

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 23, 2018

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, October 23, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

Tracy Hegler, AICPCommunity Planning and Development Director
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

MAP AMENDMENTS

a. MAP AMENDMENTS [ACTION]

1. Case # 18-030 MA District 10
Dalhi Myers
Stanley T. Bell
RS-HD to RU (.44 acre)
2024 Harlem Street
TMS# R13515-05-06 [FIRST READING]
PDS Recommendation – Disapproval
Planning Commission – Disapproval (8-0)
Page 1
2. Case # 18-033 MA District 10
Dalhi Myers
Sanjiv Narang
HI to GC (1.46 acre)
809 Idlewild Boulevard
TMS# R11209-02-04 [FIRST READING]
PDS Recommendation – Approval
Planning Commission – Approval (8-0)
Page 9

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 18-034 MA District 9
Calvin “Chip” Jackson
Johnathan L. Yates
PDD to PDD (49.27 acres)
1141 Kelly Mill Road
TMS# R23300-03-06
PDS Recommendation – Approval
Planning Commission - Approval (6-0)
Page 17

2. Case # 18-035 MA
Avery Winder
RU to GC (7.63 acres)
916 Kennerly Road
TMS# R05100-03-07
PDS Recommendation – Disapproval
Planning Commission - Disapproval (6-0)
Page 25

District 2
Joyce Dickerson

b. TEXT AMENDMENT [ACTION]

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Planning Commission – Approval (8-0)
Page 33

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-030 MA
APPLICANT: Stanley T. Bell

LOCATION: 2024 Harlem Street

TAX MAP NUMBER: R13515-05-06
ACREAGE: .44 acres
EXISTING ZONING: RS-HD
PROPOSED ZONING: RU

ZPH SIGN POSTING: October 5, 2018

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District. With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-Family High Density District (RS-HD).

Zoning History for the General Area

The Light Industrial District (LI) parcel east of the site was rezoned from Residential Single-family (RS-LD) District under case number 15-035MA (Ordinance Number 008-16HR).

Zoning District Summary

The RU District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area is 33,000 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 1 dwelling unit.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Undeveloped/Residence
<u>South:</u>	M-1	Industrial Uses
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	RS-HD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Harlem Street. The parcel contains a residential structure. Harlem Street is a two lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts north of the site. West and east of the site are residentially zoned parcels that are undeveloped. South of the site are warehouse uses.

Public Services

The subject parcels are within the boundaries of Richland School District One. Meadowfield Elementary School is located 1.8 miles northeast of the subject parcels on Galway Lane. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. The closest fire hydrant is located on Shop Rd approximately 1.18 miles away. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.02 miles west of the subject parcels.

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

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-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #292) located east of the subject parcel on Atlas Road identifies 22,300 Average Daily Trips (ADT's). Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for Harlem St., either through SCDOT or the County Penny Sales Tax program. However, there is a Project Description of: Widening of Atlas Road (S-50) from the intersection of Bluff Road (SC 48) to Garners Ferry Road (US 76) for a total of 2.82 miles.

Conclusion

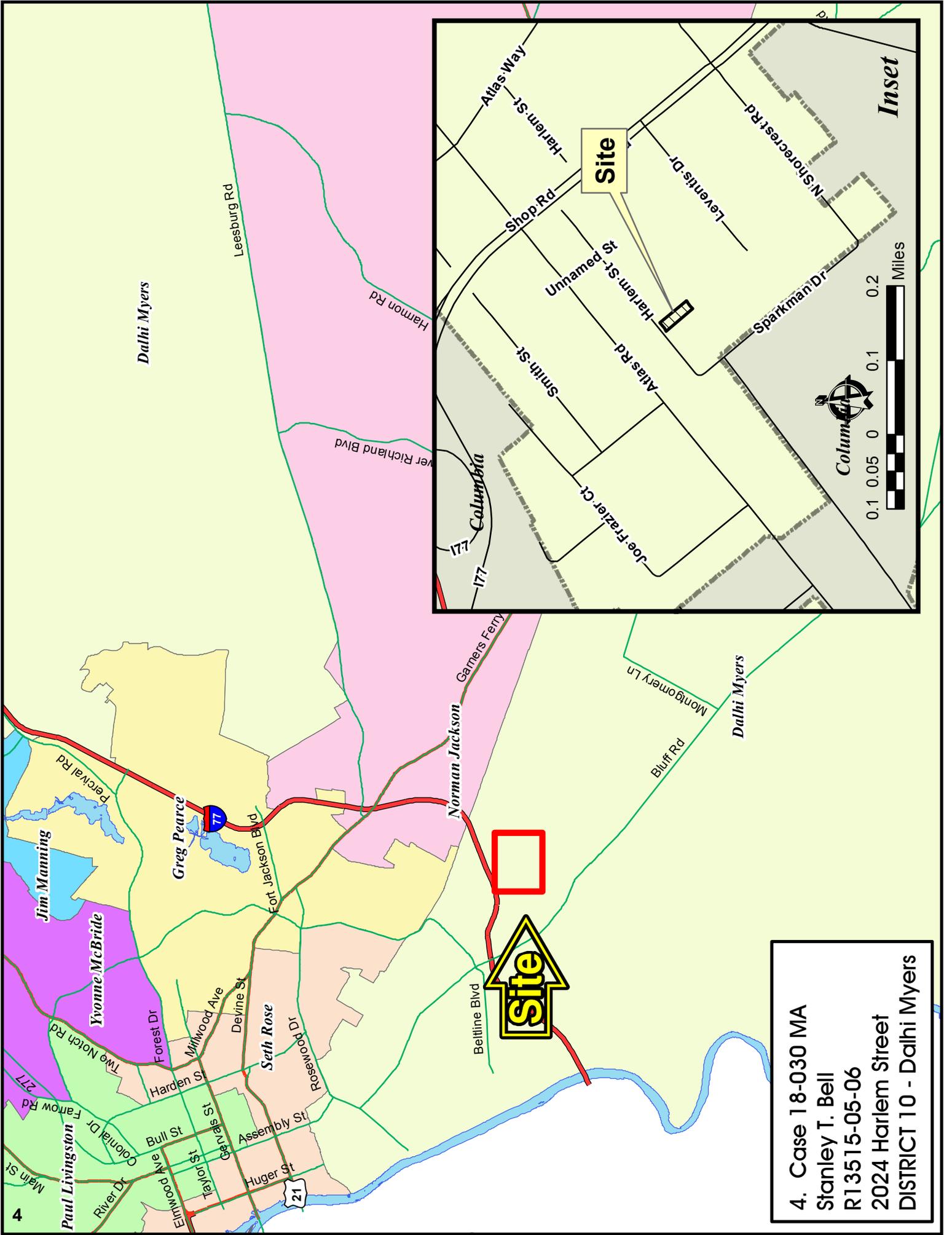
The proposed rezoning **is not** consistent with the objectives outlined in the Comprehensive Plan.

According to the Comprehensive Plan, parcels located within the Economic Development Center/Corridor should provide for industrial, commercial and office uses that will minimally affect surrounding properties. The proposed RU District does not permit uses which meet this objective. Also, the density (low) of the RU District contradicts with the medium and high density desired for residential uses, as outlined in the Economic Development Center/Corridor land use designation. Principally, for these reasons staff recommends **disapproval** of this map amendment.

However, approval of the request would permit a zoning district which would allow residential uses that are in character with the existing surrounding uses.

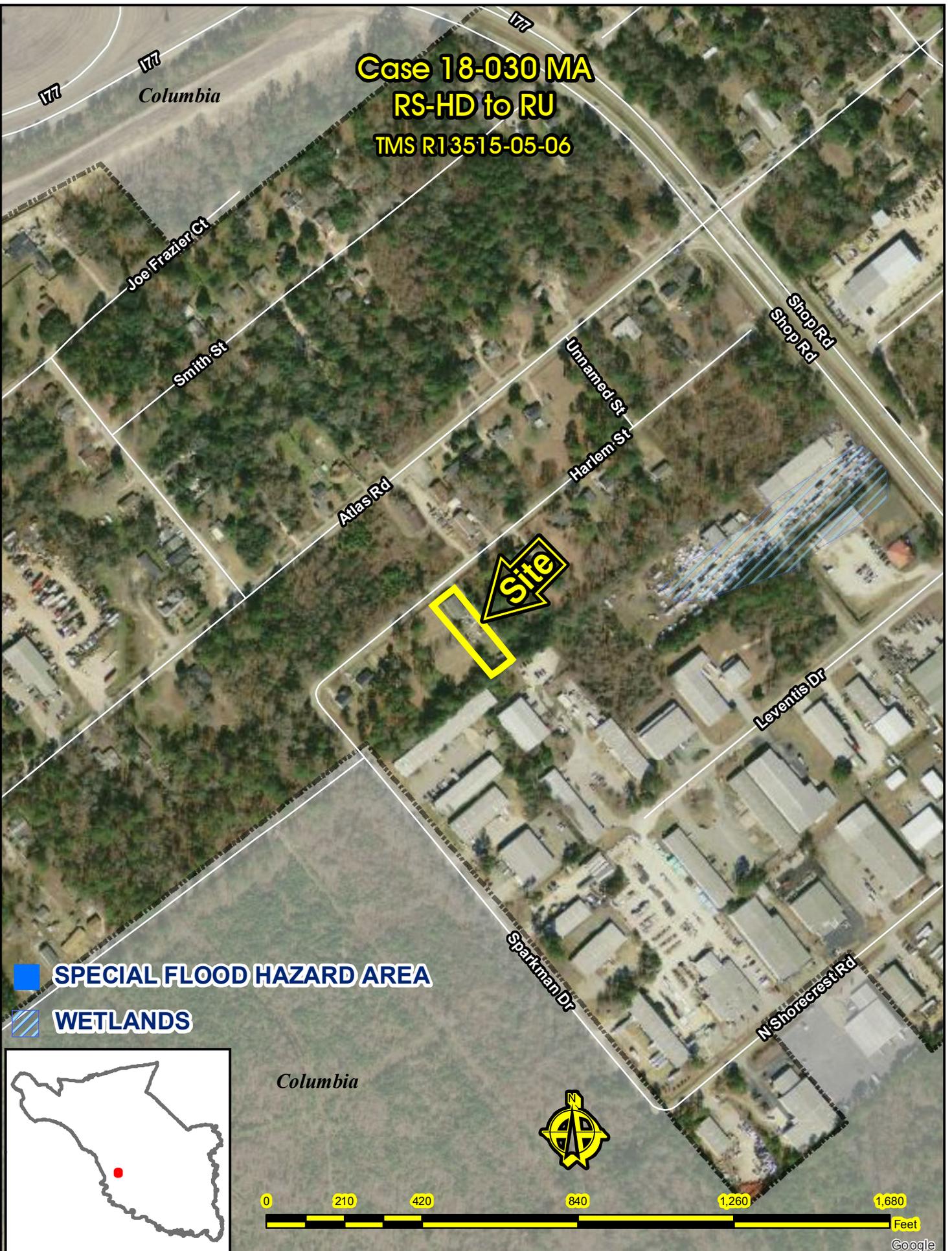
Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-030 MA**.



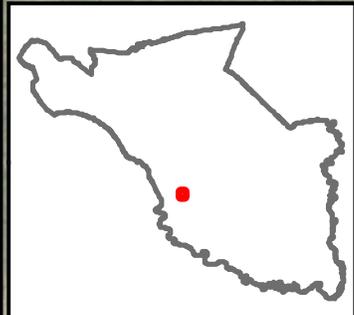
4. Case 18-030 MA
 Stanley T. Bell
 R13515-05-06
 2024 Harlem Street
 DISTRICT 10 - Dalhi Myers

Case 18-030 MA
RS-HD to RU
TMS R13515-05-06

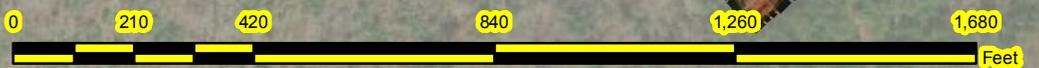


SPECIAL FLOOD HAZARD AREA

WETLANDS

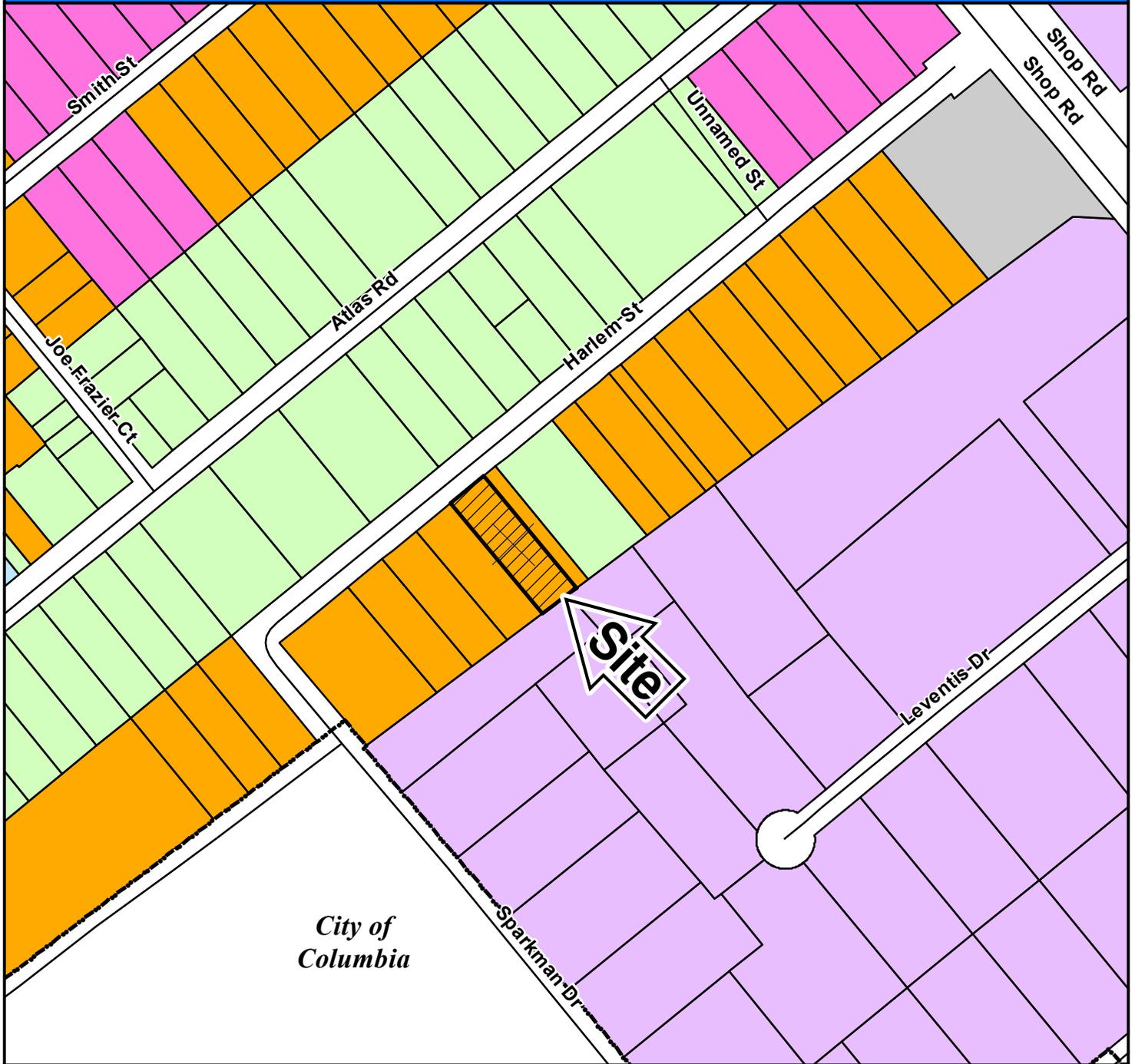


Columbia



Google

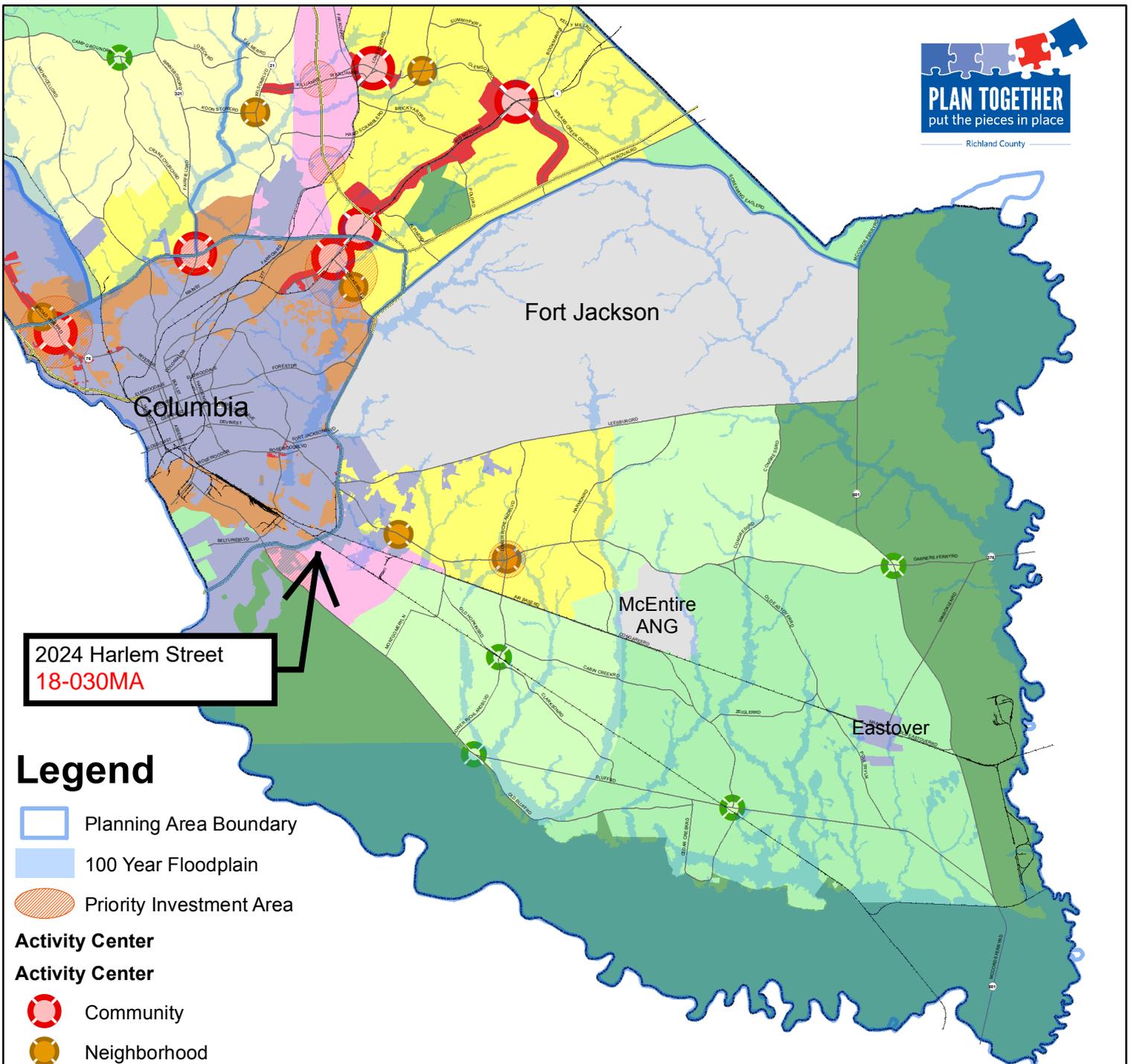
Case 18-030 MA RS-HD to RU



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

- Planning Area Boundary
- 100 Year Floodplain
- 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

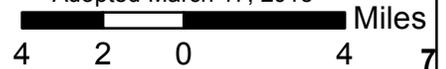
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 10, 2018
RC PROJECT: 18-033 MA
APPLICANT: Sanjiv Narang

LOCATION: 809 Idlewild Boulevard

TAX MAP NUMBER: R11209-02-04
ACREAGE: 1.46 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 5, 2018

Staff Recommendation

Approval

Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code, the M-2 District was designated Heavy Industrial District (HI).

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.

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: 23 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Warehouse
<u>South:</u>	HI	Concrete Plant
<u>East:</u>	HI	Composite Materials Fabrication
<u>West:</u>	HI	Newspaper Publishing

Discussion

Parcel/Area Characteristics

The subject property has frontage on Idlewild Boulevard and Northway Road. Both Idlewild Boulevard and Northway Road are two lane undivided local roads without sidewalks and streetlights. The immediate area is characterized by industrial uses. North of the site is a warehouse. West of the site is a newspaper publishing facility. South of the site is a concrete plant. East of the site is a Composite Materials Fabrication facility.

Public Services

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located 1.02 miles northeast of the subject parcel on S Kilbourne Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located on the site along Idlewild Boulevard. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 1.34 miles west 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 **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 2017 SCDOT traffic count (Station #359) located north of the subject parcel on Shop identifies 12,500 Average Daily Trips (ADT's). Shop Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Shop Road is currently operating at Level of Service (LOS) "D".

The 2017 SCDOT traffic count (Station #238) located southwest of the subject parcel on Bluff Road identifies 22,100 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) "C".

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

There are planned improvements for this section of Bluff Road through the County Penny Sales Tax program and SCDOT. The proposed improvements are for road resurfacing and constructing shared-used paths on both sides of the roadway from National Guard Rd/Berea Rd to South Beltline Boulevard. The project is currently in right-of-way acquisition.

There are planned improvements for this section of Shop Road through the County Penny Sales Tax program and SCDOT.

The proposed improvements are for a 5-lane (4 travel lanes with a center turn lane) widened roadway with offset, shared use paths along both sides of the road (for bicycle and pedestrian accommodations) on Shop Road from George Rogers Boulevard to South Beltline Boulevard. The project will include an intersection realignment and reconstruction at George Rogers Blvd.

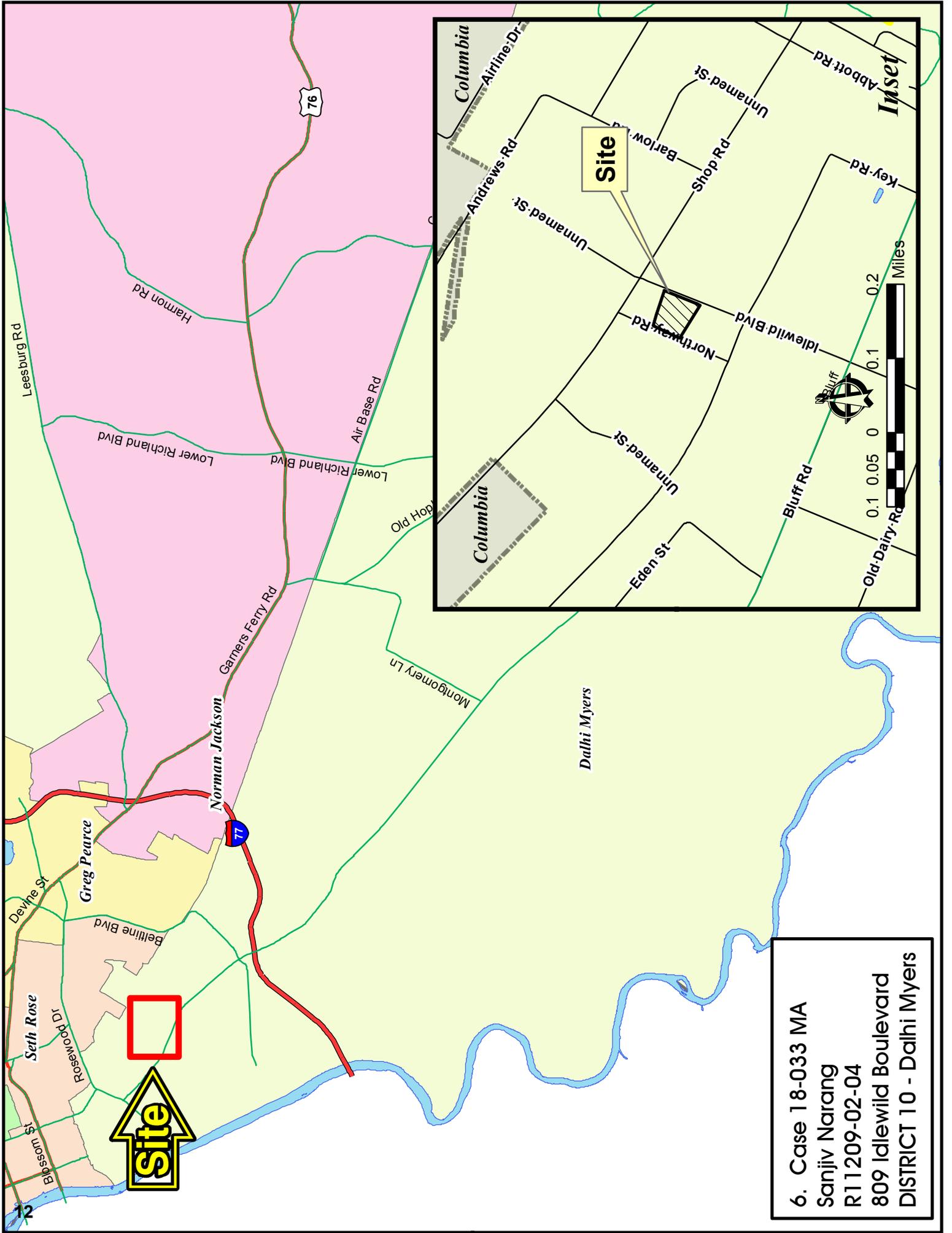
Conclusion

The subject parcel is located within the Mixed Residential (High Density) land use designation of the Comprehensive Plan. The proposed zoning district is consistent with the recommendations outlined in the Plan as it provides for a mix of residential and commercial uses. For this reason, staff recommends approval of this map amendment.

However, approval of the rezoning request would be out of character with the surrounding development pattern and zoning district of the area.

Planning Commission Action

At their **September 10, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-033 MA**.



6. Case 18-033 MA
 Sanjiv Narang
 R11209-02-04
 809 Idlewild Boulevard
 DISTRICT 10 - Dalhi Myers

Case 18-033 MA
HI to GC
TMS R11209-02-04

Columbia

Columbia

Andrews Rd

Unnamed St

Unnamed St

Northway Rd

Idlewild Blvd

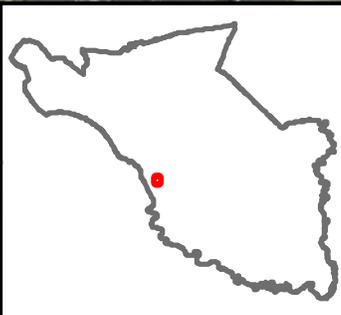
Shop Rd

Barlow Rd

Site

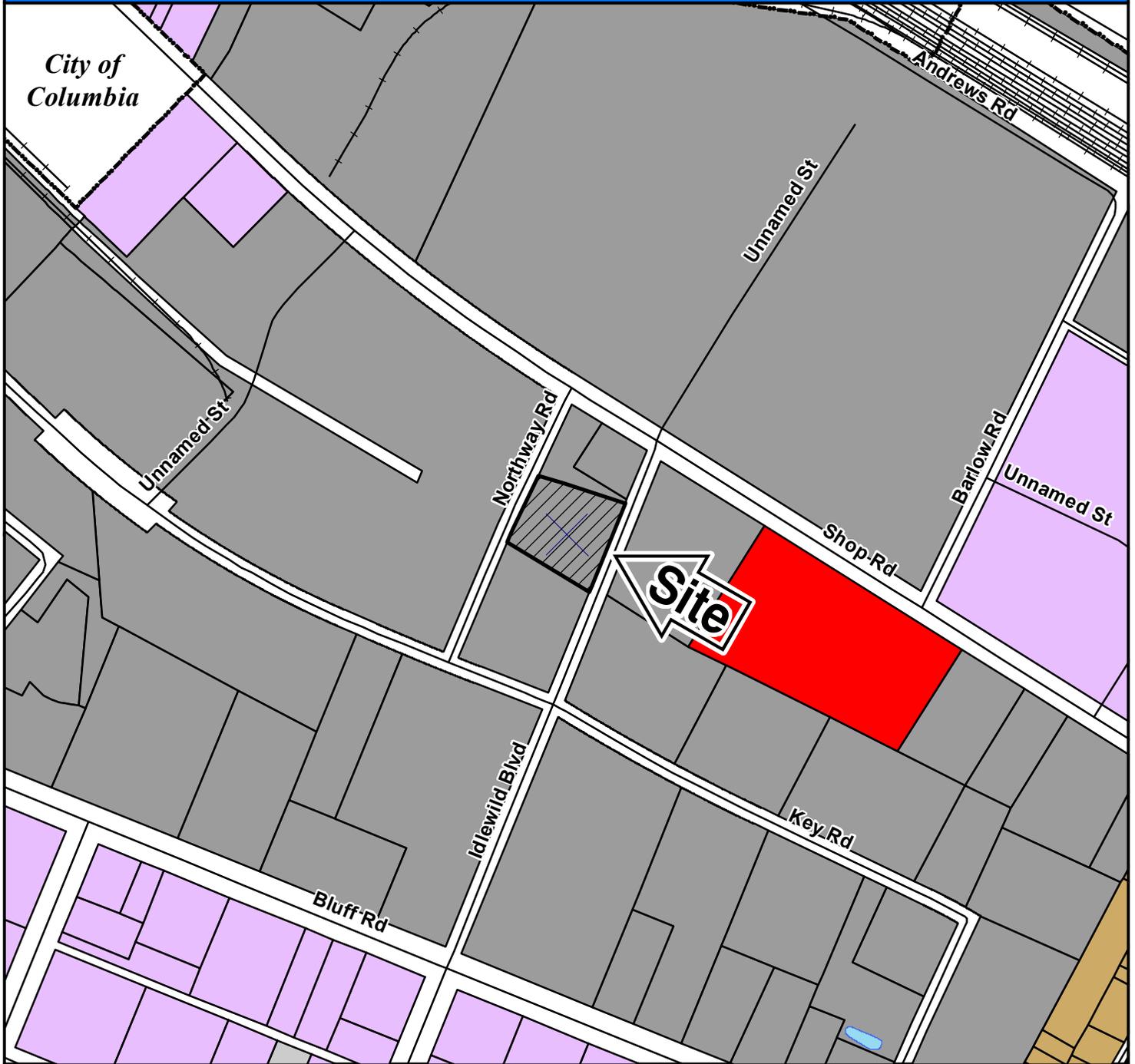
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

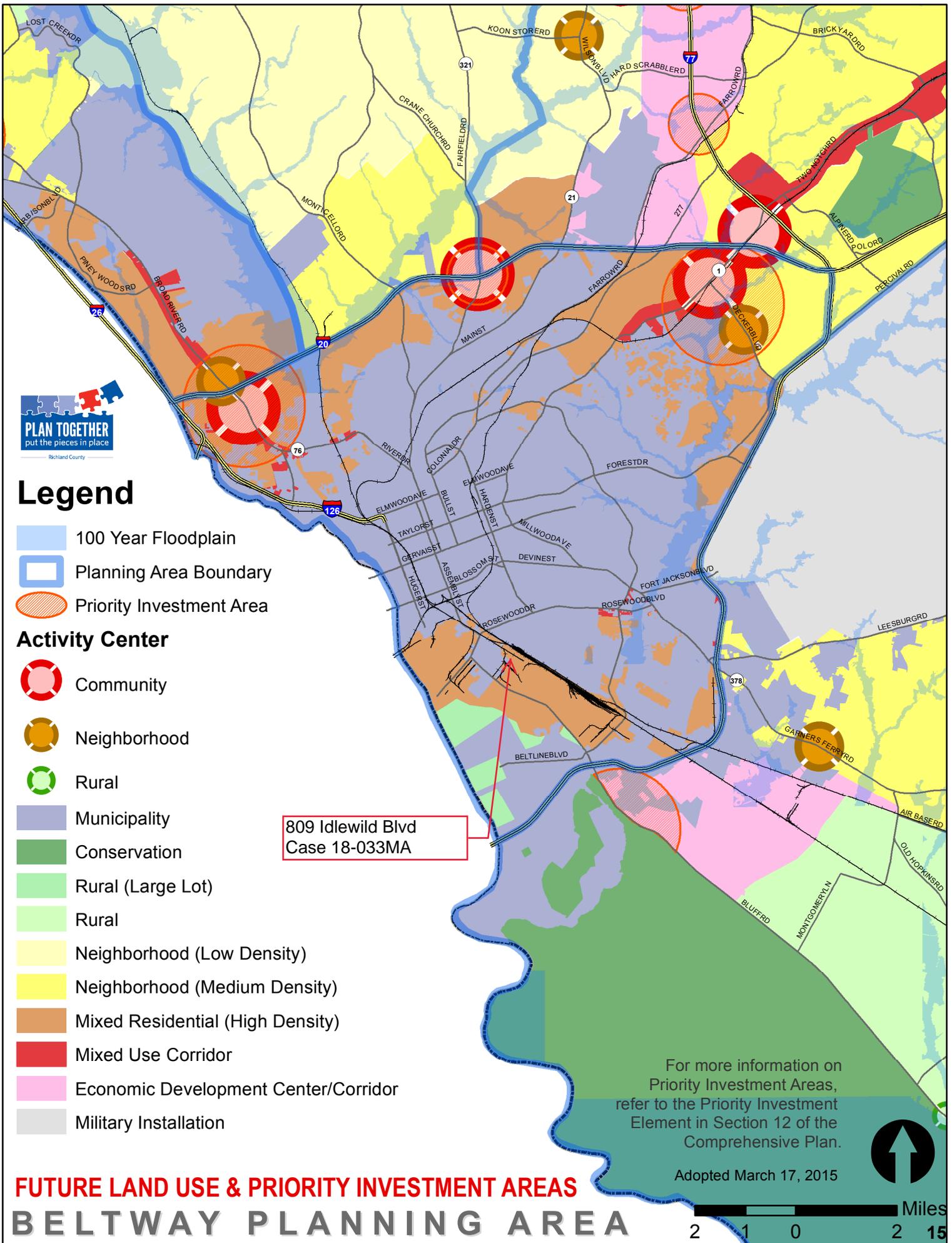
Case 18-033 MA HI to GC



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

809 Idlewild Blvd
Case 18-033MA

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: October 1, 2018
RC PROJECT: 18-034 MA
APPLICANT: Jonathan L. Yates

LOCATION: 1141 Kelley Mill Road

TAX MAP NUMBER: R23300-03-06
ACREAGE: 49.27 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING October 5, 2018

Staff Recommendation

Approval

Proposed Amendment

Section 26-71 of the Richland County Zoning Ordinance (the former land development code) permitted “any use which is otherwise lawful, which would not otherwise be prohibited by this ordinance...” and approved by the Richland County Council. As part of the map amendment, the proposed uses and density of the proposed development were required to be identified within the general development plan.

A review of case file 97-48MA indicates that this section of the Lake Carolina PDD is designated for institutional use (school). Telecommunication towers were not identified as a permitted use in the general development plan. In order for the establishment of the proposed telecommunication tower, a major amendment (rezoning) to the PDD is required.

Background

Zoning History

The subject parcel was rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR).

Zoning History for the General Area

The Planned Development District parcels west of the site along Bud Keef Road were rezoned under case number 95-038MA. The parcel was further amended under case number 07-21MA.

The Planned Development District parcel east of the site was amended under case number 05-029MA.

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/RU/RU	Residential Amenities Area /Undeveloped/Residential
<u>South:</u>	PDD/PDD	Residential/Residential
<u>East:</u>	PDD	Fitness Center (YMCA)
<u>West:</u>	PDD/PDD	Residential/Residential

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Kelly Mill Road, Bud Keef Road and Lake Carolina Drive. The parcel is developed with an Elementary and Middle School. There are sidewalks and street lights along Lake Carolina Drive. There are sidewalks along Bud Keef Road. There are no sidewalks or street lights along Kelly Mill Road. The surrounding area is characterized by residential uses and a recreational use to the east.

Master Plan

The proposed change to the master plan is to include a Telecommunications Tower as a permitted use on the subject parcel.

Public Services

The subject parcel is within the boundaries of School District Two. The Lake Carolina Lower Elementary School and Kelley Mill Middle school is located on the subject parcel. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 2.25 miles north of the subject parcel. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within Palmetto Utilities 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 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. 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 2017 SCDOT traffic count (Station #686) located east of the subject parcel on Kelly Mill Road identifies 5,100 Average Daily Trips (ADT's). This section of Kelly Mill Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Kelley Mill Road is currently operating at Level of Service (LOS) "B".

There are proposed improvements for the western section of Kelly Mill Road through the County Penny Sales Tax program. The proposed scope of work is roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance. The project has not started at this time

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

There are no planned or programmed improvements for this section of Kelly Mill Road through SCDOT.

Conclusion

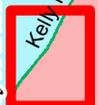
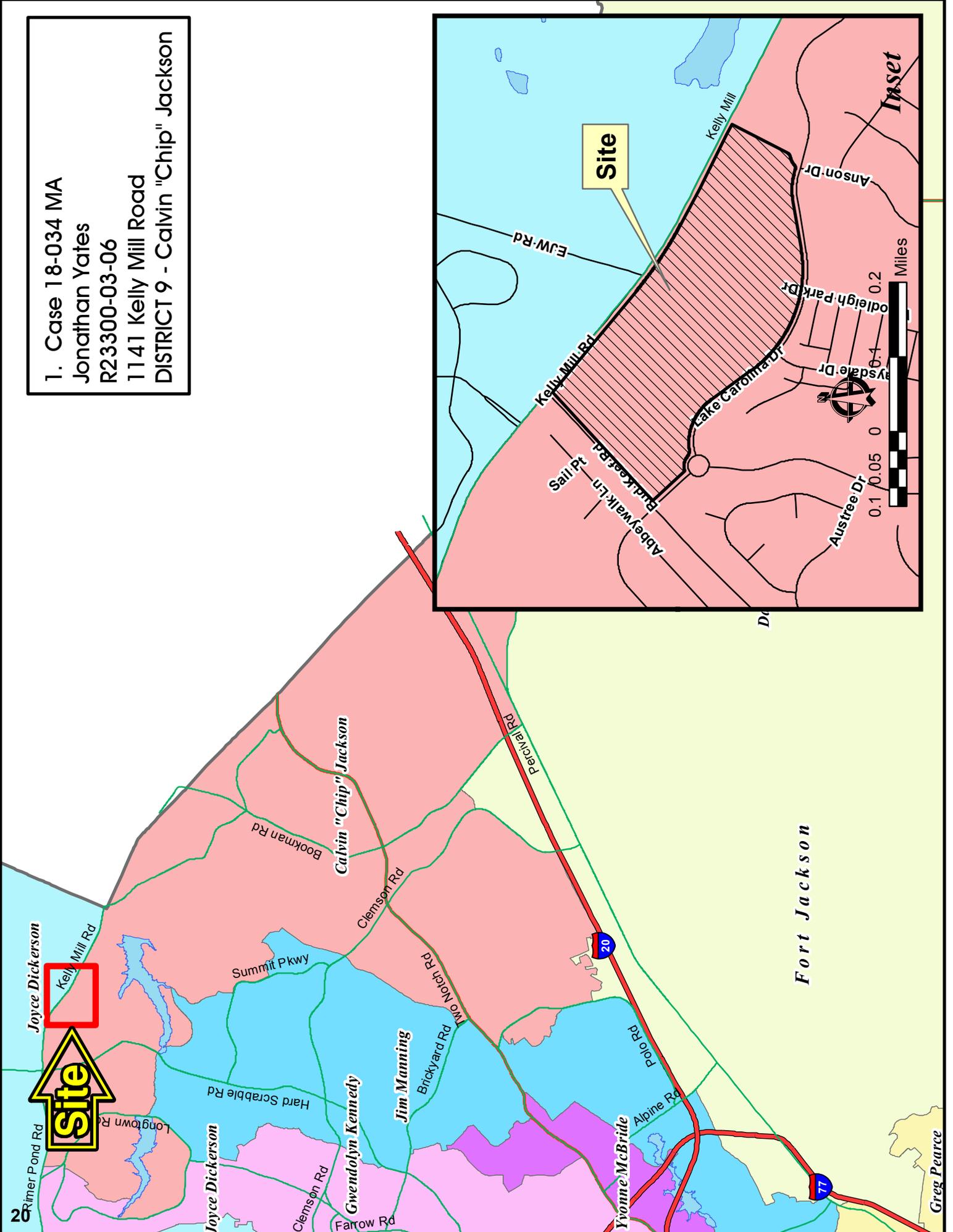
Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses. The request does not radically alter the existing proposed uses. Approval of the PDD amendment would not be out of character with the existing surrounding development pattern and uses.

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

Planning Commission Action

At their **October 1, 2018** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-034 MA**.

1. Case 18-034 MA
 Jonathan Yates
 R23300-03-06
 1141 Kelly Mill Road
 DISTRICT 9 - Calvin "Chip" Jackson



Inset

Miles

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Austree Dr

Lake Carolina Dr

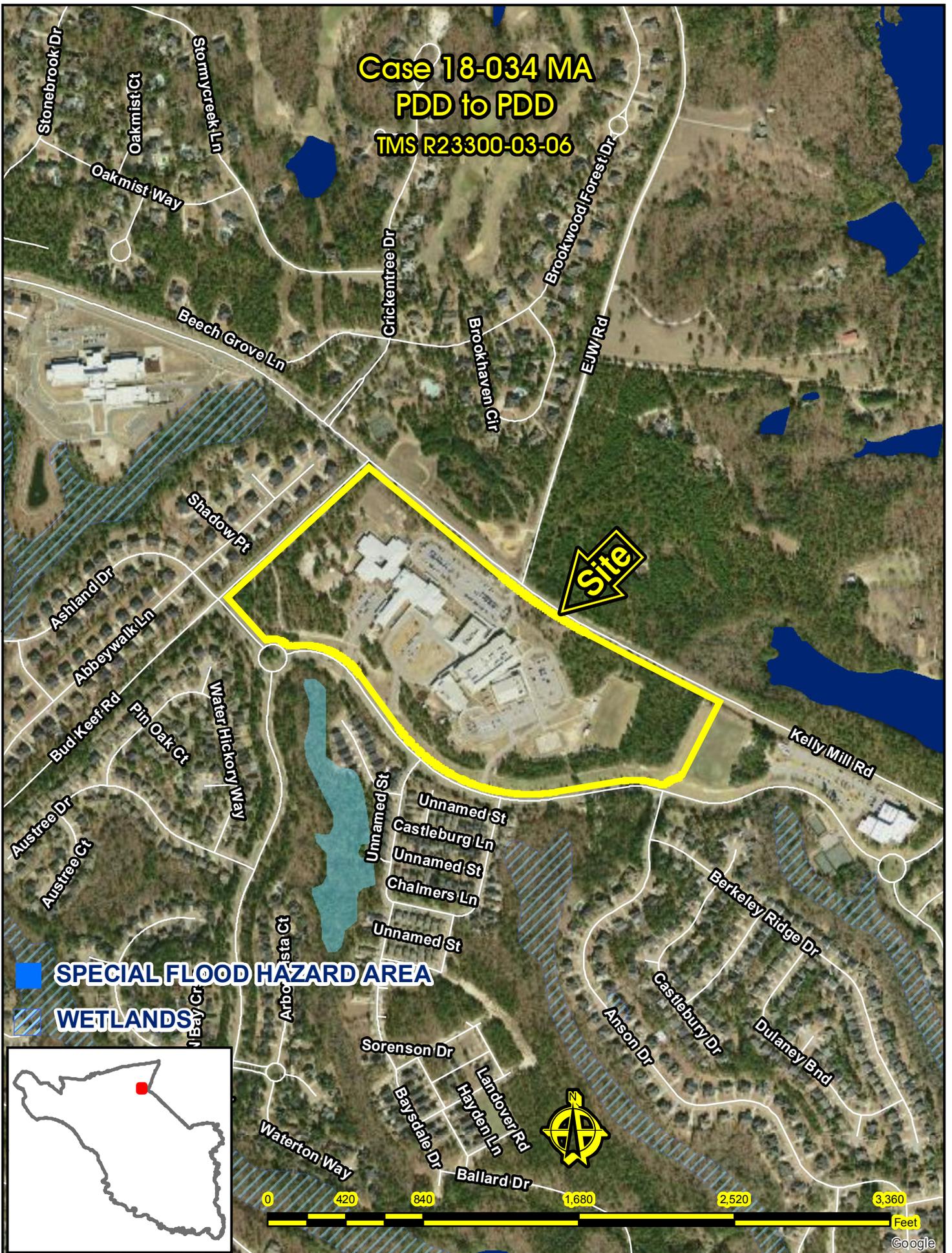
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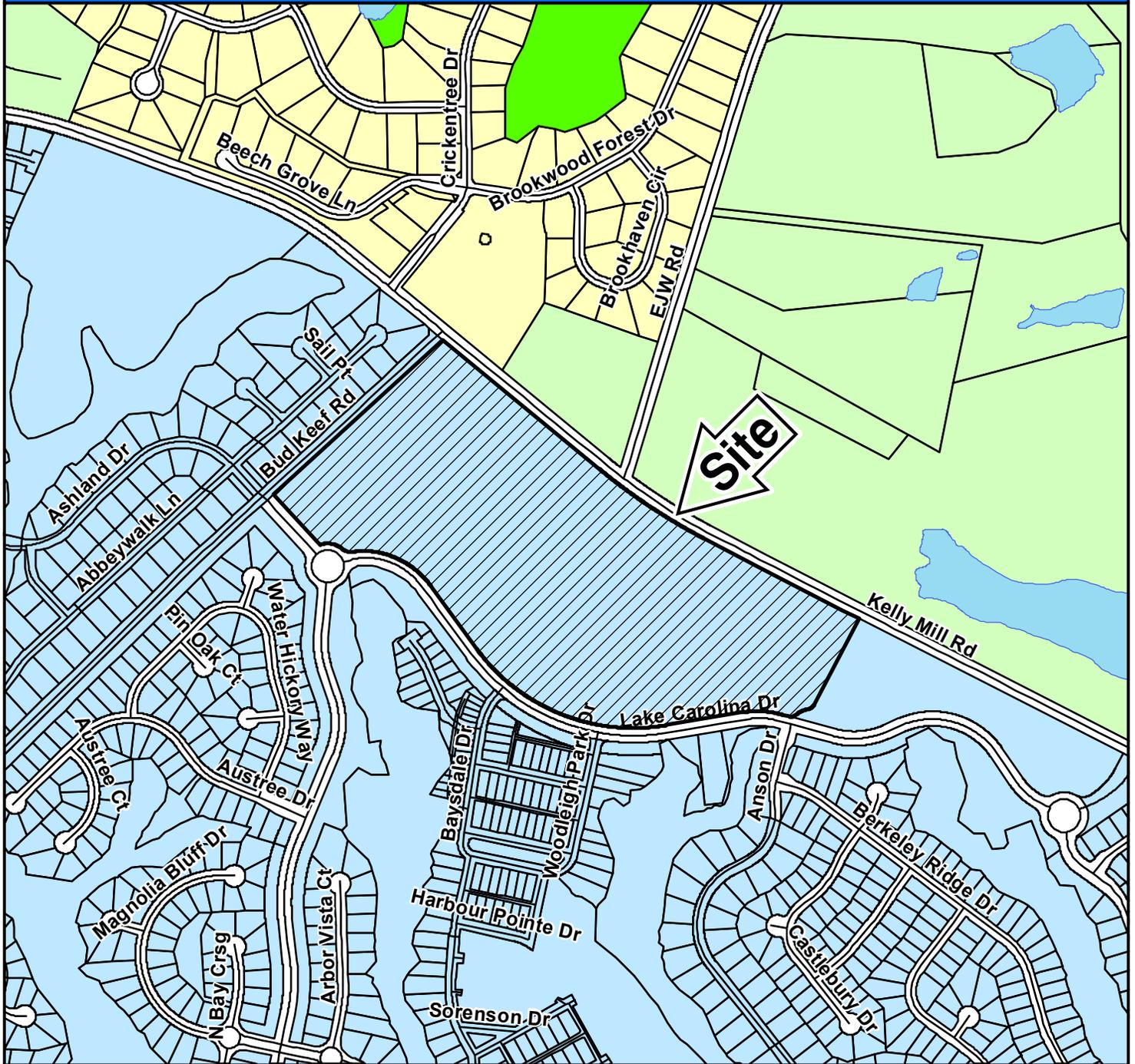
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**Case 18-034 MA
PDD to PDD
TMS R23300-03-06**



Case 18-034 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

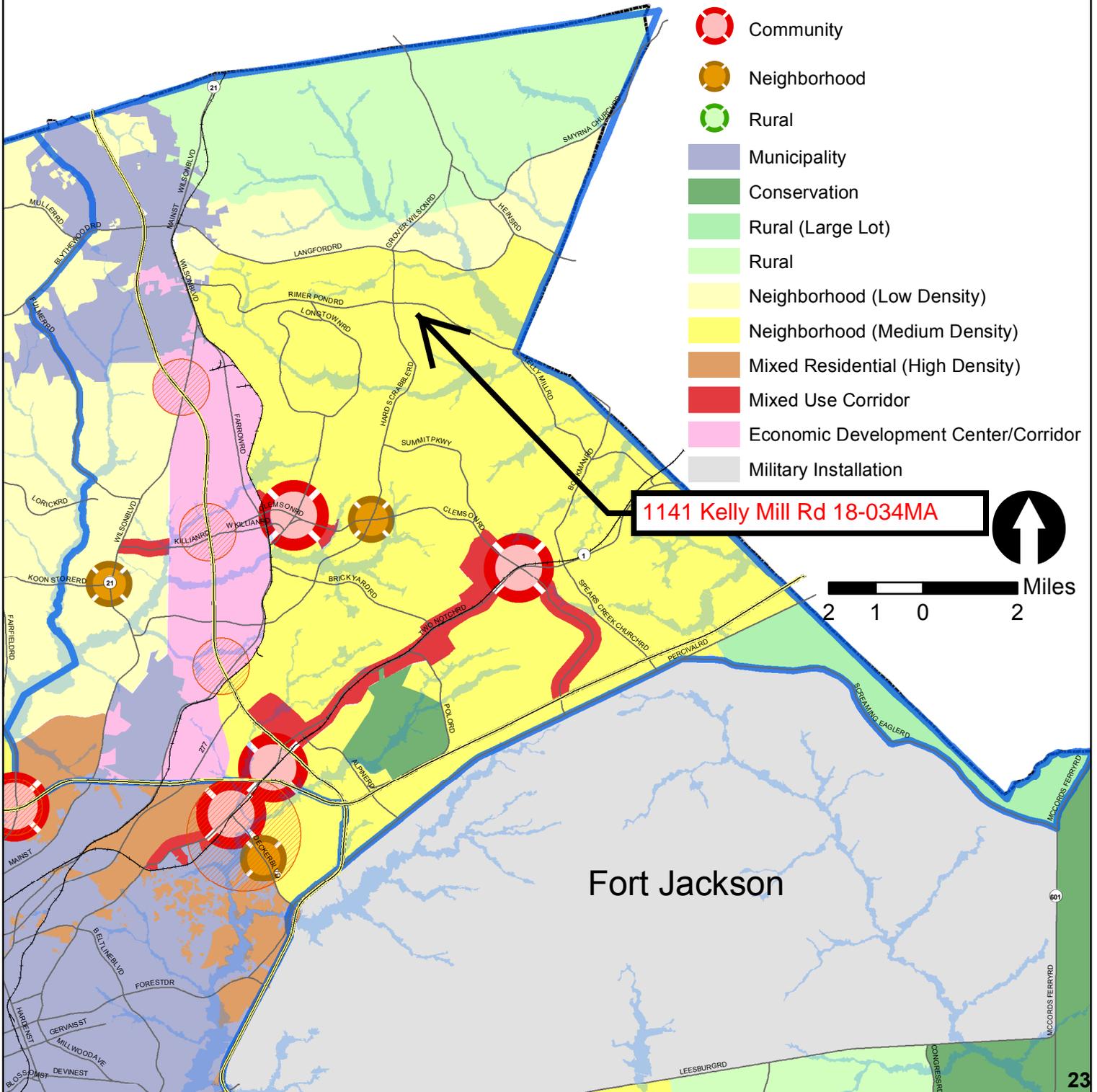


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 1, 2018
RC PROJECT: 18-035 MA
APPLICANT: Avery Winder

LOCATION: 916 Kennerly Road

TAX MAP NUMBER: R05100-03-47
ACREAGE: 7.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 5, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel south of the site was rezoned from Rural (RU) District under case number 01-14MA (Ordinance Number 008-01HR).

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: 122 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Ballentine Elementary School
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Residence (Riverwalk Subdivision)
<u>West:</u>	RU/RU	Residence/Daycare

Discussion

Parcel/Area Characteristics

The subject property has frontage along Kennerly Road. Kennerly Road is a two-lane undivided collector road without sidewalks and streetlights along this section. The immediate area is characterized by residential uses to the north, south and east. West of the site is a day care and a single-family residence.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Elementary School is located approximately 1.5 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. The Harbison fire station (station number 16) is located on Broad River Road, approximately 1.28 miles southeast 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 ***Neighborhood (Medium)***.

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. 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 2017 SCDOT traffic count (Station #457) located north of the subject parcel on Broad River Road identifies 16,000 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F".

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

This section of Kennerly Road from Broad River Road to Coogler Road has been identified for roadway preservation through SCDOT. There are no planned or programmed improvements for this section of Kennerly Road through the County Penny Sales Tax program.

Conclusion

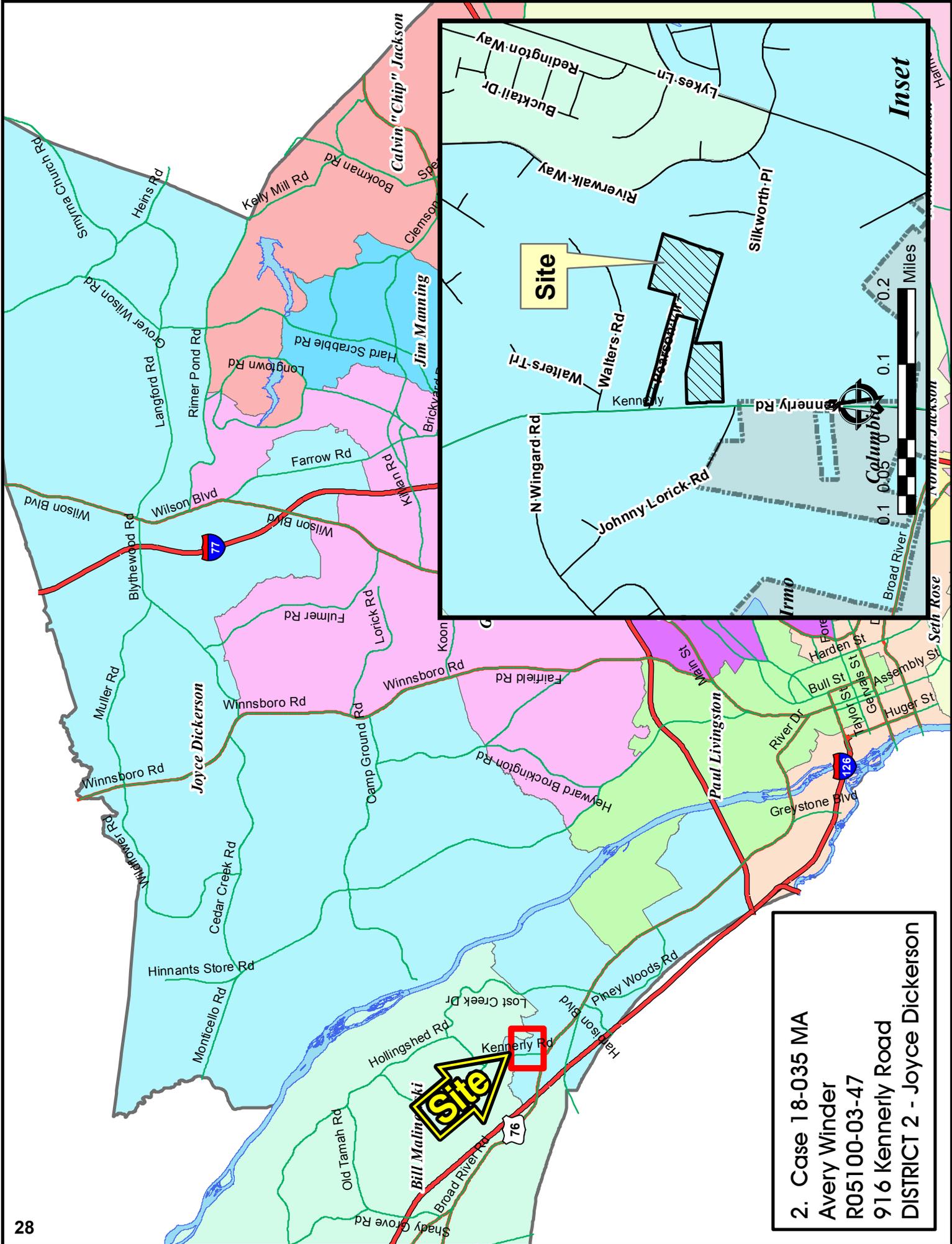
The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan. The subject parcel is located within a Neighborhood (Medium Density) land use designation. According to the Comprehensive Plan, "Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial."

The site is not located along a main road corridor or within a contextually-appropriate distance from the intersection of a primary arterial. In addition, the allowed uses of the proposed district are not consistent with the type of commercial development promoted by the designation, as the permitted uses of the request are more intensive than recommended (neighborhood scale).

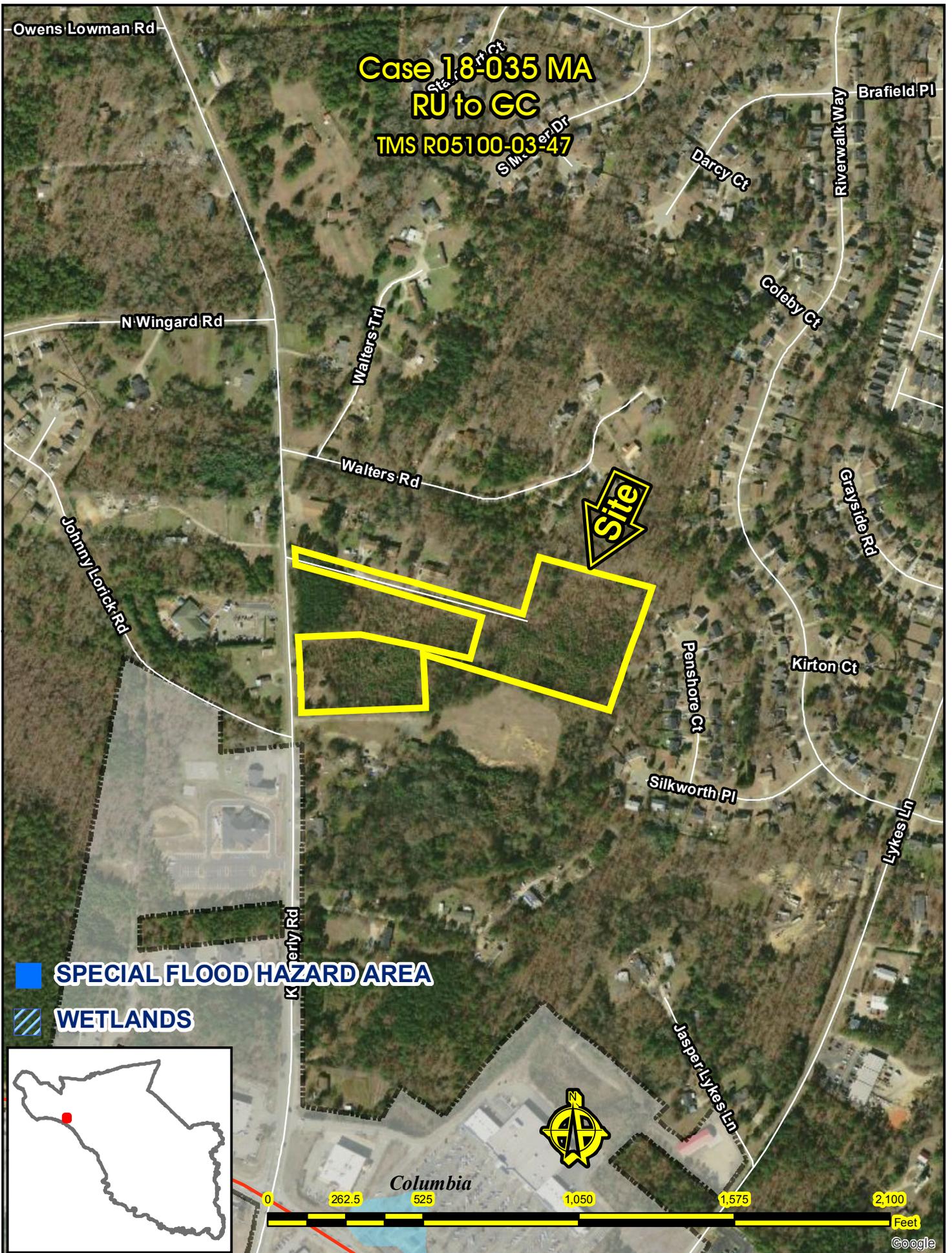
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

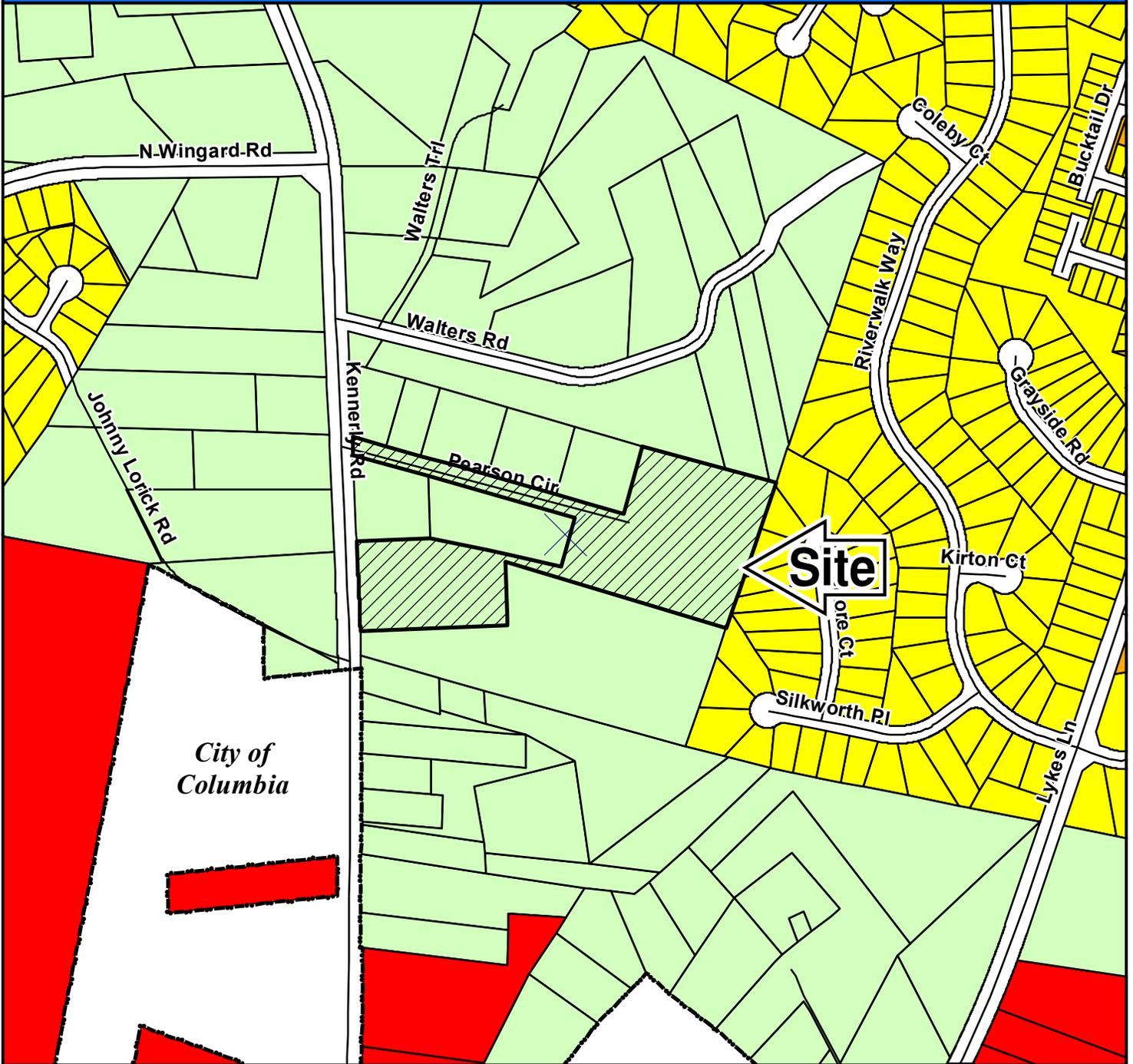
At their **October 1, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **18-035 MA**.



2. Case 18-035 MA
 Avery Winder
 R05100-03-47
 916 Kennerly Road
 DISTRICT 2 - Joyce Dickerson



Case 18-035 MA RU to GC



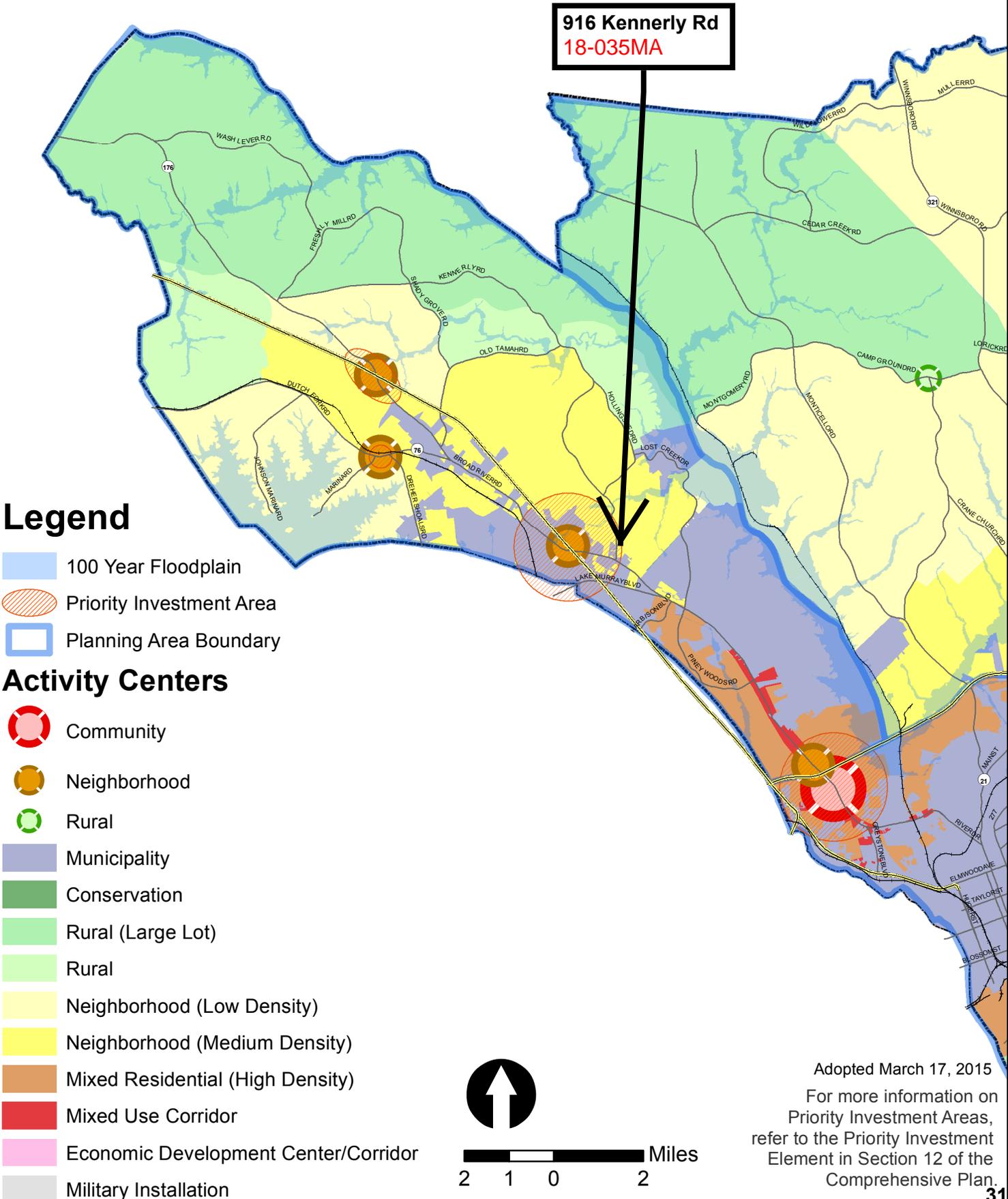
ZONING CLASSIFICATIONS

 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



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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-18HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “TRANSPORTATION, INFORMATION, WAREHOUSING, WASTE MANAGEMENT, AND UTILITIES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses with Special Requirements, And Special Exceptions; “Transportation, Information, Warehousing, Waste Management, And Utilities” Of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Toys and Hobby Goods and Supplies														P	P	P	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban													P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills and Structural Fill Sites (Ord. 071-14HR; 12-9-14)		SE															SE
Limousine Services														P	P	P	P
Materials Recovery Facilities (Recycling)															P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)		SE P									SE	SE	SE	SE	SE	SE P	SE P
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services																	P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private																	P
Sludge, Non-Hazardous (Ord. 071-14HR; 12-9-14)																	SR
Taxi Service Terminals													P	P	P	P	P

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers – RU, LI, HI”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) Radio, Television, and Other Similar Transmitting Towers – (RU, LI, HI)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(62) Radio, Television, and Other Similar Transmitting Towers”, the existing Paragraph (62) is renumbered to read as Paragraph (63), and all remaining paragraphs are renumbered in appropriate chronological order.

(62) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
 - e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
 - f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
 - g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
 - h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
 - i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended to read as follows:

- (22) Radio, Television, and Other Similar Transmitting Towers – (OI, NC, RC, GC, M-1)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

- (22) *Radio, television and telecommunications and other transmitting towers.*
 - a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
 - b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:
 - 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 - 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 - 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal

rule, law, or regulation may be placed as required by standard industry practice.

- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Section VI. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section VII. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section VIII. Effective Date. This ordinance shall be effective from and after _____, 2018.

RICHLAND COUNTY COUNCIL

By: _____
Joyce Dickerson, Chair

Attest this _____ day of
_____, 2018.

Michelle M. Onley
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: September 25, 2018
First Reading: September 25, 2018
Second Reading: October 2, 2018
Third Reading: October 16, 2018



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