

RICHLAND COUNTY PLANNING COMMISSION



December 11, 2023

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

RICHLAND COUNTY PLANNING COMMISSION



Special Called

Monday, December 11, 2023

Agenda

3:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

Chairman – Christopher Yonke

Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • 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: 6 November 2023**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 22-003 MA
Jatin Patel
RU to NC (32.21 acres)
S/S Killian Road
TMS# R14600-03-05
Staff Recommendation: Disapproval
Page 1

District 7
Gretchen Barron
5. **CHAIRMAN'S REPORT**
6. **PLANNING DIRECTOR'S REPORT**
 - a. **Report of County Council**
Page 9
 - b. **Presentation of the Olympia Mill Village Architectural Design Guidelines**
7. **OTHER ITEMS FOR DISCUSSION [ACTION]**
 - a. **Election of Officers - 2024**
 1. Chair
 2. Vice Chair
 3. Secretary
 - b. **Adoption of 2024 Calendar**
Page 11
8. **ADJOURNMENT**



Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 11, 2023

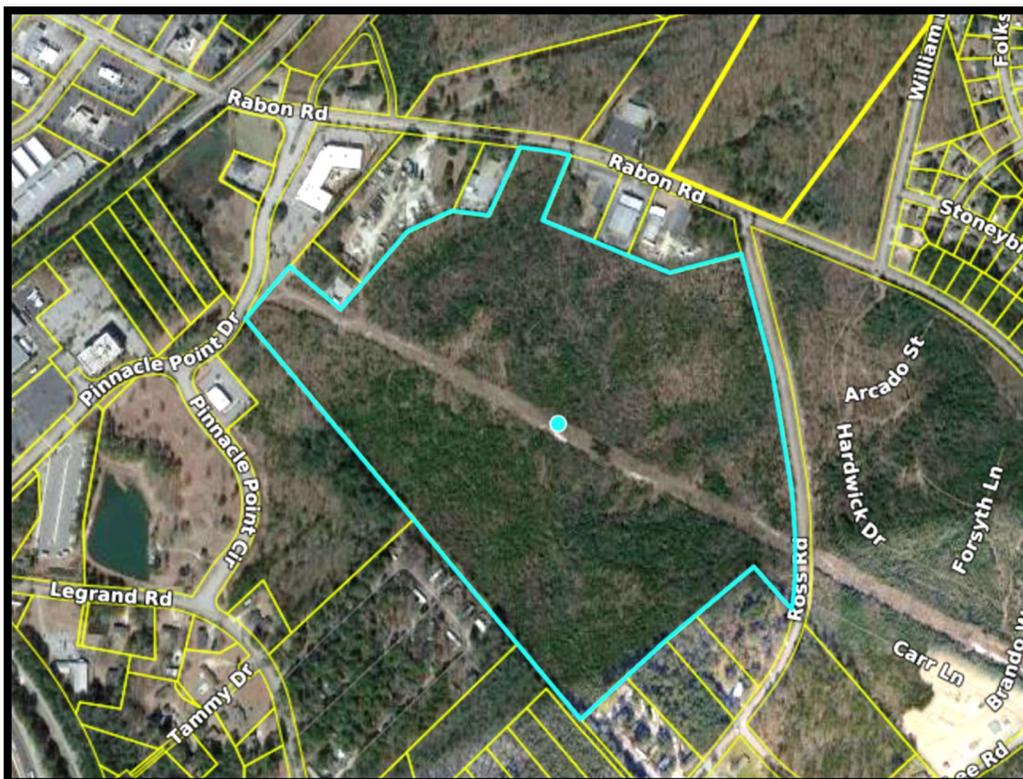
3:00 pm

Council District:	Gretchen Barron (7)
Development:	Proposed Haynes Park, off Rabon and Ross Roads
Tax Map Amendment:	TMS# R17112-01-01
Applicant:	Jackson Marcum, Power Engineering Company, Inc.
Proposed Use:	Residential
Proposed Street Name (s):	Brisack Drive, Dewberry Lane, Flatwood Lane, Irving Court, Joey Drive, Nadal Way, Pugh Way, Ronaldo Drive, Simuel Court, Weaver Way, Zimmerman 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 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

December 11, 2023

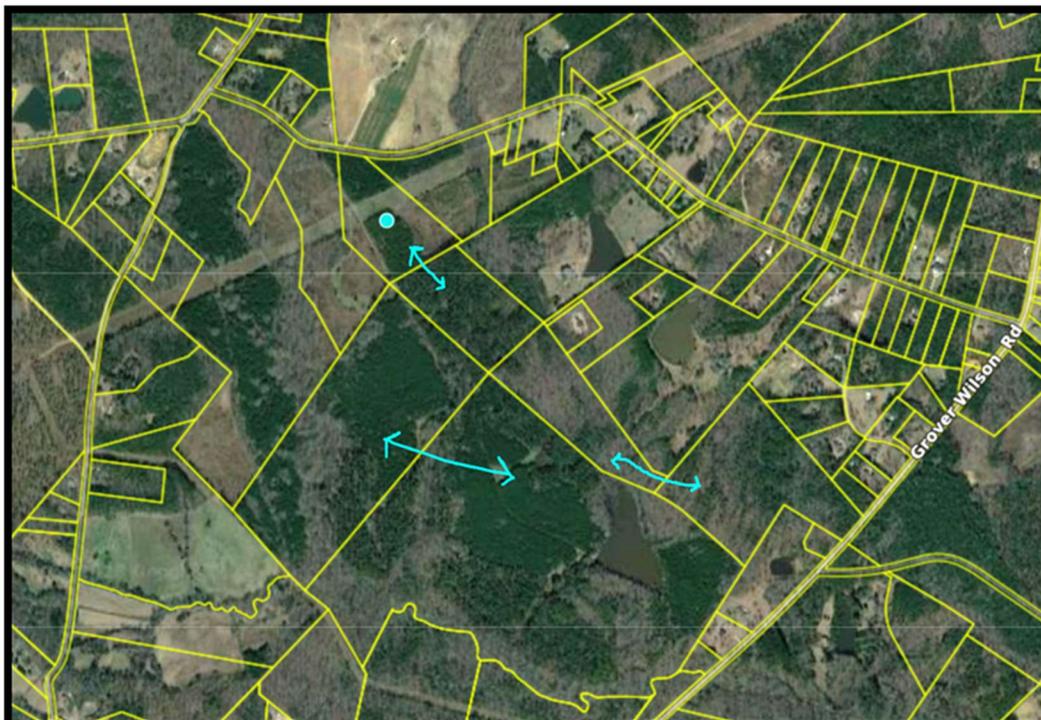
3:00 pm

Council District:	Derrek Pugh (2)
Development:	Proposed Brambleton Subdivision, off Grover Wilson Road
Tax Map Amendment:	TMS# R23500-06-05, R20700-03-02, 03, 04, 22 & 24
Applicant:	Scottie Newman, Civil Engineering of Columbia
Proposed Use:	Residential
Proposed Street Name (s):	Begonia, Bluebell, Carissa, Cosmos, Cranesbill, Flannel, Forsythia, Gerbera, Geranium, Honeycup, Hyacinth, Iberis, Impatiens, Lobelia, Snapdragon, Starflower, Verbena, Wallflower
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.

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Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 11, 2023

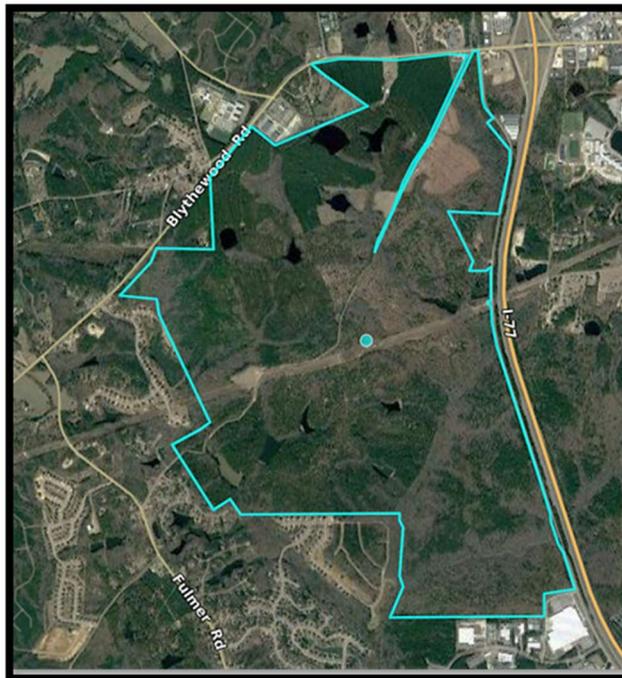
3:00 pm

Council District: Derrek Pugh (2)
Development: Scout Motors Company, off Blythewood and Community Roads
Tax Map Amendment: TMS# R12500-03-01
Applicant: Allison Busch, Thomas & Hutton Engineering
Proposed Use: Commercial
Proposed Street Name (s): Scout Motors Road and Terra 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.

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Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 11, 2023

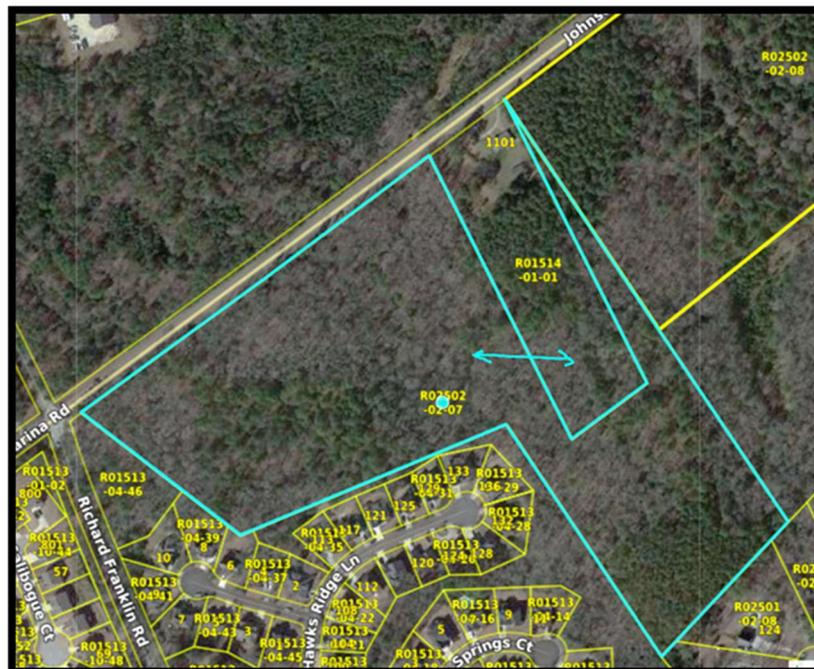
3:00 pm

Council District: Jason Branham (1)
Development: Proposed Westview Place Subdivision, off Johnson Marina Road
Tax Map Amendment: TMS# R02502-02-07 and R01514-01-01
Applicant: Jasrial Thompson, Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): Kenzie Drive and Quiet Cove 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: December 11, 2023
RC PROJECT: 22-003 MA
APPLICANT: Jatin Patel

LOCATION: S/S Killian Road

TAX MAP NUMBER: R14600-03-05
ACREAGE: 32.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: November 20, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

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.

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

Discussion

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT’s). This section of Killian Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT’s. This portion of Two Notch Road is currently operating at Level of Service (LOS) “E”.

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

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.

Conclusion

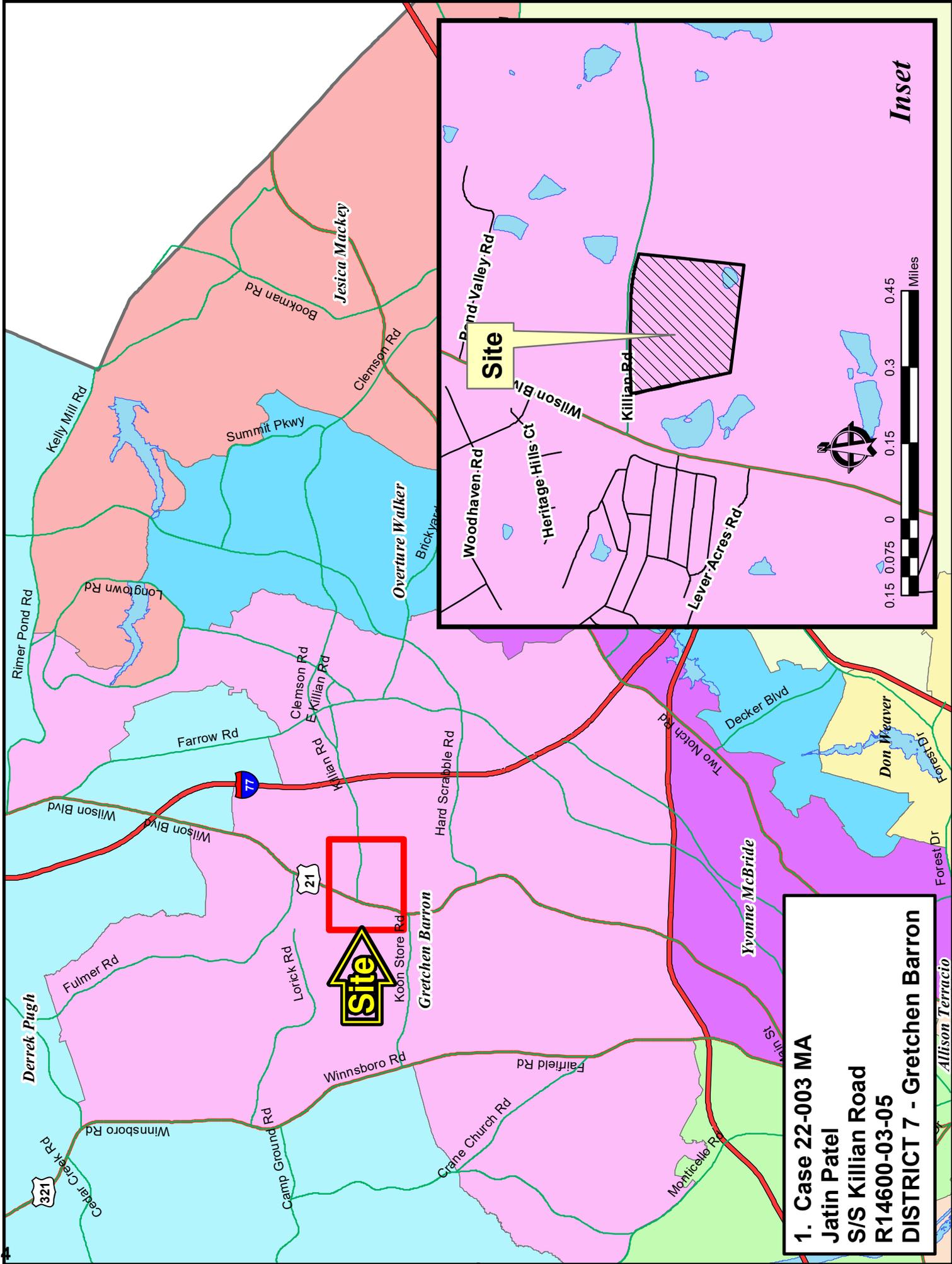
Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. While the requested NC district is supportive of the Mixed use Corridor designation of promoting suburban scale retail, the subject request is not located along a Principal Arterial.

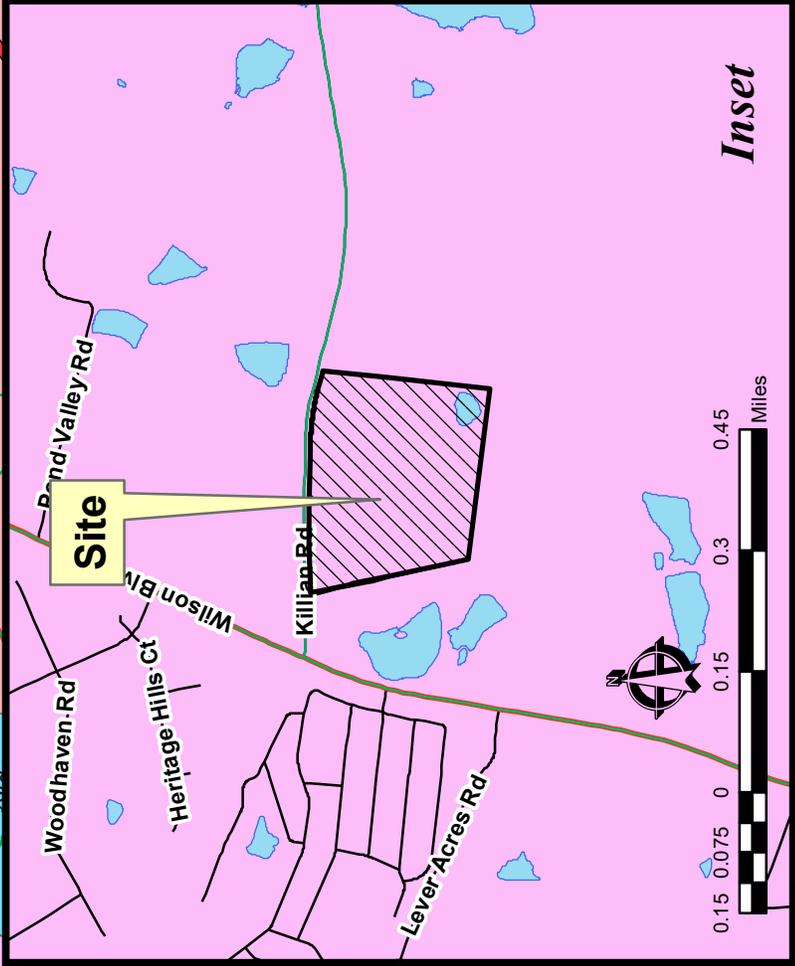
For this reason, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

December 14, 2023



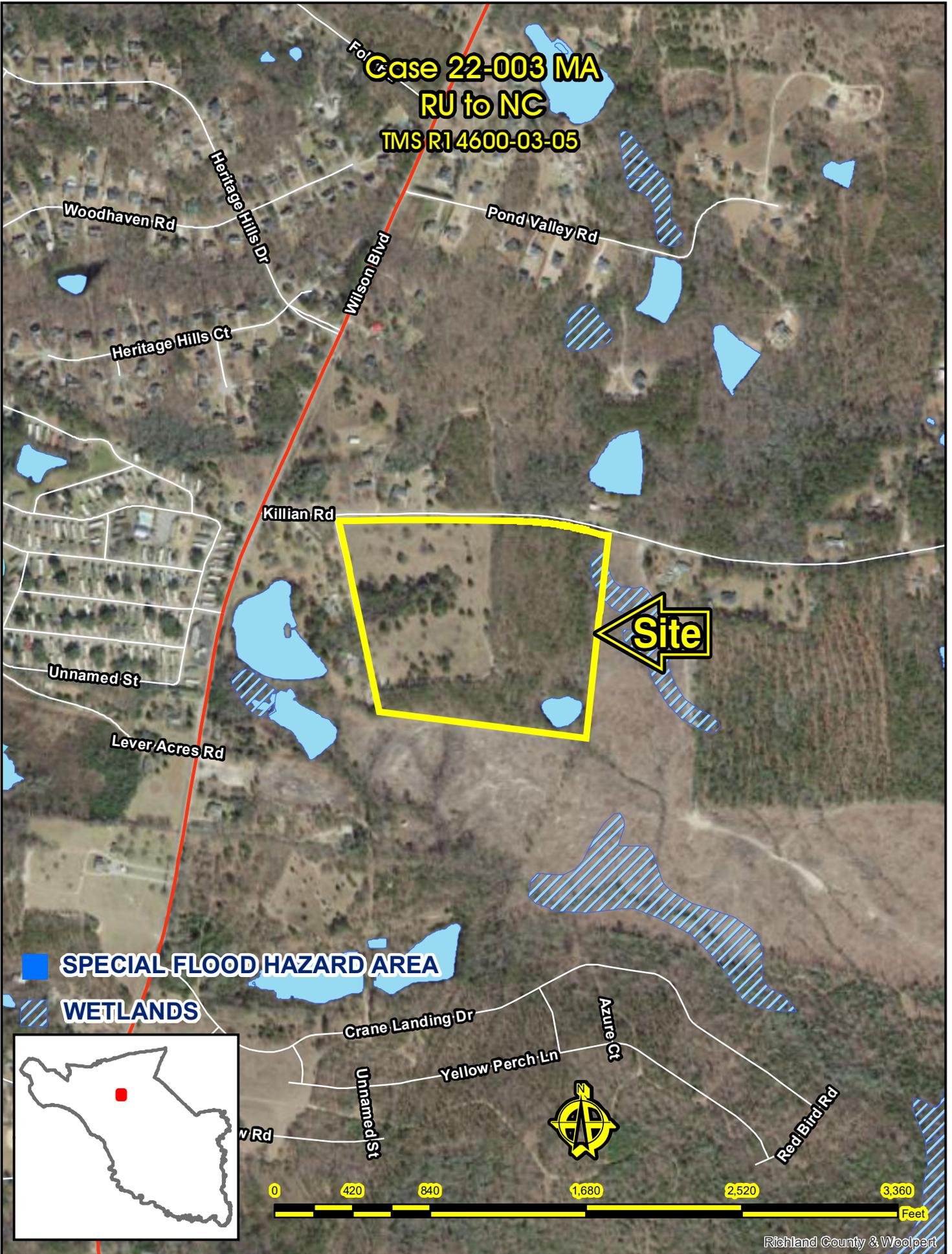
1. Case 22-003 MA
Jatin Patel
S/S Killian Road
R14600-03-05
DISTRICT 7 - Gretchen Barron



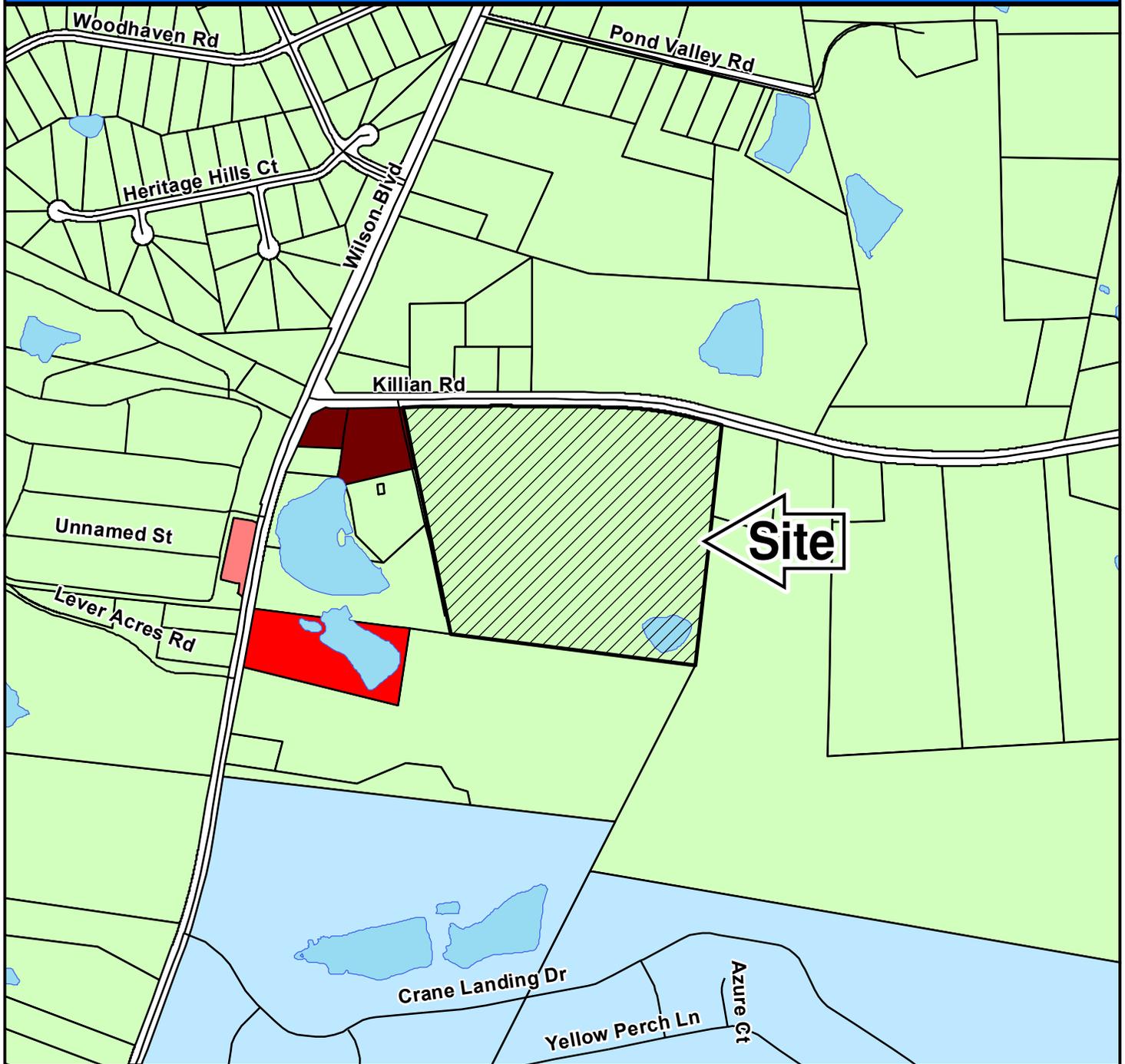
Inset



**Case 22-003 MA
RU to NC
TMS R14600-03-05**



Case 22-003 MA RU 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

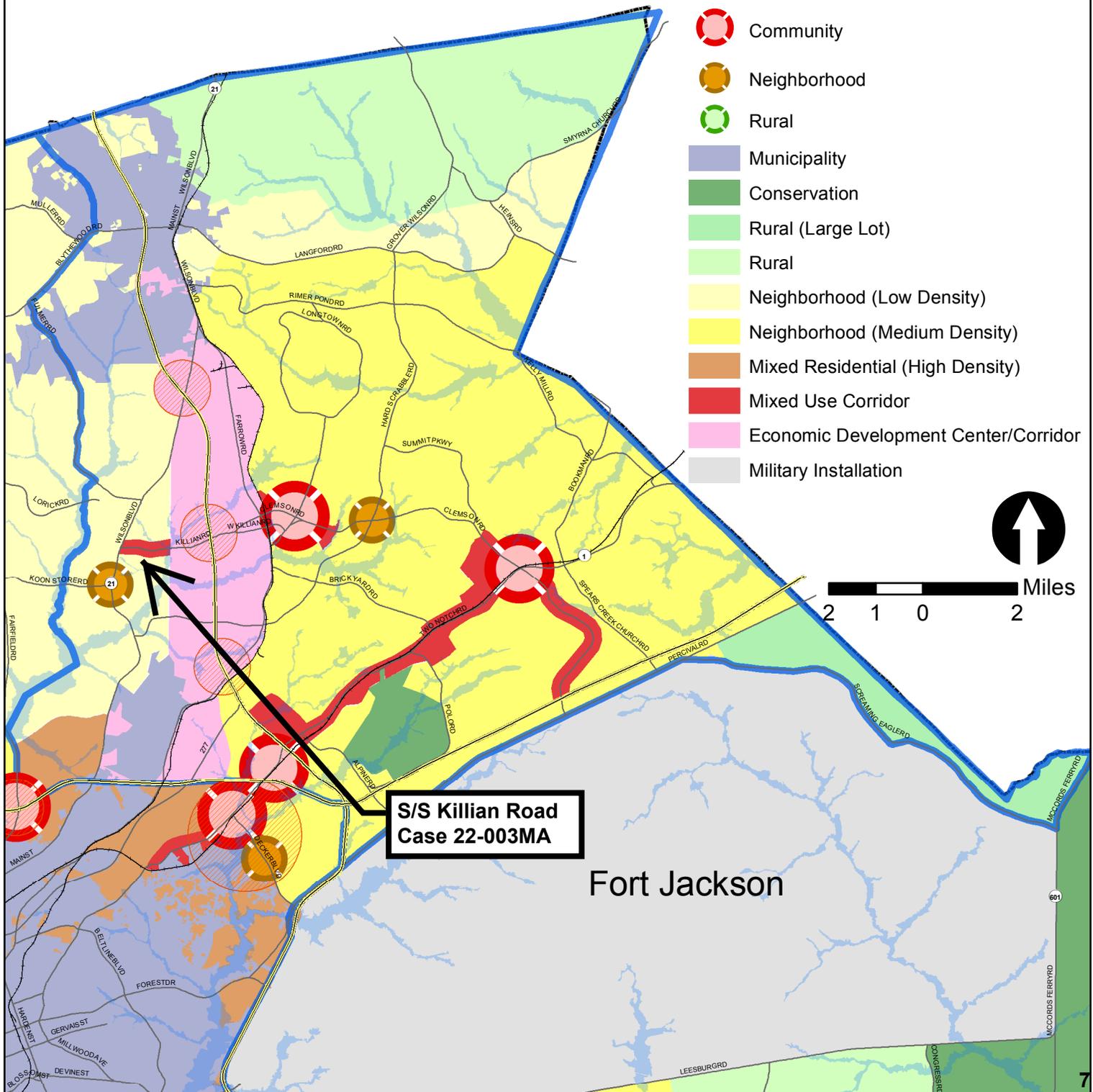


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, 16 November 2023

Agenda
7:00 PM

Revised to reflect the
correct cases for the
16 November 2023 ZPH

1. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 23-042 MA District 2
Derrek Pugh
Michaela Gonzales
NC to OI (1.98 acres)
14,18 &19 Blythe View Ct
TMS# R15200-01-61, R15200-01-62 & R15200-01-63
Planning Commission: Approval
Staff Recommendation: Disapproval
County Council unanimously approved the request (8 - 0)

2. Case # 23-044 MA District 2
Derrek Pugh
Garrett McNeill
PDD to OI (5.27 acres)
151 Westpark Blvd
TMS# R06103-01-42
Planning Commission: Approval
Staff Recommendation: Approval
County Council unanimously approved the request (8 - 0)

6. ADJOURNMENT

7:08 pm



2024 PLANNING MEETINGS

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

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
