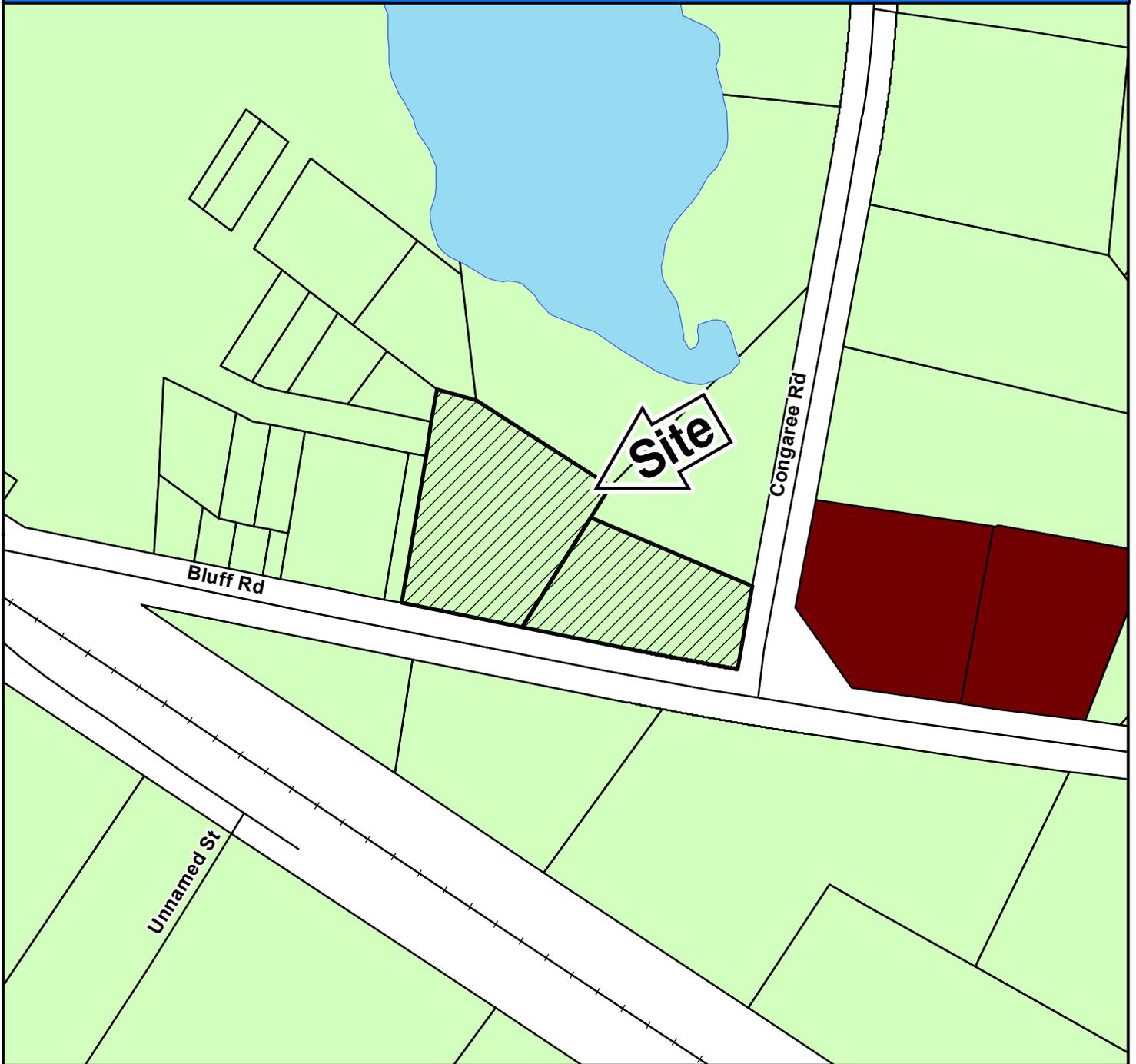


5. Case 21-027 MA
Chip Goforth
7742 Bluff Road
R32403-02-04 & 05
DISTRICT 10 - Cheryll English

Case 21-027 MA
RU to RC
TMSR32403-02-04 & 05



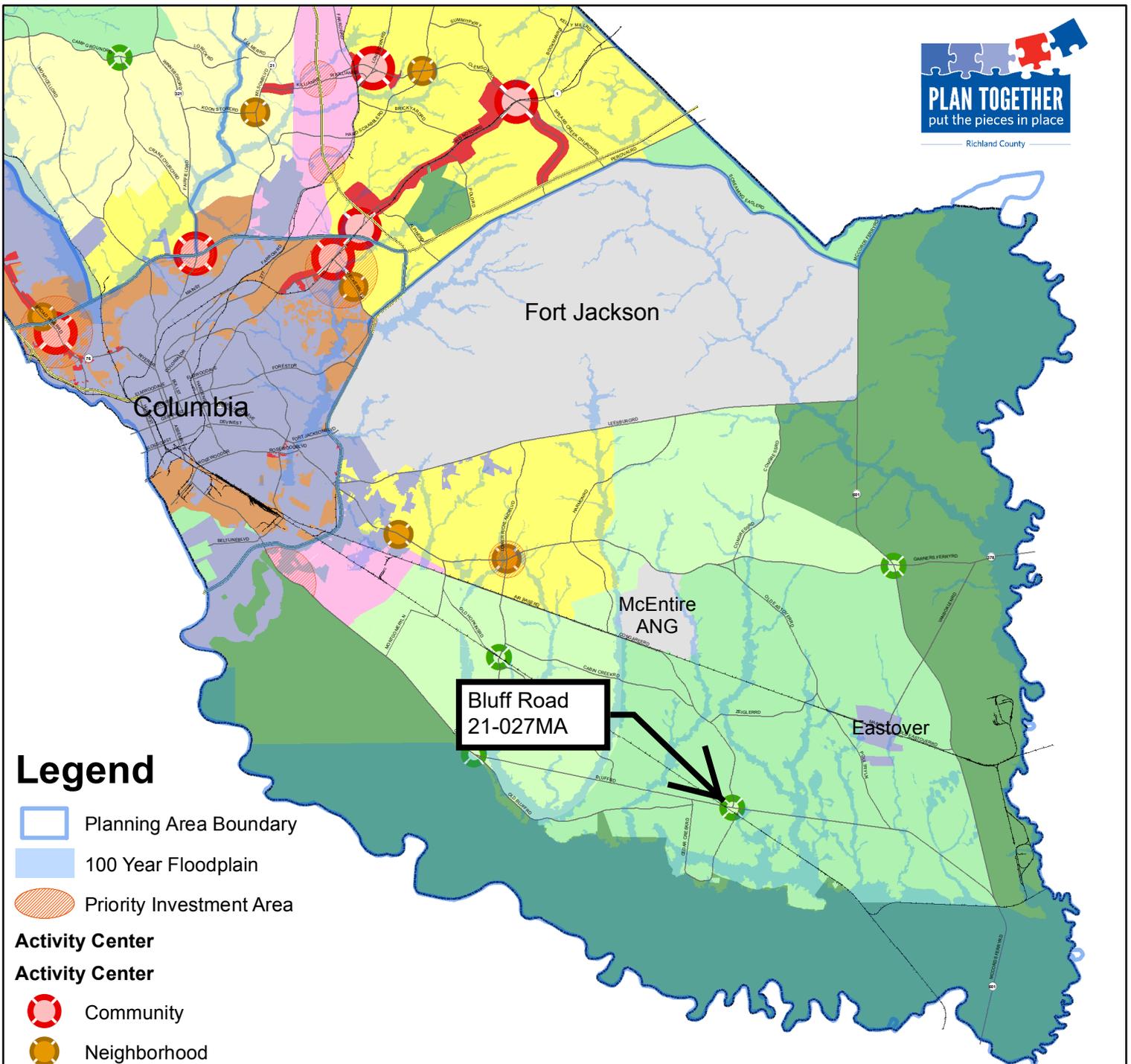
Case 21-027 MA RU to RC



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		





Legend

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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 39

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, July 27, 2021
Agenda
7:00 PM

<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
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 # 21-010 MA District 11
Chakisse Newton
Kelvin Steelman
PDD to PDD
8930 Rabbit Run
TMS# R21800-01-06
Planning Commission: Approval (9-1)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

2. Case # 21-019 MA District 1
Bill Malinowski
Robert F. Fuller
RU to LI (1.16 acres)
1050 Gates Road
Planning Commission: Approval (10-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

3. Case # 21-020 MA District 10
Cheryl D. English
Thomas Fowler
GC to RM-HD (0.8 acres)
4725 Alpine Road
Planning Commission: Approval (10-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

4. Case # 21-021 MA
Matthew Condon
PDD to PDD (191.7 acres)
Farrow Road
TMS# R17404-01-01, R17408-01-01, 02 & 03
Planning Commission: Approval (10-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

District 7
Gretchen Barron

5. Case # 21-022 MA
Frank McMaster
RU to GC (8.76 acres)
Barbara Drive
TMS# R17109-02-06
Planning Commission: Approval (10-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

District 7
Gretchen Barron

VI. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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