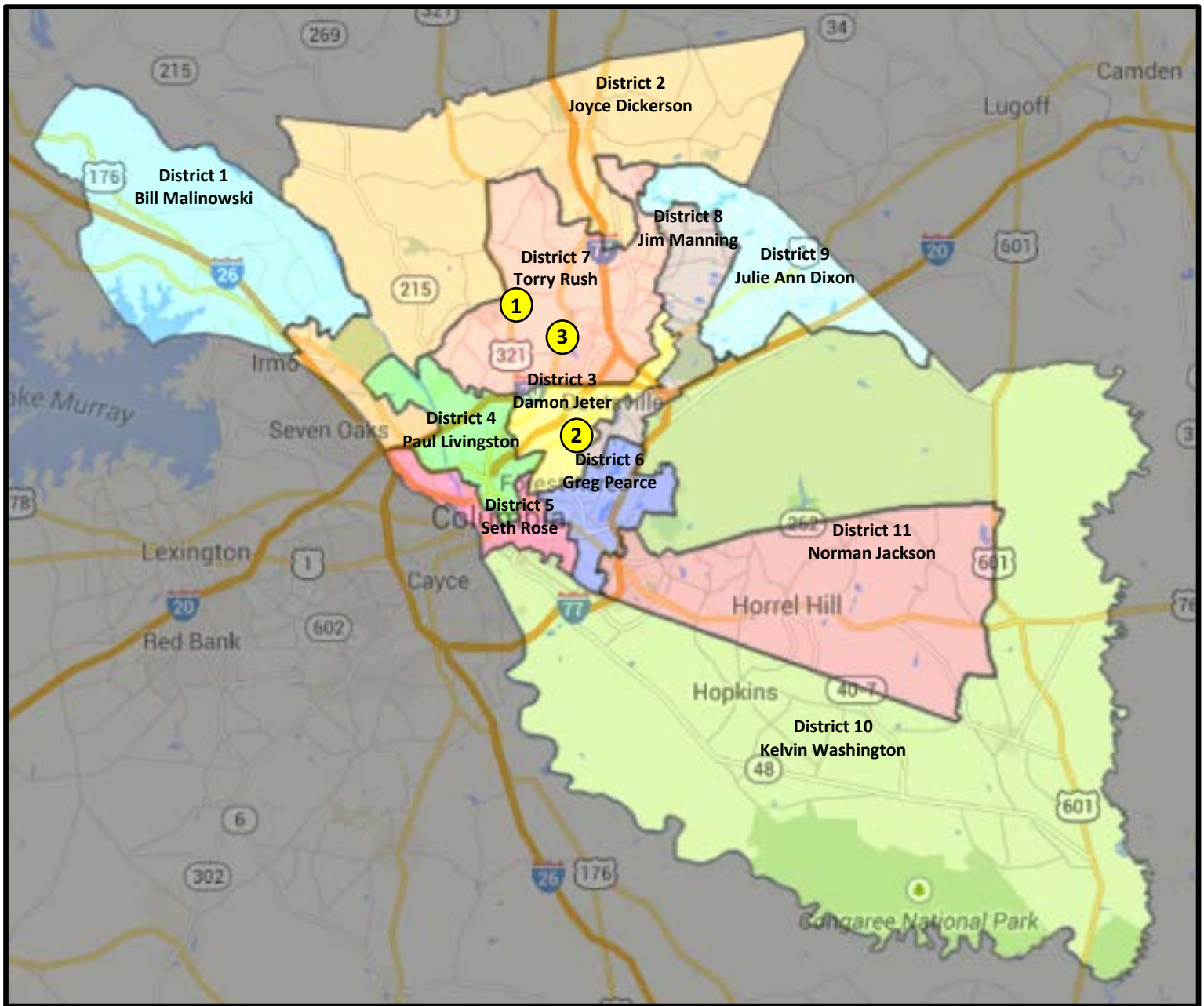


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JULY 26, 2016
7:00 P.M.

RICHLAND COUNTY ZONING PUBLIC HEARING JULY 26, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-17 MA	Derrick J. Harris Sr.	12000-02-22	7708 Fairfield Road	Rush
2. 16-21 MA	Carolyn B. Narr	14209-03-44	6840 Satchell Ford Road	Jeter
3. 16-22 MA	Robert Fuller	14402-03-01 & 14400-01-03	8000 Wilson Blvd.	Rush



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, July 26, 2016
Agenda
7:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case# 16-17MA
Derrick J. Harris Sr.
RU to OI (1.83 Acres)
7708 Fairfield Rd.
TMS# 12000-02-22 [**FIRST READING**]
Page 1
PDSD Recommendation - Denial
Planning Commission Recommendation - Approval 7-0

2. Case # 16-21 MA
Carolyn B. Narr
GC to RM-HD (.218 acres)
6840 Satchel Ford Rd
TMS# 14209-03-44 [**FIRST READING**]
Page 9
PDSD Recommendation – Approval
Planning Commission Recommendation - Approval 7-0

3. Case # 16-22 MA
Robert Fuller
PDD to LI (20 acres)
8000 Wilson Blvd
TMS# 14402-03-01 & 14400-01-03 [**FIRST READING**]
Page 17
PDSD Recommendation – Approval
Planning Commission Recommendation - Approval 7-0

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-17 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: June 4, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 3.

An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was part of a previous request for the General Commercial District r under case number 15-25MA. The case was denied by County Council.

Zoning District Summary

The Office and Institutional District (OI) 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.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Auto Salvage
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

Plans & Policies

The Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Low Density**.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 6,400 Average Daily Trips (ADT’s). This section of Fairfield Road is classified as

a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff believes that the proposed rezoning would be inconsistent with the objectives of the 2014 Comprehensive Plan as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or proximate to employment centers. Also, the request is not located at a traffic junction nor is the site near an activity center.

Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

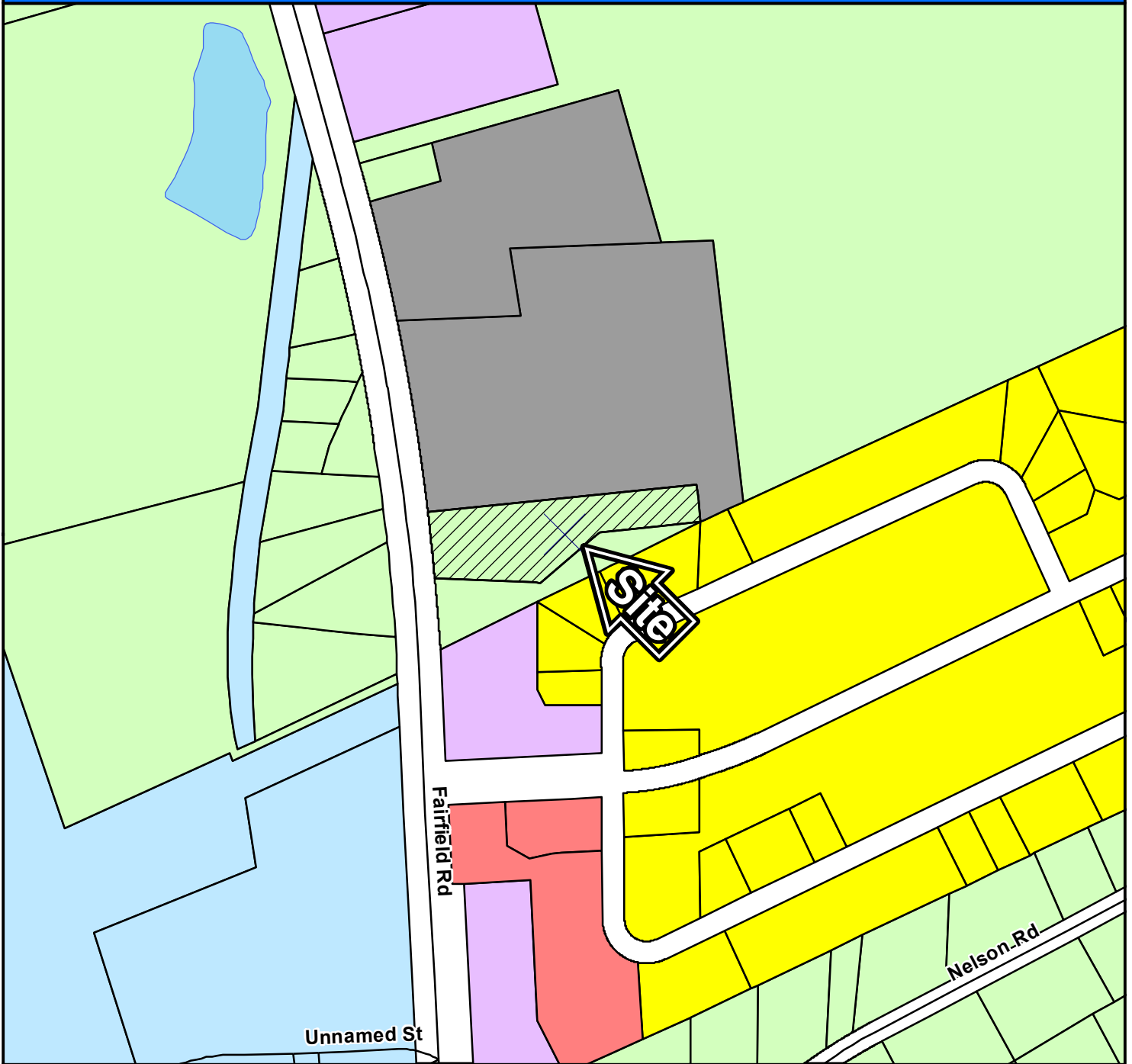
Planning Commission Action

At their **May 2, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:



























- The thoroughfare is conducive for commercial use.
- The proposed zoning district is not inconsistent with the adjacent zonings.
- The broadness of the comprehensive plan does not accurately reflect the characteristics of the immediate area.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-17 MA**.

Case 16-17 MA RU to OI

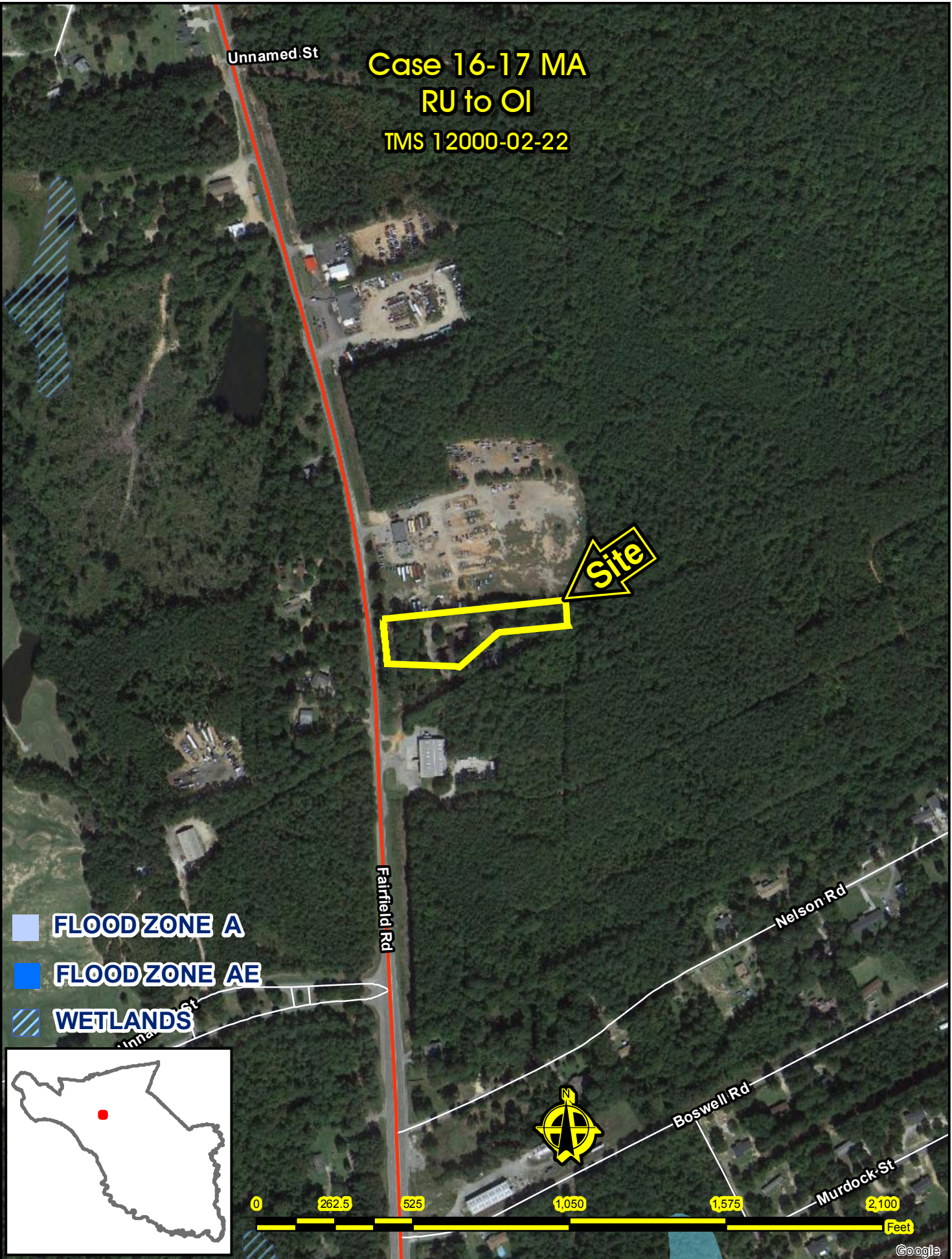


ZONING CLASSIFICATIONS

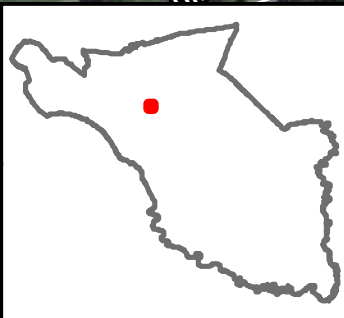
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-17 MA
RU to OI
TMS 12000-02-22



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 16-17 MA

From RU to OI

TMS# R12000-02-22

7708 Fairfield Road

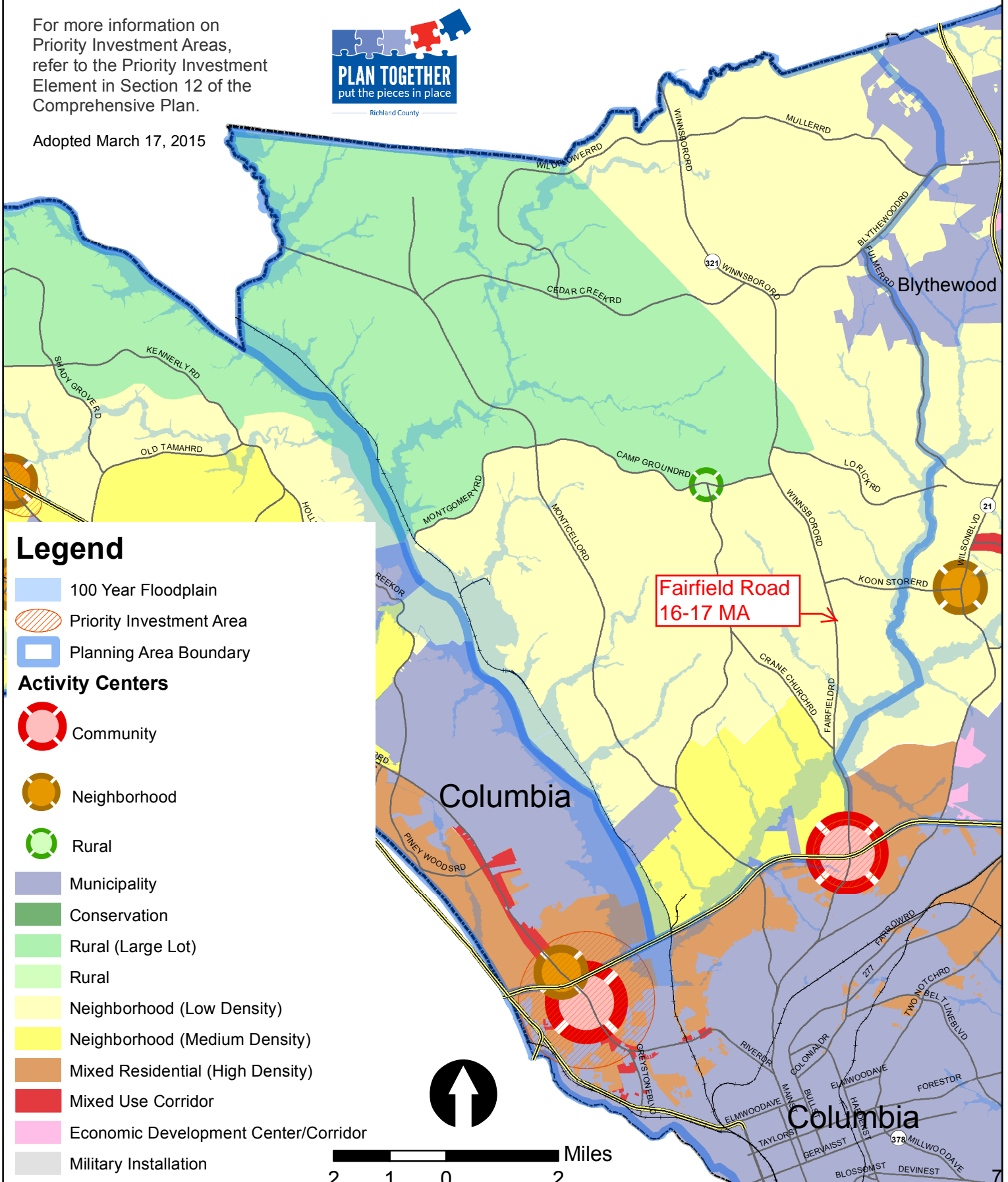


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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 Centers

- 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: July 11, 2016
RC PROJECT: 16-21 MA
APPLICANT: Carolyn B. Narr

LOCATION: 6840 Satchel Ford Road

TAX MAP NUMBER: R14209-03-44
ACREAGE: .218 acres
EXISTING ZONING: GC
PROPOSED ZONING: RM-HD

PC SIGN POSTING: July 8, 2016

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3).

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 3 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	N/A / GC	Rail Road R-O-W/ Ace Glass
<u>South:</u>	RM-HD	Single family residence
<u>East:</u>	GC	Automobile repair
<u>West:</u>	GC	Automobile repair (Vintage motors)

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Satchel Ford Road. The parcel contains a single family residence and accessory structures. There are no sidewalks or street lamps along this section of Satchel Ford Road. The surrounding area is characterized by commercial uses west and east of the subject parcel with a residence to the south. The parcels east and west of the subject parcel are developed with commercial structures.

Public Services

The subject parcel is within the boundaries of School District One. The Heyward Career & Technology Center is located .44 miles southwest of the subject parcel on Lynhaven Drive. The Belvedere fire station (station number 11) is located on Blume Court, approximately 1.22 miles southwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area. Records indicate that the parcel is within east Richland County Public Sewer Service District.

Plans & Policies

The Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Mixed Residential***.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #107) located northeast of the subject parcel on Two Notch Road identifies 21,600 Average Daily Trips (ADT's). This section of Two Notch Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road through SCDOT. The only planned improvement through the County Penny Sales Tax program is a bikeway along Two Notch Road.

Conclusion

Staff believes that approving a multi-family zoning would be an appropriate zoning district and use between the commercial uses west and east the single-family use to the south. Further, the Comprehensive plan recommends a mix of housing opportunities.

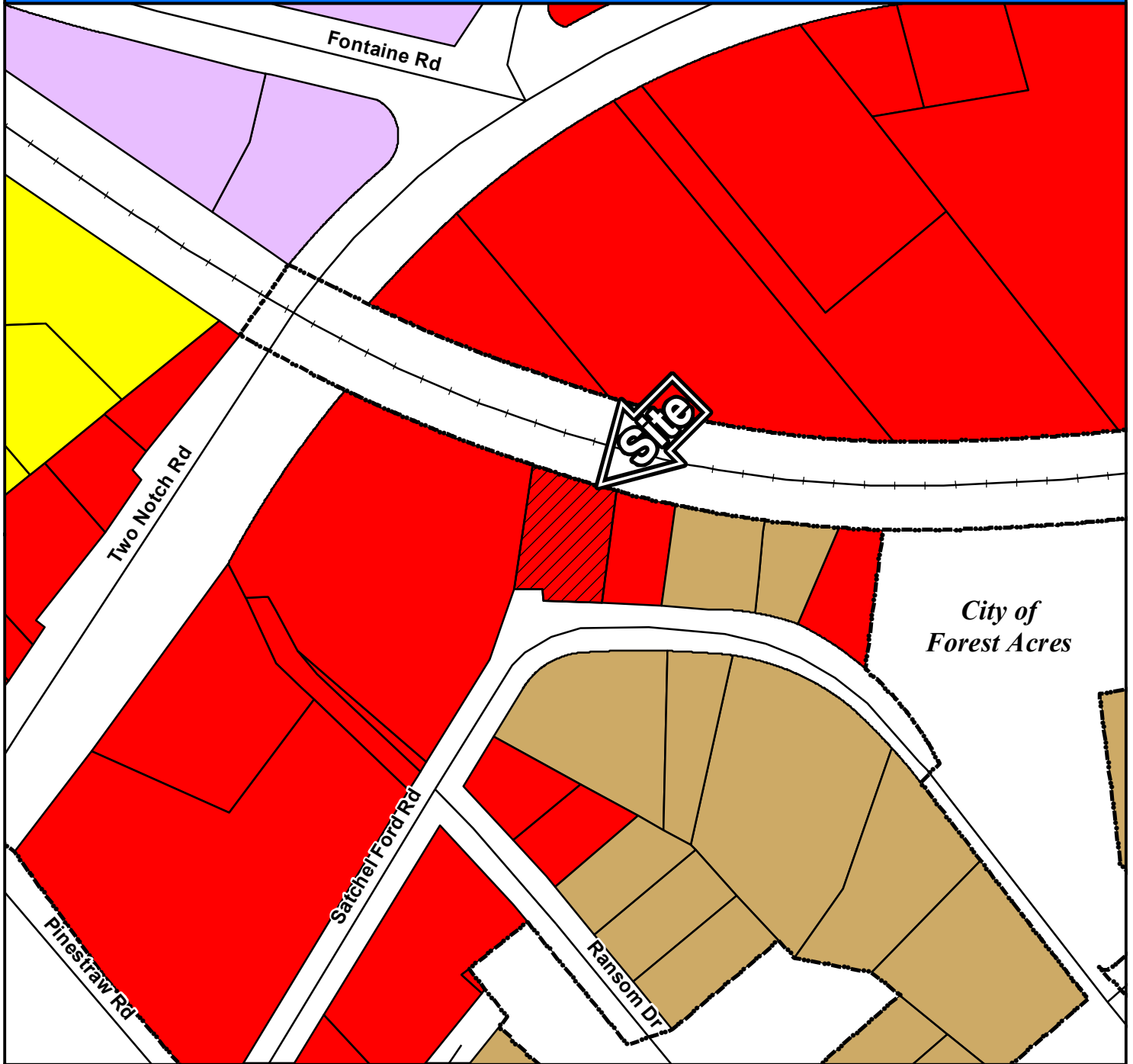
Approval of the rezoning request would be in character with the existing, surrounding development pattern and zoning districts in the area.

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

Planning Commission Action

At their **July 11, 2016** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed Amendment for **RC Project # 16-21 MA**.

Case 16-21 MA GC to RM-HD



ZONING CLASSIFICATIONS

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



Case 16-21 MA
GC to RM-HD
TMS 14209-03-44

Unnamed St ▲ 107

Fontaine Rd

Two Notch Rd

Forest Acres

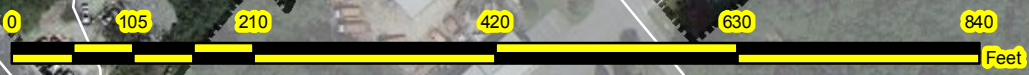
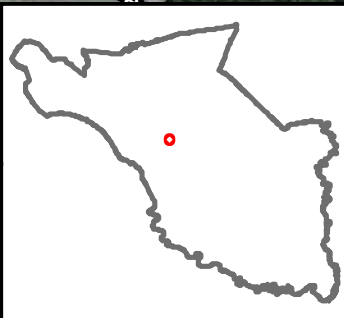
Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

Satchell/Ford Rd

Forest Acres

Amick Dr



Google

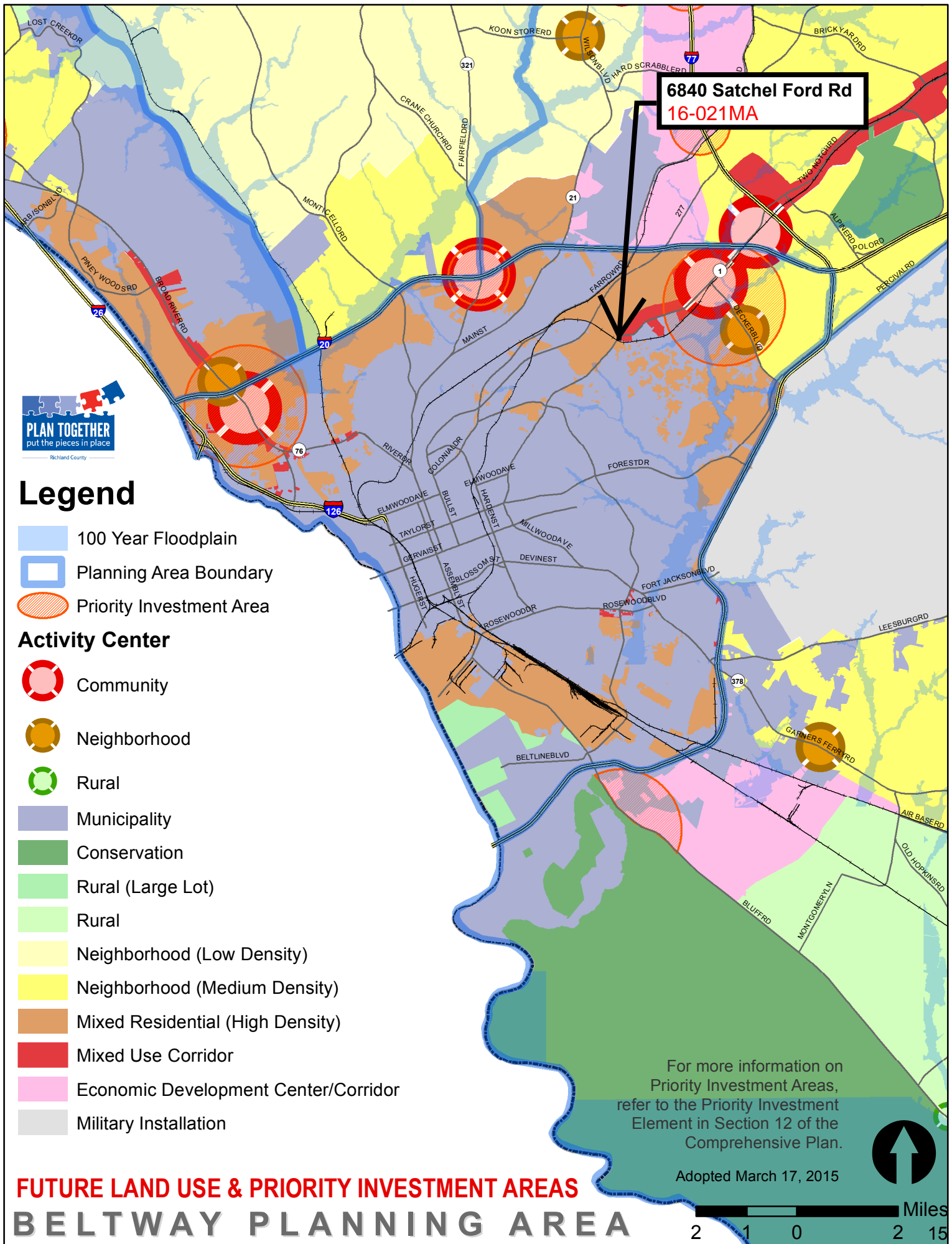
CASE 16-021 MA

From GC to RM-HD

TMS# R14209-03-44

6840 Satchel Ford Rd





6840 Satchel Ford Rd
16-021MA



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 11, 2016
RC PROJECT: 16-022 MA
APPLICANT: Robert Fuller

LOCATION: 8000 Wilson Boulevard

TAX MAP NUMBER: R14402-03-01 & R14400-01-03
ACREAGE: 20 acres total (8 acres & 12 Acres)
EXISTING ZONING: PDD
PROPOSED ZONING: LI

PC SIGN POSTING: July 8, 2016

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District. The subject properties were rezoned in 2002 to Planned Development District under Case 02-52MA (Ordinance No. 034-02).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	C-1(City of Columbia)	School District Bus Depot
<u>South:</u>	RU	Undeveloped
<u>East:</u>	C-1 (City of Columbia)	SC Department of Mental Health
<u>West:</u>	GC	Commercial Structure

Discussion

Parcel/Area Characteristics

One parcel has frontage along Wilson Boulevard and the other parcel has no frontage but is adjacent to the parcel with frontage along Wilson Boulevard. The subject property with frontage along Wilson Boulevard contains a manufacturing facility (formerly Bentley Pontoons). The other parcel is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east of the subject properties are part of the SC Department of Mental Health.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .56 miles north of the subject parcels on Wilson Boulevard. The Greenview fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

Comprehensive Plan

Land Use and Character

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.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #133) located south of the subject parcel on Wilson Boulevard identifies 17,300 Average Daily Trips (ADT’s). Wilson Boulevard is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 21,600 ADT’s. This section of Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

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

Conclusion

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor.

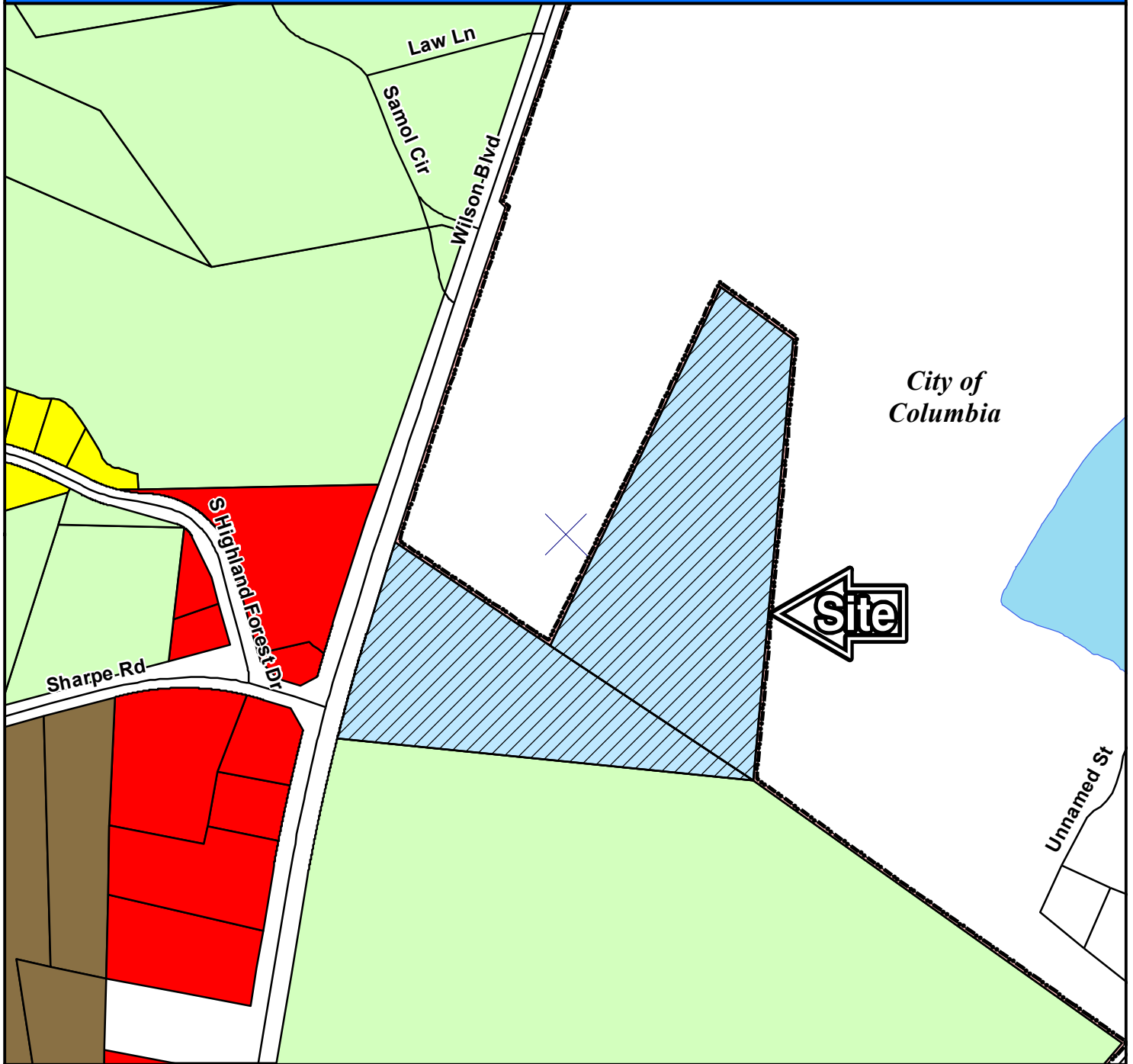
The request supports the desired development pattern. The LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request is located along a major road and just north of an interstate interchange.

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

Planning Commission Action

At their **July 11, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed Amendment for **RC Project # 16-22 MA**.

Case 16-22 MA PDD to LI



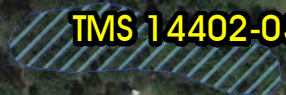
ZONING CLASSIFICATIONS

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



**Case 16-22 MA
PDD to LI**

TMS 14402-03-01 & 14400-01-03



Law Ln

Wilson Blvd

Samol Cir

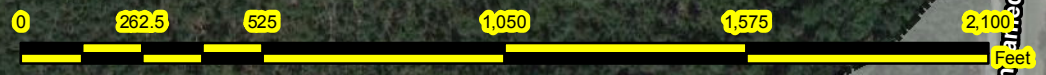
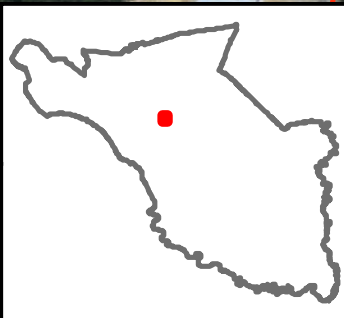
Columbia



S Highland Forest Dr

Sharpe Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Uninformed St

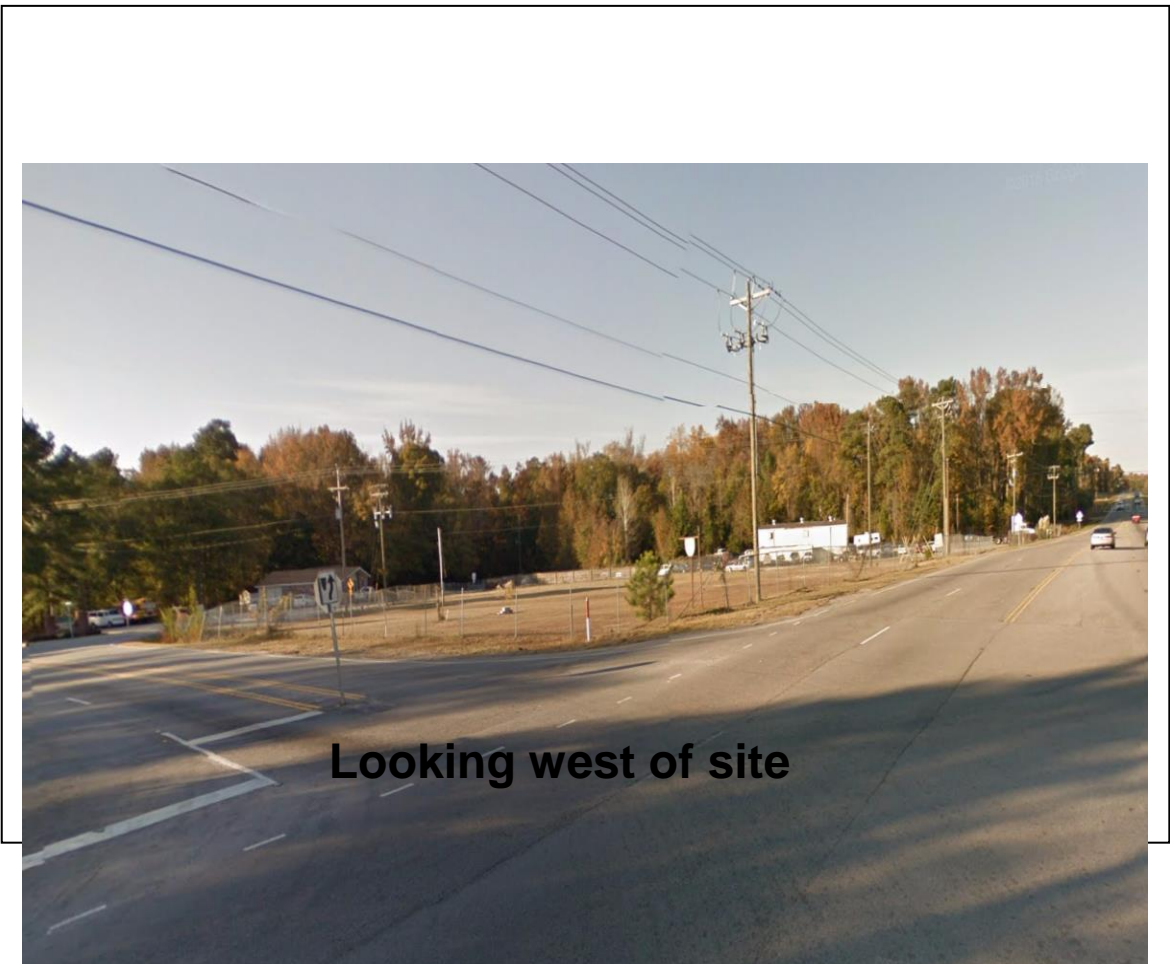
Google

CASE 16-022 MA

From PDD to LI

TMS# R14402-03-01 & R14400-01-03

8000 Wilson Blvd

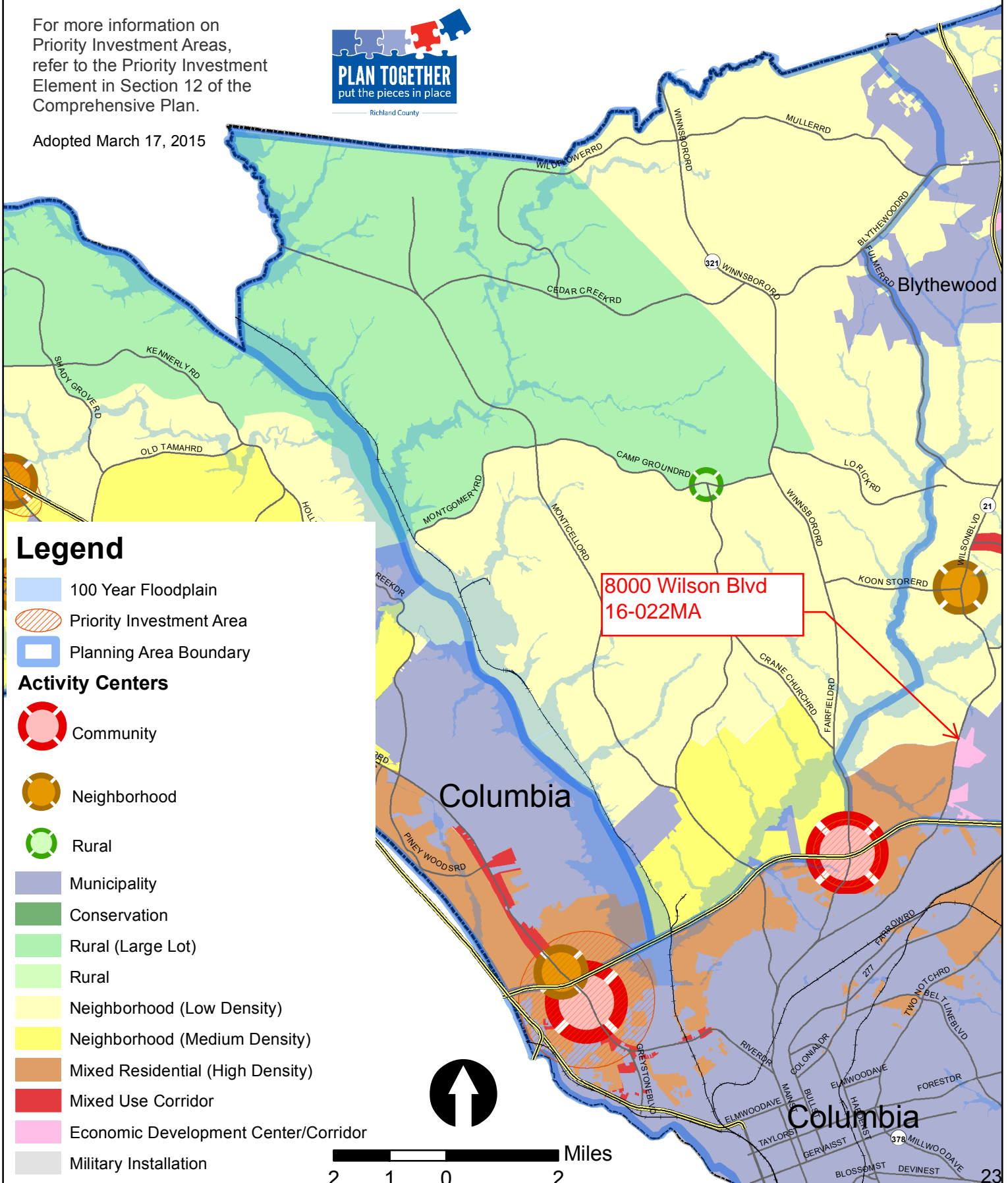


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



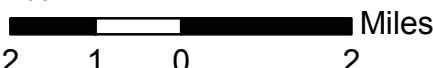
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- 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 Government
2020 Hampton Street
Columbia, SC 29204

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