

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



February 22, 2022

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 22 February 2022
Agenda
7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks Planning Services Manager
Thomas DeLage Deputy Zoning Administrator

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

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-002 MA
Kara Durant
PDD to GC (3.23 acres)
1304 Peacehaven Road
TMS# R01500-02-09
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
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District 1
Bill Malinowski

VI. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 7, 2022
RC PROJECT: 22-002 MA
APPLICANT: Kara Durant

LOCATION: 1304 Peacehaven Road

TAX MAP NUMBER: R01500-02-09
ACREAGE: 3.23 acres
EXISTING ZONING: PDD
PROPOSED ZONING: GC

ZPH SIGN POSTING: February 7, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was rezoned to Planned Development District in 2006 under case number 06-39MA (ordinance number 095-06HR).

The property was part of a zoning request for Rural (RU) District under Case 17-027MA. The request was denied by County Council.

Zoning History for the General Area

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 11-011MA (Ordinance number 053-11HR).

A portion of the Edenbrook subdivision (19.31 acres) south of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) under case number 05-114MA (Ordinance No. 016-06HR). The second portion of the Edenbrook subdivision was rezoned from Neighborhood Commercial District (NC) to RS-MD under case number 12-008MA.

The General Commercial District (GC) parcel to the east of the subject parcel was rezoned from Rural District (RU) under case number 06-19MA (Ordinance No. 062-06HR).

Southeast of the subject parcel is the residential subdivision Foxport, which was rezoned from RU District (RU) to Planned Development District (PDD) under case number 03-36MA (Ordinance No. 013-03HR).

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.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Boat and RV Storage (non-conforming)
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

2021 LDC Zoning

The 2021 Land Development Code Remapping will assign, as currently proposed, the subject parcels under the Homestead (HM) District. The HM District provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Discussion

Parcel/Area Characteristics

The site has access along Peace Haven Road. Peace Haven Road is a two-lane undivided collector without sidewalks and streetlights. The immediate area is primarily characterized by residential uses and zoning districts north, east and west of the subject site. Located north and west of the site are residences and south of the site is railroad R-O-W. East of the site is undeveloped.

The current PDD zoning allows for heavy equipment storage (no more than eight pieces of heavy equipment at one time), the existing metal building (5,030 square feet), a 907 square foot office trailer and an additional 1,200 square foot storage shed. The hours of operation are also restricted to 6:00am -to- 8:00pm, with heavy equipment movement/transportation being restricted during the school year until 8:00am.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .59 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is within Richland County's sewer service area. There are no fire hydrants located along this section of Peace Haven Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.23 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #234) located northeast of the subject parcel on Mt. Vernon Church Road identifies 5,200 Average Daily Trips (ADT's). Mt. Vernon Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) “B”.

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

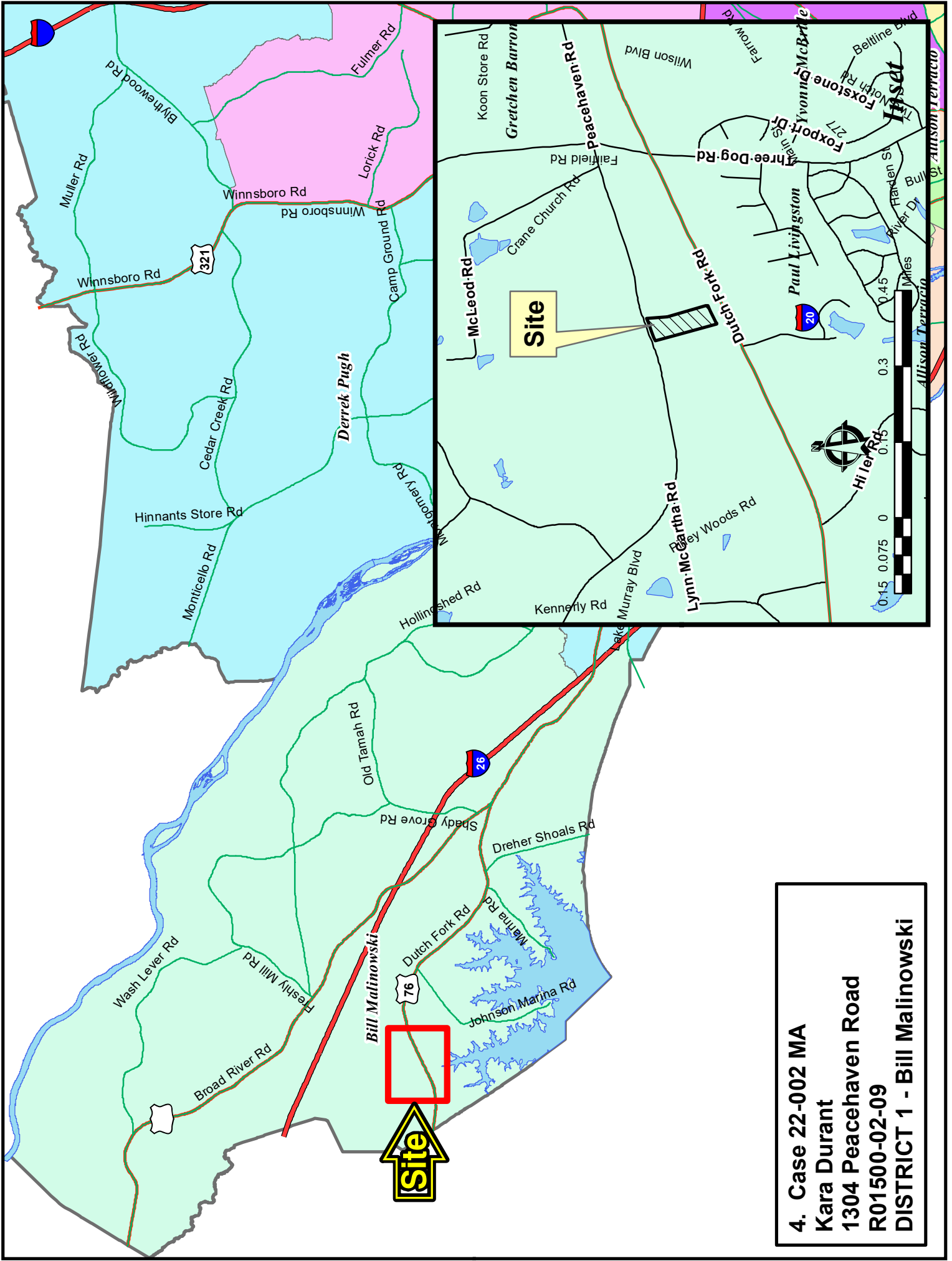
Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. Approval of the requested zoning is out of character with the existing zoning districts and uses in the area.

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

Planning Commission Action

At their **February 7, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **22-002 MA**.



4. Case 22-002 MA
Kara Durant
1304 Peacehaven Road
R01500-02-09
DISTRICT 1 - Bill Malinowski

Holly Buckley Rd

Case 22-002 MA
PDD To GC
TMS R01500-02-09

McLeod Rd

Peacehaven Rd

Site

Dutch Fork Rd

Three Dog Rd

Indian Grass Dr

Featherfall Ct

Indigo Hills Dr

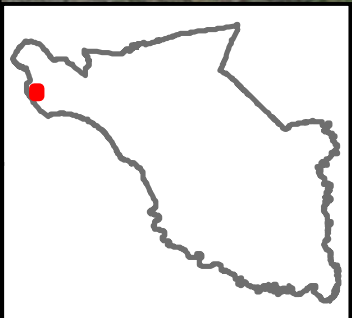
Pepperbush Ct

Misty Pine Ln

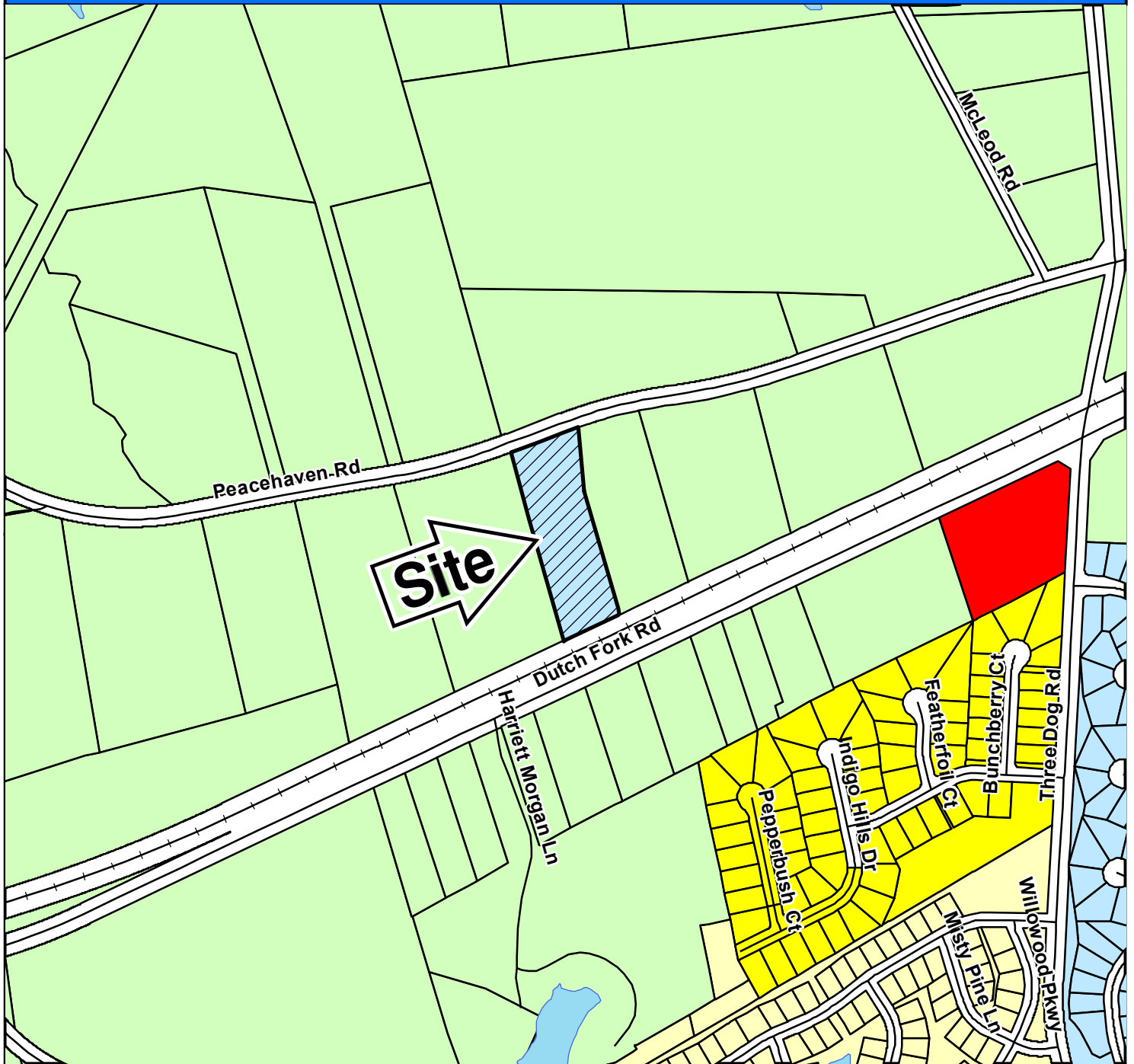
Wilowood Pkwy

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 22-002 MA PDD to GC

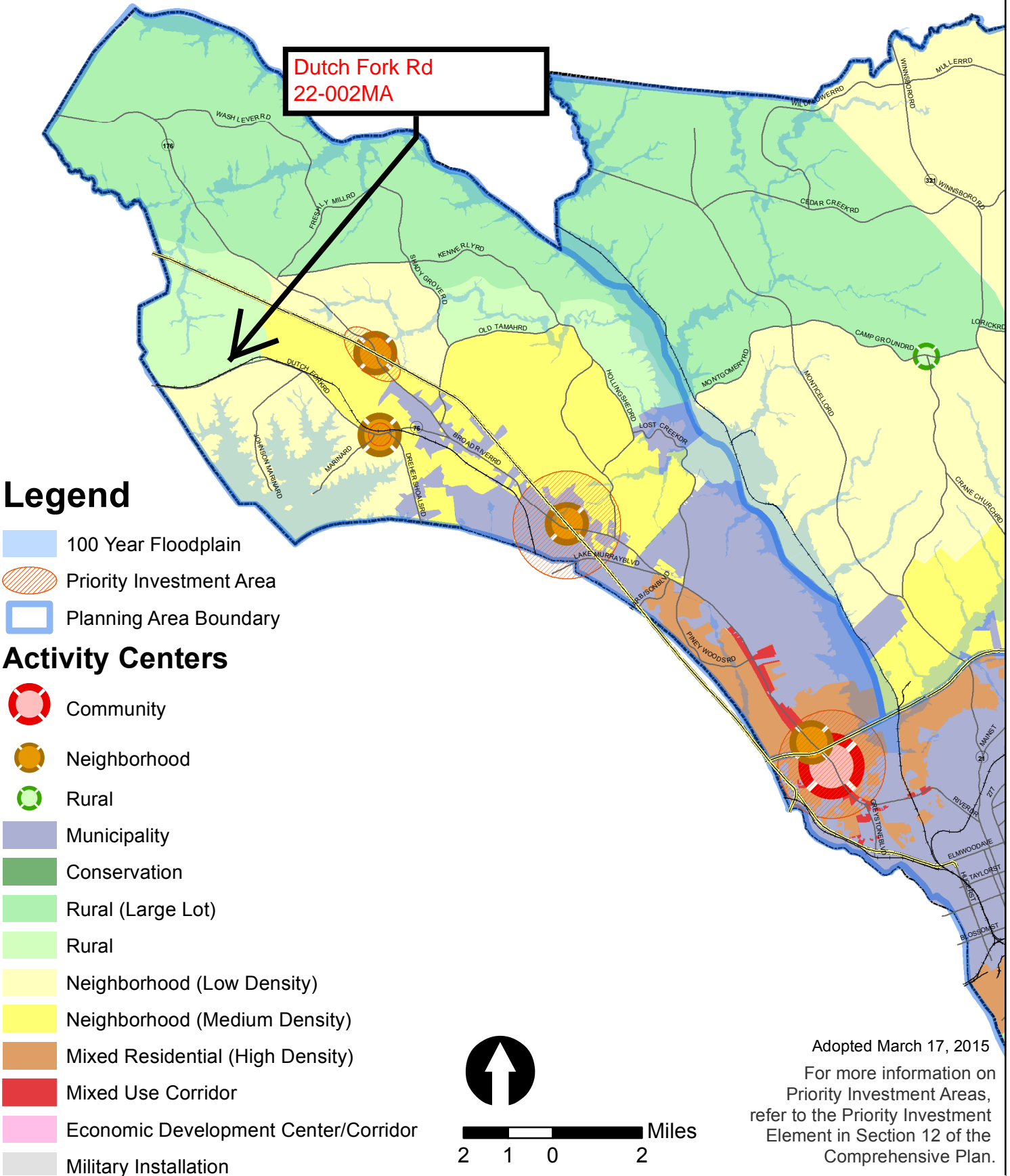


ZONING CLASSIFICATIONS

	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			

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.

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