

RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



June 23, 2020
7 pm

Virtual Meeting

<https://www.youtube.com/user/richlandonline/videos>

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, June 23, 2020

Agenda

7:00 PM

Zoom Meeting

<https://www.youtube.com/user/richlandonline/videos>

I. STAFF:

Clayton Voignier..... Community Planning and Development Director
Geonard Price Division Manager/Zoning Administrator

II. CALL TO ORDER.....Honorable Paul Livingston
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. MAP AMENDMENTS

a. MAP AMENDMENTS [ACTION]

1. Case # 20-001 MA District 10
Dalhi Myers
Robert Giles
RM-HD to NC (2 acres)
Ohio Street & Olympia Avenue
TMS# R11203-01-01, 03, 04 & 05
Planning Commission – Approval (8-0)
PDSB Recommendation – Approval
Page 1

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 19-049 MA District 7
Gwendolyn Kennedy
Donald G. Jones
RU to RC (.764 & 1.236 (2 acres total))
7812 Fairfield Road
TMS# R12100-02-26 & R12100-02-01 (portion of)
Planning Commission – Disapproval (6-2)
PDSB Recommendation – Disapproval
Page 9
3. Case # 20-003 MA District 3
Yvonne McBride
Chad Monteith
RU to GC (5 acres)
6505 N Main Street
TMS# R11716-01-04
Planning Commission – Approval (7-0)
PDSB Recommendation – Approval
Page 17

4. Case # 20-006 MA
Paul Pettinelli
HI to GC .9 acres
1314 Rosewood Drive
TMS# R11208-02-10
Planning Commission – Approval (6-0)
PDSB Recommendation – Approval
Page 25
District 10
Dalhi Myers

5. Case # 20-008 MA
Michael Winkler
RU to NC 1.25 acres
11045 Two Notch Road
TMS# R29100-05-04
Planning Commission – Approval (6-0)
PDSB Recommendation – Disapproval
Page 33
District 9
Calvin “Chip” Jackson

6. Case # 20-009 MA
Bill Dixon
PDD to PDD 13.4 acres
Greenhill Parish Parkway
TMS# R25800-03-44
Planning Commission – Approval (6-0)
PDSB Recommendation – Approval
Page 41
District 9
Calvin “Chip” Jackson

7. Case # 20-010 MA
Yong M. Han & Kyu H. Han
RU to GC (.071 acres)
10804 Two Notch Road
TMS# R25915-02-05
Planning Commission – Approval (8-0)
PDSB Recommendation – Disapproval
Page 49
District 9
Calvin “Chip” Jackson

8. Case # 20-012 MA
Anna Fonseca
GC/M1 to RM-HD (14.31 acres)
Fontaine Center Drive
TMS# R14201-05-02 (portion of), 07 and 08
Planning Commission – Approval (8-0)
PDSB Recommendation – Approval
Page 57
District 3
Yvonne McBride

9. Case # 20-014 MA
Alex Serkes
GC to HI (6 acres)
10501 Farrow Rd
TMS# R17500-02-07 and 15
PDSB Recommendation - Approval
Page 65
District 2
Joyce Dickerson

10. Case # 20-015 MA
Brenda Miller
RU to RS-MD
8104 Brookmount Lane
TMS# R14414-02-04
Planning Commission – Approval (8-0)
PDS Recommendation – Approval
Page 73

District 7
Gwendolyn Kennedy

11. Case # 20-016 MA
John Ecton
RU to RS-LD
2304, 2312, and 2314 Johnson Marina Road
TMS# R01315-01-17; R01315-01-14;
and R01311-02-20
Planning Commission – Approval (8-0)
PDS Recommendation – Approval
Page 81

District 1
Bill Malinowski

12. Case # 20-017 MA
Robert F. Fuller
RU to GC
3691 Kennerly Road
TMS# R01700-06-05
Planning Commission – Disapproval (9-0)
PDS Recommendation – Disapproval
Page 89

District 1
Bill Malinowski

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 3, 2020
RC PROJECT: 20-001 MA
APPLICANT: Robert Giles

LOCATION: Ohio Street & Olympia Avenue

TAX MAP NUMBER: R11203-01-01, 03, 04 & 05
ACREAGE: 2 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family High Density (RM-HD) District.

Zoning History for the General Area

The Neighborhood Commercial (NC) District east of the site was rezoned under case number 09-012MA.

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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 16 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	RG-2 / RM-HD	Multi-family (City of Columbia) / Residential
<u>South:</u>	RM-MD	Residential
<u>East:</u>	NC	Residential
<u>West:</u>	RM-MD	Residential

Discussion

Parcel/Area Characteristics

The subject site is comprised of four parcels. The site is found along the jurisdictional boundary with the City of Columbia. The site has frontage along Ohio Street, a local road without streetlights or sidewalks; Bluff Road, local road without sidewalks; and Olympia Ave, a two lane divided principal arterial with streetlights. Two of the parcels contains primary structures and with accessory structures. The other two parcels contain residential dwellings. The immediate area consists of multi-family uses, of varying styles and intensities, as well as single-family residences. Adjacent properties are zoned NC to the east, RG-2 (City of Columbia) on the north, and RM-MD on the south, east, and west.

Public Services

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.15 miles north of the subject site. The Olympia Learning Center is located approximately 1,000 feet west of the subject site on Bluff Road. The subject site is within the City of Columbia’s water and sewer service areas.

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

Plans & Policies

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High-Density)***.

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.

Capital City Mill District
Urban Core Mixed Residential

Urban Core Mixed Residential neighborhoods are appropriate in the central city, inner ring areas, and a couple blocks off major corridors throughout Columbia and the more urban areas of unincorporated Richland County. This development type may represent existing and historic neighborhoods and a development form appropriate for small to medium scale redevelopment or infill sites. Traditional and contemporary architectural styles have a place in Urban Core Mixed Residential neighborhoods but scale is always important. Urban Core Mixed Residential neighborhoods have smaller-scale residential buildings, with single-family homes being a dominant use, as well as appropriately scaled mixed-use and neighborhood service amenities. The development of appropriately scaled commercial uses should be limited to neighborhood corridors. Urban Core Mixed Residential neighborhoods usually decrease in intensity as development moves further from main arterials and activity centers.

Primary uses include: single-family detached, single-family attached, and two-family dwellings. Secondary uses include: three-family dwellings and multi-family (low density). Tertiary uses include: multi-family (medium density), small-scale business/employment, small-scale civic/institutional, and small-scale commercial.

Traffic Characteristics

The 2018 SCDOT traffic count (Station #657) located west of the subject parcel on Olympia Avenue identifies 15,600 Average Daily Trips (ADTs). This section of Olympia Avenue is classified as a two-lane divided principal arterial road, maintained by SCDOT with a design capacity of 16,800 ADTs. This segment of Olympia Avenue 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. ADTs data is collected by SCDOT.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Olympia Avenue.

Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed Residential provides for “the full range of uses supportive of neighborhood, community, and regional commercial and employment needs” where “residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.” The type of uses and the character of development allowed in the NC district would be compatible with the Plan.

Additionally, the Capital City Mill District neighborhood master plan recommends a variety of uses with “appropriately scaled mixed-uses and neighborhood service amenities” as the NC district would provide. Likewise, the Capital City Mill District plan supports that “appropriately scaled

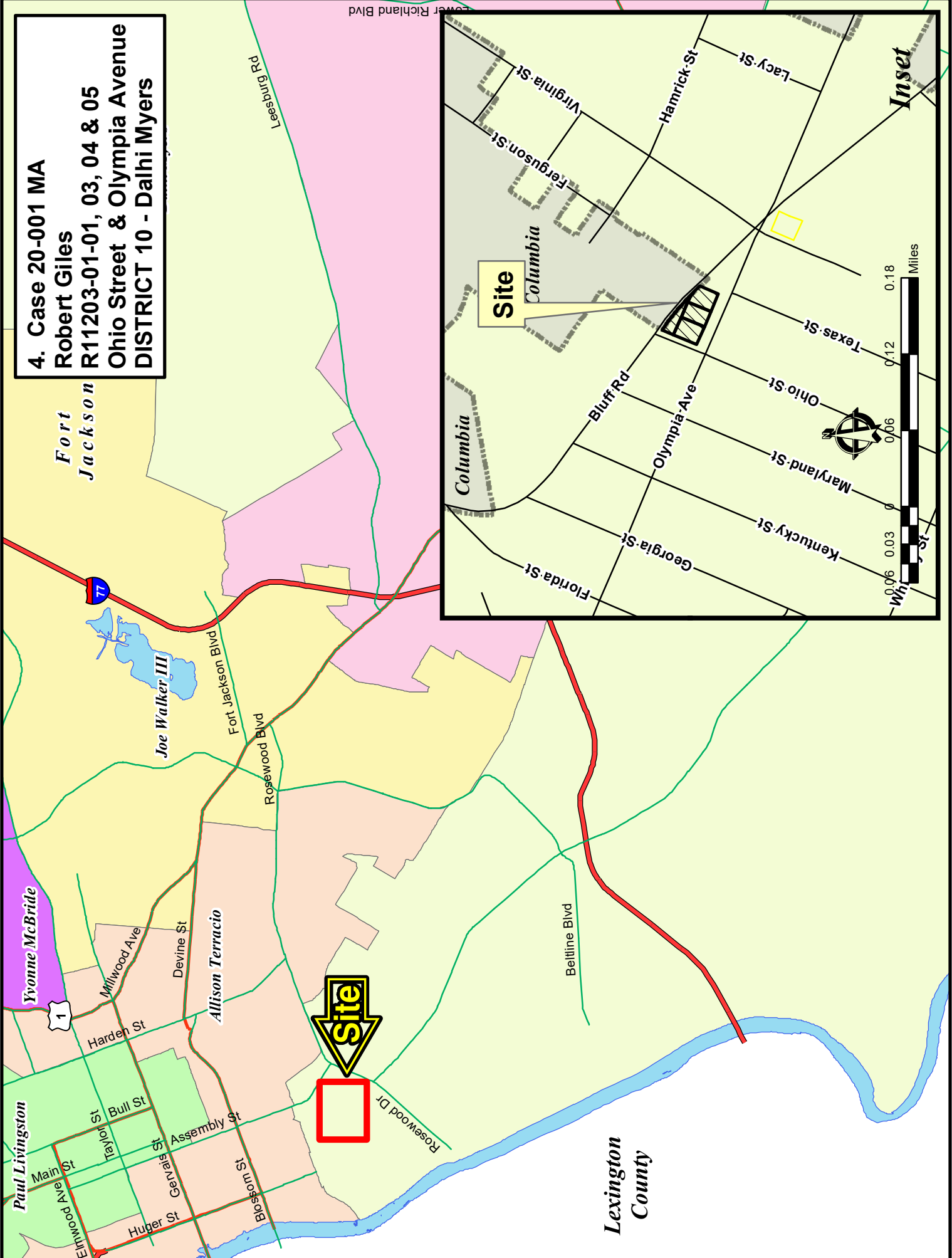
commercial uses should be limited to neighborhood corridors.” Olympia Avenue would qualify as a primary corridor for the neighborhood area.

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

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **20-001 MA**.

4. Case 20-001 MA
Robert Giles
R11203-01-01, 03, 04 & 05
Ohio Street & Olympia Avenue
DISTRICT 10 - Dalhi Myers



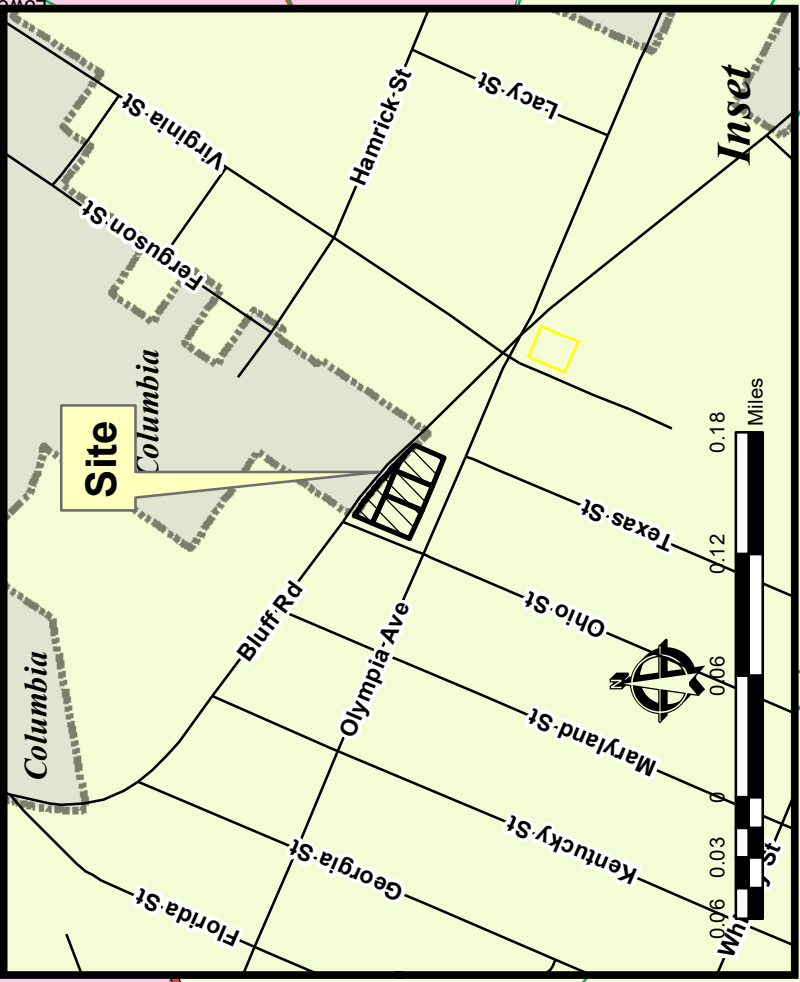
Fort Jackson

Joe Walker III

Yvonne McBride

Allison Terracio

Lexington County

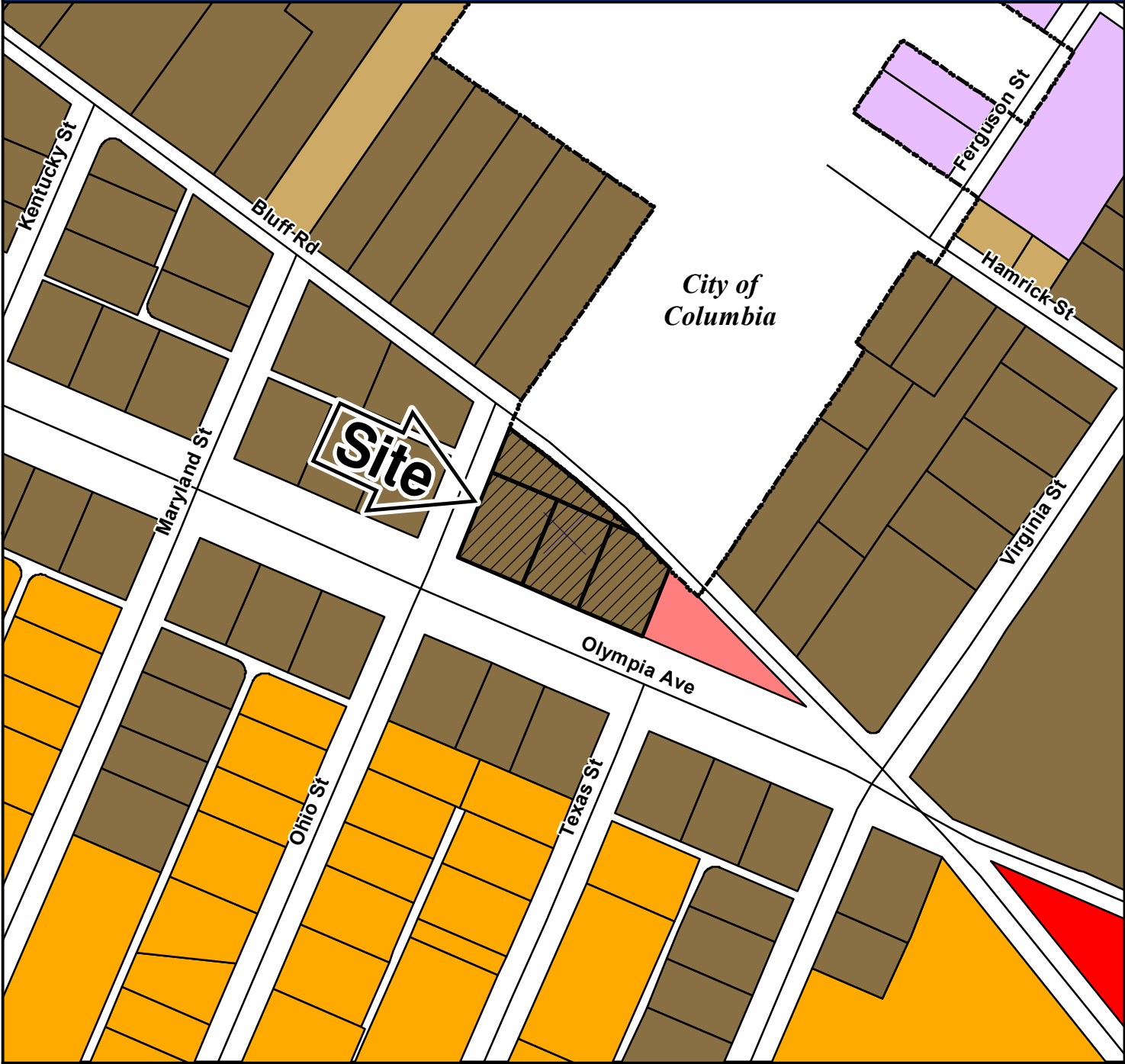


Inset



























Case 20-001 MA
RM-HD to NC
TMSR11203-01-01, 03, 04 & 05



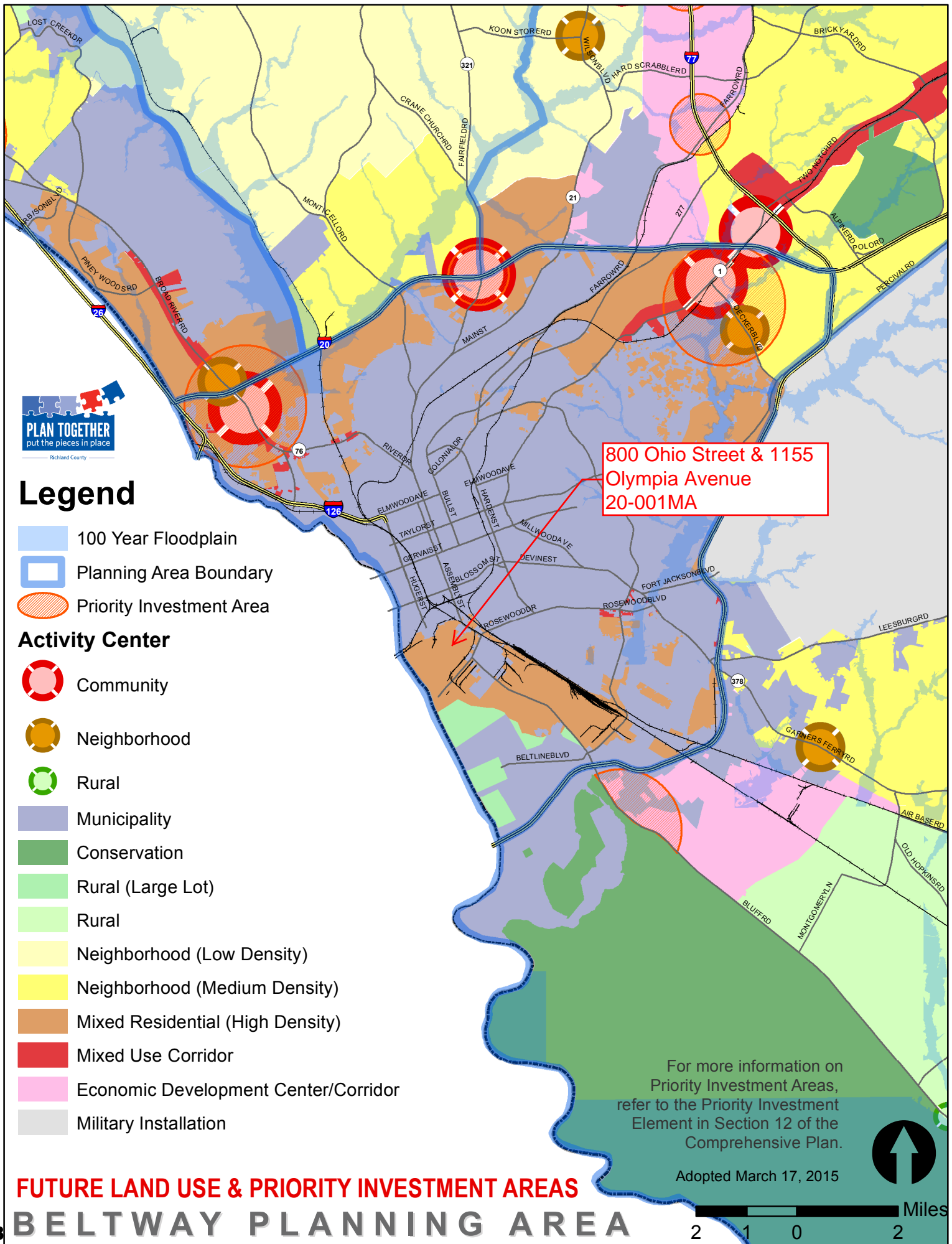
Case 20-001 MA RM-HD to NC



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	





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

800 Ohio Street & 1155
Olympia Avenue
20-001MA

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: February 3, 2020
RC PROJECT: 19-049 MA
APPLICANT: Donald G. Jones

LOCATION: 7812 Fairfield Road

TAX MAP NUMBER: R12100-02-26 & 01 (portion of)
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The M-1 Light Industrial parcels located south the site were rezoned under case number 90-007MA and 90-035MA.

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residences / Commercial

Discussion

Parcel/Area Characteristics

The subject site is comprised of two parcels with frontage along Fairfield Road, a two-lane undivided minor arterial without streetlights or sidewalks. The southern parcel current contains a general office building. The northern parcel is undeveloped and heavily wooded. The immediate area consists of non-conforming commercial uses to the west, along with large tracts of land with residences. Additionally, a large tract of undeveloped property exists to the north, east, and south of the subject site (portions of parcel requesting rezoning). Adjacent properties are zoned RU.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.4 miles south of the subject site. The Carolina School for Inquiry is located 2.4 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 but is currently served via septic and well.

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

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 (see Desired Pattern for Rural areas for more information on open space developments). 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 2018 SCDOT traffic count (Station #191) located north of the subject parcel on Fairfield Road identifies 3,600 Average Daily Trips (ADTs). This section of Fairfield Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Fairfield Road.

Conclusion

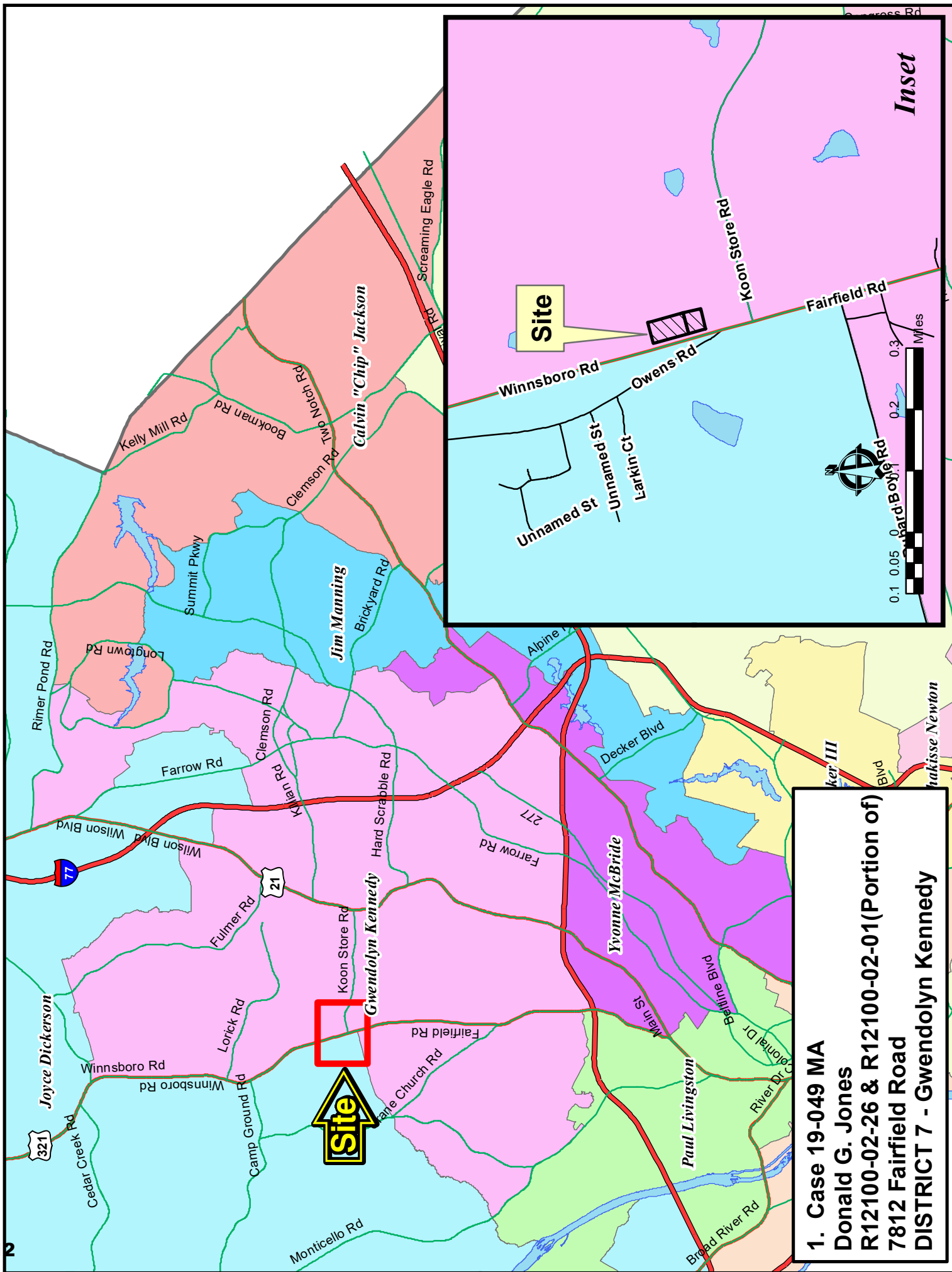
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for commercial development.

Per the plan, commercial development within the Neighborhood (Low-Density) designation "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." The proposed request does not fall within a Neighborhood Activity nor is it located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

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

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-049 MA**.



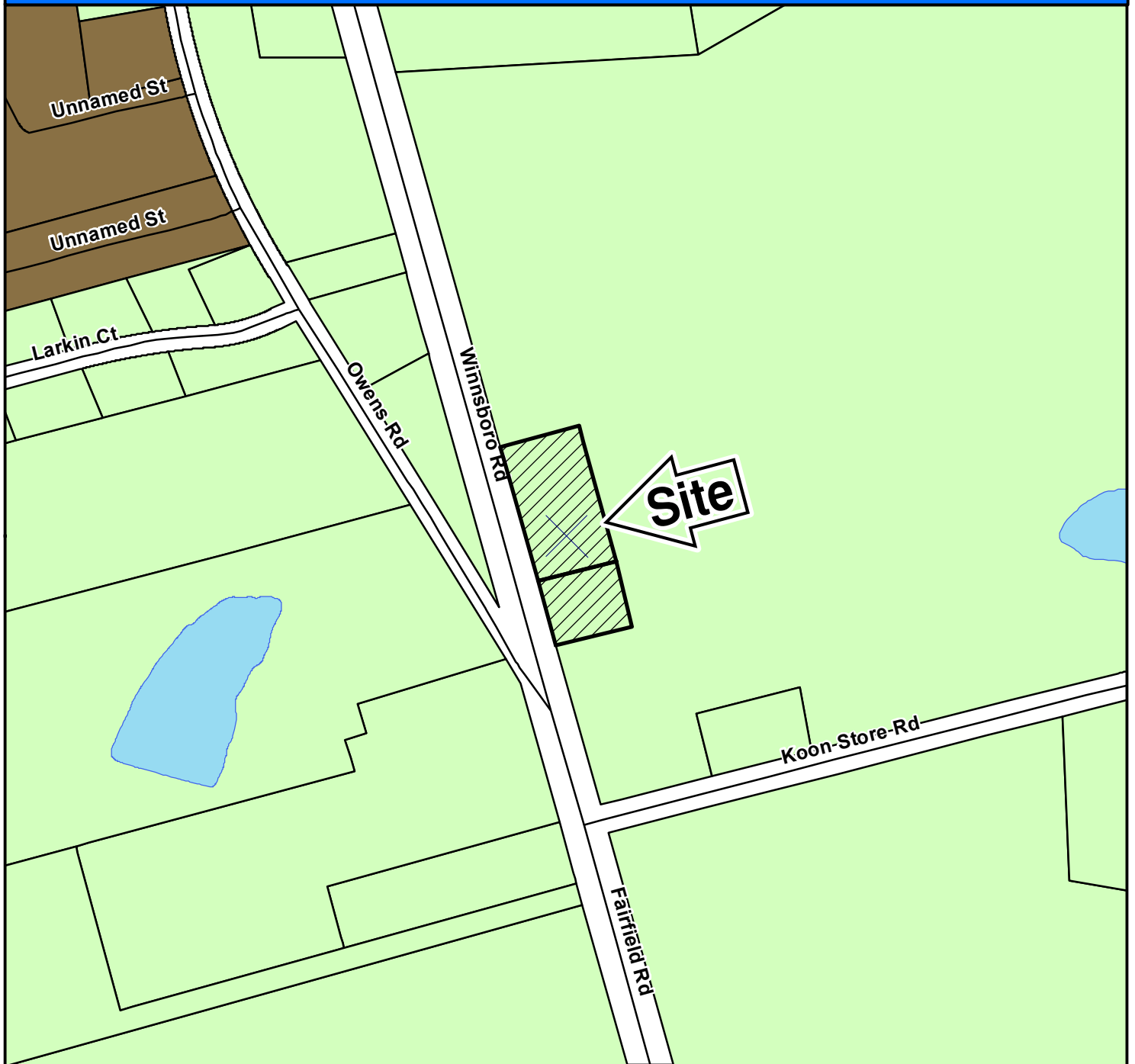
1. Case 19-049 MA
Donald G. Jones
R12100-02-26 & R12100-02-01(Portion of)
7812 Fairfield Road
DISTRICT 7 - Gwendolyn Kennedy

**Case 19-049 MA
RU to RC**

TMSR12100-02-26 & R12100-02-01 (Portion of)



Case 19-049 MA RU to RC



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	

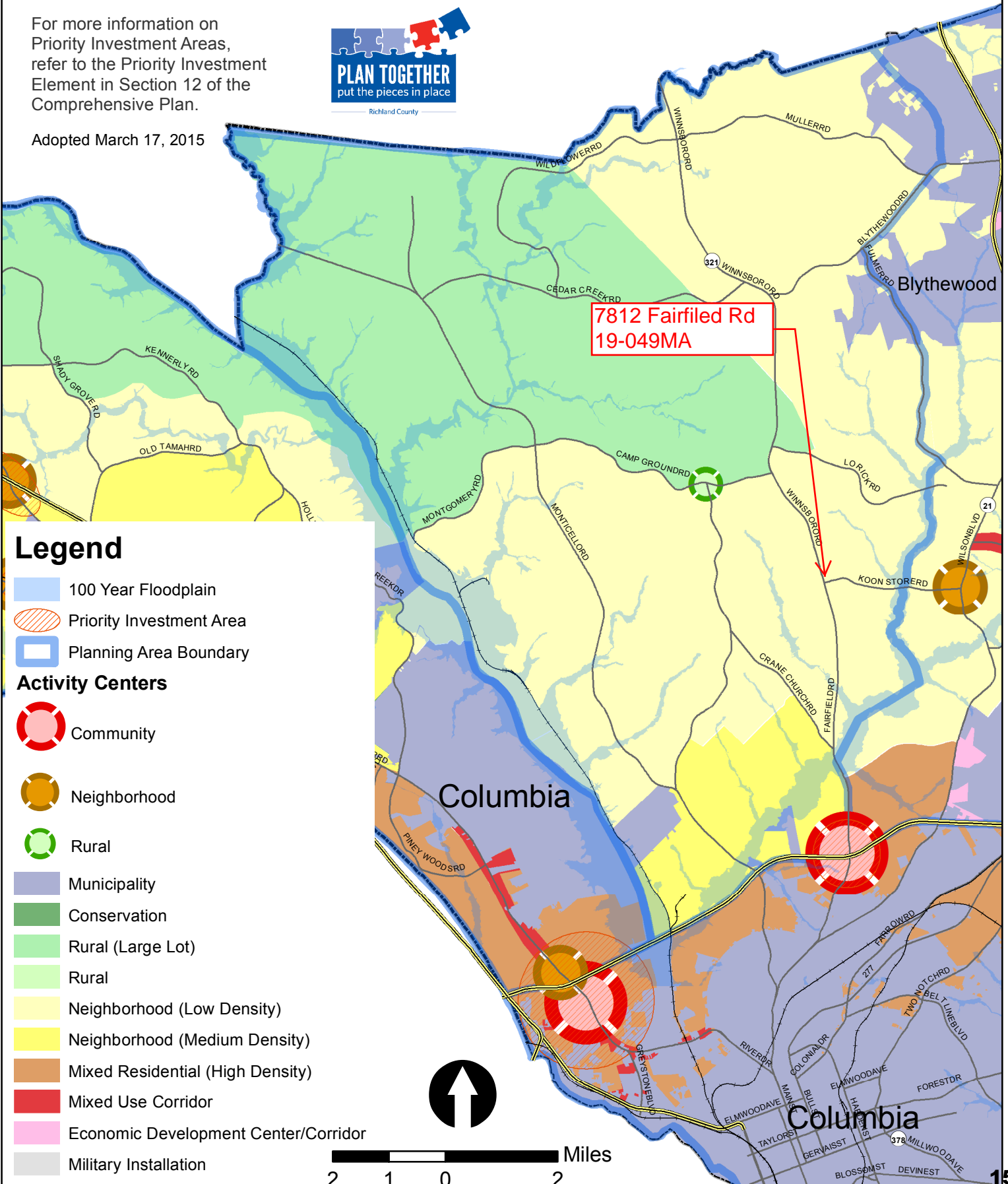


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: February 3, 2020
RC PROJECT: 20-003 MA
APPLICANT: Chad Monteith

LOCATION: 6505 N Main Street

TAX MAP NUMBER: R11716-01-04
ACREAGE: 5 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 7, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

There have been no Map Amendments in the general area.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 80 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped / Residence
<u>South:</u>	D-1 / C-3	Undeveloped (City of Columbia) / Commercial (City of Columbia)
<u>East:</u>	D-1	Undeveloped (City of Columbia)
<u>West:</u>	D-1	Place of Worship (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia's water and sewer service areas.

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

Plans & Policies

The Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Mixed Residential (High-Density)***.

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 2018 SCDOT traffic count (Station #131) located southwest of the subject parcel on N Main Street identifies 8,700 Average Daily Trips (ADTs). This section of N Main Street is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2018 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 3,000 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at LOS "A".

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

Mason road has an Operational & Safety project for Safe Routes to School for J.P. Thomas Elementary. The project scope includes sidewalk and engineering design enhancements along Mason Road. The project is in design/development with anticipated construction in 2020. There are no listed improvements for Mason Road through the Richland County Penny.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of N Main Street.

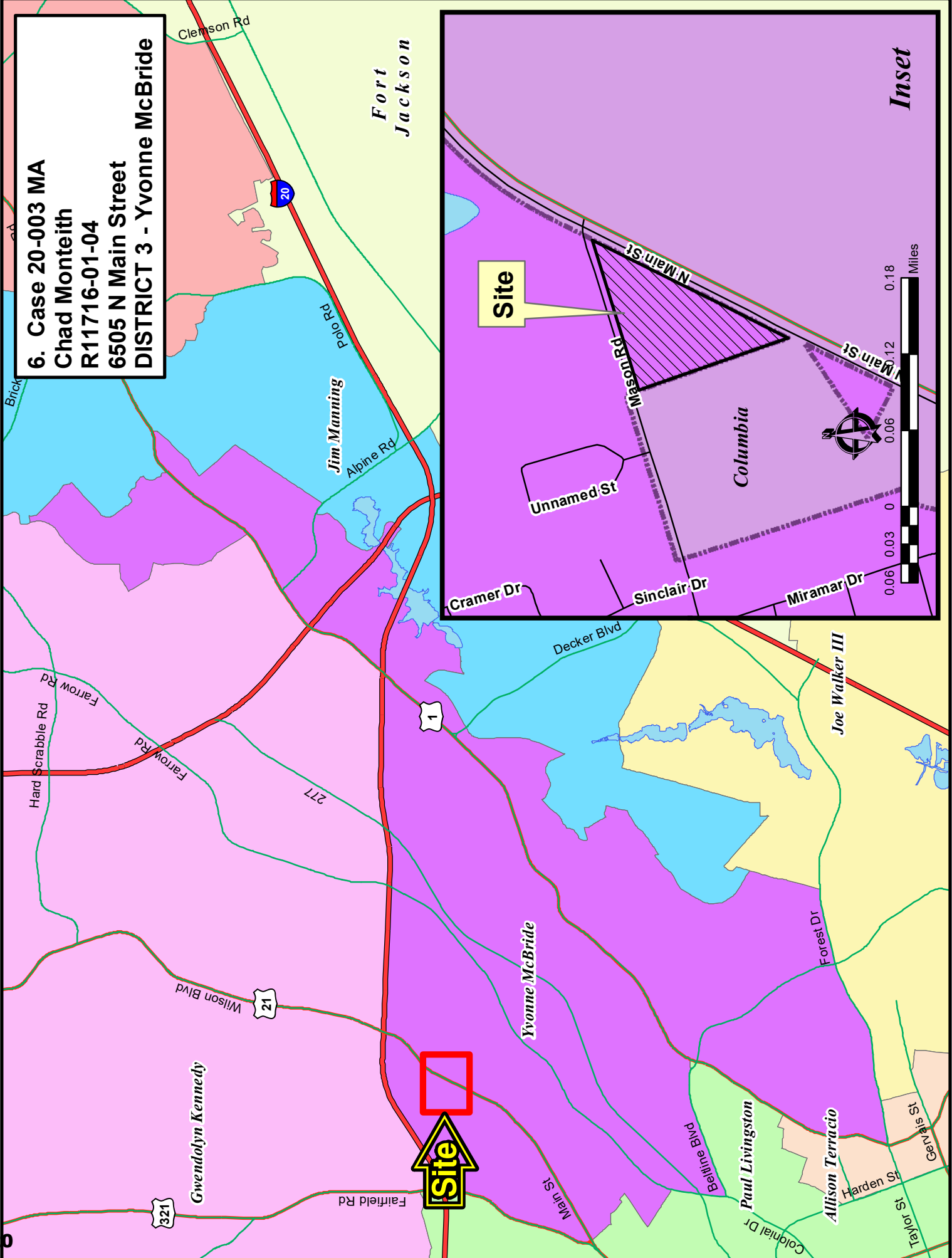
Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

Planning Commission Action

At their **February 3, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-003 MA**.

6. Case 20-003 MA
Chad Monteith
R11716-01-04
6505 N Main Street
DISTRICT 3 - Yvonne McBride



Clemson Rd

Fort Jackson

Jim Manning

Alpine Rd

Site

Unnamed St

Columbia

Cramer Dr

Sinclair Dr

Miramar Dr

Miles

0.18

0.12

0.06

0

0.03



Joe Walker III

Yvonne McBride

Gwendolyn Kennedy

Main St

Paul Livingston

Allison Terracio

Gervais St

Harden St

Taylor St

**Case 20-003 MA
RU to GC
TMS R11716-01-04**

Cramer Dr

Langley Ct

Sinclair Dr

Miramar Dr

Unnamed St

Mason Rd

N Main St

N Main St

Alida St

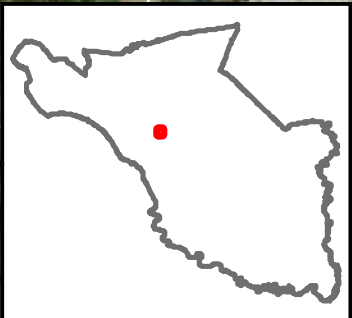
Levity St



Columbia

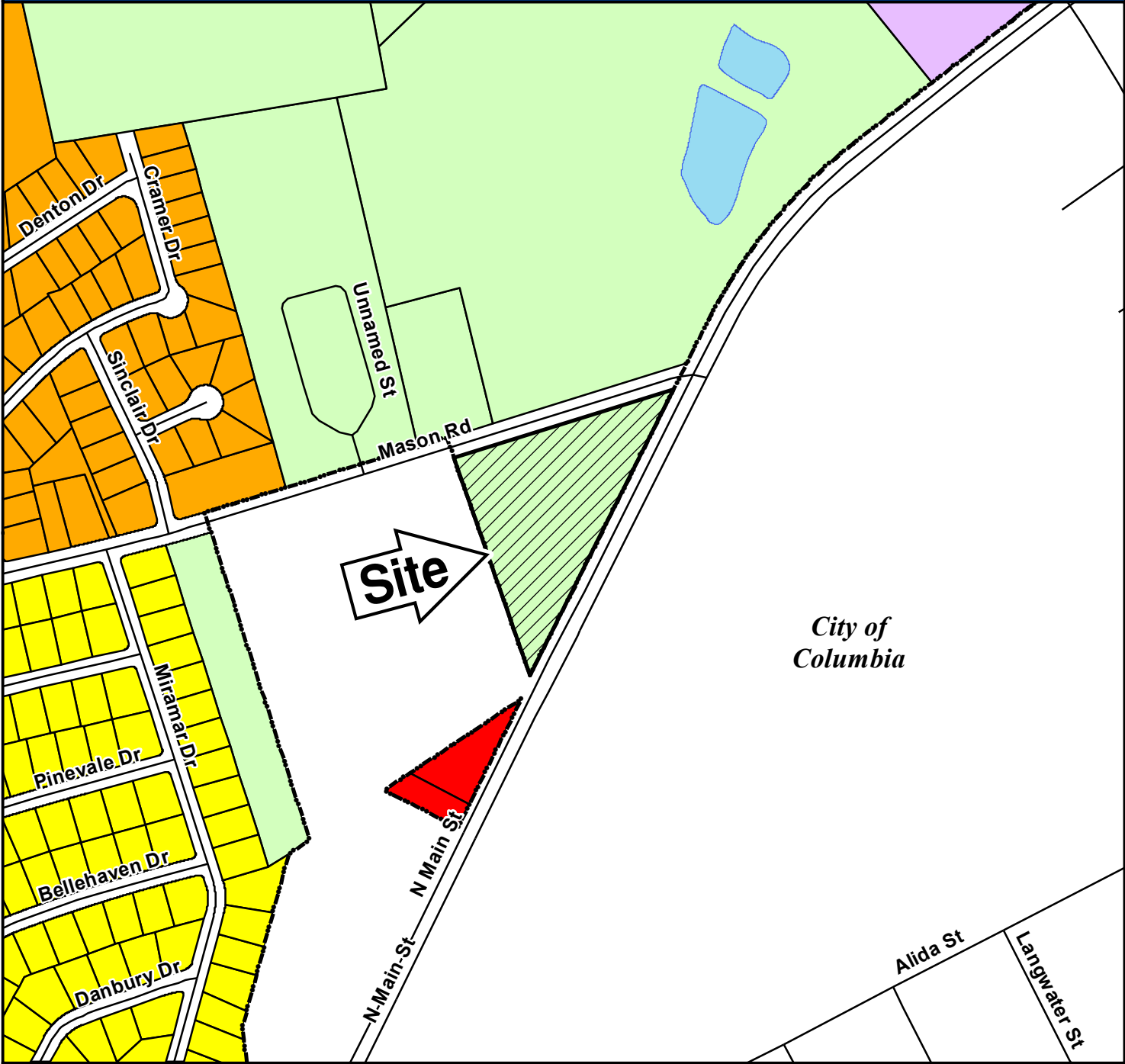
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**







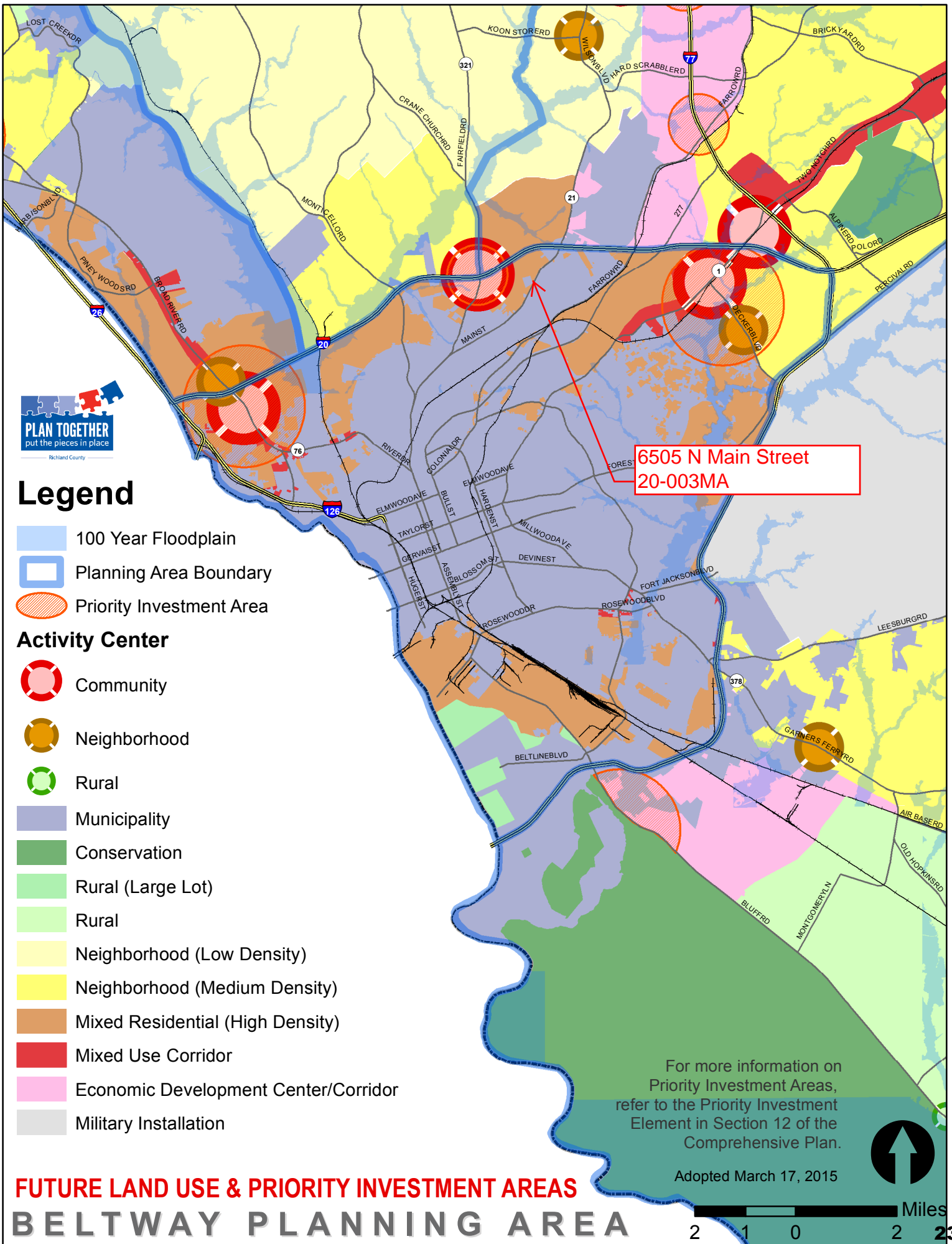
Google

Case 20-003 MA RU to GC



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		



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

6505 N Main Street
20-003MA

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: March 2, 2020
RC PROJECT: 20-006 MA
APPLICANT: Paul Pettinelli

LOCATION: 1314 Rosewood Drive

TAX MAP NUMBER: R11208-02-10
ACREAGE: 0.9 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ZPH SIGN POSTING: March 6, 2020

Staff Recommendation

Approval

Minimum Area for Map Amendment

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 the following:

- An addition of GC zoning contiguous to an existing industrial zoning district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial (HI).

Zoning History for the General Area

The General Commercial (GC) parcels south of the subject site on Key Road under case number 05-057MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 14 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	Right-of-way / C-1 / C-3	Railroad ROW (City of Columbia) / Institutional Recreation (City of Columbia)
<u>South:</u>	HI	Parking
<u>East:</u>	Right-of-way / C-3	Railroad ROW (City of Columbia) / Auto Repair (City of Columbia) / Food Service (City of Columbia)
<u>West:</u>	M-1	Self-storage / Warehousing & Metal Working / Personal Fitness

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel. The site is located along the jurisdictional boundary of the City of Columbia. The site has frontage along Rosewood Drive, a four lane divided minor arterial with sidewalks and limited streetlights. The parcel contains two structures, one of which is used as an office/retail and the other as storage/warehousing. The immediate area consists of a variety of commercial and industrial uses, as well USC athletic facilities. Immediately north and east of the site is railroad right-of-way. Adjacent properties are zoned HI to the south, C-1 and C-3 (City of Columbia) on the north and east, and M-1 on the west.

Public Services

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.37 miles southwest of the subject site. A.C. Moore Elementary School is located approximately 0.68 miles northeast of the subject site on Rosewood Drive. The subject site is currently served by the City of Columbia for water and sewer.

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

Plans & Policies

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High-Density)***.

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 2018 SCDOT traffic count (Station #232) located west of the subject parcel on Rosewood Drive identifies 16,400 Average Daily Trips (ADTs). This section of Rosewood Drive is classified as a four lane divide minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Rosewood Drive is currently operating at Level of Service (LOS) "B".

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

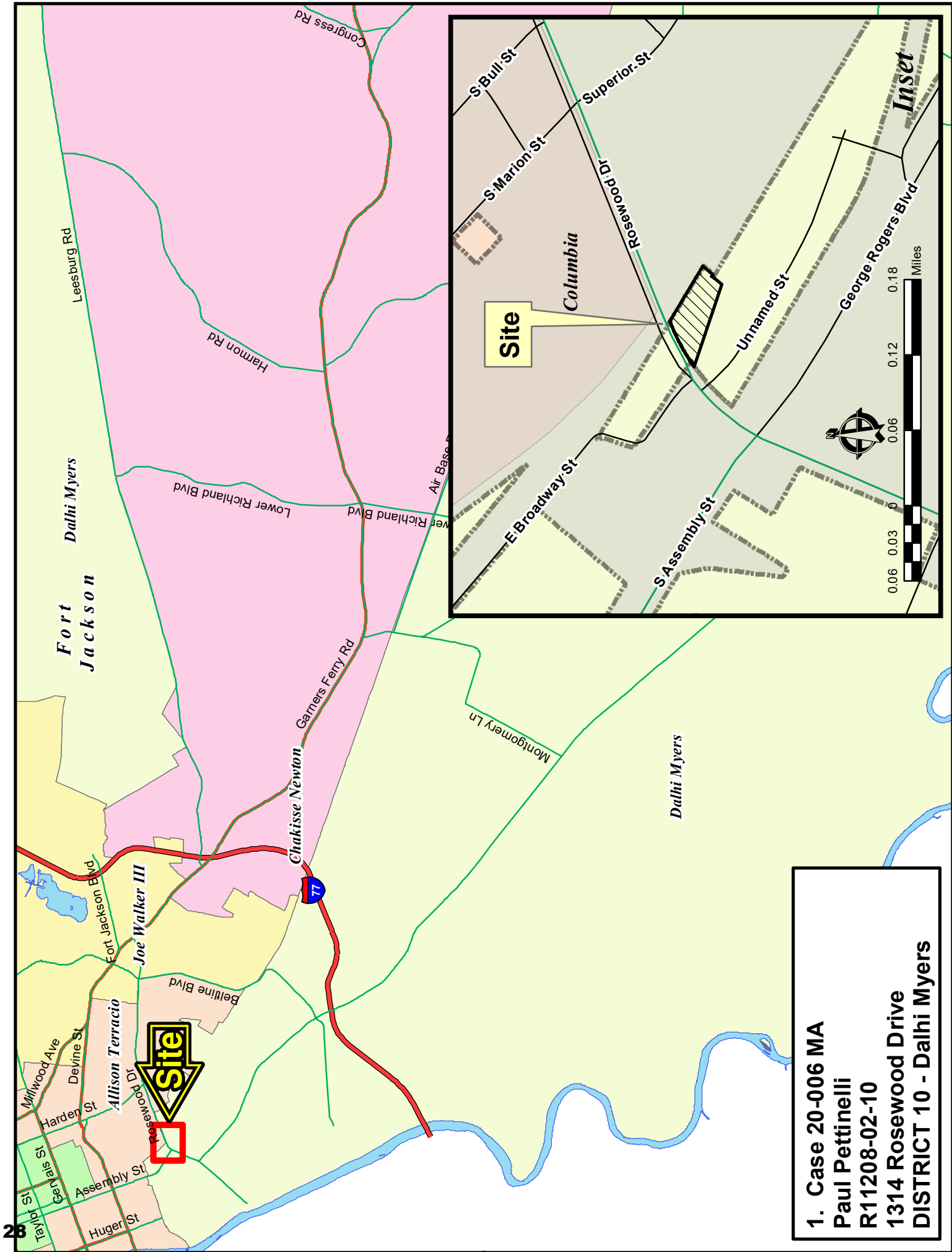
There are currently no listed active improvements by SCDOT or via the Richland County Transportation Penny for this section of Rosewood Drive.

Conclusion

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

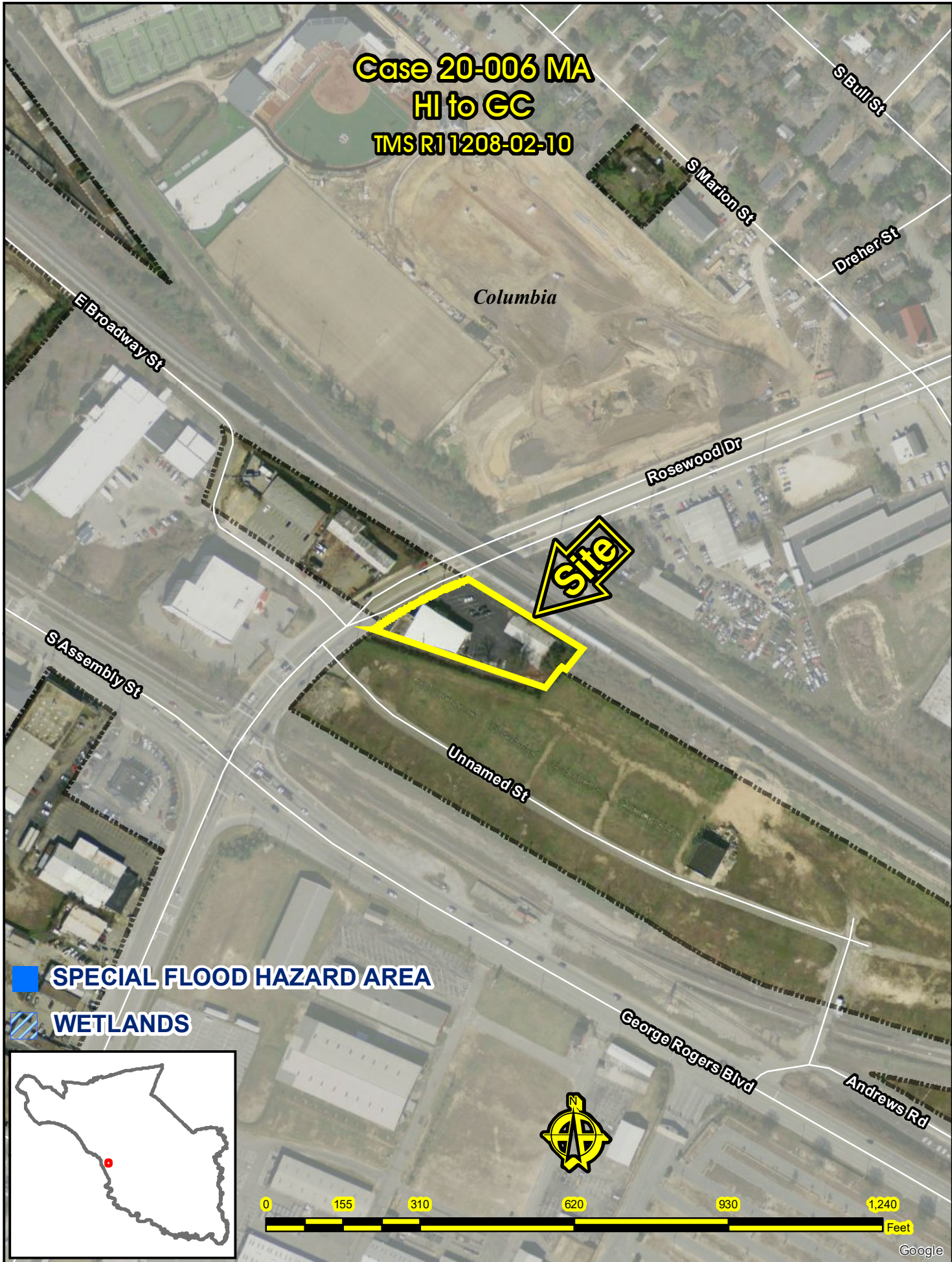
Planning Commission Action

At their **March 2, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-006 MA**.



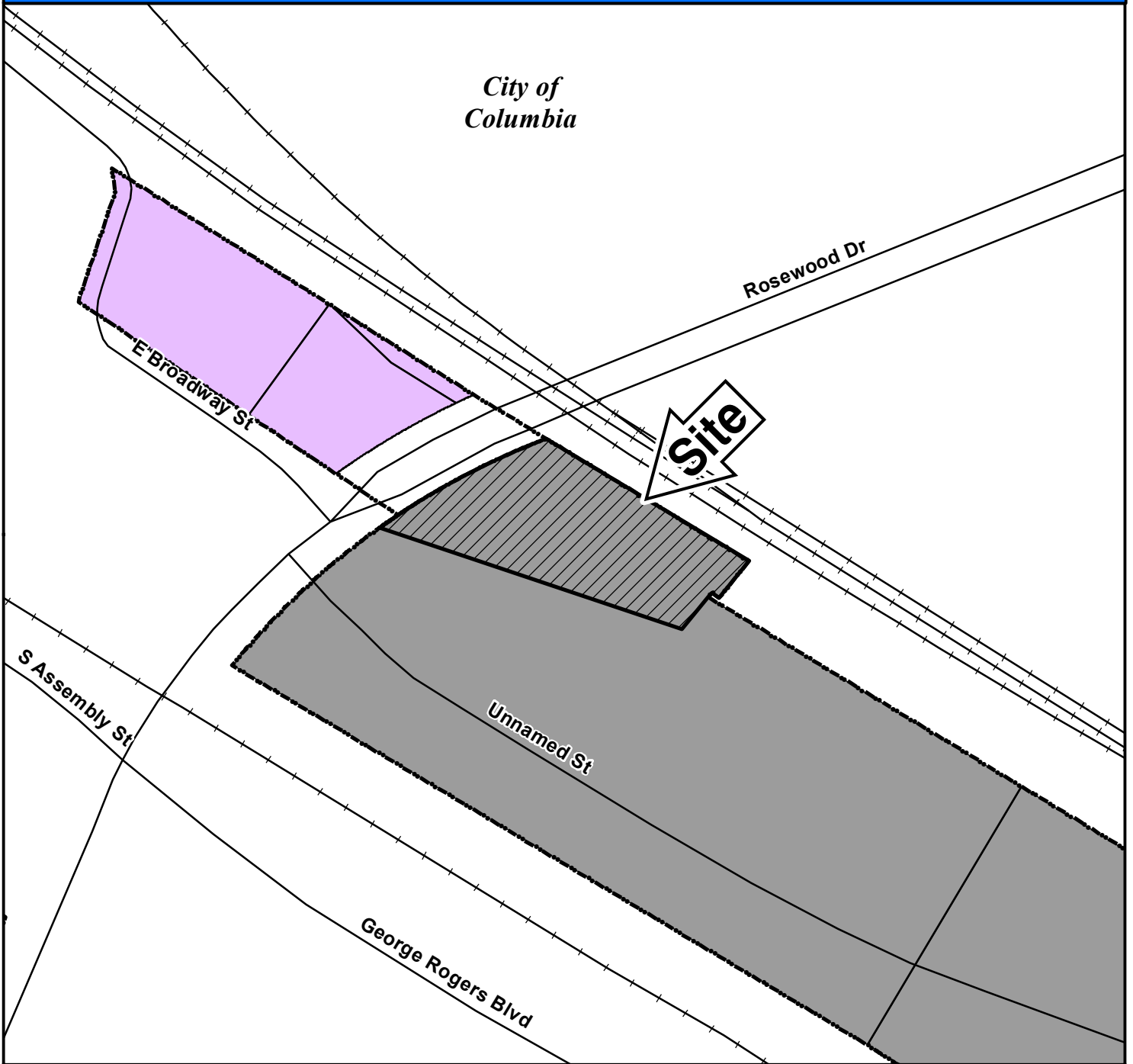
1. Case 20-006 MA
Paul Pettinelli
R11208-02-10
1314 Rosewood Drive
DISTRICT 10 - Dalhi Myers

**Case 20-006 MA
HI to GC
TMS R11208-02-10**



Case 20-006 MA HI to GC

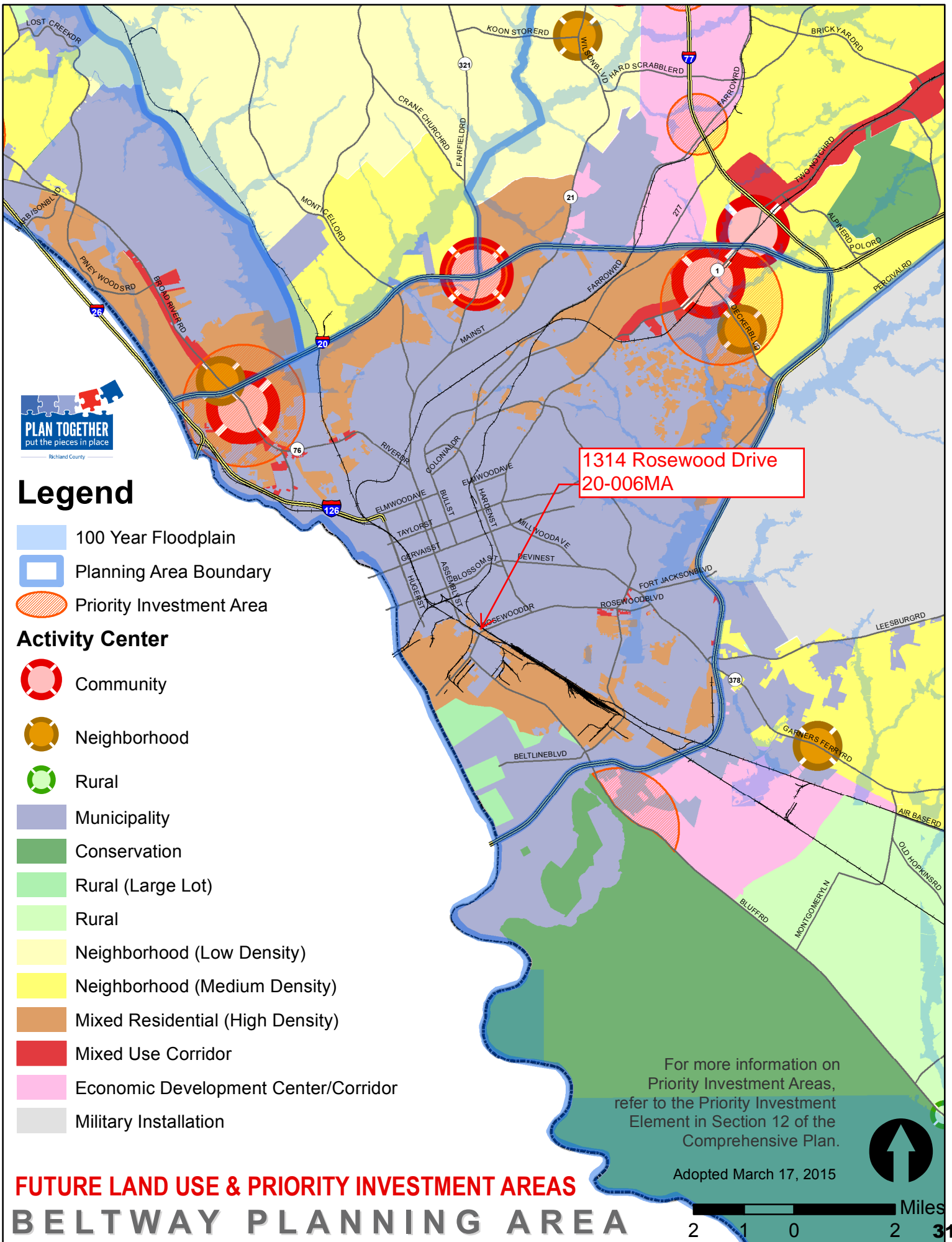
City of
Columbia



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	





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

1314 Rosewood Drive
20-006MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2020
RC PROJECT: 20-008 MA
APPLICANT: Michael Winkler

LOCATION: 11045 Two Notch Road

TAX MAP NUMBER: R29100-05-04 (portion of)
ACREAGE: 1.25 within Richland County of 1.99 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: March 6, 2020

Staff Recommendation

Disapproval

Minimum Area for Map Amendment

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 the following:

- An addition of NC zoning contiguous to an existing commercial or residential district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) District. A previously withdrawn case, number 19-051MA, considered a request to rezone from RU to Rural Commercial (RC).

Zoning History for the General Area

The General Commercial (GC) districts were rezoned under case number 00-003MA.

The Rural Commercial (RC) districts were rezoned under case number 00-004MA.

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..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 10 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<u>North:</u>	R-15	Undeveloped (Kershaw County)
<u>South:</u>	RU	Agricultural / Residence
<u>East:</u>	RU / R-15	Undeveloped / Undeveloped (Kershaw County)
<u>West:</u>	RU	Manufactured Housing

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage along Two Notch Road, a two-lane undivided primary arterial without streetlights or sidewalks. The site is found along the jurisdictional boundary with Kershaw County. The parcel contains two primary structures and several accessory structures. The larger of the two main structures is non-conforming. The immediate area consists of scattered residences of a rural nature and large tracts of agricultural or undeveloped uses. Adjacent properties are zoned RU or a compatible Kershaw County zoning district.

Public Services

The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 2.9 miles south of the subject site. Bookman Road Elementary School is located 1.58 miles northwest of the subject parcel on Kelly Mill Road. Records indicate that the parcel is currently served via septic for sewer and well for water. The subject site is within the Palmetto Utilities service area for sewer.

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

Plans & Policies

The 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 2018 SCDOT traffic count (Station #119) located west of the subject parcel on Two Notch Road identifies 12,300 Average Daily Trips (ADTs). This section of Two Notch Road is classified as a two-lane undivided primary arterial road, maintained by SCDOT with a design capacity of 14,600 ADTs. This segment of Two Notch 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. ADTs data is collected by SCDOT.

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Two Notch Road.

Conclusion

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers" and that commercial land uses "should not result in strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed request does not fall within a Neighborhood Activity Center. A rezoning such as this would constitute leapfrog development.

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

Planning Commission Action

At their **March 2, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- There is persuasiveness that the existing structure and history of the usage lends to the need and justification for the change in zoning.
- The proximity of other parcels in the area that have similar commercial zoning designations.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-008 MA**.

2. Case 20-008 MA
Michael Winkler
R29100-05-04
11045 Two Notch Road
DISTRICT 9 - Calvin "Chip" Jackson

*Kershaw
County*



Calvin "Chip" Jackson

Bookman Rd

Clemson Rd

Two Notch Rd

Brickyard Rd

Jim Manning

Hard Scabble Rd

Gwendolyn Kennedy

Joyce Dickerson

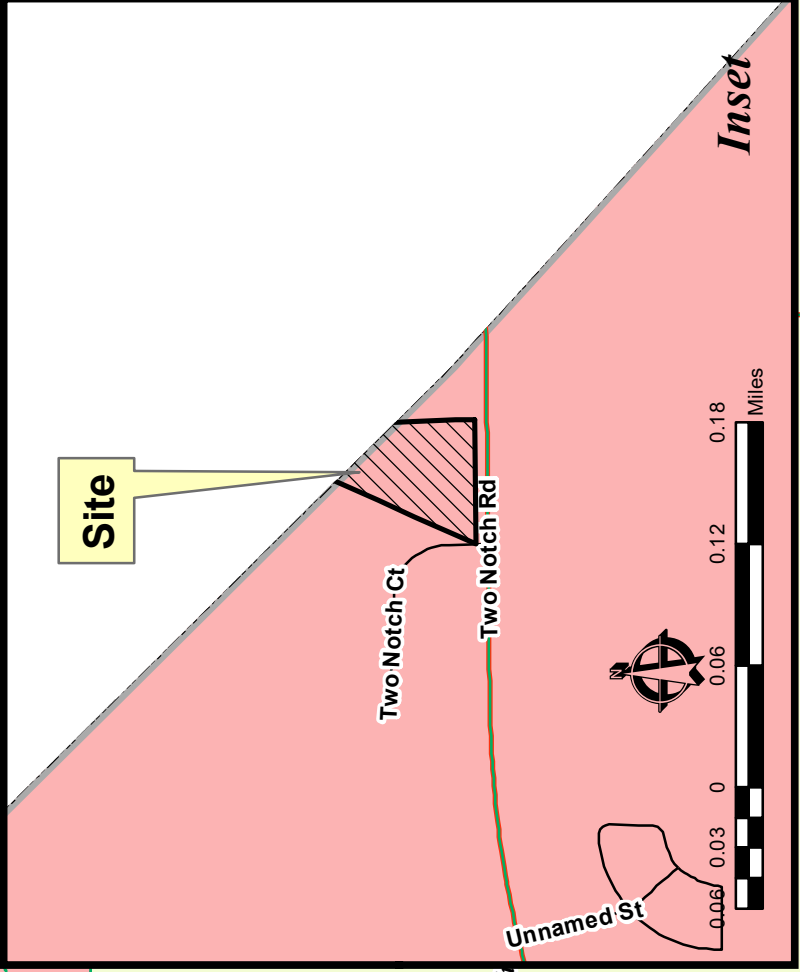
Polo Rd

Alpine Rd

Yvonne McBride

Joe Walker III

Joe Walker III



Site

Two Notch Ct

Two Notch Rd

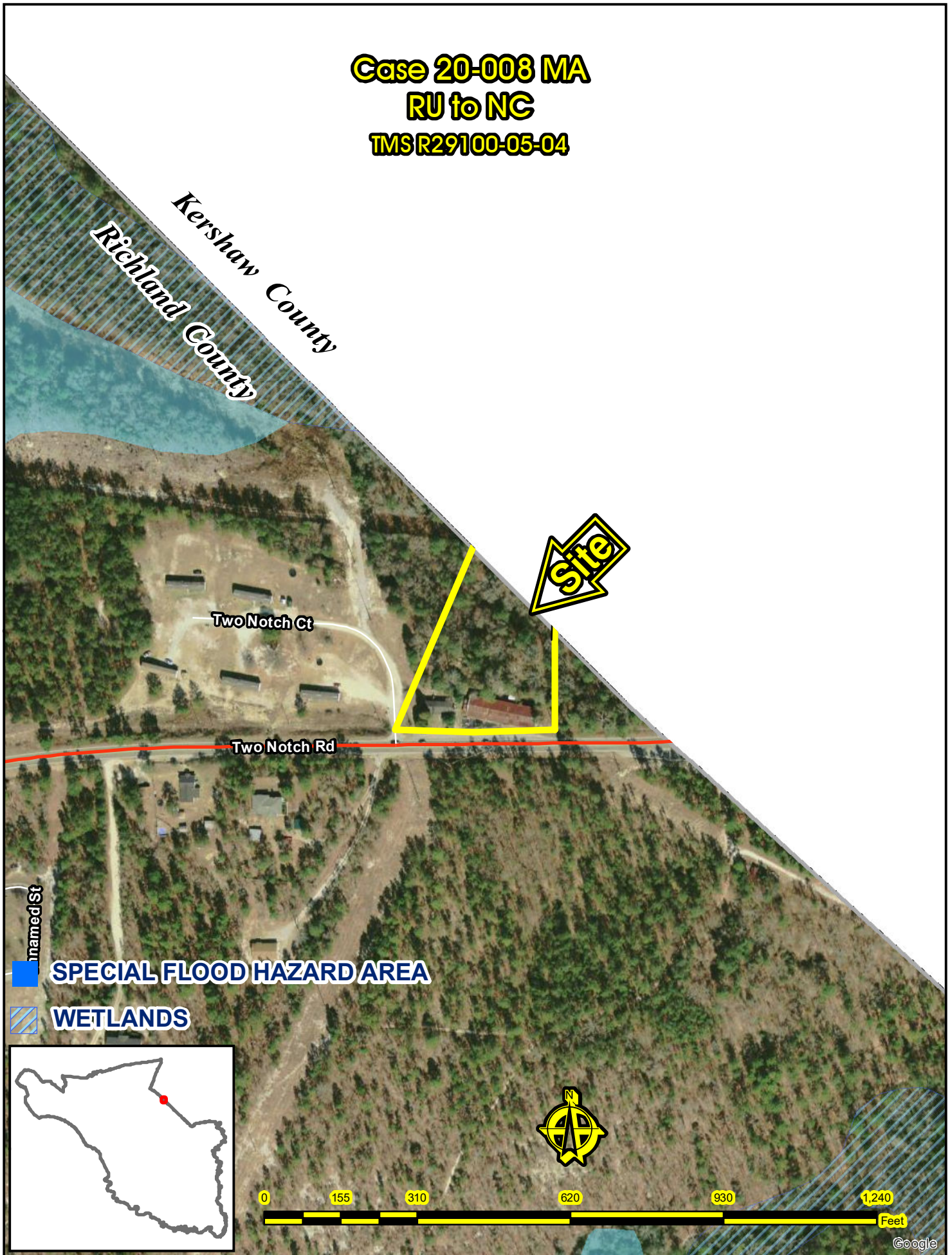
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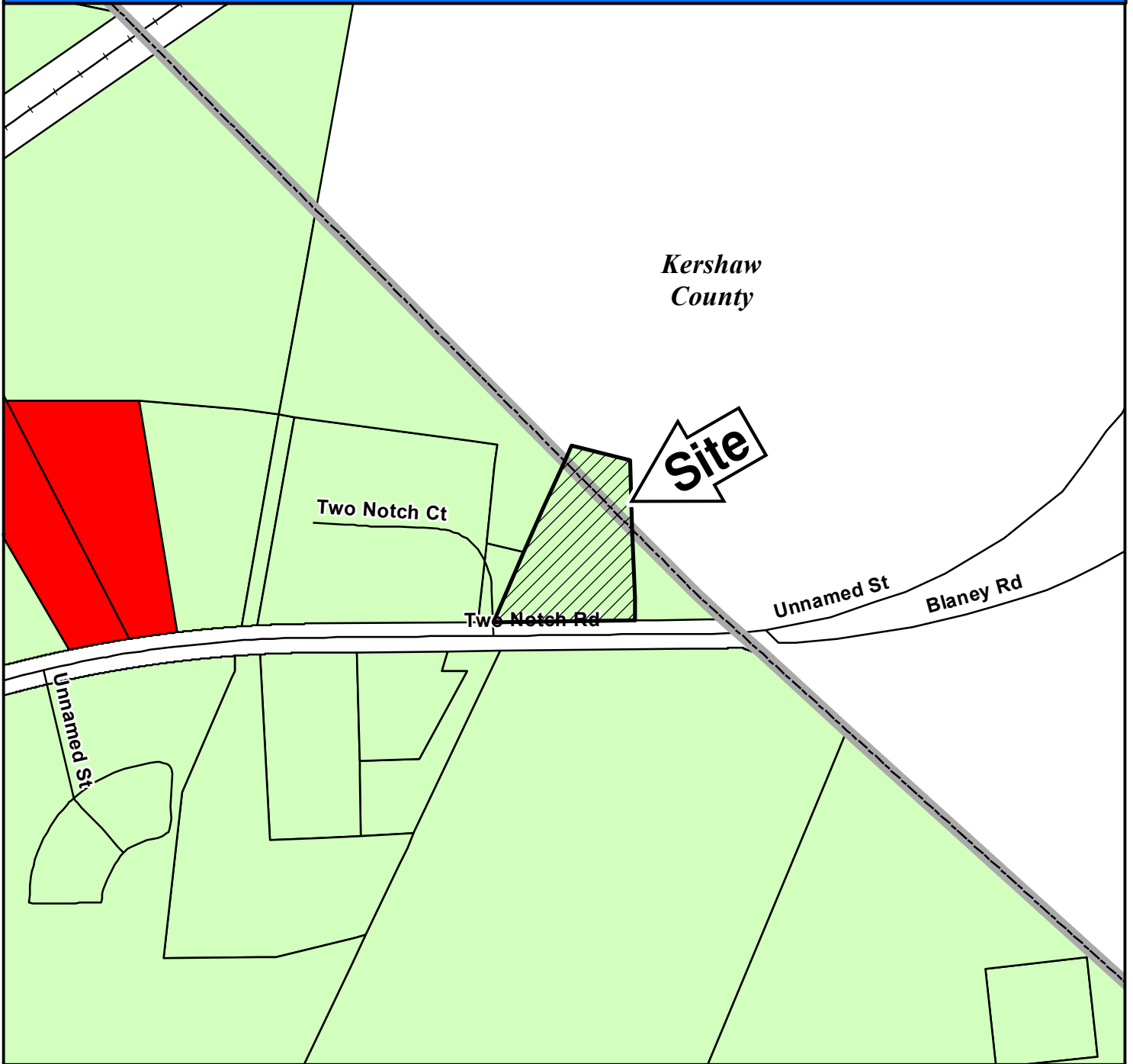
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*Fort
Jackson*

**Case 20-008 MA
RU to NC
TMS R29100-05-04**



Case 20-008 MA RU to NC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

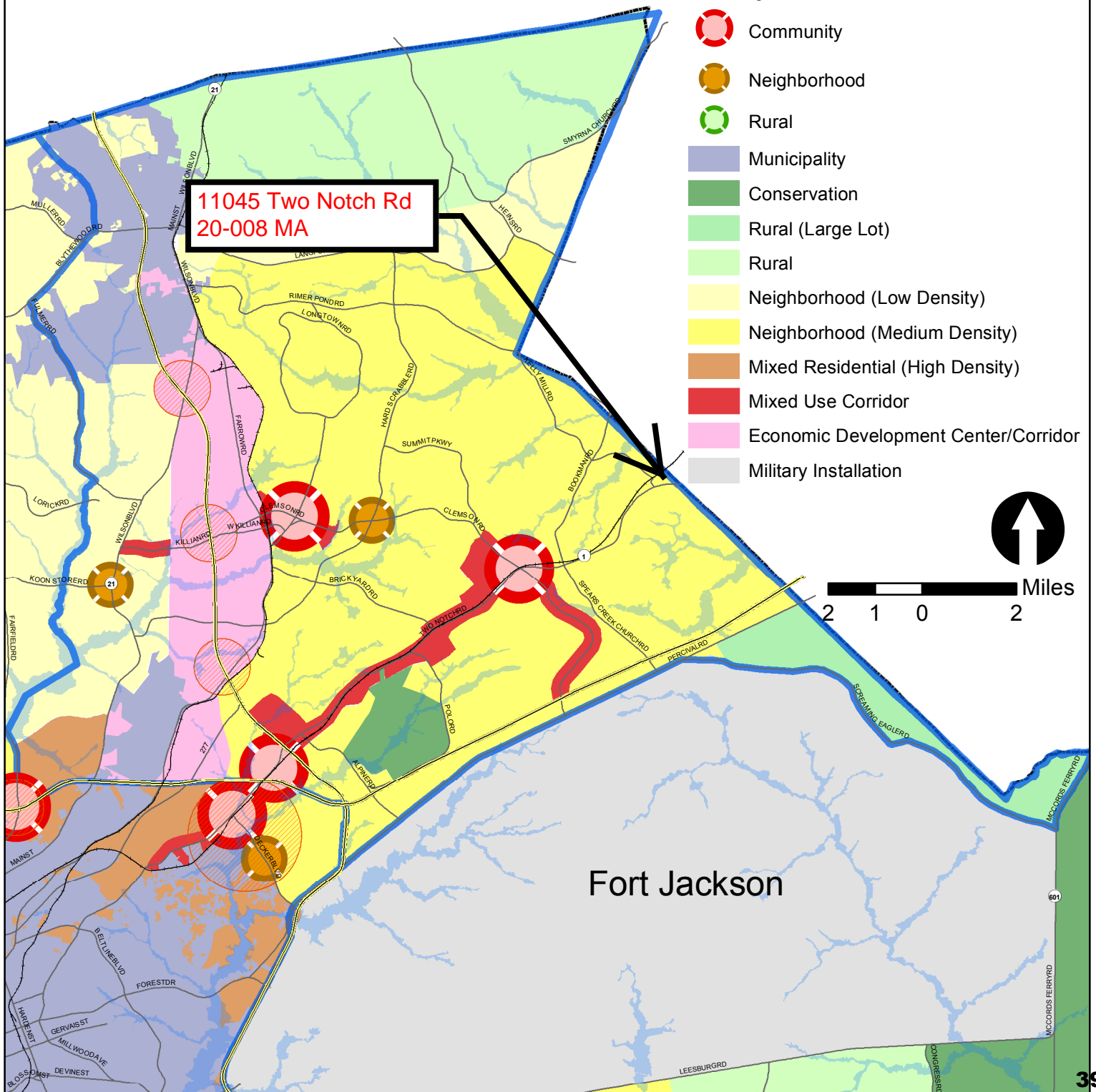


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2020
RC PROJECT: 20-009 MA
APPLICANT: Bill Dixon

LOCATION: N/S Greenhill Parish Parkway

TAX MAP NUMBER: R25800-03-44
ACREAGE: 13.37 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: March 6, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) under case number 99-050MA . The subject parcel was subject to a Planned Development District (PDD) to Planned Development District (PDD) amendment under case number 14-031MA.

Zoning History for the General Area

There was a previously approved map amendment (case number 14-09MA) that was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

Zoning District Summary

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<u>South:</u>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<u>East:</u>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<u>West:</u>	RU/RU/GC	Residences/Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Greenhill Parish Parkway, a local road without sidewalks or streetlights. The subject parcel is currently undeveloped with a variety of residential developed or planned on the east, south, and west of the site.

The overall Greenhill Parish PDD identifies 330 total acres with 251.38 acres of residential and 1,098 total allowable dwelling units. The proposed PDD will affect approximately 13.37 acres of the existing PDD development. The proposed changes would increase the residential yield from 1.098 units to 1,141 units. However, the proposed amendment will not increase the dwelling units per acre from 4.54 du/ac.

Proposed PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
RS-HD	55.2	13.37	+ 13.37
RG-2	13.5±	0	-13.5
C-3	2.82±	0	- 2.83
Buffer	0	2.95	

Public Services

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

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

Plans & Policies

The 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 2018 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 11,800 Average Daily Trips (ADTs). This segment of Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Spears Creek Church Road is currently operating at Level of Service (LOS) "D".

Spears Creek Church Road is identified for widening from two to five lanes from Interstate 20 to Two Notch Road. Included in this widening is the intersection with Two Notch Road. This project is being managed SCDOT and funded through the Richland County Penny Tax Program. The project is currently within the design/development phase with construction estimated in 2021 with no anticipated completion date at this time.

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.

Conclusion

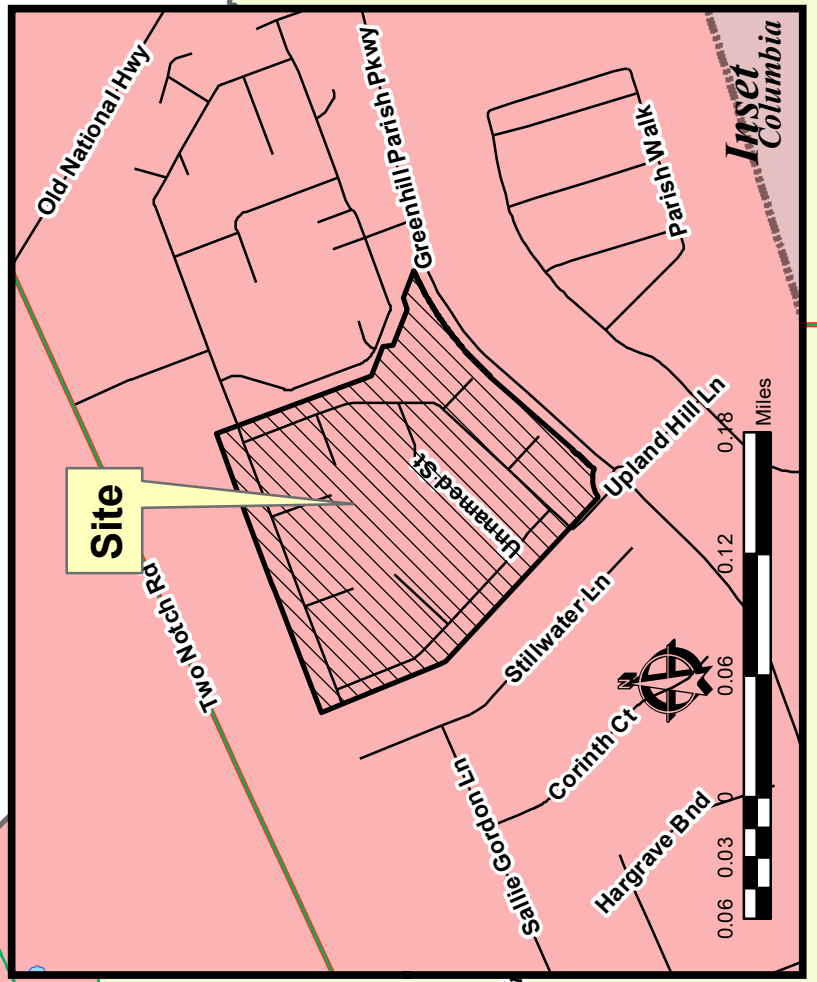
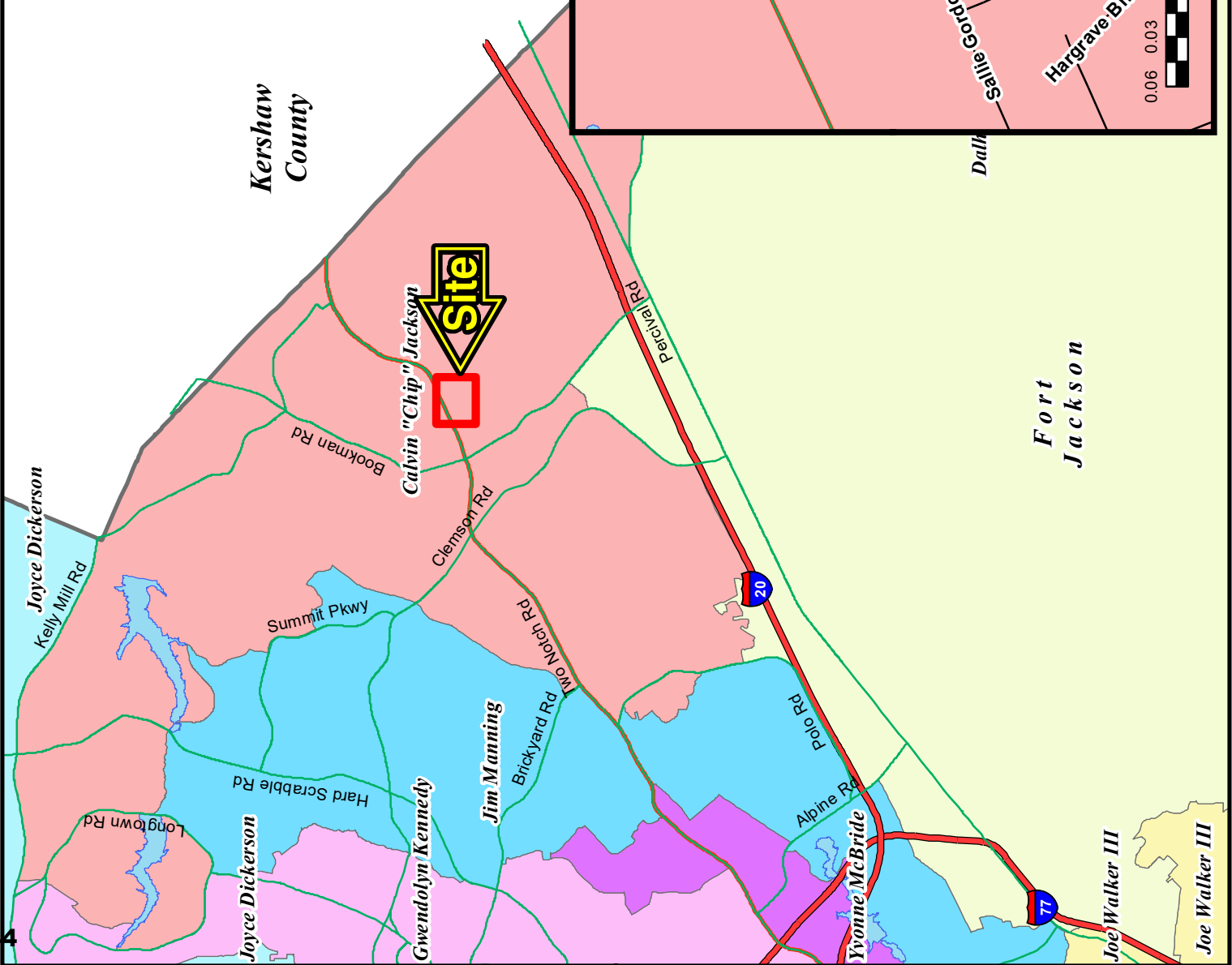
Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for non-residential development. Within the Neighborhood (Medium-Density) future land use designation, the Plan recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

Planning Commission Action

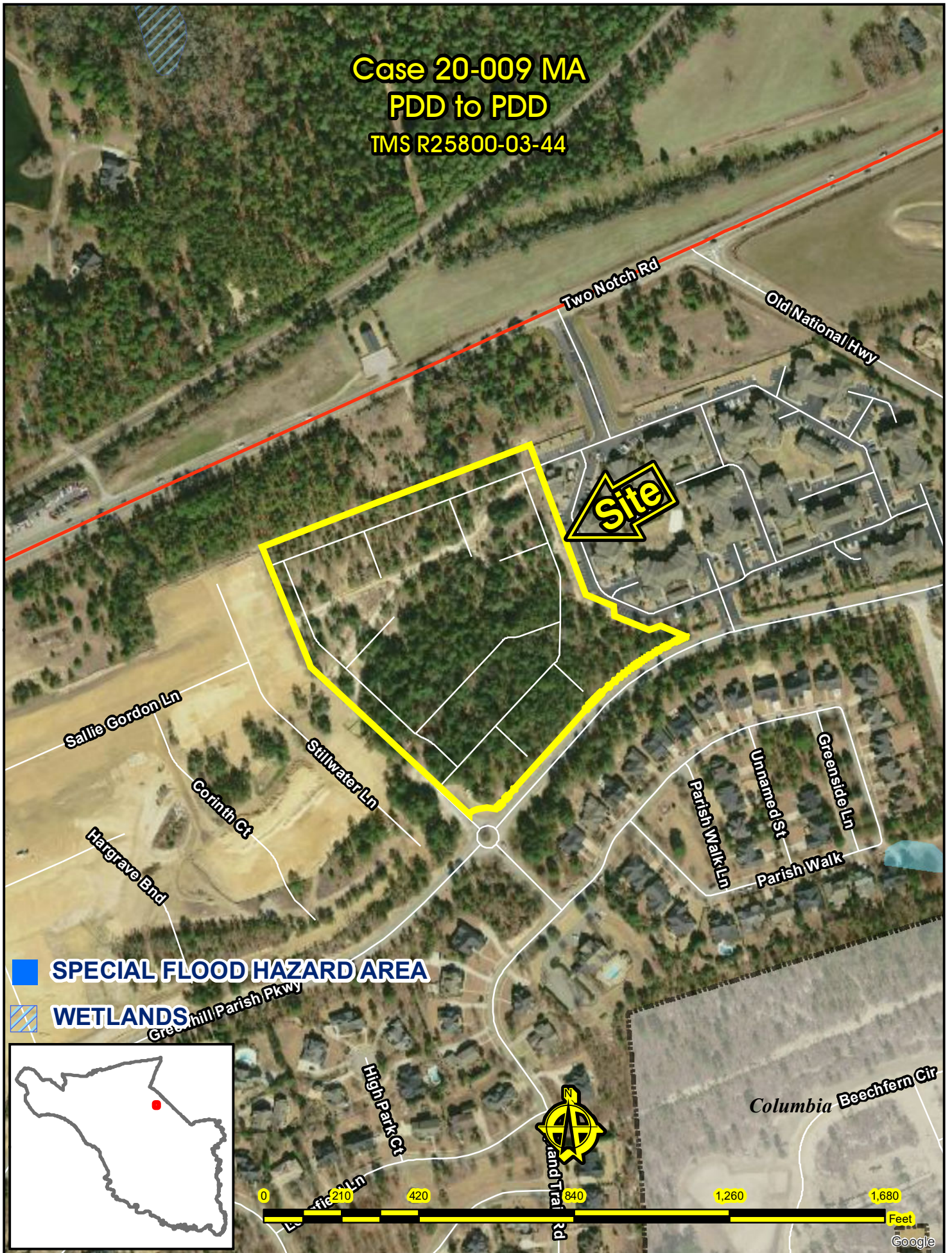
At their **March 2, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-009 MA**.

3. Case 20-009 MA
Bill Dixon
R25800-03-44
Greenhill Parish Parkway
DISTRICT 9 - Calvin "Chip" Jackson

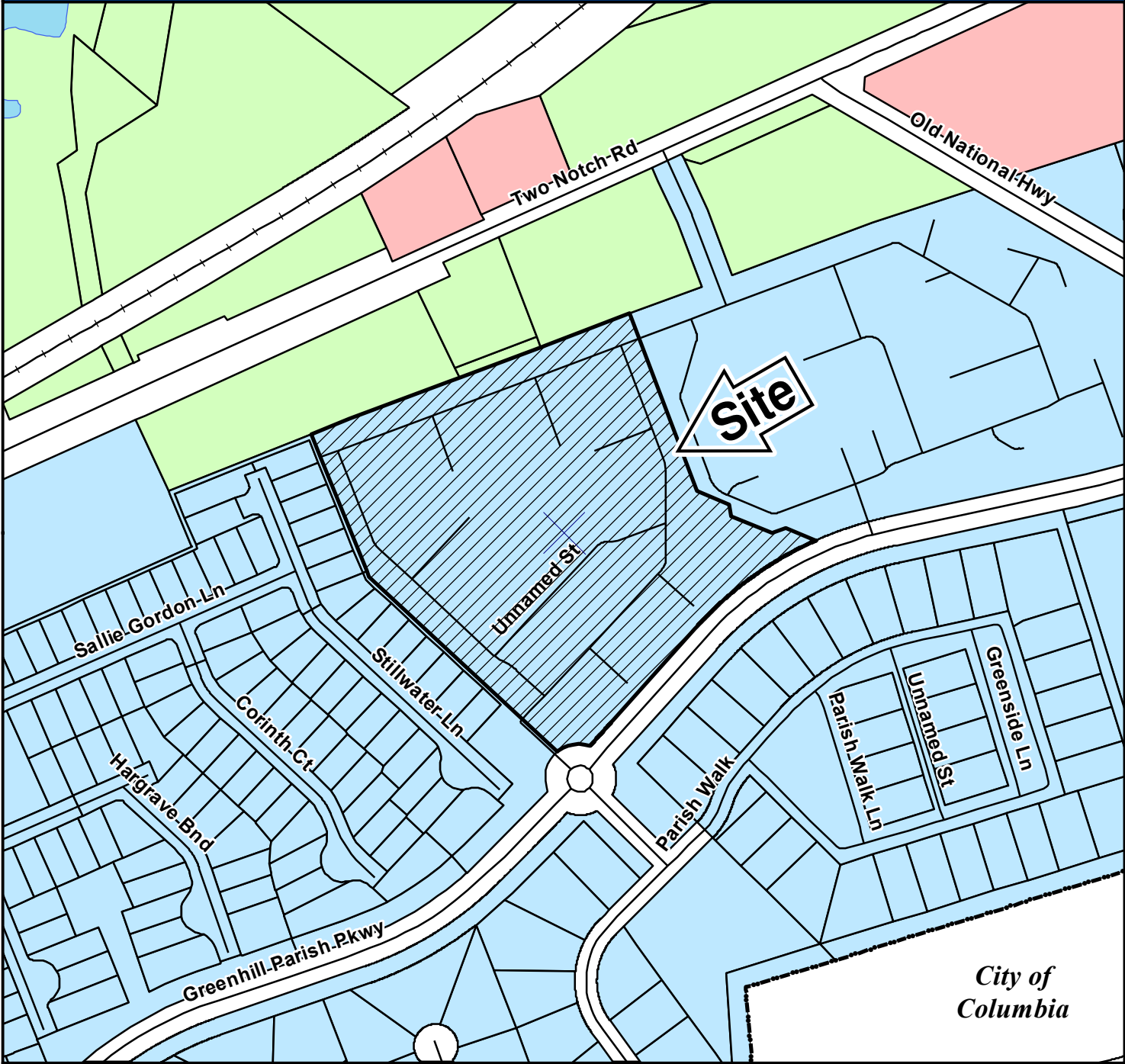
*Kershaw
County*






Case 20-009 MA
PDD to PDD
TMS R25800-03-44



Case 20-009 MA PDD to PDD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

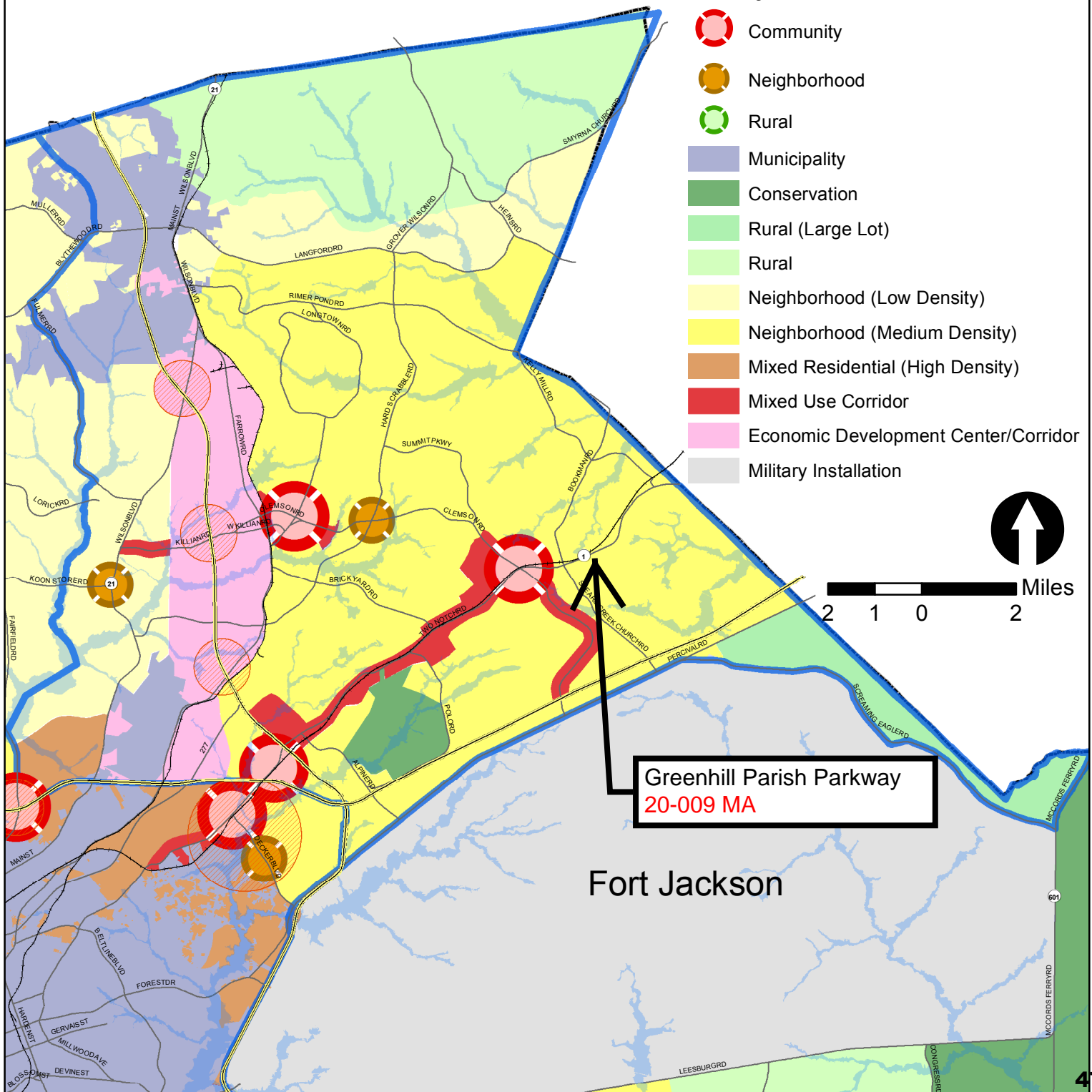


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-010 MA
APPLICANT: Kyu Han or Yong Han

LOCATION: 10804 Two Notch Road

TAX MAP NUMBER: R25915-02-05
ACREAGE: .7 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 8, 2020

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. 4.

4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

Zoning History for the General Area

The parcel zoned Office and Institutional (OI) District to the east of the site was rezoned under case number 05-012.

The parcels zoned General Commercial (GC) District north of the site were rezoned under case number 88-046 and 88-047.

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: 11 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Convenience Store
<u>South:</u>	RU	Automobile repair
<u>East:</u>	RU	Residential
<u>West:</u>	GC	Office Use

Discussion

Parcel/Area Characteristics

The subject site currently has a nonconforming use. The parcel has frontage along Two Notch Road and Lockman Road. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. Lockman Road is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and smaller-scale commercial uses. The property north of the site is zoned GC with a convenience store. West of the site is zoned GC with office and professional uses. East of the site is a residence zoned RU. South of the site is zoned RU with an automobile repair business.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately 0.825 miles south of the subject parcel on Old National Highway. Records indicate that the parcel is currently served via septic sewer and private water system. The Northeast fire station (number 4) is located 2.05 miles south of the subject parcel on Spears Creek Church 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 2019 SCDOT traffic count (Station #119) located northeast of the subject parcel on Two Notch Road identifies 12,200 Average Daily Trips (ADTs). This segment of Two Notch Road is classified as a two-lane undivided Principal Arterial, maintained by SCODT with a design capacity of 14,600 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

In principal, staff recommends **Disapproval** as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan.

Per the Plan, non-residential development in the Neighborhood (Medium Density) designation may be considered "for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The subject parcel is not located at a traffic junction along an arterial road and at the intersection of a primary arterial. Additionally, approval of the rezoning request would permit uses that are of a scale and intensity that are not consistent with the land use recommendation of neighborhood commercial scale development.

However, the requested zoning would be in character with the existing zoning pattern in the general area.

For these reasons, staff recommends **Disapproval**.

Planning Commission Action

At their **June 1, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

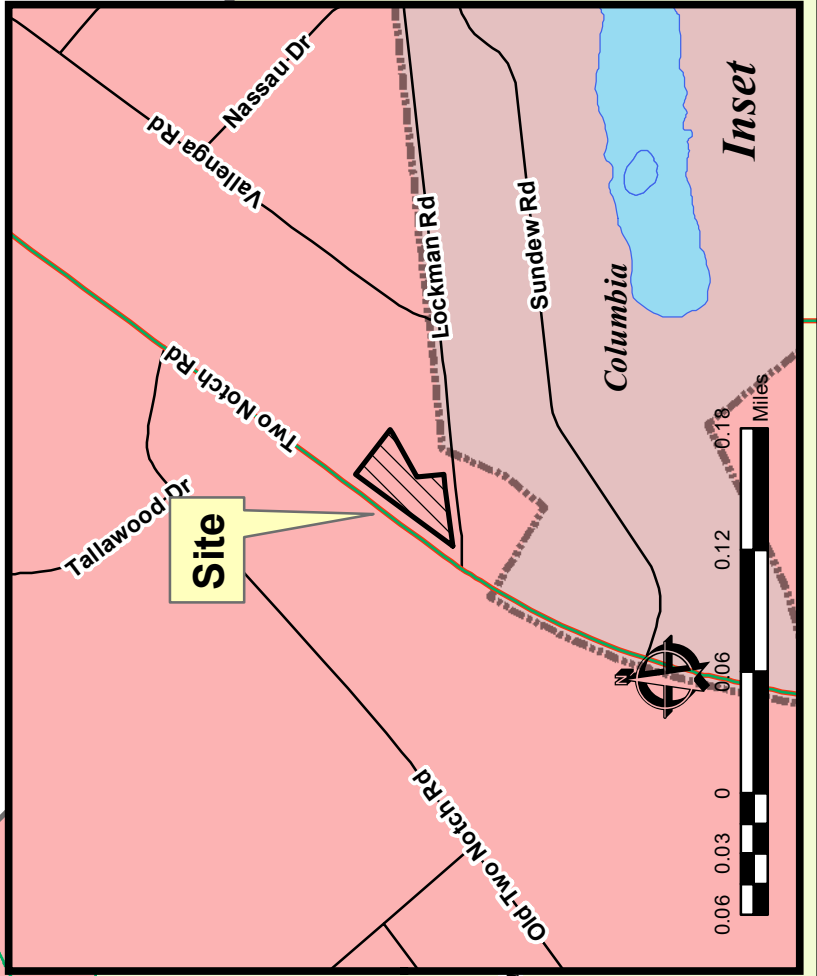
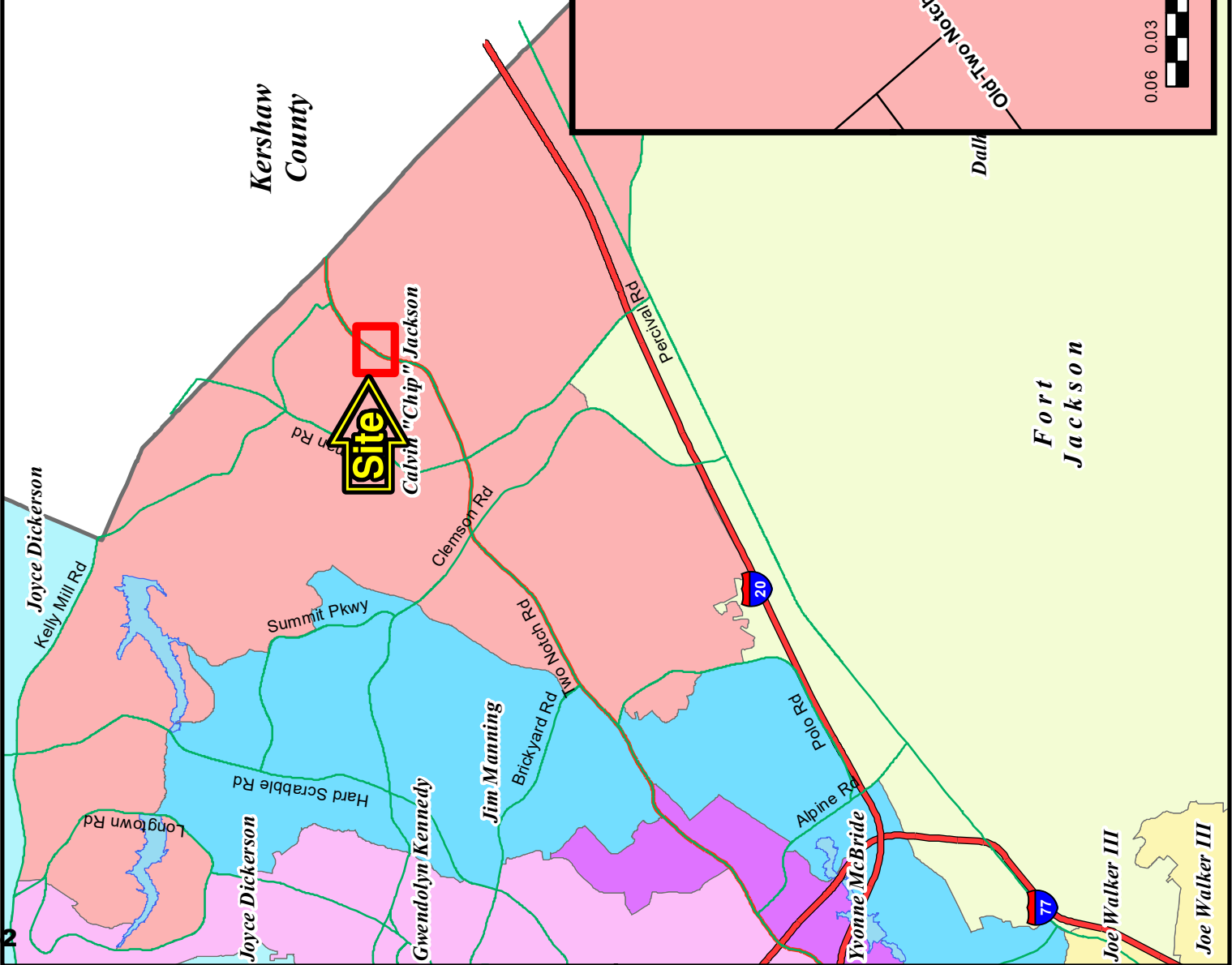
- The existing commercial establishments in the adjacent area are General Commercial.
- The request is consistent with the existing layout of the area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-010 MA**.

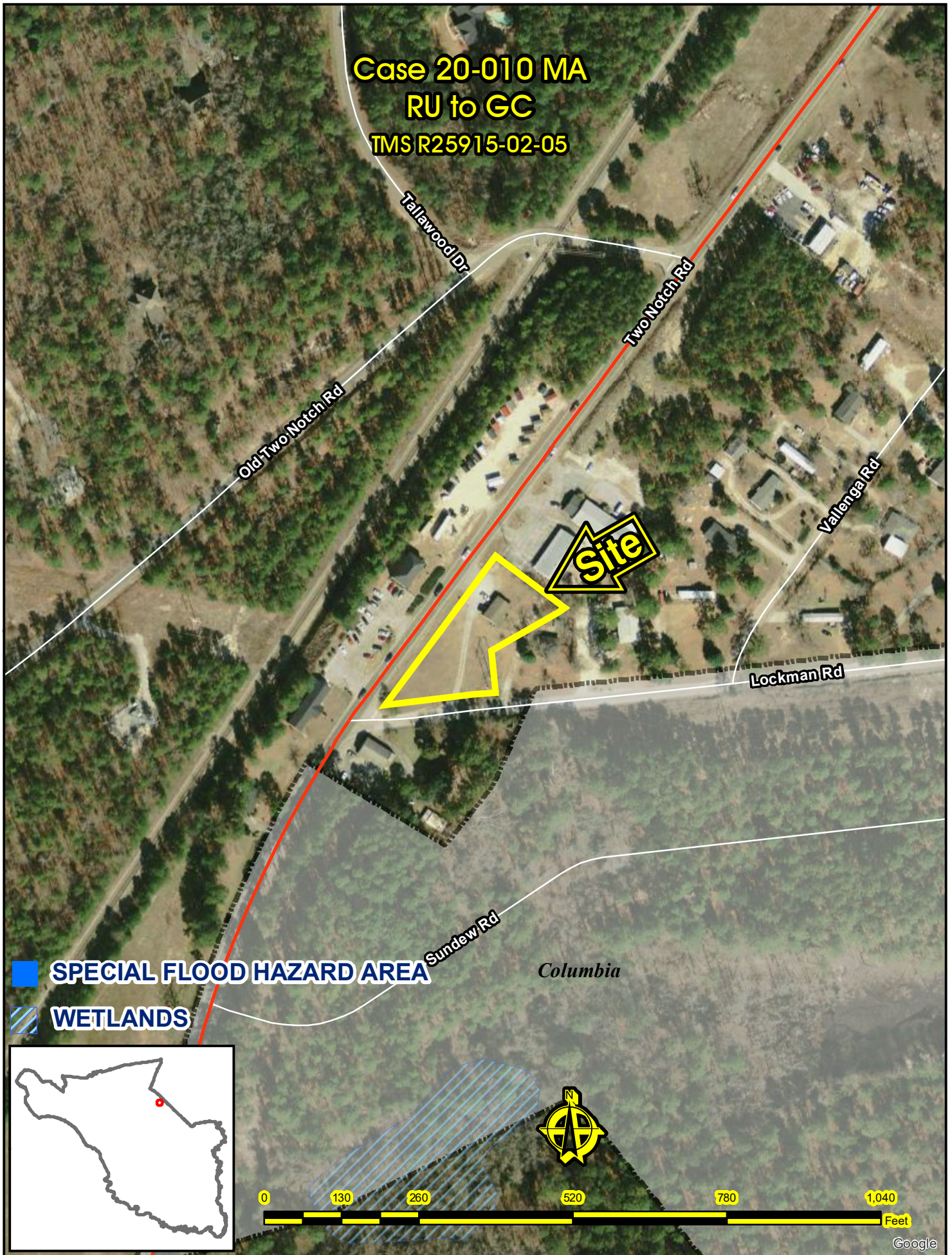
1. Case 20-010 MA
 Yong M. Han & Kyu H. Han
 R25915-02-05
 10804 Two Notch Road
 DISTRICT 9 - Calvin "Chip" Jackson

*Kershaw
 County*

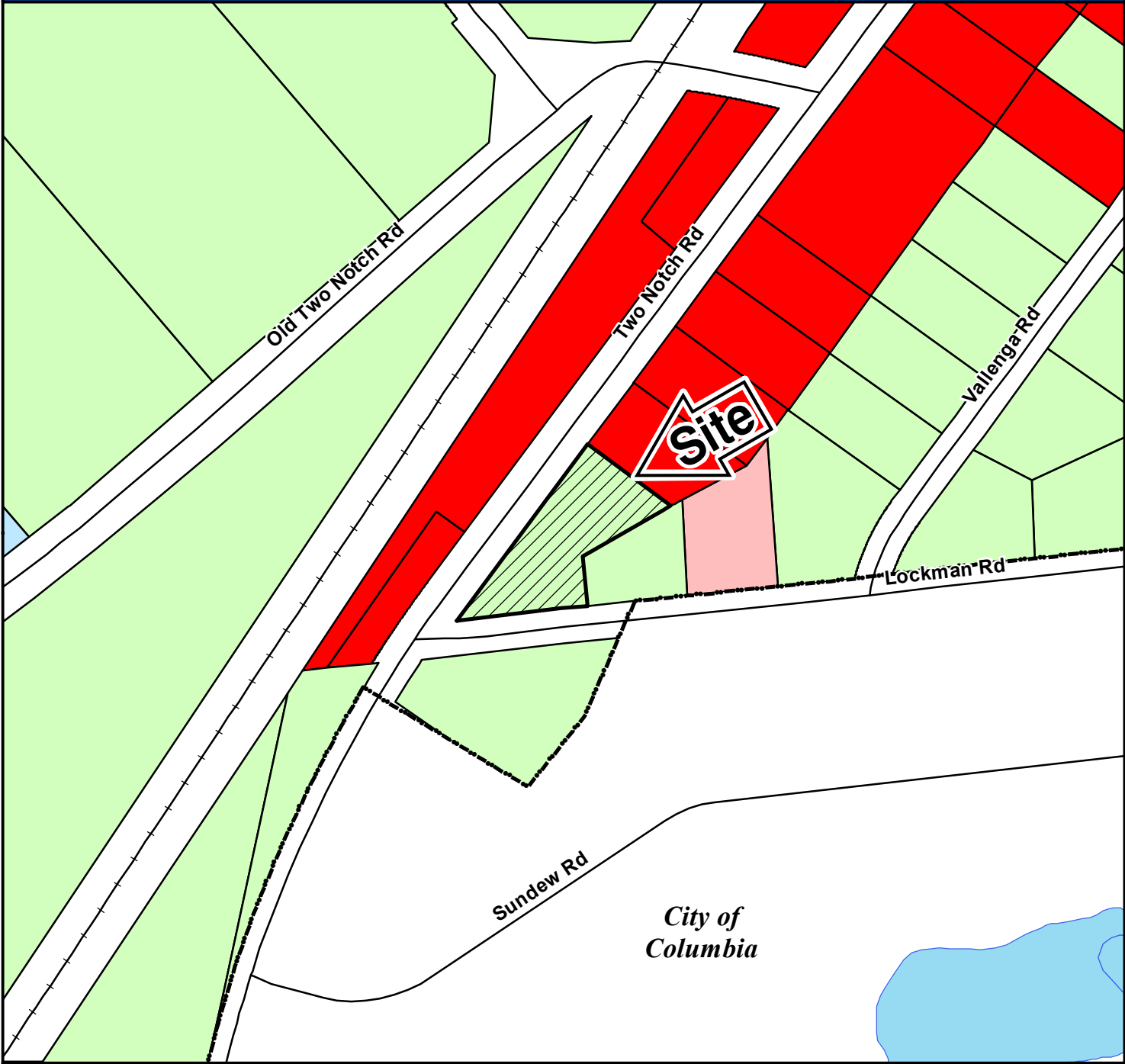
*Fort
 Jackson*






























Case 20-010 MA
RU to GC
TMS R25915-02-05



Case 20-010 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

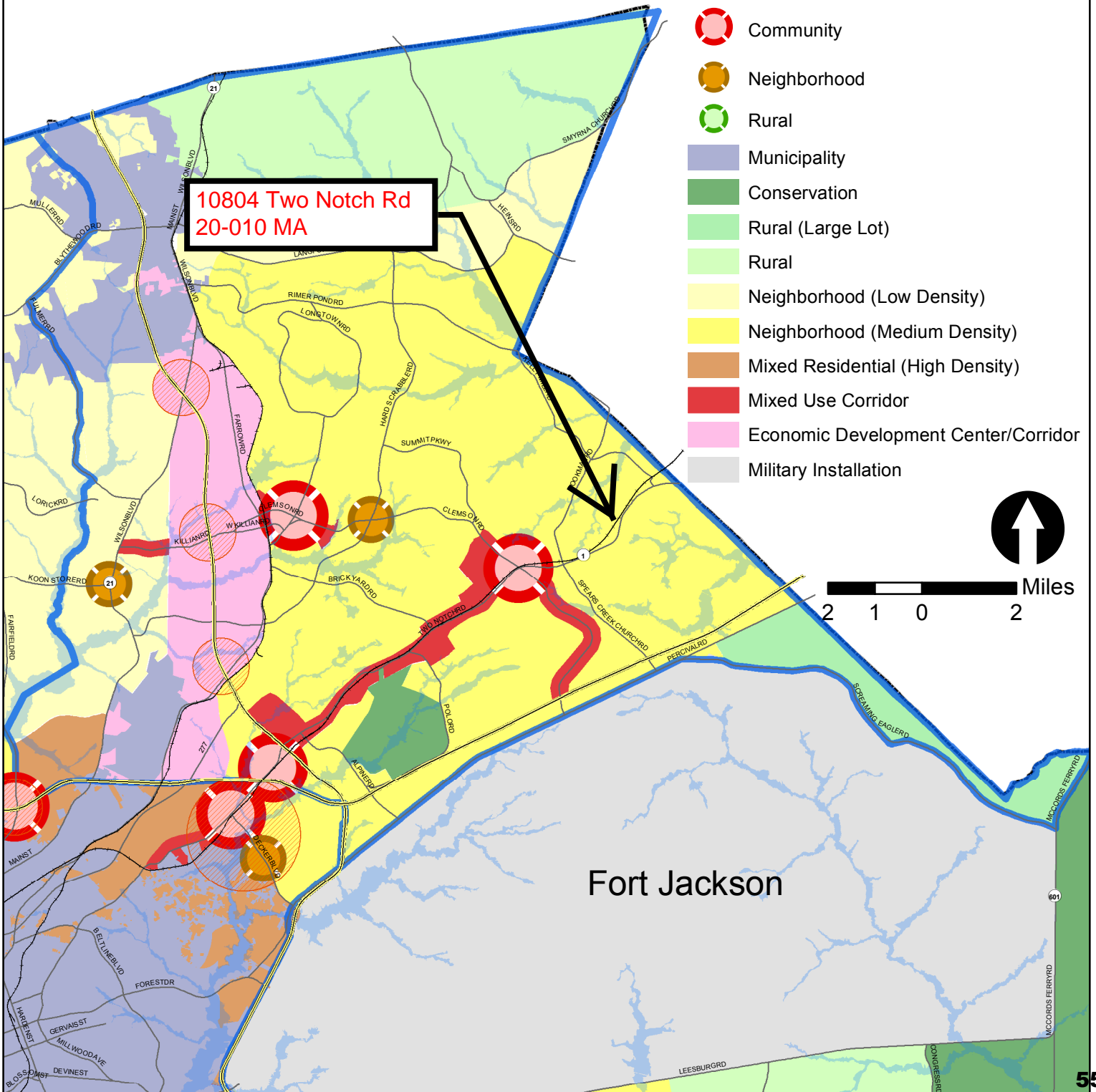


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-012 MA
APPLICANT: Anna Fonseca

LOCATION: Fontaine Center Drive

TAX MAP NUMBER: R14201-05-02 (portion of), 07, & 08

ACREAGE: 14.31 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: June 8, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Manufacturing (M-1).

Zoning History for the General Area

N/A

Zoning District Summary

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

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 229 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	Highway ROW (City of Columbia / M-1 (City of Columbia) / M-1	SC 277 (City of Columbia) / Instructional Fitness (City of Columbia) / Warehousing and Auto Repair
<u>South:</u>	RS-LD / RM-HD	Residences (Happy Valley Subdivision) / Residential
<u>East:</u>	RS-MD	Residences (Mossley Hills Subdivision)
<u>West:</u>	OI / Highway ROW (City of Columbia)	Assisted Living Facility / SC 277 (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject site is comprised of three parcels, all of which are currently undeveloped. The parcels have frontage along Fontaine Commerce Drive. Fontaine Commerce Drive is a two-lane local road without sidewalks or streetlights. The general area is characterized by commercial and light warehousing uses, along with residential subdivisions and other residential uses nearby. The subject site is along the boundary with the City of Columbia on the west. The properties north of the site are zoned M-1, with one within the City of Columbia. West of the site is a property zoned OI along with SC 277 ROW. East and south of the subject parcel are residential uses zoned RS-MD, RS-LD, and RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Pendergrass Fairwold Elementary School is located approximately 0.76 miles northwest of the subject parcel on Token Street. Records indicate the parcels are served via City of Columbia water and sewer. The Belvedere fire station (number 11) is located 0.9 miles south of the subject parcel on Blume Court. There are two fire hydrants adjacent to the subject site.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High Density)***.

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 2019 SCDOT traffic count (Station #314) located east of the subject parcel on Fontaine Road identifies 15,600 Average Daily Trips (ADTs). This segment of Fontaine Road is currently classified as a five-lane divided major collector, maintained by SCODT with a design capacity of 22,600 ADTs. This section of Fontaine Road is currently operating at Level of Service (LOS) "B".

There are currently no programmed to this section of Fontaine Road through SCDOT or the Richland County Transportation Penny Program.

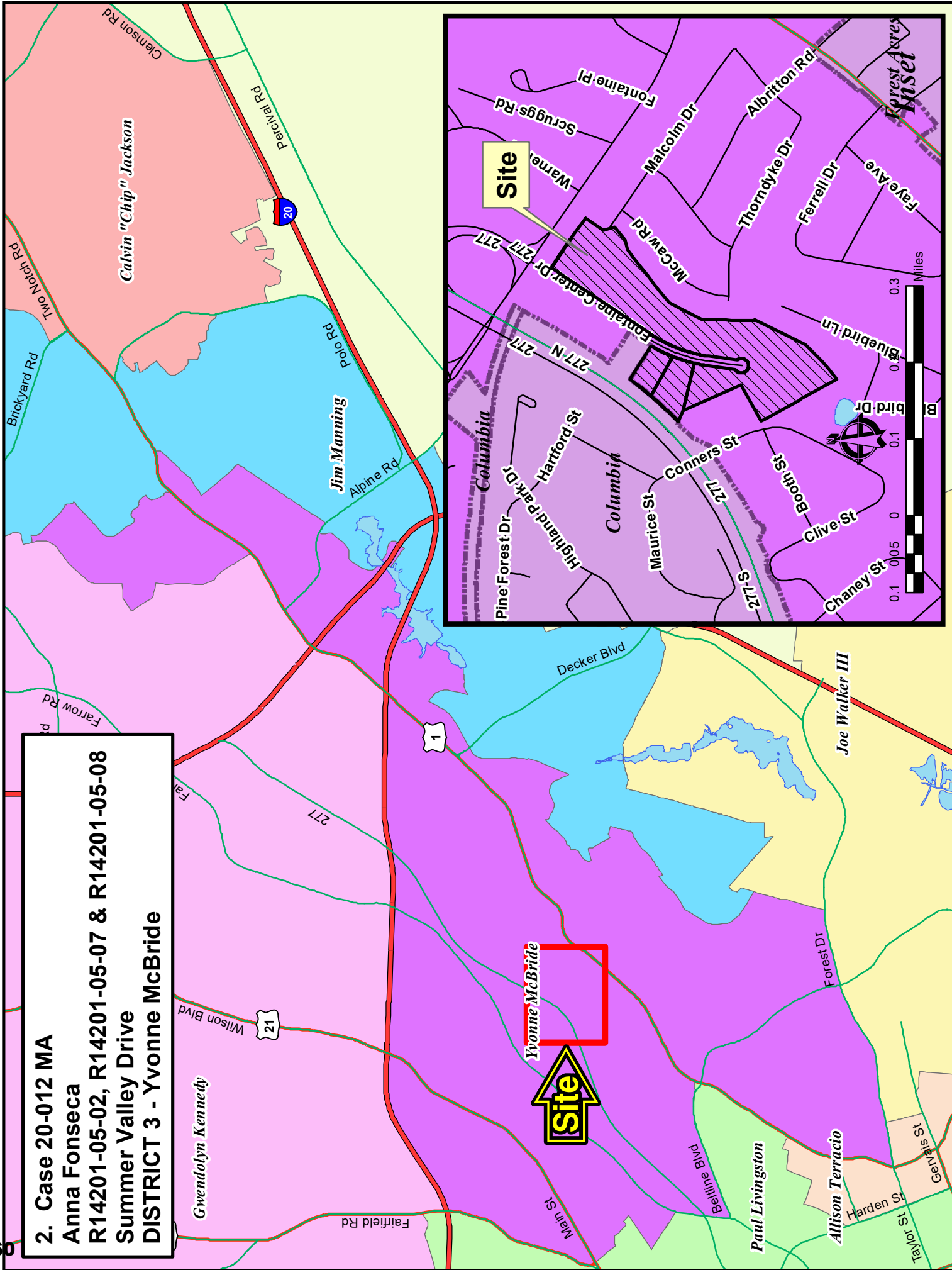
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential future land use designation.

Planning Commission Action

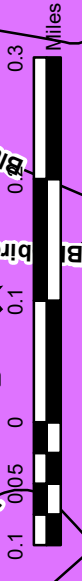
At their **June 1, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-012 MA**.

2. Case 20-012 MA
Anna Fonseca
R14201-05-02, R14201-05-07 & R14201-05-08
Summer Valley Drive
DISTRICT 3 - Yvonne McBride



Site

Site



**Case 20-012 MA
GC/M-1 to RM-HD**

TMS R14201-05-02(P), R14201-05-07 & 08



Site

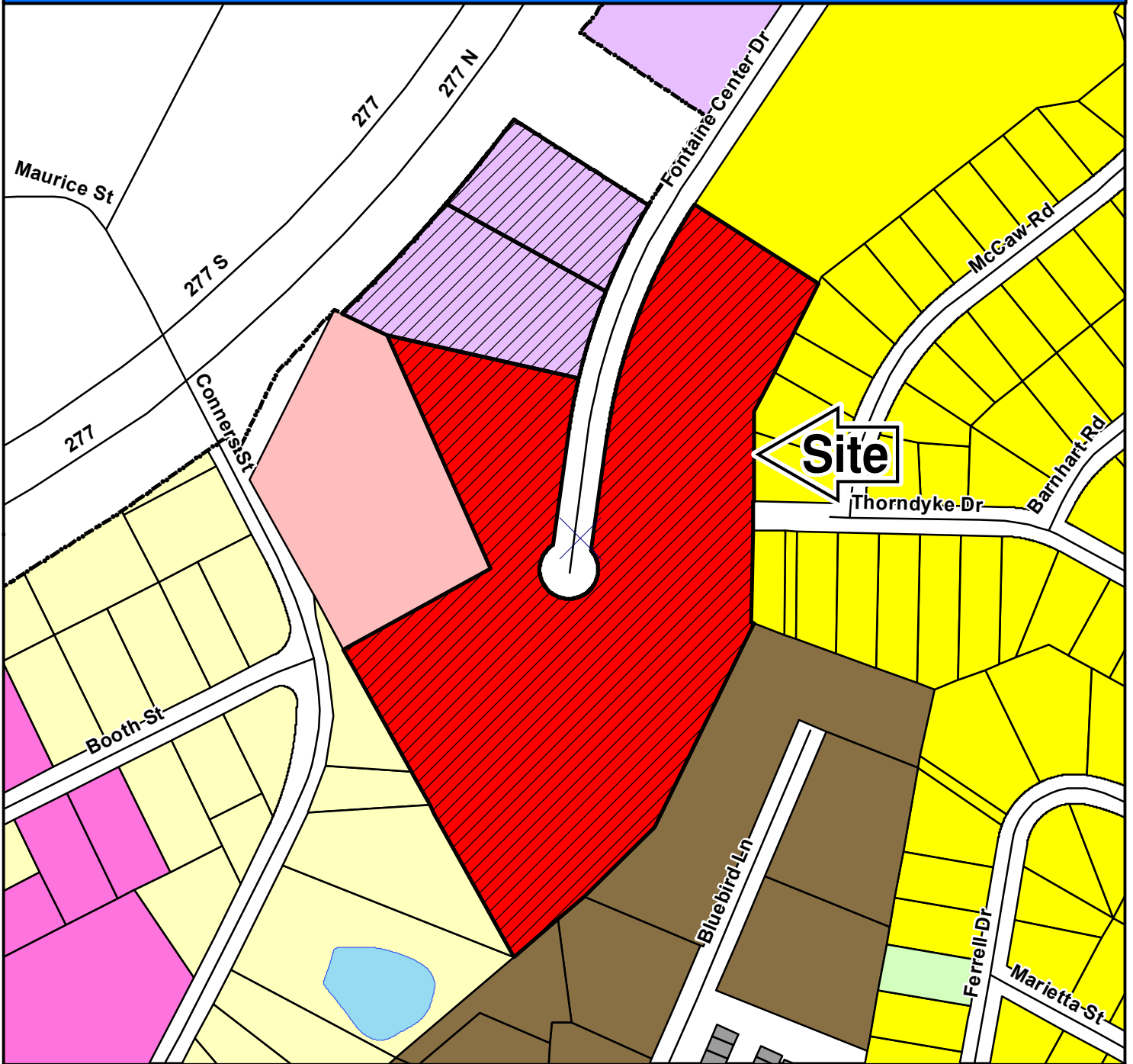
SPECIAL FLOOD HAZARD AREA

WETLANDS




























0 210 420 840 1,260 1,680 Feet

Fores Acres
Google

Case 20-012 MA GC/M-1 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		

Fontaine Center Dr
20-012MA



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: June 1, 2020
RC PROJECT: 20-014 MA
APPLICANT: Alex Serkes

LOCATION: 10501 Farrow Road

TAX MAP NUMBER: R17500-02-07 & 15
ACREAGE: 5.52 ± acres
EXISTING ZONING: GC
PROPOSED ZONING: HI

ZPH SIGN POSTING: June 8, 2020

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (GC).

Zoning History for the General Area

The parcel zoned Residential Single-family Estate (RS-E) north of the subject site was rezoned under case number 05-009MA.

The parcel zoned Heavy Industrial (HI) directly east of the subject site was rezoned under case number 06-021MA.

The parcel zoned General Commercial (GC) south of the site was rezoned under case number 11-005MA.

The parcels zoned Light Industrial (LI) north of the subject site were rezoned under case number 17-009MA and 18-004MA.

Zoning District Summary

The HI District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: no maximum density standard.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Residence
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	HI / RU	Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels. The smaller of the two sites is undeveloped, with a warehouse structure on the larger. The parcel has frontage along Farrow Rd and LuLaroe Ln. Farrow Rd is a three-lane undivided major collector without sidewalks or streetlights. Undeveloped parcels, scattered residences, and industrial uses characterize the general area. North of the subject parcels is a property zoned GC with a residence. South and west of the subject site are undeveloped parcels zoned M-1. East of the subject site are four parcels, with two zoned HI and two zoned RU, all of which are undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle School is located approximately 1.06 miles south of the subject parcel on Longreen Parkway. Records indicate the subject site served via City of Columbia water and sewer. The Killian fire station (number 27) is located 1.83 miles south of the subject parcel on Farrow Road. There is a fire hydrant location approximately 0.12 miles south of the site on Farrow 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 ***Economic Development Center/Corridor***.

Land Use and Character

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- to 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 2019 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,300 Average Daily Trips (ADTs). This segment of Farrow Road is classified as a three-lane undivided major collector, maintained by SCODT with a design capacity of 9,800 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) "F".

There are currently no programmed improvements to this section Farrow Road through SCDOT or the Richland County Transportation Penny Program.

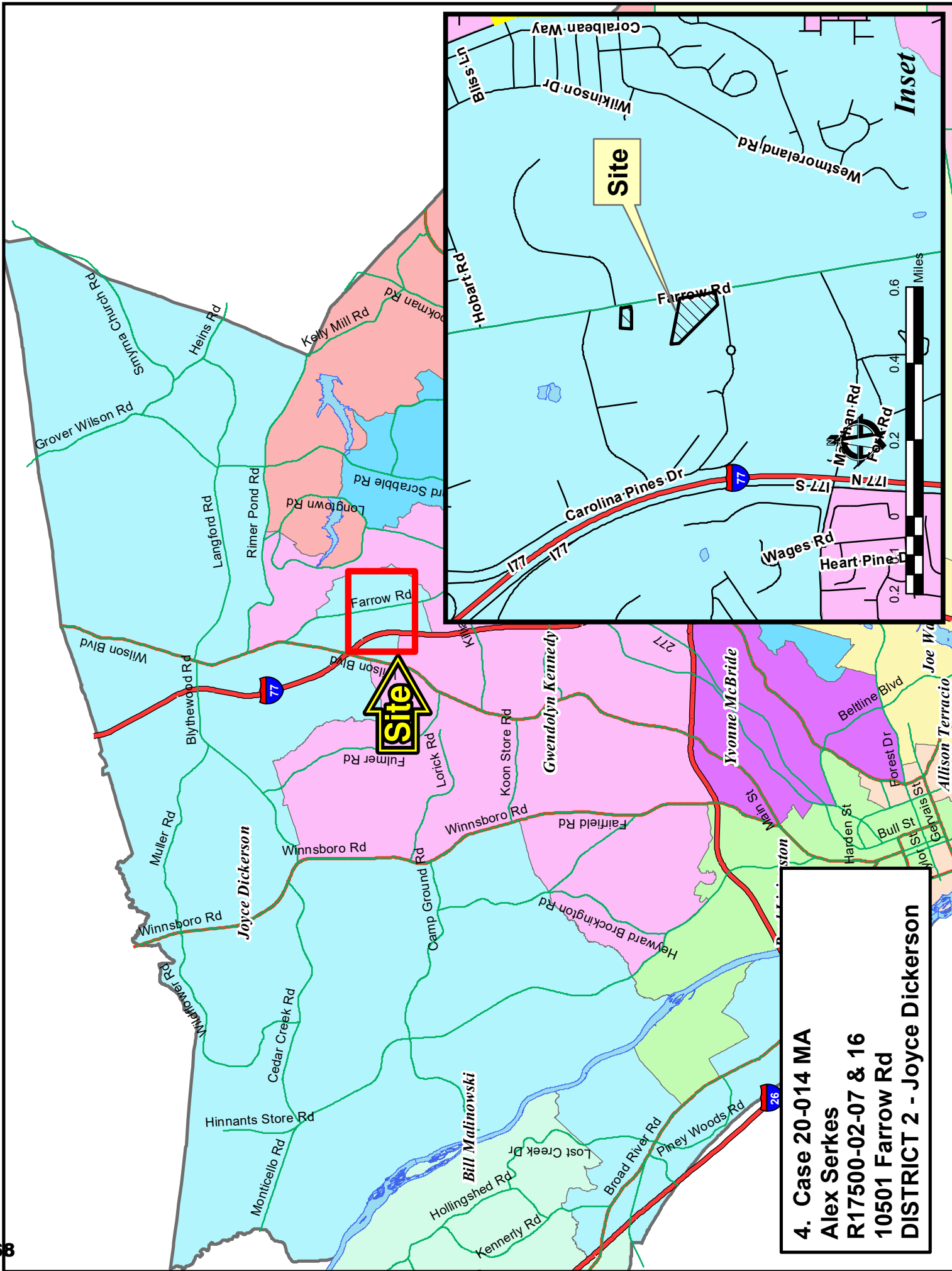
Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Economic Development Center/Corridor future land use designation.

The Plan recommends a land use and character that "encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties." The general area includes parcels zoned as light and heavy industrial, in addition to several parcels zoned general commercial. While there may be residences nearby, those uses are non-conforming within an area that is designated for employment (industrial and heavy commercial) uses. As such, development of this parcel as an employment-type use will have minimal impacts to the surrounding properties due to the current development pattern and land uses of an industrial character.

Planning Commission Action

At their **June 1, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-014 MA**.

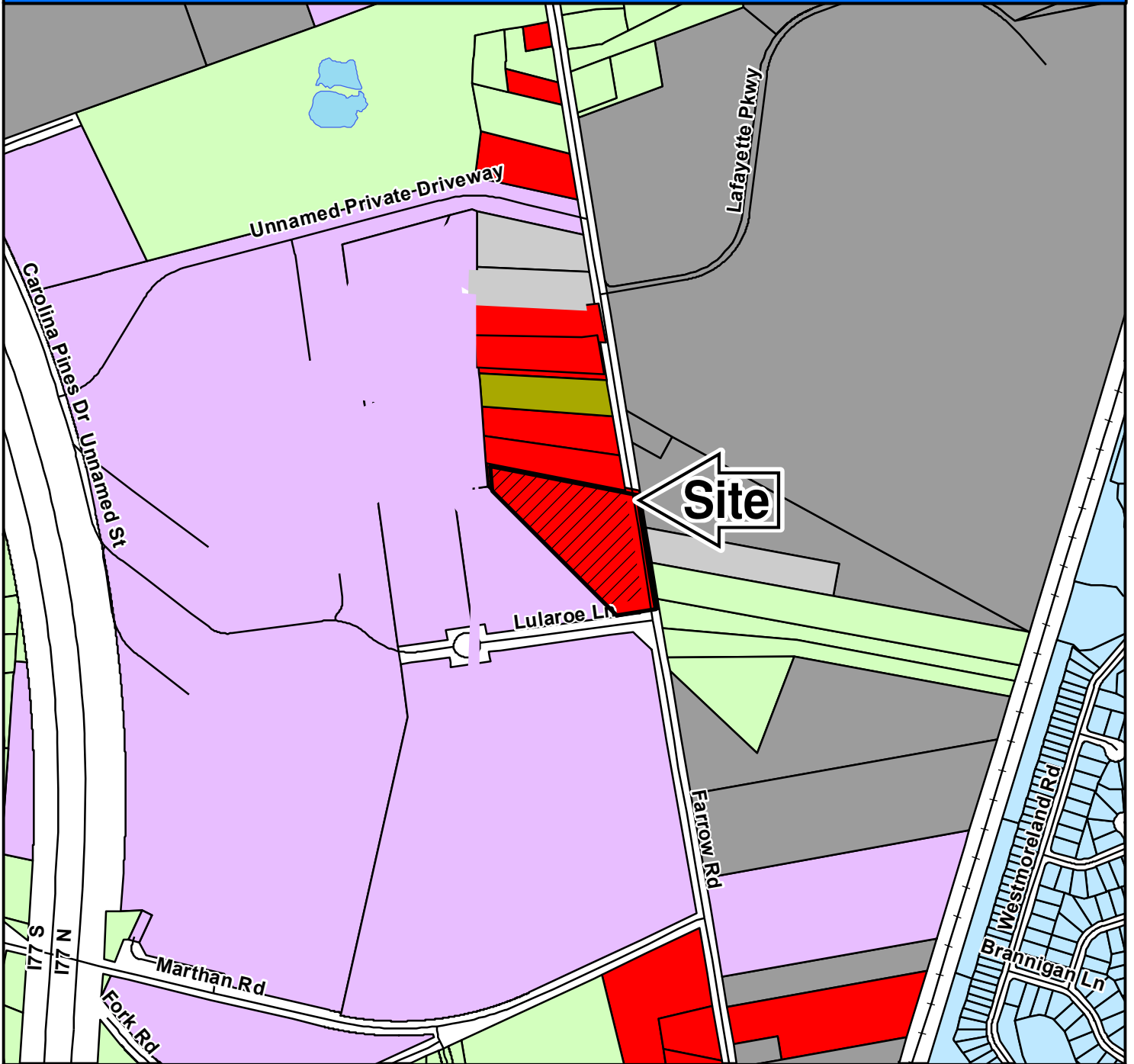


4. Case 20-014 MA
Alex Serkes
R17500-02-07 & 16
10501 Farrow Rd
DISTRICT 2 - Joyce Dickerson

**Case 20-014 MA
GC to HI**



Case 20-014 MA GC to HI



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

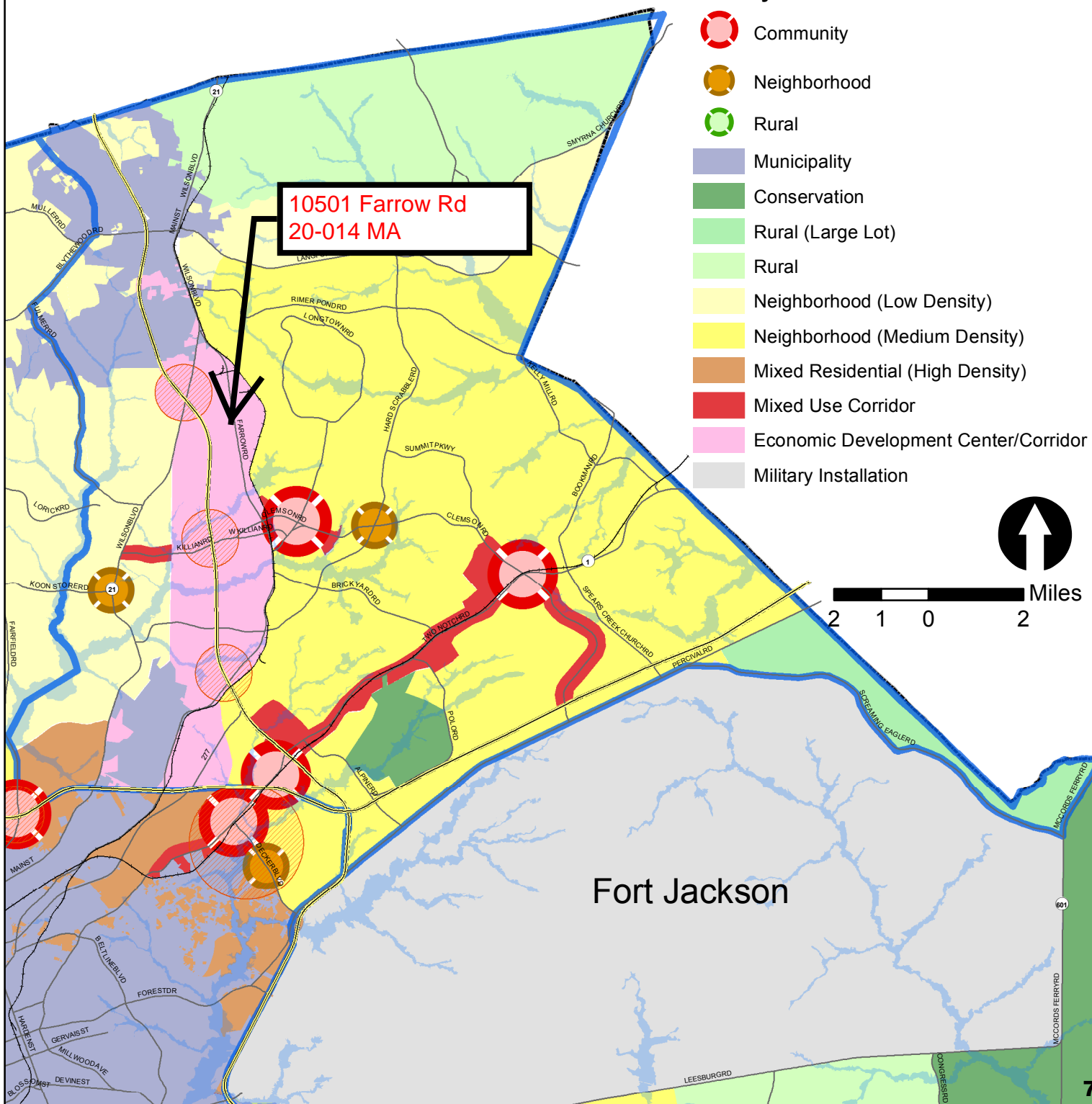


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: June 1, 2020
RC PROJECT: 20-015 MA
APPLICANT: Brenda Miller

LOCATION: 8104 Brookmont Lane

TAX MAP NUMBER: R14414-02-04
ACREAGE: .64 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: June 8, 2020

Staff Recommendation

Approval

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. 4.

- 4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

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

Zoning History for the General Area

There have been no recent map amendment cases in this area.

Zoning District Summary

The RS-MD District is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings

at Section 26-151(c) and the special exception provisions for single-family zero lot line dwellings at Section 26-152(d) of this chapter. (Ord. 028-09HR; 5-19-09)

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	RU	Residences
<u>East:</u>	RU	Residence
<u>West:</u>	RS-MD	Residences

Discussion

Parcel/Area Characteristics

The subject site currently has an existing residential structure. The parcel has frontage along Brookmont Lane and Hinton Street. Both are local roads without sidewalks or streetlights. Residences and larger institutional uses characterize the general area. The properties north, south, and east of the subject site are zoned RU with residences. West of the site are properties zoned RS-MD with residences.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Anna Boyd School is located approximately 0.31 miles south of the subject parcel on Brookmont Lane. Records indicate that the parcel is currently served via septic sewer and private water system. The Dentsville fire station (number 14) is located 1.52 miles southeast of the subject parcel 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 ***Economic Development Center/Corridor***.

Land Use and Character

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- to 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 2019 SCDOT traffic count (Station #280) located north of the subject parcel on Farrow Road identifies 15,500 Average Daily Trips (ADTs). This segment of Farrow Road is classified as a three-lane undivided minor arterial, maintained by SCODT with a design capacity of 12,400 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) "E".

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

Conclusion

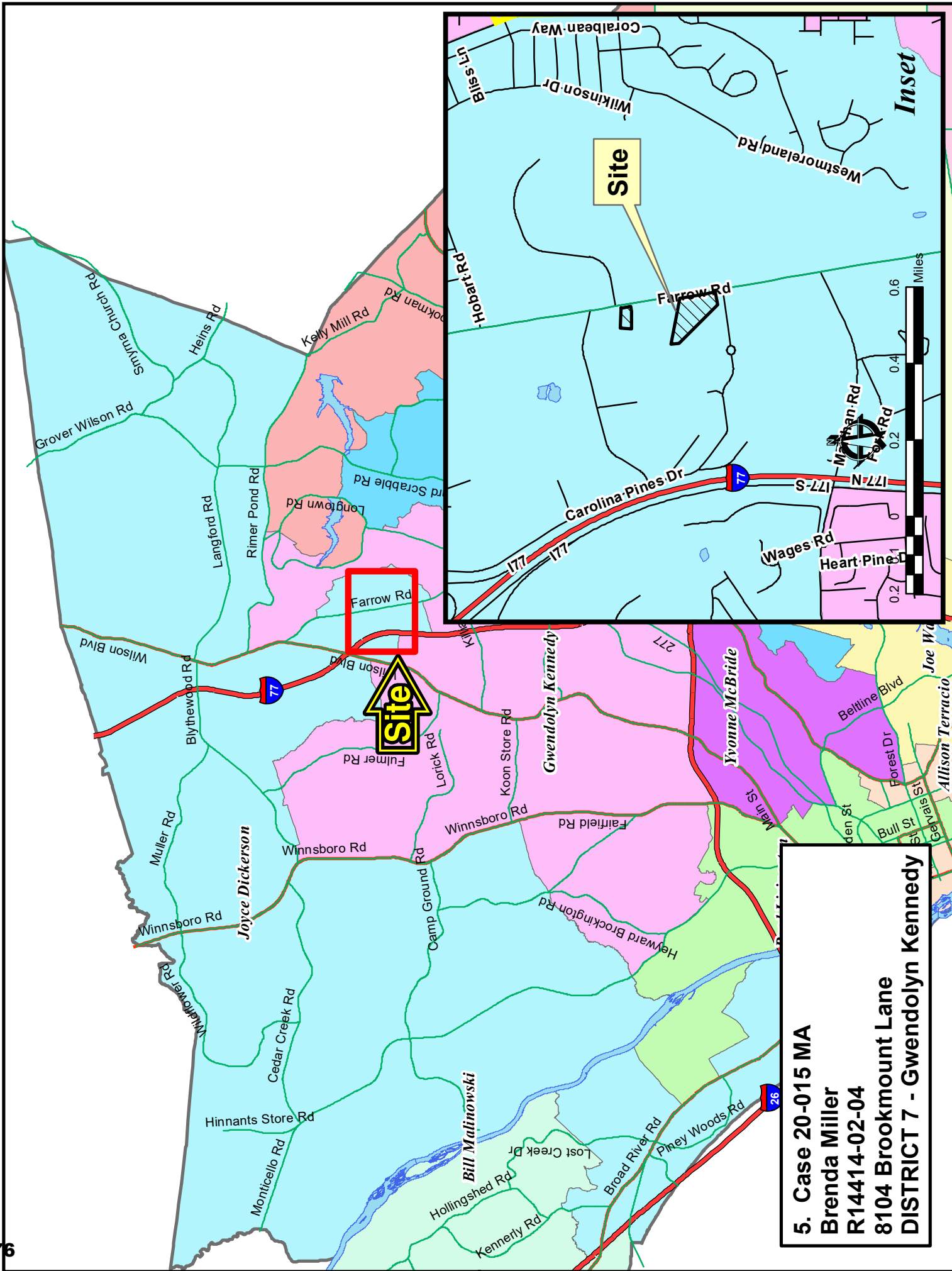
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

Within the Economic Development Center/Corridor designation, the Plan recommends residential development be "secondary to employment uses" and "located along primary road corridors proximate to employment centers."

The area where the subject site is located is proximate to large employment centers off Farrow Road and Parklane Road. Likewise, it is located within an area of predominately residential, which would be supportive of any employment-type uses.

Planning Commission Action

At their **June 1, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-015 MA**.



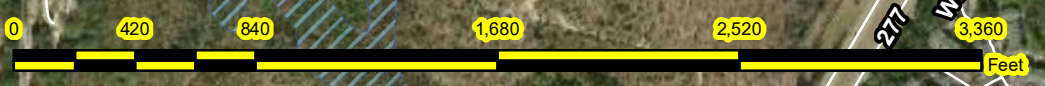
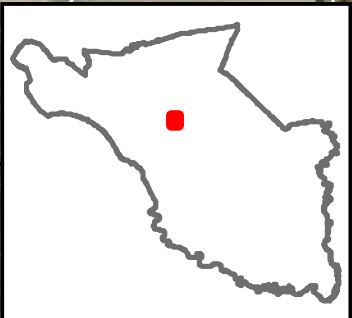
5. Case 20-015 MA
Brenda Miller
R14414-02-04
8104 Brookmount Lane
DISTRICT 7 - Gwendolyn Kennedy

Case 20-015 MA
RU to RS-MD
TMS R14414-02-04



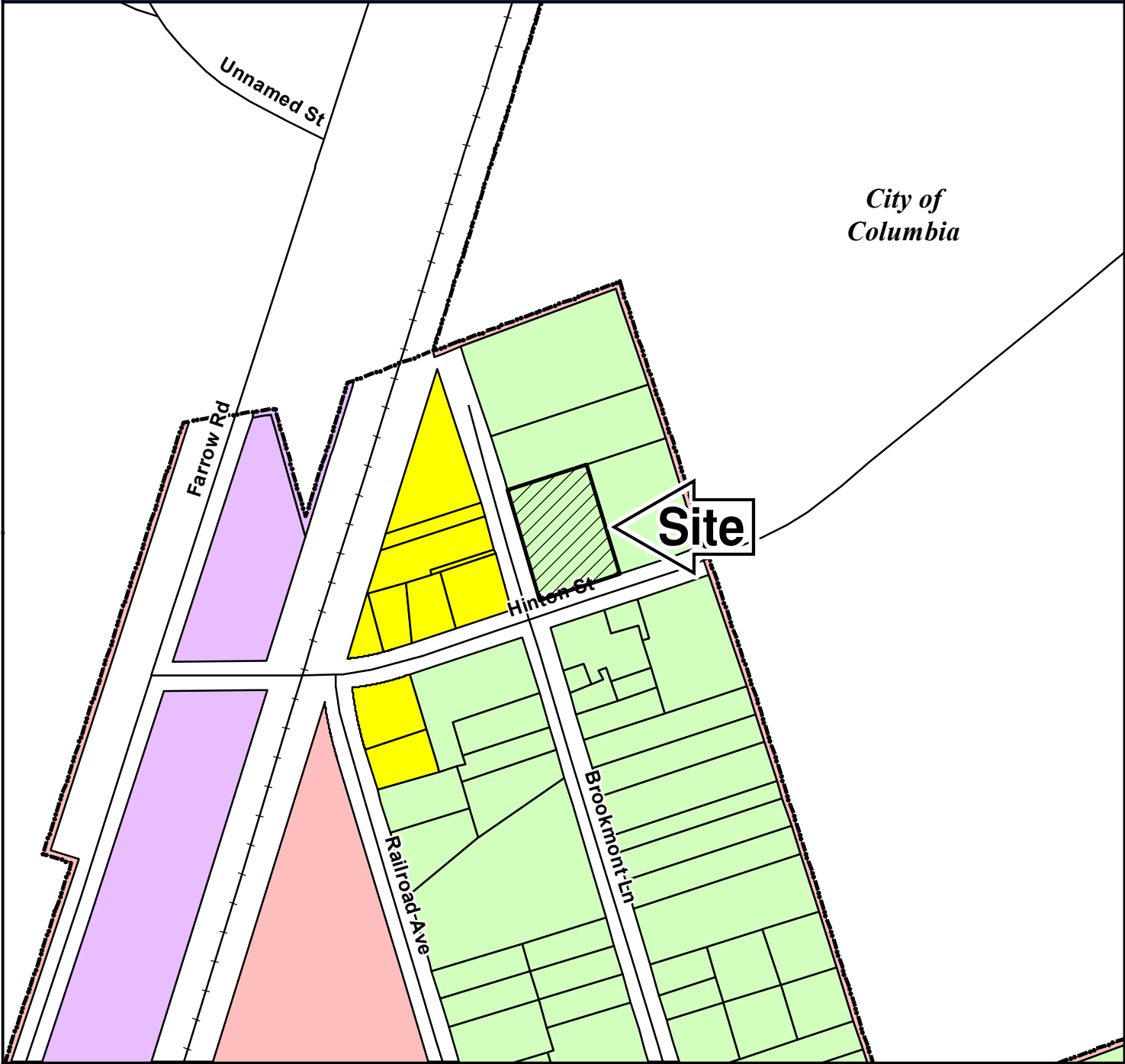
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 20-015 MA RU to RS-MD



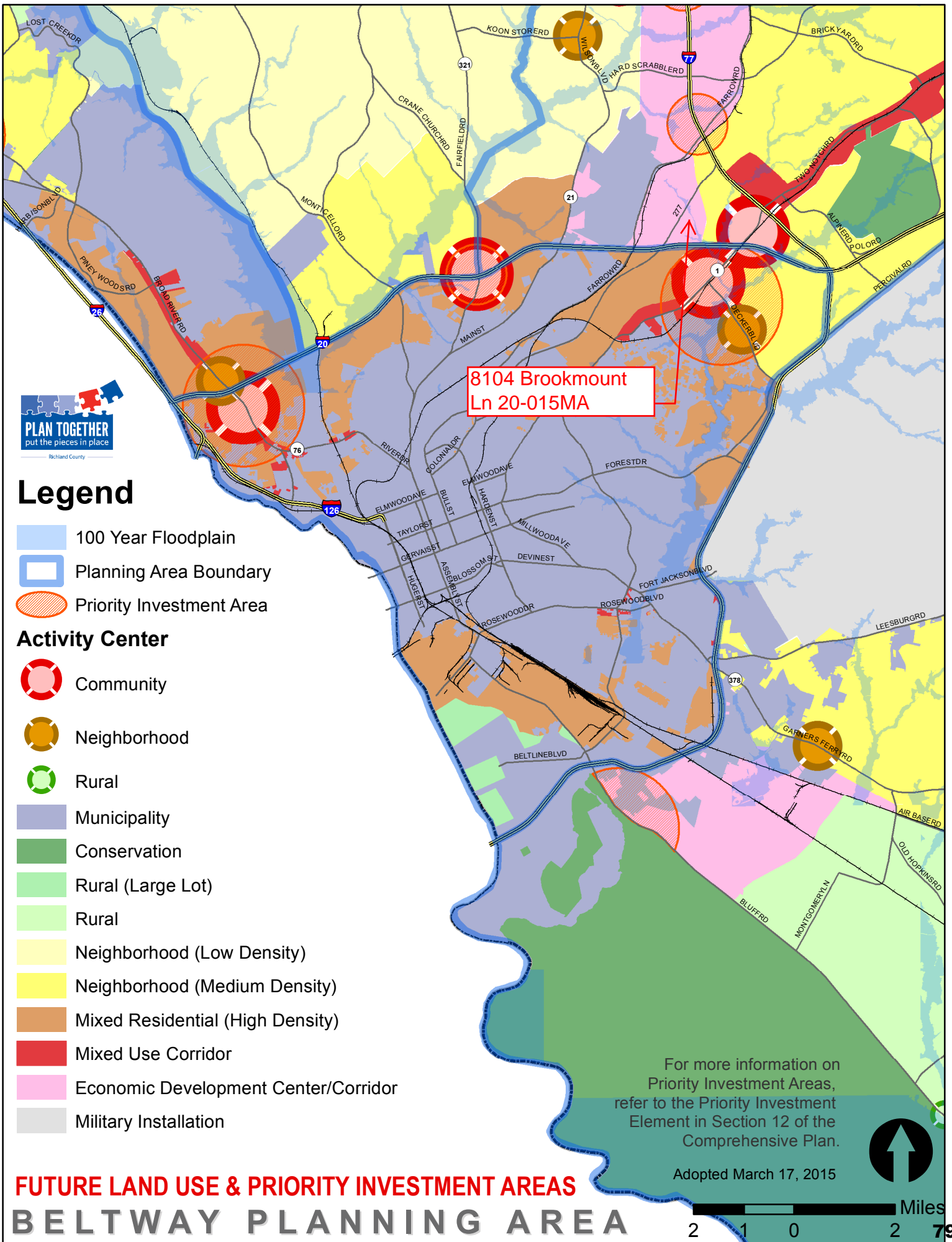
*City of
Columbia*

Site

ZONING CLASSIFICATIONS

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







**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-016 MA
APPLICANT: John Ecton

LOCATION: 2304, 2312, 2314 Johnson Marina Road

TAX MAP NUMBER: R01315-01-14 & -17, R01311-02-20
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: June 8, 2020

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A group of parcels south of the site was rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

A group of parcels further south of the site with frontage along Rucker Road were rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

Zoning District Summary

The RS-LD District is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted

Minimum lot area: 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12, 000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 7 dwelling units.

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

Discussion

Parcel/Area Characteristics

The subject site consists of three (3) parcels, two (2) of which have existing structures and one that is undeveloped. All three parcels have frontage along Johnson Marina Rd. Johnson Marina Road is a two-lane undivided major collector without any sidewalks or streetlights. Two of the parcels have abut Lake Murray. Residences and undeveloped properties characterize the general area. The properties north, south, and east of the subject site are zoned RU with residences. West of the site are undeveloped properties zoned RU.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.25 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area. Records also indicate that the current structures are on well and septic.

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 (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 (see Desired Pattern for Rural areas for more information on open space developments). 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 2019 SCDOT traffic count (Station #559) located north of the subject parcel on Johnson Marina Road identifies 1,950 Average Daily Trips (ADTs). This segment of Johnson Marina Road is classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of Johnson Marina Road is currently operating at Level of Service (LOS) "A".

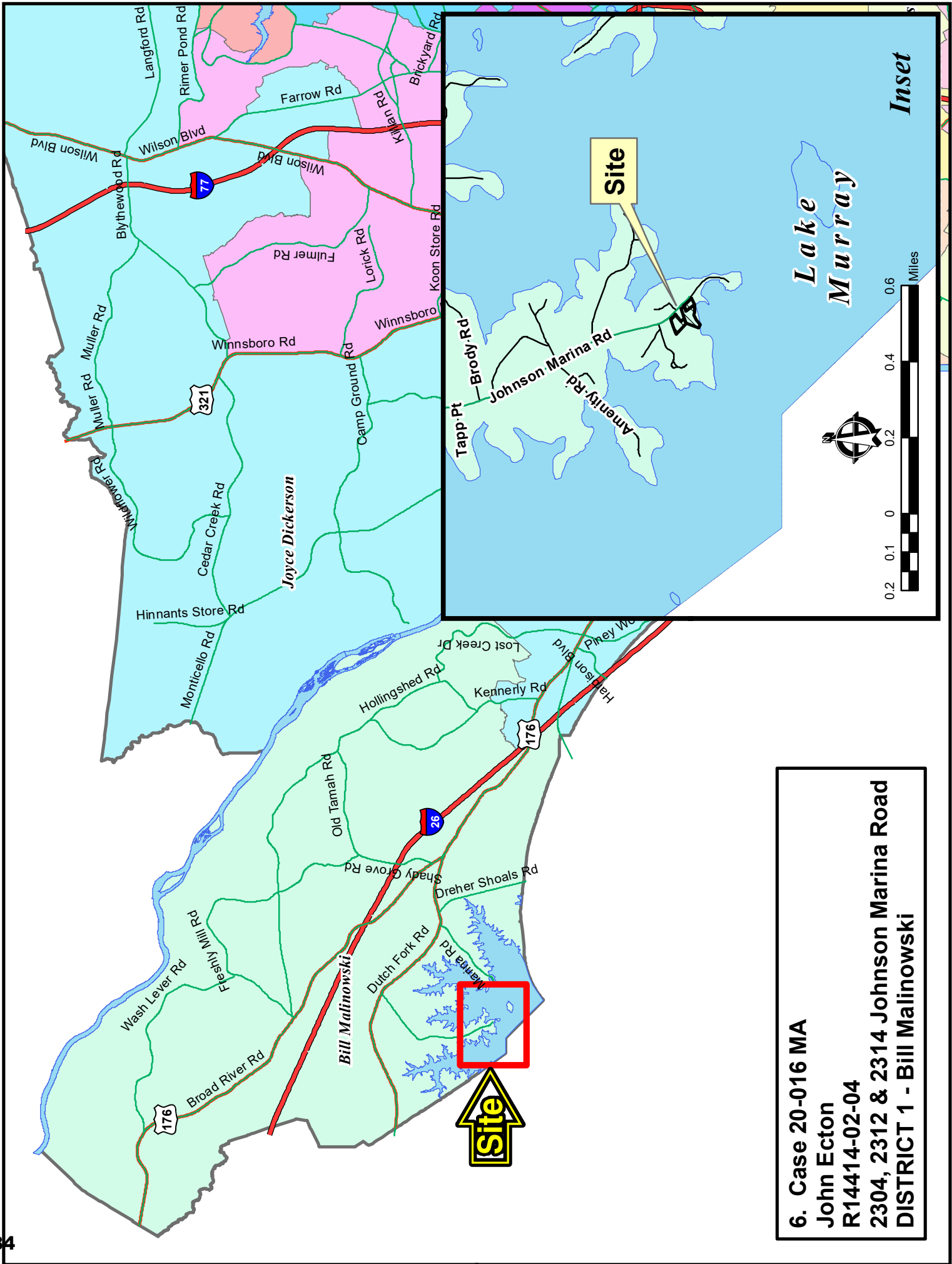
There are no planned or programmed improvements for this section of Johnson Marina Road through the SCDOT or the County Penny Sales Tax program.

Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for residential development in the Neighborhood (Low-Density) future land use designation.

Planning Commission Action

At their **June 1, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-016 MA**.



6. Case 20-016 MA
John Ecton
R14414-02-04
2304, 2312 & 2314 Johnson Marina Road
DISTRICT 1 - Bill Mainowski

**Case 20-016 MA
RU to RS-LD**

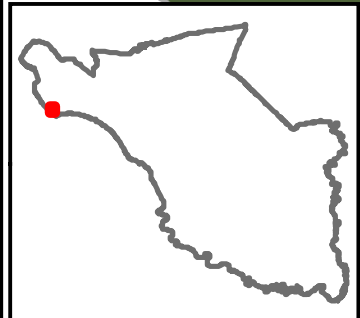
TMS R01315-01-17; R01315-01-14; R01311-02-20



*Lake
Murray*

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

























Google

Case 20-016 MA RU to RS-LD



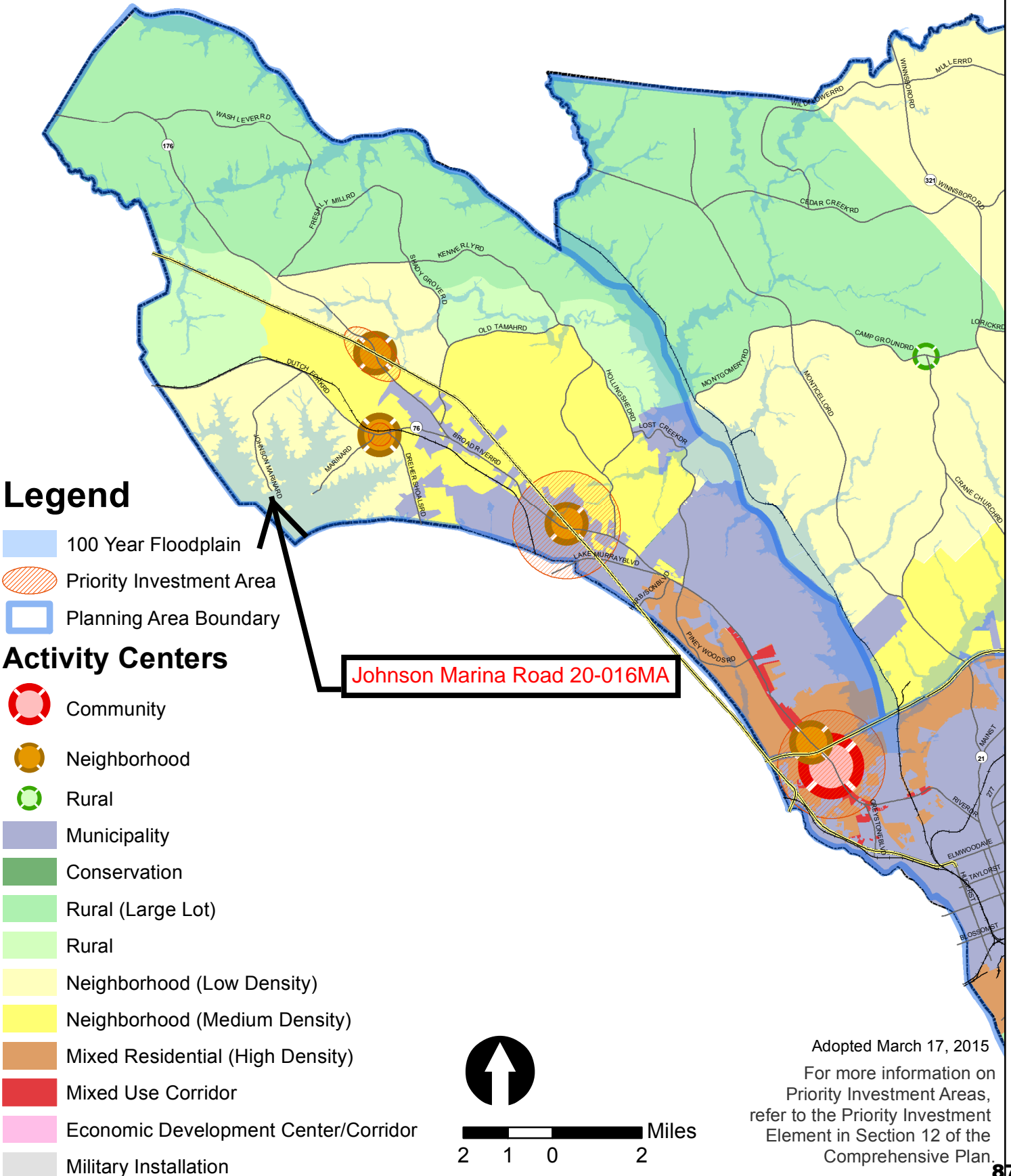
ZONING CLASSIFICATIONS

 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	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 1, 2020
RC PROJECT: 20-017 MA
APPLICANT: Robert Fuller

LOCATION: 3691 Kennerly Road

TAX MAP NUMBER: R01700-06-05
ACREAGE: 2.56 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 8, 2020

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) property north of the subject parcel was rezoned under case number 04-041MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 40 dwelling units.

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

Discussion

Parcel/Area Characteristics

The site has frontage along Broad River Road, Kennerly Road, and Freshly Mill Road. Kennerly Road and Freshly Mill Road are both a two-lane collector roads. There are no sidewalks or streetlights along these sections of Kennerly Road or Freshly Mill Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The site is undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses in the general area.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located approximately 0.15 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within Richland County’s sewer service area.

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 (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 (see Desired Pattern for Rural areas for more information on open space developments). 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 2019 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 12,600 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) "E".

The 2019 SCDOT traffic count (Station #456) located northeast of the subject site on Kennerly Road identifies 1,400 ADTs. This section of Kennerly Road is classified as at two-lane undivided major collector with a design capacity of 8,600 ADTs. This segment of Kennerly Road is currently operating at a Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #456) located north of the subject site on Freshly Mill Road identifies 1,050 ADTs. This section of Freshly Mill Road is classified as at two-lane undivided major collector with a design capacity of 8,600 ADTs. This segment of Freshly Mill Road is currently operating at a Level of Service (LOS) "A".

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

There are no planned or programmed improvements for any of these road segments through SCDOT or the County Penny Sales Tax program.

Conclusion

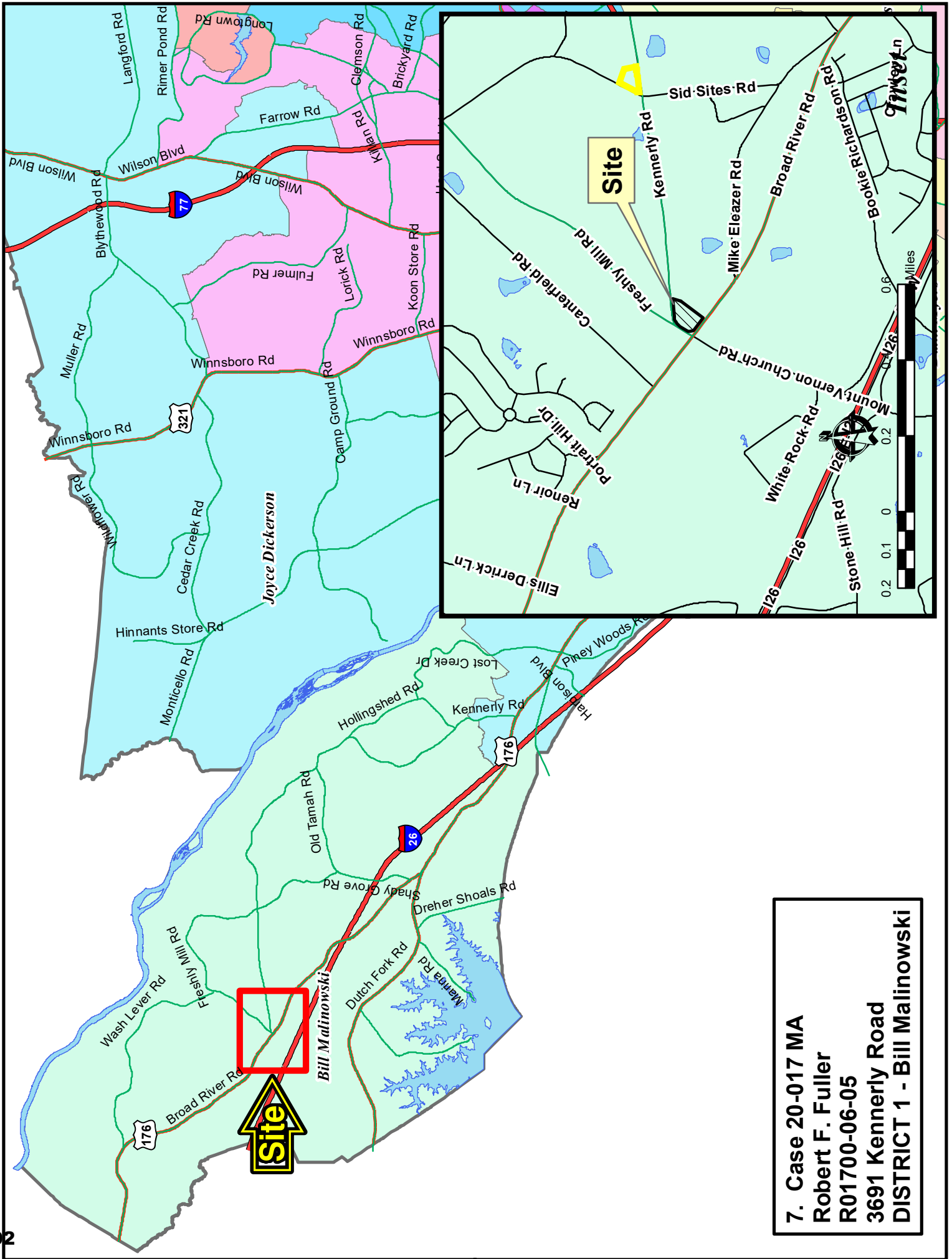
The proposed rezoning does not meet the objectives or desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits commercial, along with residential, uses of an intensity and scale that would be out of character with the Comprehensive Plan's recommendations to limit commercial development to Activity Centers and along within main road corridors within a contextually appropriate distance from the intersection of a primary arterial. Likewise, the GC district allows for uses that are out of context to the character prescribed by the future land use designation.

Further, the rezoning request is not in character with the existing residential uses and zoning districts in the immediate area and would constitute "leap-frog" development.

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

Planning Commission Action

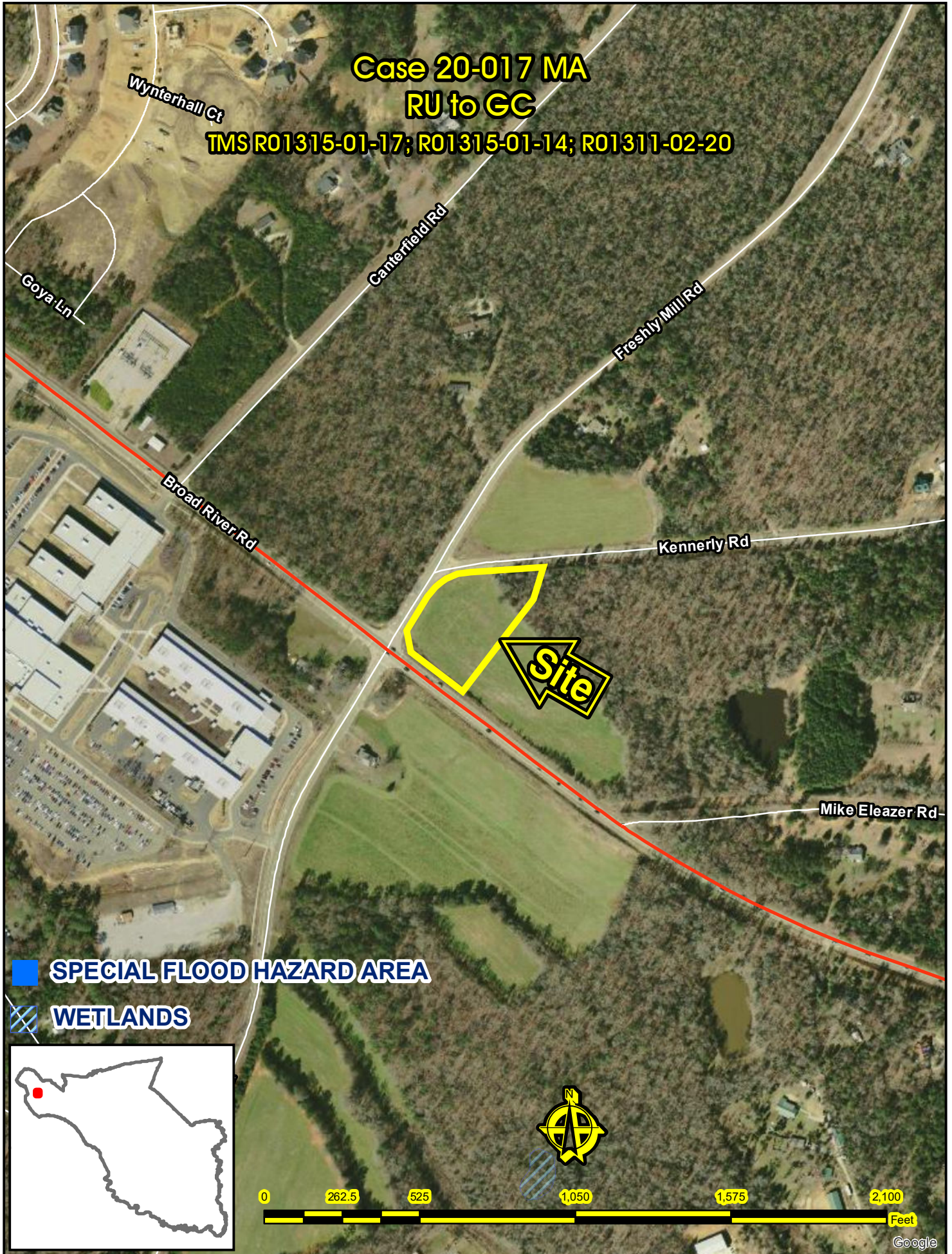
At their **June 1, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **20-017 MA**.



7. Case 20-017 MA
Robert F. Fuller
R01700-06-05
3691 Kennerly Road
DISTRICT 1 - Bill Mainowski

**Case 20-017 MA
RU to GC**




























TMS R01315-01-17; R01315-01-14; R01311-02-20



Case 20-017 MA RU to GC



ZONING CLASSIFICATIONS

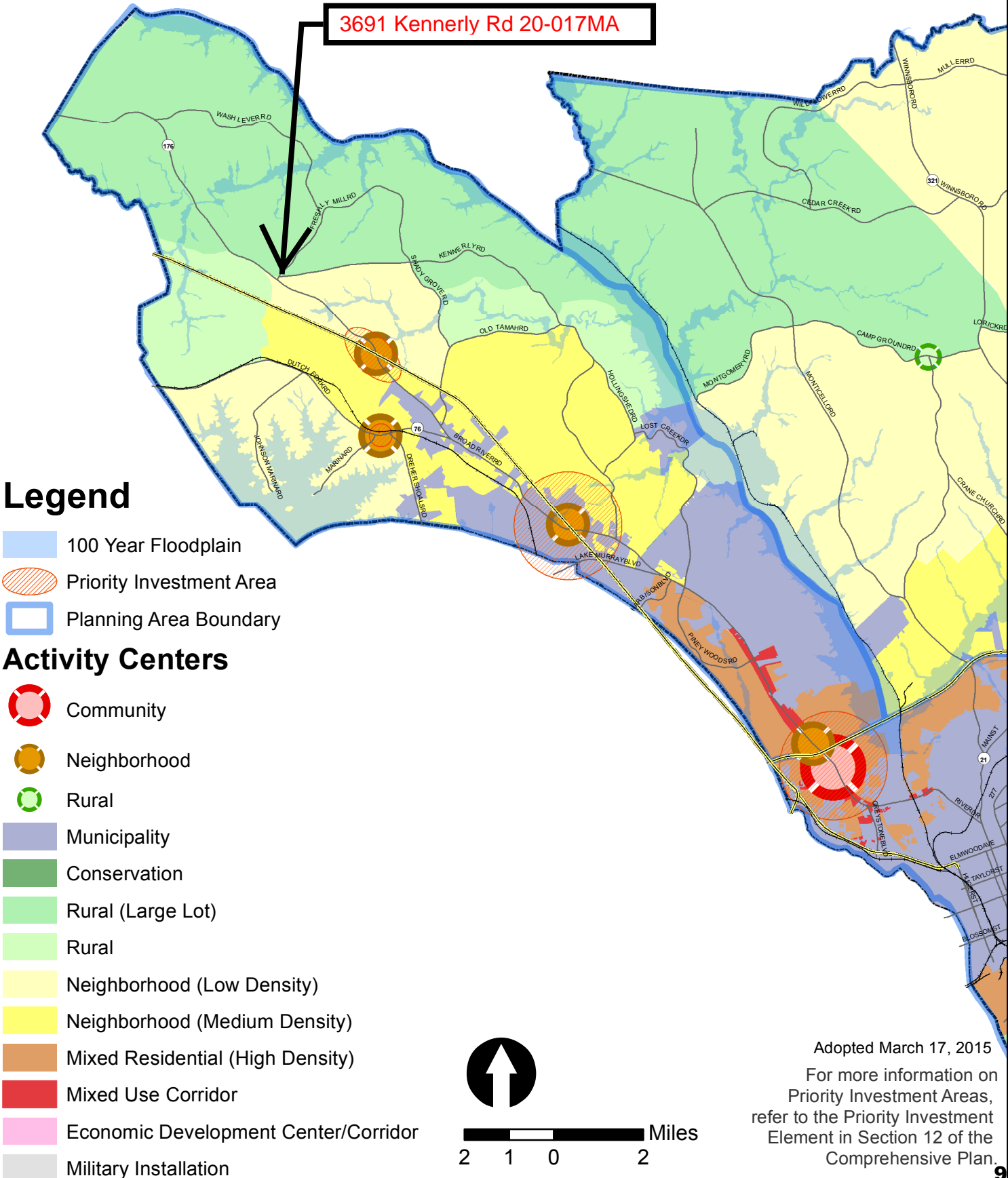
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property	
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



3691 Kennerly Rd 20-017MA

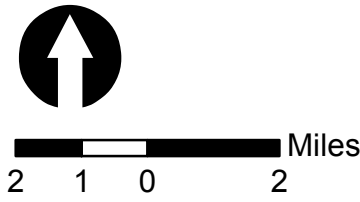


Legend

- 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



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



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