

RICHLAND COUNTY PLANNING COMMISSION



April 4, 2022

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, April 4, 2022
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

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

I. PUBLIC MEETING CALL TO ORDER

II. PUBLIC NOTICE ANNOUNCEMENT

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. CONSENT AGENDA [ACTION]

a. ROAD NAMES

b. MAP AMENDMENTS

1. Case # 22-006 MA

Jared Munneke

GC/M-1/RU/RM-HD to R5 (74.28 acres)

End of Idlewilde Boulevard and Barnes Street

TMS# R111111-01-02, 54, & 55, R111114-01-02 & 13

Page 1

District 10

Cheryl English

2. Case # 22-001 MA

A map amendment to assign zoning districts as found in the 2021 Land Development Code to properties in the unincorporated area of Richland County to hereby the establish the official zoning map per Section 26-1.8 of the 2021 Land Development Code.

Page 9

V. LAND DEVELOPMENT CODE REWRITE UPDATES [ACTION]

a. Neighborhood Pre-Application Meeting Criteria

VI. CHAIRMAN'S REPORT

VII. PLANNING DIRECTOR'S REPORT

VIII. OTHER ITEMS FOR DISCUSSION

IX. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

3:00 pm

Council District: Bill Malinowski (1)
Development: N/A
Tax Map Amendment: TMS# R03600-06-27, off Kennerly Road
Applicant: Elizabeth Porter
Proposed Use: Residential
Proposed Street Name (s): Buckland Lane (Private easement)
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:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

April 4, 2022

3:00 pm

Council District: Jessica Mackey (9)
Development: Lake Carolina Townhomes
Tax Map Amendment: TMS# R23204-12-01, 14 and R23204-16-01, 02
Applicant: Ryan Goff, Civil Engineering of Cola
Proposed Use: Single- Family Residential Subdivision
Proposed Street Name (s): **Adelaide Court, Huntley Way, Wetherbrooke Way**
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:







Street Name Review Case Summary

PLANNING COMMISSION MEETING

April 4, 2022

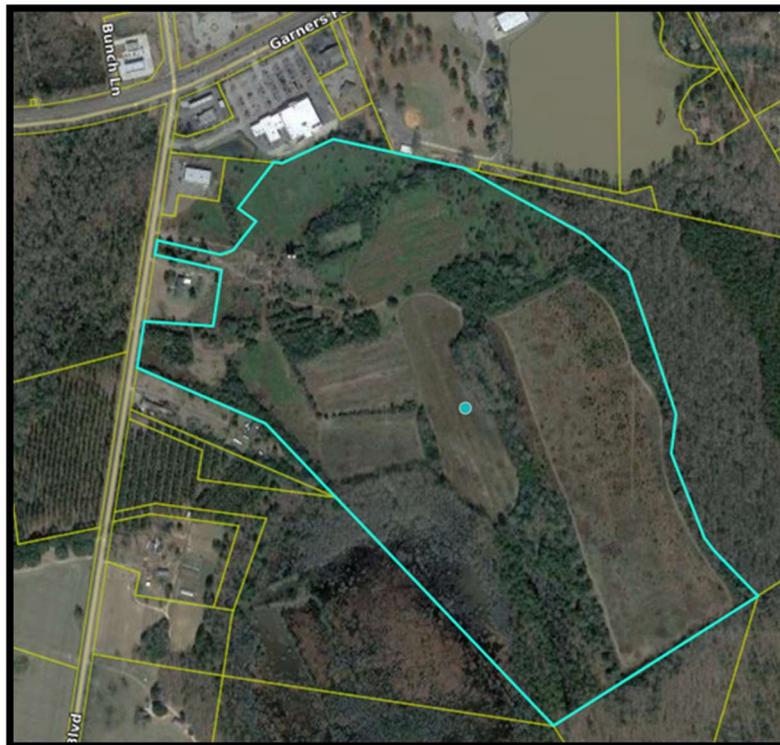
3:00 pm

Council District:	Chakisse Newton (11)
Development:	Laurinton Farms
Tax Map Amendment:	TMS# R24700-02-08
Applicant:	Deana Hensley, Mungo Company
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Archibald Trail, Cabar Lane, Lessie Lane, Shelburne Lane, Thistle Hill Lane, Willow Hill Way,
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:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

April 4, 2022

3:00 pm

Council District:	Chakisse Newton (11)
Development:	Myers Farms
Tax Map Amendment:	TMS# R21800-01-02
Applicant:	Deana Hensley, Mungo Homes
Proposed Use:	Single- Family Residential Subdivision
Proposed Street Name (s):	Aleppo Lane, Barlotti Lane, Casaba Way, Endive Drive, Hyssop Court, Serrano Way Myers Farm Drive
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:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 7, 2022

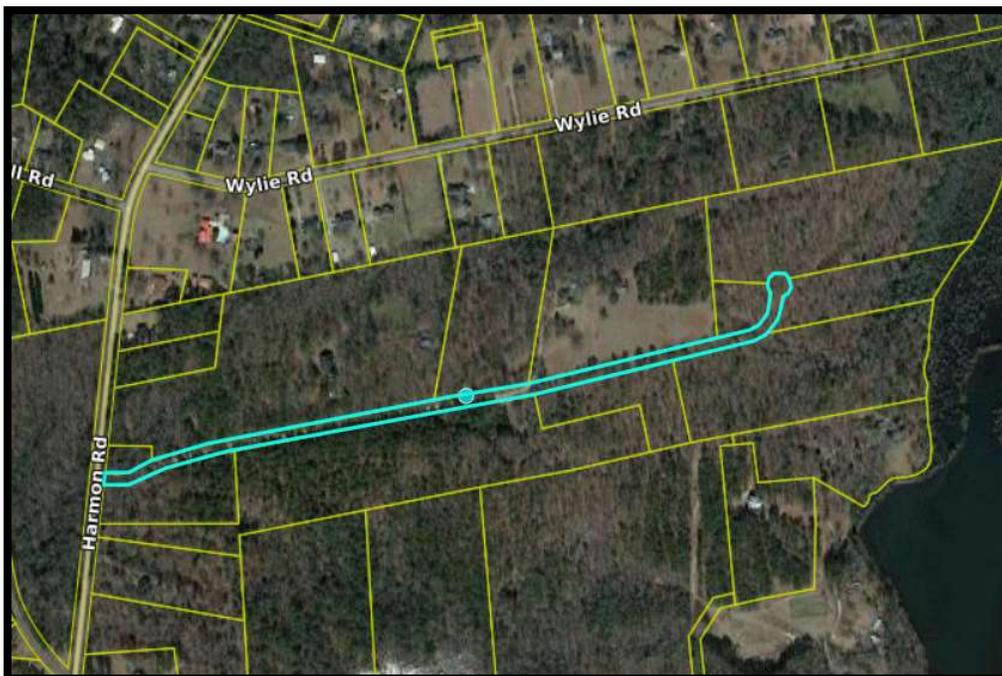
3:00 pm

Council District:	Chakisse Newton (11)
Development:	N/A
Tax Map Amendment:	TMS# R24800-04-26, Off Harmon Road
Applicant:	Mark M Morrell
Proposed Use:	Residential
Proposed Street Name (s):	Old Morrell Mill Lane (Private easement)
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: April 4, 2022
RC PROJECT: 22-006 MA
APPLICANT: Jared Munneke

LOCATION: End of Idlewilde Boulevard and Barnes Street

TAX MAP NUMBER: R111111-01-02, 54, & 55, R111114-01-02 & 13

ACREAGE: 74.28 acres
EXISTING ZONING: GC, M-1, RU, RM-MD
PROPOSED ZONING: R5

PC SIGN POSTING: March 18, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was C-3, M-1, D-1 and RG-2 (Residential Multi Family). With the adoption of the 2005 Land Development Code the D-1 became the Rural (RU) District. The RG-2 District became the Residential Multi-Family Medium-Density (RM-MD) District.

Zoning History for the General Area

There has been no recent rezoning requests in the area.

Zoning District Summary

The R5: Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 891 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	M-1/RM-MD	Industrial/Residences
<u>South:</u>	D-1 (Town of Cayce)	Agricultural
<u>East:</u>	PDD (Town of Cayce)	Student Housing
<u>West:</u>	D-1 (Town of Cayce)	Agricultural

Discussion

Parcel/Area Characteristics

The subject has frontage along Idlewild Boulevard and Barnes Street. Both roads are two-lane local road without sidewalks or streetlights. The general area is characterized by industrial uses, single-family uses, student housing and agricultural uses. The properties northeast of the site are zoned RM-MD and contain residential uses. The parcels west (City of Columbia) and south (City of Cayce) of the site are zoned D-1 and are agricultural uses. Further north of the site along Idlewild Boulevard are light industrial zonings and uses.

Public Services

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located approximately 1.3 miles northeast of the subject parcel on Kilbourne Road. Records indicate the parcels are within the City of Columbia water and sewer service area. The Industrial Park fire station (number 3) is located 1.4 miles southeast of the subject parcel on The Boulevard. There are no fire hydrants located near 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 ***Rural (Large Lot)***.

Land Use and Design

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

Desired Development Pattern

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #238) located north of the subject parcels on Bluff Road identifies 21,700 Average Daily Trips (ADTs). This segment of Bluff Road is currently classified as a five-lane undivided principal, maintained by SCODT with a design capacity of 33,600 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) "B".

SCDOT has a widening and new location project along Bluff Road south of the parcels 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 further south of the parcels from Blakeley Rd to Martin Luther King Blvd. It is currently in Pre-Award state and has an anticipated start date of 2021.

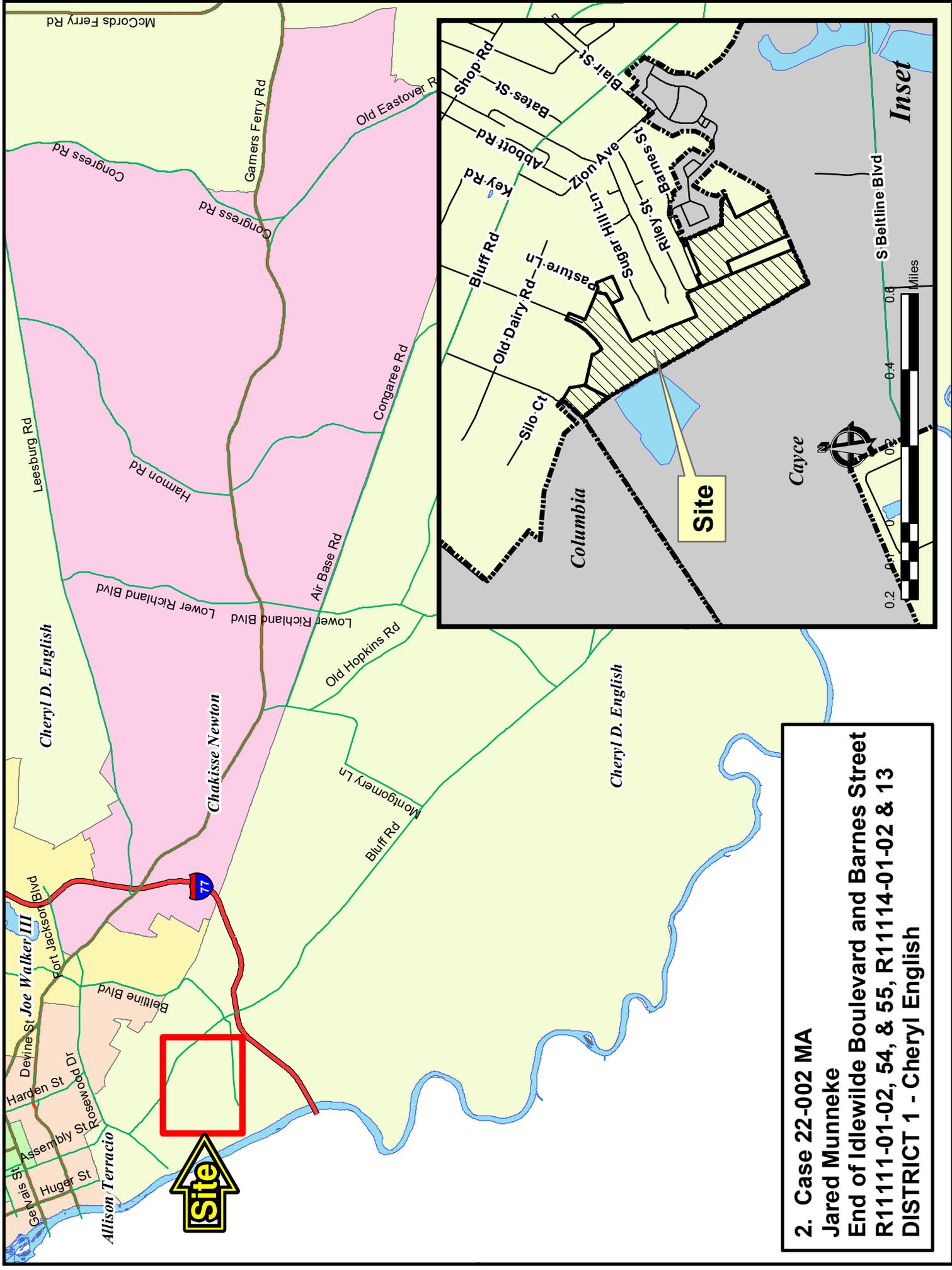
There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program.

Conclusion

Staff recommends **Disapproval** of this map amendment, as the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan for the Rural (Large Lot) future land use designation.

Zoning Public Hearing Date

April 26, 2022.

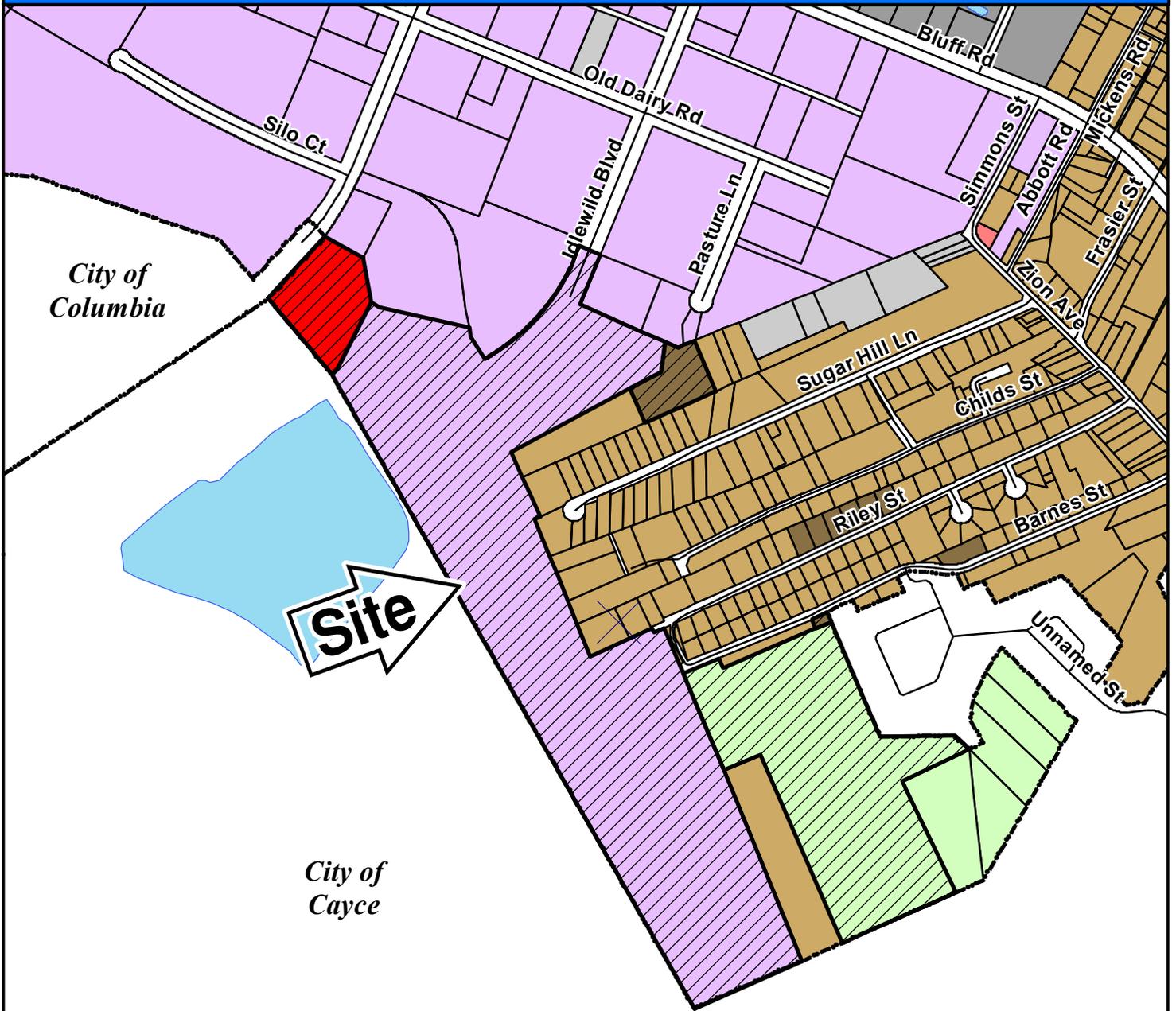


2. Case 22-002 MA
Jared Munneke
End of Idlewild Boulevard and Barnes Street
R11111-01-02, 54, & 55, R11114-01-02 & 13
DISTRICT 1 - Cheryll English

Case 22-006 MA
GC/M-1/RU/RM-HD to R5
TMSR11111-01-02, 54, & 55, R11114-01-02 & 13

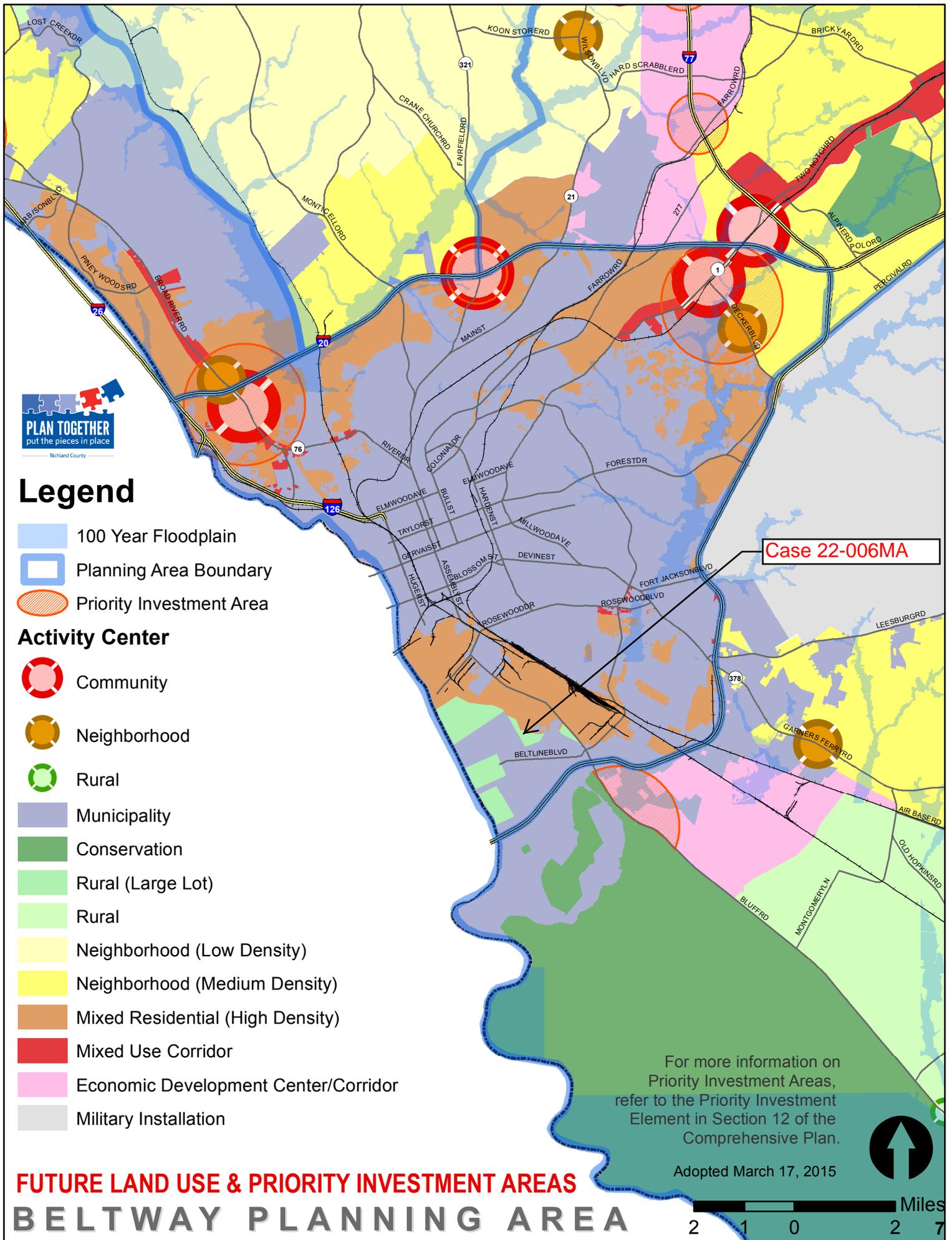


Case 22-006 MA GC/M-1/RU/RM-HD to R5



ZONING CLASSIFICATIONS

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

Case 22-006MA

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

Case # 22-001 MA

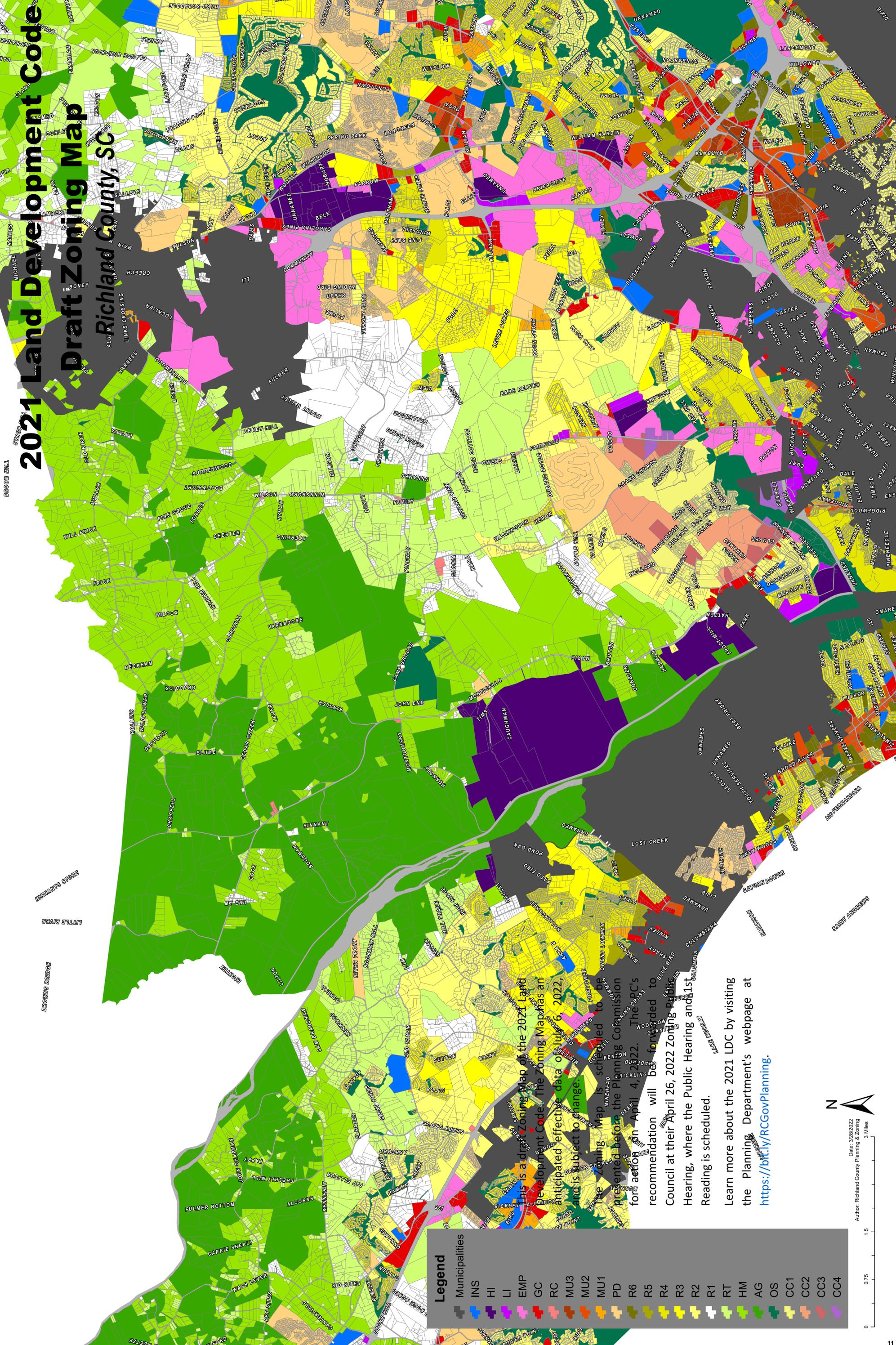
A map amendment to assign zoning districts as found in the 2021 Land Development Code to properties in the unincorporated area of Richland County to hereby the establish the official zoning map per Section 26-1.8 of the 2021 Land Development Code.

Zoning Public Hearing Date

April 26, 2022.

2021 Land Development Code Draft Zoning Map

Richland County, SC



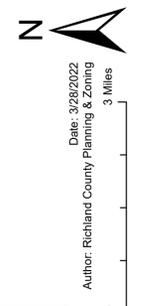
Legend

■	Municipalities
■	INS
■	HI
■	LI
■	EMP
■	GC
■	RC
■	MU3
■	MU2
■	MU1
■	PD
■	R6
■	R5
■	R4
■	R3
■	R2
■	R1
■	RT
■	HM
■	AG
■	OS
■	CC1
■	CC2
■	CC3
■	CC4

This is a draft Zoning Map of the 2021 Land Development Code. The Zoning Map has an anticipated effective date of July 6, 2022, and is subject to change.

The Zoning Map is scheduled to be presented before the Planning Commission for action on April 4, 2022. The P.C.'s recommendation will be forwarded to Council at their April 26, 2022 Zoning Public Hearing, where the Public Hearing and 1st Reading is scheduled.

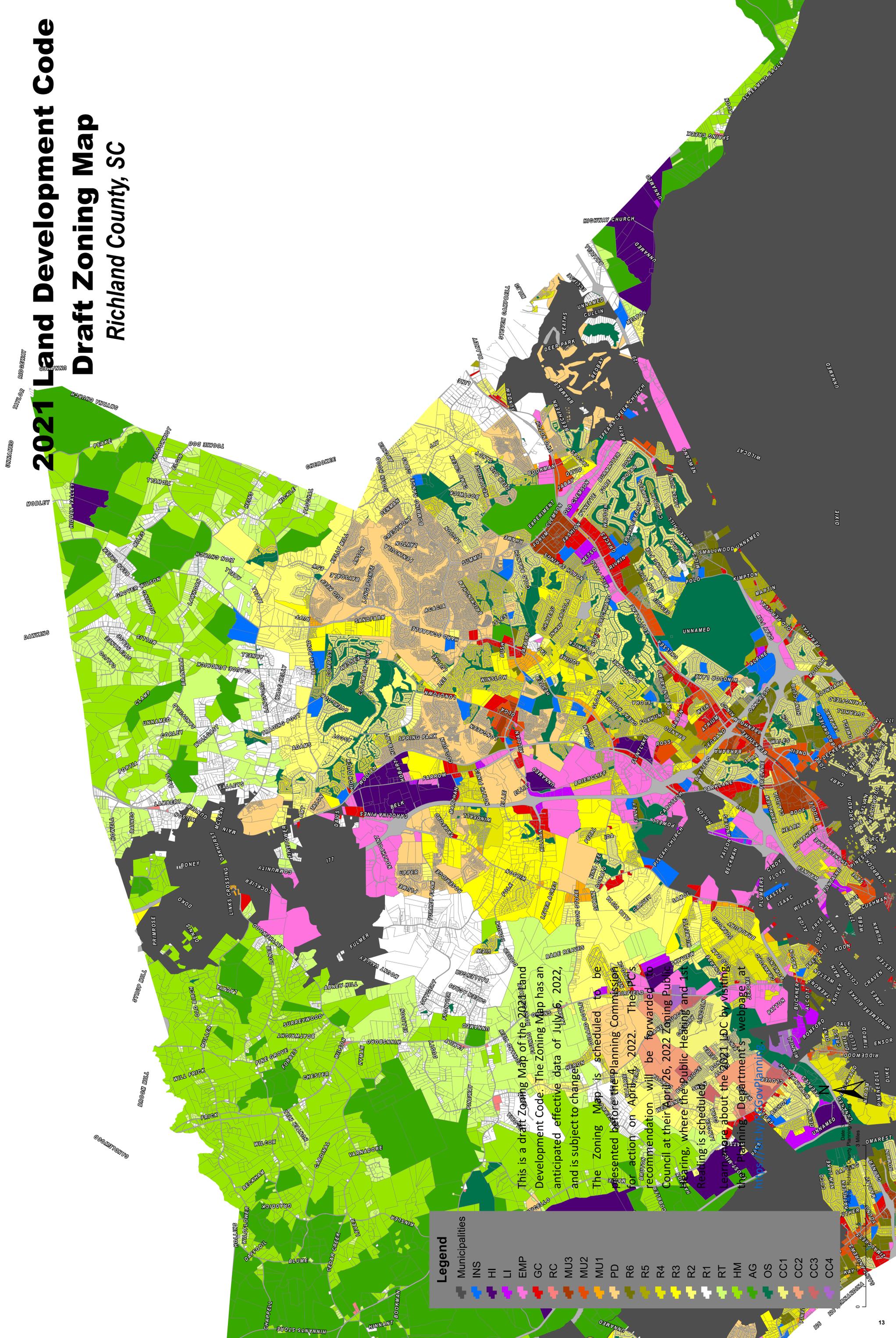
Learn more about the 2021 LDC by visiting the Planning Department's webpage at <https://btrc.gov/RCGovPlanning>.



2021 Land Development Code

Draft Zoning Map

Richland County, SC



This is a draft Zoning Map of the 2021 Land Development Code. The Zoning Map has an anticipated effective date of July 6, 2022, and is subject to change.

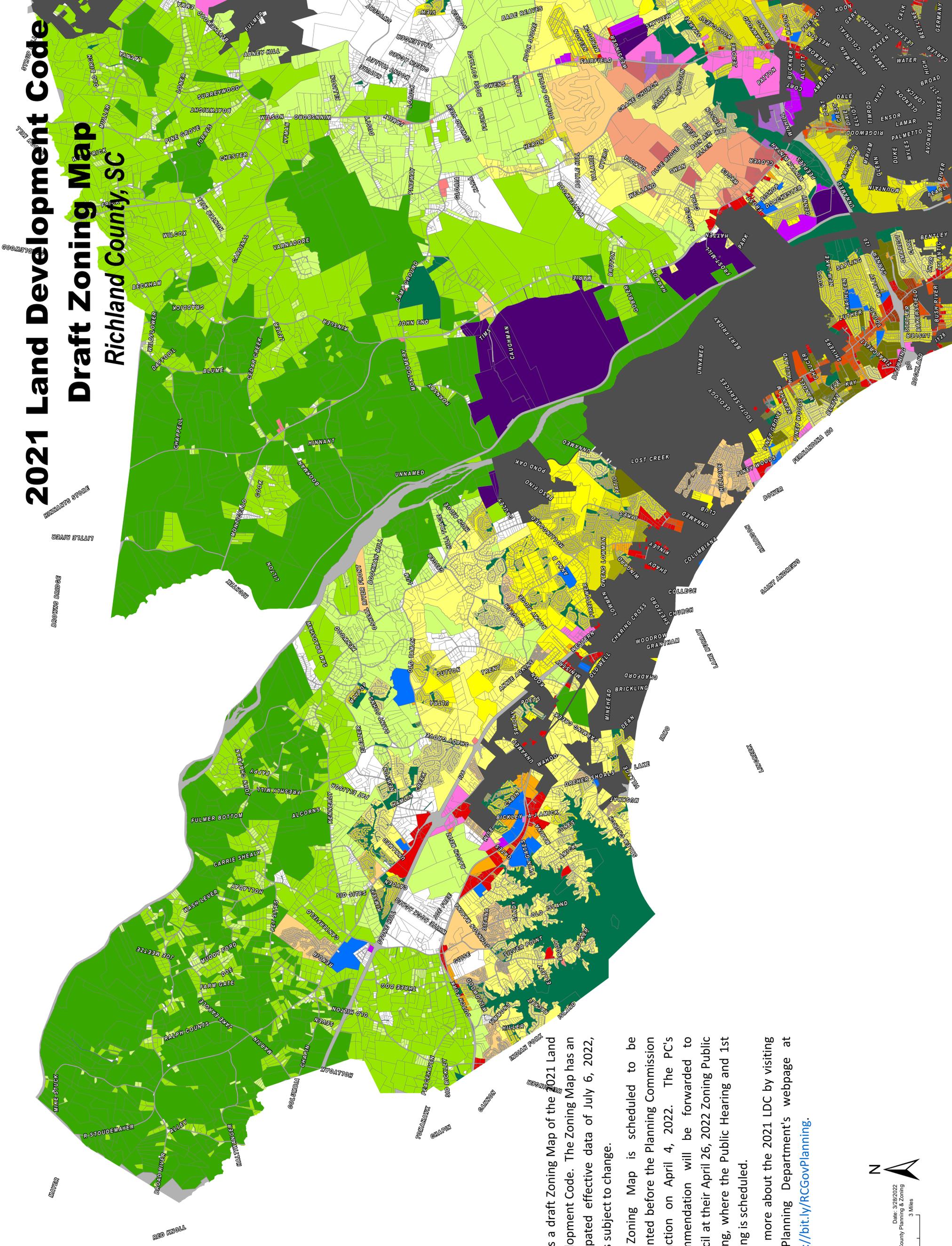
The Zoning Map is scheduled to be presented before the Planning Commission for action on April 26, 2022. The PCs recommendation will be forwarded to Council at their April 26, 2022 Zoning Public Hearing, where the Public Hearing and 1st Reading is scheduled.

Learn more about the 2021 LDC by visiting the Planning Department's webpage at <https://rcliv.gov/planning>.

Legend

- Municipalities
- INS
- HI
- LI
- EMP
- GC
- RC
- MU3
- MU2
- MU1
- PD
- R6
- R5
- R4
- R3
- R2
- R1
- RT
- HM
- AG
- OS
- CC1
- CC2
- CC3
- CC4

2021 Land Development Code Draft Zoning Map Richland County, SC



Legend

Municipalities	INS	HI	LI	EMP	GC	RC	MU3	MU2	MU1	PD	R6	R5	R4	R3	R2	R1	RT	HM	AG	OS	CC1	CC2	CC3	CC4
[Grey square]	[Blue square]	[Purple square]	[Light blue square]	[Pink square]	[Light green square]	[Red square]	[Orange square]	[Yellow square]	[Light yellow square]	[Light green square]														

This is a draft Zoning Map of the 2021 Land Development Code. The Zoning Map has an anticipated effective date of July 6, 2022, and is subject to change.

The Zoning Map is scheduled to be presented before the Planning Commission for action on April 4, 2022. The PC's recommendation will be forwarded to Council at their April 26, 2022 Zoning Public Hearing, where the Public Hearing and 1st Reading is scheduled.

Learn more about the 2021 LDC by visiting the Planning Department's webpage at <https://bit.ly/RCGovPlanning>.

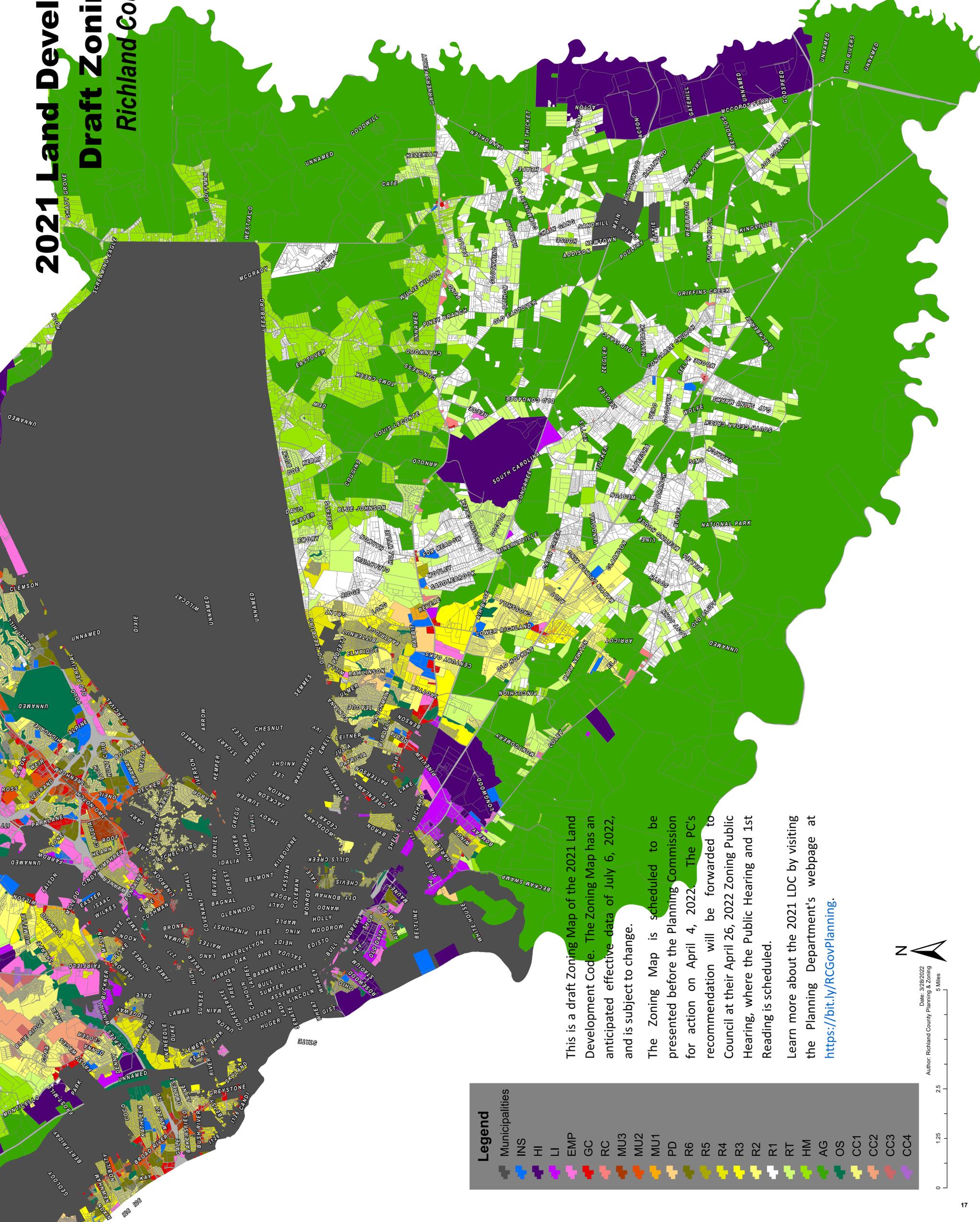


Date: 3/28/2022
Author: Richland County Planning & Zoning
3 Miles

2021 Land Development Code

Draft Zoning Map

Richland County, SC



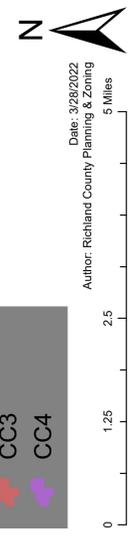
Legend

	Municipalities
	INS
	HI
	LI
	EMP
	GC
	RC
	MU3
	MU2
	MU1
	PD
	R6
	R5
	R4
	R3
	R2
	R1
	RT
	HM
	AG
	OS
	CC1
	CC2
	CC3
	CC4

This is a draft Zoning Map of the 2021 Land Development Code. The Zoning Map has an anticipated effective date of July 6, 2022, and is subject to change.

The Zoning Map is scheduled to be presented before the Planning Commission for action on April 4, 2022. The PC's recommendation will be forwarded to Council at their April 26, 2022 Zoning Public Hearing, where the Public Hearing and 1st Reading is scheduled.

Learn more about the 2021 LDC by visiting the Planning Department's webpage at <https://bit.ly/RCGovPlanning>.





Richland County Government
2020 Hampton Street
Columbia, SC 29204

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