

RICHLAND COUNTY PLANNING COMMISSION



December 6, 2021

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

Revised to include Election of Officers and Adoption of 2022 Calendar

RICHLAND COUNTY PLANNING COMMISSION



Monday, December 6, 2021
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Revised to include Election of Officers and Adoption of 2022 Calendar

Chairman – Stephen Gilchrist

Vice Chairman – Beverly Frierson

Christopher Yonke • Mettauier Carlisle • Gary Dennis • John Metts
Bryan Grady • Terrence Taylor • Jason Branham

- I. **PUBLIC MEETING CALL TO ORDER**Stephen Gilchrist, Chairman
- II. **PUBLIC NOTICE ANNOUNCEMENT**Stephen Gilchrist, Chairman
- III. **ADDITIONS / DELETIONS TO THE AGENDA**
- IV. **CONSENT AGENDA [ACTION]**

a. ROAD NAMES

b. MAP AMENDMENTS

- 1. Case # 21-037 District 8
Deborah Stratton Overture Walker
NC to RM-HD (2 acres & 2.16 acres)
2241 & 4133 Clemson Road
TMS# R20281-01-24 & R20281-01-27
Staff Recommendation: Approval
Page 1

- 2. Case # 21-039 MA District 1
Judith Griffin Bill Malinowski
RU to LI (5.03 acres)
N/S Broad River Road
TMS# R03400-04-01
Staff Recommendation: Disapproval
Page 9

- 3. Case # 21-040 MA District 1
Dr. Alexis Collins Bill Malinowski
RU to GC (3.2 acres)
1774 Dutch Fork Road
TMS# R02505-02-05
Staff Recommendation: Approval
Page 17

V. LAND DEVELOPMENT CODE REWRITE UPDATES [ACTION]

- a. Map Amendment Signage Posting Requirements**
- b. Neighborhood Pre-Application Meeting Criteria**

VI. CHAIRMAN'S REPORT

VII. PLANNING DIRECTOR'S REPORT

- a. Report of Action - 18 November 2021 ZPH
Page 25**

VIII. OTHER ITEMS FOR DISCUSSION [ACTION]

- a. Election of Officers**
- b. Adoption of 2022 Calendar
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IX. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 6, 2021
RC PROJECT: 21-037 MA
APPLICANT: Deborah Stratton

LOCATION: 2241 & 4133 Clemson Road

TAX MAP NUMBER: R20281-01-24 & R20281-01-27
ACREAGE: 2 acres & 2.16 acres (4.16 total acres)
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: November 24, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning for parcel R20281-01-24 as adopted September 7, 1977 was Rural District (RU). Parcel R20281-01-24 was rezoned to Neighborhood Commercial (NC) District under case number 19-007MA.

The original zoning for parcel R20281-01-27 as adopted September 7, 1977 was Rural District (RU). Parcel R20281-01-27 was rezoned to Neighborhood Commercial (NC) District under case number 20-004MA.

Zoning History for the General Area

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

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

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

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

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

Zoning District Summary

The 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: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 66 dwelling units.

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

Discussion

Parcel/Area Characteristics

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

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is about .5 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There are two fire hydrants located north and west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .9 miles northeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the

neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 24,300 Average Daily Trips (ADT's). Clemson Road is classified as a five-lane undivided primary arterial, maintained by SCDOT with a design capacity of 38,600 ADT's. Clemson Road is currently operating at Level of Service (LOS) "B".

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

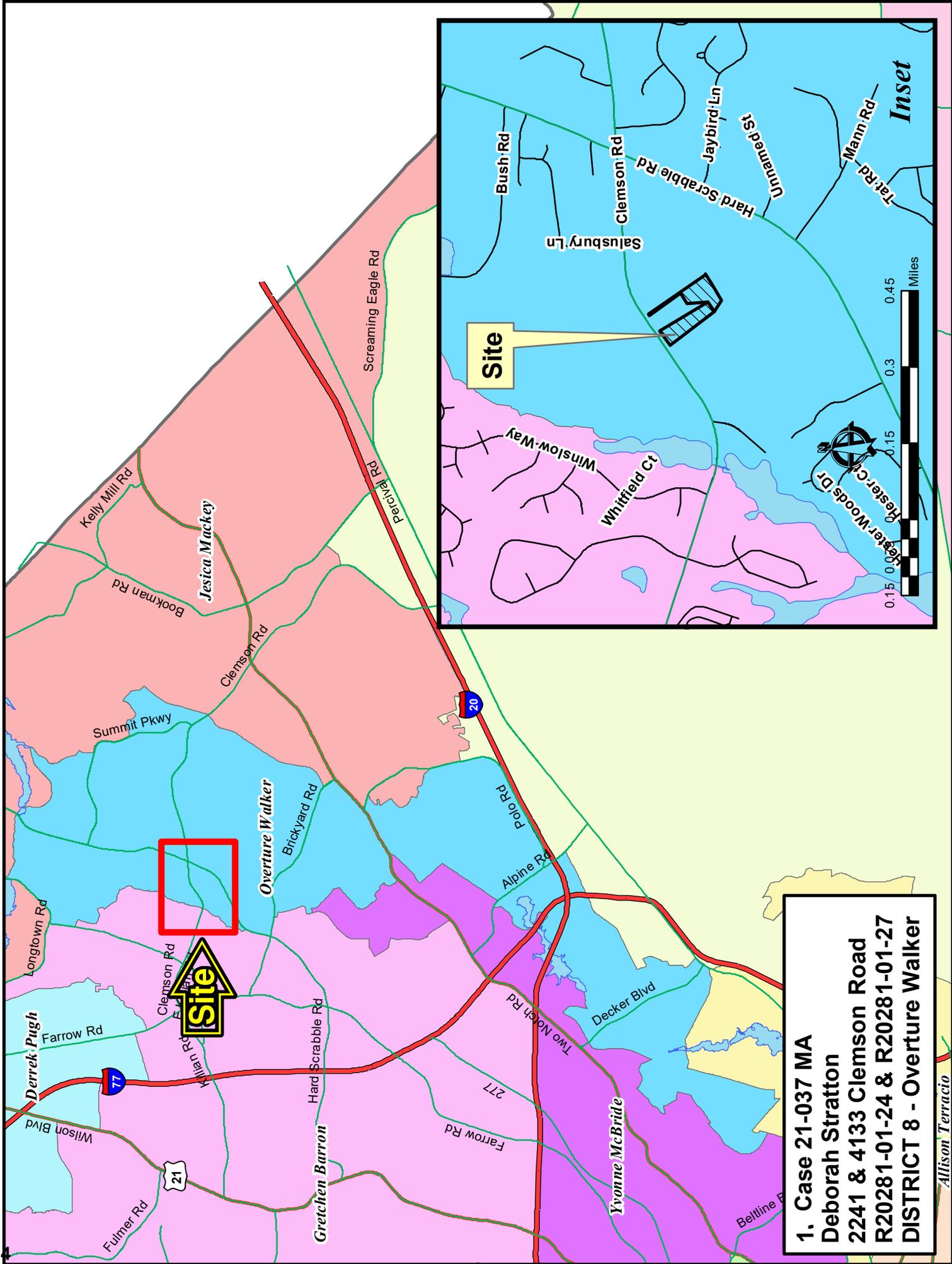
The Richland Penny has bikeway and sidewalk improvements programmed for this section of Clemson Road from Longtown Road to Hollow Drive. There are currently no programmed road improvements through SCDOT.

Conclusion

Staff recommends **Approval** of this map amendment as the proposed request would be consistent with the objectives outlined in the 2015 Comprehensive Plan for the Neighborhood Activity Center future land use designation.

Zoning Public Hearing Date

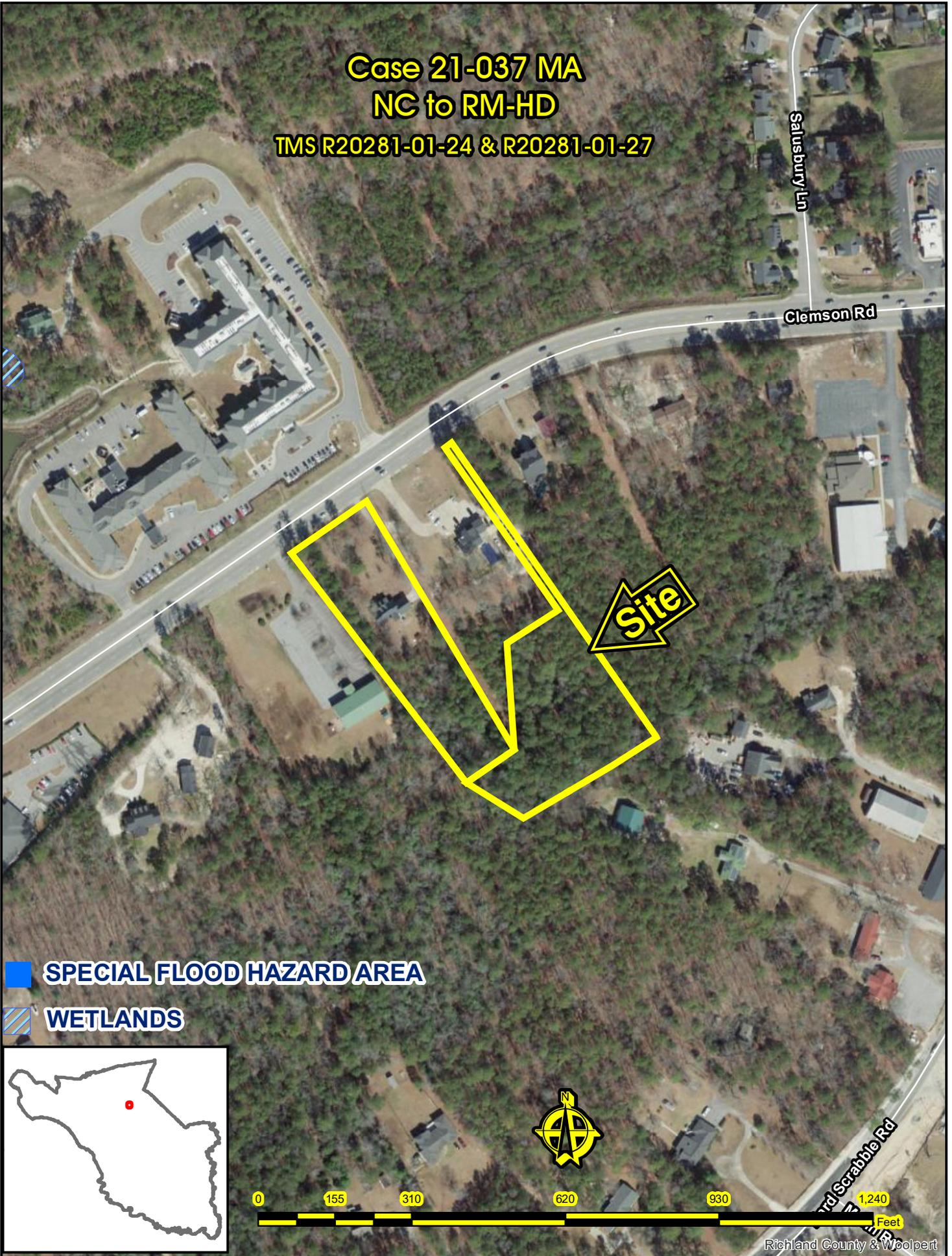
December 16, 2021.



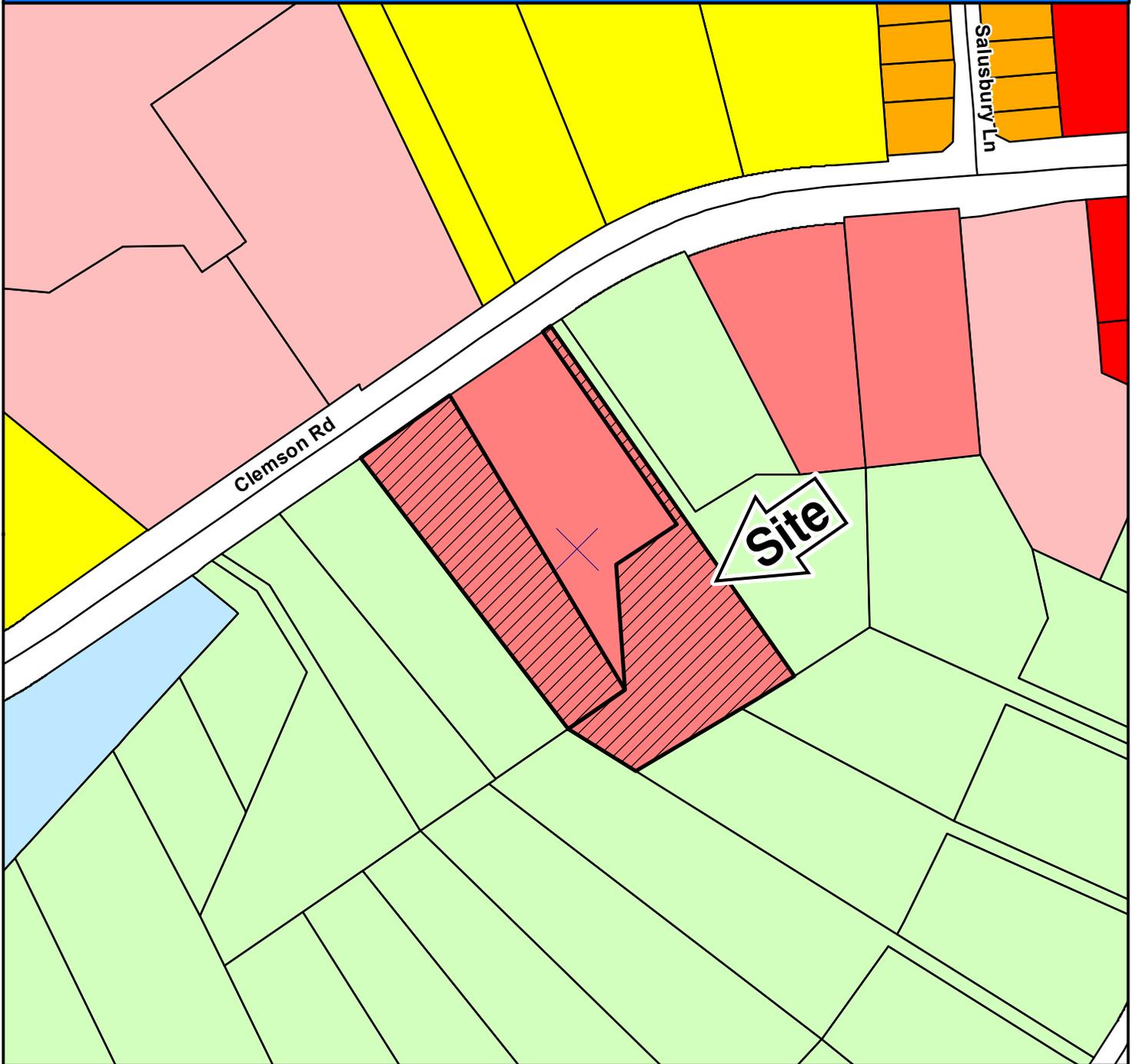
1. Case 21-037 MA
Deborah Stratton
2241 & 4133 Clemson Road
R20281-01-24 & R20281-01-27
DISTRICT 8 - Overture Walker

Allison Terraco

**Case 21-037 MA
NC to RM-HD
TMS R20281-01-24 & R20281-01-27**



Case 21-037 MA NC 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

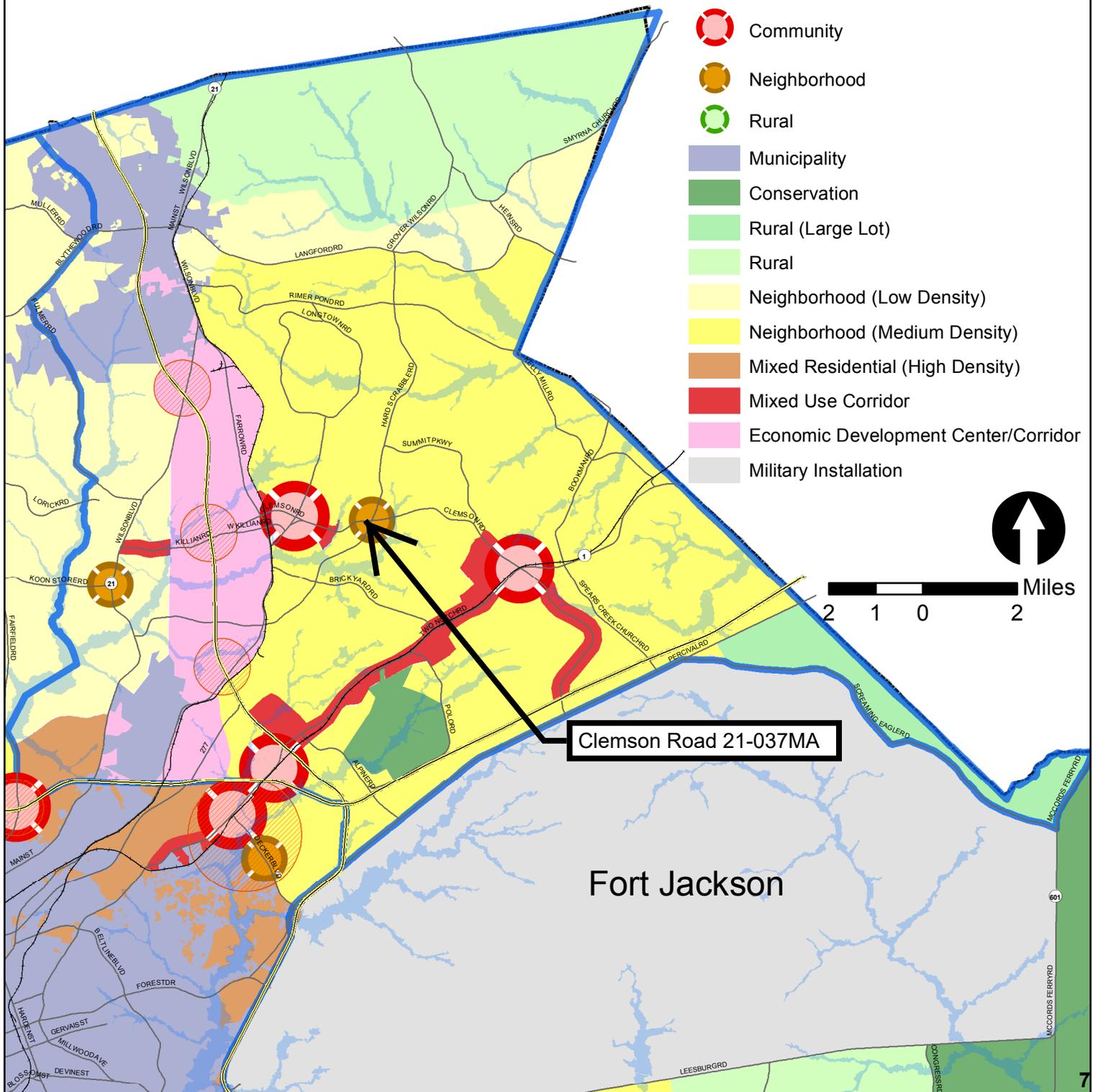


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 6, 2021
RC PROJECT: 21-039 MA
APPLICANT: Judith Griffin

LOCATION: Broad River Road

TAX MAP NUMBER: R03400-04-01
ACREAGE: 5.03 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: November 24, 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 Planned Development District (PDD) parcel east of the site was rezoned from Rural District (RU) District to Planned Development District (PDD) under case number 04-063MA

The General Commercial District (GC) parcel west of the site was rezoned from Light Industrial District (M-1) under case number 07-061MA

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>	N/A	Interstate 26
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU/RU	Residence/Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Broad River Road. Broad River Road is classified as a two lane minor arterial road without sidewalks or street lights. The immediate area is characterized by undeveloped industrial zoned parcels and residences. Northwest of the site closer to the interchange are residential, commercial and industrial uses. North of the site is Interstate 26. West of the site is an undeveloped Light Industrial (M-1) zoned parcel that abuts the site. South of the site is an undeveloped CG zoned parcel located in the Town of Irmo. East of the site are two Rural (RU) District zoned parcels. One contains a single-family residence and the other is undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles south 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 Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.1 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 Activity Center***.

Land Use and Design

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

Traffic Characteristics

The 2020 SCDOT traffic count (Station #180) located southeast of the subject parcel on Broad River Road identifies 7,100 Average Daily Trips (ADT's). Broad River Road along in this area is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "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 is a road widening project (US 176 Reconstruction Extension) currently underway for this section of Broad River Road with anticipated completion date of 8/31/2023 through SCDOT. There are no projects through the County Penny Sales Tax program.

Conclusion

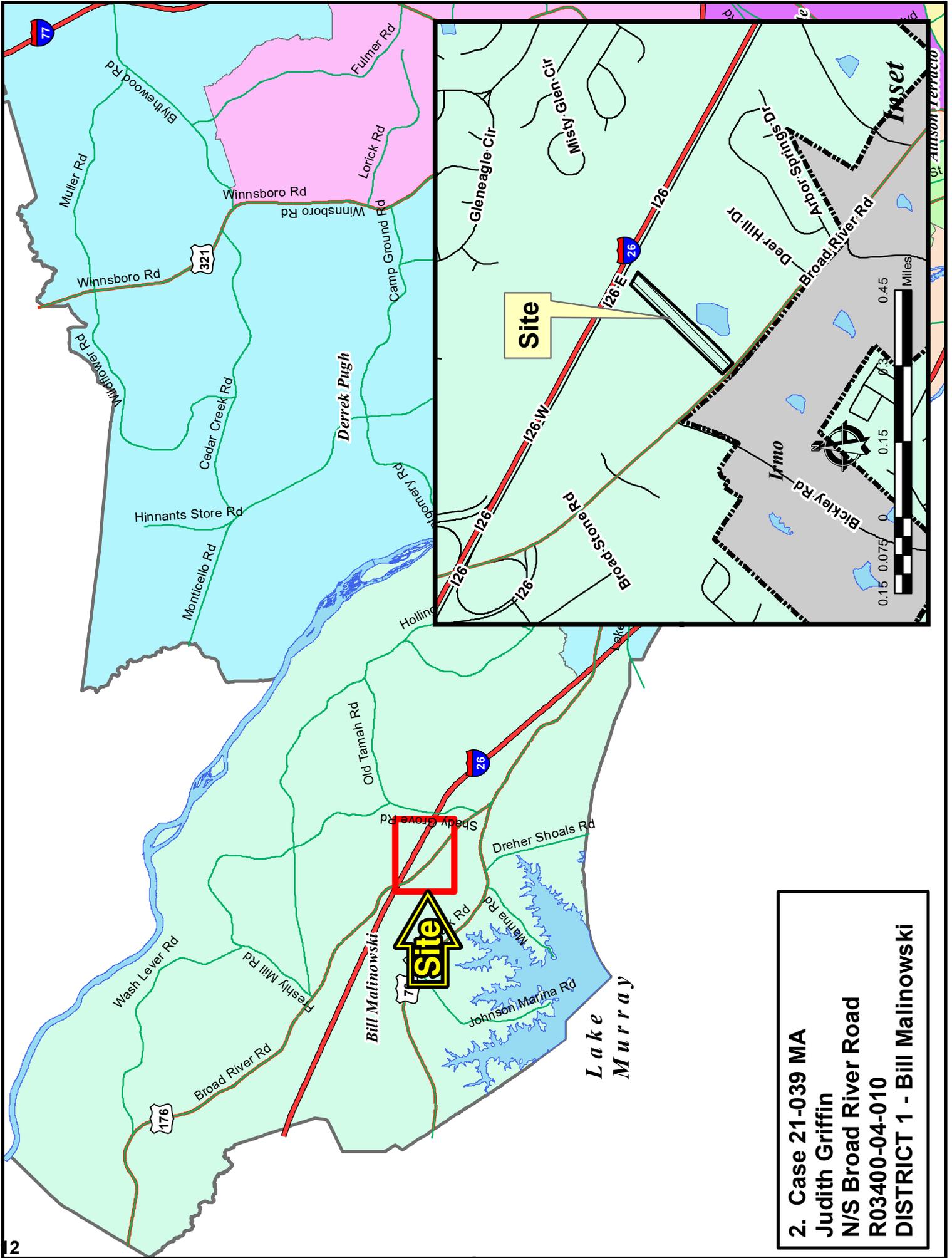
The request would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation.

According to the Plan, a Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. The requested zoning designation would permit uses that are out character with the uses recommended for the Neighborhood Activity Center.

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

Zoning Public Hearing Date

December 16, 2021.

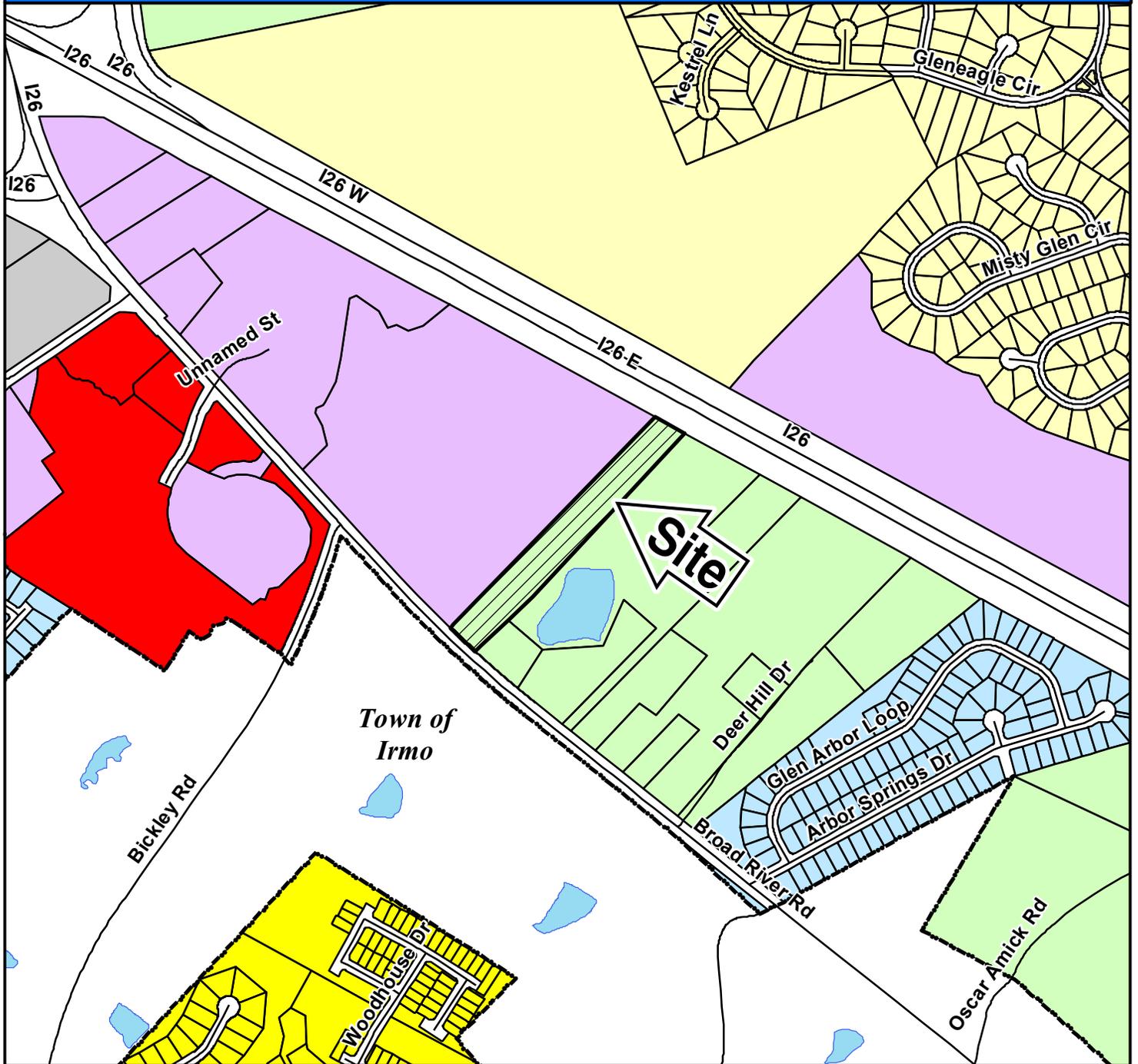


2. Case 21-039 MA
Judith Griffin
N/S Broad River Road
R03400-04-010
DISTRICT 1 - Bill Malinowski

Case 21-039 MA
RU to LI
TMS R03400-04-01



Case 21-039 MA RU to LI

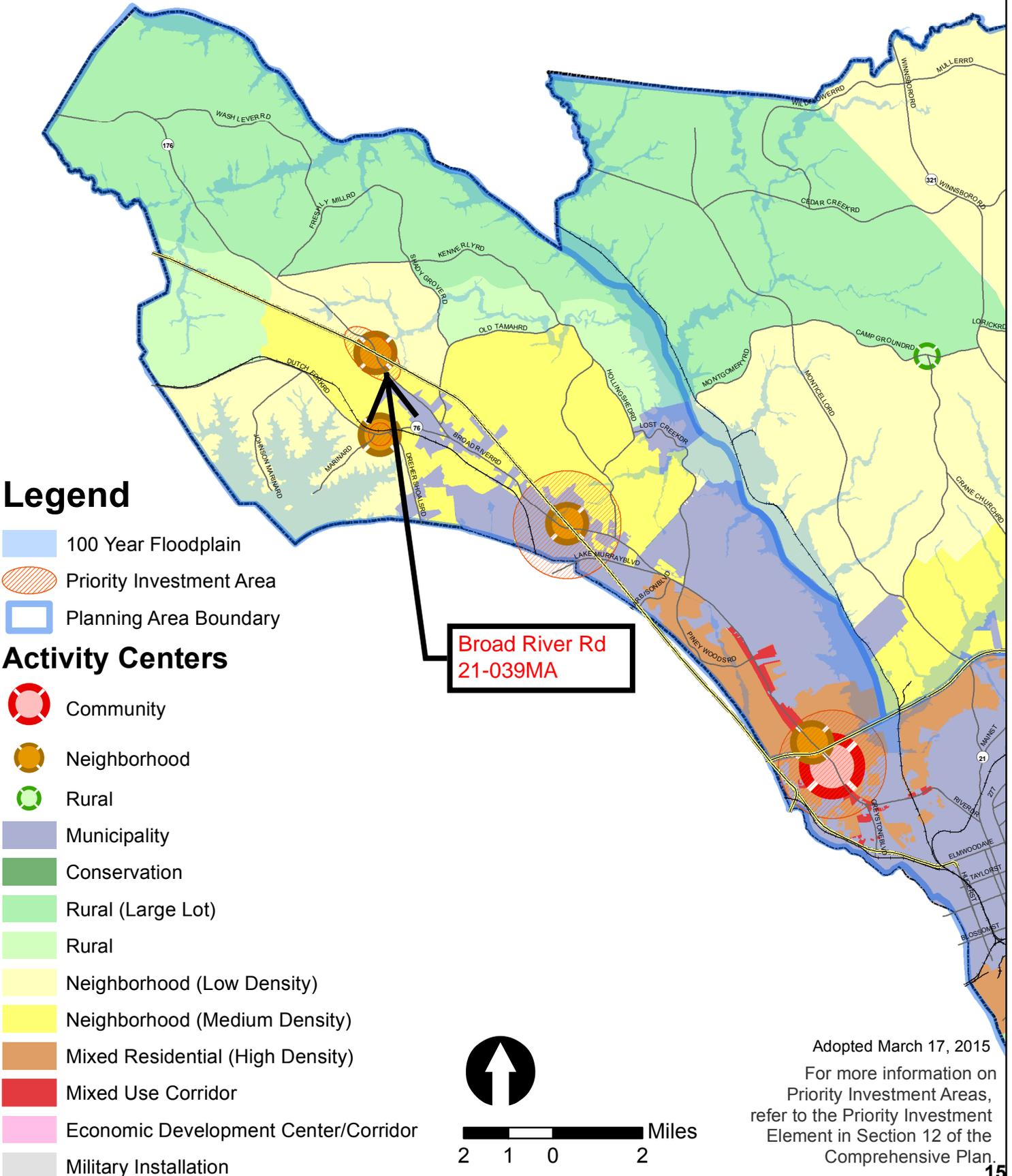


ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS		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					

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: December 6, 2021
RC PROJECT: 21-040 MA
APPLICANT: Dr. Alexis Collins

LOCATION: 1774 Dutch Fork Road

TAX MAP NUMBER: R02505-02-05
ACREAGE: 3.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: November 24, 2021

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

The Office and Institutional District (OI) parcel northwest of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

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

The PDD parcel south of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from Rural District (RU) under case number 05-40MA.

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

The General Commercial District (GC) parcel adjacent to the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 05-082MA.

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: 51 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>	GC	Veterinary Office
<u>South:</u>	GC/PDD	Office/Construction Company
<u>East:</u>	RU	Residence/Undeveloped
<u>West:</u>	OI/GC	Office & Undeveloped/Office

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and industrial uses. North of the site is a veterinary office. West of the site an office park. South of the site is an Office/Construction Company. East of the site is are two RU zoned parcel. One has a single-family residence and the other is undeveloped.

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 2 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".

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

Conclusion

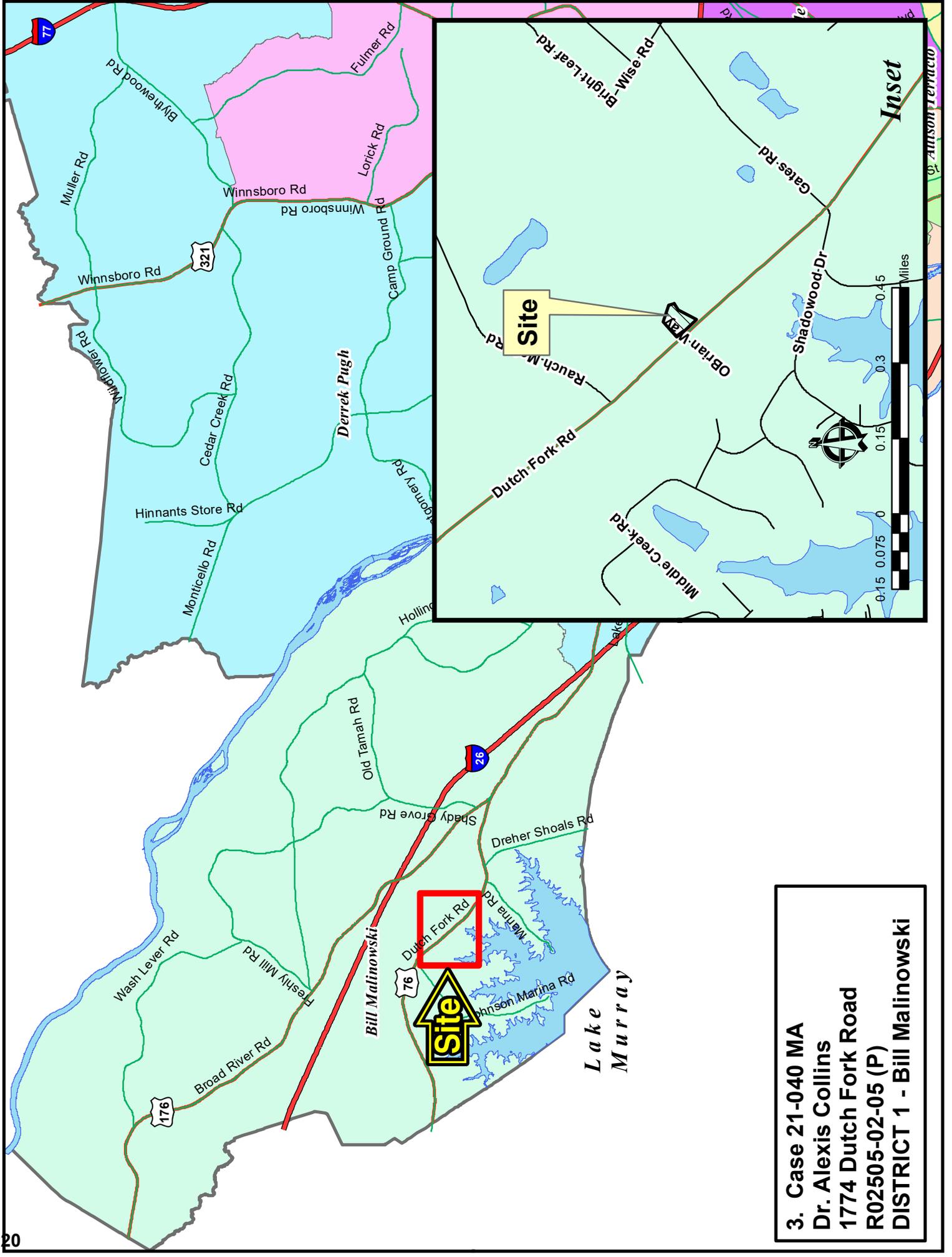
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

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. The subject parcel is located along a main road corridor. In addition, the adjacent land uses are of the same intensity of the requested.

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

Zoning Public Hearing Date

December 16, 2021.



3. Case 21-040 MA
Dr. Alexis Collins
1774 Dutch Fork Road
R02505-02-05 (P)
DISTRICT 1 - Bill Malinowski

**Case 21-040 MA
RU to GC
TMS R02505-02-05 (P)**

Rauch Metz Rd

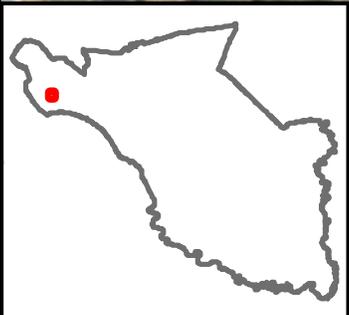
O Brian Way

Ditch Fork Rd

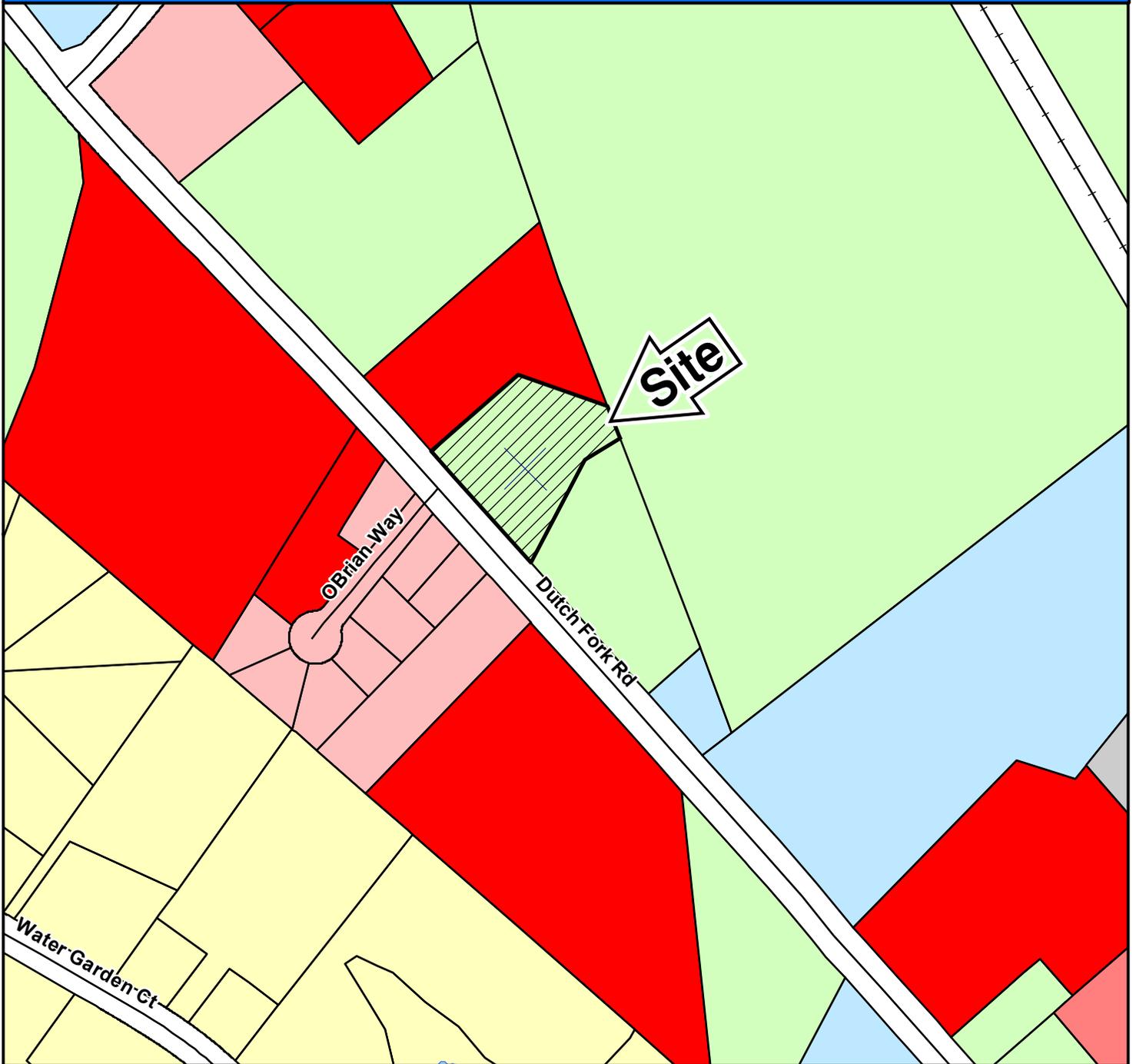
Site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 21-040 MA RU to GC

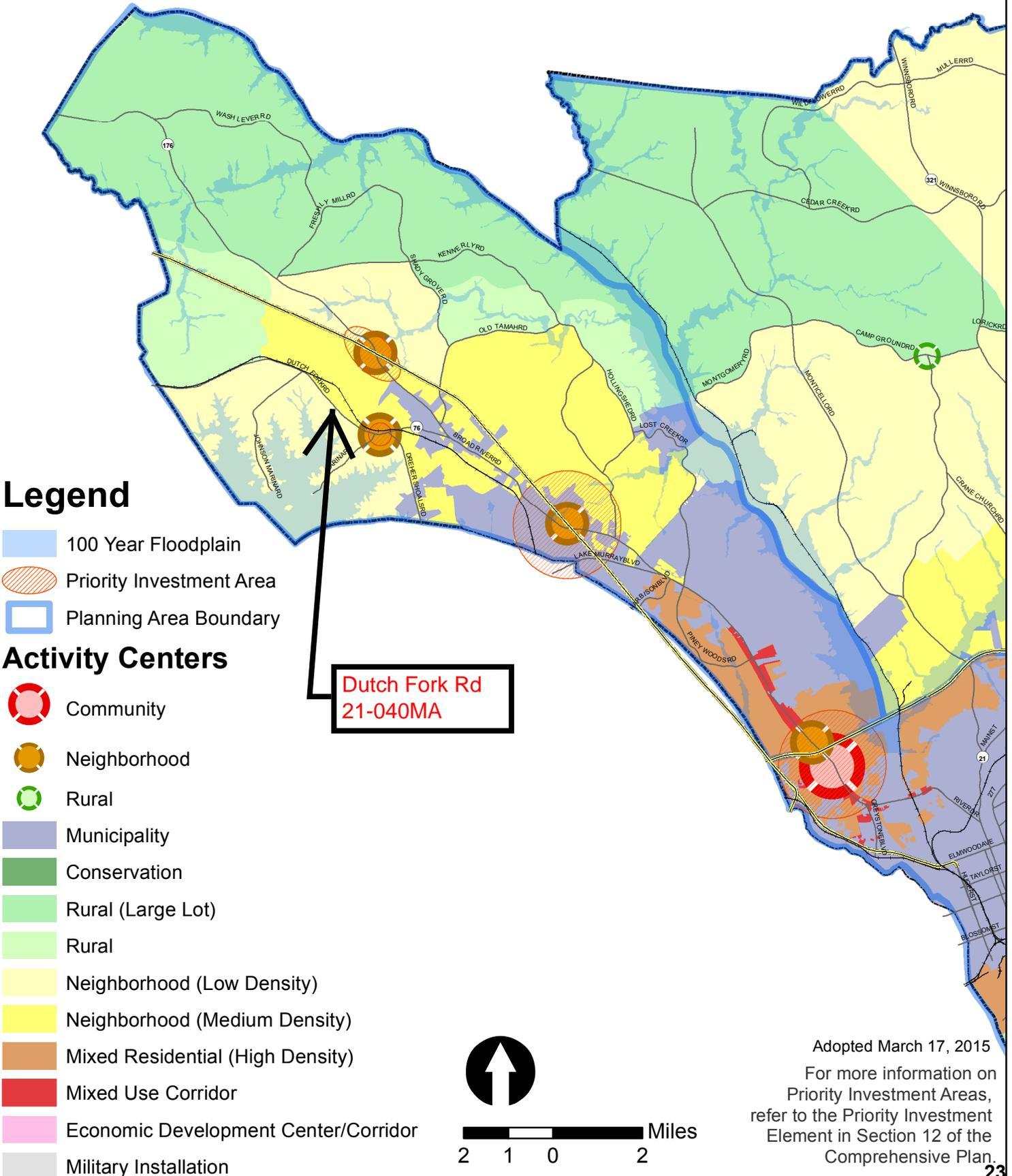


ZONING CLASSIFICATIONS

	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			

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 COUNCIL ZONING PUBLIC HEARING



Thursday, November 18, 2021

Agenda

7:00 PM

REVISED

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks 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 # 21-028 MA District 2
Derrek Pugh
Matt Rains
HI to RS-MD (113.2 acres & 8.32 acres)
Farrow Road
TMS# R17600-02-32 & 46
Planning Commission – Approval (7-0)
Staff Recommendation - Approval
Council approved the rezoning request (6-3).

2. Case # 21-029 MA District 1
Bill Malinowski
Scott Morrison
RU to RS-LD (4.77 acres & 22.33 acres)
Johnson Marina Road
TMS# R01514-01-01 & R02502-02-07
Planning Commission - Approval (8-0)
Staff Recommendation - Approval
Council approved the rezoning request (8-1).

3. Case # 21-030 MA District 7
Gretchen Barron
Bruce Gleaton
RS-E to RU (9.99 acres)
742 Sharpe Road
TMS# R14402-04-02
Planning Commission - Approval (6-1)
Staff Recommendation - Disapproval
Council unanimously deferred the rezoning request.

- | | |
|---|---|
| <p>4. Case # 21-032 MA
 Melinda Kelley
 RU to LI (5.5 acres)
 7501 Fairfield Road
 TMS# R12002-01-28
 Planning Commission - Approval (7-0)
 Staff Recommendation - Disapproval
 Council unanimously deferred the rezoning request.</p> | <p><u>District 7</u>
 Gretchen Barron</p> |
| <p>5. Case # 21-036 MA
 Ann Altman Morris
 RU to RS-HD (9.52 acres & 12.37 acres)
 1307 & 1309 Farming Creek Road
 TMS# R03210-01-73 & R03206-01-06
 Planning Commission – Disapproved (8-0)
 Staff Recommendation - Disapproved
 Council unanimously disapprove the rezoning request.</p> | <p><u>District 1</u>
 Bill Malinowski</p> |
| <p>6. Case # 21-038 MA
 Jatin Patel
 RU to GC (32.21 acres)
 S/S Killian Road
 TMS# R14600-03-05
 Planning Commission –Disapproval (8-0)
 Staff Recommendation – Disapproval
 Council unanimously deferred the rezoning request.</p> | <p><u>District 7</u>
 Gretchen Barron</p> |

VI. ADJOURNMENT



2022 PLANNING MEETINGS

Planning Commission		
*customarily meets on the 1st Monday of the month at 3 pm		
February 7th		
March 7th		
April 4th		
May 2nd		
June 6th		
July 11th		
August 1st		
September 8th		
October 3rd		
November 7th		
December 5th		

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 Government
2020 Hampton Street
Columbia, SC 29204

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