

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



December 16, 2021

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, December 16, 2021

Agenda

7:00 PM

I. STAFF:

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

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

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 21-030 MA District 7
Gretchen Barron
Bruce Gleaton
RS-E to RU (9.99 acres)
742 Sharpe Road
TMS# R14402-04-02
Planning Commission - Approval (6-1)
Staff Recommendation - Disapproval
Page 1

2. Case # 21-032 MA District 7
Gretchen Barron
Melinda Kelley
RU to LI (5.5 acres)
7501 Fairfield Road
TMS# R12002-01-28
Planning Commission - Approval (7-0)
Staff Recommendation - Disapproval
Page 9

3. Case # 21-038 MA District 7
Gretchen Barron
Jatin Patel
RU to GC (32.21 acres)
S/S Killian Road
TMS# R14600-03-05
Planning Commission –Disapproval (8-0)
Staff Recommendation – Disapproval
Page 17

4. Case # 21-037
Deborah Stratton
NC to RM-HD (2 acres & 2.16 acres)
2241 & 2133 Clemson Road
TMS# R20281-01-24 & R20281-01-27
Planning Commission –Approval (7-0)
Staff Recommendation – Approval
Page 25
- District 8
Overture Walker
5. Case # 21-039 MA
Judith Griffin
RU to LI (5.03 acres)
N/S Broad River Road
TMS# R03400-04-01
Planning Commission –Disapproval (7-0)
Staff Recommendation – Disapproval
Page 33
- District 1
Bill Malinowski
6. Case # 21-040 MA
Dr. Alexis Collins
RU to GC (3.2 acres)
1774 Dutch Fork Road
TMS# R02505-02-05
Planning Commission –Approval (7-0)
Staff Recommendation –Approval
Page 41
- District 1
Bill Malinowski

VI. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 4, 2017
RC PROJECT: 21-030 MA
APPLICANT: Bruce Gleaton

LOCATION: 742 Sharpe Road

TAX MAP NUMBER: R14402-04-05
ACREAGE: 2.99
EXISTING ZONING: RS-E
PROPOSED ZONING: RU

ZPH SIGN POSTING: December 30, 2021

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 for the property was Commercial District (C-3). The subject property was rezoned to RS-E under case number 17-041MA.

Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

Zoning District Summary

The Rural District (RU) 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: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 3 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), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located less than one mile northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low-density)***.

Land Use and Character

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 2020 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,100 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) "A".

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 Sharpe Road through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff recommends **Disapproval** of the request as it is inconsistent with the recommendations of the 2015 Comprehensive Plan.

Per the Plan, the request to rezone to RU would be an under-zoning of the property for how the area should be growing and developing. The Plan recommends an area where low-density residential development is the primary use and serves as a transition between medium-density and rural community areas.

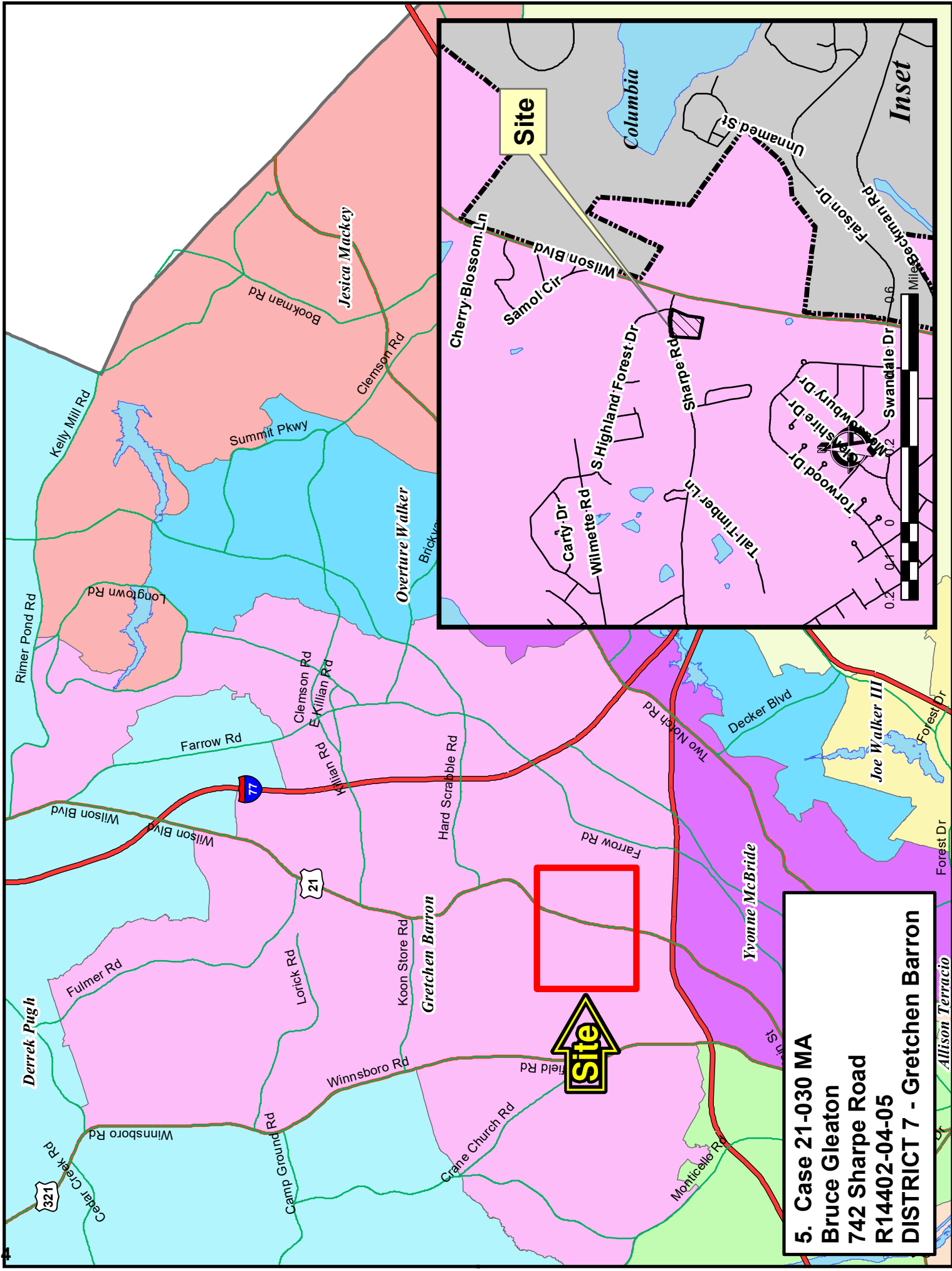
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

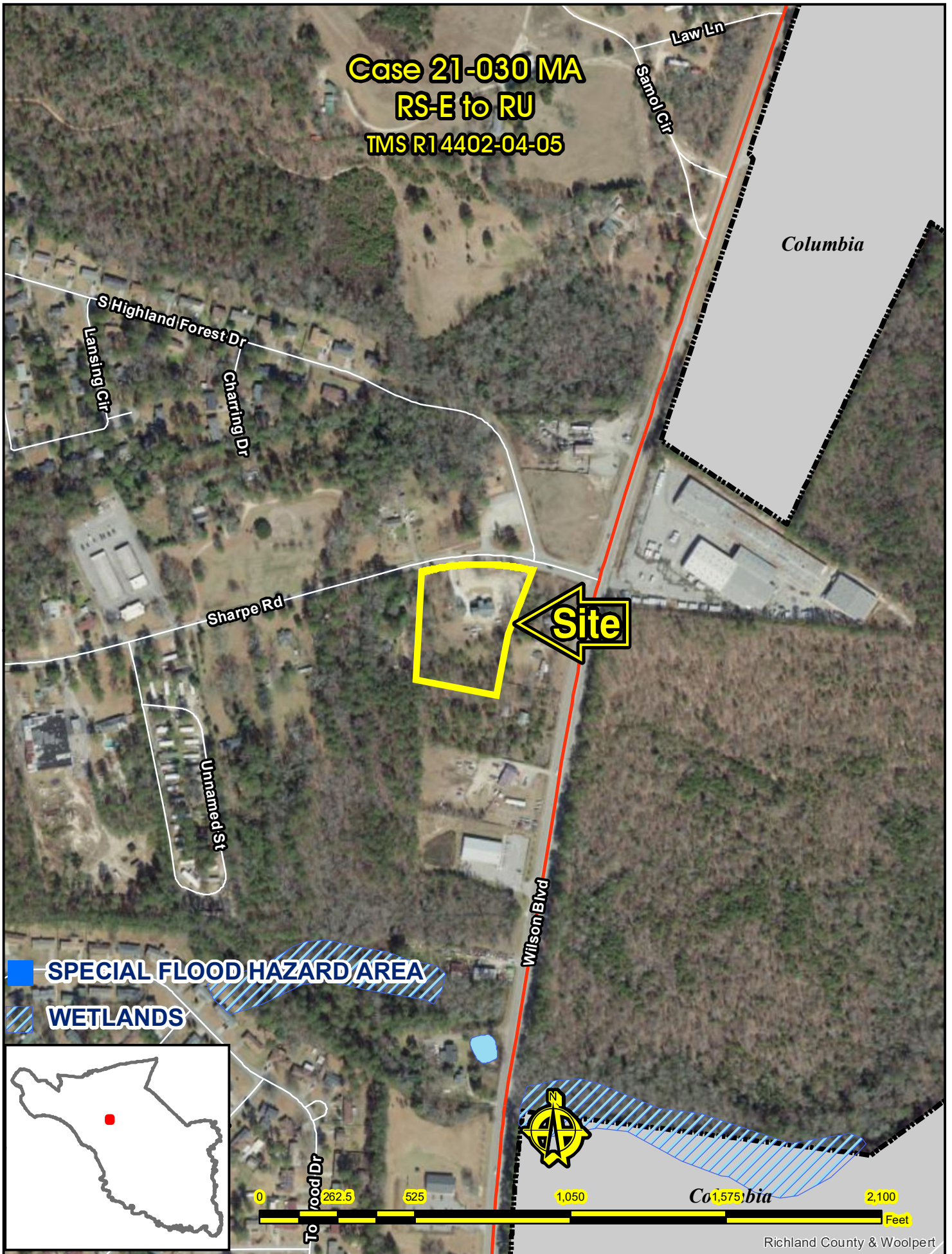
- There are existing areas of RU zoned property nearby.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-030 MA**.

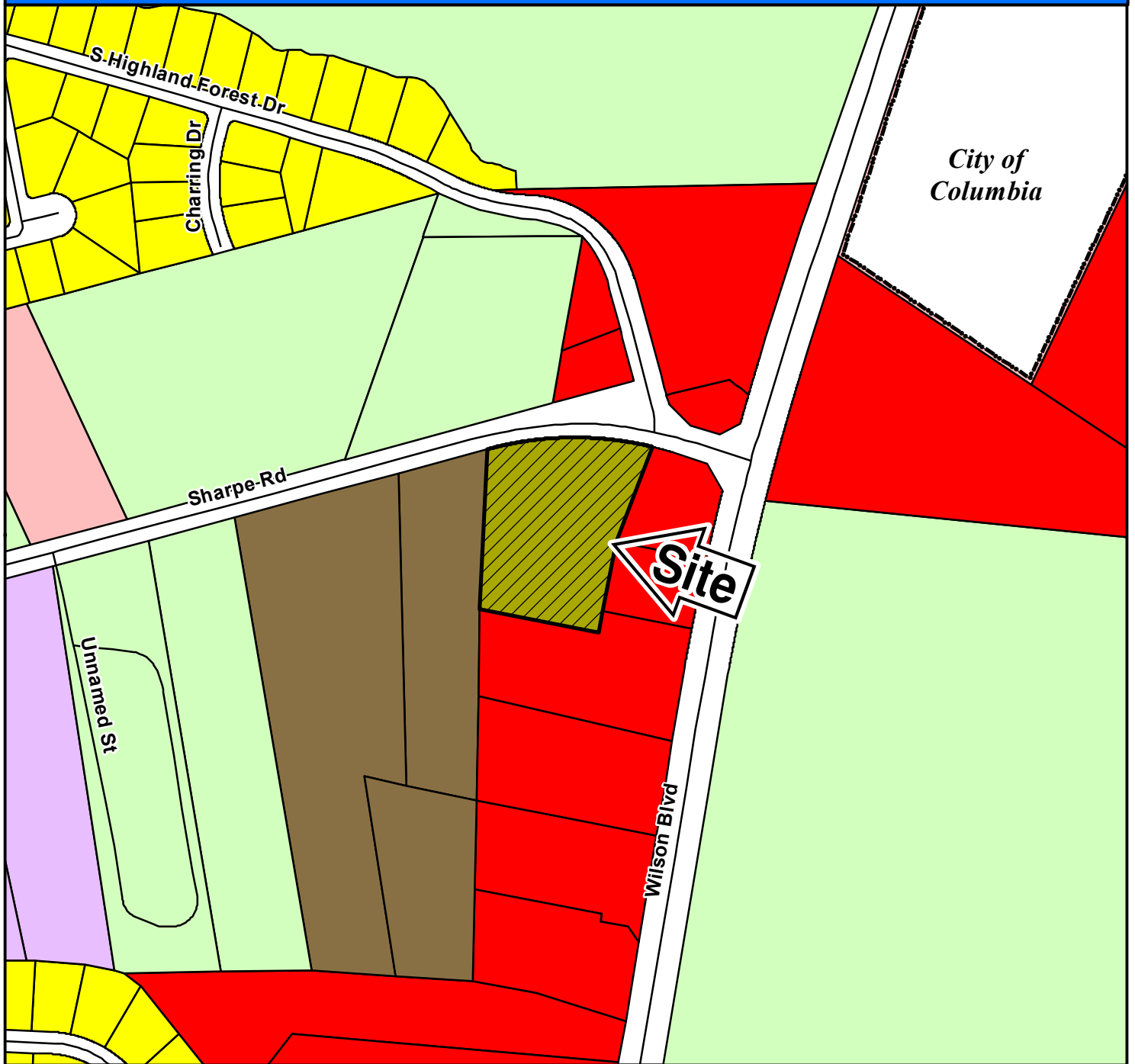


5. Case 21-030 MA
Bruce Gleaton
742 Sharpe Road
R14402-04-05
DISTRICT 7 - Gretchen Barron




























Case 21-030 MA
RS-E to RU
TMS R14402-04-05



Case 21-030 MA RS-E to RU



ZONING CLASSIFICATIONS

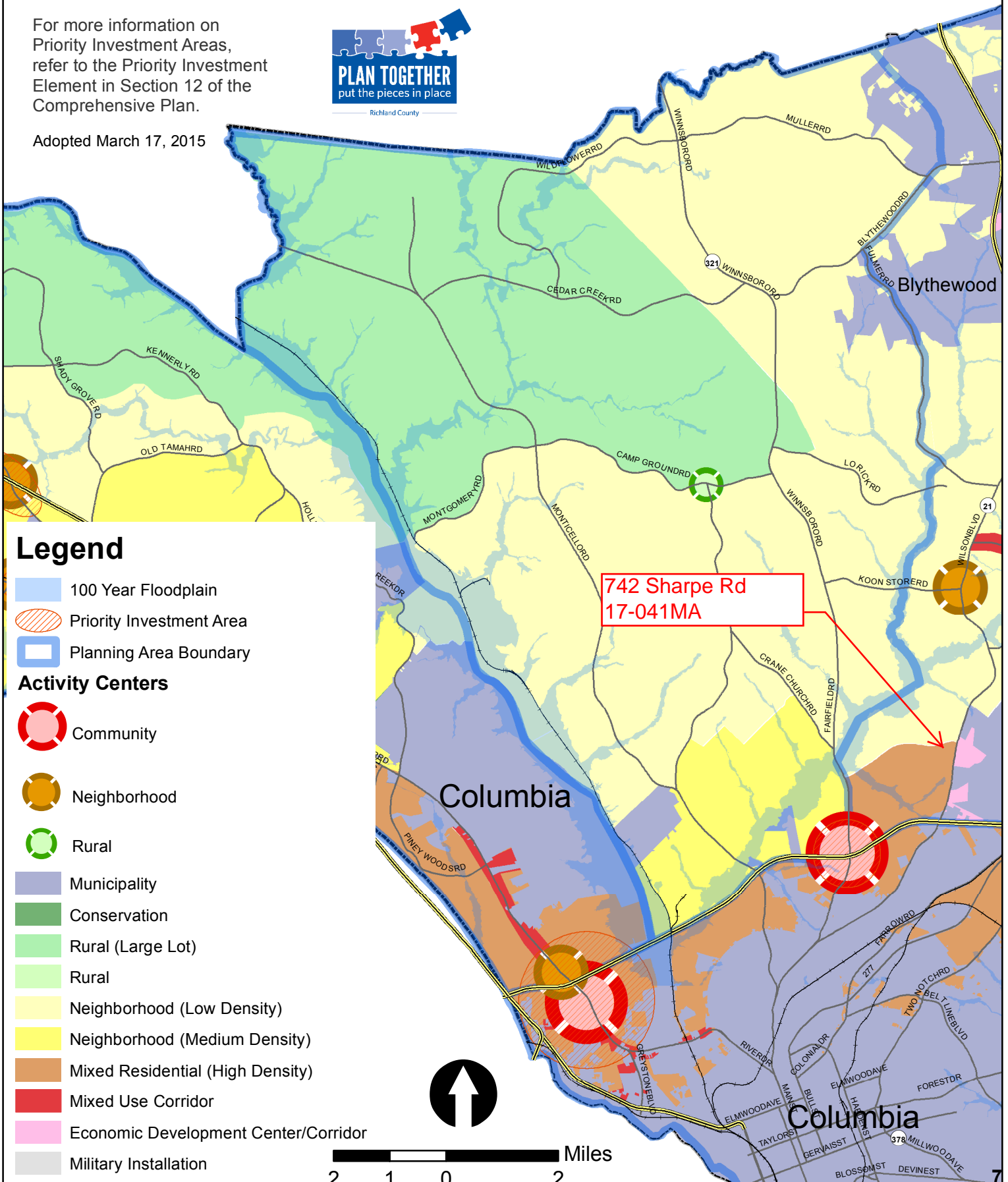
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 N  Subject Property
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI		
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

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: October 4, 2021
RC PROJECT: 21-032 MA
APPLICANT: Melinda Kelley

LOCATION: 7501 Fairfield Road

TAX MAP NUMBER: R12002-01-28
ACREAGE: 5.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 30, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	CC-1	Undeveloped
<u>South:</u>	CC-1	Undeveloped
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a residential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels west, east north and south of the site are undeveloped.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately .89 miles south of the subject parcel on Farrow Road. The Forest Heights Elementary School is located 1.33 miles west of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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. 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 2020 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,300 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

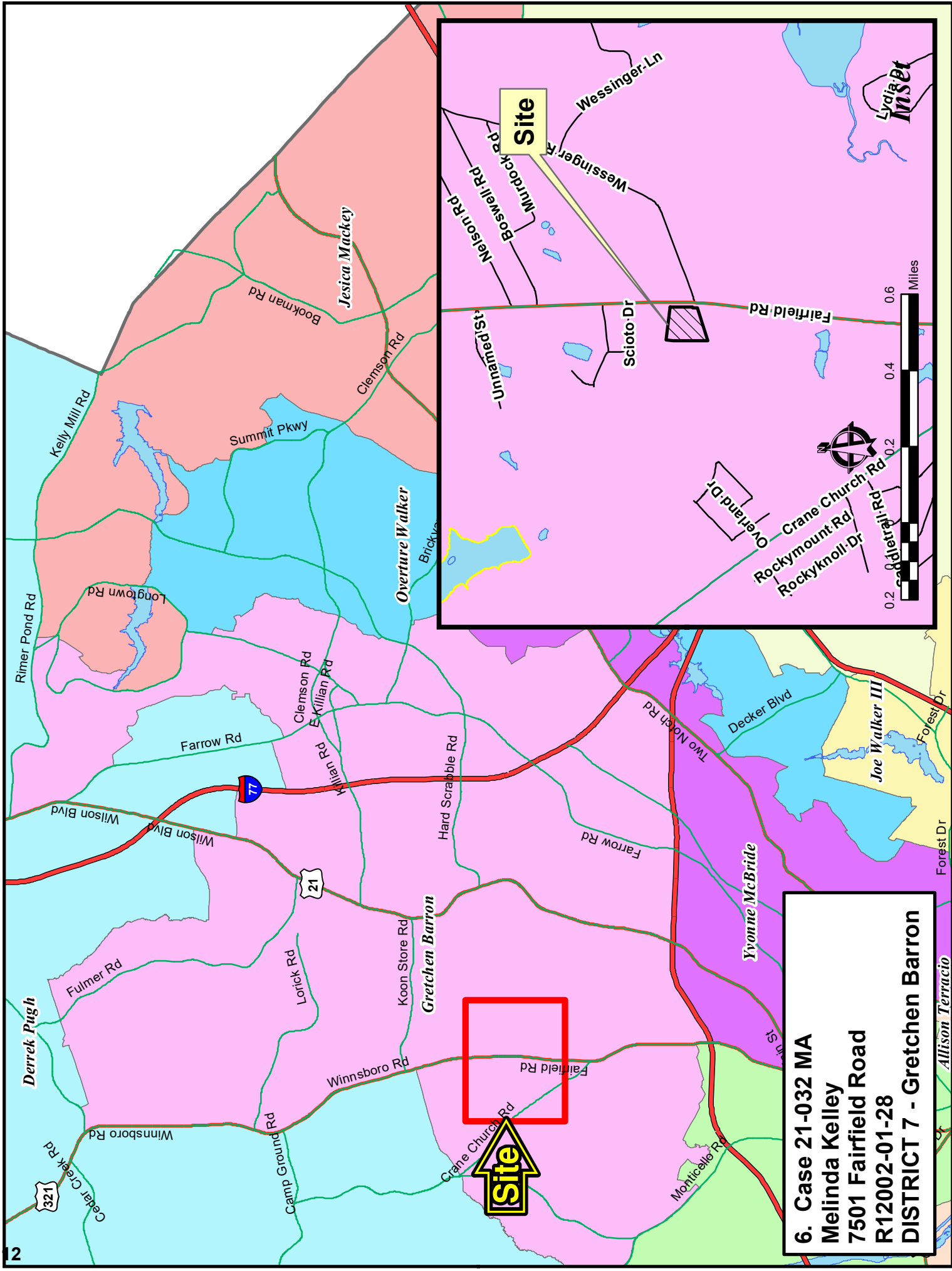
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 4, 2021** meeting, the Richland County Planning Commission disagreed with the PDSD recommendation for the following reason:

- Majority of parcels in the area zoned industrial.
- The parcel was not included in the Crane Creek master plan.

The PC recommends the County Council approve the proposed amendment for RC Project # **21-032 MA**.



6. Case 21-032 MA
Melinda Kelley
7501 Fairfield Road
R12002-01-28
DISTRICT 7 - Gretchen Barron

Case 21-032 MA
RU to LI
TMS R14402-04-05

Crane Creek Ct

Crane Creek Dr

Conn St

Scioto Dr

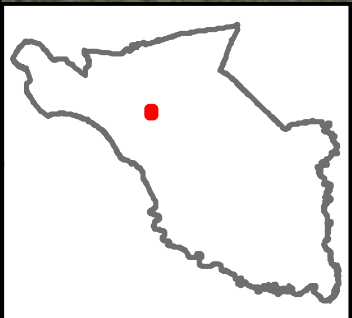
Fairfield Rd

Wessinger Rd

Site

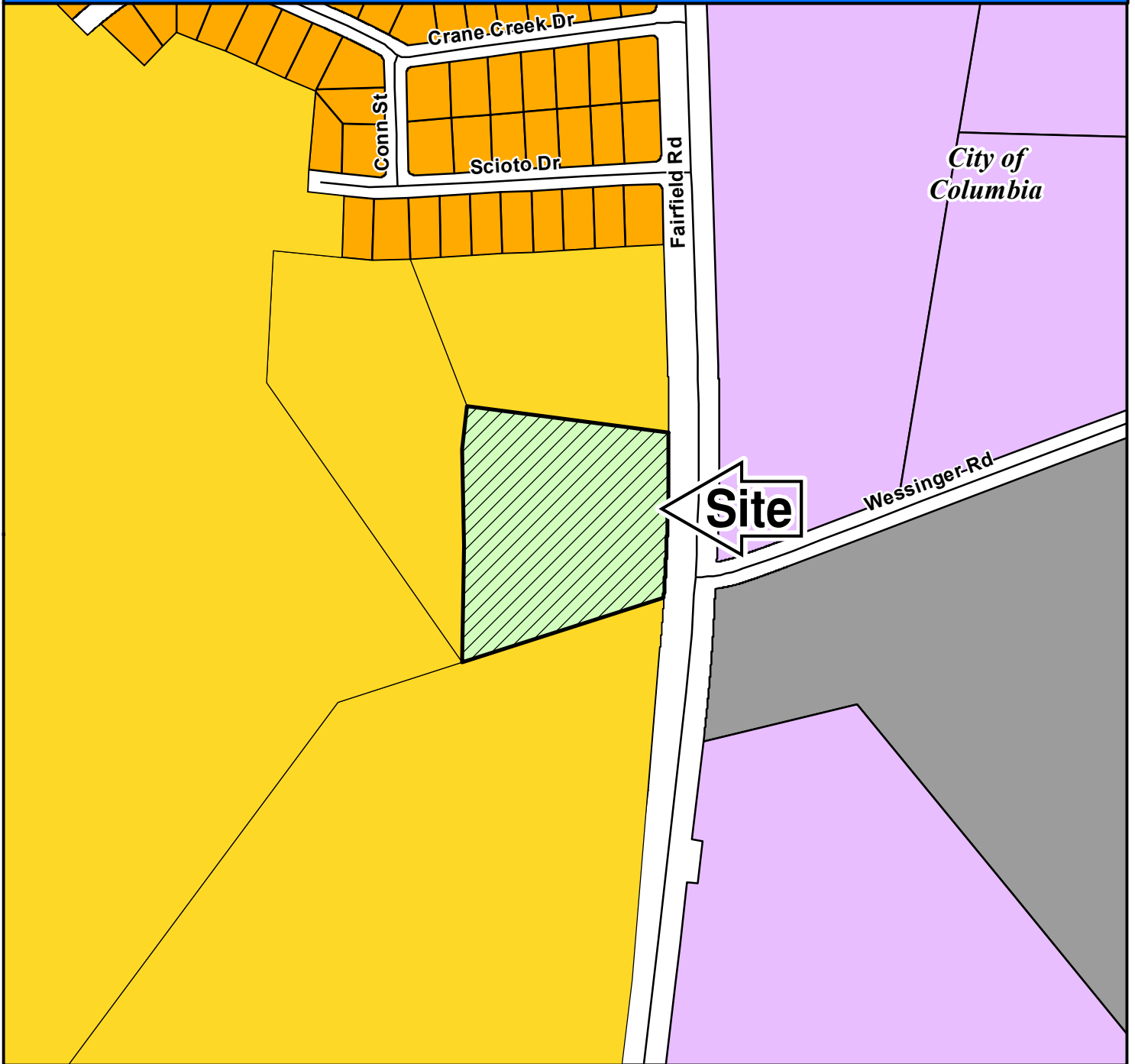
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 21-032 MA

RU to LI



ZONING CLASSIFICATIONS

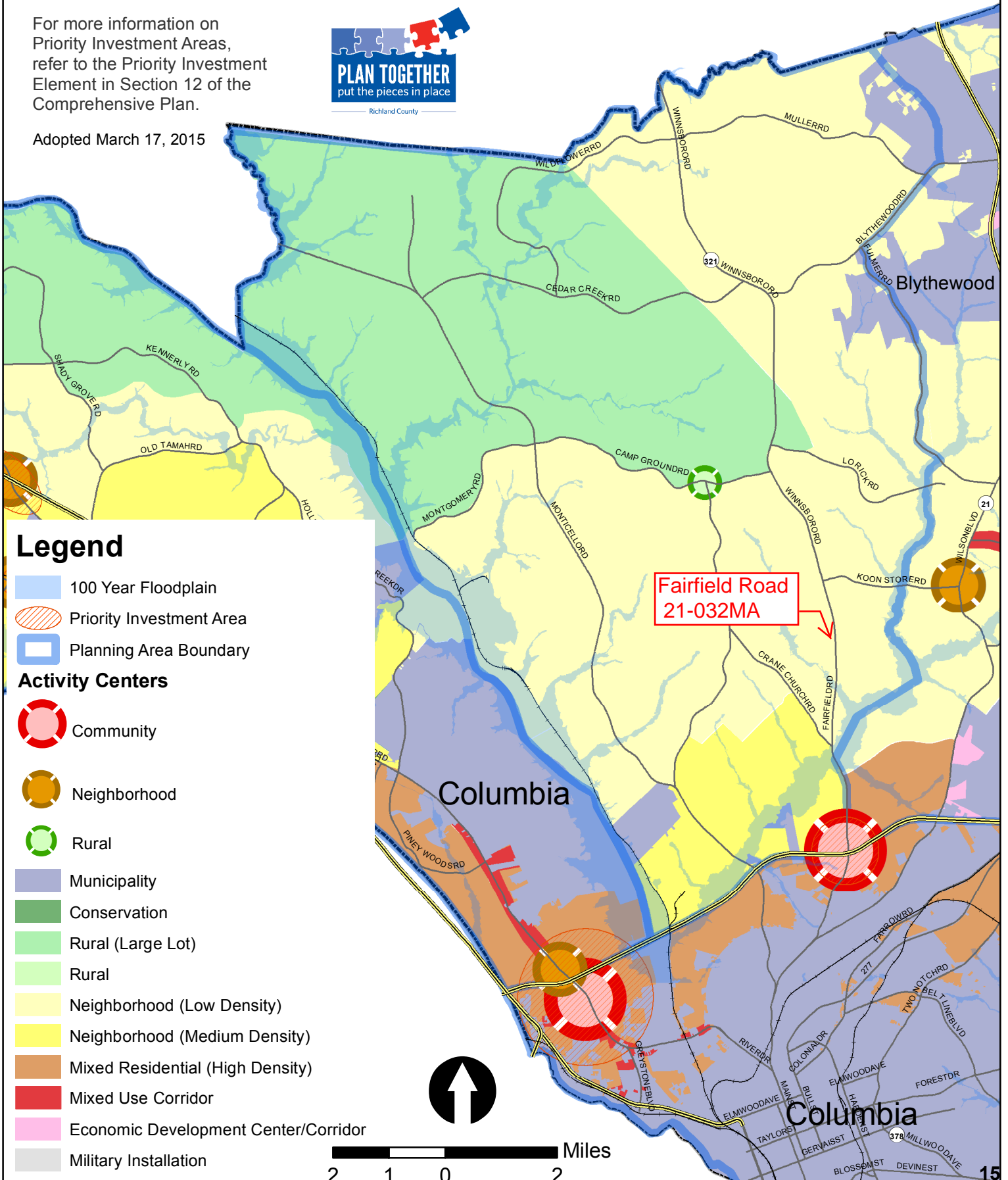
	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

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



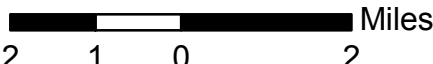
Legend

- 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: November 1, 2021
RC PROJECT: 21-038 MA
APPLICANT: Jatin Patel

LOCATION: S/S Killian Road

TAX MAP NUMBER: R14600-03-05
ACREAGE: 32.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: November 30, 2021

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 94-017MA.

The PDD parcels south of the site were rezoned from RU (Rural) under case number 06-38MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 06-41MA.

The GC parcel east of the site was rezoned from M-1 (Light Industrial) under case number 07-032MA.

A request to rezone from M-1 to GC was denied under case number 07-40M.

The RC parcels west of the site were rezoned from RC (Rural Commercial) under case number 14-021MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 515 dwelling units.

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

Discussion

Parcel/Area Characteristics

The subject site consists of one parcel with frontage along Killian Road. The subject site is currently undeveloped. There are no sidewalks or streetlights along this section of Killian Road. The surrounding area is primarily characterized by residential and undeveloped parcels. North and west of the subject site are single family homes. South and east of the subject site are undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District 1. W.J. Keenan High School is 2.27 miles south of the subject parcel on Wilson Blvd. Water service would be provided by the City of Columbia and sewer service would be septic. There is one fire hydrant directly in front of the subject site along Killian Road. The Killian fire station (station number 24) is located on Farrow Road, approximately 2.49 miles southeast of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

Plans & Policies

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

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 14,200 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Two Notch Road is currently operating at Level of Service (LOS) "E".

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

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.

Conclusion

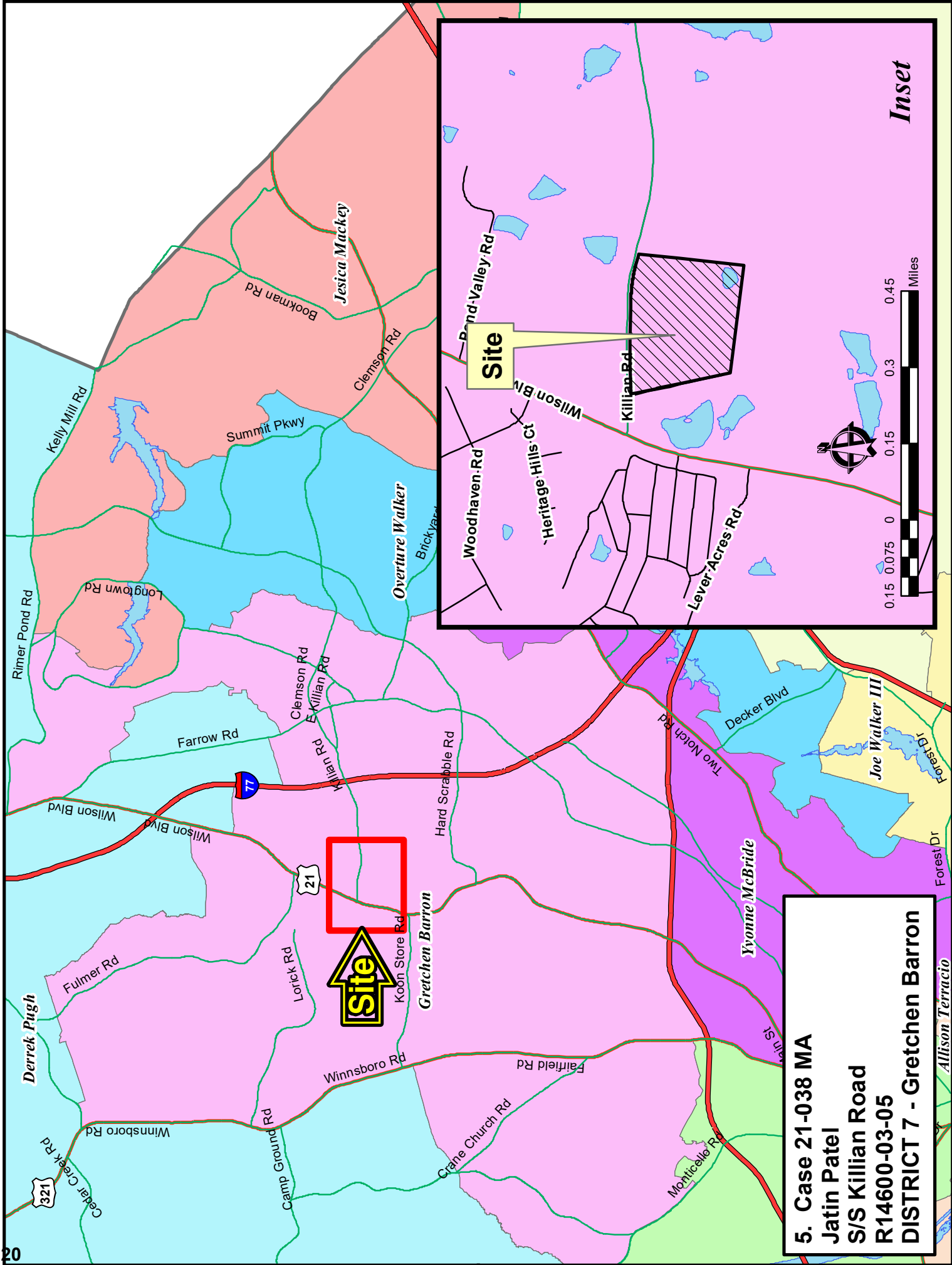
Staff recommends **Disapproval** of the map amendment as the request is not consistent with the objectives outlined in the 2015 Comprehensive Plan.

The Mixed-Use Corridor designation promotes smaller-scale commercial, business, and service use types as the primary land uses. More intensive commercial uses, such as those permitted in the requested GC district, are deemed to be more appropriate near and within Activity Centers. The area of the subject request is not designated as an Activity Center.

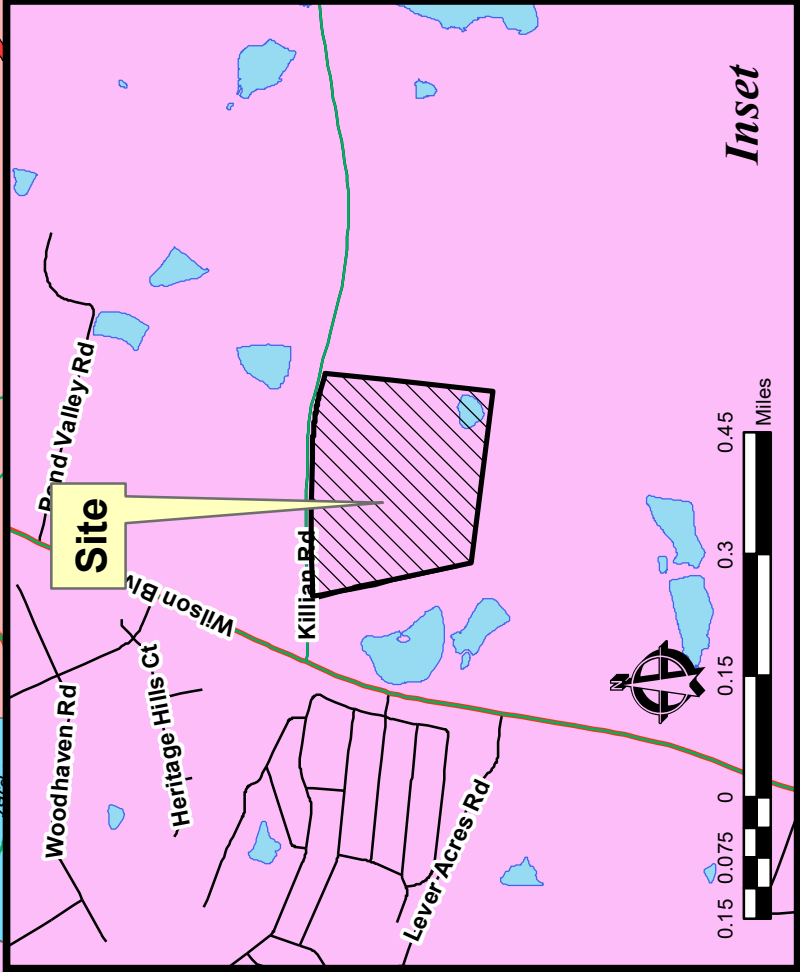
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **November 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-038 MA**.



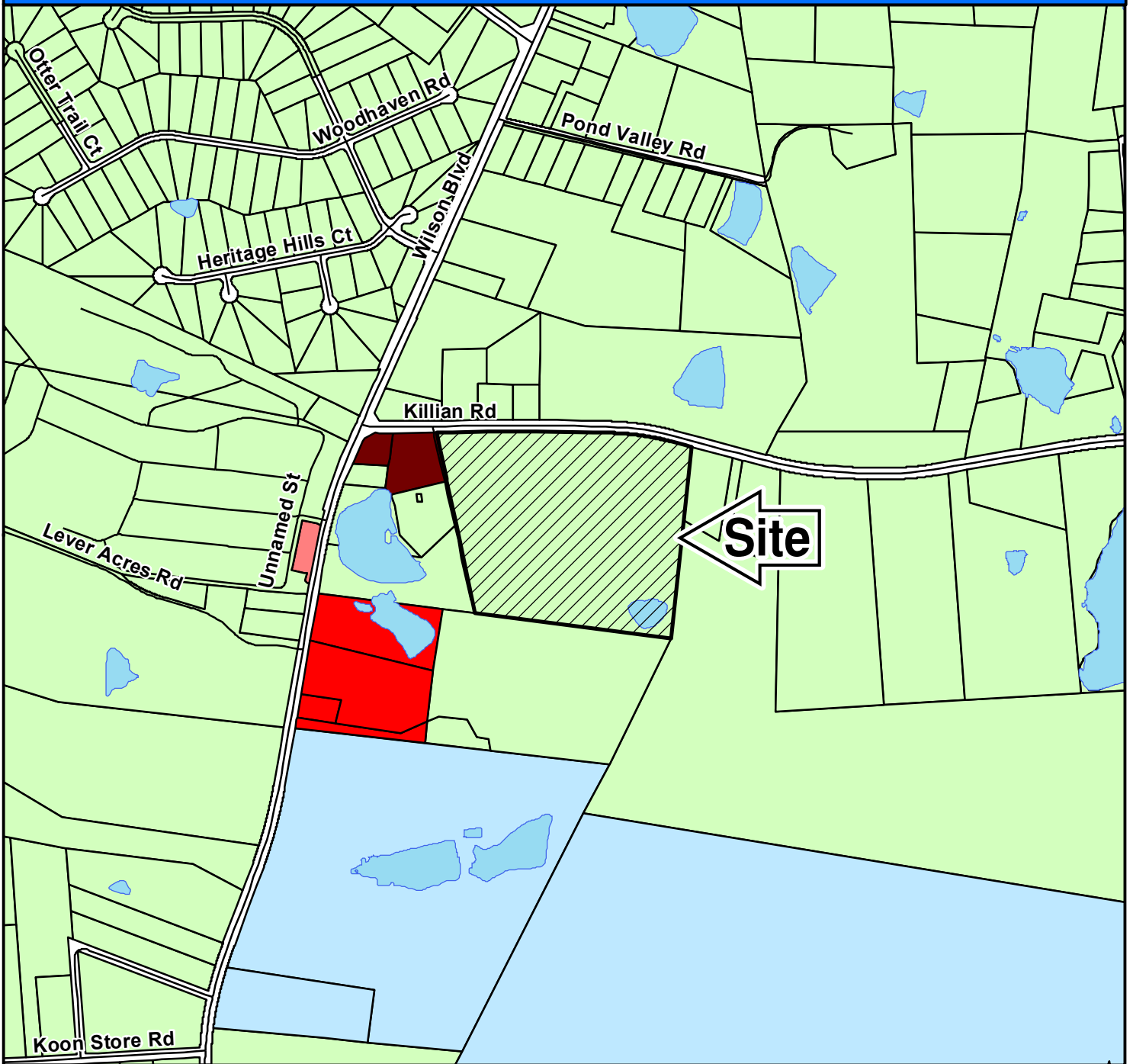
5. Case 21-038 MA
Jatin Patel
S/S Killian Road
R14600-03-05
DISTRICT 7 - Gretchen Barron



**Case 21-038 MA
RU to GC
TMS R14600-03-05**



Case 21-038 MA RU to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

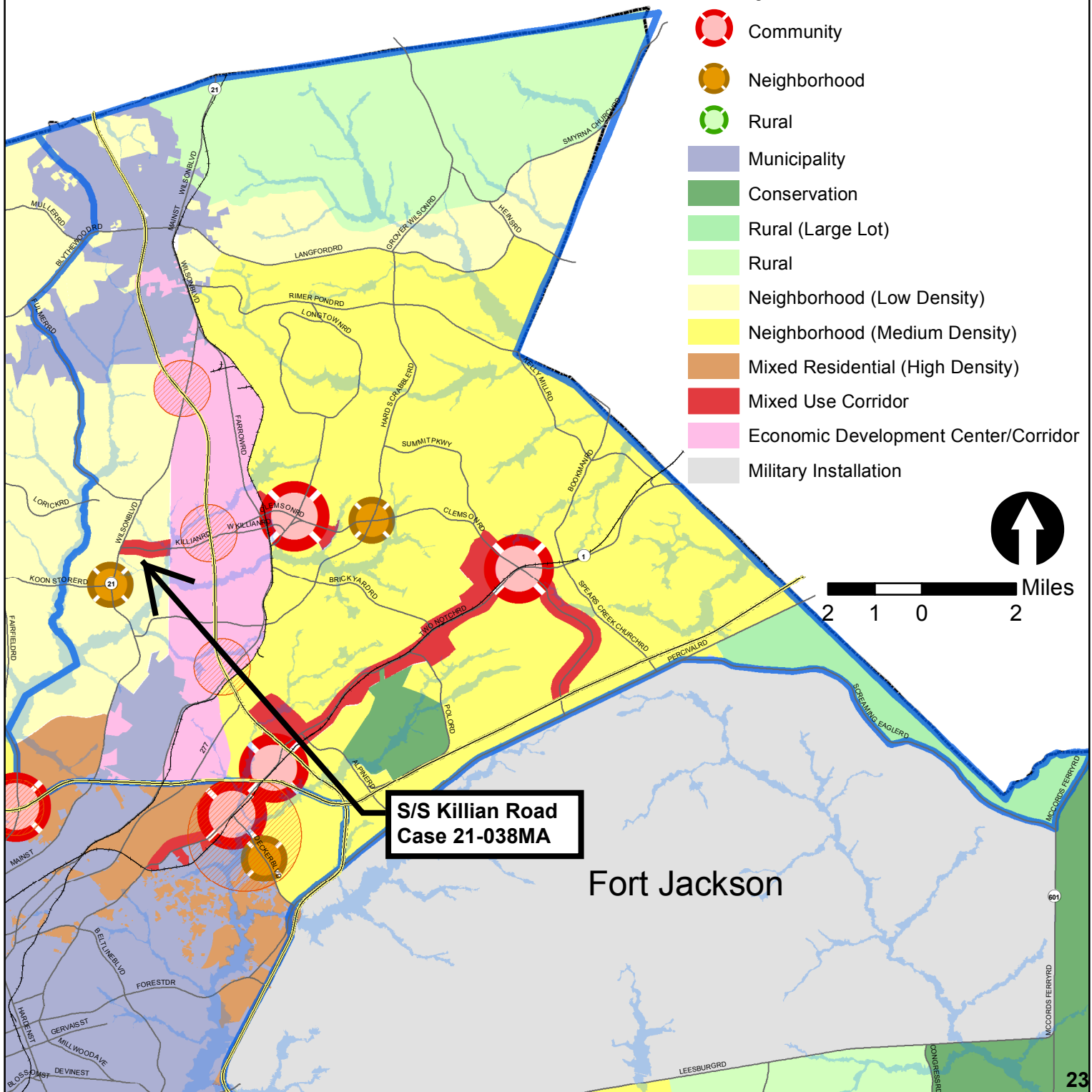


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 6, 2021
RC PROJECT: 21-037 MA
APPLICANT: Deborah Stratton

LOCATION: 2241 & 2133 Clemson Road

TAX MAP NUMBER: R20281-01-24 & R20281-01-27
ACREAGE: 2 acres & 2.16 acres (4.16 total acres)
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: November 30, 2021

Staff Recommendation

Approval

Background

Zoning History

The original zoning for parcel R20281-01-24 as adopted September 7, 1977 was Rural District (RU). Parcel R20281-01-24 was rezoned to Neighborhood Commercial (NC) District under case number 19-007MA.

The original zoning for parcel R20281-01-27 as adopted September 7, 1977 was Rural District (RU). Parcel R20281-01-27 was rezoned to Neighborhood Commercial (NC) District under case number 20-004MA.

Zoning History for the General Area

The Office and Institutional District (OI) parcel north of the subject site was approved under case number 15-026MA.

The Office and Institutional District (OI) parcel further north of the subject site was approved under Ordinance No. 046-13HR (case number 13-19MA).

The Neighborhood Commercial District (NC) parcel adjacent to the east of the subject site was approved under Ordinance No. 008-12HR (case number 12-03MA).

The Neighborhood Commercial District (NC) parcels further east of the subject site were approved under Ordinance No. 073-07HR (case number 07-31MA).

The Planned Development District (PDD) west of the subject site was approved under Ordinance No. 060-03HR (case number 04-07MA).

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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 66 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	OI	Continued Care Facility
<u>South:</u>	RU/RU	Undeveloped/Residence
<u>East:</u>	NC/RU	Medical office/Undeveloped
<u>West:</u>	RU/RU	Place of Worship/Undeveloped

Discussion

Parcel/Area Characteristics

Both parcels contain frontage along Clemson Road. One parcel has a single family residential structure and the other is undeveloped. Clemson Road is a five lane undivided Principal Arterial with sidewalks. The immediate area is primarily characterized by residential, commercial, institutional and office uses. West of the subject parcel is a place of worship. North of the site is a continued care retirement facility. East of the subject parcel is a medical office. The parcel south of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is about .5 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There are two fire hydrants located north and west of the property on Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .9 miles northeast 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 Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the

neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #442) located west of the subject parcel on Clemson Road identifies 24,300 Average Daily Trips (ADT's). Clemson Road is classified as a five-lane undivided primary arterial, maintained by SCDOT with a design capacity of 38,600 ADT's. Clemson Road is currently operating at Level of Service (LOS) "B".

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.

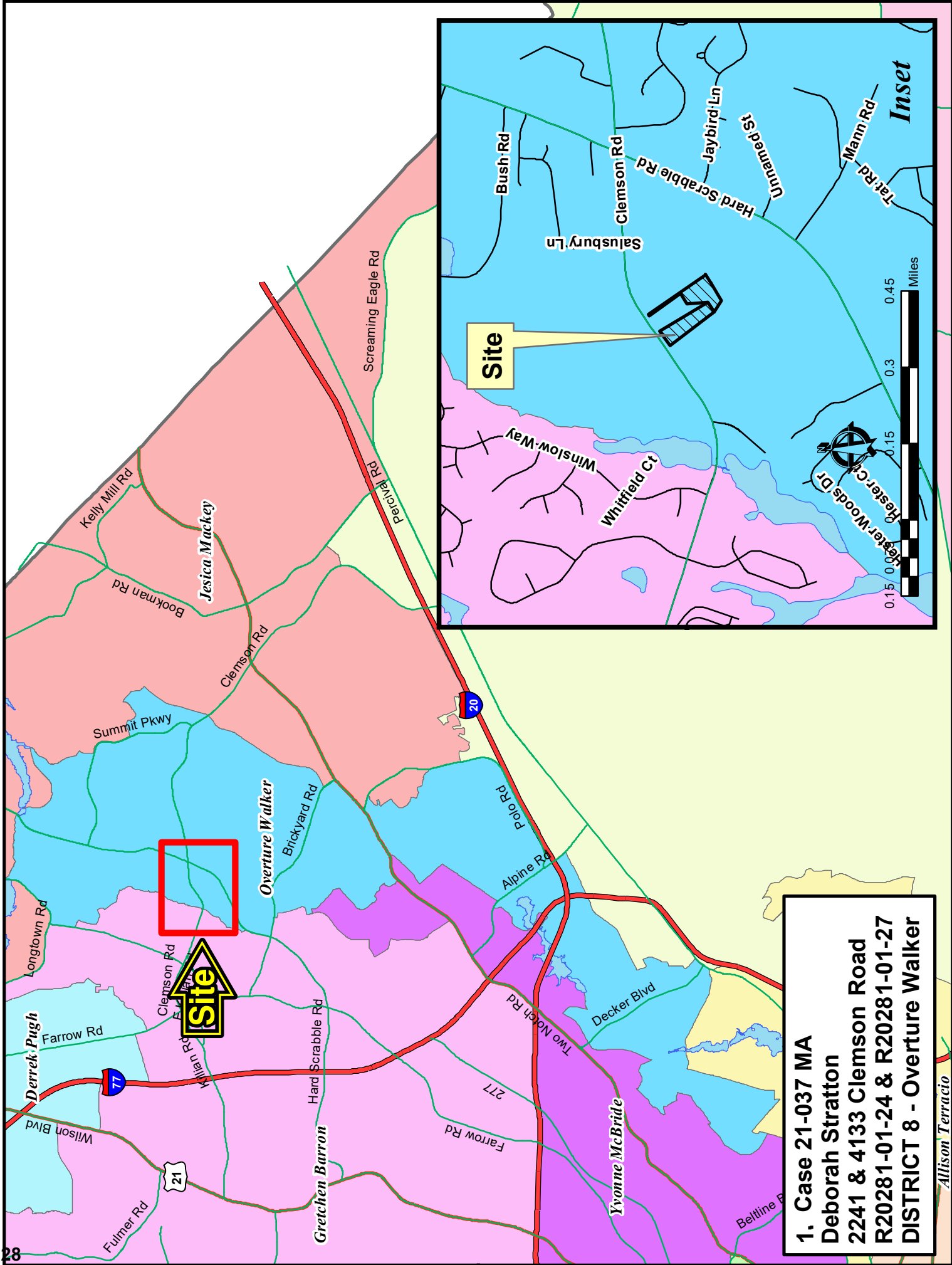
The Richland Penny has bikeway and sidewalk improvements programmed for this section of Clemson Road from Longtown Road to Hollow Drive. There are currently no programmed road improvements through SCDOT.

Conclusion

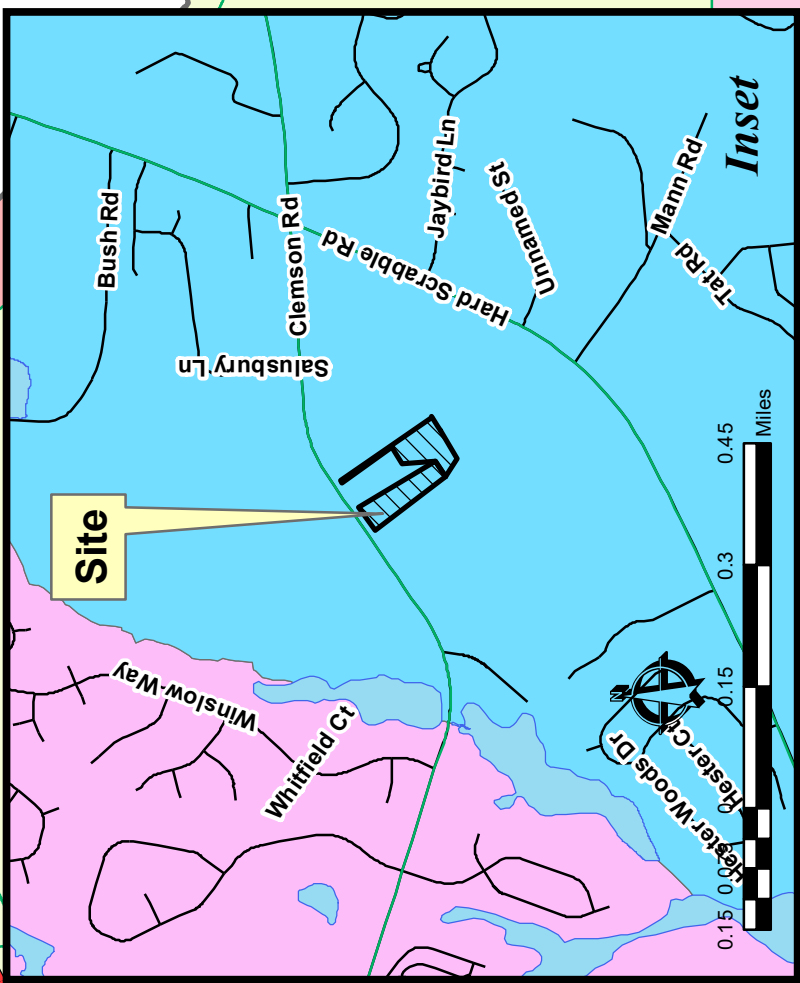
Staff recommends **Approval** of this map amendment as the proposed request would be consistent with the objectives outlined in the 2015 Comprehensive Plan for the Neighborhood Activity Center future land use designation.

Planning Commission Action

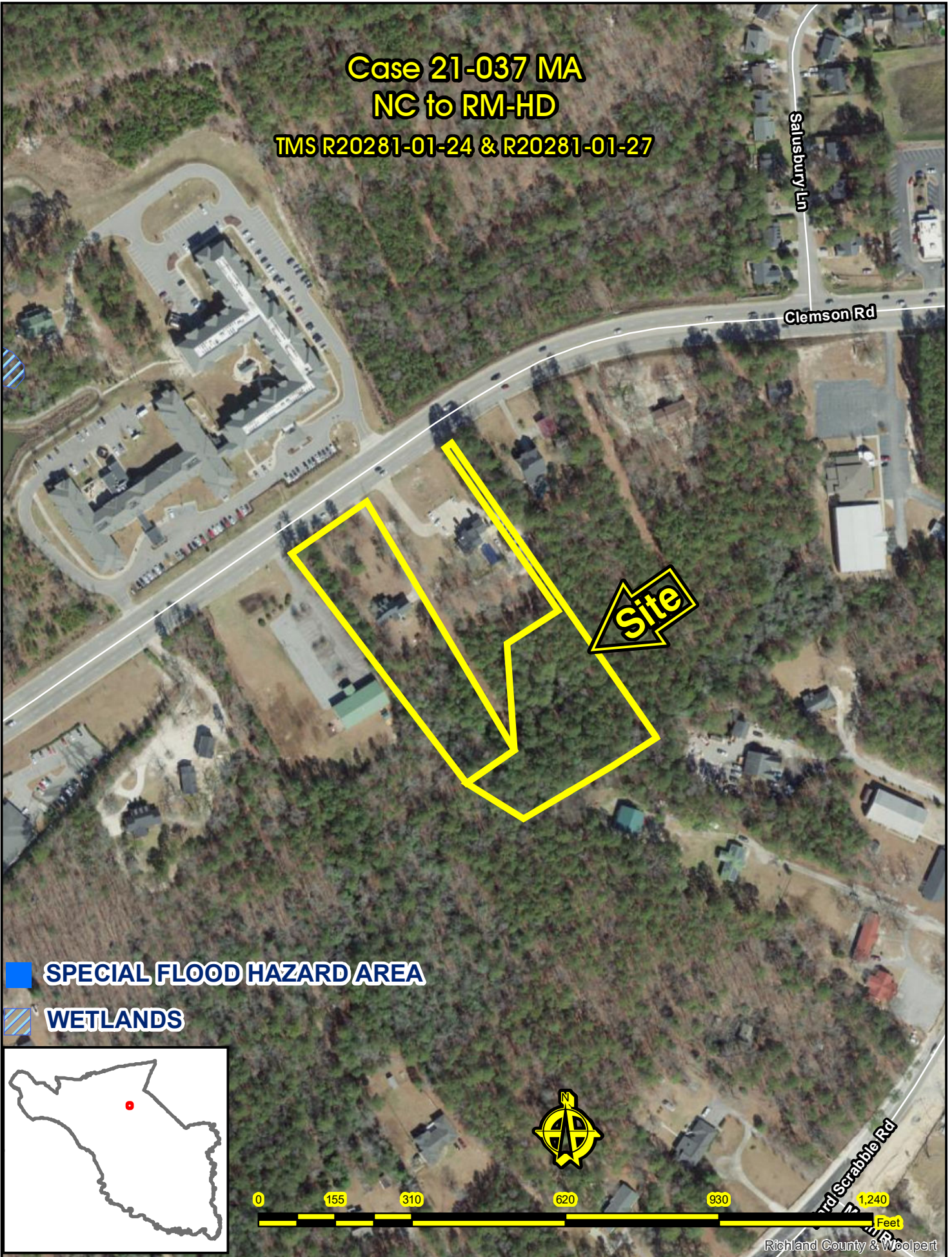
At their **December 6, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-037 MA**.



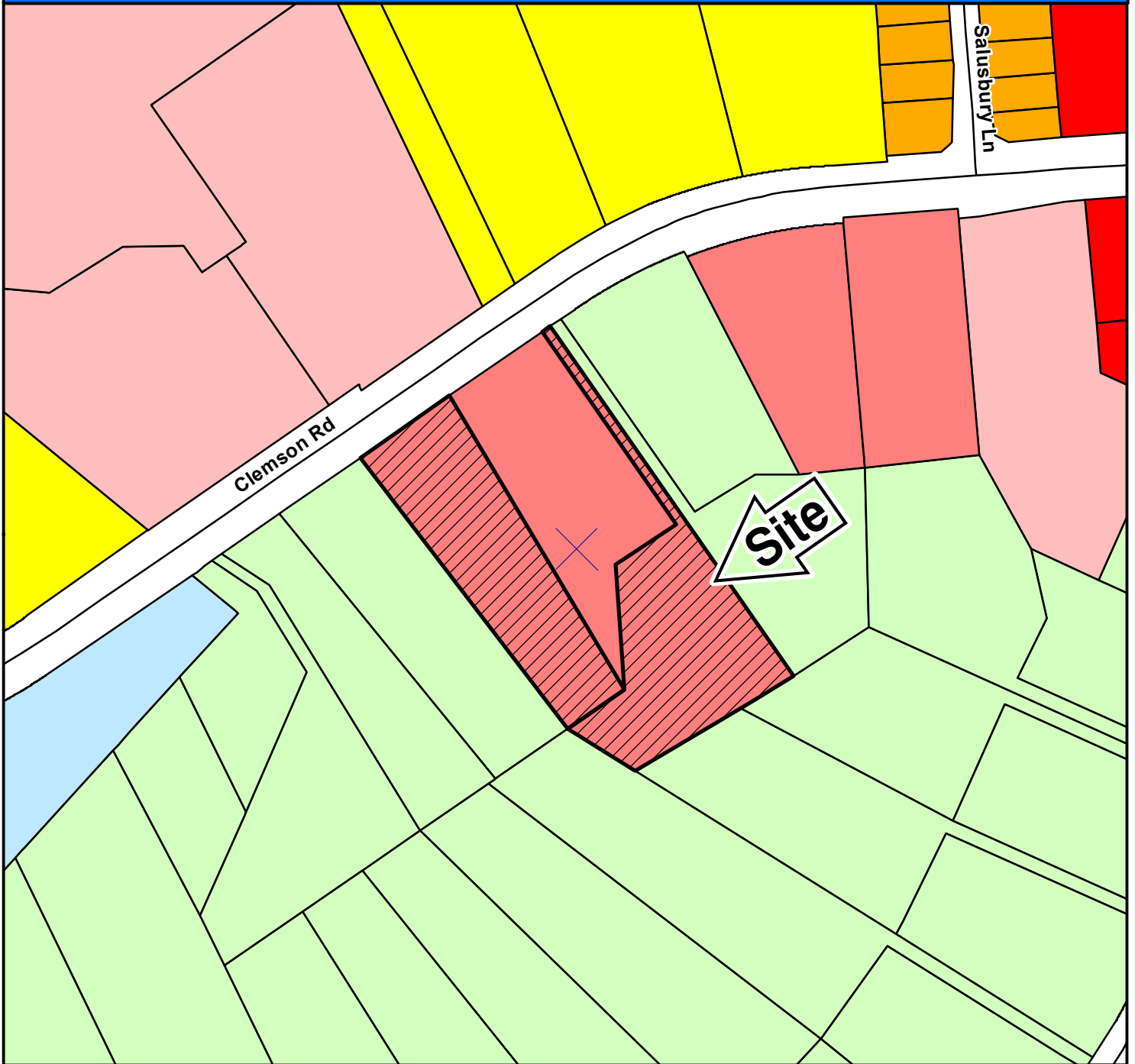
1. Case 21-037 MA
Deborah Stratton
2241 & 4133 Clemson Road
R20281-01-24 & R20281-01-27
DISTRICT 8 - Overture Walker



**Case 21-037 MA
NC to RM-HD
TMS R20281-01-24 & R20281-01-27**



Case 21-037 MA NC 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

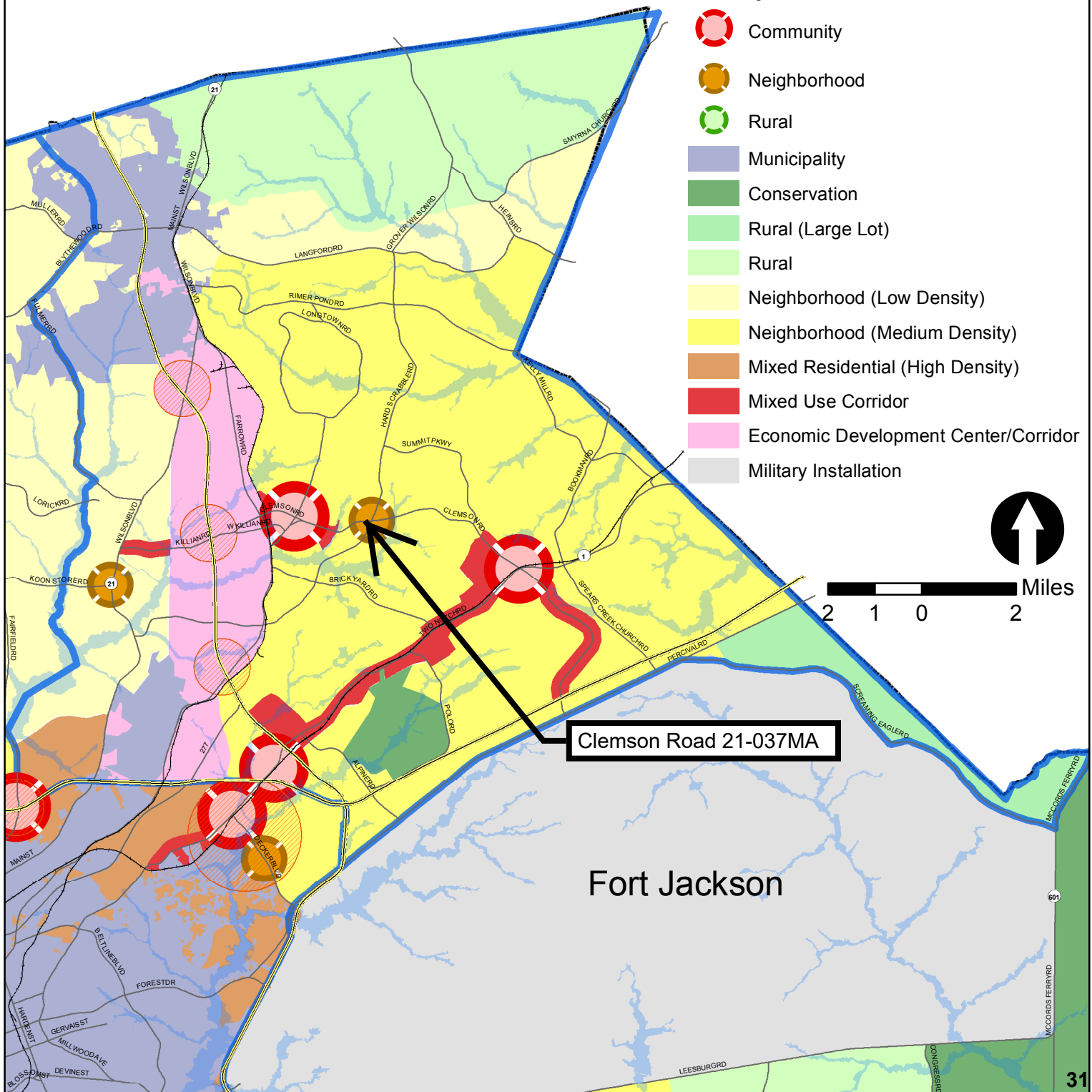


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: December 6, 2021
RC PROJECT: 21-039 MA
APPLICANT: Judith Griffin

LOCATION: Broad River Road

TAX MAP NUMBER: R03400-04-01
ACREAGE: 5.03 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 30, 2021

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 Planned Development District (PDD) parcel east of the site was rezoned from Rural District (RU) District to Planned Development District (PDD) under case number 04-063MA

The General Commercial District (GC) parcel west of the site was rezoned from Light Industrial District (M-1) under case number 07-061MA

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate 26
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU/RU	Residence/Undeveloped
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage along Broad River Road. Broad River Road is classified as a two lane minor arterial road without sidewalks or street lights. The immediate area is characterized by undeveloped industrial zoned parcels and residences. Northwest of the site closer to the interchange are residential, commercial and industrial uses. North of the site is Interstate 26. West of the site is an undeveloped Light Industrial (M-1) zoned parcel that abuts the site. South of the site is an undeveloped CG zoned parcel located in the Town of Irmo. East of the site are two Rural (RU) District zoned parcels. One contains a single-family residence and the other is undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles south of the subject parcel on Bickley 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. There is a fire hydrant located southwest of the site on Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.1 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood Activity Center***.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2020 SCDOT traffic count (Station #180) located southeast of the subject parcel on Broad River Road identifies 7,100 Average Daily Trips (ADT's). Broad River Road along in this area is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "B".

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 is a road widening project (US 176 Reconstruction Extension) currently underway for this section of Broad River Road with anticipated completion date of 8/31/2023 through SCDOT. There are no projects through the County Penny Sales Tax program.

Conclusion

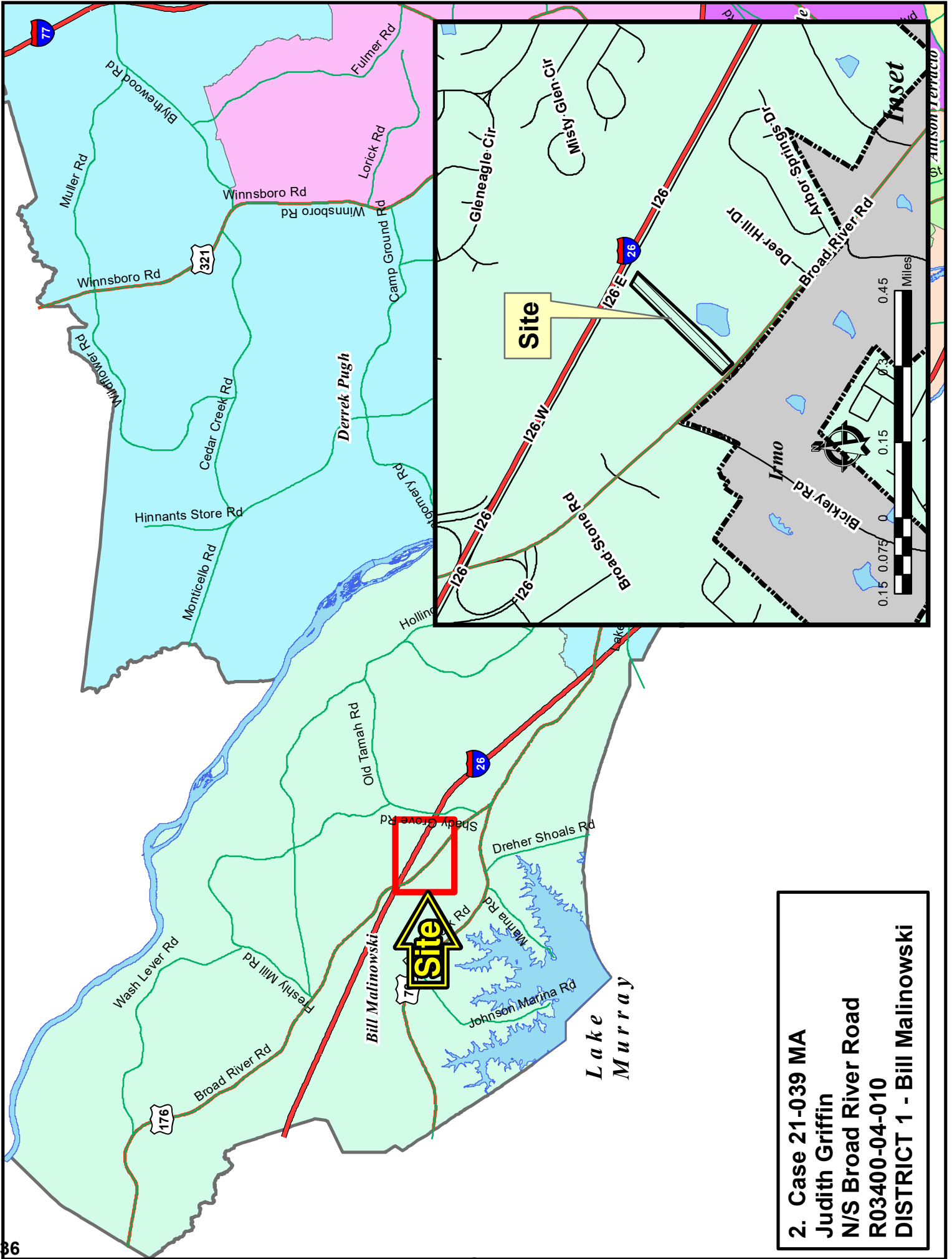
The request would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation.

According to the Plan, a Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. The requested zoning designation would permit uses that are out character with the uses recommended for the Neighborhood Activity Center.

For these reasons staff recommends **Disapproval** of this request.

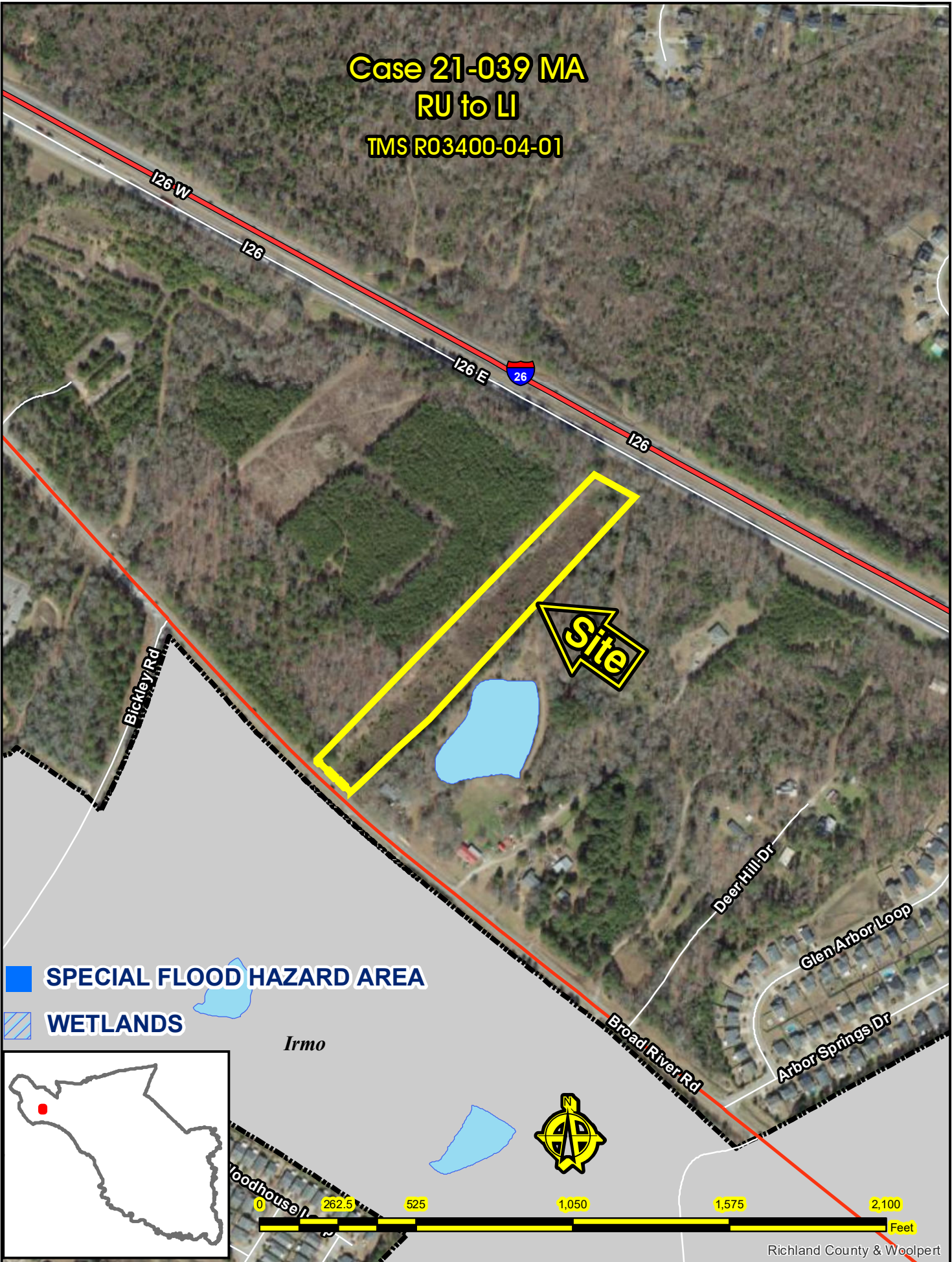
Planning Commission Action

At their **December 6, 2021** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **21-039 MA**.



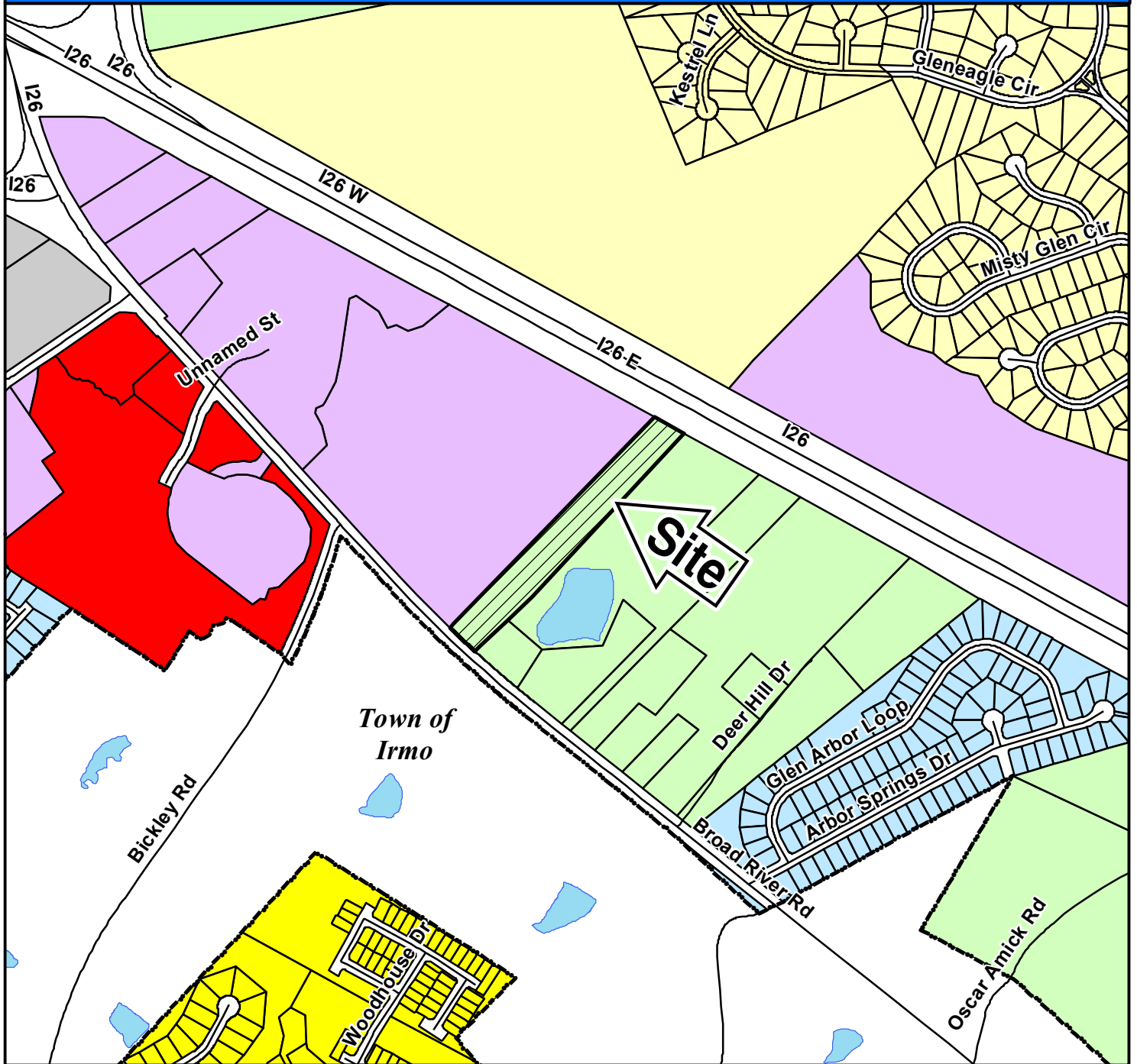
2. Case 21-039 MA
Judith Griffin
N/S Broad River Road
R03400-04-010
DISTRICT 1 - Bill Malinowski

Case 21-039 MA
RU to LI
TMS R03400-04-01



Case 21-039 MA

RU to LI



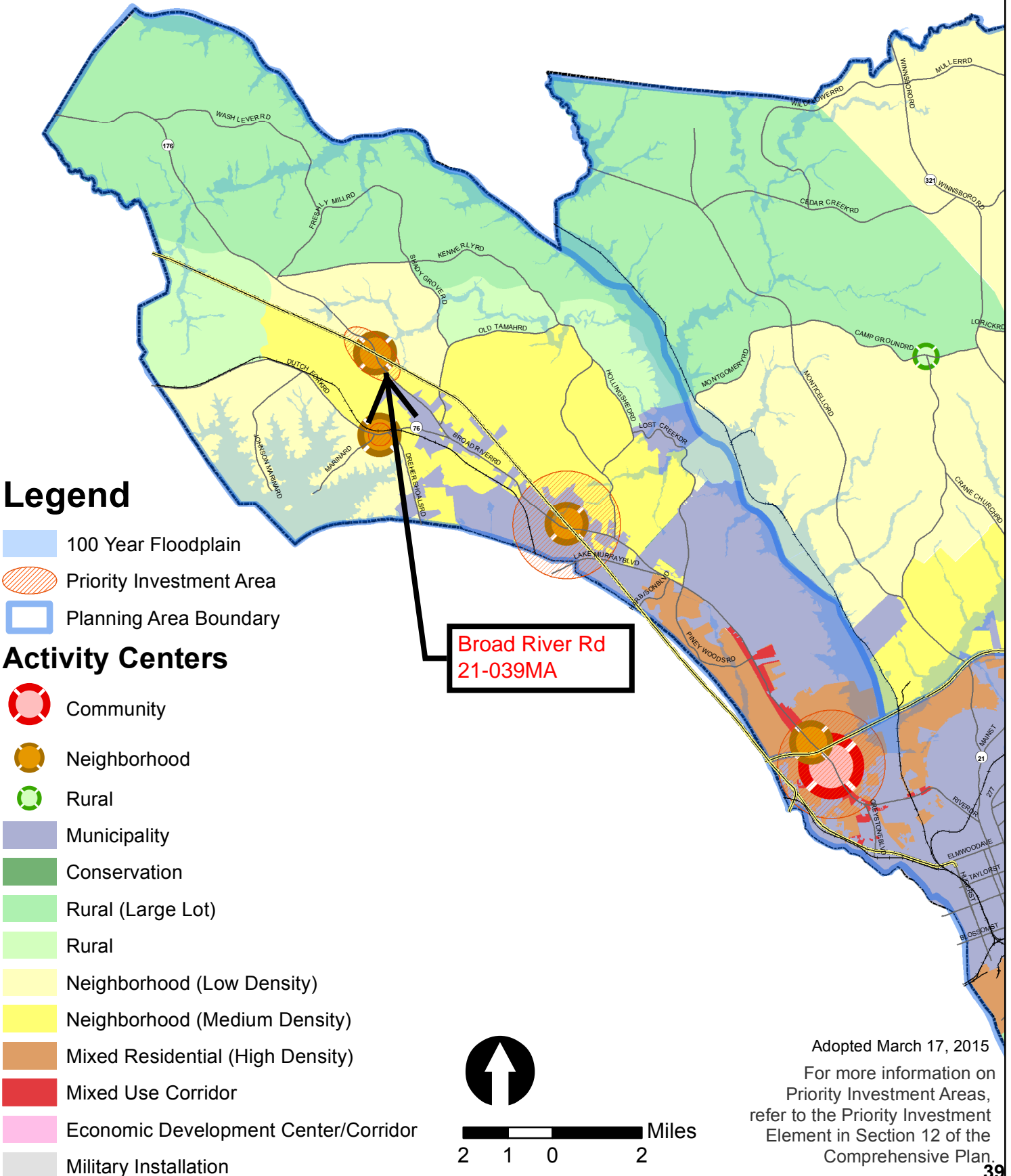
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 6, 2021
RC PROJECT: 21-040 MA
APPLICANT: Dr. Alexis Collins

LOCATION: 1774 Dutch Fork Road

TAX MAP NUMBER: R02505-02-05
ACREAGE: 3.2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: November 30, 2021

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel southeast of the site was rezoned from General Commercial District (GC) to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

The Office and Institutional District (OI) parcel northwest of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

A parcel south of the site on Gates Road of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 05-22MA.

The PDD parcel south of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from Rural District (RU) under case number 05-40MA.

The Light Industrial District (M-1) parcels southeast of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

The General Commercial District (GC) parcel adjacent to the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 05-082MA.

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: 51 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>	GC	Veterinary Office
<u>South:</u>	GC/PDD	Office/Construction Company
<u>East:</u>	RU	Residence/Undeveloped
<u>West:</u>	OI/GC	Office & Undeveloped/Office

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and industrial uses. North of the site is a veterinary office. West of the site an office park. South of the site is an Office/Construction Company. East of the site is are two RU zoned parcel. One has a single-family residence and the other is undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east of the subject parcel on Bickley 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. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **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 2020 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 22,400 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

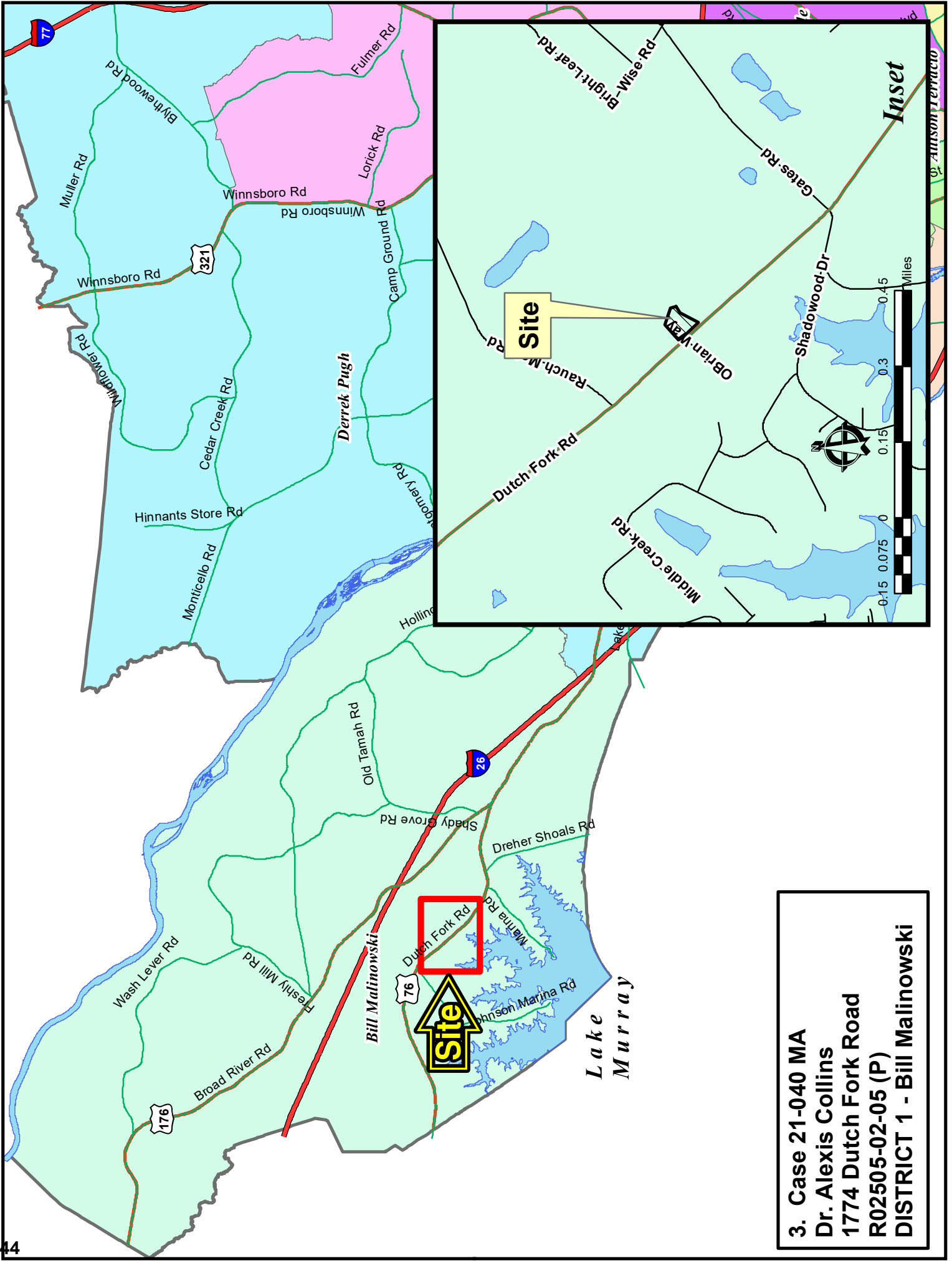
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. The subject parcel is located along a main road corridor. In addition, the adjacent land uses are of the same intensity of the requested.

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

Planning Commission Action

At their **December 6, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-040 MA**.



3. Case 21-040 MA
Dr. Alexis Collins
1774 Dutch Fork Road
R02505-02-05 (P)
DISTRICT 1 - Bill Malinowski

**Case 21-040 MA
RU to GC
TMS R02505-02-05 (P)**

Rauch Metz Rd

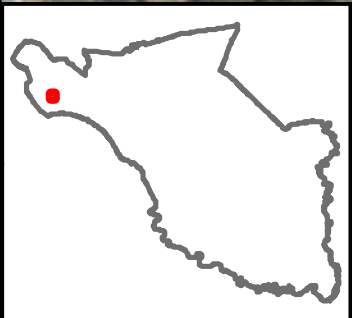
O Brian Way

Ditch Fork Rd

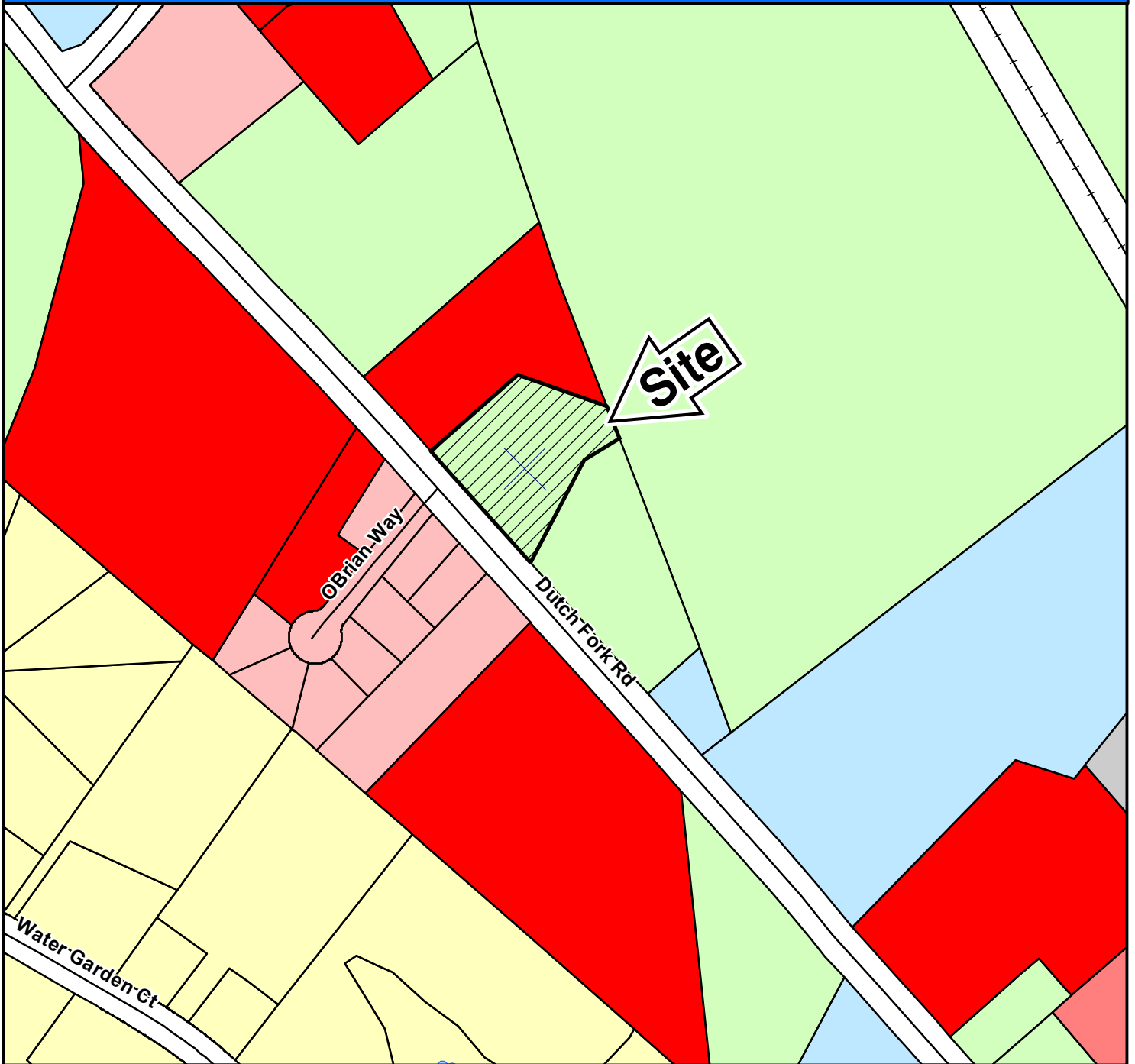
Site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 21-040 MA RU to GC

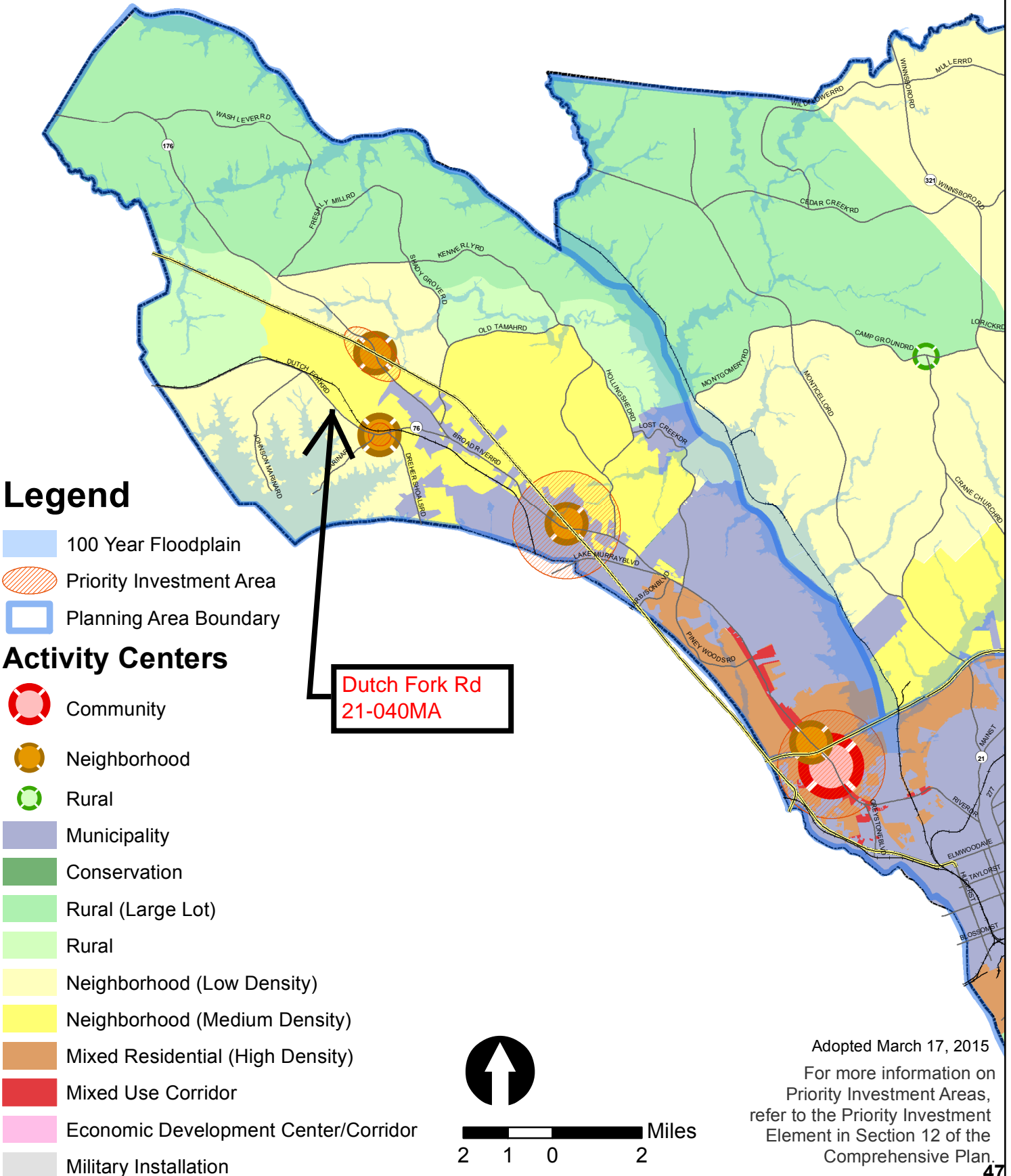


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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