

RICHLAND COUNTY PLANNING COMMISSION



March 6, 2023

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, March 6, 2023
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Gary Dennis • John Metts
Charles Durant • Terrence Taylor • Chris Siercks

1. **PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES:**
 - a. **December 5, 2022**
 - b. **February 6, 2023**

5. **CONSENT AGENDA [ACTION]**

a. **ROAD NAMES**

b. **MAP AMENDMENTS**

1. Case # 23-002 MA District 9
Jesica Mackey
James Stembridge
PDD to RS-LD (4.01 acres)
110 Jacobs Mill Pond Road
TMS# R25810-03-08
Staff Recommendation: Approval
Page 1
2. Case # 23-003 MA District 1
Jason Branham
Wesley Slice
RU to GC (4 acres)
1000 W Shady Grove Road
TMS# R02600-06-16
Staff Recommendation: Approval
Page 9
3. Case # 23-004 MA District 4
Paul Livingston
Carlos Hart
RS-MD to GC (0.31 acres)
7011 Frost Ave
TMS# R07614-01-10
Staff Recommendation: Denial
Page 17

4. Case # 23-006 MA
Ross P. McClary
PDD to RU (3.00 acres)
11447 & 11451 Garners Ferry Rd
TMS# R35200-09-10 and 38
Staff Recommendation: Approval
Page 25

District 11
Chakisse Newton

5. Case # 23-007 MA
Cory Swindler
LI to RM-MD
W/S Farrow Road
TMS# R17600-01-12
Staff Recommendation: Approval
Page 33

District 2
Derrek Pugh

6. CHAIRMAN'S REPORT

7. PLANNING DIRECTOR'S REPORT

- a. Lower Richland Group Report
- b. Report of Council - 28 February 2023 ZPH
Page 41
- c. Rules of Procedure

8. OTHER ITEMS FOR DISCUSSION

9. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 6, 2023

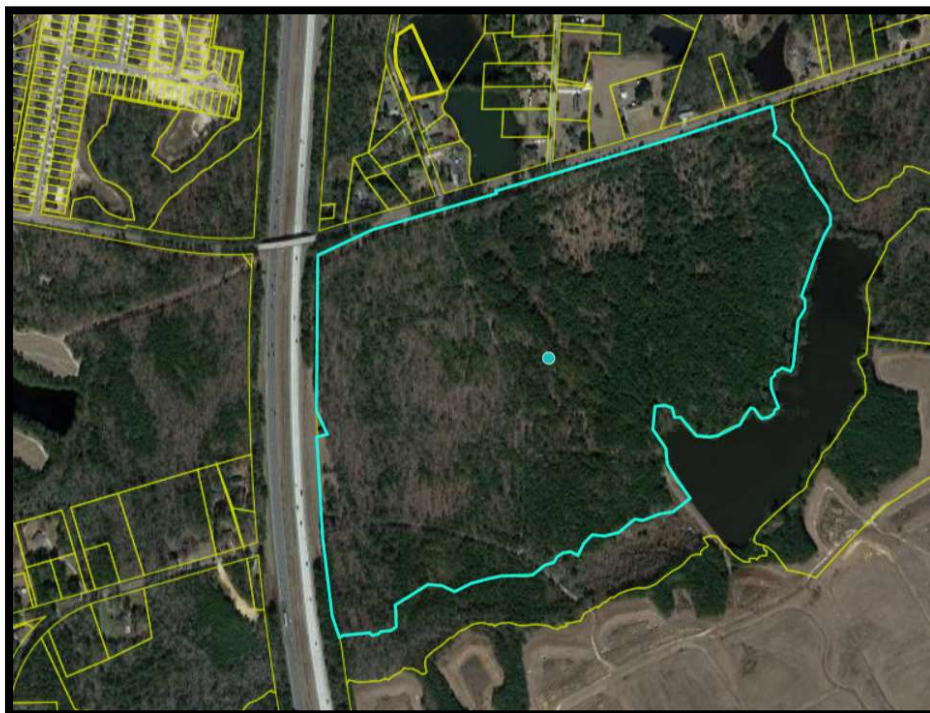
3:00 pm

Council District: Gretchen Barron (7)
Development: Proposed Kingsley, Phase 1
Tax Map Amendment: TMS# R17404-01-01
Applicant: Kevin Steelman, Landtech, LLC
Proposed Use: Residential (174 Lots)
Proposed Street Name (s): Gloucester Drive, Whitehaven Way, Crosby Lane, Pickering Drive, Kirkham Drive
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 6, 2023

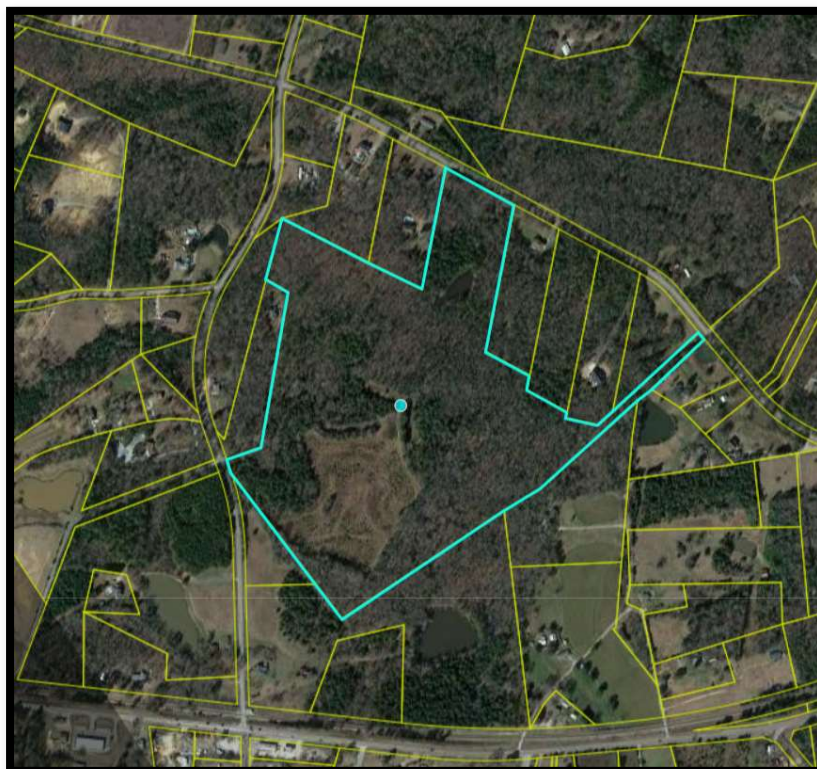
3:00 pm

Council District: Jason Branham (1)
Development: Proposed Leyland Station
Tax Map Amendment: TMS# R00500-03-14
Applicant: Chandler Roy, Pulte Group Company
Proposed Use: Residential (80 units)
Proposed Street Name (s): Leyland Station Dr, Roy Lane, Cascata, Garda, Greenbanks, Chesterwood
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 6, 2023

3:00 pm

Council District: Cheryl D. English (10)
Development: N/A
Tax Map Amendment: TMS# R13610-01-03, 04, 09
Applicants: George McCutchen and James Rogers
Proposed Use: Commercial
Proposed Street Name (s): Shopline Drive (private road)

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 6, 2023
RC PROJECT: 23-002MA
APPLICANT: James Stembridge

LOCATION: 110 Jacobs Mill Pond Road

TAX MAP NUMBER: R25810-03-08
ACREAGE: 4.01 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February 16, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) - Greenhill Parish under Ordinance Number 065-99HR (case number 99-050MA).

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

Zoning History for the General Area

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

The adjacent parcel was rezoned under case number 19-038MA to Residential Single-family Low Density (RS-LD) District.

Zoning District Summary

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

Minimum lot area is 12,000 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 14 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>	PDD	Residences
<u>South:</u>	RG-2	Multi-family (The Preserve at Spears Creek)
<u>East:</u>	RS-LD	Residence
<u>West:</u>	PDD	Residences

Discussion

Parcel/Area Characteristics

The subject parcel is undeveloped without any structures. The site has frontage along Jacobs Millpond Road, a two-lane local road without sidewalks or streetlights within the City of Columbia. The general area consists of planned developments as part of the larger Woodcreek Farms area and the Greenhill Parish development or smaller subdivisions off Spears Creek Church Road. Several undeveloped tracts remain as well as wetlands and ponds. The immediate area consists of residences to the north and east zoned PDD and RS-LD. West of the parcel is an undeveloped parcel zoned PDD. South of the subject parcel is the City of Columbia corporate limit zoned RG-2 with a multi-family development (The Preserve at Spears Creek).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 0.8 miles south of the subject parcel on Spears Creek Church Road. The site falls within the City of Columbia’s for water service area and Palmetto Utilities sewer service area. The Northeast fire station (number 4) is located 0.64 miles south of the subject parcel on Spears Creek Church Road.

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

Plans & Policies

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

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate

capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2021 SCDOT traffic count (station #451) located south of the subject parcel along Spears Creek Church Road identified 10,600 Average Daily Trips (ADTs). This section of Spears Creek Church Road is currently classified as a two-lane minor arterial maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Hard Scrabble Road is operating at Level of Service (LOS) "C".

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

Current and program improvements include the widening of Spears Creek Church Road from two to four travel lanes and adding a center turn lane. The project will extend from Two Notch Road to Percival. South Carolina Department of Transportation (SCDOT) is managing the project in partnership with the Richland Penny. The project is currently in the design/development phase with construction anticipated in 2023.

Conclusion

Staff recommends **Approval** of this map amendment as the rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan.

Zoning Public Hearing Date

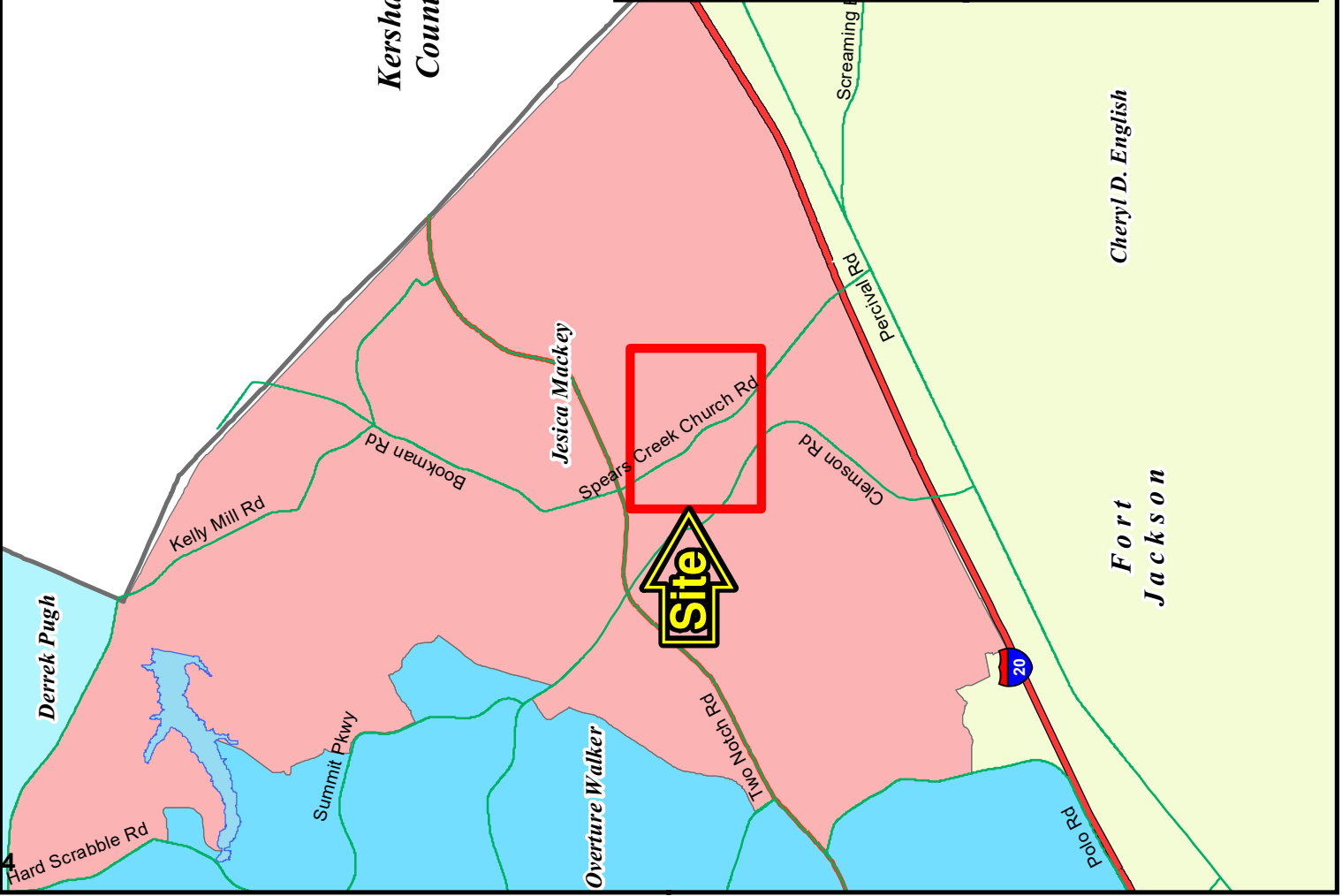
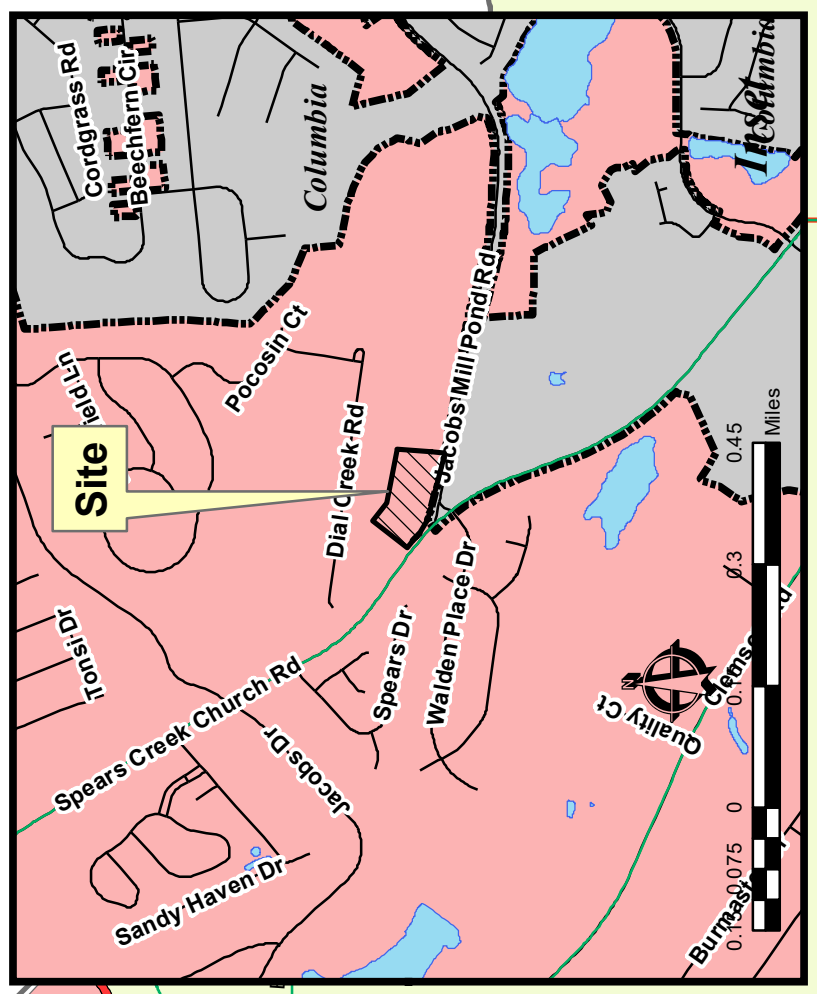
March 28, 2023

2. Case 23-002 MA
James Stembridge
110 Jacobs Mill Pond Rd
TMS# R25810-03-08
DISTRICT 9 - Jessica Mackey

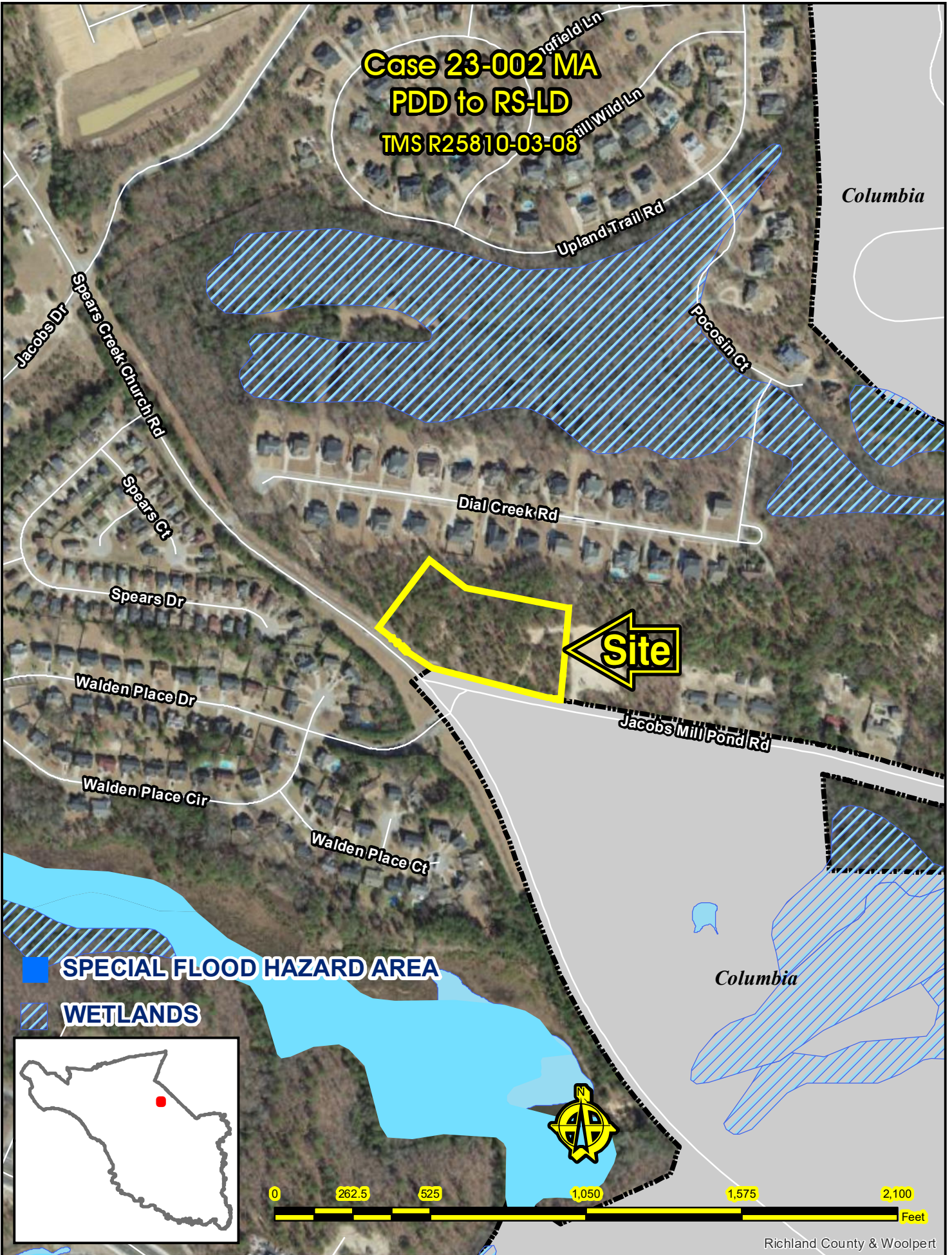
Kershaw
County

Cheryl D. English

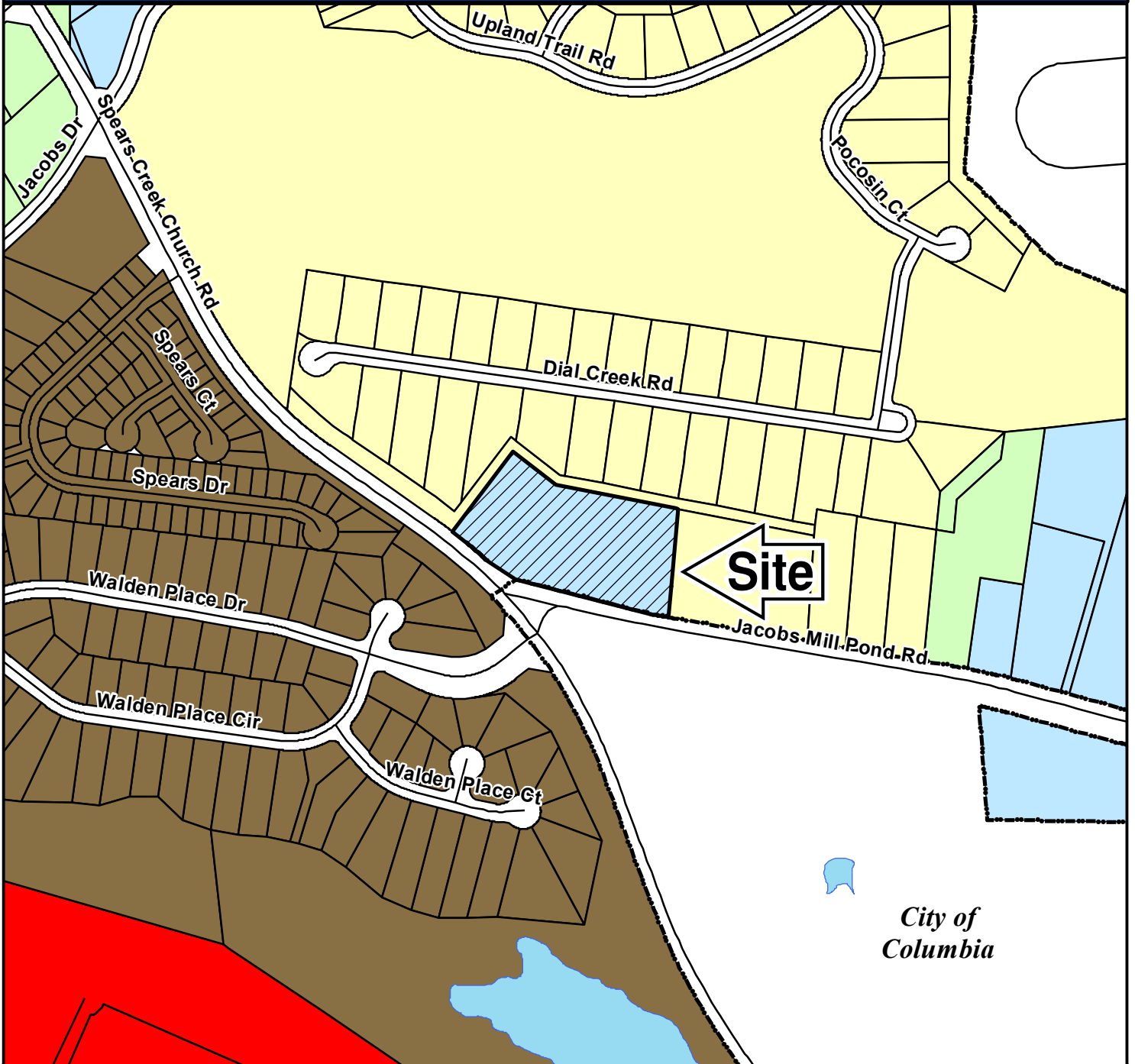
Fort
Jackson



Case 23-002 MA
PDD to RS-LD
TMS R25810-03-08



Case 23-002 MA PDD to RS-LD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

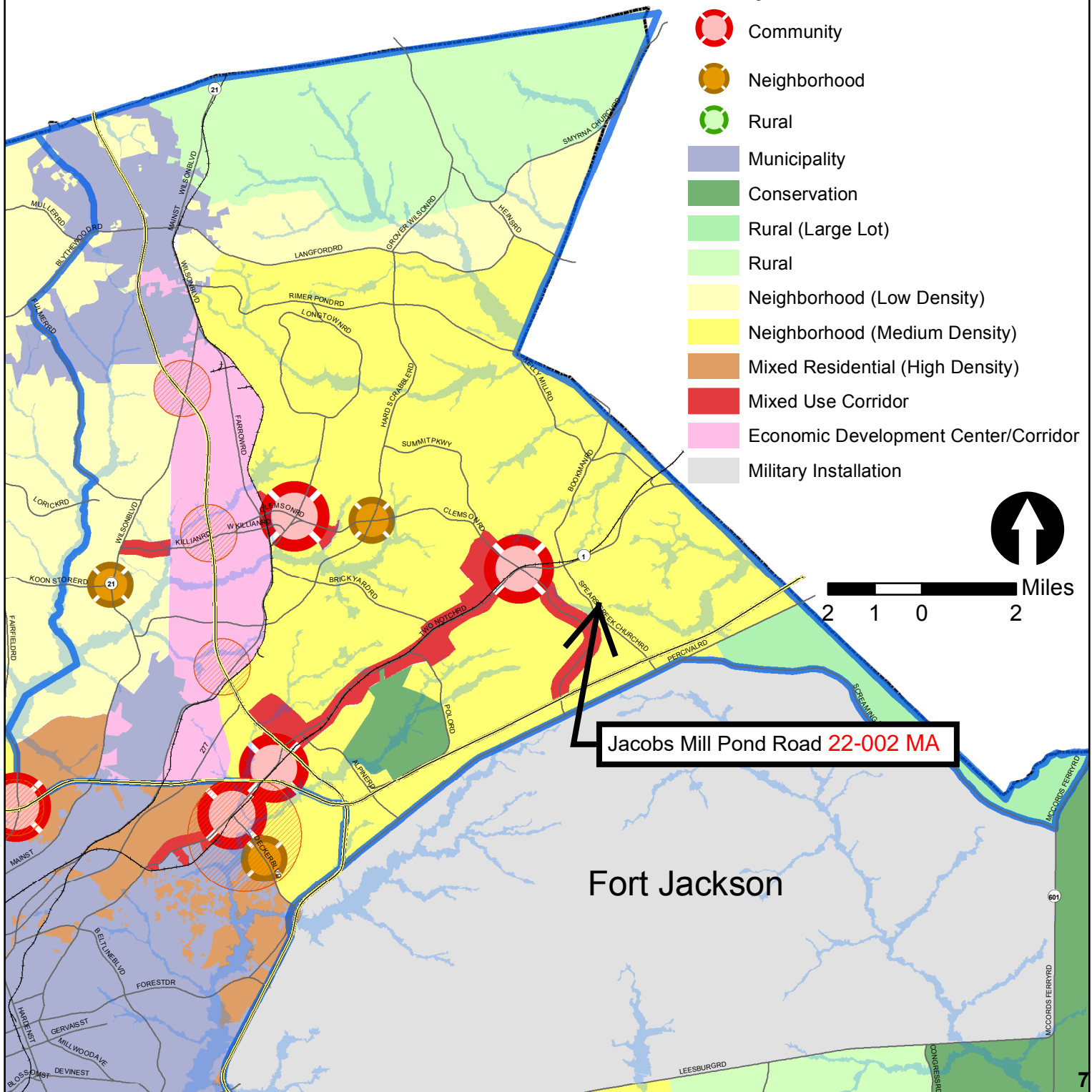


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Jacobs Mill Pond Road 22-002 MA

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 6, 2023
RC PROJECT: 23-003 MA
APPLICANT: Wesley Slice

LOCATION: 1000 W Shady Grove Road

TAX MAP NUMBER: R02600-06-16
ACREAGE: 4 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: February 16, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial (GC) property west of the subject parcel was rezoned under case 16-011MA.

The General Commercial (GC) properties east of the subject parcel were rezoned under cases 92-023MA and 04-67MA.

The Light Industrial (M-1) property east of the subject parcel was rezoned under case 03-046MA.

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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 64 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Place of Worship
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RU / M-1	Residence / Storage
<u>West:</u>	M-1	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along West Shady Grove Road and Broad River Road. West Shady Grove Road is a two-lane collector road. There are no sidewalks or streetlights along this section of West Shady Grove Road. Broad River Road is a two-lane minor arterial with no sidewalks or streetlights along this section. The site is mainly undeveloped with two existing structures on the property. The immediate area is characterized by residential uses of a rural nature, undeveloped parcels, and some light industrial in the vicinity. There are also some commercial and institutional uses in the general area.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 2.8 miles northwest of the subject parcel. The Spring Hill High School is located approximately 1.8 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within Richland County’s sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Activity Center & Priority Investment Area**.

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 2021 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,700 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) “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 no planned or programmed improvements for any of these road segments through SCDOT or the County Penny Sales Tax program.

Conclusion

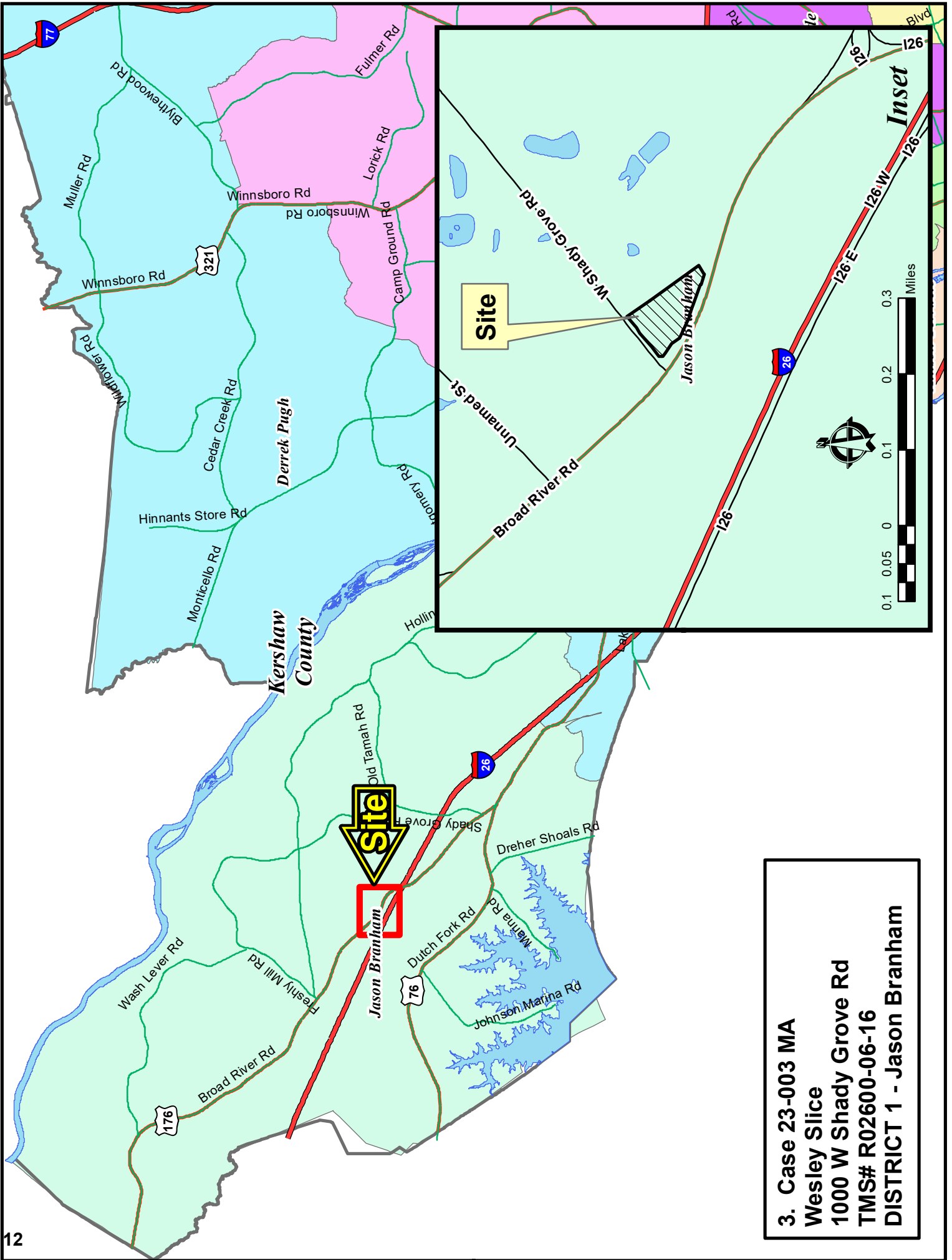
The proposed rezoning meets the recommended objectives of the Land Use and Design pattern outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today demands of the surrounding neighborhood for goods and services. Likewise, the GC district allows for uses that are out of context to the character prescribed by the future land use designation.

Further, the rezoning request is in character with the existing uses and zoning districts in the immediate area.

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

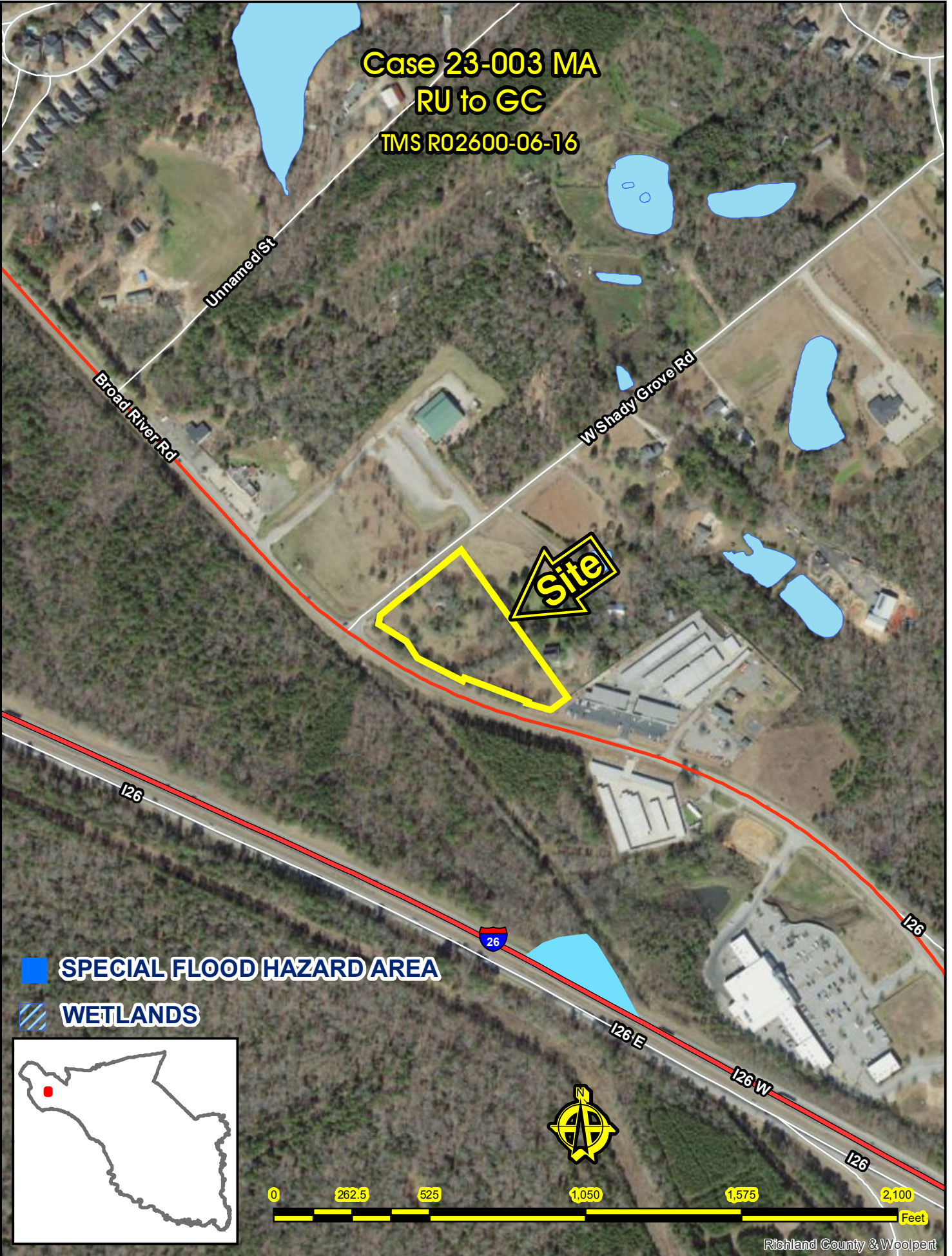
Zoning Public Hearing Date

March 28th, 2023

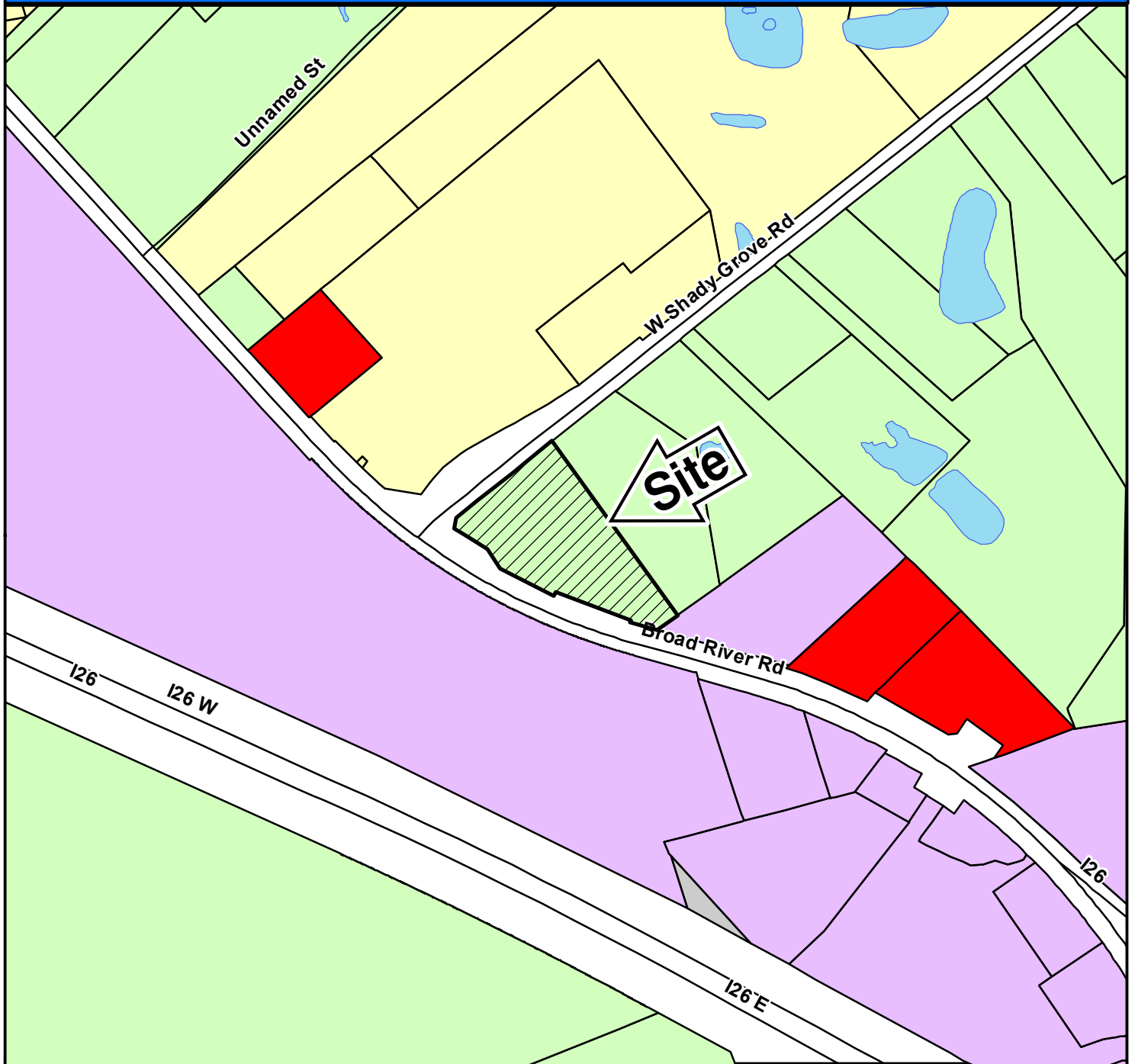


3. Case 23-003 MA
Wesley Slice
1000 W Shady Grove Rd
TMS# R02600-06-16
DISTRICT 1 - Jason Branham

Case 23-003 MA
RU to GC
TMS R02600-06-16



Case 23-003 MA RU to GC



ZONING CLASSIFICATIONS

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

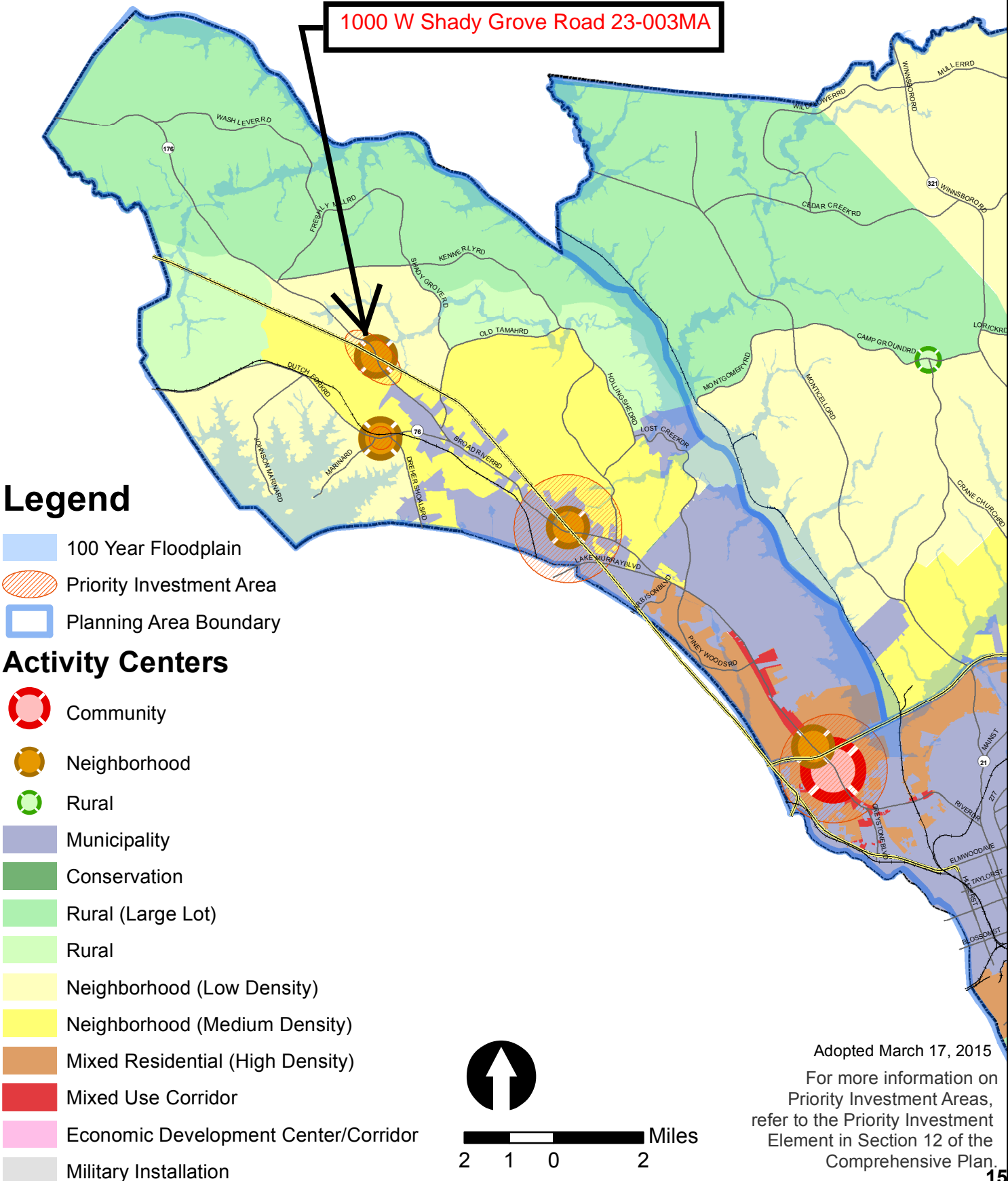


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1000 W Shady Grove Road 23-003MA

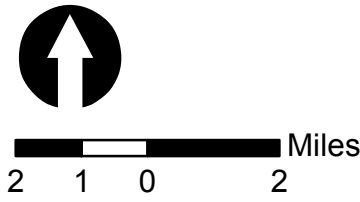


Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 6, 2023
RC PROJECT: 23-004 MA
APPLICANT: Carlos Hart

LOCATION: 7011 Frost Avenue

TAX MAP NUMBER: R07614-01-10
ACREAGE: .31 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: February 16, 2023

Staff Recommendation

Disapproval

Minimum Area for Zoning 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 one of the following:

- An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density (RS-MD) District.

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 except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 4 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>	GC/INS	Outside Storage/ Columbia International University
<u>South:</u>	RS-MD	Place of Worship
<u>East:</u>	GC	Outside Storage
<u>West:</u>	GC	Keenan Oil Company

Discussion

Parcel/Area Characteristics

The subject site is comprised of a single parcel with frontage along Frost Avenue, a two-lane undivided major collector without streetlights or sidewalks. The parcel contains a single-family residence. The immediate area consists of a variety of residential zoning and uses as well as adjacent GC zoning.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.6 miles east of the subject site. Forest Height Elementary School is located 1.6 miles northeast of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is currently served via the City of Columbia for water. Sewer service would be through septic or other system.

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 2021 SCDOT traffic count (Station #249) located north of the subject parcel on Monticello Road identifies 7,300 Average Daily Trips (ADTs). This section of Monticello Road is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of

24,800 ADTs. This segment of Monticello Road is currently operating at Level of Service (LOS) "A".

The 2021 SCDOT traffic count (Station #489) located south of the subject parcel on Frost Avenue identifies 800 ADTs. This section of Frost Avenue is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Frost Avenue is currently operating at LOS "A".

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

Monticello Road has pavement improvements listed through the SCDOT. The project is currently under construction and a completion date is undetermined.

The Crane Creek Greenway to the south from Monticello Road to the Broad River is listed through the Transportation Penny. The project is currently in Concept Phase with no construction start date.

Conclusion

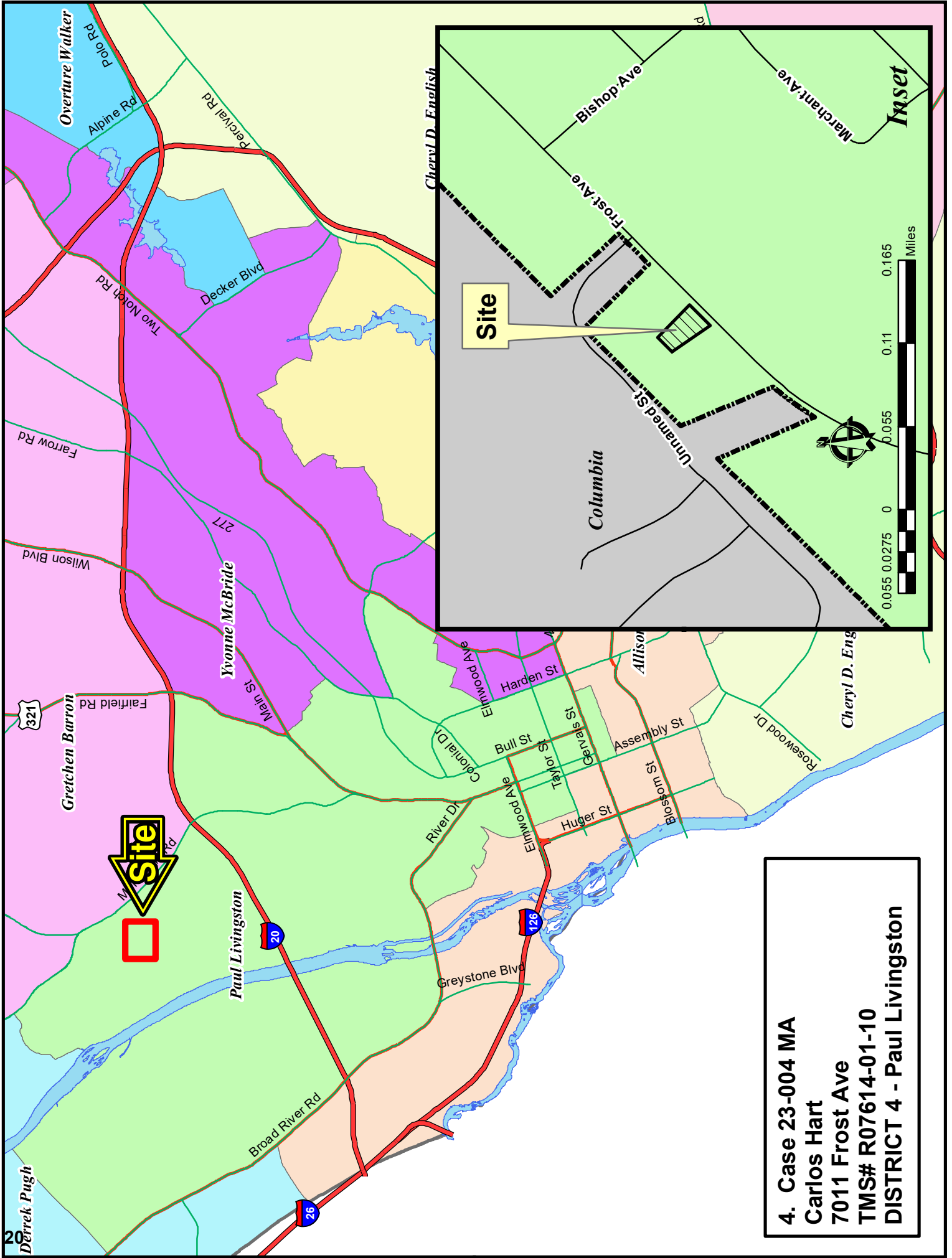
Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

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." The proposed request does not fall within a Neighborhood Activity Center.

Zoning Public Hearing Date

March 28, 2023.



4. Case 23-004 MA
Carlos Hart
7011 Frost Ave
TMS# R07614-01-10
DISTRICT 4 - Paul Livingston

**Case 23-004 MA
RS-MD to GC
TMS R07614-01-10**

Columbia

Unnamed St

Frost Ave

Bishop Ave

Marchant Ave

Dorchester St

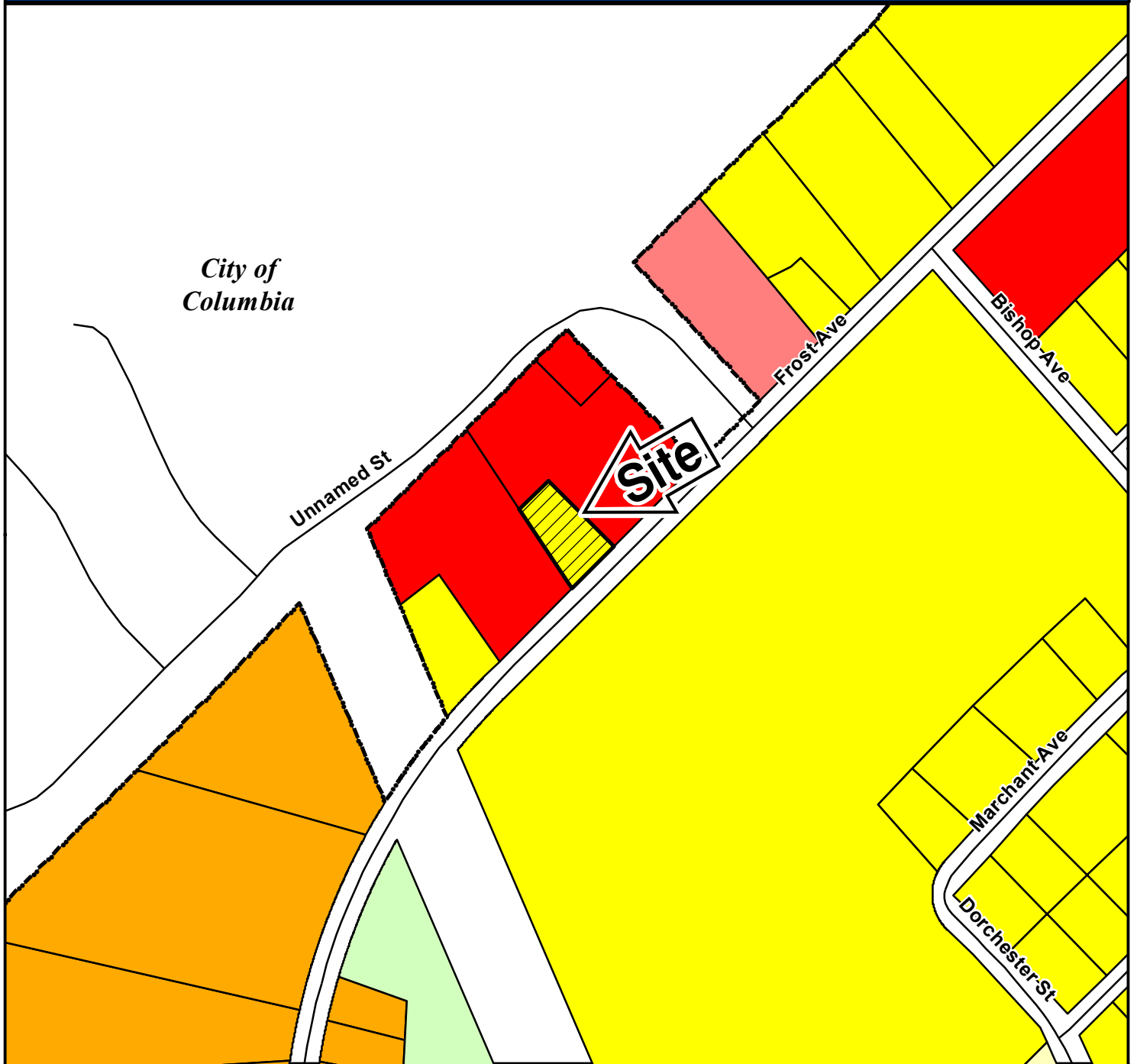


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-004 MA RS-MD to GC



ZONING CLASSIFICATIONS

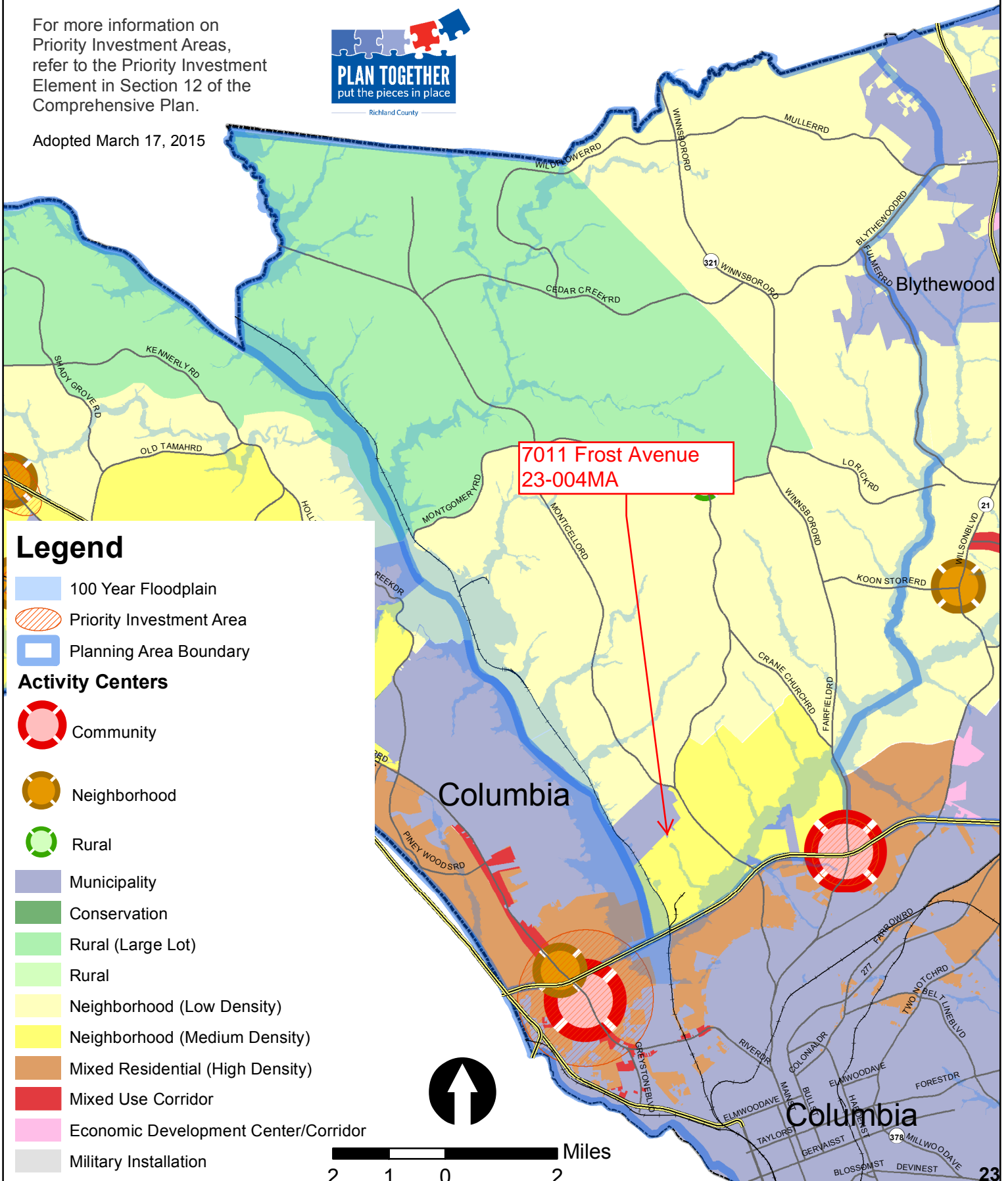
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI			
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

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 6, 2023
RC PROJECT: 23-006MA
APPLICANT: Ross P Mc Clary

LOCATION: 11447 & 11451 Garners Ferry Road

TAX MAP NUMBER: R35200-09-10 & 38
ACREAGE: 3 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RU

PC SIGN POSTING: February 16, 2023

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 03-050MA. The request was withdrawn.

The subject parcel was part of a previous request for the Planned Development District (PDD) under case number 04-026MA. That case received third reading approved at the March 16, 2004 County Council meeting.

Zoning History for the General Area

A PDD parcel east of the site was rezoned under case number 98-011MA.

Zoning District Summary

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

The minimum lot area is 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. The maximum allowed density for residential uses is one (1) dwelling unit per lot.

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) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	PDD	Single Use PDD (Flea market)
<u>East:</u>	PDD	Single Use PDD (Flea market)
<u>West:</u>	RU	Place of Worship

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains a nonresidential structure. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a place of worship, a metal warehouse type structure, and undeveloped uses south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Webber Elementary School is located 4.4 miles south east of the subject parcel on 132 Webber High Road. The Congaree Run fire station (number 29) is located 3.86 miles west of the subject parcel on Old Congaree Run. There are no fire hydrants located along this section of Garners Ferry Road. The City of Columbia is the water service provider for the area.

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

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development.

Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2021 SCDOT traffic count (Station # 173) located west of the subject parcel on Garners Ferry Road identifies 15,700 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry 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.

SCDOT has programmed safety improvements for this section of Garners Ferry Rd. There are no planned or programmed improvements for this section of Garners Ferry Road through the County Penny Sales Tax program.

Conclusion

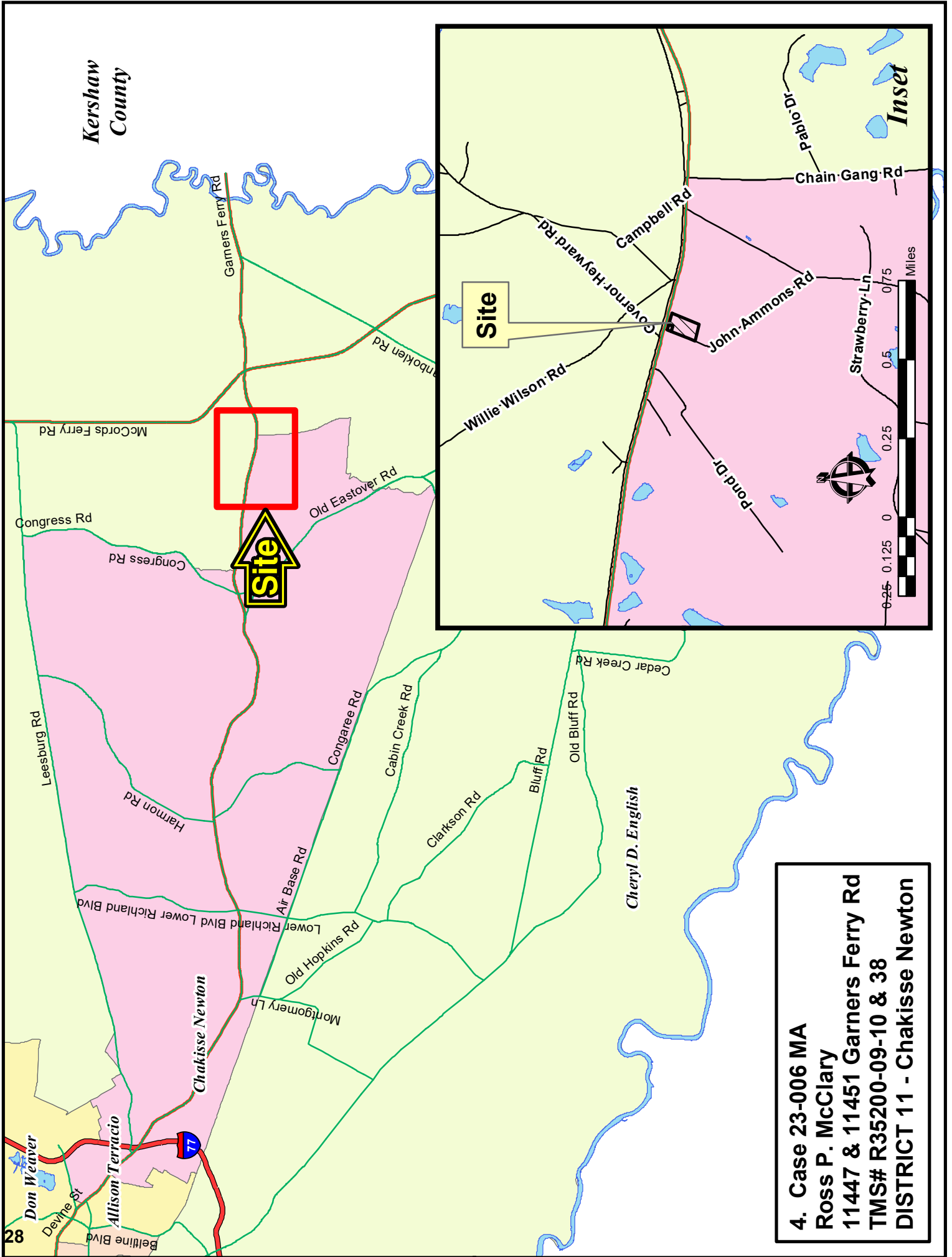
Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan and recommends **Approval** of this map amendment.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The existing zoning District permits a commercial use that is not in accordance with the desired development pattern for commercial uses to locate within Rural Activity Centers.

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

Zoning Public Hearing Date

March 28, 2023.



**Kershaw
County**

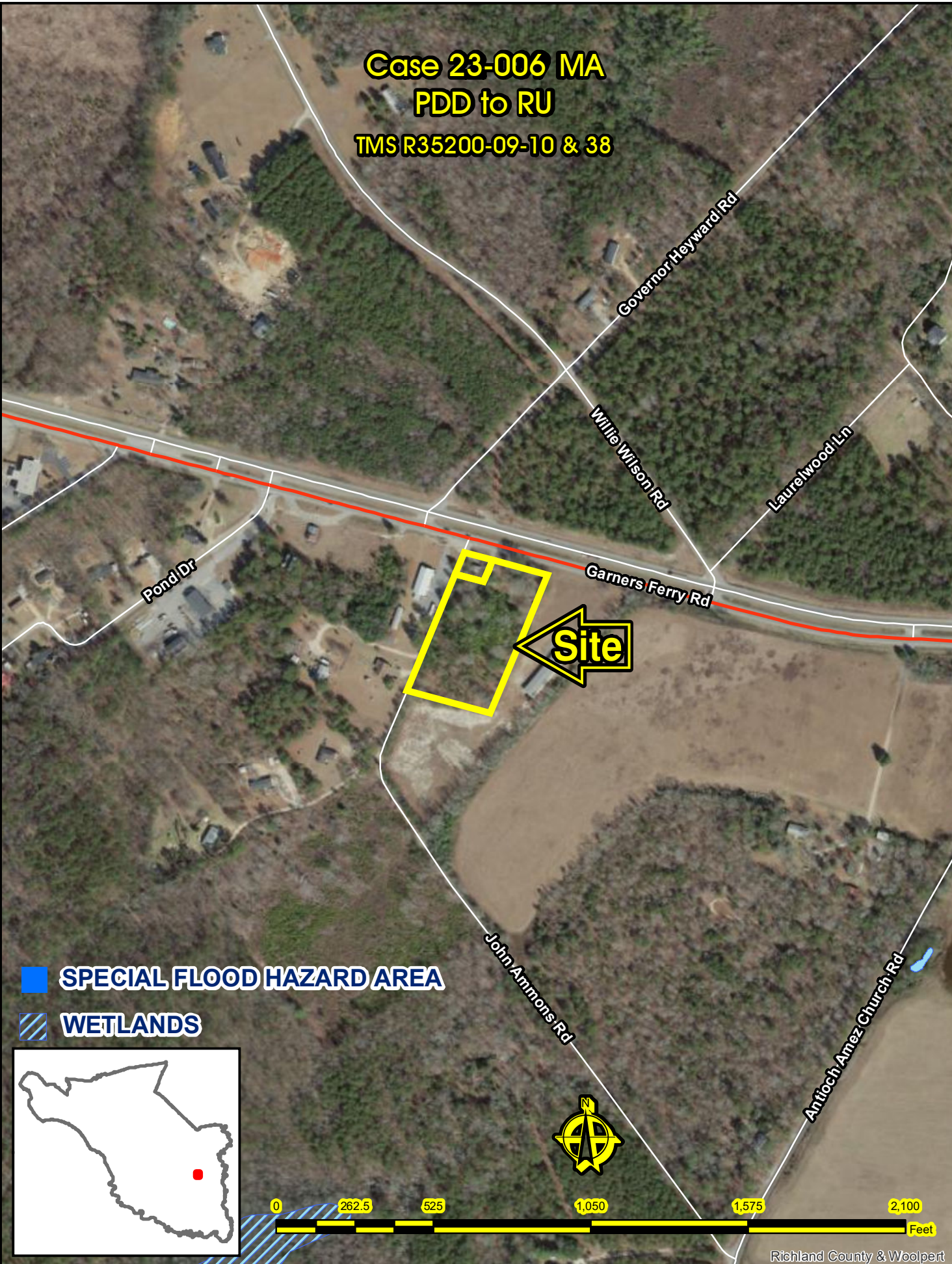
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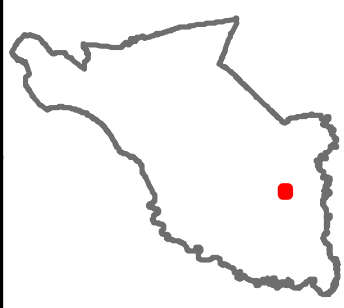
**4. Case 23-006 MA
 Ross P. McClary
 11447 & 11451 Garners Ferry Rd
 TMS# R35200-09-10 & 38
 DISTRICT 11 - Chakisse Newton**

Case 23-006 MA
PDD to RU
TMS R35200-09-10 & 38



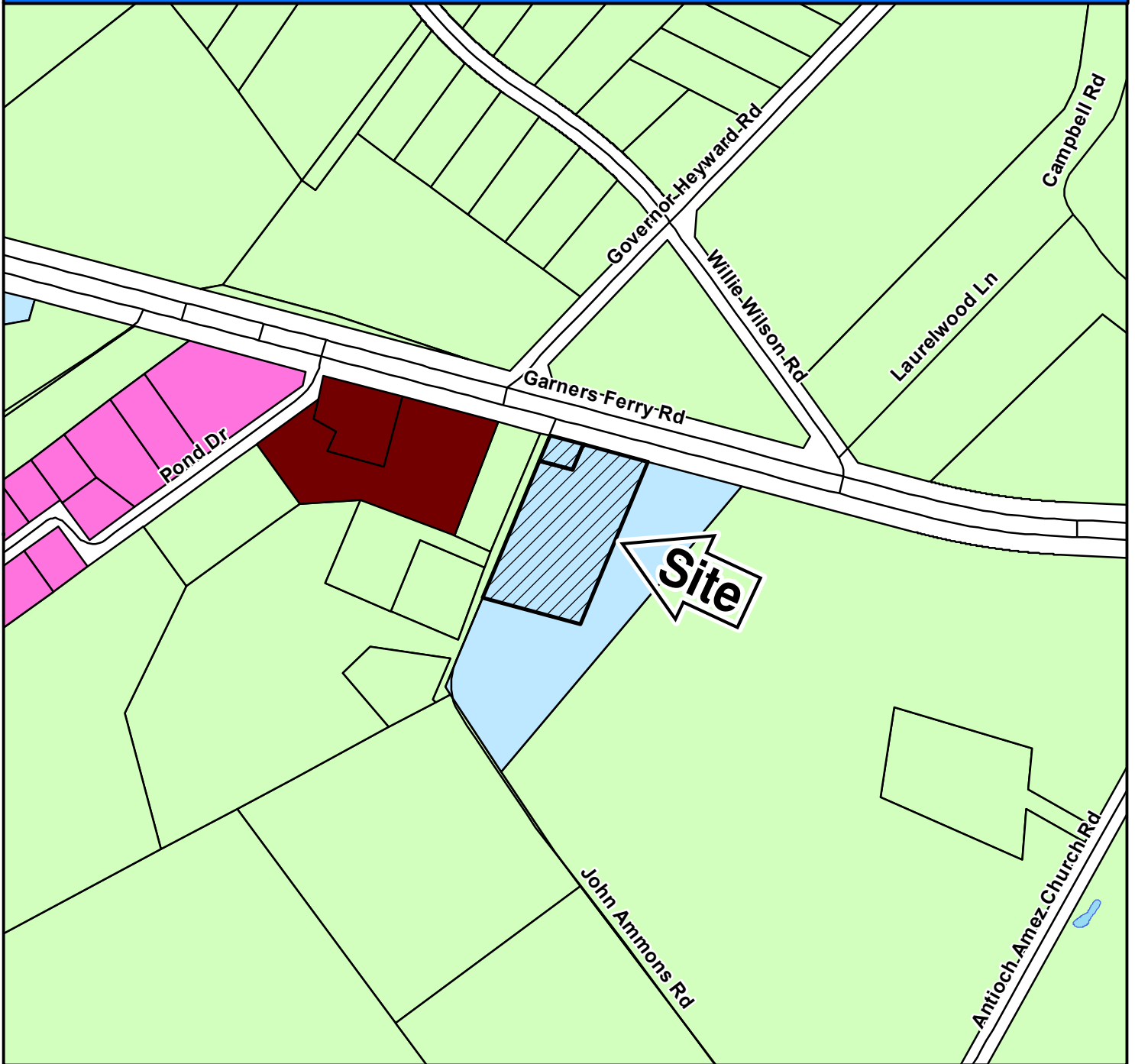
SPECIAL FLOOD HAZARD AREA

WETLANDS






























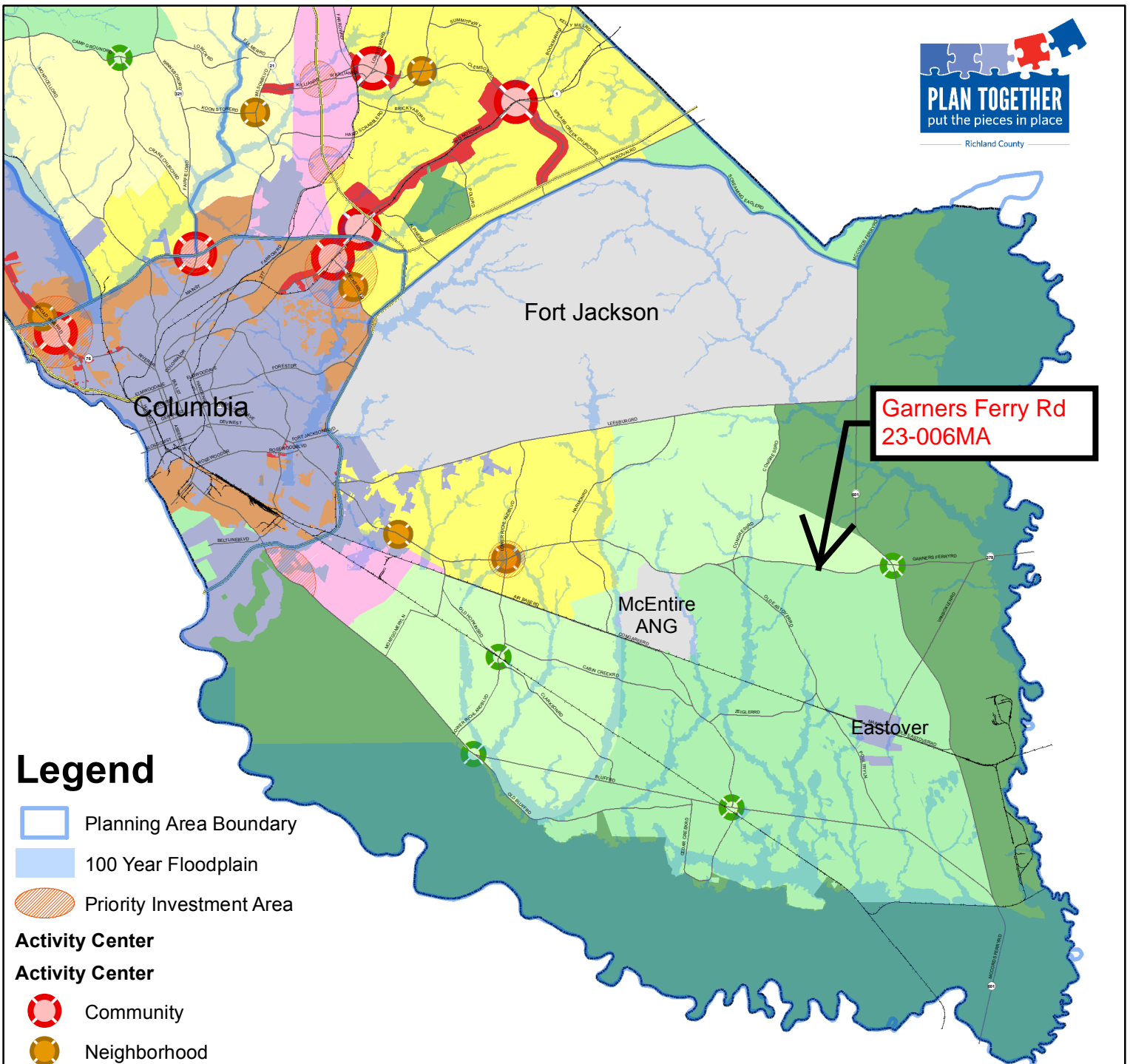
Richland County & Woolpert

Case 23-006 MA PDD to RU



ZONING CLASSIFICATIONS

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



Legend

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

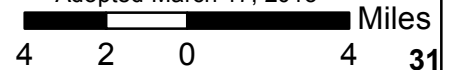
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 6, 2023
RC PROJECT: 23-007MA
APPLICANT: Chandler Roy

LOCATION: W/S Farrow Road

TAX MAP NUMBER: R17600-01-12
ACREAGE: 35.05 acres
EXISTING ZONING: LI
PROPOSED ZONING: RM-MD

PC SIGN POSTING: February 17, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The subject property was rezoned to Light Industrial District (LI) under case number 14-04MA.

Zoning History for the General Area

The Light Industrial District (M-1) parcels north of the site were rezoned from Development District (D-1) to M-1 under Ordinance Number 100-96HR (case number 96-069MA).

The M-1 parcel west of the site was rezoned from Development District (D-1) to M-1 under Ordinance Number 24-01HR (case number 01-036MA).

The M-1 parcels south of the subject parcel with frontage along Carolina Pines Drive and Marthan Road were rezoned from Development District (D-1) to M-1 under Ordinance Number 068.9-94HR (case number 94-037MA).

The Heavy Industrial District (HI) parcels 17600-01-17 and 24, were rezoned from M-1 to HI under Ordinance Number 026-13HR (case number 13-015MA).

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 280 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI/M-1	Adhesives Manufacturing (Intertape Polymer Group)/Undeveloped
<u>South:</u>	RU/GC/M-1	Residential/Undeveloped/Manufacturing (Bose)
<u>East:</u>	RU/GC	Residences/Utilities
<u>West:</u>	M-1	Manufacturing (Spirax Sarco)

Discussion

Parcel/Area Characteristics

The parcel has three hundred and seventy nine (379) feet of frontage along Farrow Road. The parcel is undeveloped, has a gentle slope and vegetation along the fence lines. Farrow Road is a two lane collector road without sidewalks or streetlamps.

The surrounding area is characterized by warehouses, manufacturing, agricultural tree farms, scattered residential and undeveloped parcels. North along Carolina Pines Drive contains a number of M-1 District zoned parcels and undeveloped parcels. The Belk regional distribution center is located along Belk Court located to the north. West of the subject parcel is Spirax Sarco and Interstate 77, while east of the subject parcel are some residential properties. The vast majority of properties along Farrow Road are zoned General Commercial District (GC), Heavy Industrial District (HI) or M-1, Light Industrial District. However, along Farrow Road remains a few properties zoned Rural District (RU).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located .92 miles west of the subject parcels on Turkey Farm Road. Sandlapper Elementary School is 1.5 miles east of the subject parcel on Longtown Road. Water and sewer is provided by the City of Columbia. There are two fire hydrants located along Farrow Road located north and south of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.25 miles southeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,200 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) “F”.

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

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

Conclusion

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

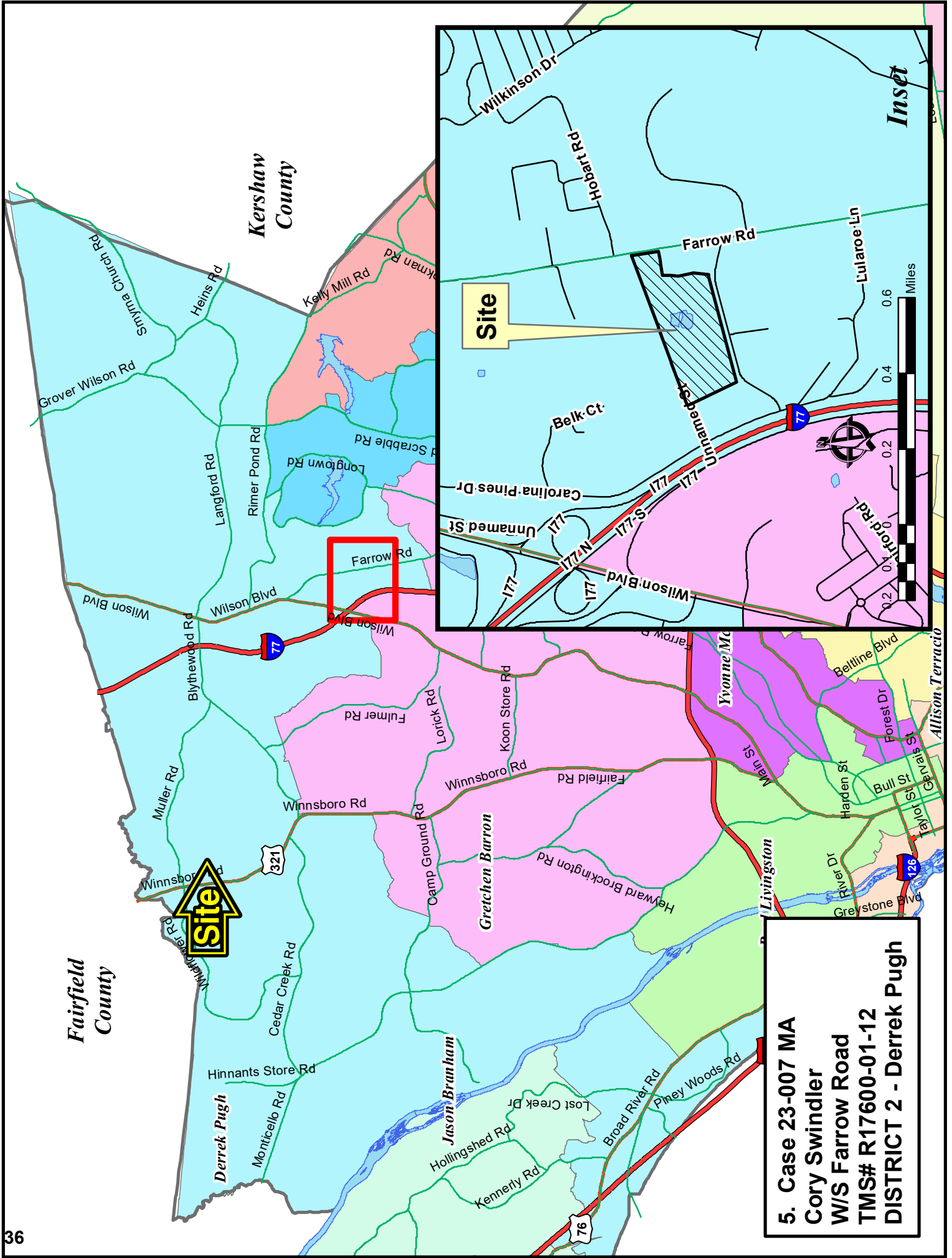
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

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

Zoning Public Hearing Date

March 6, 2023.



Fairfield County

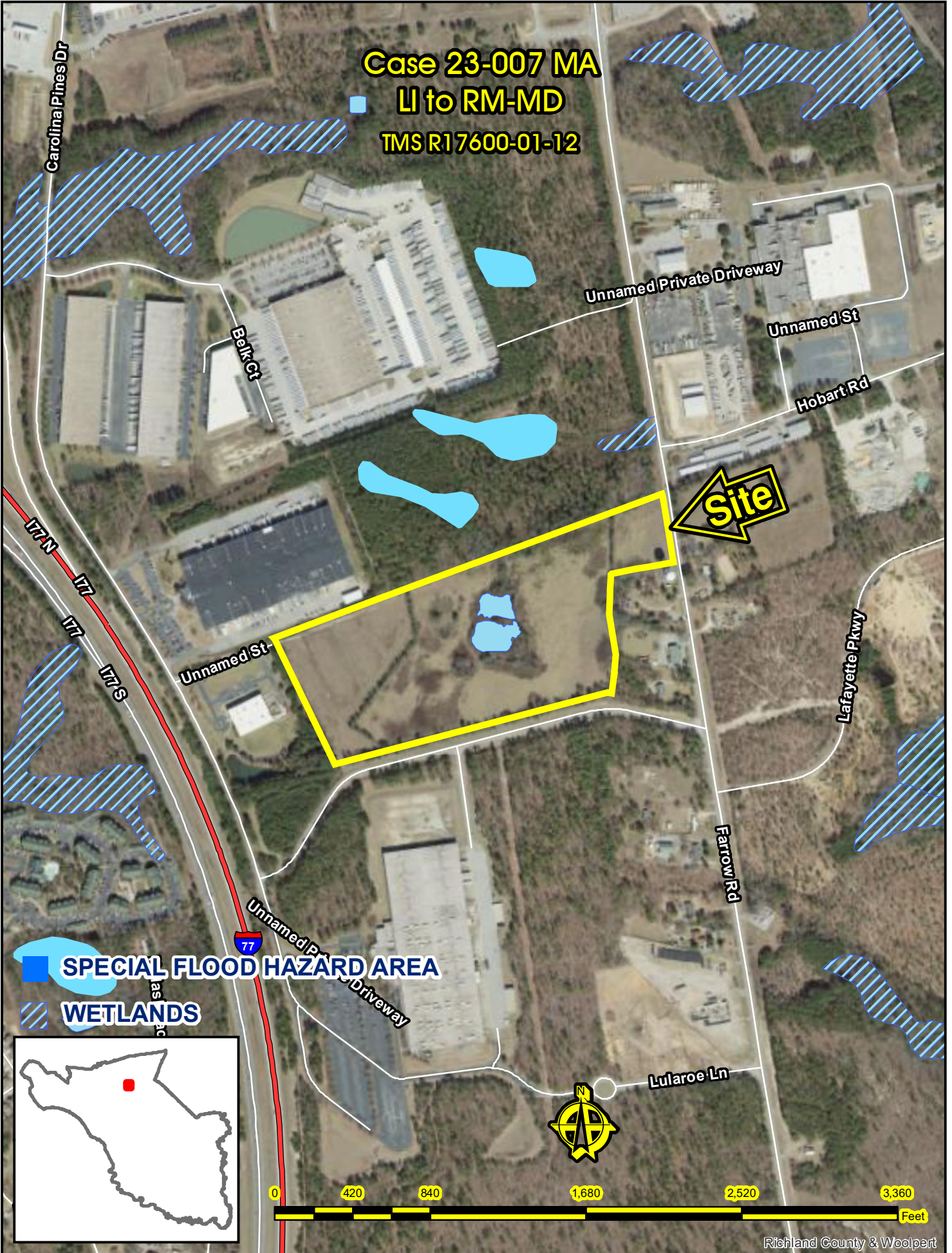
Kershaw County

Site

Site

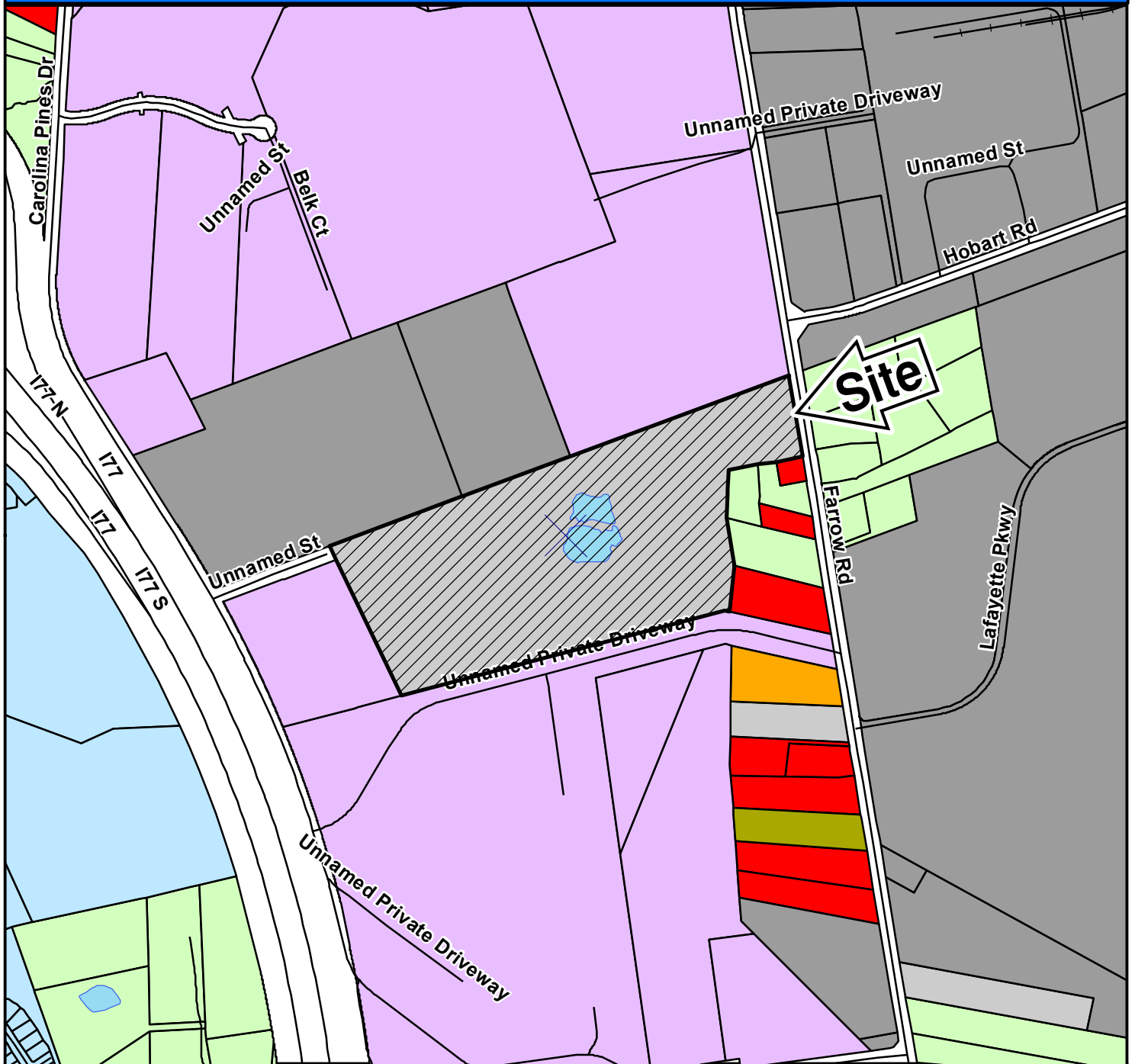
5. Case 23-007 MA
 Cory Swindler
 W/S Farrow Road
 TMS# R17600-01-12
 DISTRICT 2 - Derrek Pugh

Case 23-007 MA
LI to RM-MD
TMS R17600-01-12



Richland County & Woolpert

Case 23-007 MA LI to RM-MD



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N
	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



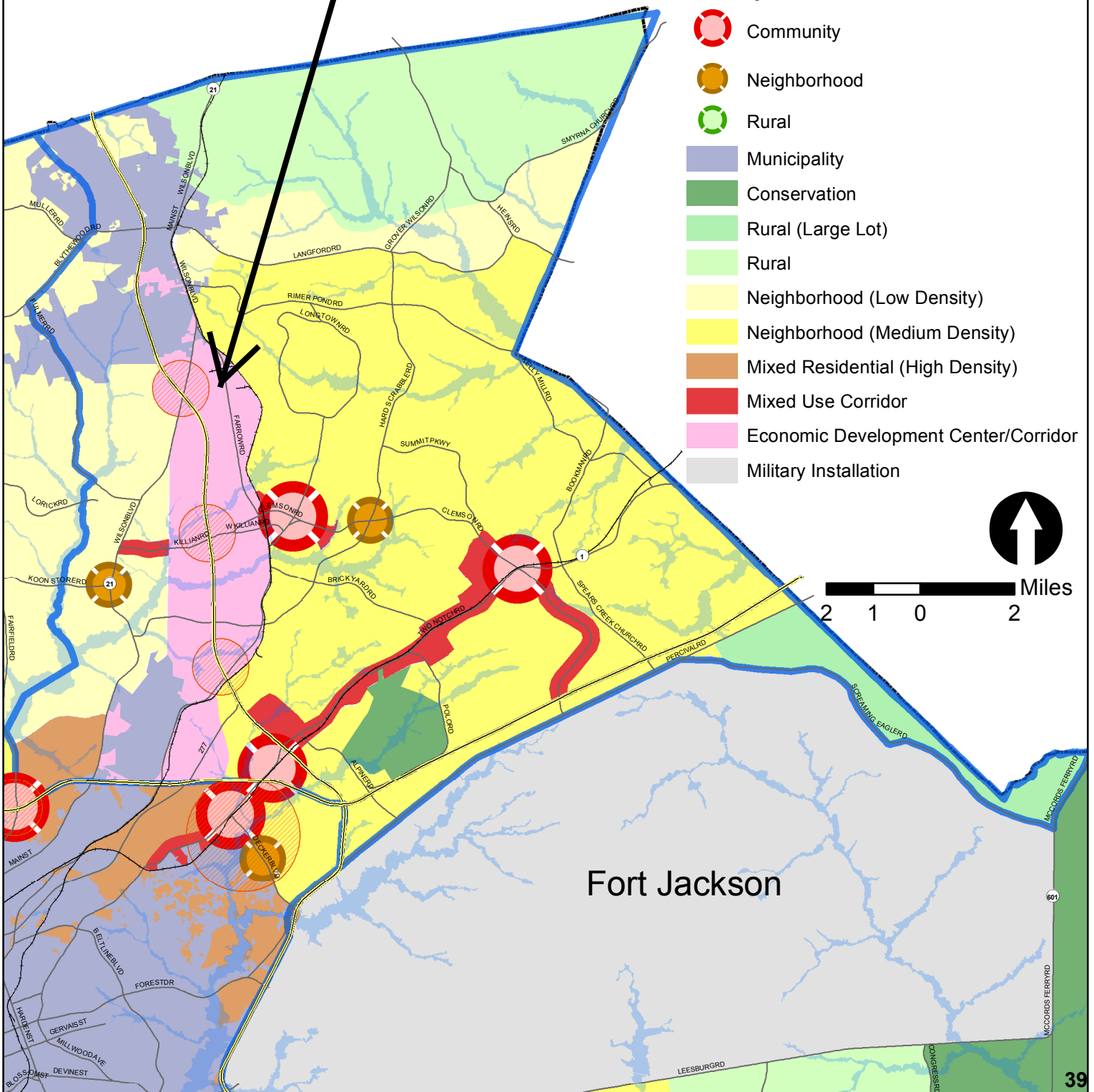
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Road 23-007MA

Legend

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



Fort Jackson

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 28 February 2023

Agenda

7:00 PM

1. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

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

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-034 MA District 10
Cheryl D. English
Larry D. Rumph
OI to RC (2 acres)
8442 Old Percival Road
TMS# R22602-02-02
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Council unanimously deferred the rezoning request.

2. Case # 22-036 MA District 10
Cheryl D. English
Anthony & Danyelle Timmons
RM-MD to RC (3.00 acres)
8350 Old Percival Road
TMS# R19814-03-01
Planning Commission: Approval (5-3)
Staff Recommendation: Disapproval
Council unanimously deferred the rezoning request.

3. Case # 22-038 MA District 8
Overture Walker
Drew Huddleston
RU to GC (2.72 acres)
W/S Hard Scrabble Road
TMS# R20300-04-17
Planning Commission: Approval (8-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

4. Case # 22-039 MA District 10
Cheryl English
Richland County
M-1 to HI (574.57 acres)
Bluff Road and Longwood Road
TMS# R18900-02-22, R16100-02-03, R16200-03-02,
R16100-02-22, R18900-01-01, and R16100-02-07
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously approved the rezoning request.

5. Case # 22-040 MA District 7
Gretchen Barron
Mark Meadows
RU to GC (1.00 acres)
311 Killian Road
TMS# R14781-04-10
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.
6. Case # 22-042 MA District 7
Gretchen Barron
Samantha Kozlowski
RS-MD to OI (4 acres)
2630 Clemson Road
TMS# R20200-01-39
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.
7. Case # 22-043 MA District 3
Yvonne McBride
Sergey Pikalov
GC to LI (5 acres)
6505 N. Main Street
TMS# R11716-01-04
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Council unanimously denied the rezoning request.
8. Case # 23-001 MA District 7
Gretchen Barron
Heather Bounds
M-1 to RS-HD (77.78 acres)
N/S Hard Scrabble Road
R17301-02-01
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

6. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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