

RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



July 28, 2020
7 pm

Virtual Meeting

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, July 28, 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 # 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 1

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 20-006 MA District 10
Dalhi Myers
Paul Pettinelli
HI to GC .9 acres
1314 Rosewood Drive
TMS# R11208-02-10
Planning Commission – Approval (6-0)
PDSB Recommendation – Approval
Page 9
3. Case # 20-012 MA District 3
Yvonne McBride
Anna Fonseca
GC/M-1 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 17

4. 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 25
- District 9
Calvin “Chip” Jackson
5. Case # 20-015 MA
Brenda Miller
RU to RS-MD
8104 Brookmount Lane
TMS# R14414-02-04
Planning Commission – Approval (8-0)
PDSB Recommendation – Approval
Page 33
- District 7
Gwendolyn Kennedy
6. Case # 20-013 MA
Anna Fonseca
RU to RS-MD (191.2 acres)
1113 Ridge Rd
TMS# R24900-07-03
Planning Commission – Disapproval (5-4)
PDSB Recommendation – Approval
Page 41
- District 11
Chakisse Newton
7. Case # 20-018 MA
Ryan Horton
RM-HD to GC (2.62 acres)
616 Percival Road
TMS# R16716-01-01
Planning Commission – Approval (8-0)
PDSB Recommendation – Approval
Page 49
- District 6
Joe Walker III

VI. OTHER BUSINESS

VII. ADJOURNMENT



**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: AUFW *, 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

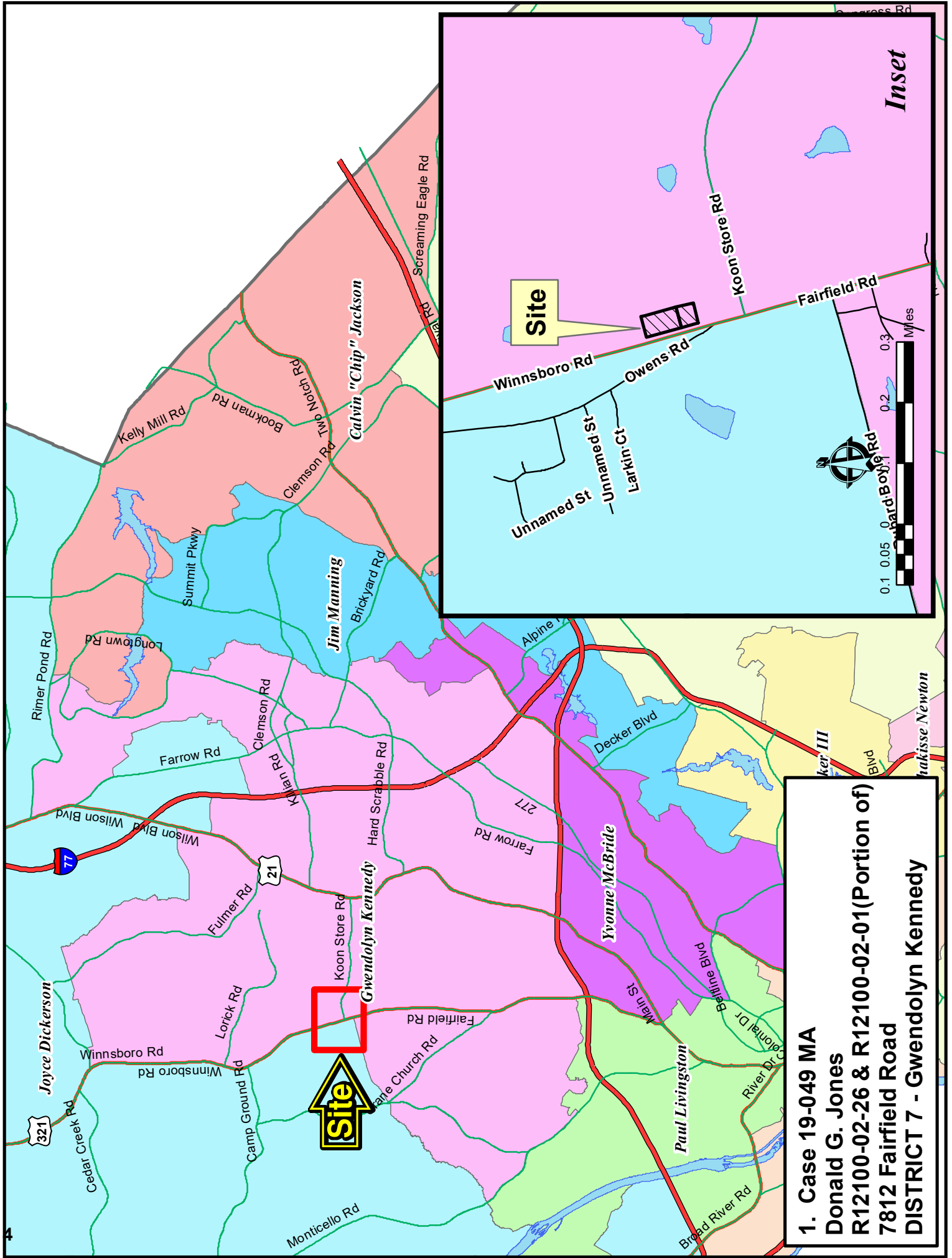
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for commercial development.

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		

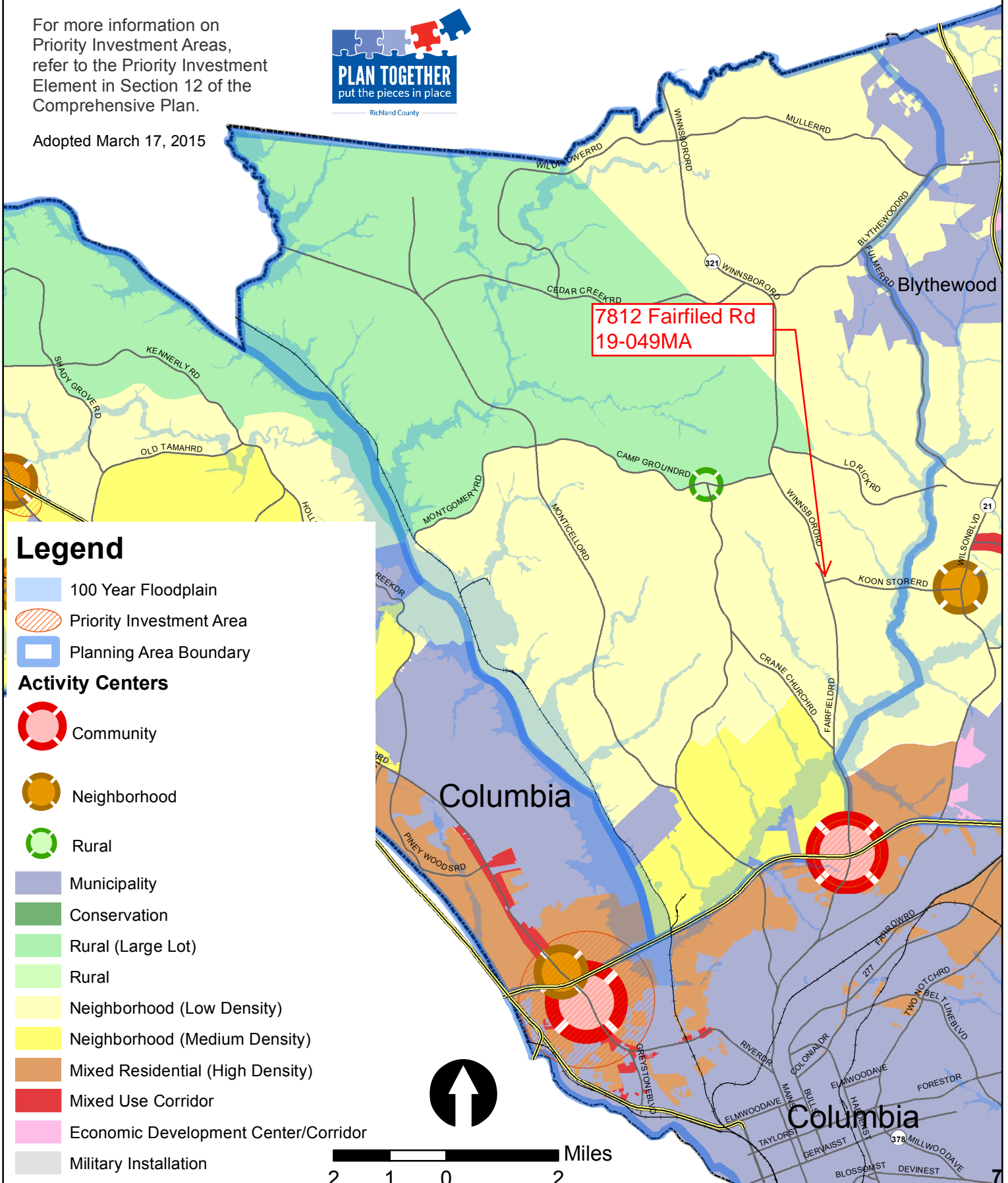


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: 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: July 12, 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.

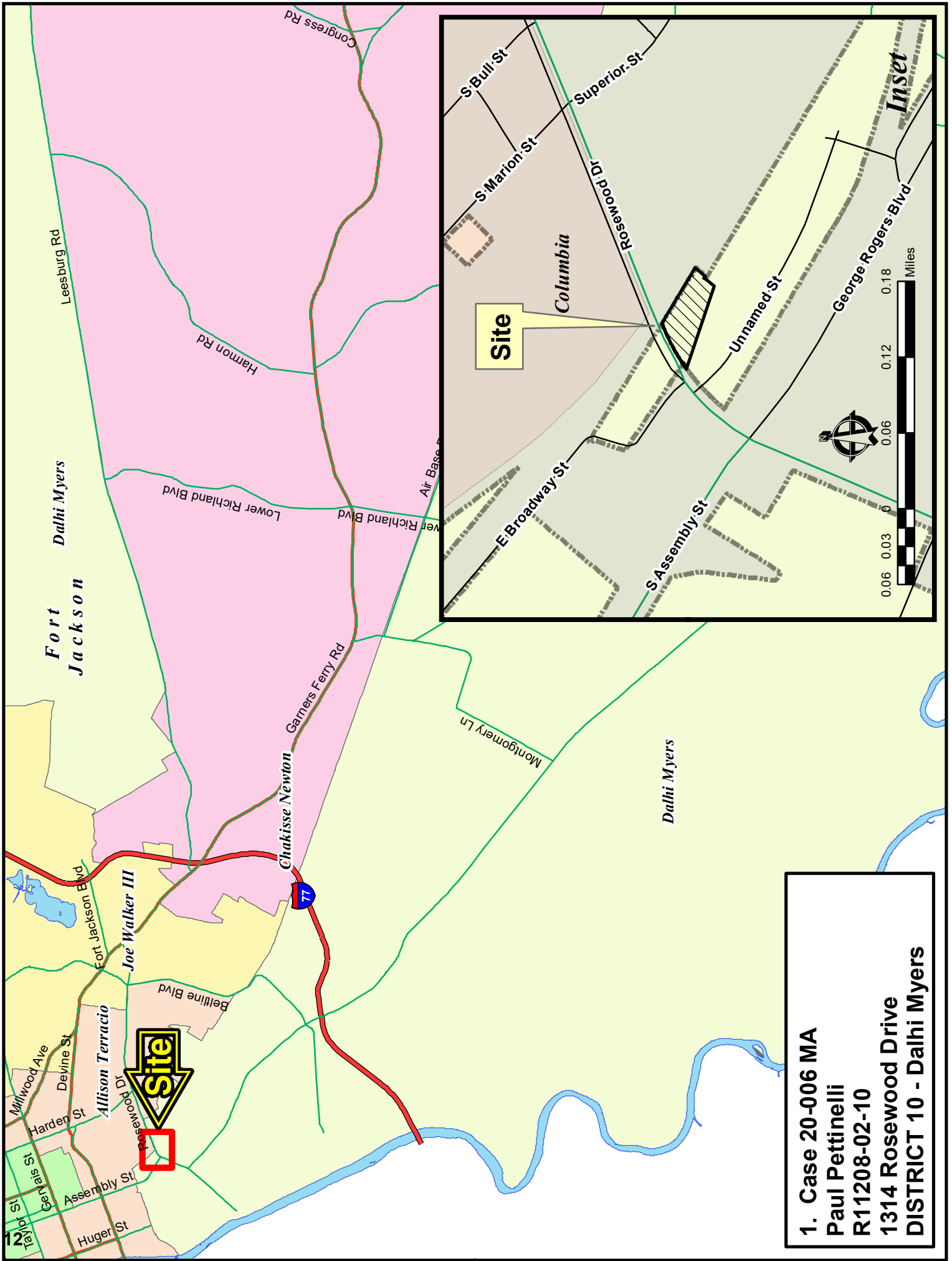
There are currently no listed active improvements by SCDOT or via the Richland County Transportation Penny for this section of Rosewood Drive.

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."

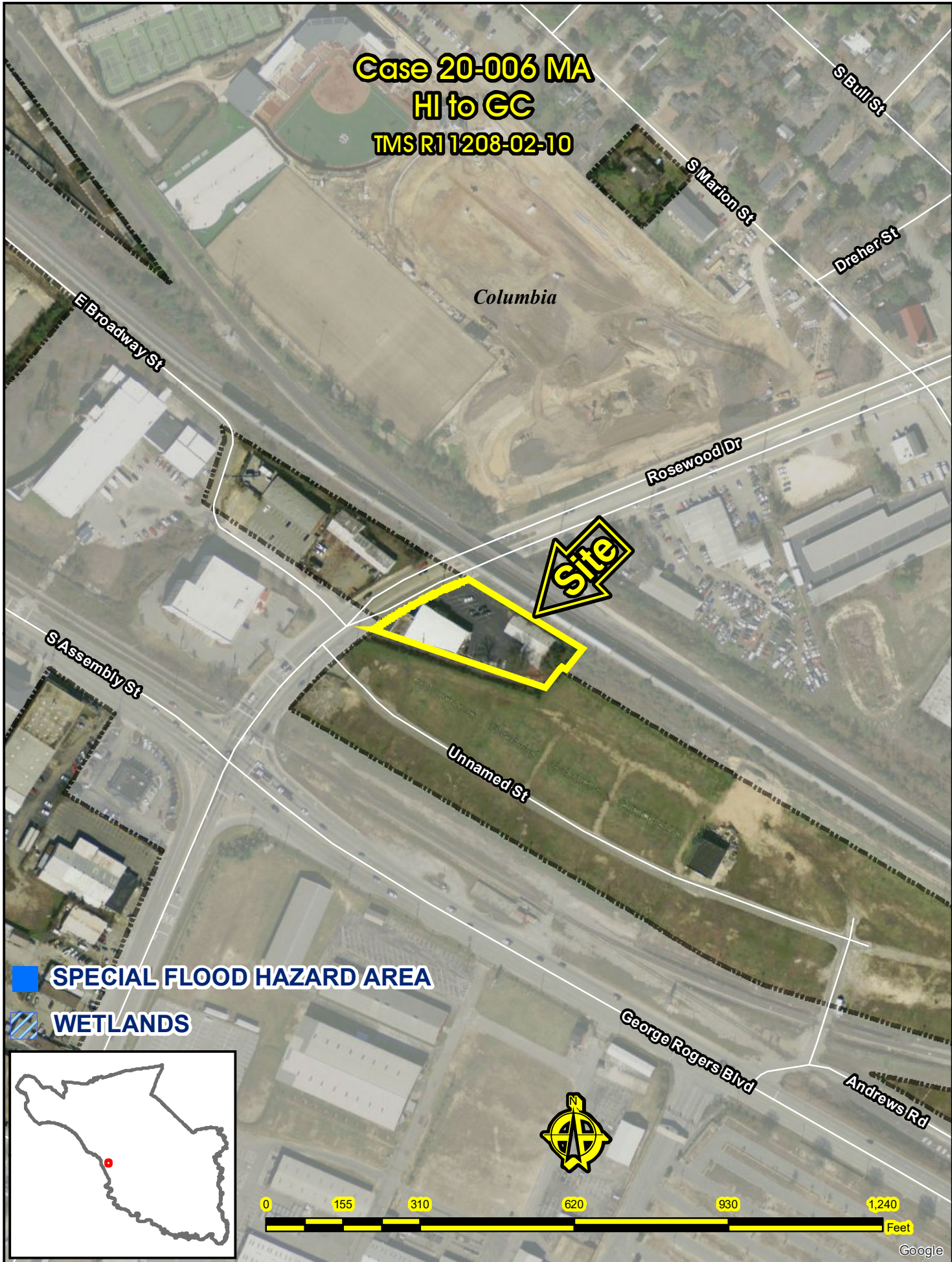
Planning Commission Action

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**.



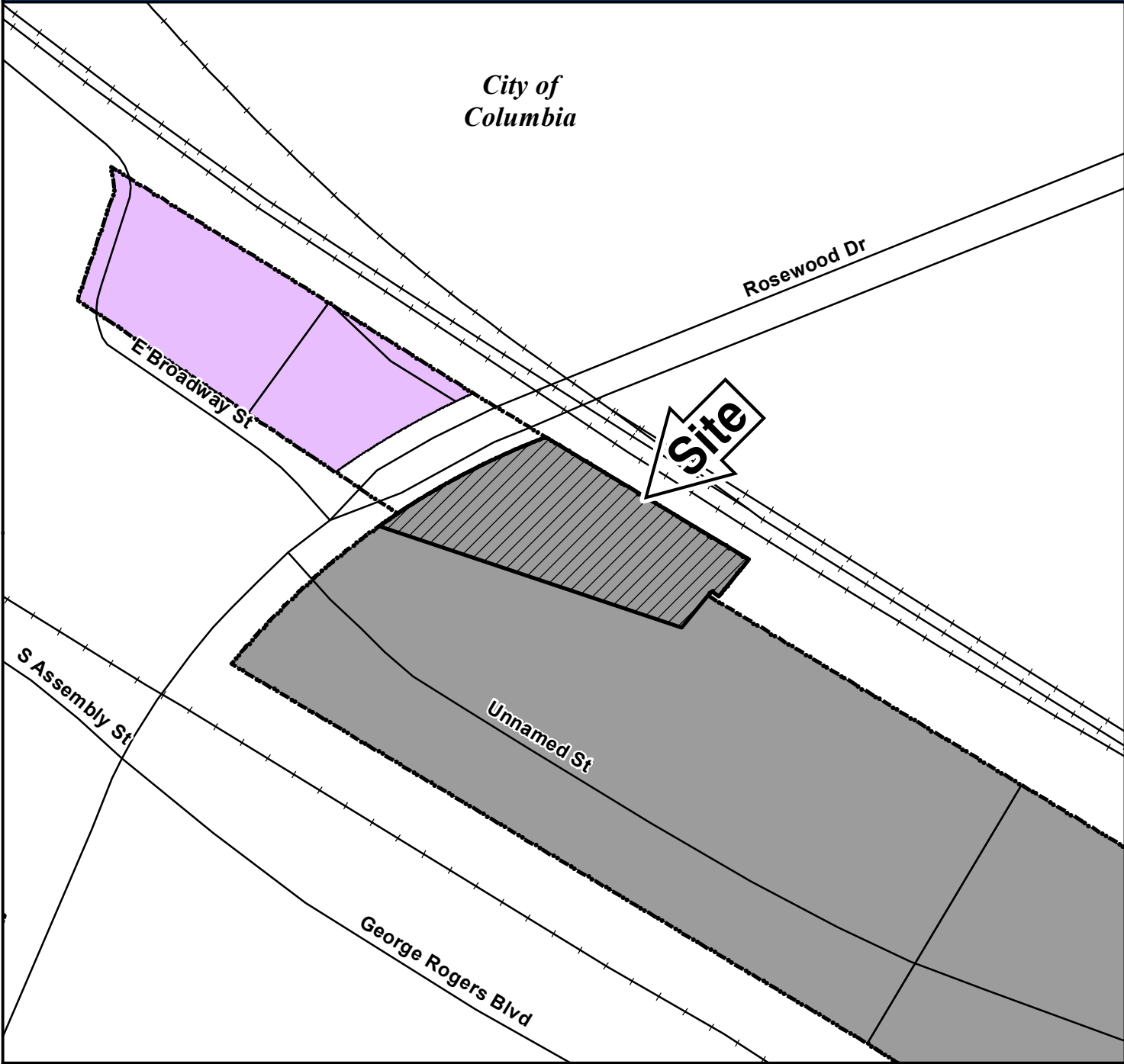
1. Case 20-006 MA
Paul Pettinelli
R11208-02-10
1314 Rosewood Drive
DISTRICT 10 - Dalhi Myers

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


























Case 20-006 MA HI to GC

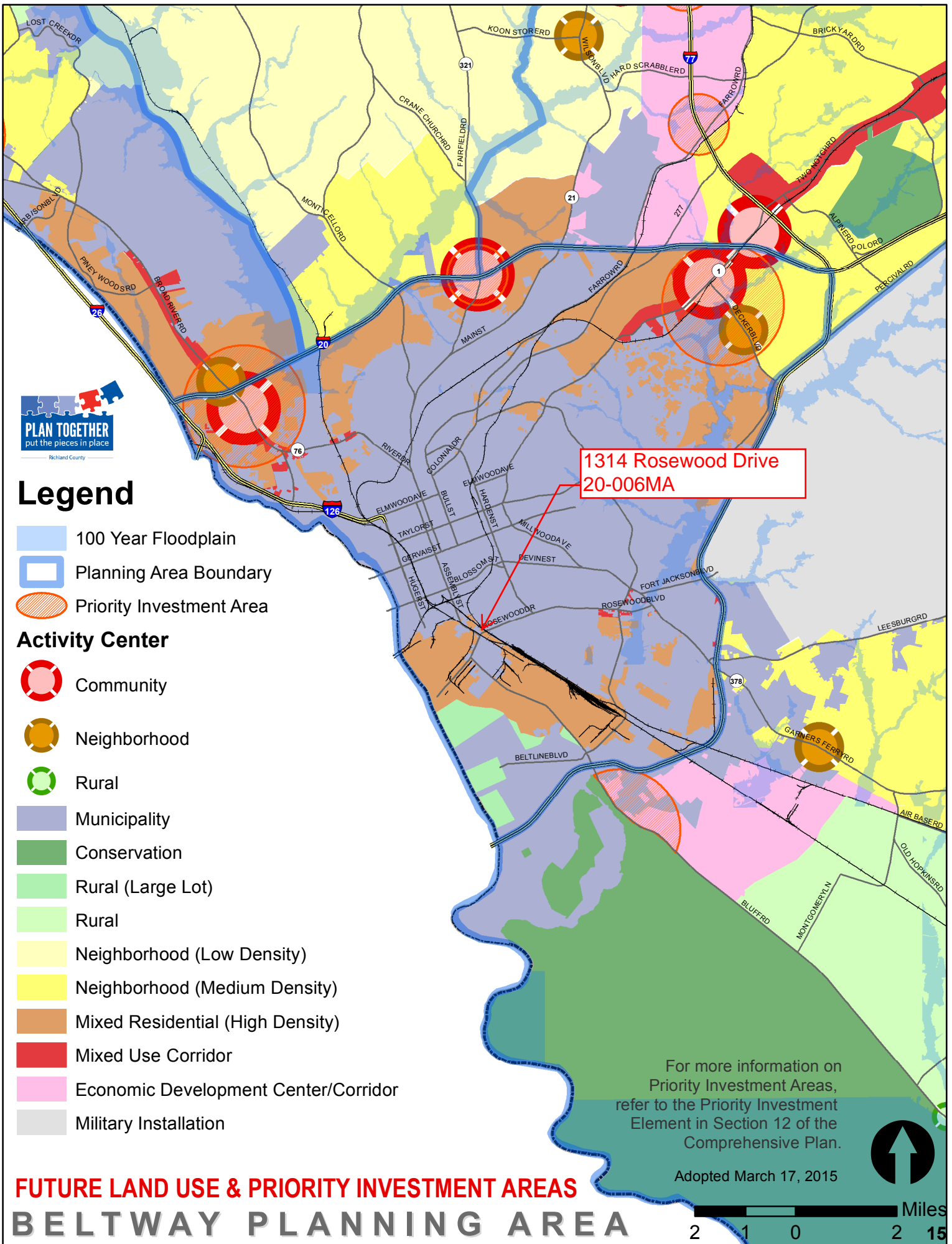
*City of
Columbia*



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: July 12, 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

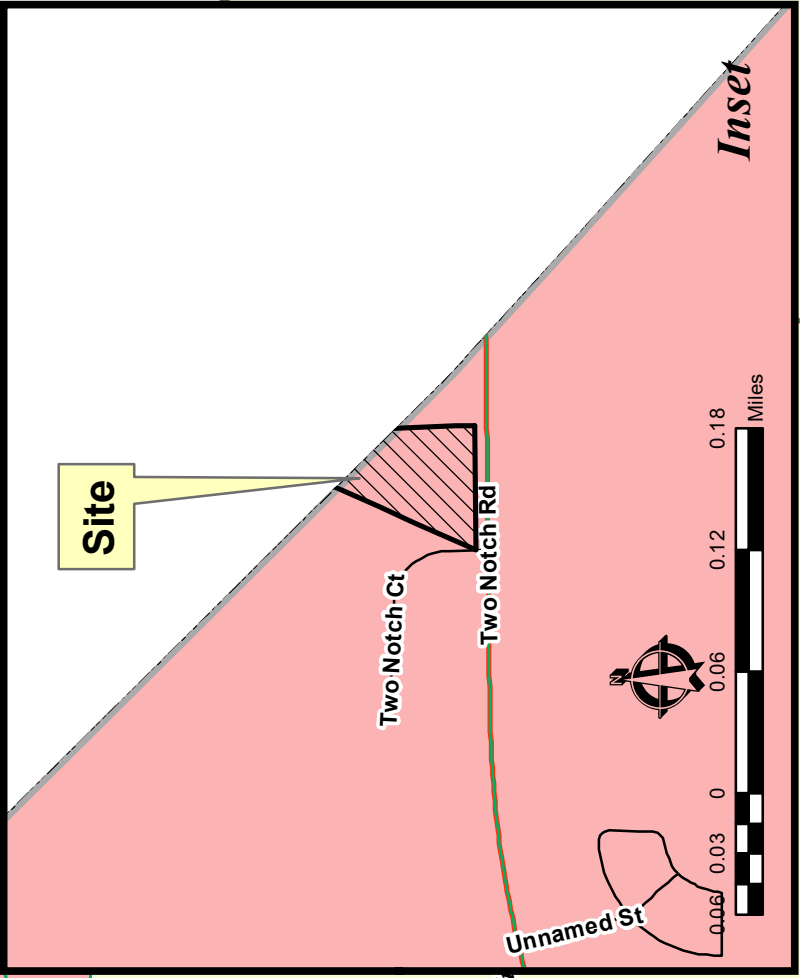
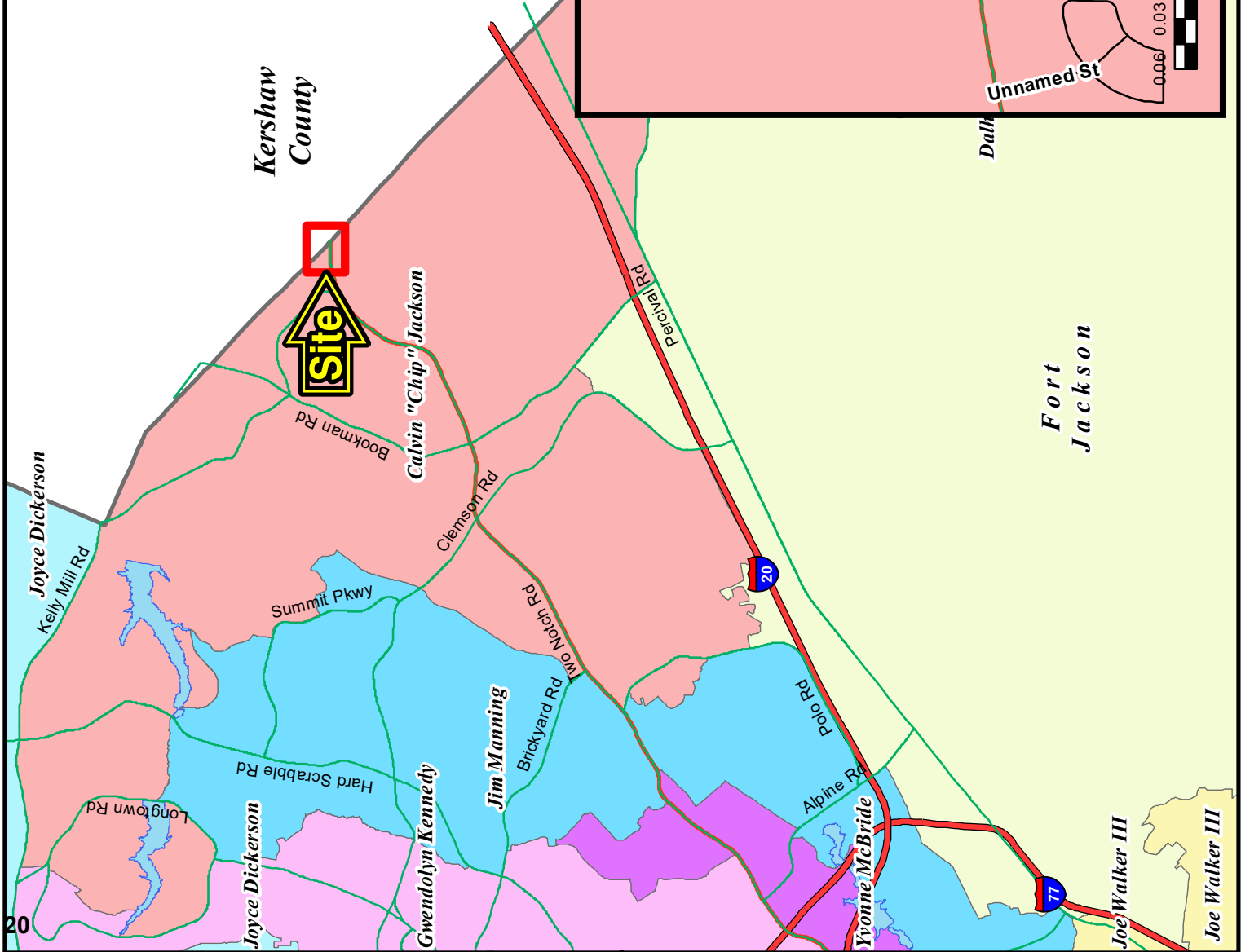
At their **March 2, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- 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**.

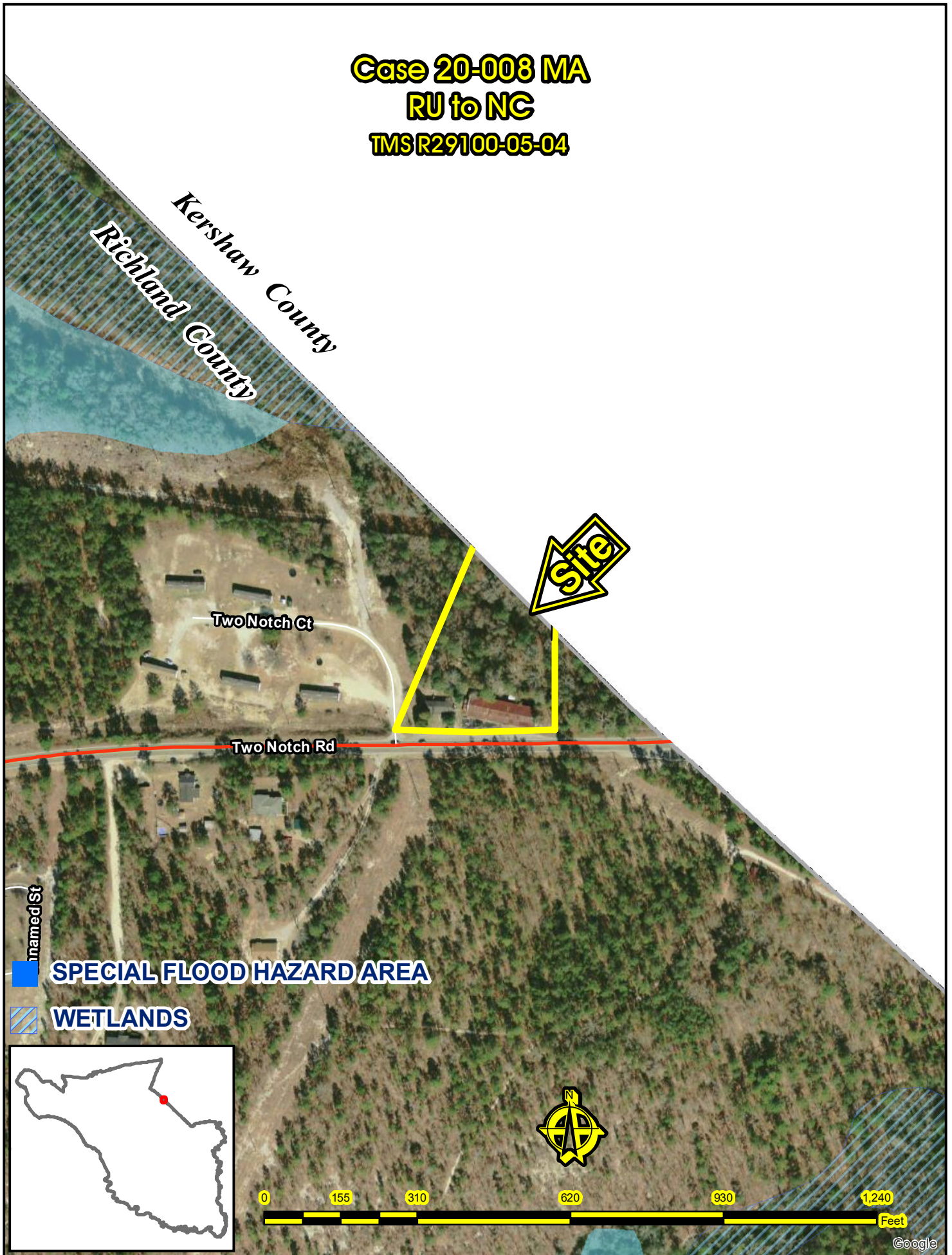
2. Case 20-008 MA
Michael Winkler
R29100-05-04
11045 Two Notch Road
DISTRICT 9 - Calvin "Chip" Jackson

*Kershaw
County*

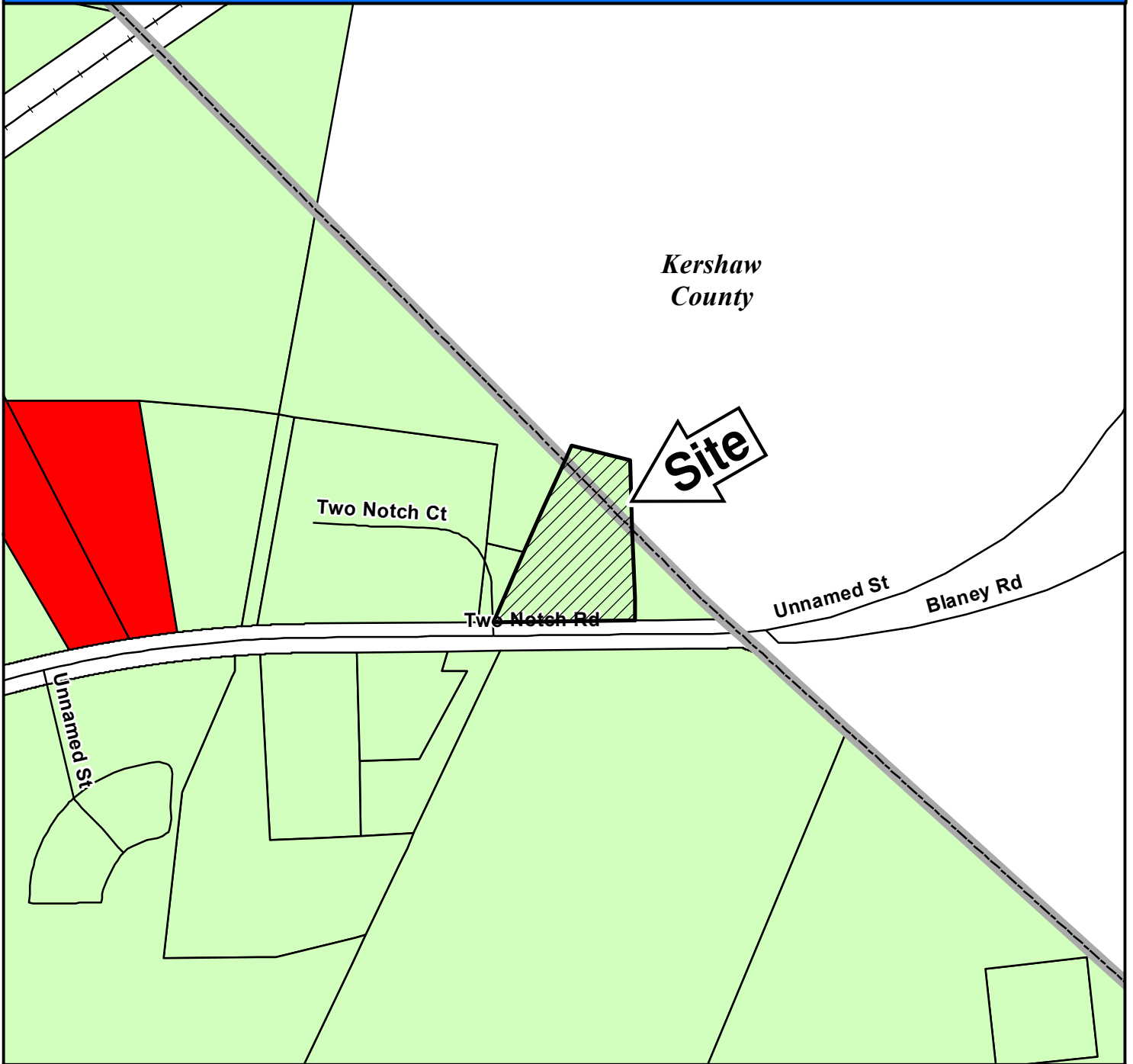


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
















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

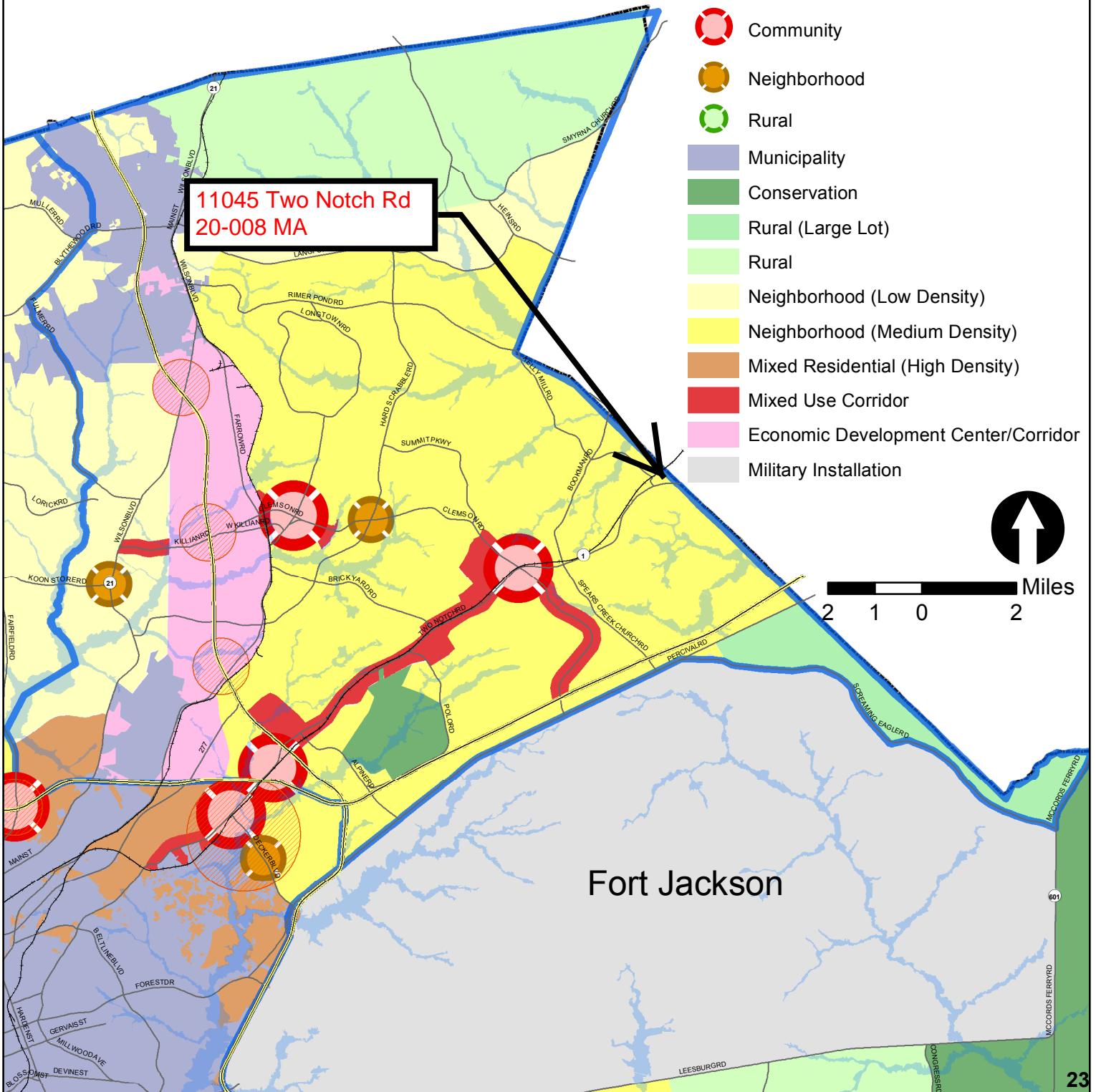


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





**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: July 12, 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.

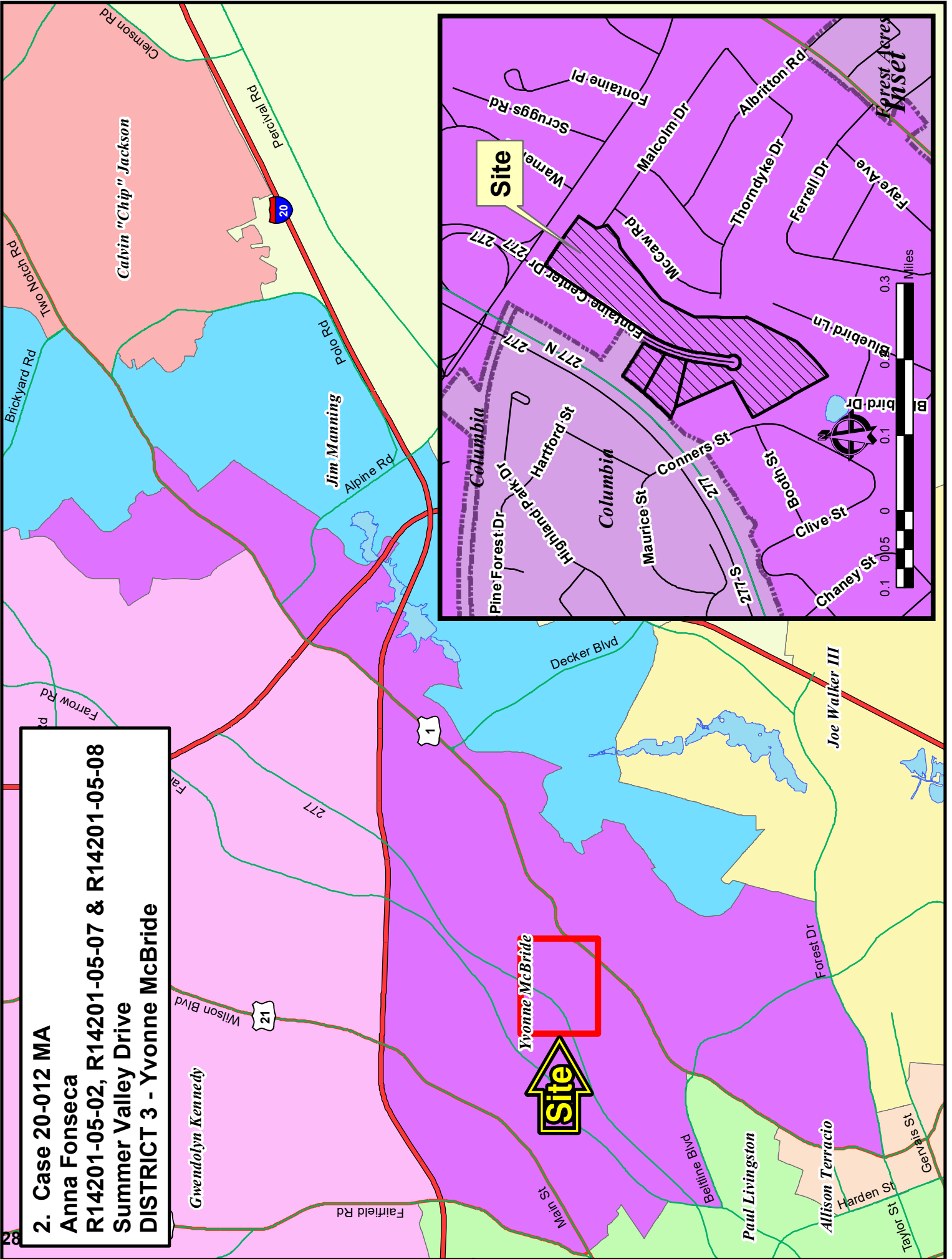
Conclusion

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**

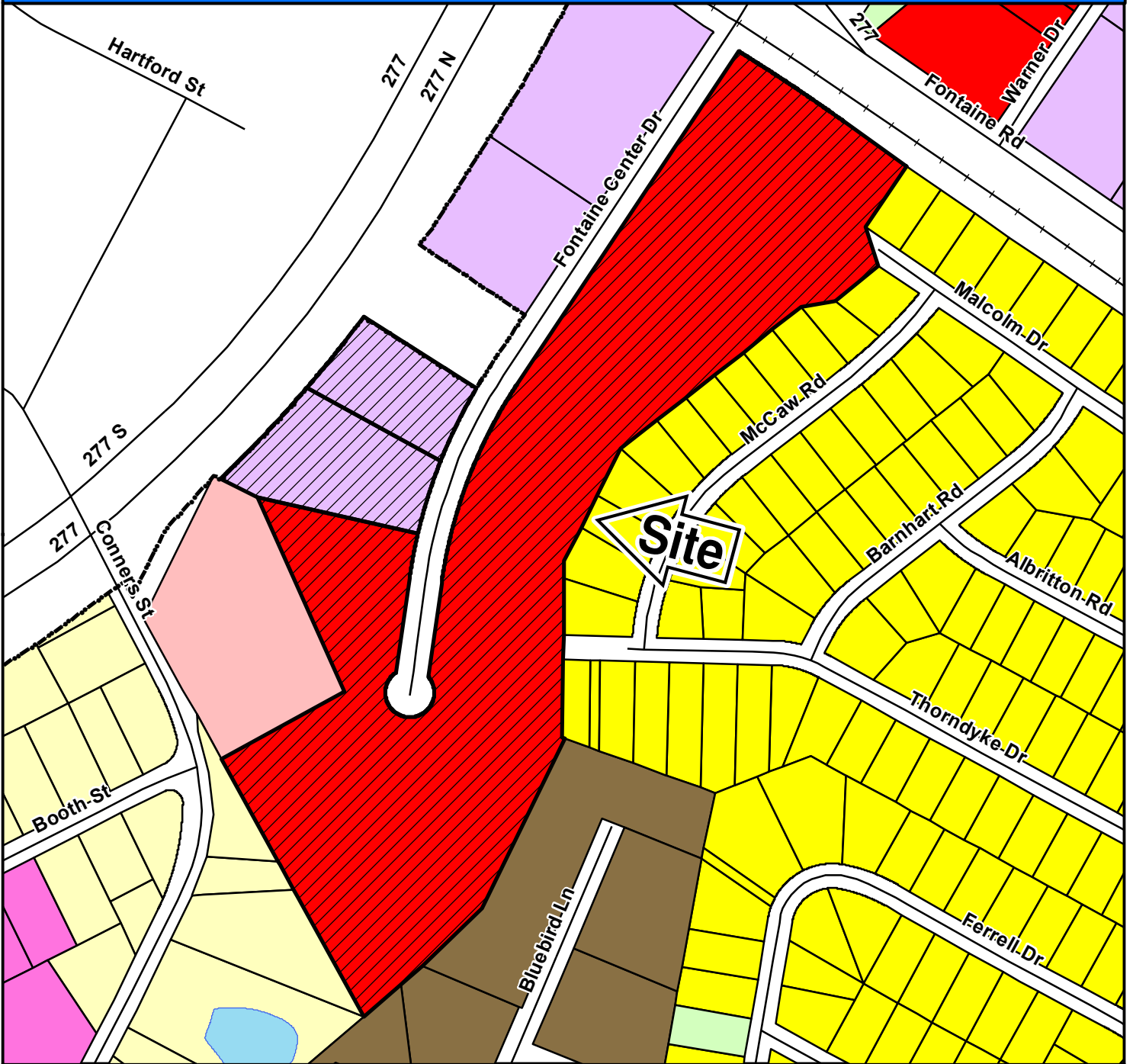


**Case 20-013 MA
RU to RS-HD**

TMSR14201-05-02, R14201-05-07 & R14201-05-08



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

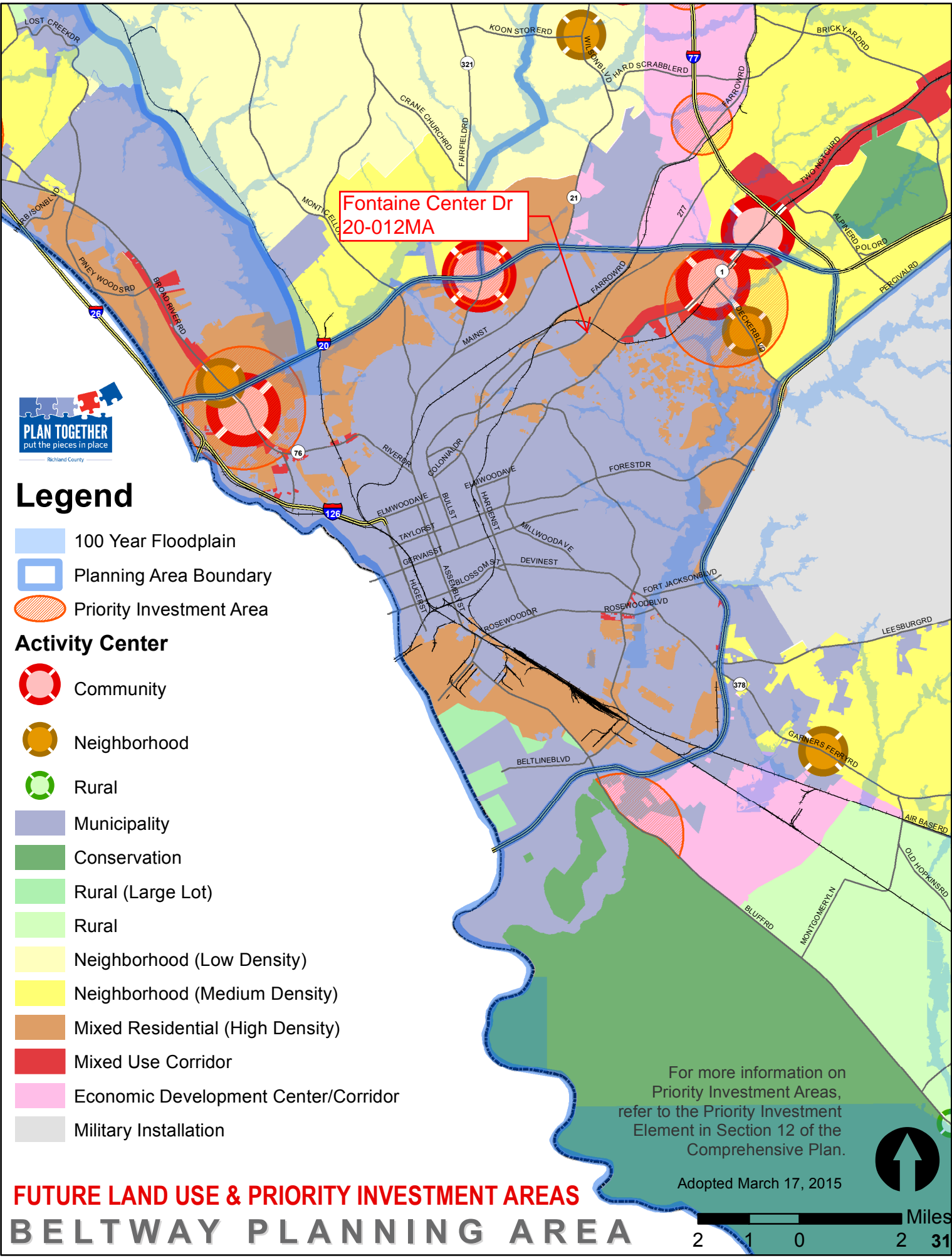
- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- 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: 20-015 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: July 12, 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

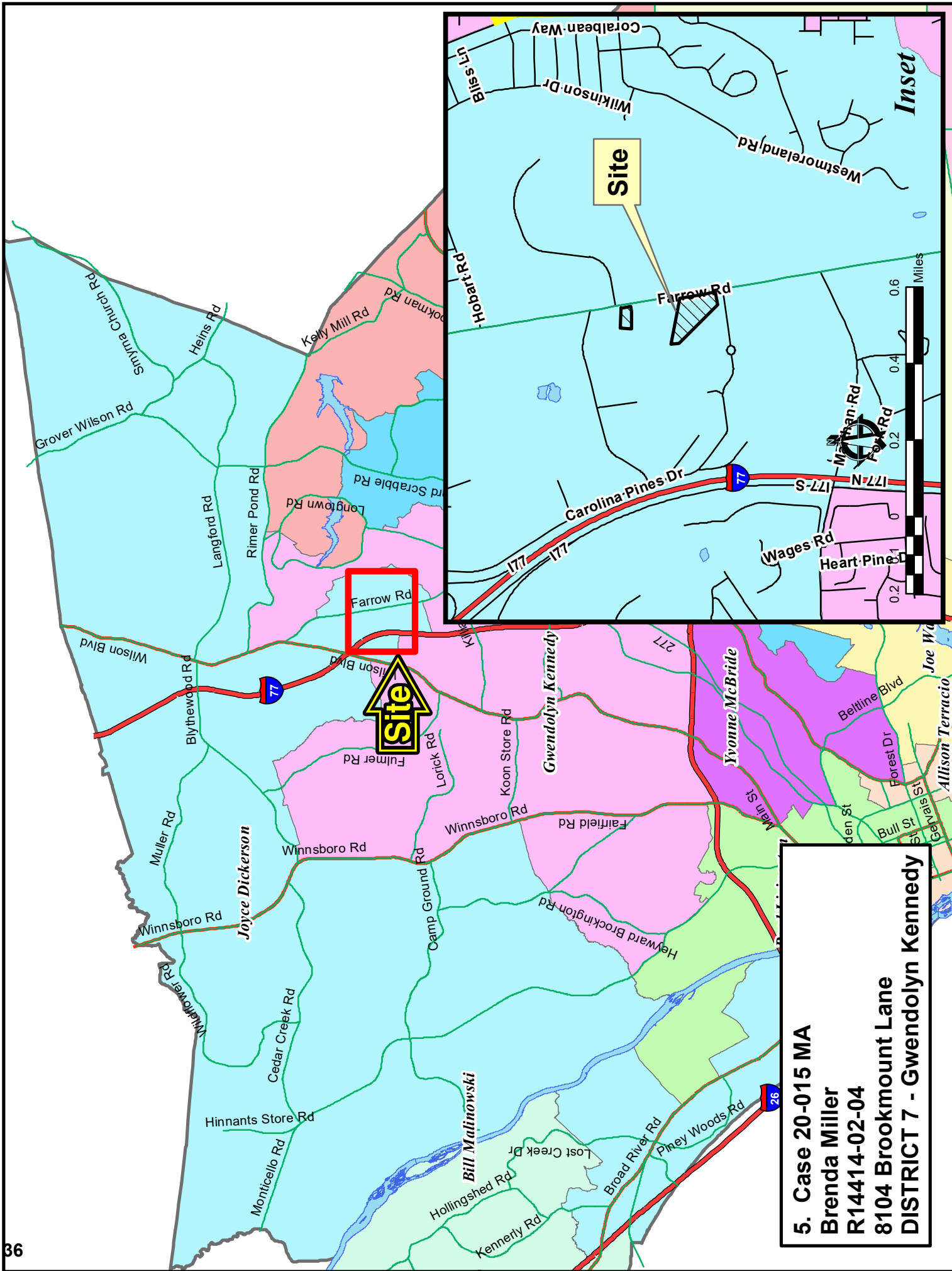
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

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**.



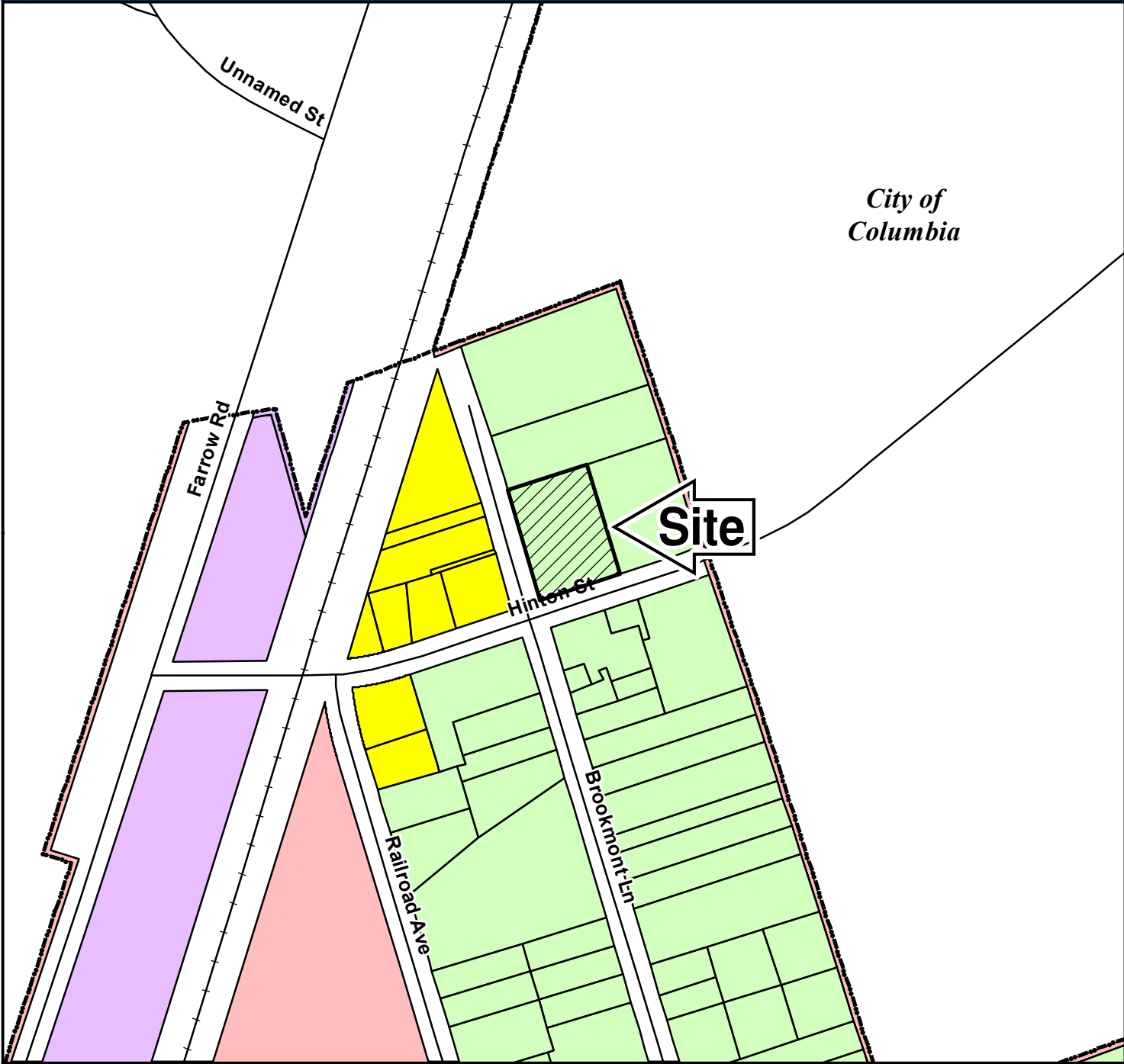
Case 20-015 MA
RU to RS-MD
TMS R14414-02-04



SPECIAL FLOOD HAZARD AREA

WETLANDS

Case 20-015 MA RU to RS-MD



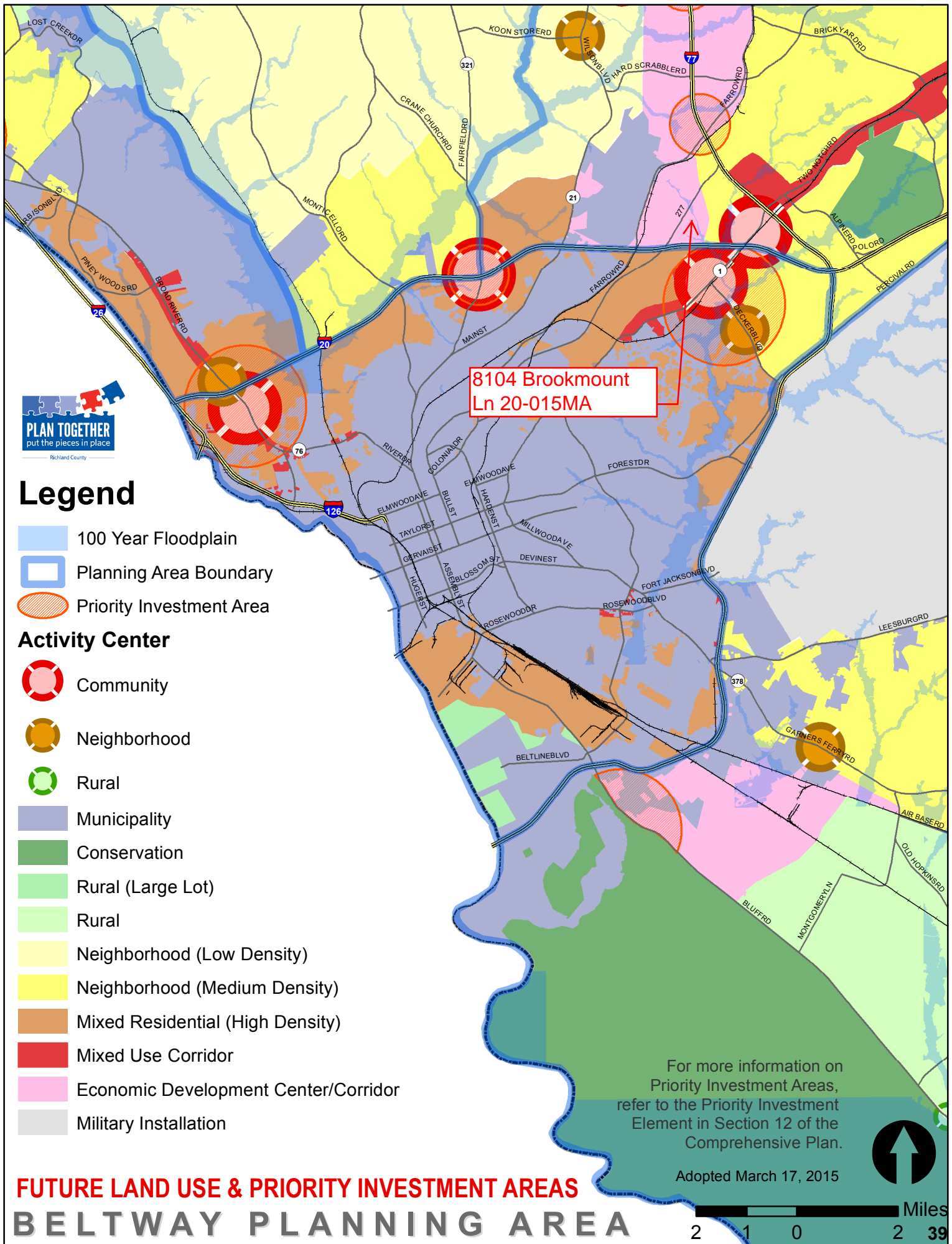
City of
Columbia

Site

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

8104 Brookmount
Ln 20-015MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 9, 2020
RC PROJECT: 20-013 MA
APPLICANT: Anna Fonseca

LOCATION: 1113 Ridge Road

TAX MAP NUMBER: R24900-07-03
ACREAGE: 191.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: July 12, 2020

Staff Recommendation

Approval

Background

Zoning History

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

A request to rezone under case number 05-99MA from RU to RS-MD was withdrawn.

Zoning History for the General Area

The parcel northwest of the site is zoned Single-family High-density (RS-HD). The original zoning, as adopted September 7, 1977, was Rural (RU). The parcel was rezoned to RS-3 (Case #83-029). With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-family High Density District (RS-HD).

The subdivision south of the subject site, San Marco Estates, is zoned Single-family Low-density (RS-LD), the original zoning as adopted September 7, 1977.

The subdivision west of the subject site, Swandale Estates, is zoned Single-family High-density (RS-HD), the original zoning as adopted September 7, 1977.

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: 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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 978 dwelling units.

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

Discussion

Parcel/Area Characteristics

The subject site is currently undeveloped. The parcel has frontage along Ridge Road. Ridge Road is a two-lane undivided major collector without sidewalks or streetlights. Undeveloped parcels and residences, ranging in size from estate lots to smaller lot residential subdivisions, characterize the general area. The properties north, east, and west of the site are properties zoned RU and RS-HD. South of the site are properties zoned RU and RS-LD. Adjacent parcels are either undeveloped or have a residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. Horrell Hill Elementary School is located approximately 2.37 miles south of the subject parcel on Horrell Hill Road. The subject parcel would be served via City of Columbia water and sewer and has water and sewer easements on the property. The Lower Richland fire station (number 22) is located 2.05 miles south of the subject parcel on Lower Richland Boulevard. There is a fire hydrant location approximately 0.13 miles south of the site on Ridge 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.

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2019 SCDOT traffic count (Station #438) located south of the subject parcel on Ridge Road identifies 1,150 Average Daily Trips (ADTs). This segment of Ridge Road is currently classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of Ridge Road is currently operating at Level of Service (LOS) “A”.

There are currently no programmed improvements to Ridge 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 residential development in the Neighborhood Medium Density future land use designation.

Per the plan, the Neighborhood Medium Density designation recommends “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.” Further, the plan recommends, “medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.”

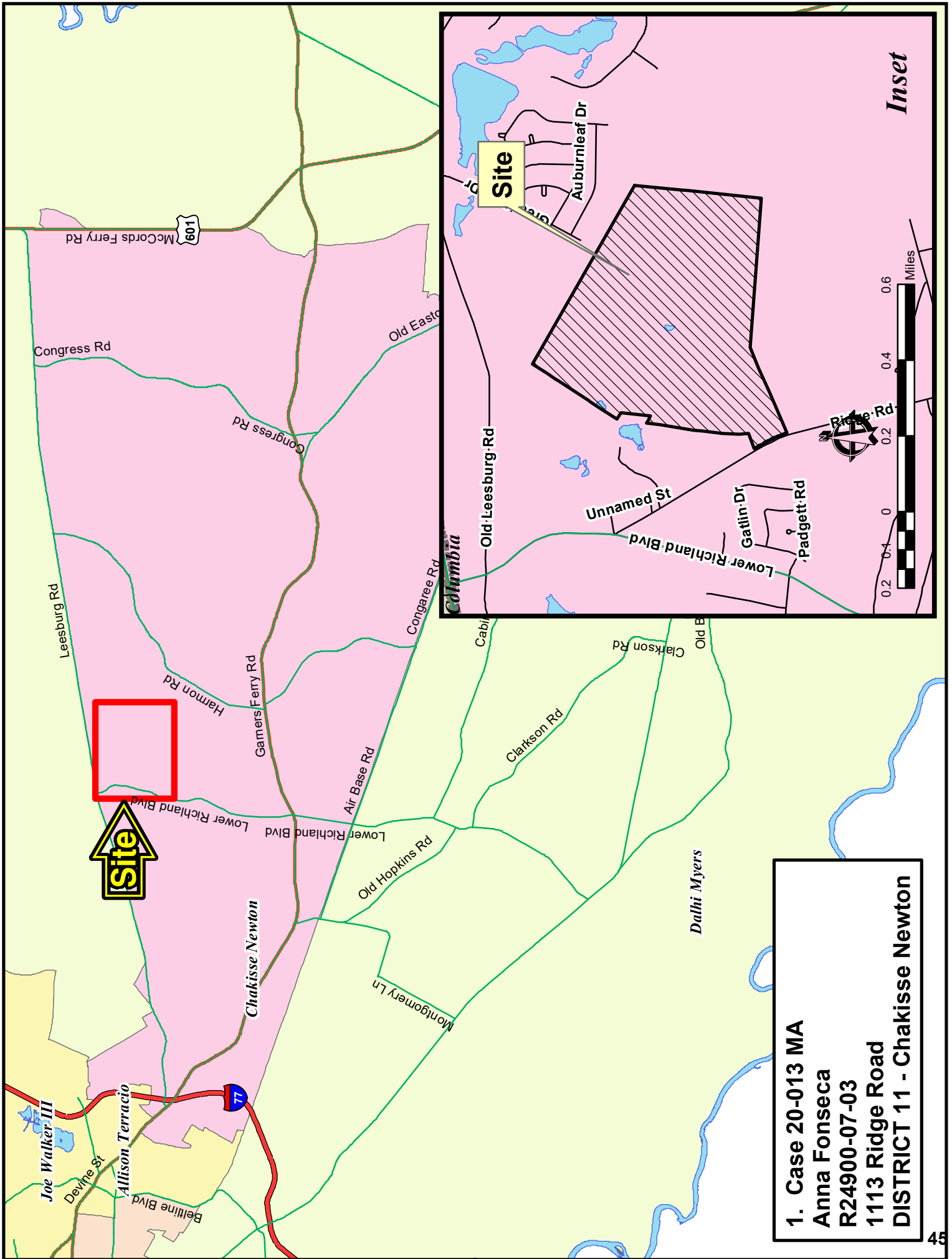
Likewise, the rezoning would be consistent with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Planning Commission Action

At their **July 9, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- There was nothing compelling from the applicant to support the request.
- There would be substantial and significant impact on the surrounding properties regarding traffic and potential population explosion.
- There would be changes to the fundamental nature of the area.
- The amount of land in the general area having the same district classification has lower densities than the requested.
- Would not be in line with the character of the surrounding area.

The PC recommends the County Council disapprove the proposed amendment for RC Project # **20-013 MA**.



1. Case 20-013 MA
Anna Fonseca
R24900-07-03
1113 Ridge Road
DISTRICT 11 - Chakisse Newton

Fort Jackson

Columbia

Case 20-013 MA
RU to RS-MD
TMS R24900-07-03

Leesburg Rd

Unnamed St

Unnamed St

Unnamed St

Old Leesburg Rd

Greenlake Dr

Spreading Branch Dr

Raintree Ln

Jadefree Dr

Lower Richland Blvd

Unnamed St

Unnamed St

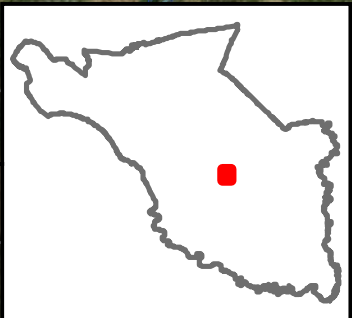
Garlin Dr

Padgett Rd



 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Ridge Rd

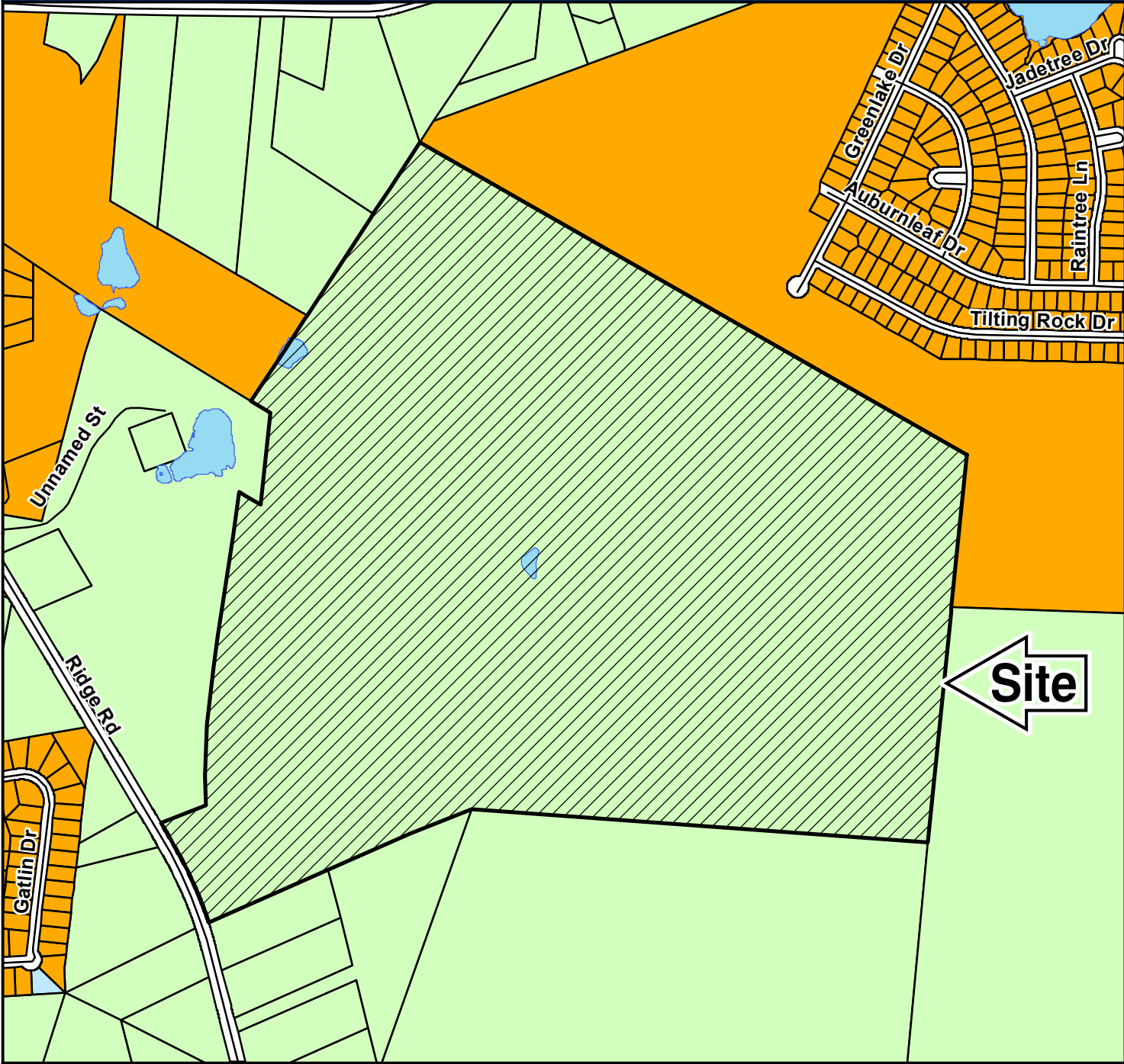
San Jose Dr

San Marco Dr




























Google

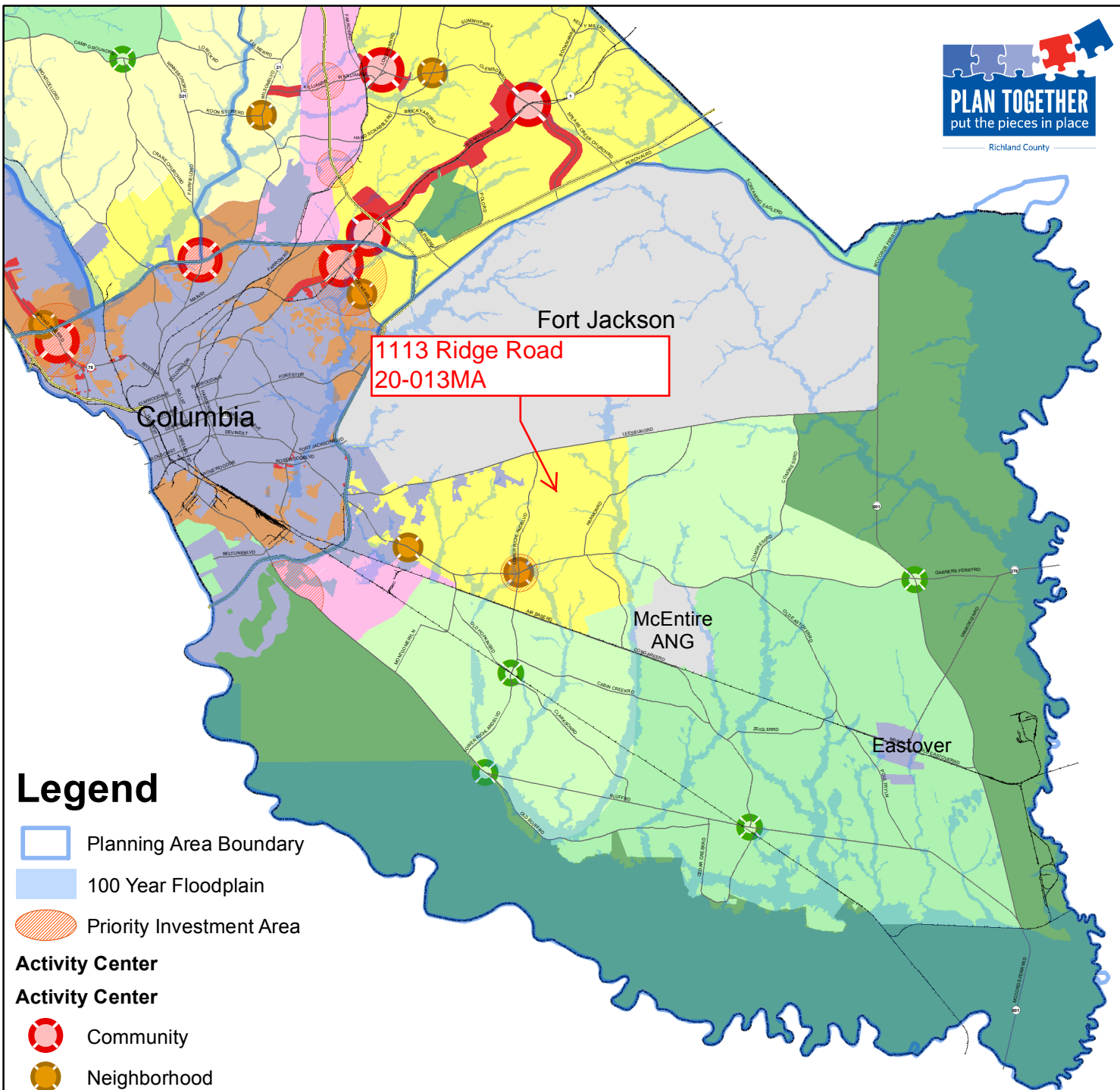
Case 20-013 MA RU to RS-MD



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

Miles



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 9, 2020
RC PROJECT: 20-018 MA
APPLICANT: Ryan Horton

LOCATION: 616 Percival Road

TAX MAP NUMBER: R16716-01-01
ACREAGE: 2.62 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 12, 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

There has been no recent Map Amendments within the 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.

Minimum lot area/maximum density: 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 the site is approximately: 41 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Mobile Home Park
<u>South:</u>	OI	Place of Worship
<u>East:</u>	Interstate ROW (City of Columbia)	I-77 (City of Columbia)
<u>West:</u>	RM-HD	Multi-family (Quail Run Apartments)

Discussion

Parcel/Area Characteristics

The subject site is located along the jurisdictional boundary with the City of Columbia. The site has frontage along Percival Road. The site is undeveloped without structures. The general area consists of multi-family uses, commercial, and institutional uses, as well as some single-family residences. Adjacent properties are zoned RM-HD to the north and west, with OI to the south. Interstate 77 borders the property on the east.

Public Services

The Gills Creek fire station (station number 33) is located on Old Forest Drive, approximately 0.6 miles south of the subject site. The Forest Lake Elementary School is located approximately 1.3 miles northwest of the subject site on Wedgefield Road. The subject site is within the City of Columbia’s water and sewer service areas. It is also located within the East Richland Public Service District 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 ***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 #214) located south of the subject parcel on Percival Road identifies 11,400 Average Daily Trips (ADTs). This section of Percival 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 Percival Road is currently operating at Level of Service (LOS) "D".

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 is currently a sidewalk improvement being completed by SCDOT and the Richland County Penny Program. The project consists of a five (5) foot sidewalk on the north side of Percival Road, from Forest Drive to Decker Boulevard. The project is currently underway.

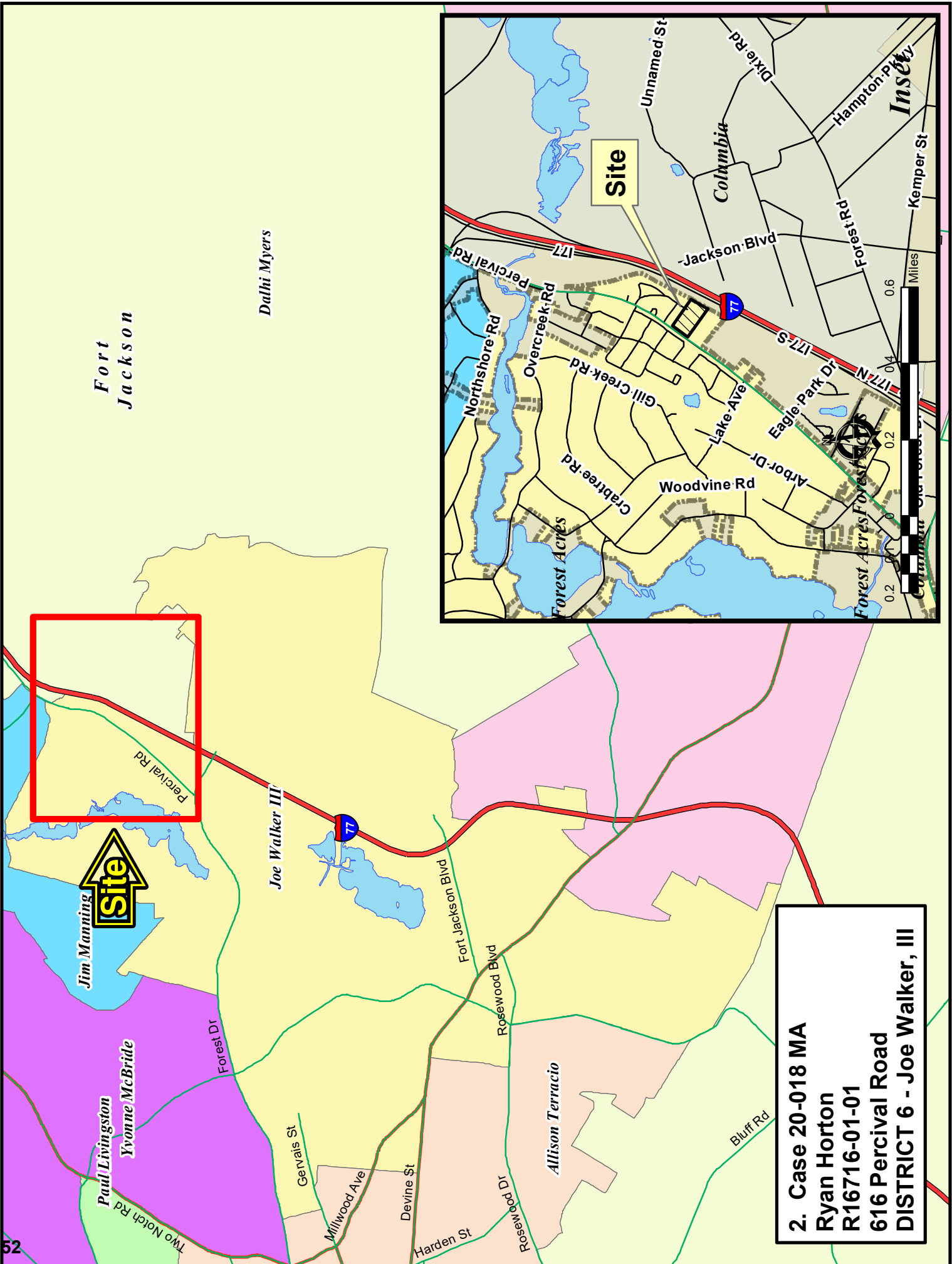
Conclusion

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.

Planning Commission Action

At their **July 9, 2020** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **20-018 MA**.



Fort Jackson

Dalhi Myers

Site

Site

2. Case 20-018 MA
Ryan Horton
R16716-01-01
616 Percival Road
DISTRICT 6 - Joe Walker, III

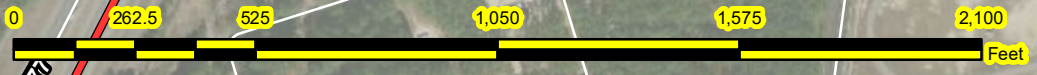
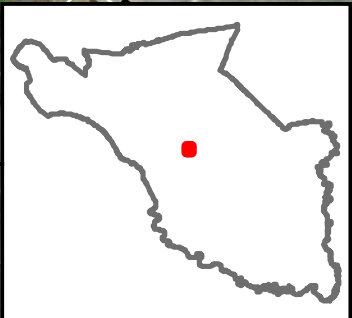
Case 20-018 MA
RM-HD to GC
TMSR16716-01-01

Forest Acres

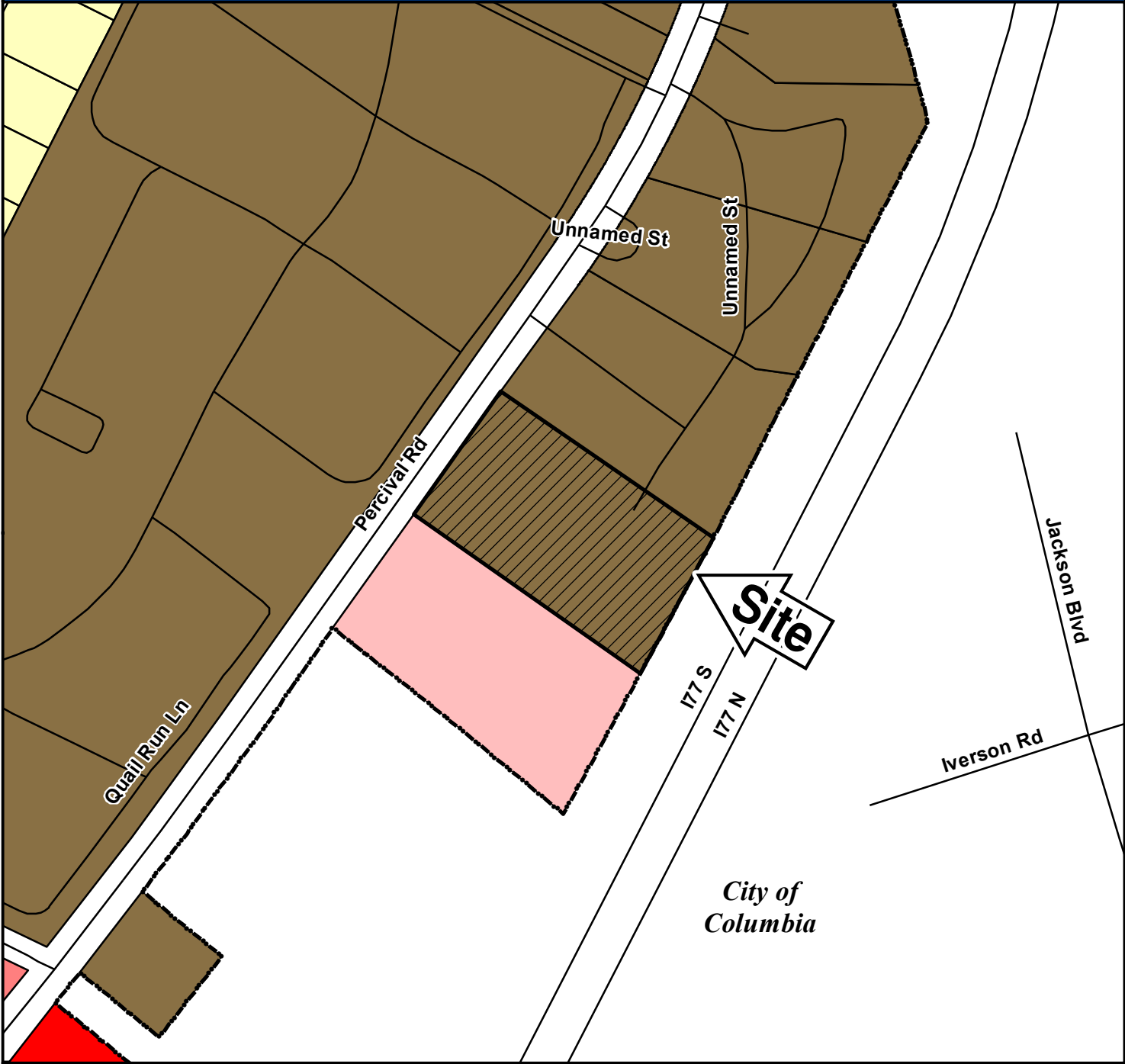
Site

 **SPECIAL FLOOD HAZARD AREA**




 **WETLANDS**



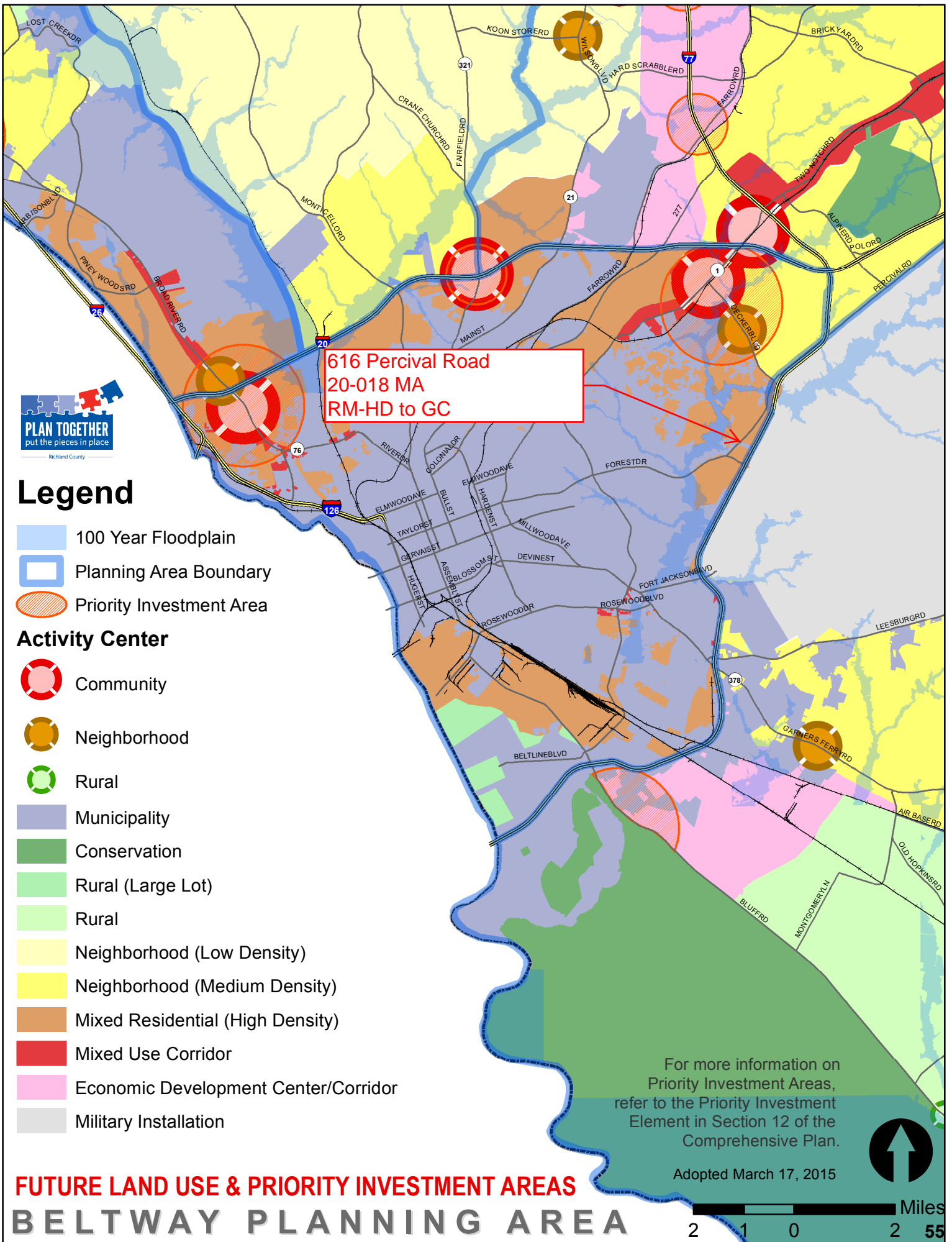
Case 20-018 MA RM-HD to GC



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

616 Percival Road
20-018 MA
RM-HD to GC

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





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