

RICHLAND COUNTY PLANNING COMMISSION



October 2, 2023

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

Revised to include Road Names

RICHLAND COUNTY PLANNING COMMISSION



Monday, October 2, 2023
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Gary Dennis • John Metts
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES:**
5. **CONSENT AGENDA [ACTION]**

a. ROAD NAMES

b. MAP AMENDMENTS

1. Case # 23-027 MA District 7
Gretchen Barron
Mark A. Meadows
RU to GC (4.27 acres)
1000 Killian Loop
TMS# R14781-04-09
Staff Recommendation: Approval
Page 1

2. Case # 23-029 MA District 7
Gretchen Barron
Mark A. Meadows
RU to GC (3.0 acres)
257, 261 & 265 Killian Road
TMS# R14781-01-36, R14781-01-37 & R14781-01-38
Staff Recommendation: Approval
Page 9

3. Case # 23-032 MA District 7
Gretchen Barron
Kelly Spears
RU to GC (.79 acres)
N/S Killian Road
TMS# R14781-01-33
Staff Recommendation: Approval
Page 17

4. Case # 23-033 MA
Kelly Spears
RU to GC (2.43 acres)
SE/S Lib Lucas Road
TMS# R14781-01-50
Staff Recommendation: Approval
Page 25
District 7
Gretchen Barron
5. Case # 23-034 MA
Kelly Spears
RU to GC (2.71 acres)
SE/S Lib Lucas Road
TMS# R14781-01-51
Staff Recommendation: Approval
Page 33
District 7
Gretchen Barron
6. Case # 23-037 MA
Ernesto Martinez
GC to RM-MD (.46 acres)
226 Jamaica Street
TMS# R19813-03-04
Staff Recommendation: Disapproval
Page 41
District 10
Cheryl English
7. Case # 23-038 MA
Richard Romero
RS-MD to NC (0.58 acres)
2900 Aintree Drive
TMS# R19804-03-15
Staff Recommendation: Disapproval
Page 49
District 3
Yvonne McBride
8. Case # 23-039 MA
Alonza Haynes Jr.
RU to OI (2.69 acres)
1849 Willowby Street
TMS# R19707-01-06
Staff Recommendation: Disapproval
Page 57
District 10
Cheryl English
9. Case # 23-040 MA
John Ansell
RU to HI (3.0 acres)
2009 Chain Gang Road
TMS # R37000-05-40
Staff Recommendation: Disapproval
Page 65
District 10
Cheryl English

DEFERRED

6. CHAIRMAN'S REPORT

7. PLANNING DIRECTOR'S REPORT

8. **OTHER ITEMS FOR DISCUSSION**

9. **ADJOURNMENT**



Street Name Review Case Summary

PLANNING COMMISSION MEETING

October 2, 2023

3:00 pm

Council District:	Gretchen Barron (7)
Development:	Proposed Somerset Pines
Tax Map Amendment:	TMS# R14800-05-17
Applicant:	Keith Utheim, Hussey Gay Bell
Proposed Use:	Residential
Proposed Street Name (s):	Erindale Drive, Minelli Drive, Redman Lane, Tobias Road
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 name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

October 2, 2023

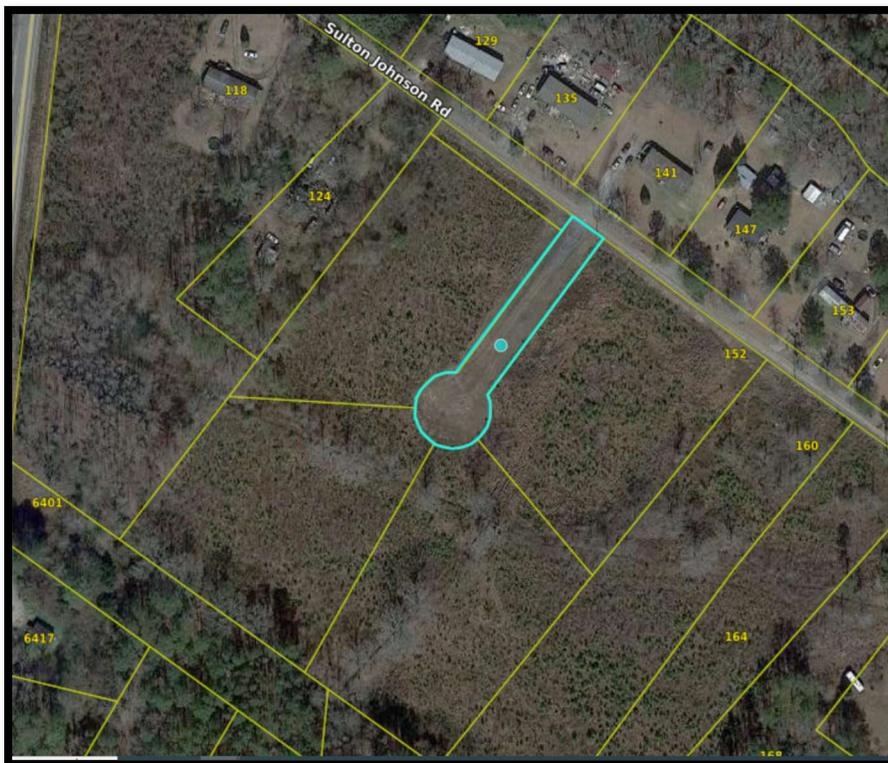
3:00 pm

Council District: Cheryl D. English (10)
Development: Private Easement off Sulton Johnson Rd
Tax Map Amendment: TMS# R21515-02-06
Applicant: Joseph Johnson
Proposed Use: Residential
Proposed Street Name (s): **Hampton Johnson Court**
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 name (s) 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: October 2, 2023
RC PROJECT: 23-027MA
APPLICANT: Mark Meadows

LOCATION: 1000 Killian Loop

TAX MAP NUMBER: R14781-04-09
ACREAGE: 4.27 acre
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2023

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 GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcel south of the site was rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was rezoned from Light Industrial (M-1) to General Commercial under case number 22-013MA.

The GC parcel immediately east of the site was rezoned from Rural District (RU) to GC under case number 22-040MA.

The GC parcels along Killian Road, located west of the subject site, were rezoned from Rural (RU) to General Commercial under case number 19-020MA.

The GC parcels along Lib Lucas Road, locate west of site, were denied rezoning from Rural to GC under case number 19-044MA.

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 and characteristics.

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: 16 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC	Car Dealerships
<u>East:</u>	GC	Residential
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site currently undeveloped. The parcel has frontage along Killian Road. Killian Road is a two lane undivided minor arterial along majority of this section without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north and west. South and north of the subject site are undeveloped properties which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 **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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “E”.

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

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

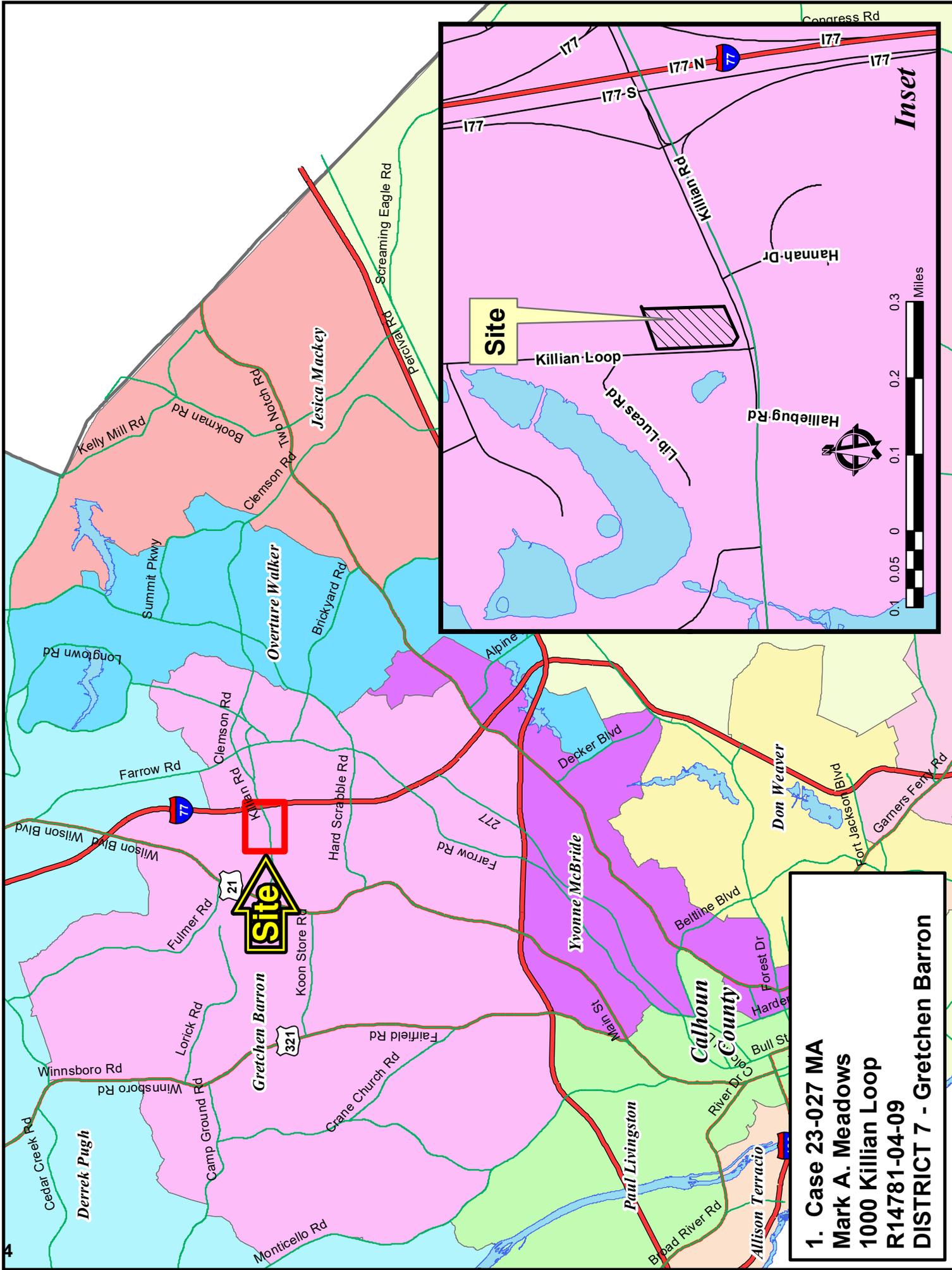
Conclusion

The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

October 24, 2023.



1. Case 23-027 MA
Mark A. Meadows
1000 Killian Loop
R14781-04-09
DISTRICT 7 - Gretchen Barron

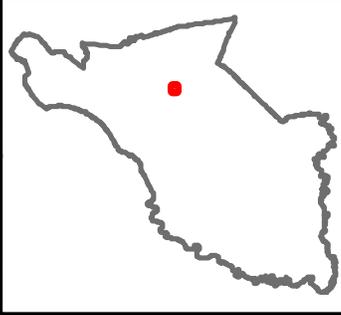
**Case 23-027 MA
RU to GC
TMS R14781-04-09**



Site

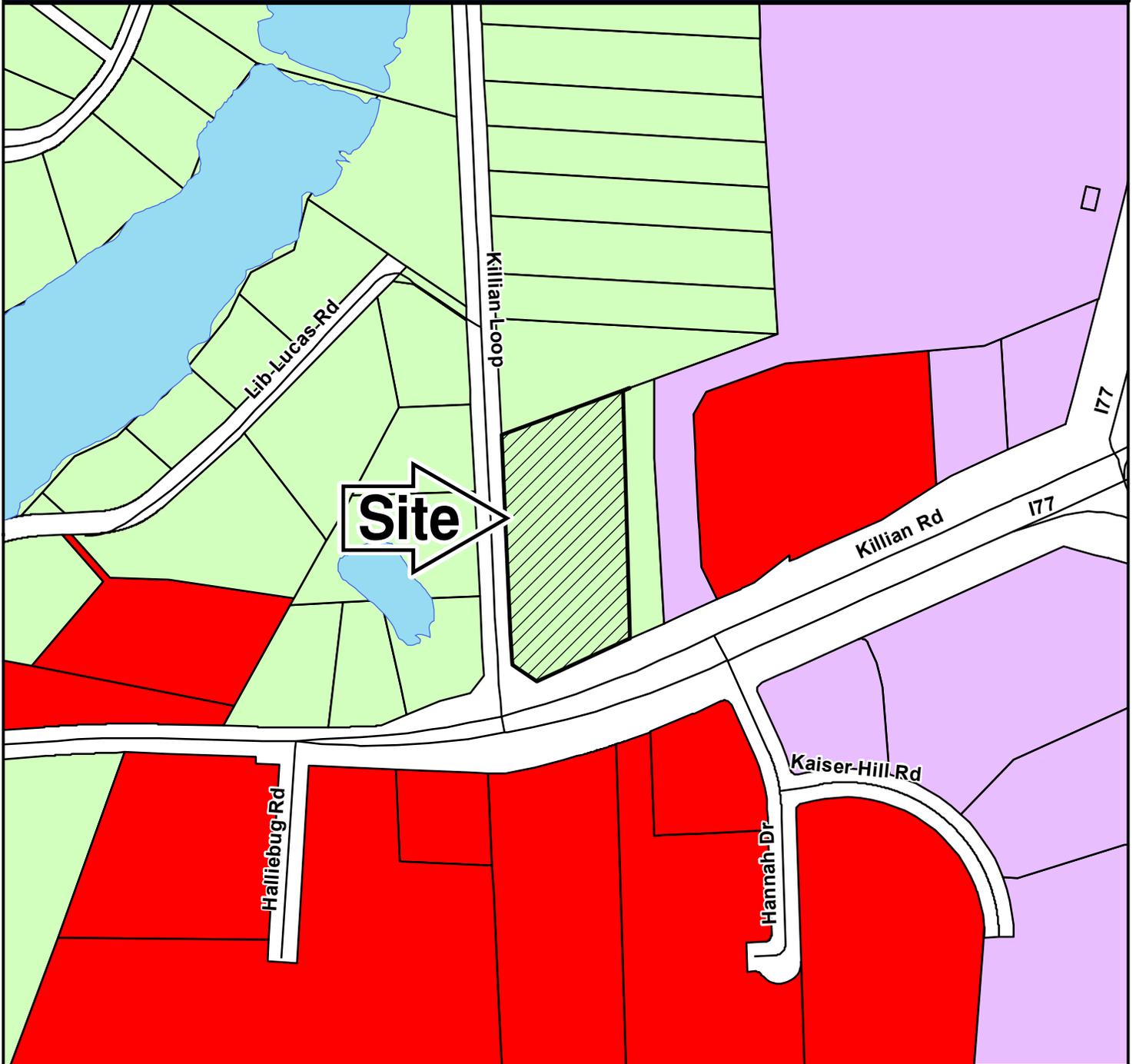
SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-027 MA

RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

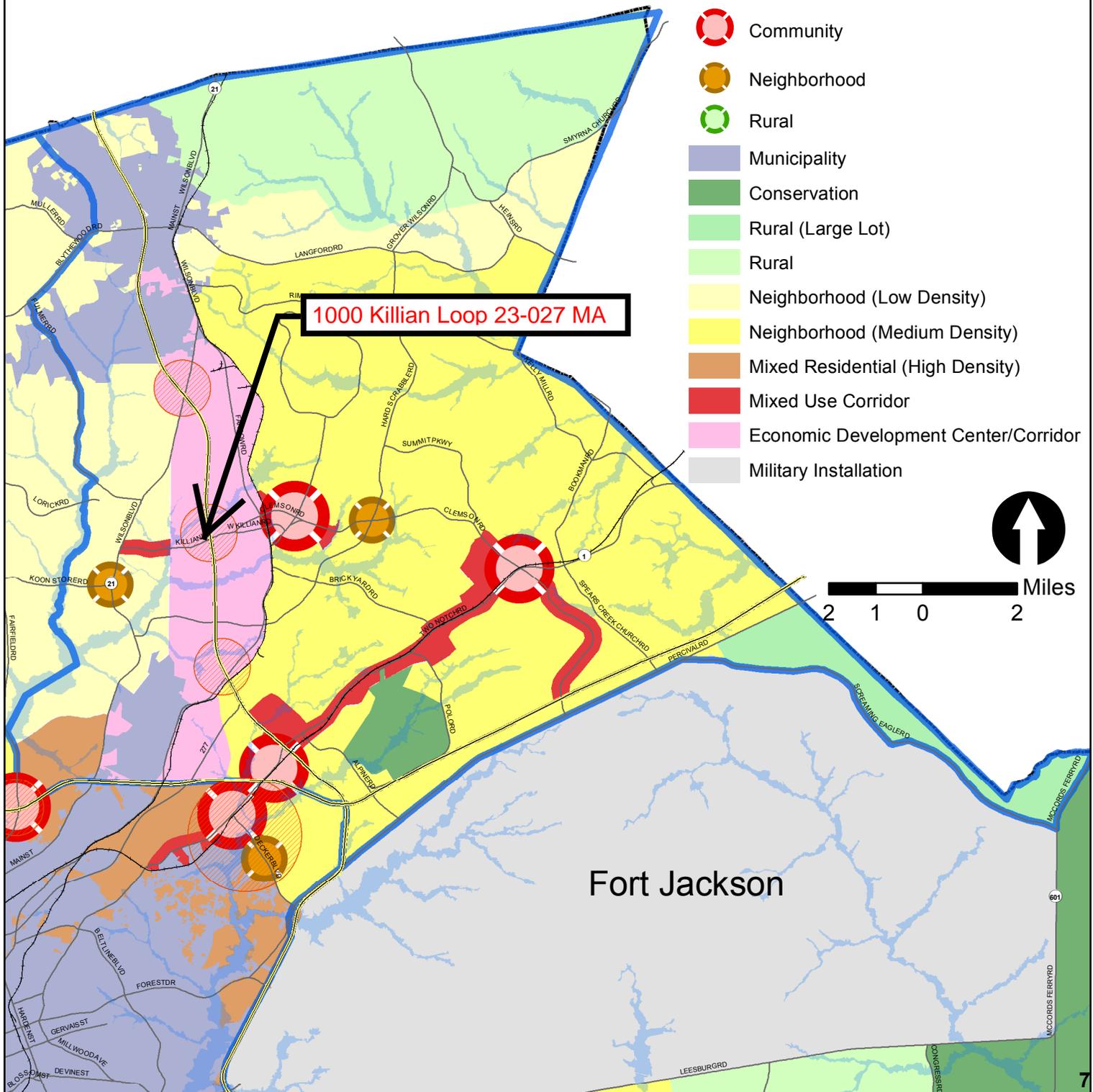


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 2, 2023
RC PROJECT: 23-029MA
APPLICANT: Mark Meadows

LOCATION: 257, 261 & 265 Killian Road

TAX MAP NUMBER: R14781-01-36, 37, and 38
ACREAGE: 3 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2023

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 GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial under case number 22-013MA.

The GC parcels west of the subject sites were rezoned from Rural (RU) to General Commercial under case number 19-020MA and 19-044MA.

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 and characteristics.

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: 57 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC	Water Tower
<u>East:</u>	RU	Residence
<u>West:</u>	GC	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels are currently undeveloped. All three parcels have frontage along Killian Road. Killian Road is a two lane undivided minor arterial along majority of this section without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 ***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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “E”.

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

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

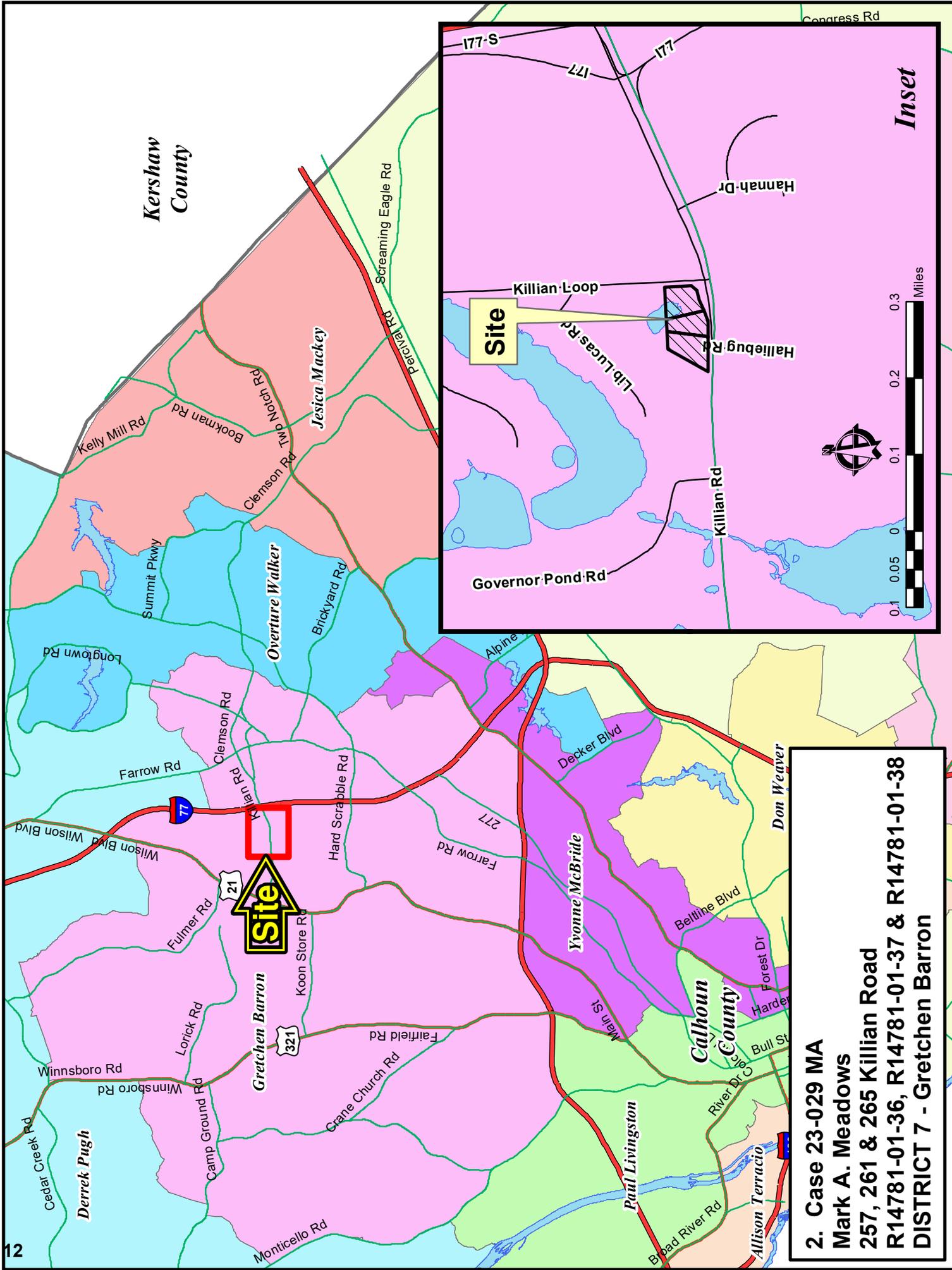
Conclusion

The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

October 24, 2023.



2. Case 23-029 MA
Mark A. Meadows
257, 261 & 265 Killian Road
R14781-01-36, R14781-01-37 & R14781-01-38
DISTRICT 7 - Gretchen Barron

**Case 23-029 MA
RU to GC**

TMSR14781-01-36, R14781-01-37 & R14781-01-38

Site

Lib Lucas Rd

Killian Loop

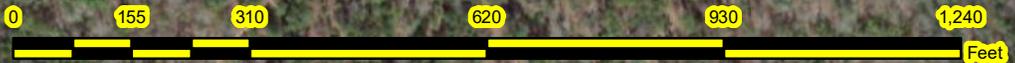
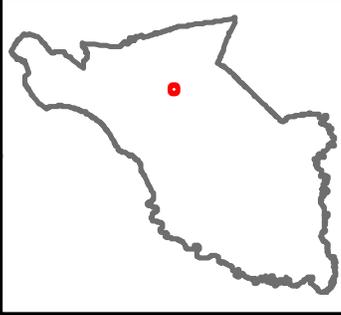
Killian Rd

Halliebug Rd

Hannah Dr

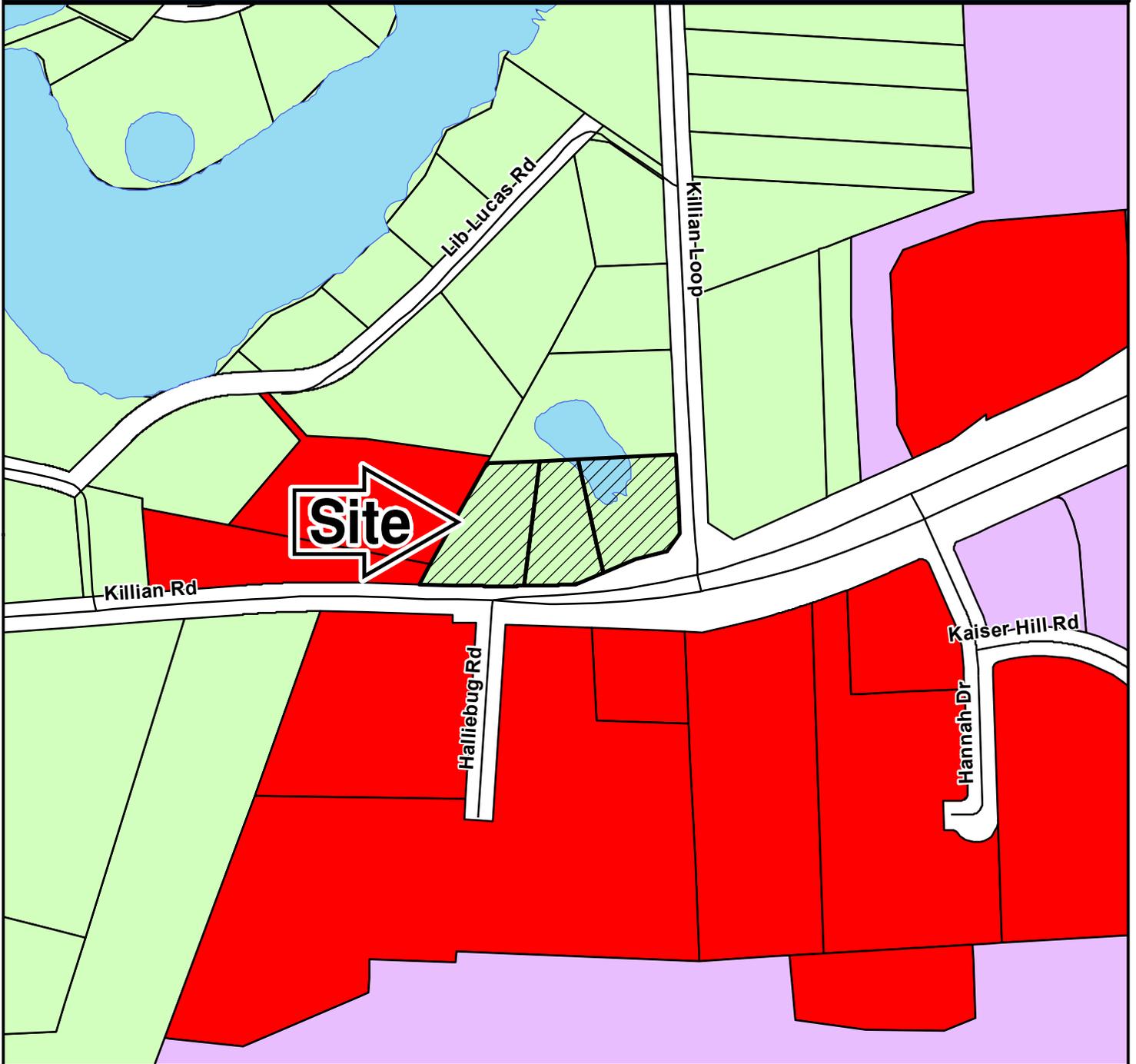
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-029 MA

RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

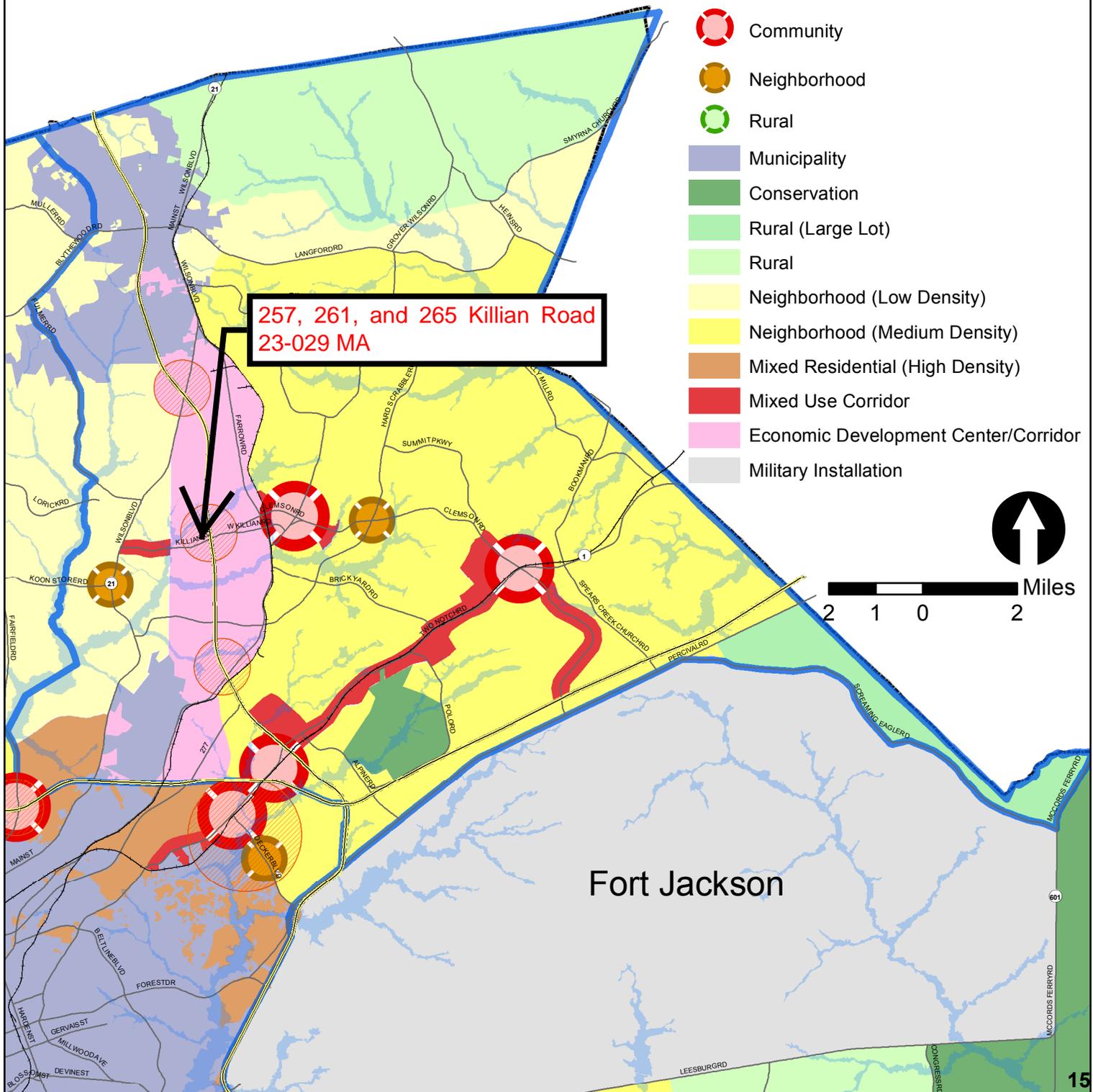


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 2, 2023
RC PROJECT: 23-032MA
APPLICANT: Kelly Spears

LOCATION: Killian Road

TAX MAP NUMBER: R14781-01-33
ACREAGE: .8 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2023

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 GC parcel south of the site was rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels east of the subject sites were rezoned from Rural (RU) to General Commercial under case number 19-020MA and 19-044MA.

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 and characteristics.

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: 60 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential and Undeveloped
<u>South:</u>	GC / RU	Tractor Supply/ Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Killian Road. Killian Road is classified as a two lane undivided minor arterial along majority of this section without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC and a Tractor Supply retailer.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 ***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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and

business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “E”.

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

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

Conclusion

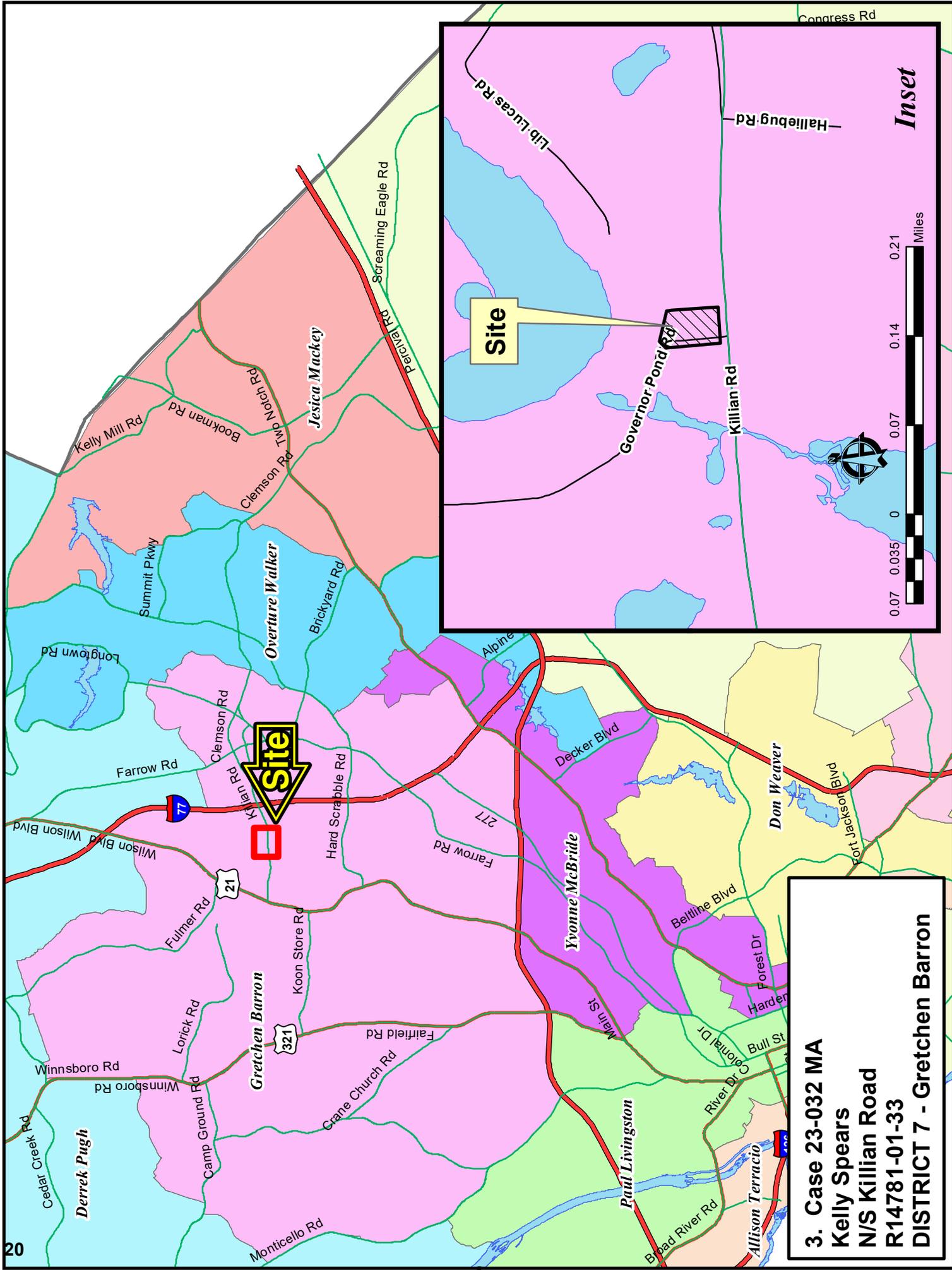
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly east of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby.

Zoning Public Hearing Date

October 24, 2023.



3. Case 23-032 MA
Kelly Spears
N/S Killian Road
R14781-01-33
DISTRICT 7 - Gretchen Barron

**Case 23-032 MA
RU to GC
TMSR14781-01-33**

Governor Pond Rd

Davis Smith Rd

Lib Lucas Rd

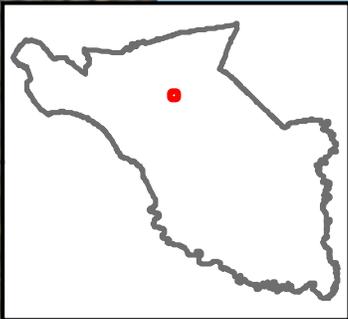
Killian Rd

Halliebug Rd

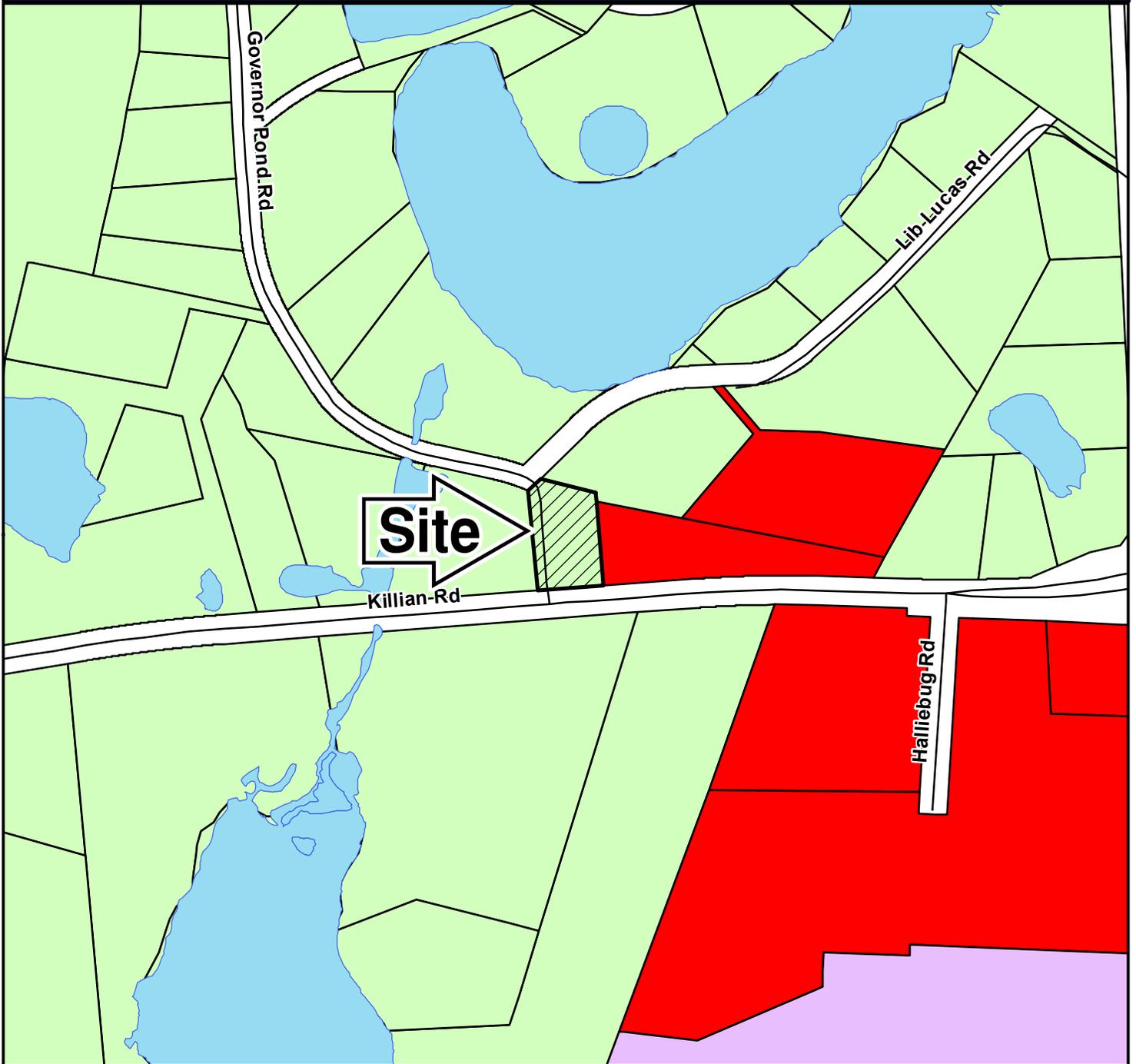


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-032 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

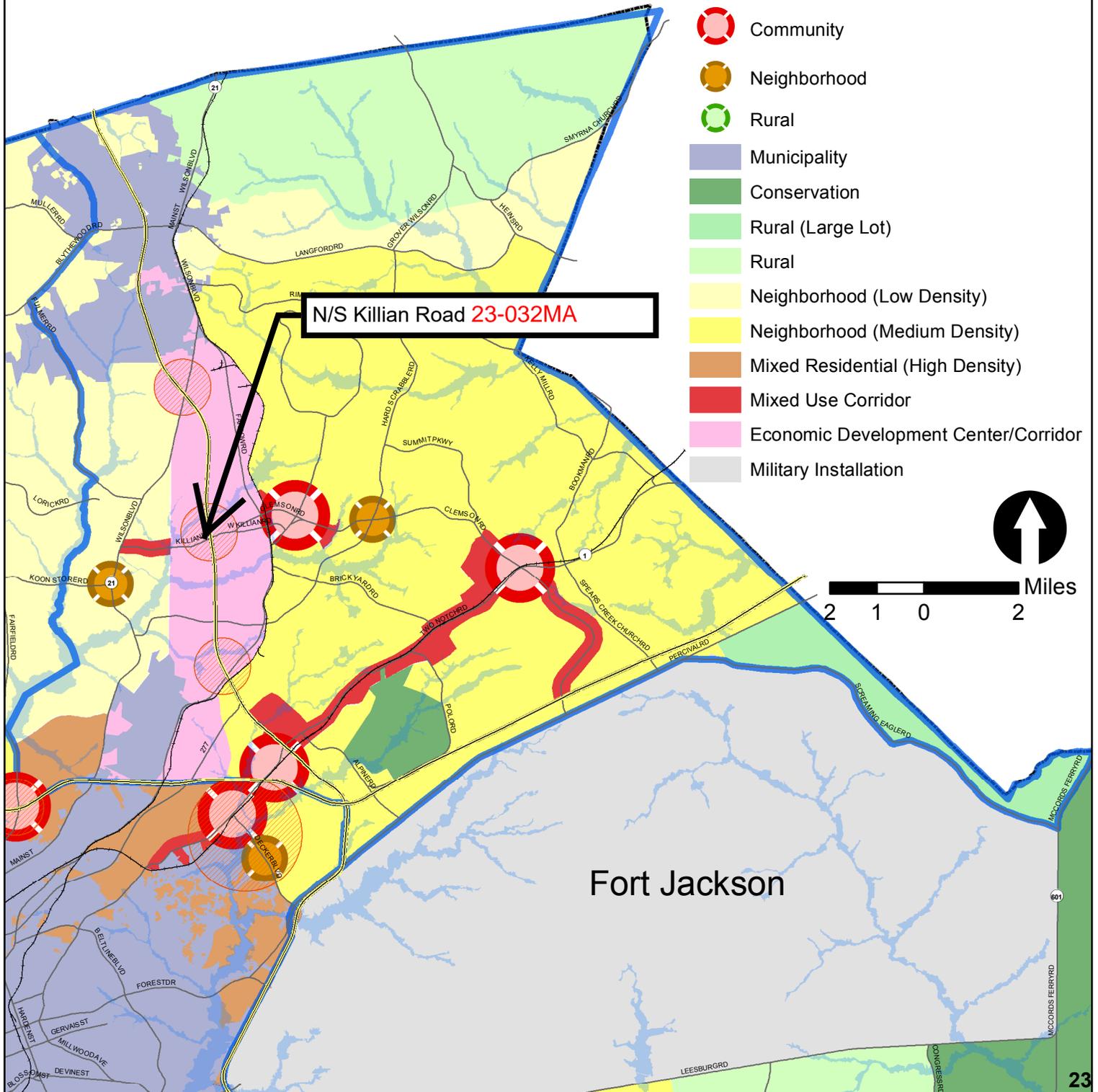


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 2, 2023
RC PROJECT: 23-033MA
APPLICANT: Kelly Spears

LOCATION: Lib Lucas Road

TAX MAP NUMBER: R14781-01-50
ACREAGE: 2.43 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2023

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 GC parcels south of the subject site were rezoned from Rural (RU) to General Commercial under case number 19-020MA and 19-044MA.

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 and characteristics.

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: 38 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	RU/RU	Undeveloped/ Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 ***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.

The subject parcel falls within ***Priority Investment Area 7 (I-77 Killian Road Interchange)***, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "E".

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

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

Conclusion

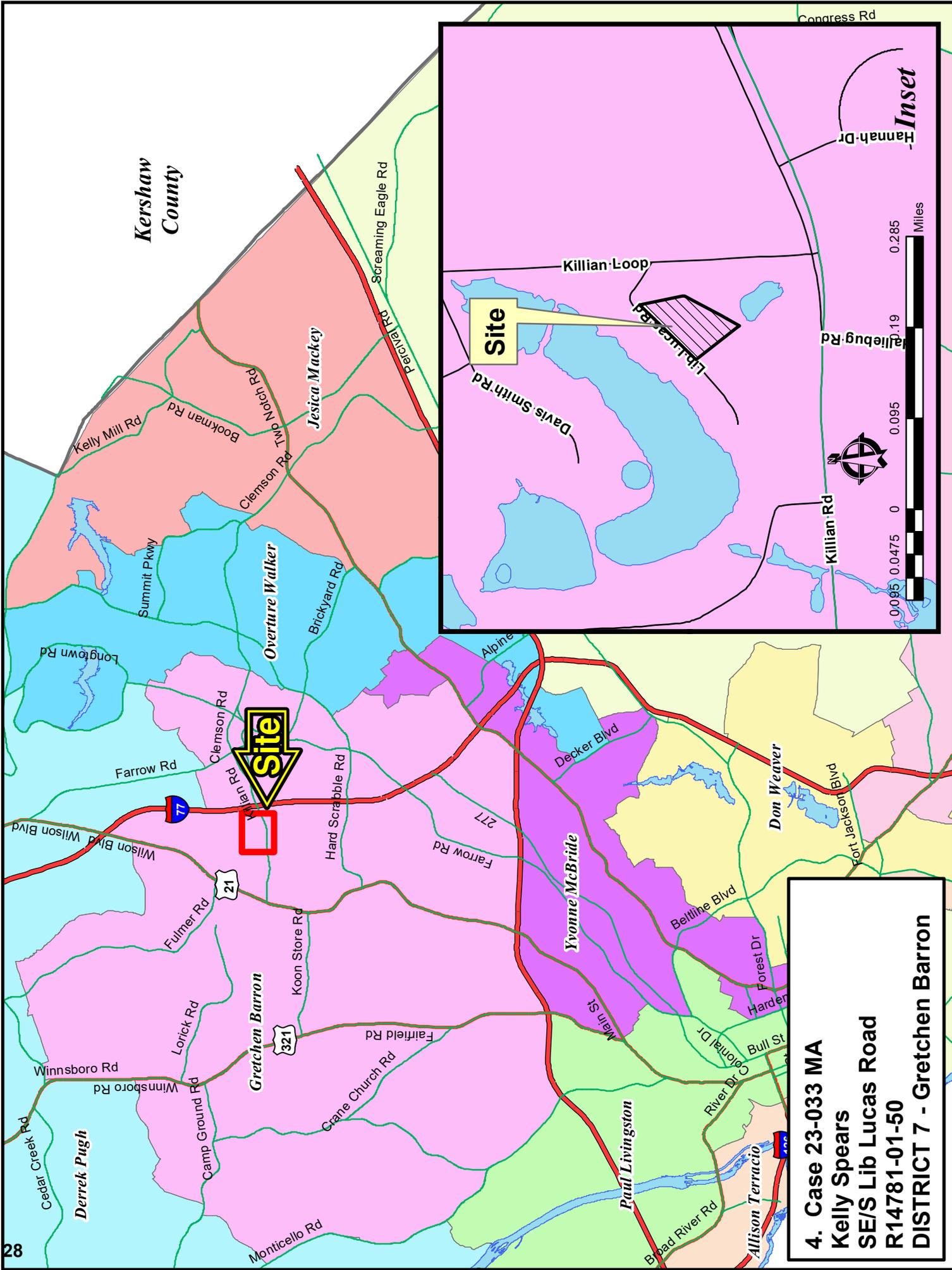
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby. In addition, the subject parcel does not have frontage or direct access to a major road (Killian Road).

Zoning Public Hearing Date

October 24, 2023.



Kershaw County

Congress Rd

Inset



Site

Site

4. Case 23-033 MA
Kelly Spears
SE/S Lib Lucas Road
R14781-01-50
DISTRICT 7 - Gretchen Barron

**Case 23-033 MA
RU to GC
TMS R14781-01-50**



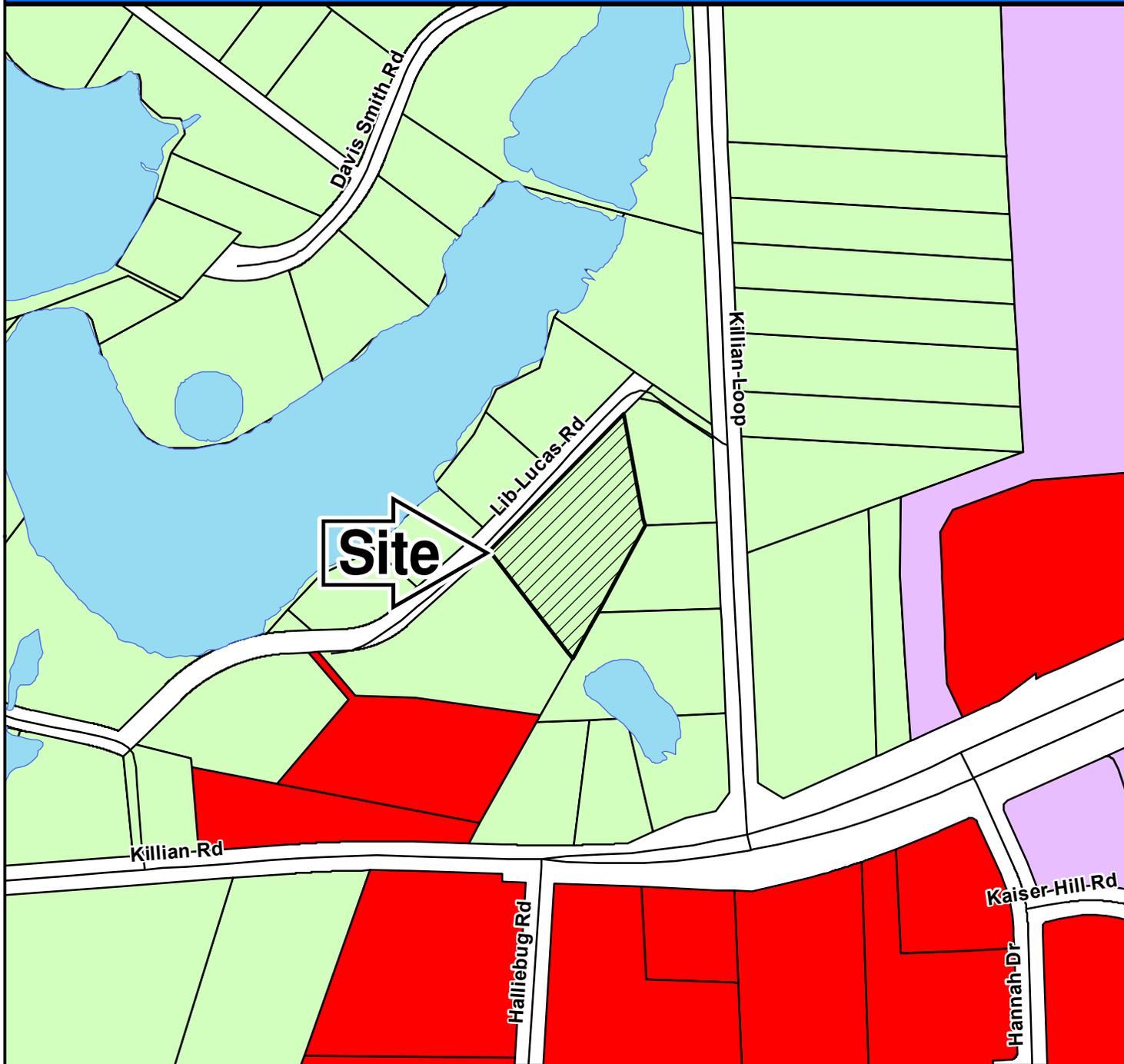
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-033 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

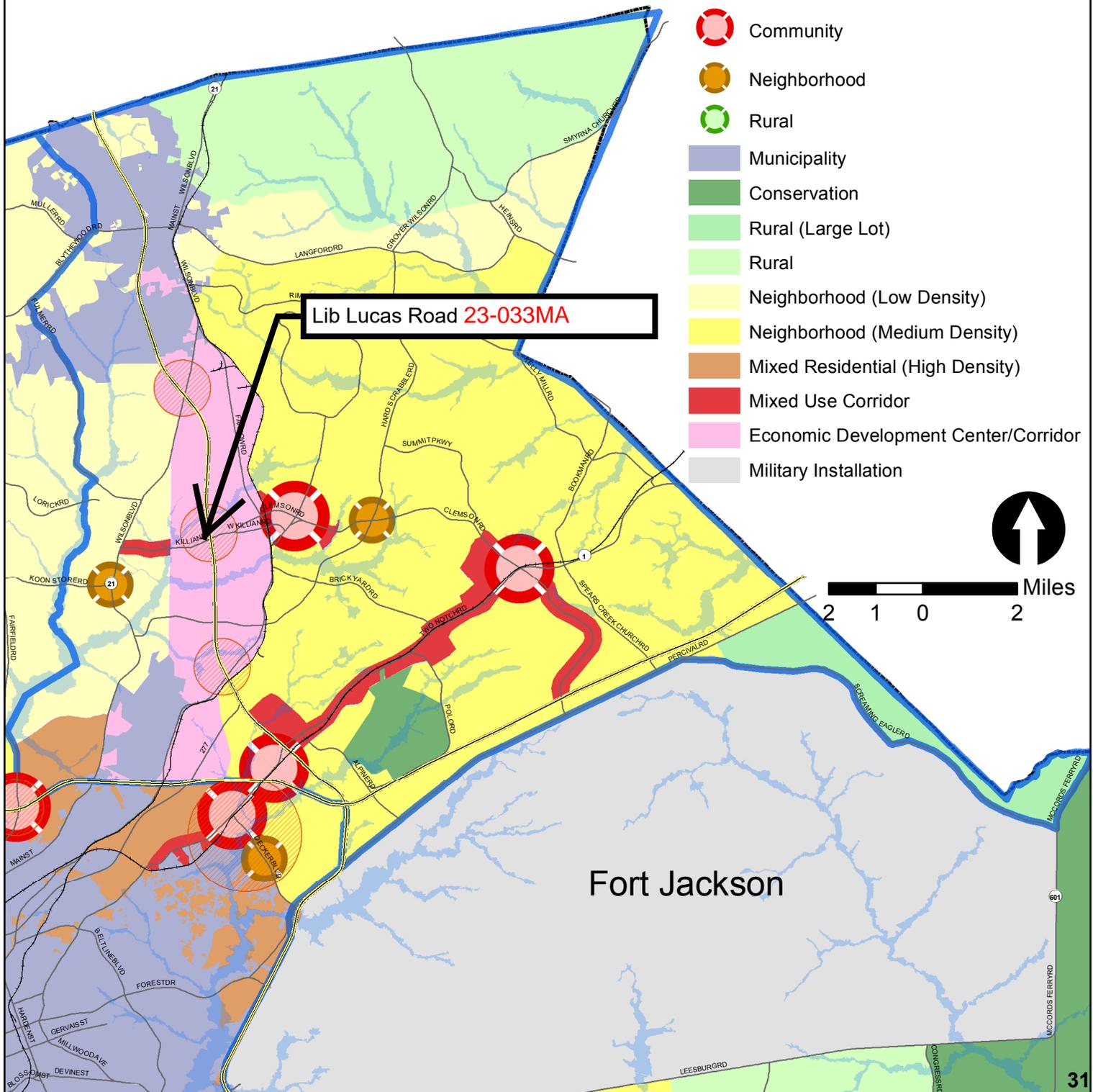


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2, 2023
RC PROJECT: 23-034MA
APPLICANT: Kelly Spears

LOCATION: Lib Lucas Road

TAX MAP NUMBER: R14781-01-51
ACREAGE: 2.71 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 15, 2023

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 GC parcels east of the subject sites were rezoned from Rural (RU) to General Commercial under case number 19-020MA and 19-044MA.

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 and characteristics.

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: 43 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential
<u>South:</u>	GC	Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 **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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "E".

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

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

Conclusion

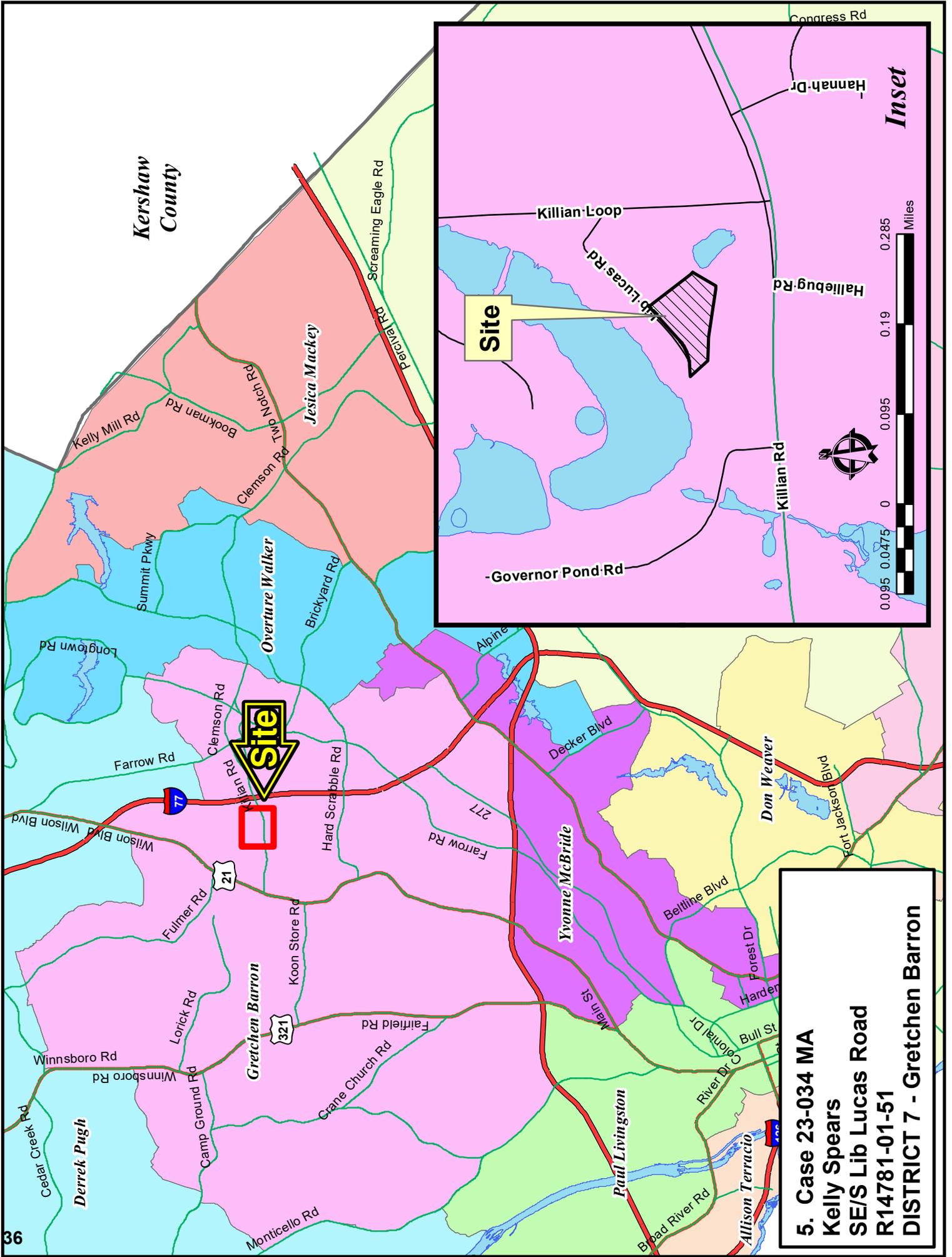
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby. In addition, the subject parcel does not have frontage or direct access to a major road (Killian Road).

Zoning Public Hearing Date

October 24, 2023.



5. Case 23-034 MA
Kelly Spears
SE/S Lib Lucas Road
R14781-01-51
DISTRICT 7 - Gretchen Barron

Case 23-034 MA
RU to GC
TMS R14781-01-51

Site

Killian Loop

Lib Lucas Rd

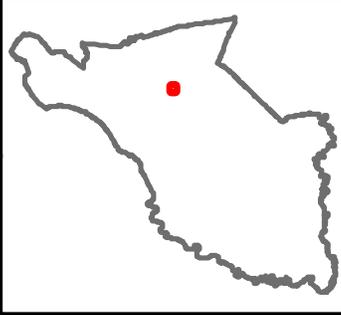
Governor Pond Rd

Killian Rd

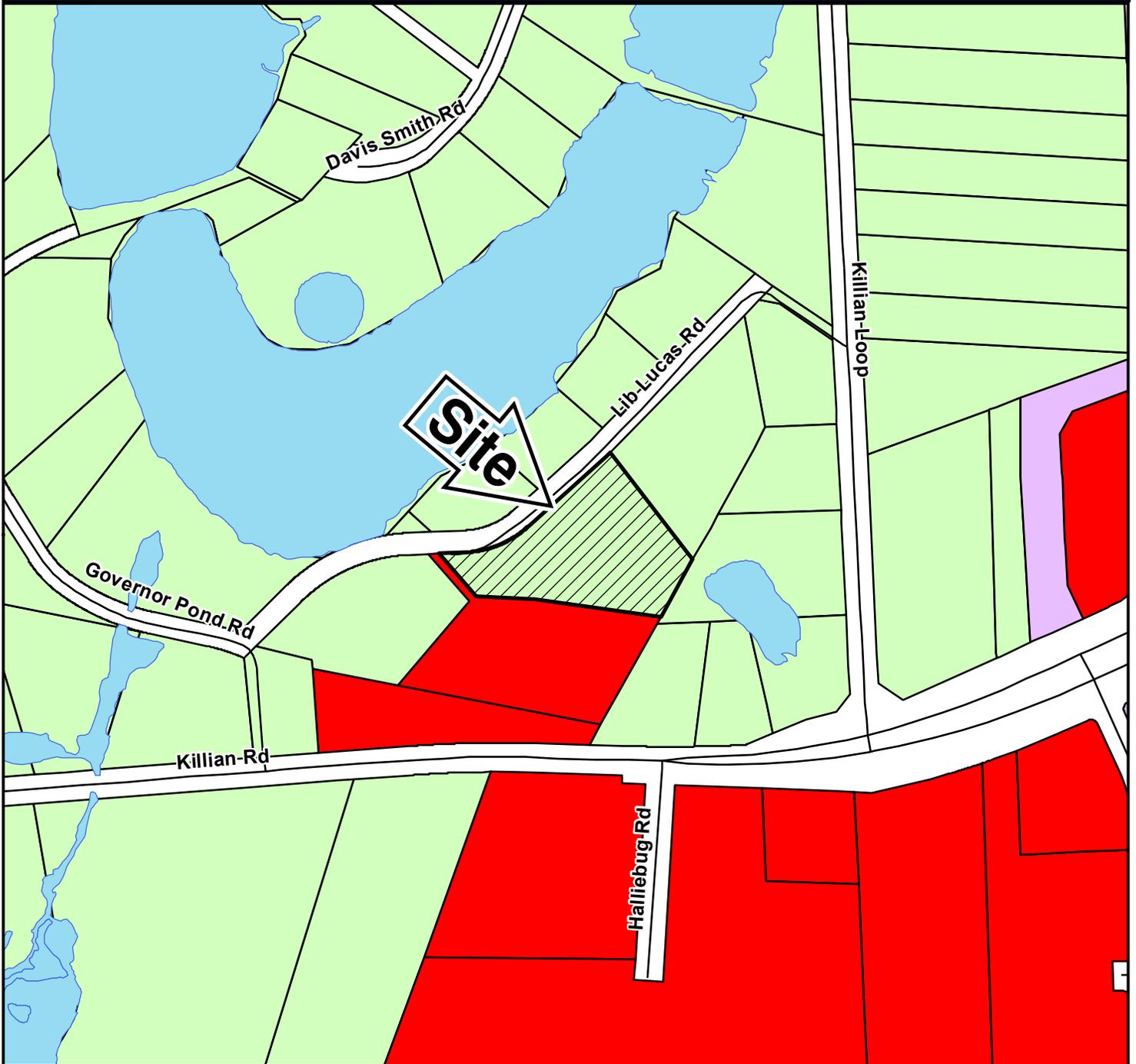
Hallebug Rd

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-034 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

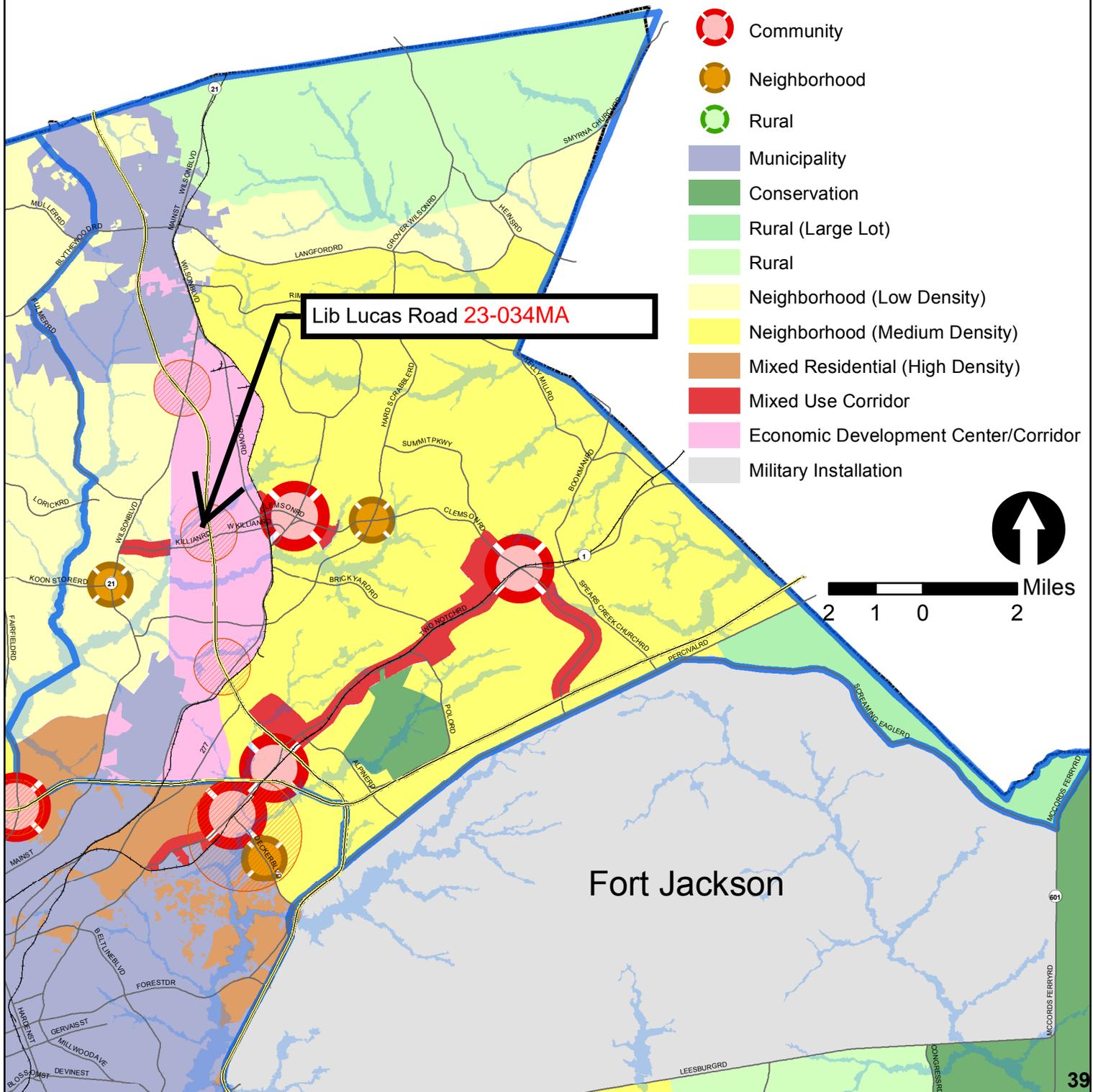


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 2, 2023
RC PROJECT: 23-037 MA
APPLICANT: Ernesto Martinez

LOCATION: 226 Jamaica Street

TAX MAP NUMBER: R19813-03-04
ACREAGE: .46 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-MD

PC SIGN POSTING: September 15, 2023

Staff Recommendation

Disapproval

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 C-3 District was designated General Commercial (GC) District.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 3 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>	GC	Commercial Structures
<u>East:</u>	RM-MD/ GC	Residence/ Wholesale
<u>West:</u>	RM-HD / GC	Residence / Towing Service

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Jamaica Street. Alpine is classified as a two lane undivided local road without sidewalks or street lights. The subject property is currently occupied by a residential structure that was previously used as a Martial Arts Instructional Schools. The general area is characterized by commercial and single family residential uses. The properties to the north are single-family residences zoned RM-MD. South and east of the property are properties zoned General Commercial (GC). West of the site are single-family residences zoned Residential Multi-family Medium Density (RM-MD) District and a GC developed site.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.5 miles northwest of the site 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 2.8 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Jamaica Street and Percival 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 2022 SCDOT traffic count (Station #216) located northeast of the subject parcel on Percival Road identifies 9,300 Average Daily Trips (ADTs). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Percival Road is currently operating at Level of Service (LOS) "C".

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

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

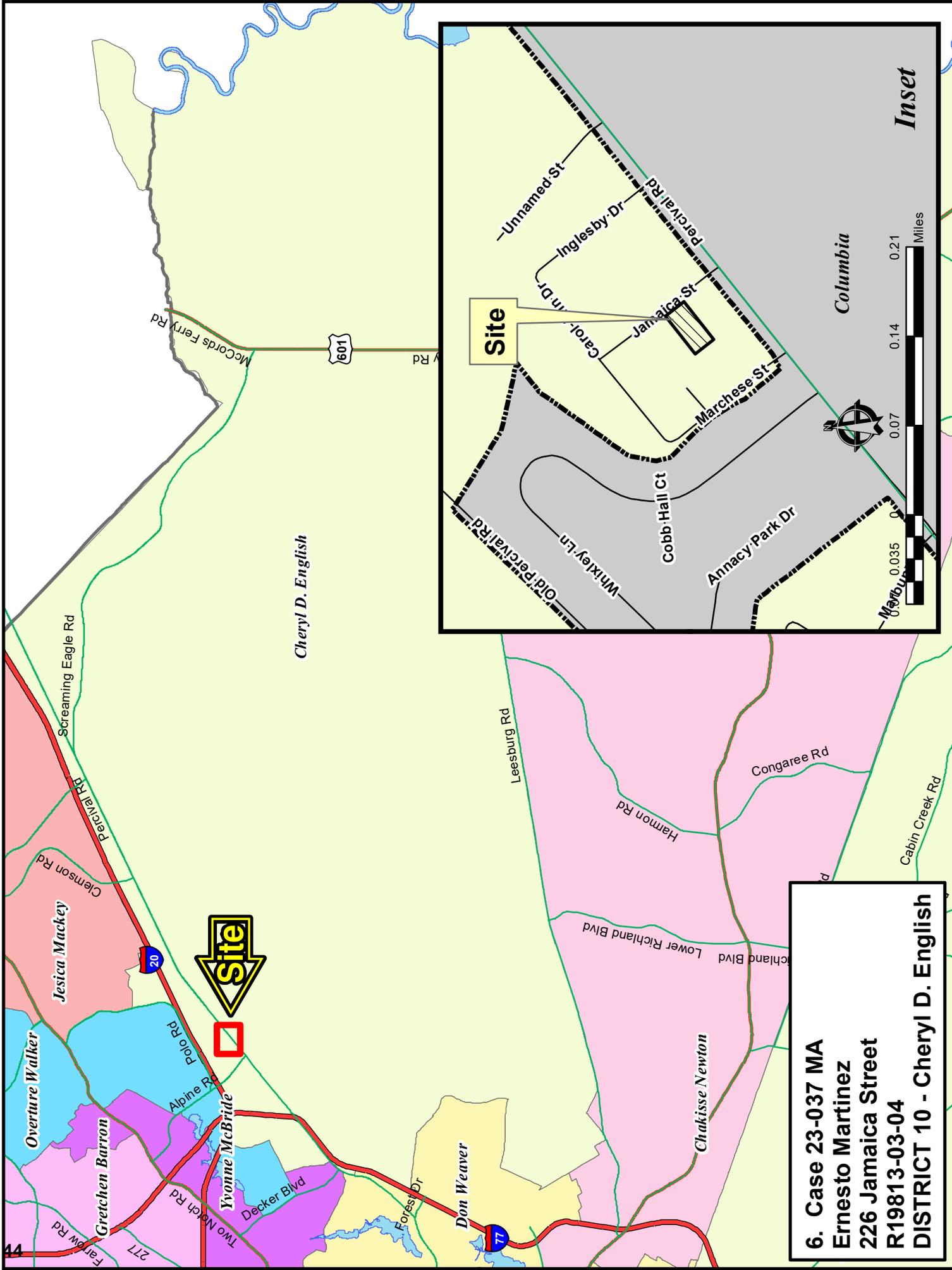
Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. According to the designation, multi-family development should occur near activity centers and within Priority Investment Areas. As the subject site does not meet the desired location recommendations for the designation, staff recommends **Disapproval** of this map amendment.

However, the proposed rezoning would be consistent with the current land uses, development pattern, and current zoning districts located within the area.

Zoning Public Hearing Date

October 24, 2023.



Site

6. Case 23-037 MA
Ernesto Martinez
226 Jamaica Street
R19813-03-04
DISTRICT 10 - Cheryll D. English

Inset



Case 23-037 MA
GC to RM-MD
TMSR19813-03-04

Site

Unnamed St

Inglesby Dr

Jamaica St

Percival Rd

Carol Ann Dr

Marchese St

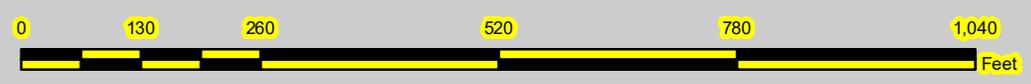
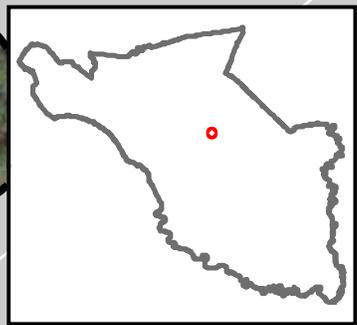
Whitley Ln

Fort Jackson

Columbia

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 23-037 MA GC to RM-MD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

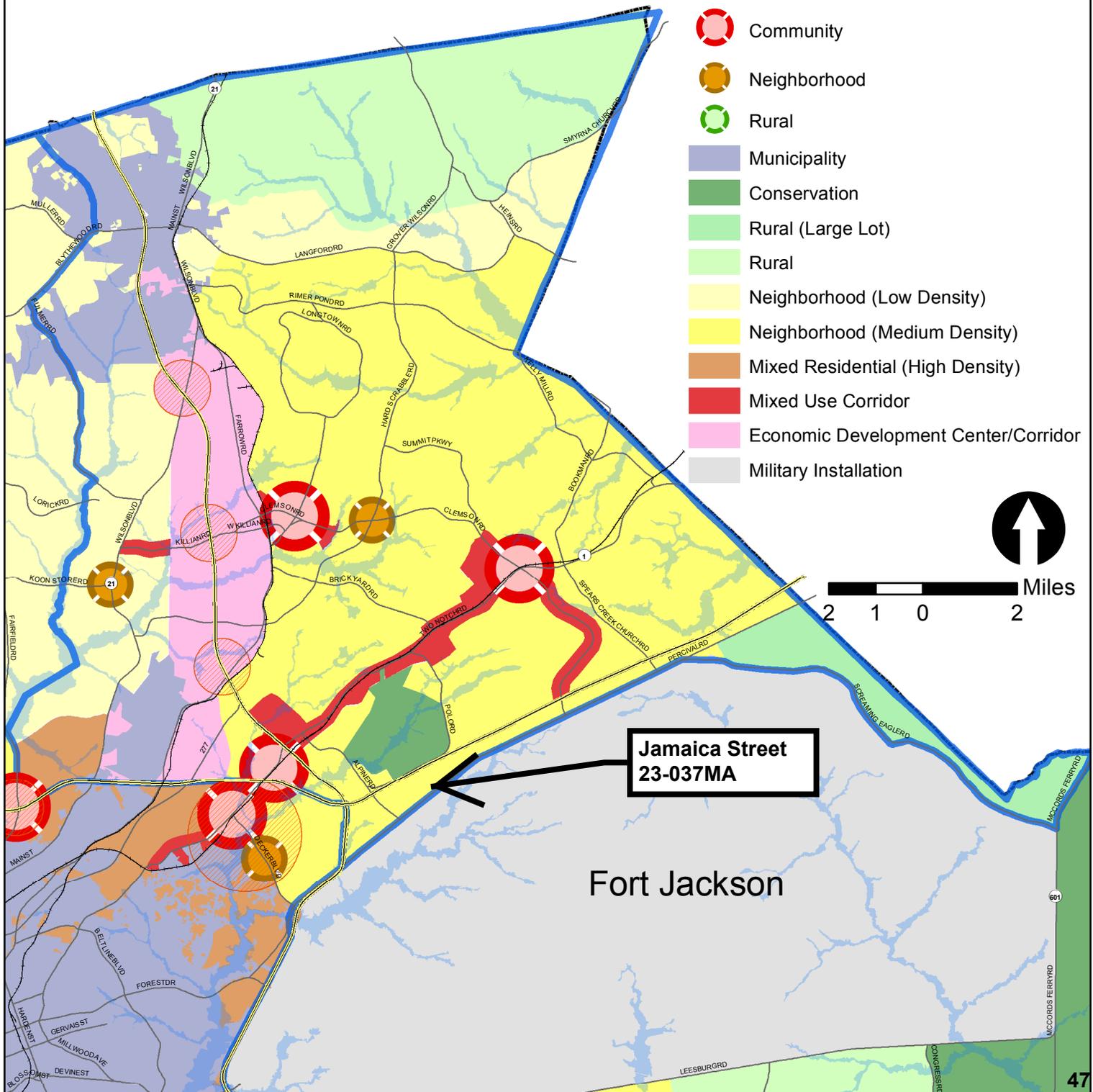


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 2, 2023
RC PROJECT: 23-038 MA
APPLICANT: Richard Romero

LOCATION: 2900 Aintree Drive

TAX MAP NUMBER: R19804-03-15
ACREAGE: .46 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: September 15, 2023

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was R-2 District. With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density (RS-MD) District.

Zoning District Summary

The NC District 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.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than eight (8) units per acre.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RS-LD/ GC	Junk yard/ Dive Shop
<u>East:</u>	RS-MD	Elementary School
<u>West:</u>	RM-HD/GC	Funeral Home

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Alpine Road and Aintree Road. Alpine and Aintree Road are both classified as a two lane undivided local road without sidewalks or street lights. The subject property is currently undeveloped. The general area is characterized by an intuitional use, commercial and single family residential uses. East of the site is EL Wright Elementary School. The properties to the north are single-family residences zoned RS-MD. South and west of the property are properties zoned General Commercial (GC). West of the site is a split zoned parcel that contains a Funeral home.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.5 miles northwest of the site 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 2.8 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Jamaica Street and Percival 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 2022 SCDOT traffic count (Station #499) located east of the subject parcel on Alpine Road identifies 7,500 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

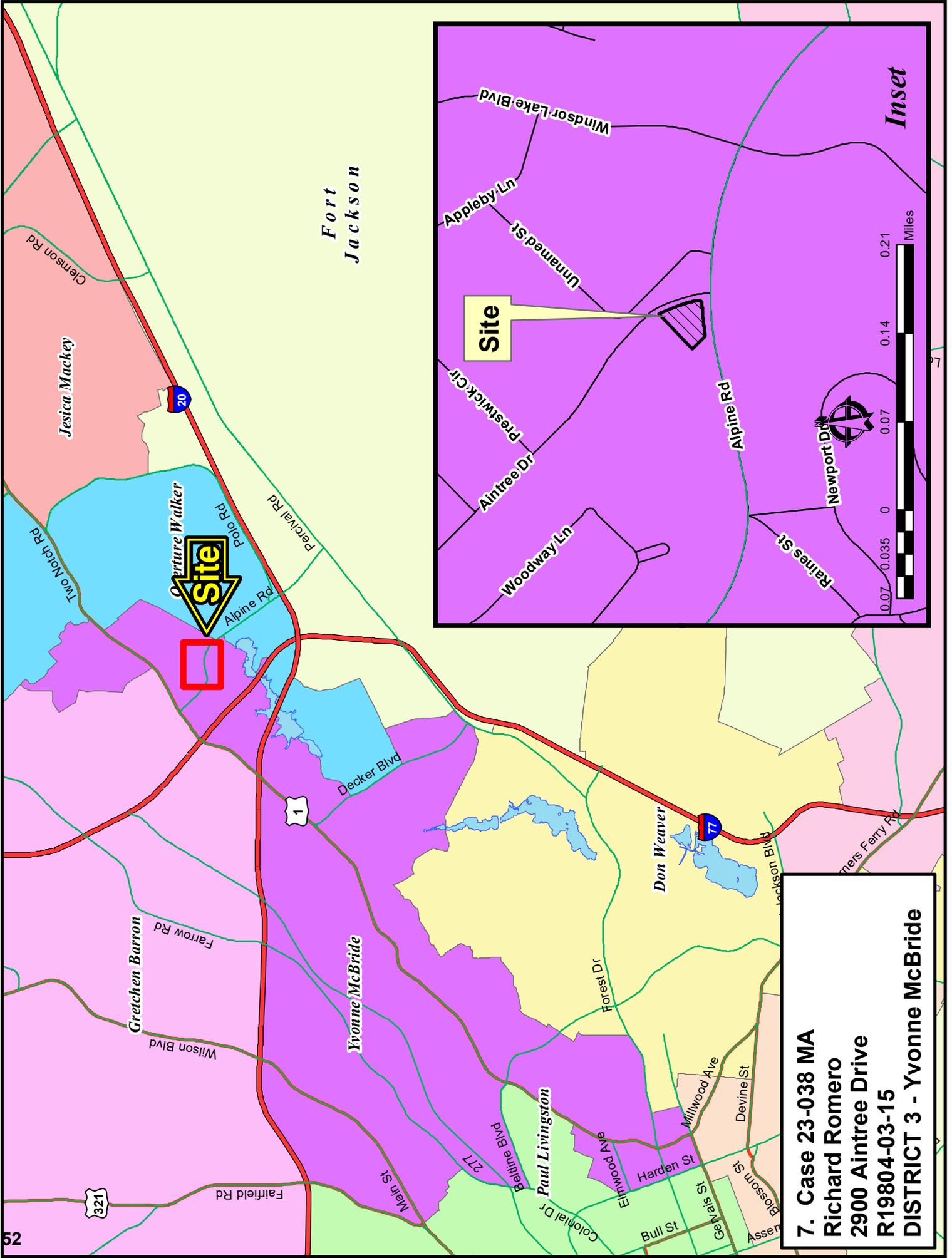
Staff is of the opinion that the proposed rezoning is not consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation.

The Plan recommends a desired development pattern that provides mixed-residential uses and densities within neighborhoods. Likewise, the proposed rezoning would not be consistent with the current land uses, development pattern, and current zoning districts located within the area.

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

Zoning Public Hearing Date

October 24, 2023.



7. Case 23-038 MA
Richard Romero
2900 Aintree Drive
R19804-03-15
DISTRICT 3 - Yvonne McBride

Case 23-038 MA
RS-MD to NC
TMS R19804-03-15



Cranbrook Ln

Prestwick Cir

Appleby Ln

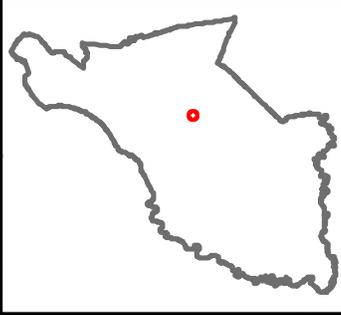
Aintree Dr

Unnamed St

Alpine Rd

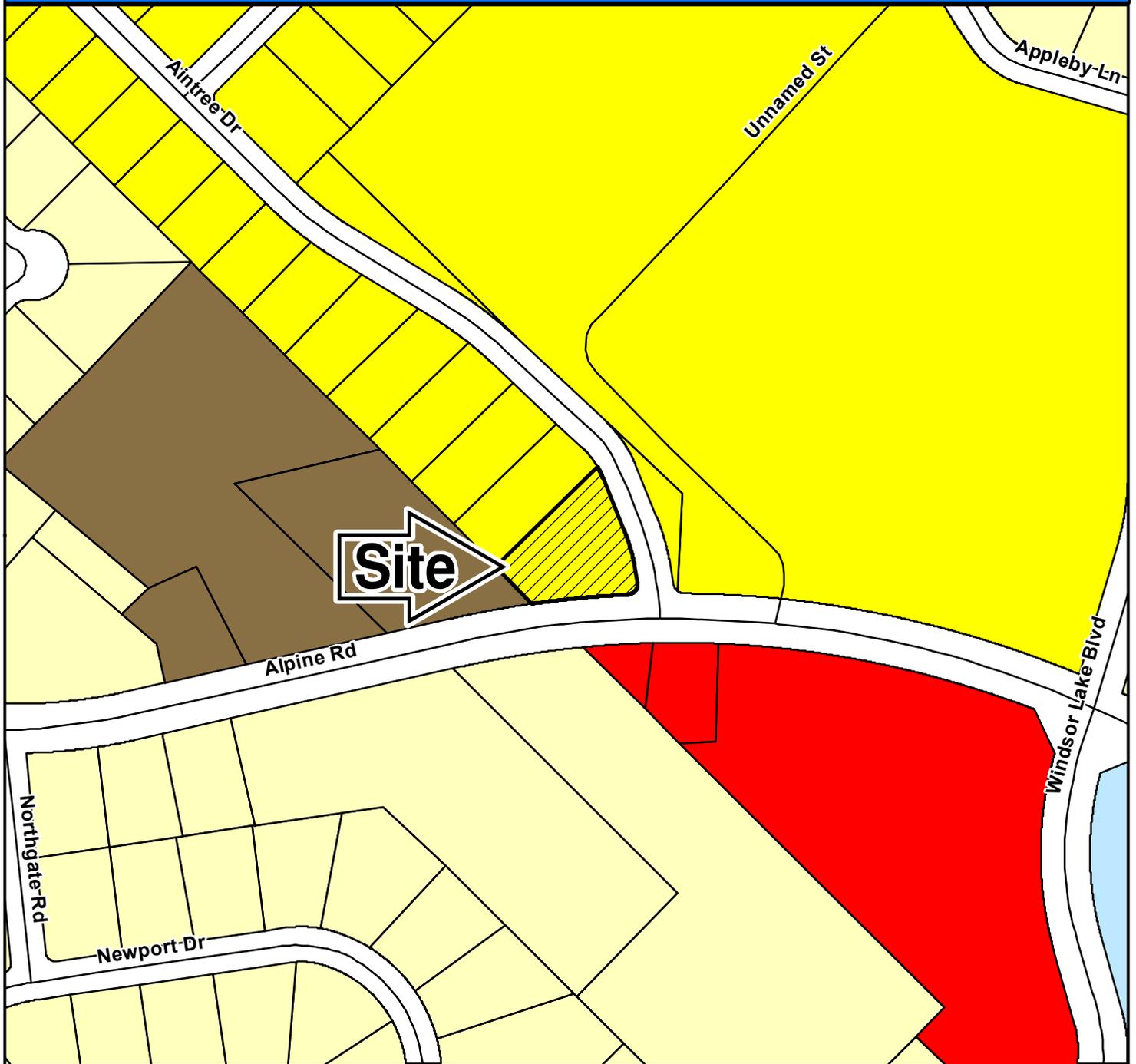
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 23-038 MA RS-MD to NC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

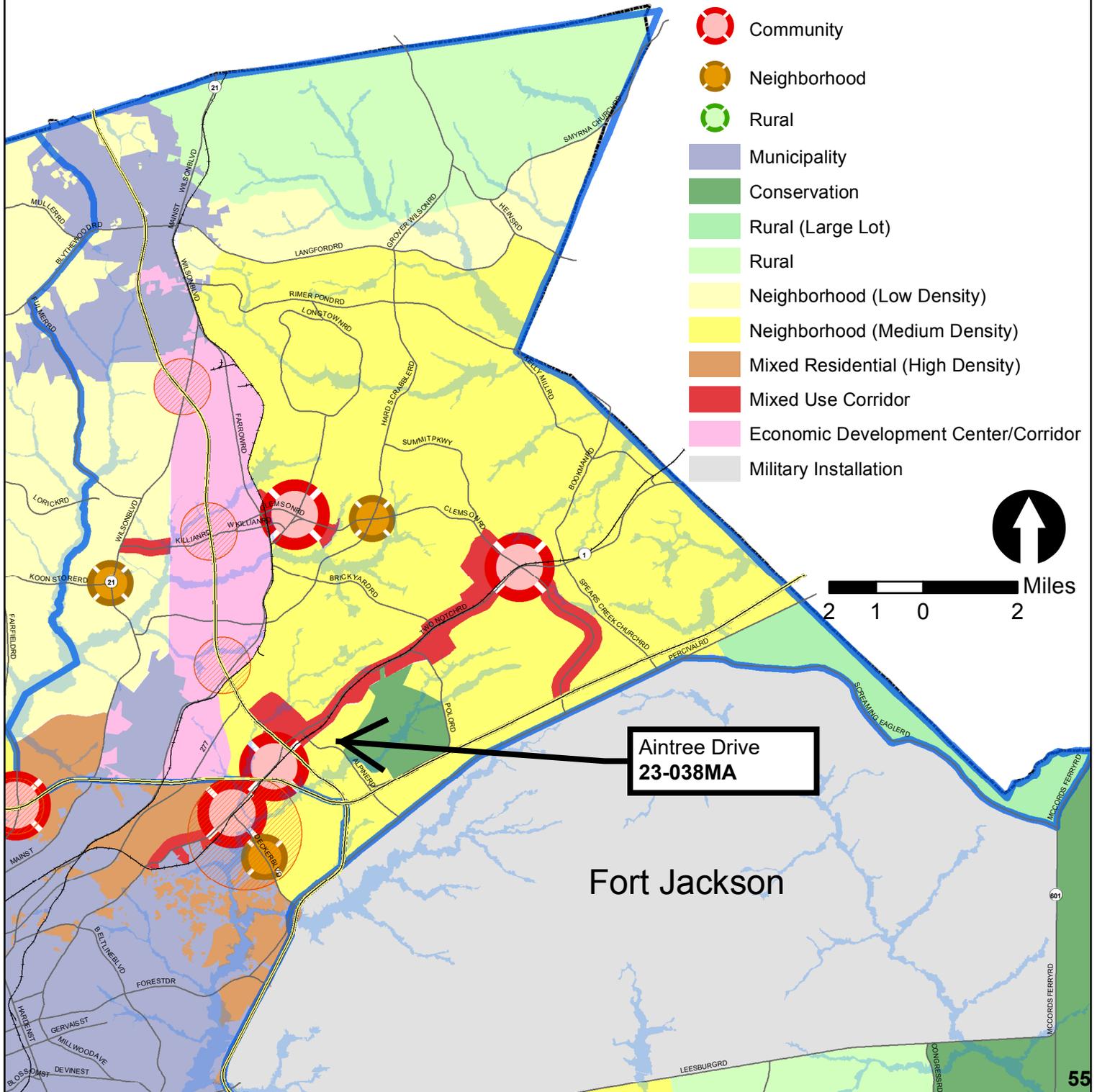


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2, 2023
RC PROJECT: 23-039MA
APPLICANT: Alonza Haynes Jr.

LOCATION: 1849 Willowby Street

TAX MAP NUMBER: R19707-01-06
ACREAGE: 2.69 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: September 15, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

N/A

Zoning District Summary

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	OI / RU	Print Operations / Residence
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RS-LD / RU	Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel is an undeveloped lot with about a 140 feet of frontage along Willowby Street. Willowby Street is a two-lane local road without sidewalks or streetlights and is characterized by single-family residential uses and office space. The adjacent property to the north is characterized by a wooded parcel at the back and office at the front. The properties east, west, and south are characterized with residences and undeveloped land.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Richland Northeast High School is located approximately 0.4 miles west of the subject parcel along Brookfield Road. Records indicate water and sewer service is provided by the City of Columbia. There are fire hydrants located approximately 0.14 miles north of the subject parcel on Willowby Street. The Dentsville fire station (Station number 14) is located approximately 1.8 miles northwest of the subject site on Firelane 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 Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #384) located north of the subject parcel on Faraway Drive identifies 4,000 Average Daily Trips (ADTs). Faraway Drive is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This section of Faraway Drive is currently operating at Level of Service (LOS) “A”.

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

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

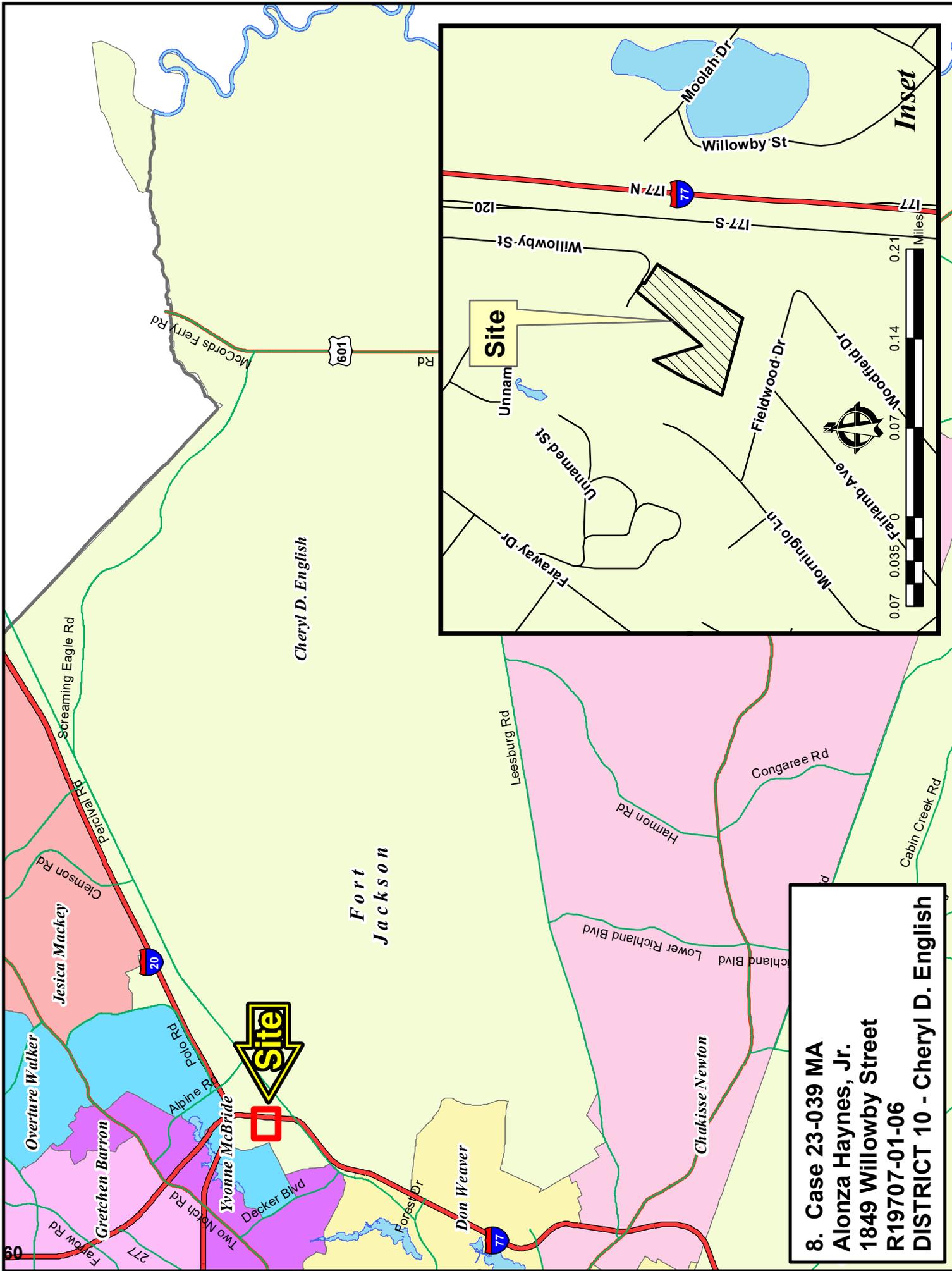
Conclusion

Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) future land use designation.

The proposed zoning district would not be consistent with the recommendations of the Comprehensive Plan where, “Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” Additionally, the uses allowed under the OI district would be out of character with the surrounding, residential uses and could be considered an encroachment of incompatible land uses.

Zoning Public Hearing Date

October 24, 2023.



8. Case 23-039 MA
Alonza Haynes, Jr.
1849 Willowby Street
R19707-01-06
DISTRICT 10 - Cheryll D. English

Case 23-039 MA
RU to OI
TMS R19707-01-06

Site

Faraway Dr

U
C
S
D
R

Unnamed St

Willowby St

120
I77 S

I77 N

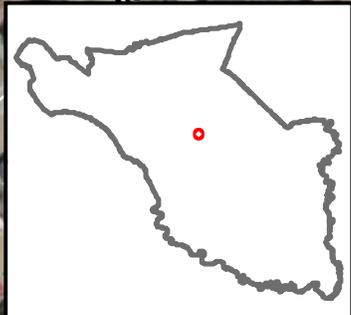
77

Morning Ln

Fieldwood Dr

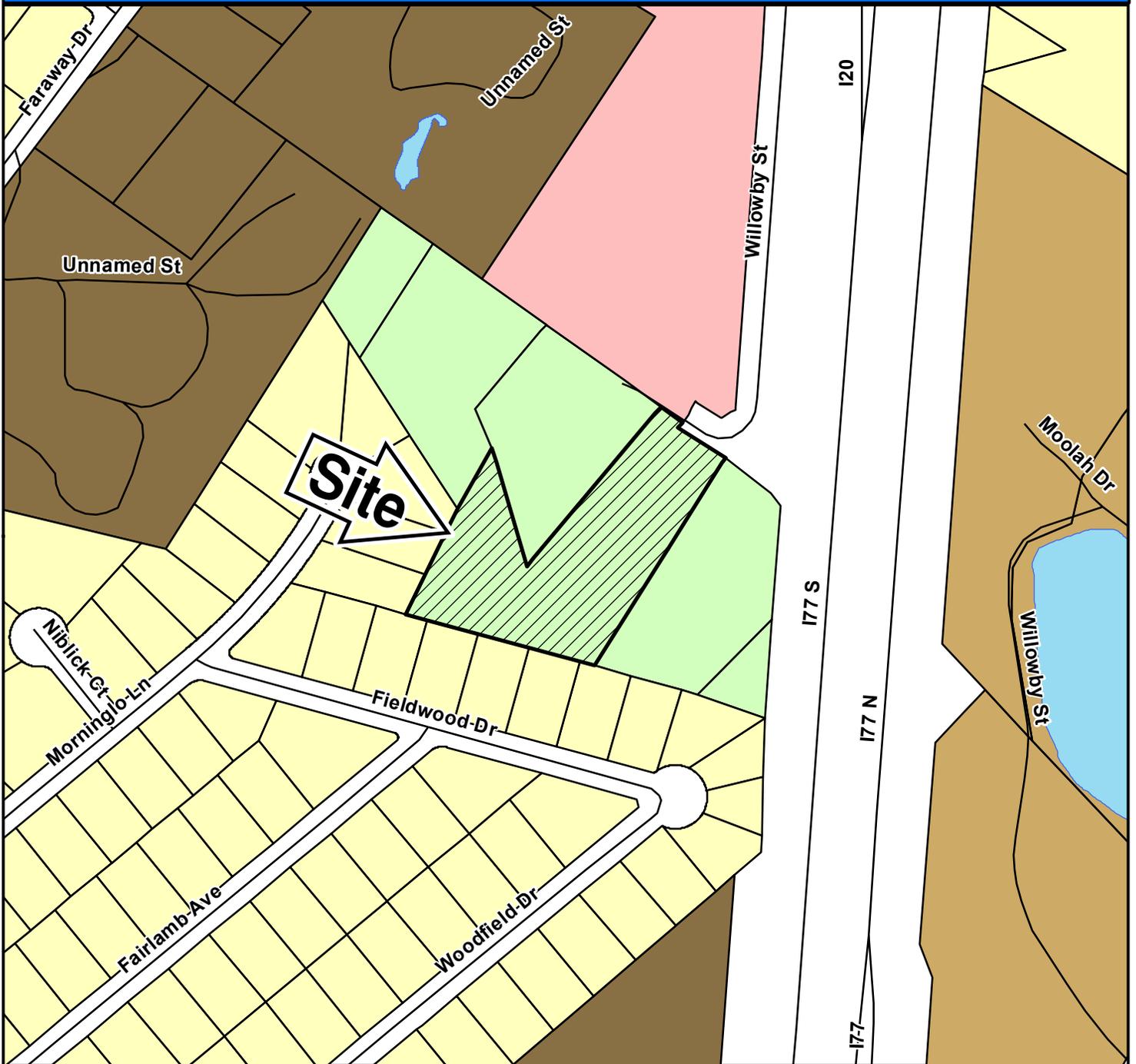
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-039 MA

RU to OI



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

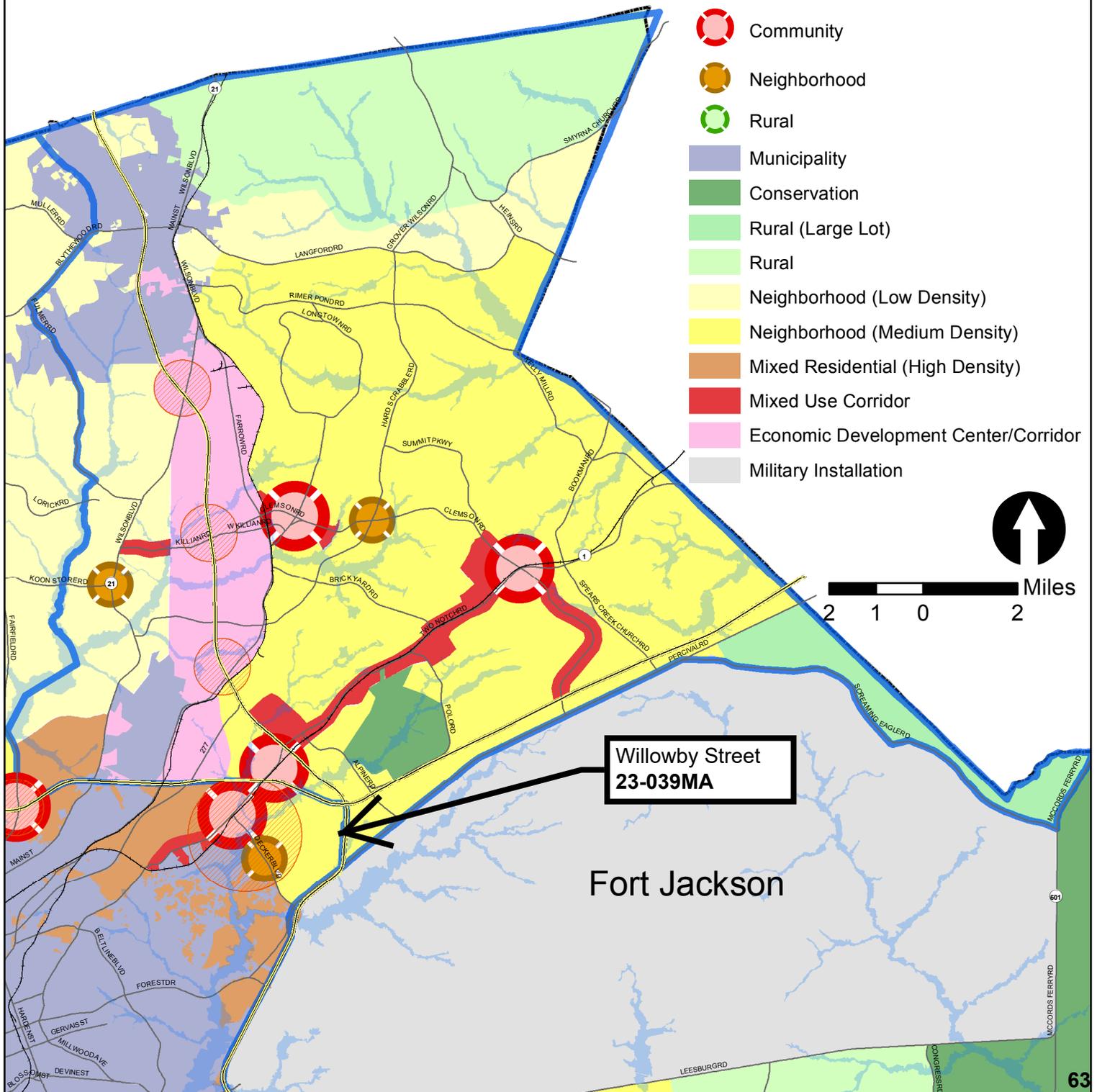


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





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