

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**July 23, 2019**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, July 23, 2019*  
*Agenda*  
*7:00 pm*  
*2020 Hampton Street*  
*2<sup>nd</sup> Floor, Council Chambers*

**I. STAFF:**

Clayton Voignier.....Community Planning and Development Director  
Geonard Price .....Division Manager/Zoning Administrator

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

**III. ADDITIONS / DELETIONS TO THE AGENDA**

**IV. ADOPTION OF THE AGENDA**

**V. MAP AMENDMENTS**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 19-023 MA District 10  
Dalhi Myers  
Jeff Ruble  
M-1 to HI (318.57 acres)  
Bluff Road and Longwood Road  
TMS# R16100-02-02,04,07,16 & 20  
Planning Commission – Approval (8 - 0)  
PDSB Recommendation – Approval  
Page 1

**VI. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

2. Case # 19-019 MA District 7  
Gwendolyn Kennedy  
Sherri Latosha McCain  
RS-MD to OI (1.25 acres)  
250 Rabon Road  
TMS# R17116-01-06  
Planning Commission – Approval (8 - 0)  
PDSB Recommendation – Disapproval  
Page 9
3. Case # 19-025 MA District 9  
Calvin Jackson  
Patrick S. Noh  
RU to GC (6.26 acres)  
10668 Two Notch Road  
TMS# R25900-07-01 & R25800-03-04  
Planning Commission – Disapproval (4 - 1)  
PDSB Recommendation – Disapproval  
Page 17

4. Case # 19-026 MA  
Paul Elias  
M-1 to HI (15 acres)  
1700 Longwood Road  
TMS# R16100-02-02, 16 (Portion of) & 21 (Portion of)  
Planning Commission – Approval (5 - 0)  
PDSB Recommendation – Approval  
Page 25  
District 10  
Dalhi Myers
5. Case # 19-028 MA  
Lanier Bowman  
RS-LD to OI (.52 acres)  
1526 Elmtree Road  
TMS# R16414-05-04  
Planning Commission – Disapproval (5 - 0)  
PDSB Recommendation – Disapproval  
Page 33  
District 11  
Chakisse Newton
6. Case # 19-029 MA  
John Sells  
OI to RS-MD (.6 acres)  
1323 Means Avenue  
TMS# R07307-05-07  
Planning Commission – Approval (5 - 0)  
PDSB Recommendation – Approval  
Page 41  
District 4  
Paul Livingston
7. Case # 19-030 MA  
Madison Pickrel  
RU to RS-LD (65.41 acres)  
230-258 Sand Farm Trail  
TMS# R20400-01-05, 06, 07, 08, 14, & 15  
Planning Commission – Approval (5 - 0)  
PDSB Recommendation – Approval  
Page 49  
District 9  
Calvin Jackson
8. Case # 19-031 MA  
Mildred B. Taylor  
M-1 to RS-MD (7.21 acres)  
1216 Killian Loop  
TMS# R14700-06-05 & R14781-04-15  
Planning Commission – Approval (5 - 0)  
PDSB Recommendation – Approval  
Page 57  
District 7  
Gwendolyn Kennedy

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2019  
**RC PROJECT:** 19-023 MA  
**APPLICANT:** Jeff Ruble

**LOCATION:** Bluff Road and Longwood Road

**TAX MAP NUMBER:** R16100-02-02, 04, 07, 16 & 20  
**ACREAGE:** 318.57 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** HI

**ZPH SIGN POSTING:** June 6, 2019

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1).

**Zoning District Summary**

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1	China Jushi Plant and Facilities
<b><u>South:</u></b>	RU / M-1	Undeveloped / Residential
<b><u>East:</u></b>	M-1	Undeveloped / ASGDC
<b><u>West:</u></b>	M-1 / HI / MH	Bluff Rd Park / Undeveloped / Industrial

**Discussion**

**Parcel/Area Characteristics**

The site is comprised of numerous parcels in various stages of developed. A majority of the subject parcels are undeveloped with a few accessory structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property (China Jushi), industrial uses, including warehousing, transportation, manufacturing / processing, undeveloped property, Alvin S Glenn Detention Center (ASGDC), and sparse residential on the fringes. The subject site has frontage along

Bluff Road and Longwood Road. It will have additional frontage along Shop Road as part of the extension of Shop Road. This section of Bluff Road is an undivided two-lane minor arterial. Longwood Road is an undivided two-lane major collector. The Shop Road extension will be a four-lane divided minor arterial. North of the site is the developing China Jushi facility, zoned M-1. Undeveloped property and the ASGDC, zoned M-1, are located east of the site. The parcels south of the site, zoned RU and M-1, are primarily undeveloped. West of the site is Bluff Road park, undeveloped properties, commercial properties, and sparse residentially developed parcels which are zoned M-1 and HI.

### **Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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 2018 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADT’s). This section of Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. This segment of Bluff Road is currently operating at Level of Service (LOS) “C”.

The 2018 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 600 Average Daily Trips (ADT’s). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. This segment of Longwood 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.

An Alternative Transportation enhancement project is currently underway for this section of Bluff Road from Windy Road to Carswell Road. This project will be installing bike lanes and sidewalks along this section of Bluff Road. It is currently design/development with an undetermined completion date.

The Richland Penny currently is undertaking construction for the Shop Road Extension Phase 1 project. This will create a four-lane divided highway between Pineview Road and Longwood Road.

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

### **Conclusion**

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be consistent with the industrial zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes "industrial and business parks are the preferred land use for these areas" where the subject site is part of the Pineview Industrial Park.

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

### **Planning Commission Action**

At their **June 3, 2019** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-023 MA**.

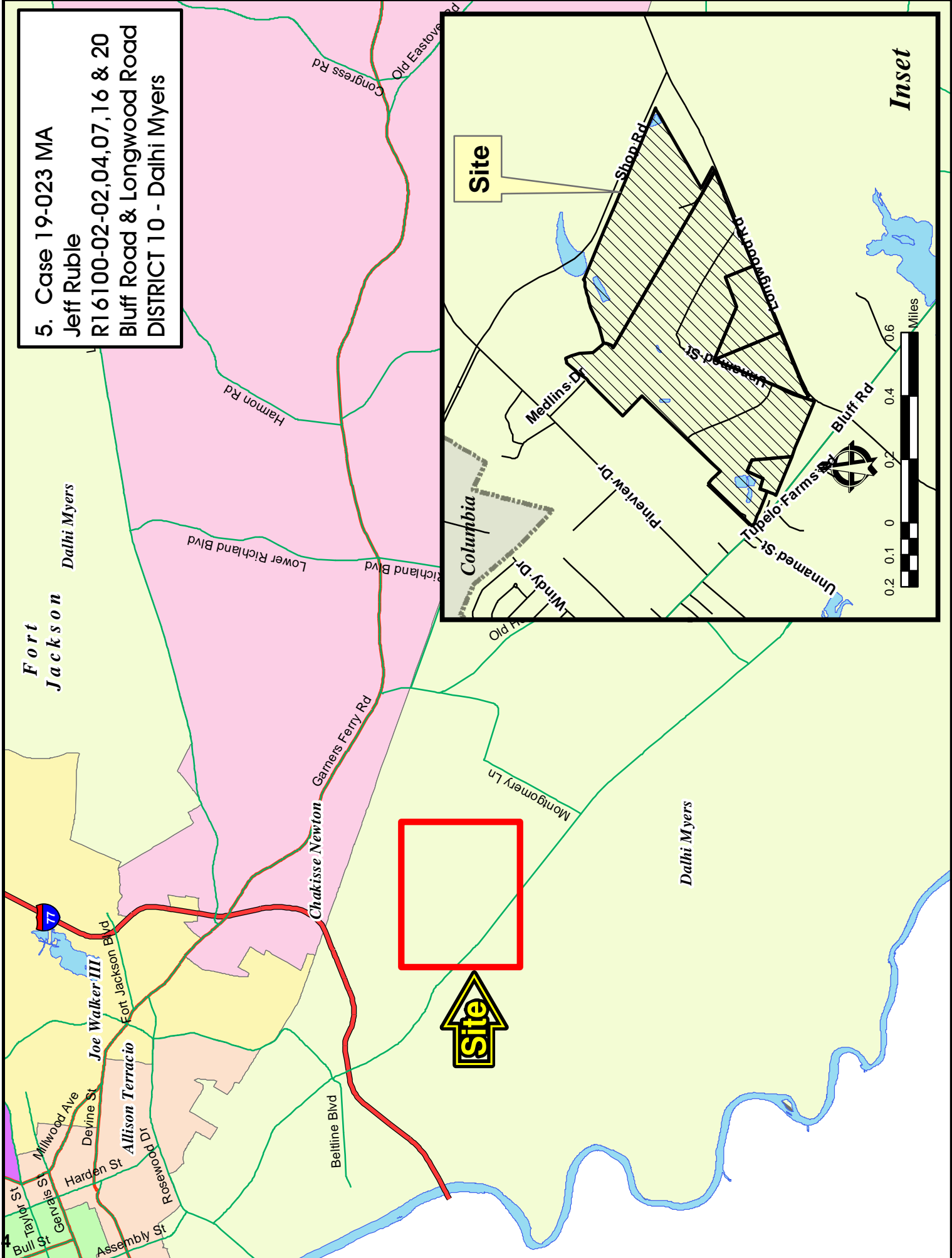
**5. Case 19-023 MA**

**Jeff Ruble**

**RT 16100-02-02, 04, 07, 16 & 20**

**Bluff Road & Longwood Road**

**DISTRICT 10 - Dalhi Myers**



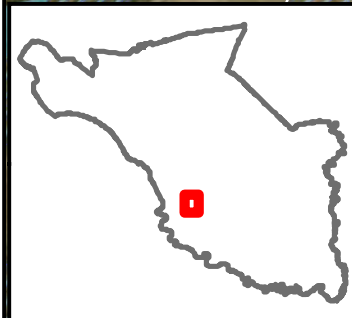


**Case 19-023 MA**  
**M-1 to HI**  
**TMSR16100-02-02,04,07,16 & 20**



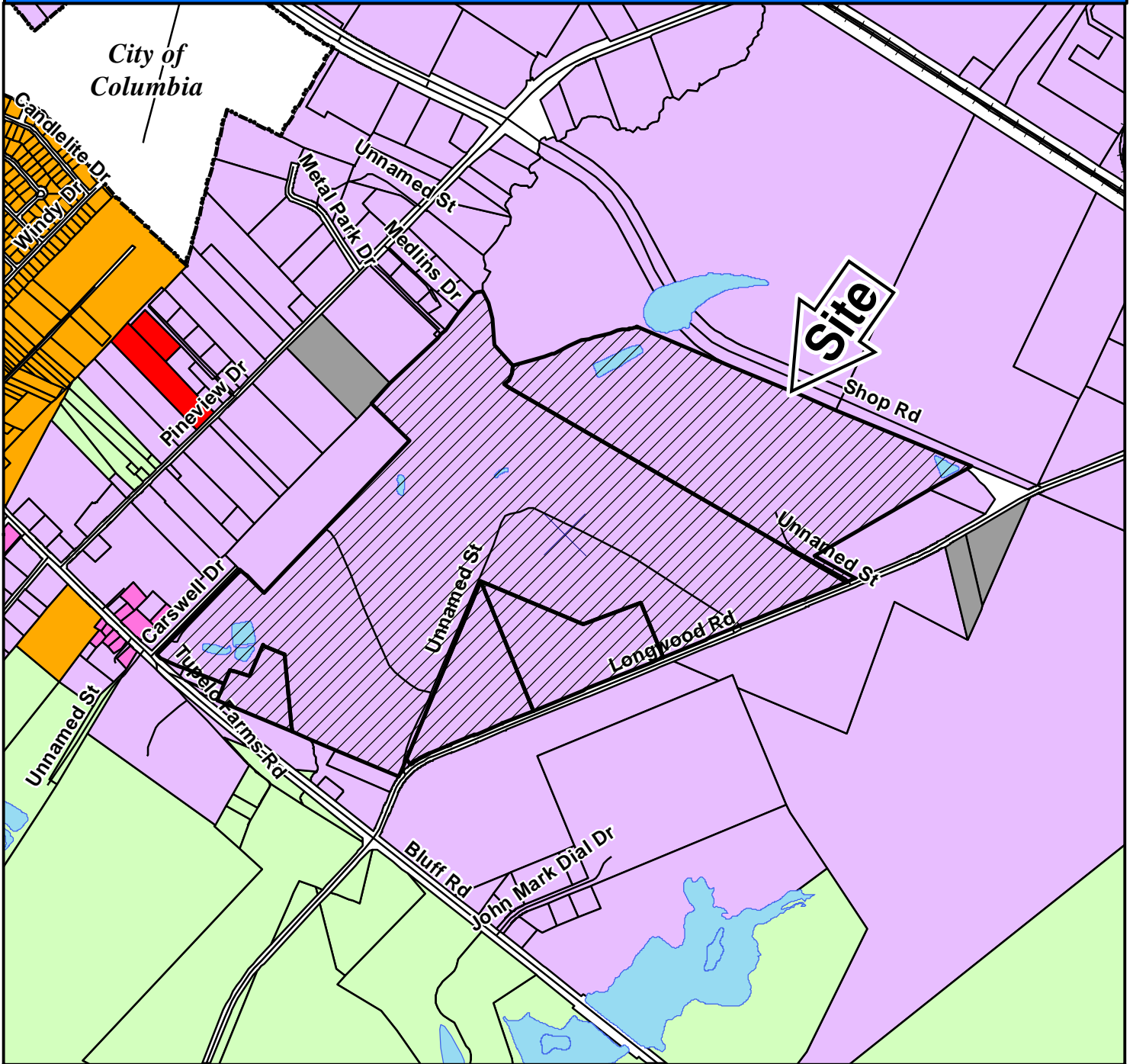
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 19-023 MA

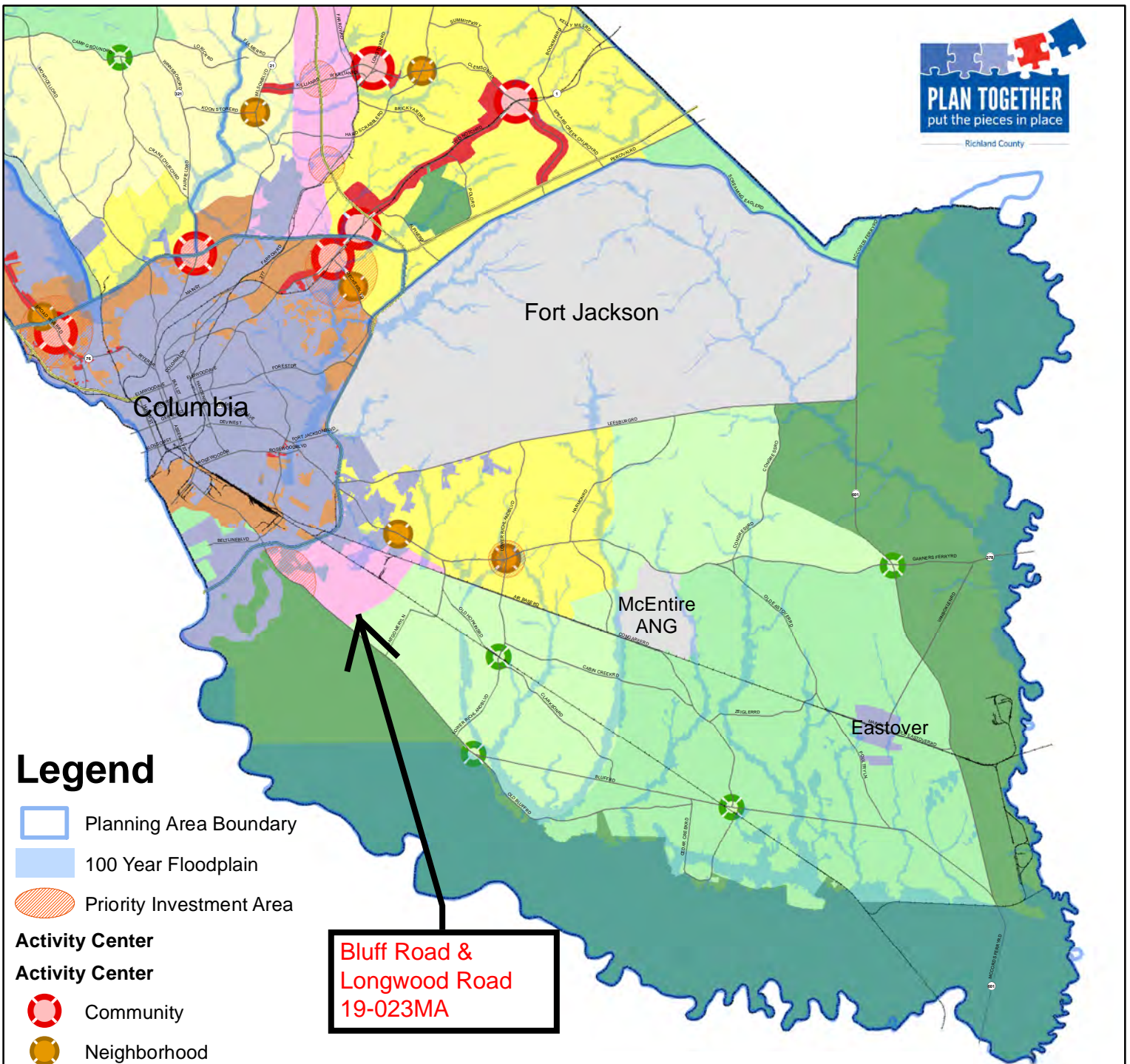
## M-1 to HI



### 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

**Bluff Road &  
Longwood Road  
19-023MA**

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS SOUTHEAST PLANNING AREA



Adopted March 17, 2015  
 Miles





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2019  
**RC PROJECT:** 19-019MA  
**APPLICANT:** Sherri Latosha McCain

**LOCATION:** 250 Rabon Road

**TAX MAP NUMBER:** R17116-01-06  
**ACREAGE:** 1.25 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-Family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

**Zoning History for the General Area**

The parcel northwest of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

The parcel further northwest of the site, currently zoned RS-MD, is undergoing a requested change to the Residential Multi-family Medium Density (RM-MD) District under case number 19-017 MA.

**Zoning District Summary**

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	GC	Storage Facility
<u>East:</u>	GC	Residence
<u>West:</u>	RS-MD	Residential/Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel currently contains two structures, a residential structure in the front of the parcel and a mobile home in the rear. The site contains significant tree coverage and a portion of wetlands. The parcel has frontage along Rabon Road, a two-lane undivided major collector without sidewalks or streetlights. The general area is characterized by a mixture of residential, institutional, and general commercial uses, with several parcels undeveloped. Parcels within the immediate area are zoned under residential and commercial districts, primarily RS-MD and GC. North of the site are residentially developed properties zoned RS-MD. East of the site are residentially developed parcels zoned GC. South of the is a storage facility zoned GC, a place of worship zoned OI, and a large tract residential property zoned RU. West of the site is residential property zoned RS-MD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Windsor Elementary School is located about 0.85 miles east of the site on Bancroft Rd. Water service would be through the City of Columbia and sewer would be through the East Richland Public Sewer Service or City of Columbia. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .65 miles east of the site. Fire hydrants can be located about 200 feet east of the site.

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

**Plans & Policies**

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

**Land Use and Design**

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

**Desired Development Pattern**

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

should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 9,600 Average Daily Trips (ADTs). Rabon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Rabon Road is currently operating at Level of Service (LOS) "D".

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

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

### **Conclusion**

Principally, staff recommends **Disapproval** of the map amendment as it is not consistent with the recommendations of the 2015 Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. The Comprehensive Plan recommends a Land Use and Character where "non-residential uses may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of primary arterials." Rabon Road is not a main road corridor nor is the site located at the intersection of a primary arterial.

However, because of the current development pattern and land uses within the general area, rezoning from RS-MD to OI would be contextually appropriate at this location.

### **Planning Commission Action**

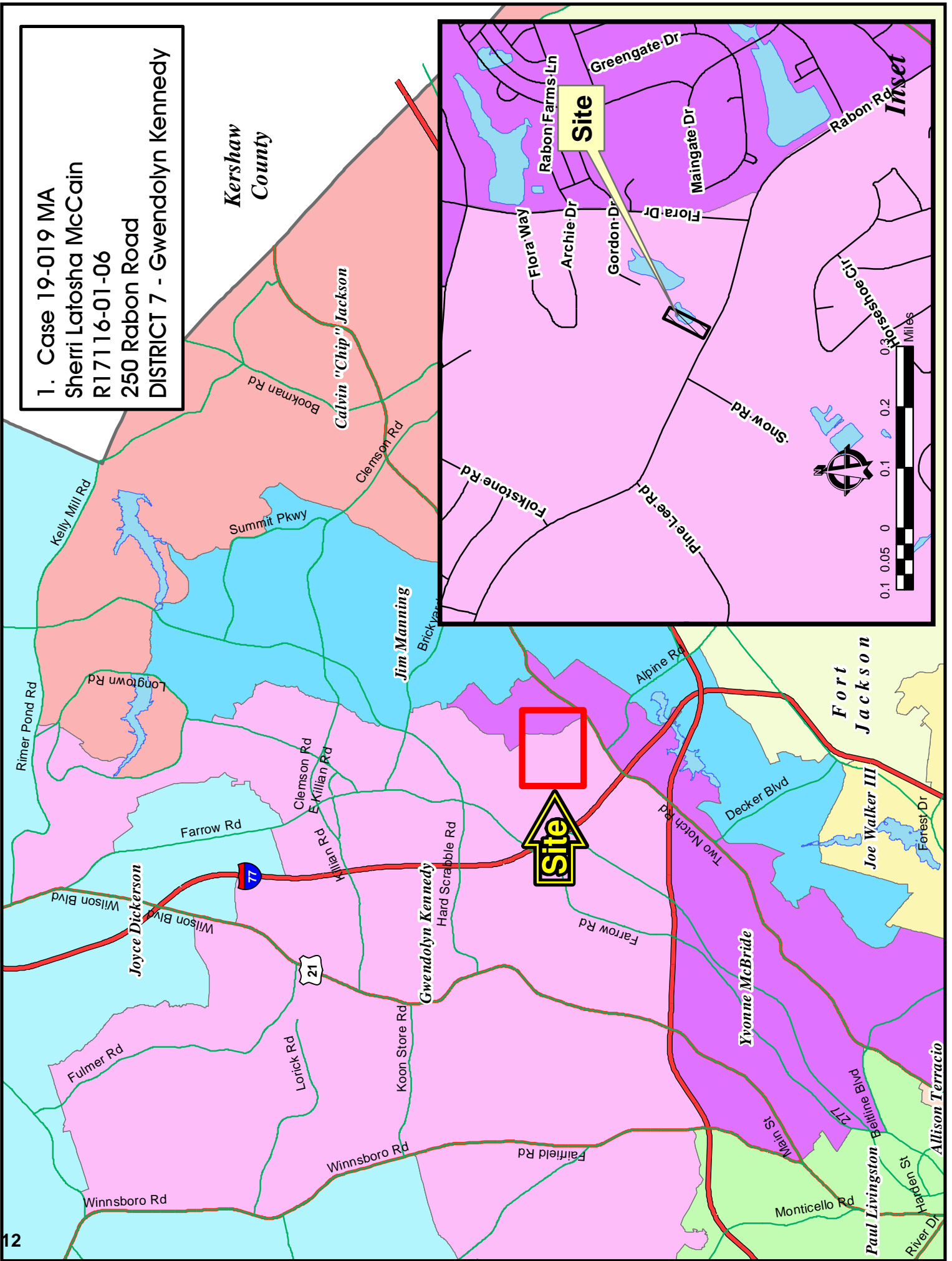
At their **June 3, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The request is contextually appropriate with the surrounding land uses and zoning districts.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-019 MA**.

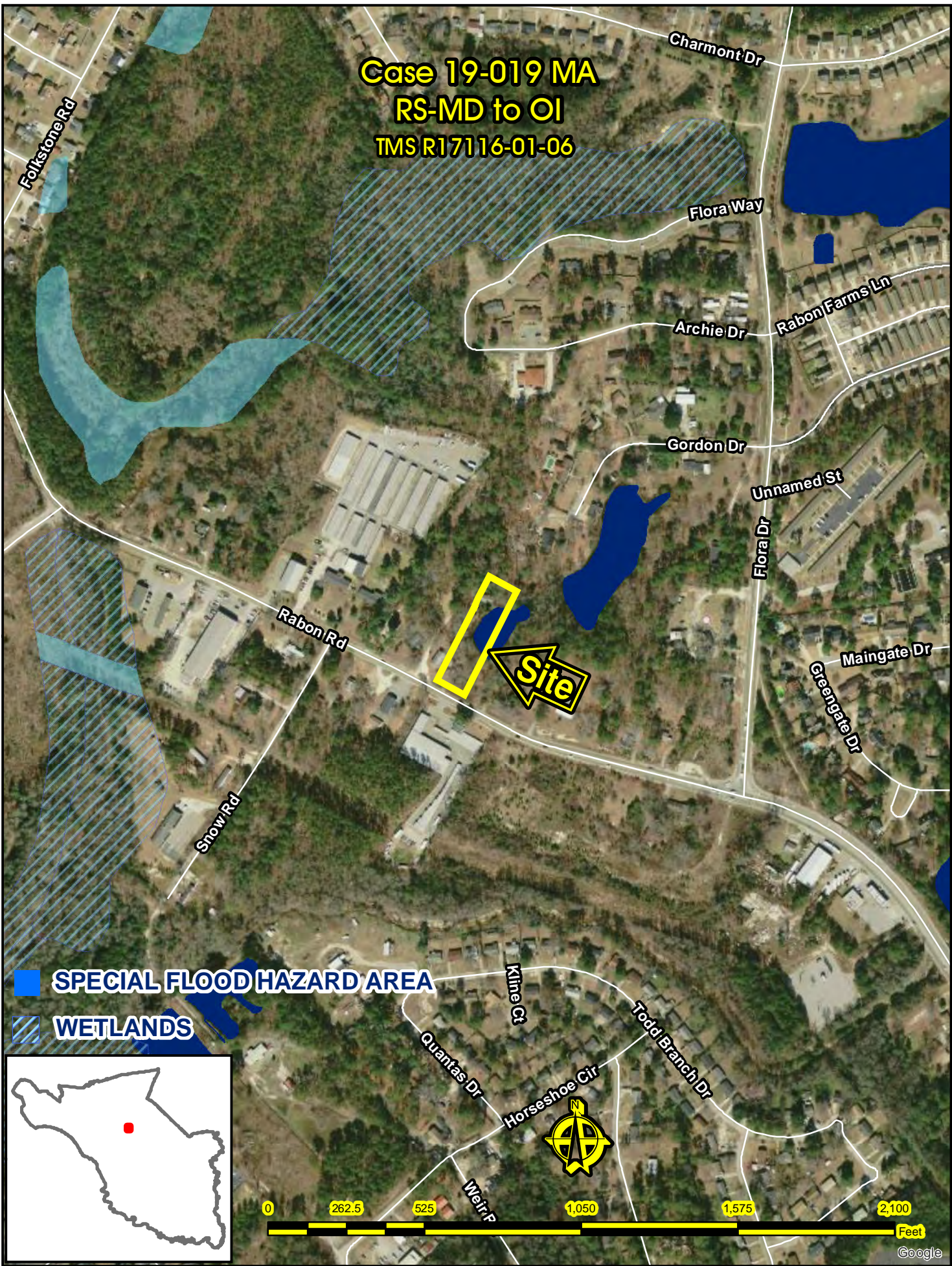
1. Case 19-019 MA  
Sherri Latosha McCain  
R17116-01-06  
250 Rabon Road  
DISTRICT 7 - Gwendolyn Kennedy

*Kershaw  
County*

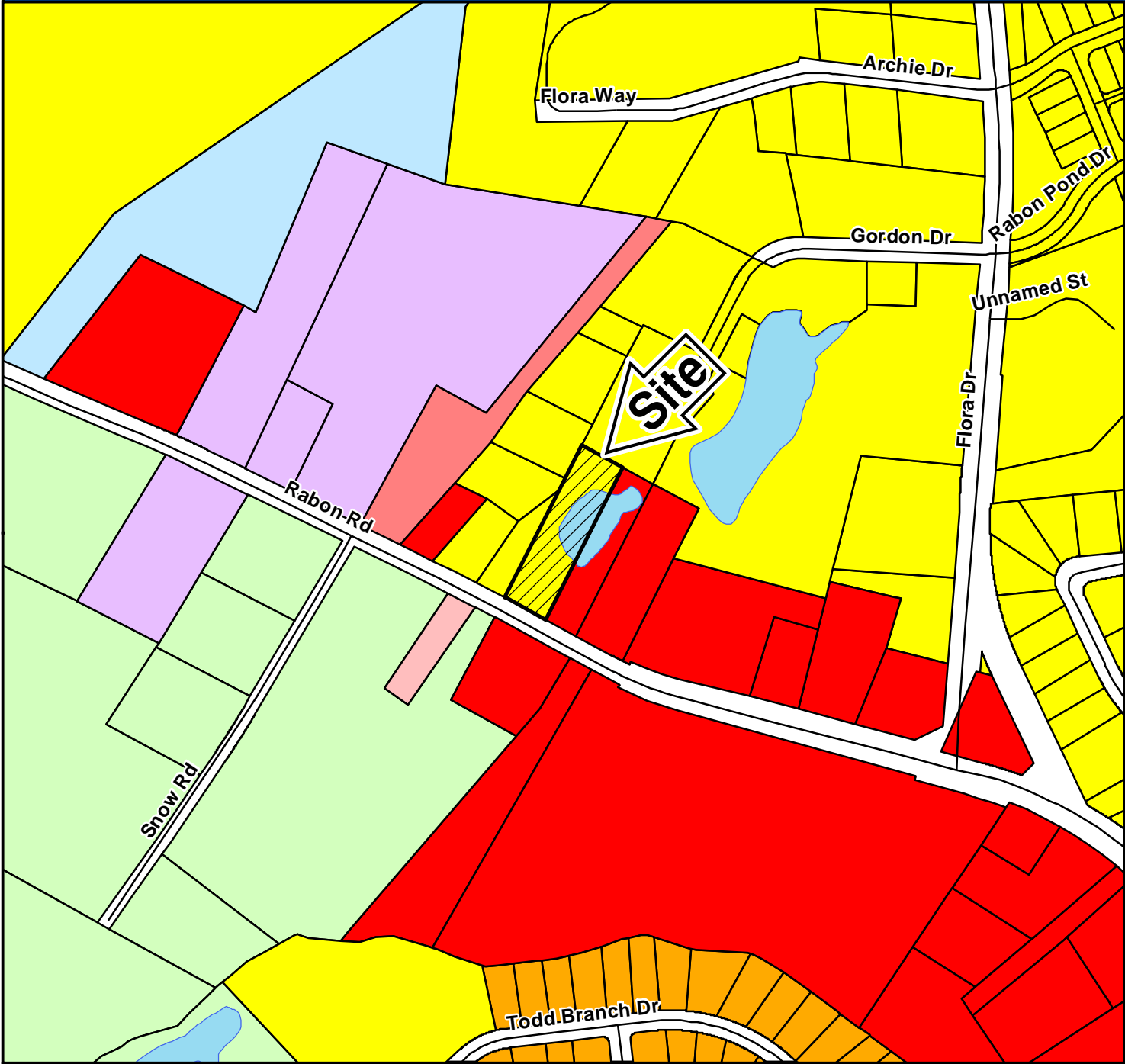




**Case 19-019 MA  
RS-MD to OI  
TMS R17116-01-06**



# Case 19-019 MA RS-MD to OI



## 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		

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

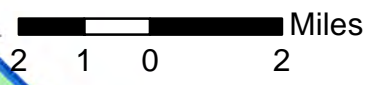
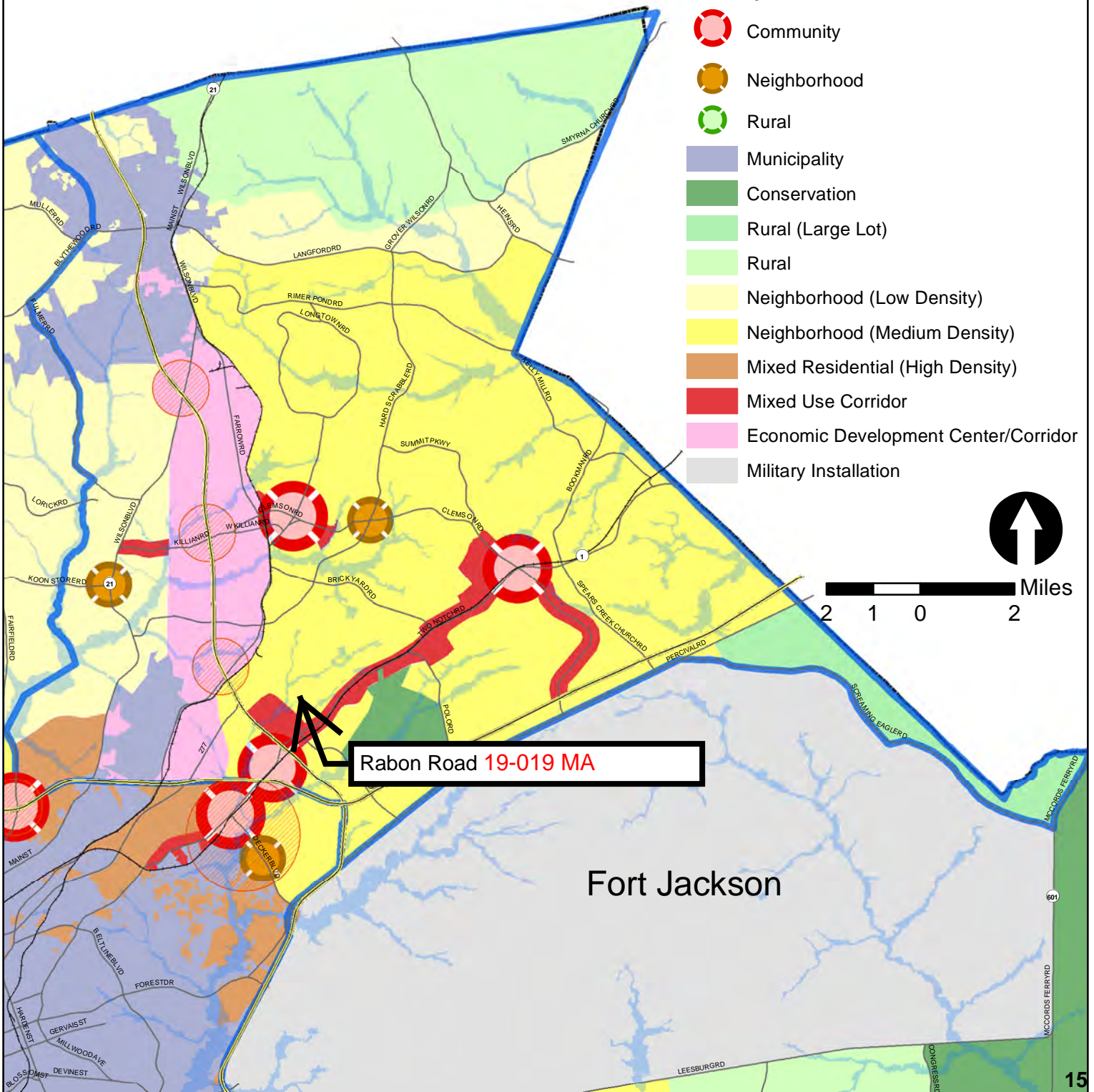


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** July 15, 2019  
**RC PROJECT:** 19-025 MA  
**APPLICANT:** Patrick S. Noh

**LOCATION:** 10668 Two Notch Road

**TAX MAP NUMBER:** R25900-07-01 and R25800-03-04  
**ACREAGE:** 6.26 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** July 3, 2019

**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) to the south and east was rezoned under Ordinance Number 065-99HR (case number 99-050MA) and further amended under Ordinance Number 033-14HR (case number 14-09MA).

The Office and Institutional District (OI) parcels north of the subject parcels were rezoned under Ordinance Number 018-07HR (case number 07-01MA).

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 100 dwelling units\*.

Direction	Existing Zoning	Use
<u>North:</u>	OI/OI	Office/Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/Multi-family residential
<u>East:</u>	OI	Agricultural
<u>West:</u>	RU	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject site is currently undeveloped. The parcel has frontage along Two Notch Road and Old National Highway. This section of Two Notch Road is a two-lane undivided primary arterial, without sidewalks or streetlights. West of the site Two Notch Road narrows from five lanes to two. Old National Highway is a two-lane local road without sidewalks or streetlights. The general area is characterized by residential and agricultural uses with limited office and institutional uses and OI zoned properties. There is an undeveloped OI District property north of the site and a developed OI District parcel with an office. South of the subject site is a multi-family residential property and an undeveloped tract zoned PDD. East of the site is a property zoned OI with agricultural uses. West of the site is an undeveloped property zoned RU.

***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Catawba Trail Elementary School is located approximately .16 miles southeast of the subject parcel on Old National Highway. Records indicate that the parcel is in the City of Columbia’s water and Palmetto Utilities sewer service areas. There is a fire hydrant located adjacent to the subject site. The Northeast fire station (number 4) is located 1.4 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 2018 SCDOT traffic count (Station #119) located northeast of the subject parcel on Two Notch Road identifies 12,300 Average Daily Trips (ADTs). This segment of Two Notch Road is classified as a two-lane undivided Principal Arterial, maintained by SCODT with a design capacity of 14,600 ADTs. This section of Two Notch Road is currently operating at Level of Service (LOS) "C".

The 2018 SCDOT traffic count (Station # 120) located west of the subject parcel on Two Notch Road identifies 19,500 Average Daily Trips (ADT's). This section of Two Notch Road is classified as five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Two Notch Road or Old National Highway through the SCDOT or the County Penny Sales Tax program.

### **Conclusion**

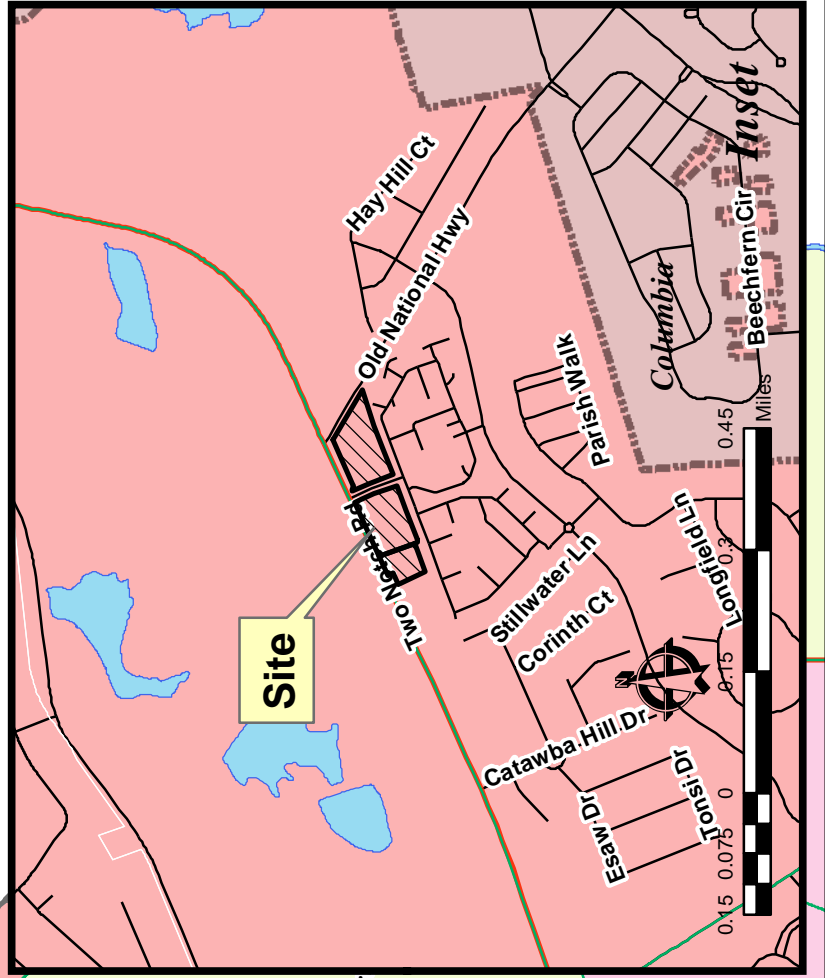
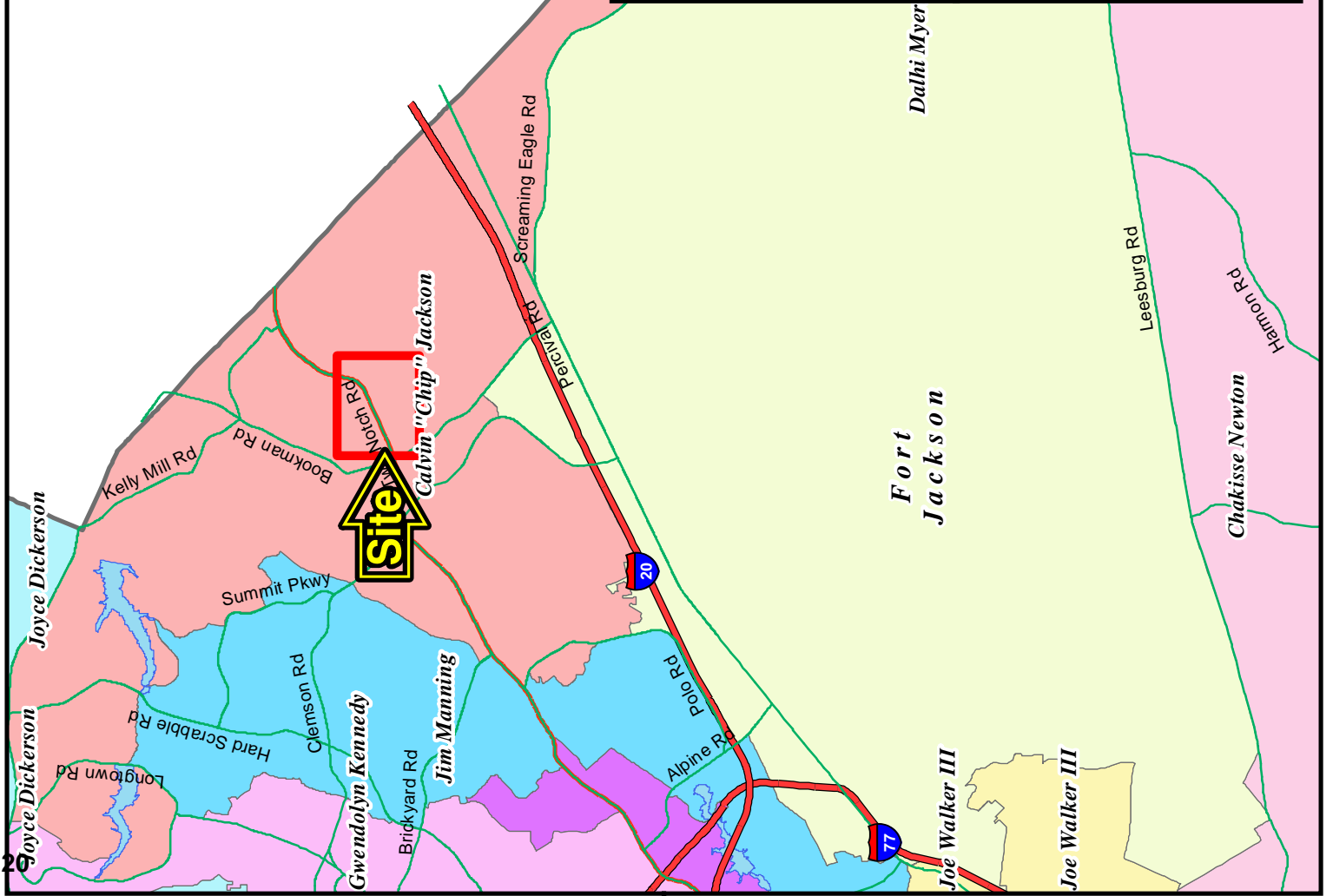
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The subject parcels are not located at a traffic junction along an arterial road and are not within a contextually-appropriate distance from the intersection of a primary arterial. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." Approval of the rezoning request would be inconsistent with the character of the existing, surrounding uses in the area, as the proposed request to GC could be viewed as an encroachment of incompatible land uses with the existing adjacent residential and office commercial uses nearby due to the intensity and scale of uses allowed under the GC district.

### **Planning Commission Action**

At their **July 15, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-025 MA**.

2. Case 19-025 MA  
Patrick S. Noh  
R25900-07-01 & R25800-03-04  
10668 Two Notch Road  
DISTRICT 7 - Calvin "Chip" Jackson





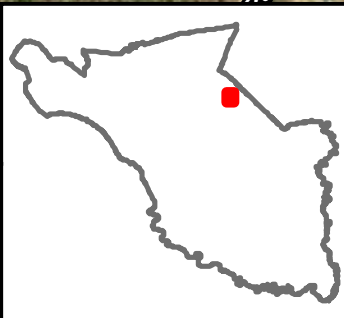
**Case 19-025 MA  
RU to GC**

**TMS R25900-07-01 & R25800-03-04**



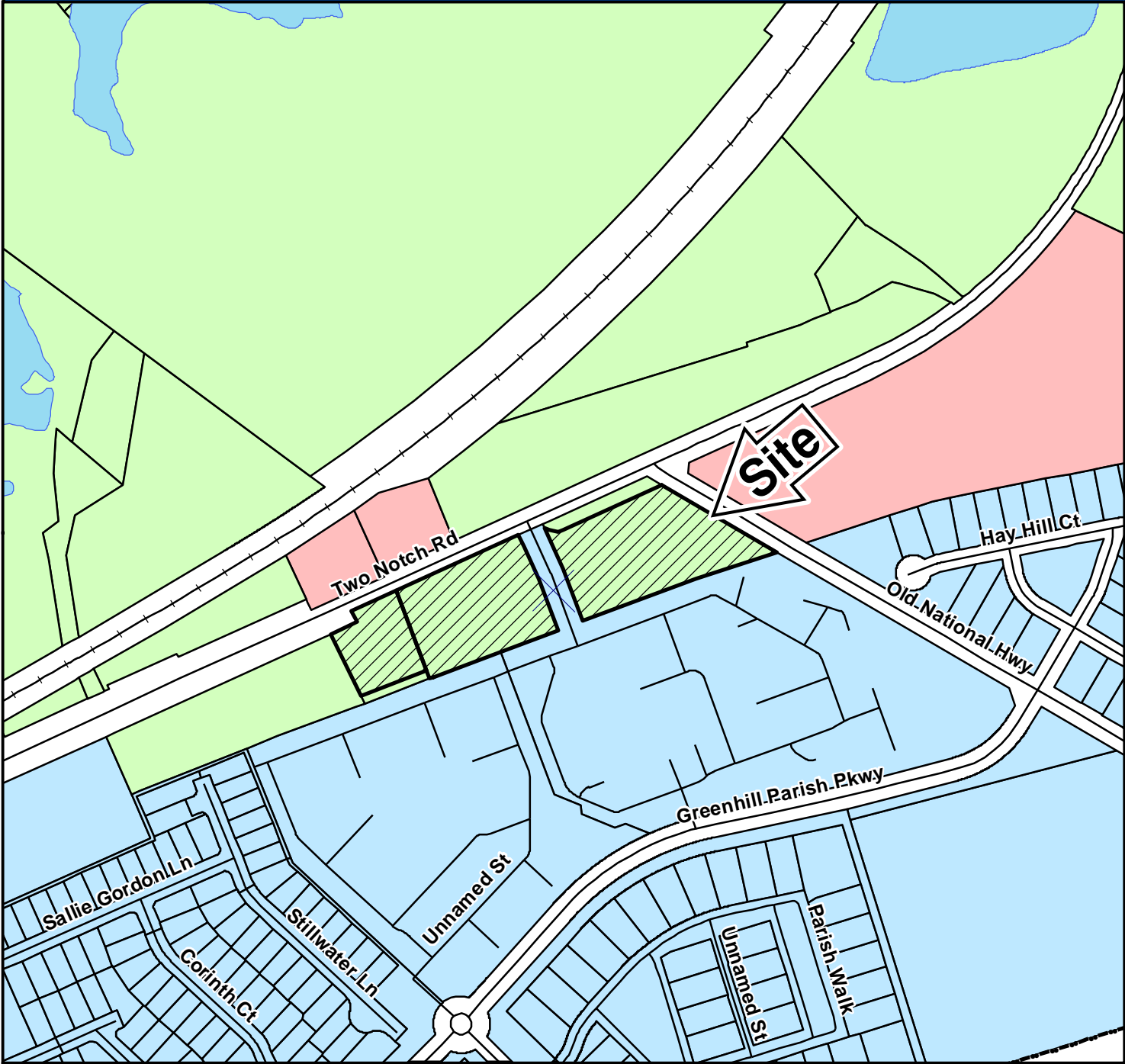
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Google

# Case 19-025 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

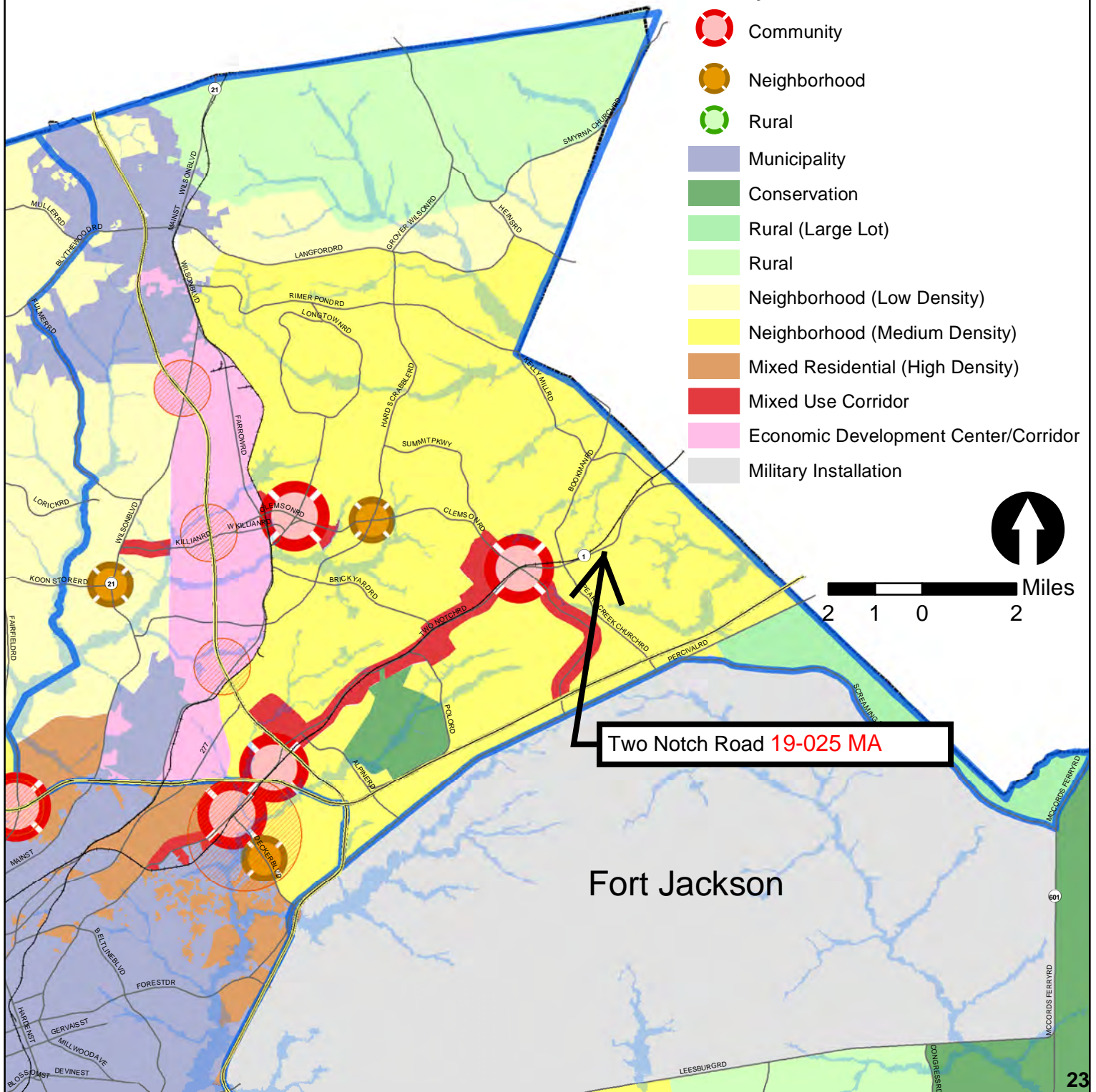


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** July 15, 2019  
**RC PROJECT:** 19-026 MA  
**APPLICANT:** Paul Elias

**LOCATION:** Longwood Road

**TAX MAP NUMBER:** R16100-02-02, 16 (Portion of) & 21 (Portion of)  
**ACREAGE:** 15 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** HI

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1).

**Zoning District Summary**

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1	Undeveloped
<b><u>South:</u></b>	M-1 / M-1	Vacant warehouse / Undeveloped
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	M-1 / RU	Undeveloped / Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The site is comprised of numerous parcels in various stages of developed. Majority of the subject parcels are non-developed with a few non-residential structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property (China Jushi), industrial uses including warehousing, transportation, manufacturing, and processing, undeveloped property, Alvin S Glenn Detention Center, and sparse residential on the fringes. The subject site has frontage along Longwood

Road. Longwood Road is an undivided two-lane major collector. The Shop Road extension further north will be a four-lane divided minor arterial. North of the site is the developing China Jushi facilities zoned M-1. East of the site is undeveloped property and zoned M-1. South is undeveloped and limited residential zoned RU and M-1. Further west of the site is Bluff Road park, undeveloped properties, commercial, and sparse residential uses zoned M-1 and HI.

### **Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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 2018 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADT's). This section of Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) “C”.

The 2018 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 600 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Bluff 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.

An Alternative Transportation enhancement project is currently underway for this section of Bluff Road from Windy Road to Carswell Road. This project will be installing bike lanes and

sidewalks along this section of Bluff Road. It is currently in the design/development phase **R16100-02-02** with an undetermined completion date.

The Richland Penny currently is undertaking construction for the Shop Road Extension Phase 1 project. This will create a four-lane divided highway between Pineview Road and Longwood Road.

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

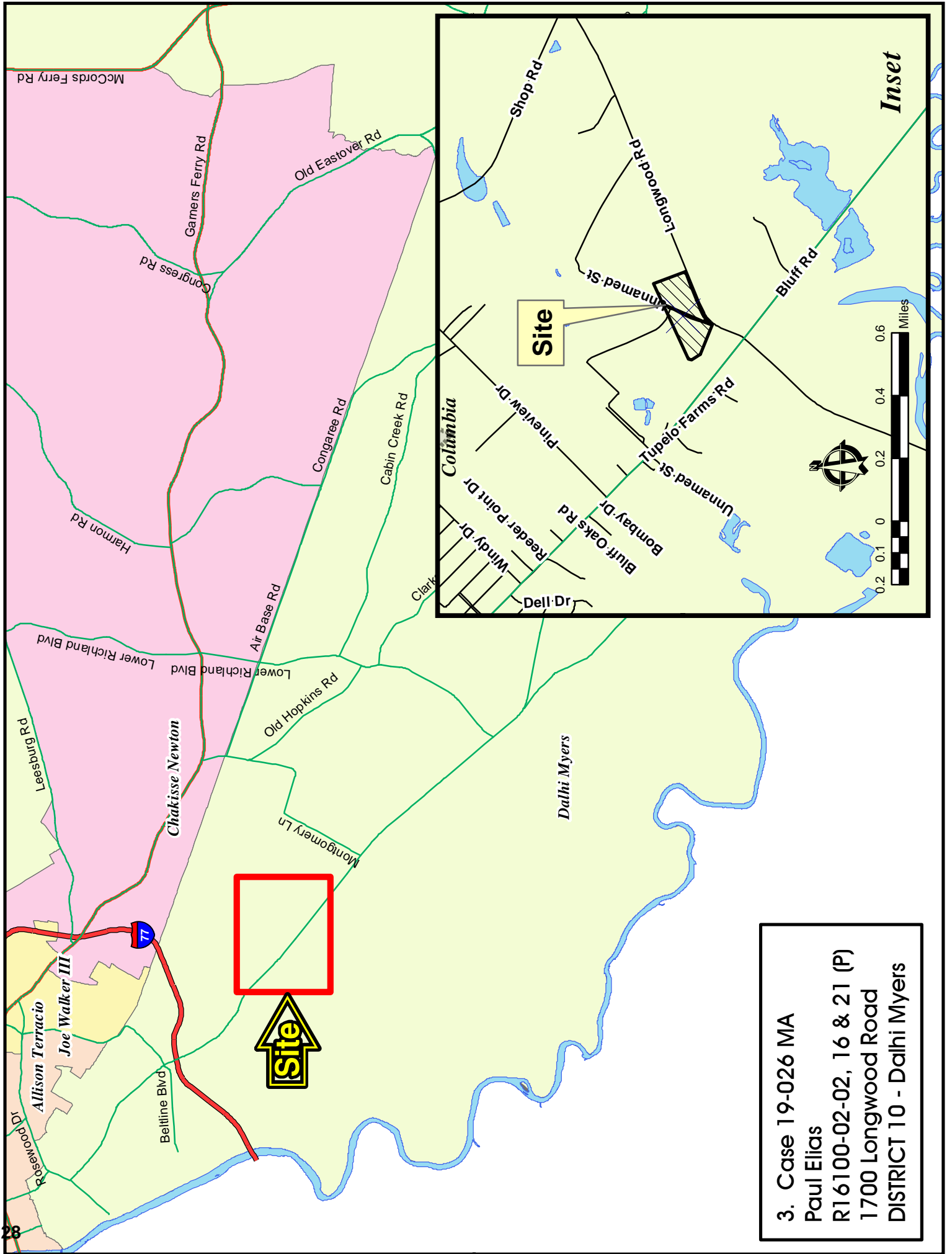
### **Conclusion**

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be similar in character with the existing zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “industrial and business parks are the preferred land use for these areas” where the subject site is part of the Pineview Industrial Park.

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

### **Planning Commission Action**

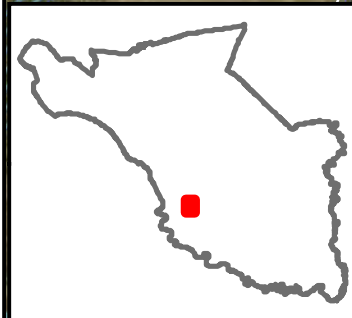
At their **July 15, 2019** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-026 MA**.



3. Case 19-026 MA  
 Paul Elias  
 R16100-02-02, 16 & 21 (P)  
 1700 Longwood Road  
 DISTRICT 10 - Dalhi Myers

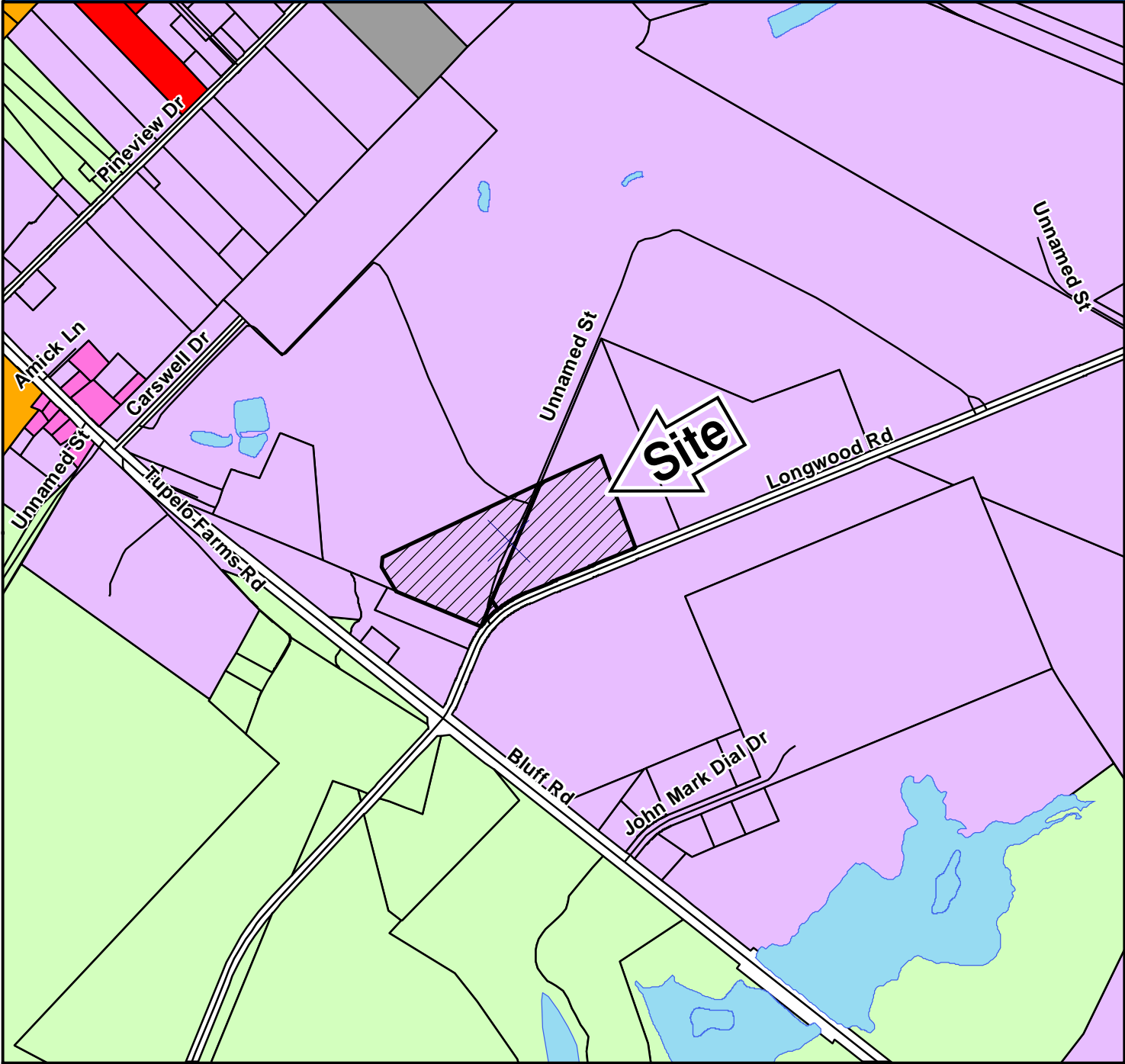


**Case 19-026 MA**  
**M-1 to HI**  
**TMS R16100-02-02, 16 & 21**



# Case 19-026 MA

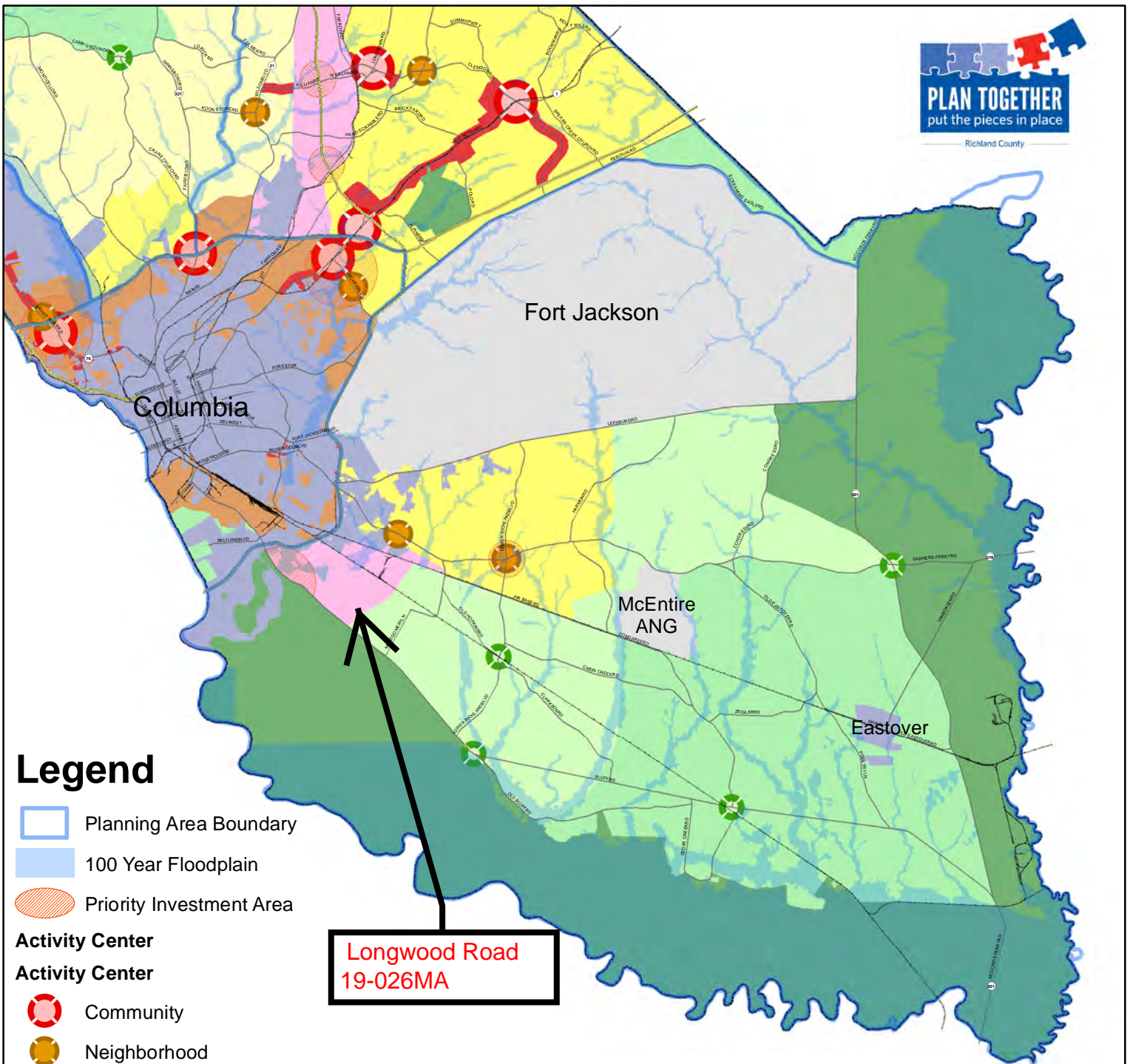
## M-1 to HI



### 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

**Longwood Road  
19-026MA**

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 15, 2019  
**RC PROJECT:** 19-028MA  
**APPLICANT:** Lanier Bowman

**LOCATION:** 1526 Elmtree Road

**TAX MAP NUMBER:** R16414-05-04  
**ACREAGE:** .52 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

**Disapproval**

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 3.**

- 3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

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

**Zoning History for the General Area**

A request to rezone a parcel north of the subject site along Leesburg Road from General Commercial (GC) to Residential Single-family Low Density District (RS-LD) under case number 18-045MA was withdrawn.

A parcel north of the subject site with frontage on Leesburg Road and Patterson Road was rezoned from Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 05-016MA.

A parcel northwest of the site with frontage on Leesburg Road was rezoned from Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 95-016MA.

Two parcels northwest of the site with frontage on Leesburg Road were rezoned Residential Single-family Low Density District (RS-LD) to Office and Institutional (OI) under case number 98-054MA.

A parcel north of the site with frontage on Leesburg Road was rezoned from Residential Single-family Low Density District (RS-LD) to Neighborhood Commercial (NC) District under case number 05-092MA.

Three parcels north of the site with frontage on Leesburg Road were rezoned to General Commercial (GC) District under case numbers 94-022MA, 96-024MA and 00-033MA.

**Zoning District Summary**

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD	Residence
<b><u>South:</u></b>	RS-LD	Residence
<b><u>East:</u></b>	RS-LD	Place of Worship
<b><u>West:</u></b>	RS-LD	Residence

**Discussion**

***Parcel/Area Characteristics***

The subject parcel is a typical residential lot containing a residential structure with about a hundred (100) feet of frontage along Elmtree Road. Elmtree Road is a two-lane local road without sidewalks or streetlights and is characterized by single-family residential uses. The adjacent properties are all zoned RS-LD, with residences to the north, west, and south. A place of worship is located immediately east of the subject parcel.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Annie Burnside Elementary School is located approximately 0.37 miles south of the subject parcel along Patterson Road. Records indicate water and sewer service is provided by the City of Columbia. There are fire hydrants located approximately 0.11 miles northwest and southwest of the subject parcel on Patterson Road. The Atlas Road fire station (Station number 8) is located approximately 0.94 miles south of the subject site on Atlas 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 2018 SCDOT traffic count (Station #255) located north of the subject parcel on Leesburg Road identifies 25,100 Average Daily Trips (ADTs). Leesburg Road is classified as a four-lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Lower Richland Blvd is currently operating at Level of Service (LOS) “D”.

The 2018 SCODT traffic count (Station #367) located southeast of the subject parcel on Hazelwood Road/Fairmont Road identifies 4,300 ADTs. Hazelwood Road/Fairmont Road is classified as a two-lane undivided major collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Hazelwood Road/Fairmont Road is currently operating at 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 are a variety of improvements planned or programmed for this section of Leesburg Road and others within the general proximity of the subject parcel through SCDOT and the Richland County Penny Sales Tax.

- SCDOT Widening & New Location – Widening Project, Leesburg Road from Fairmont to Lower Richland Boulevard
  - Will include sidewalks and bike lanes as part of the Penny Program along Leesburg Road
- SCDOT Operational & Safety – Intersection Improvement, Leesburg Road at Patricia Drive
  - Will include sidewalks and bike lanes as part of the Penny Program along Leesburg Road
- SCDOT Rehab & Resurfacing – Rehabilitation of Roadway Pavement, Patricia Drive

## Conclusion

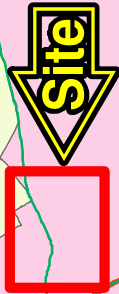
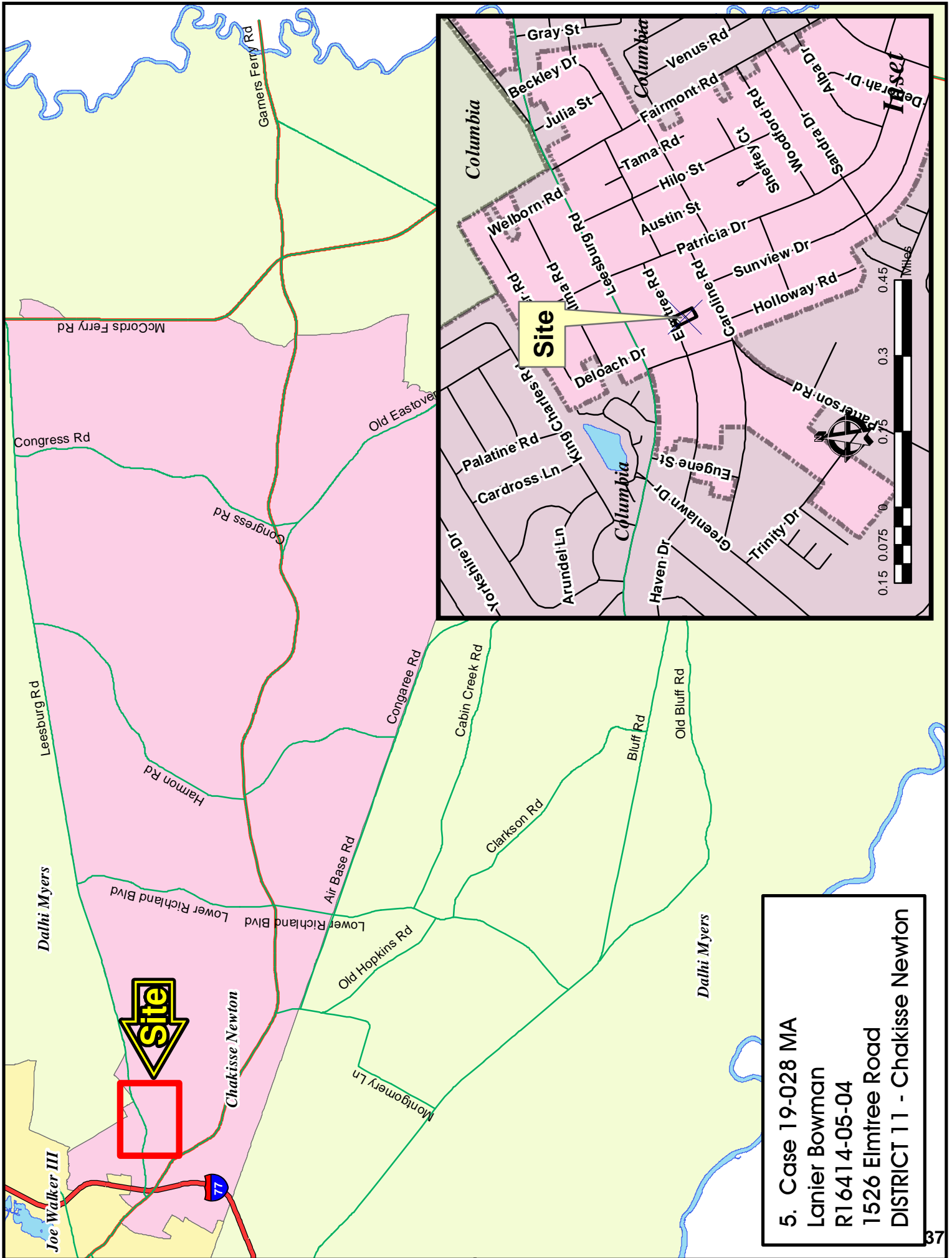
Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) future land use designation.

The proposed zoning district would not be consistent with the recommendations of the Comprehensive Plan where, “Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.” Additionally, the uses allowed under the OI district would be out of character with the surrounding, residential uses and could be considered encroachment of incompatible land uses.

## Planning Commission Action

At their **July 15, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **19-028 MA**.



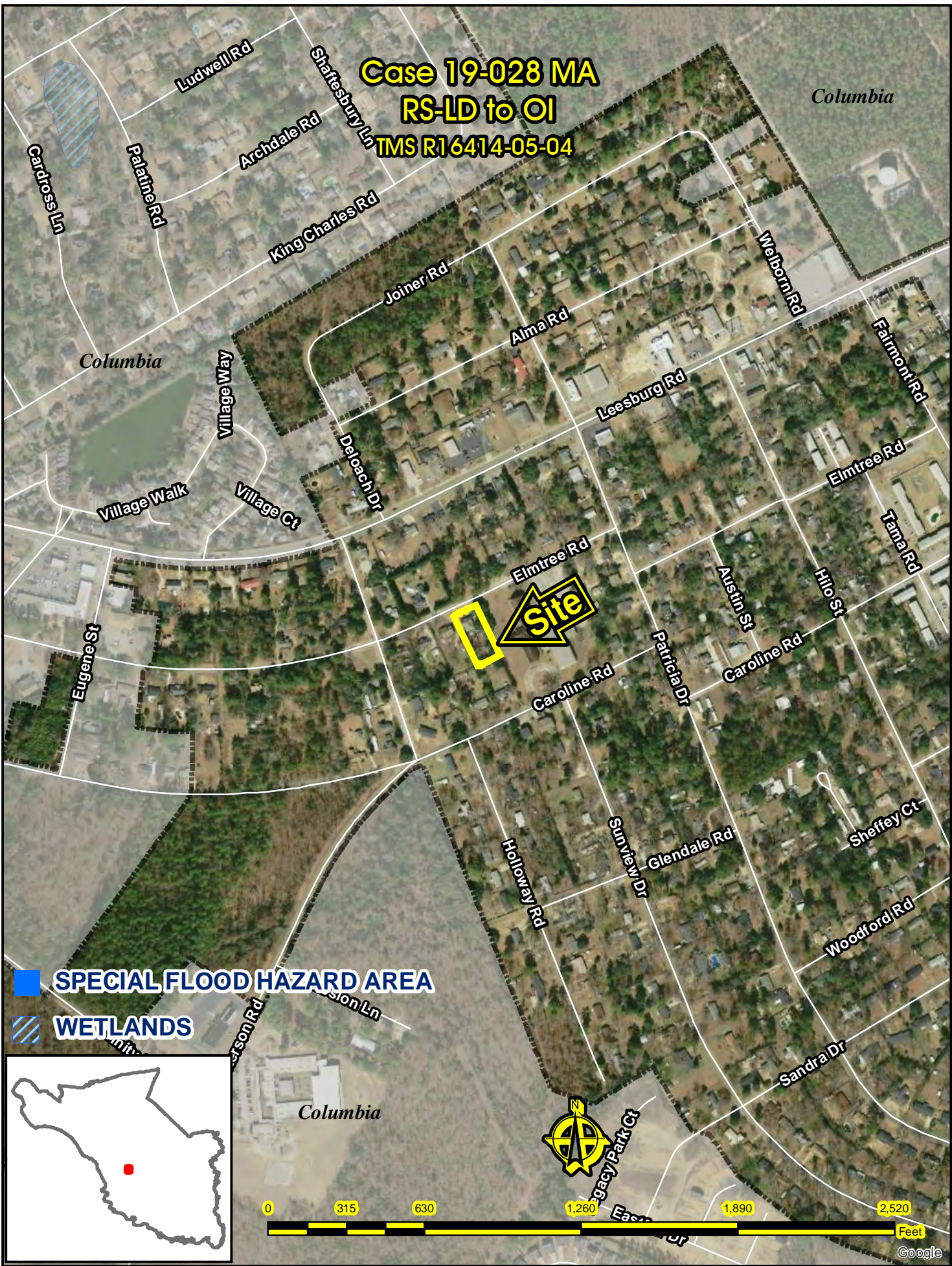


**Site**

5. Case 19-028 MA  
 Lanier Bowman  
 R16414-05-04  
 1526 Elmtree Road  
 DISTRICT 11 - Chakisse Newton

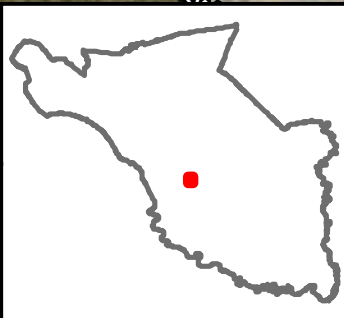
**Case 19-028 MA**  
**RS-LD to OI**  
**TMS R16414-05-04**

Columbia



**SPECIAL FLOOD HAZARD AREA**

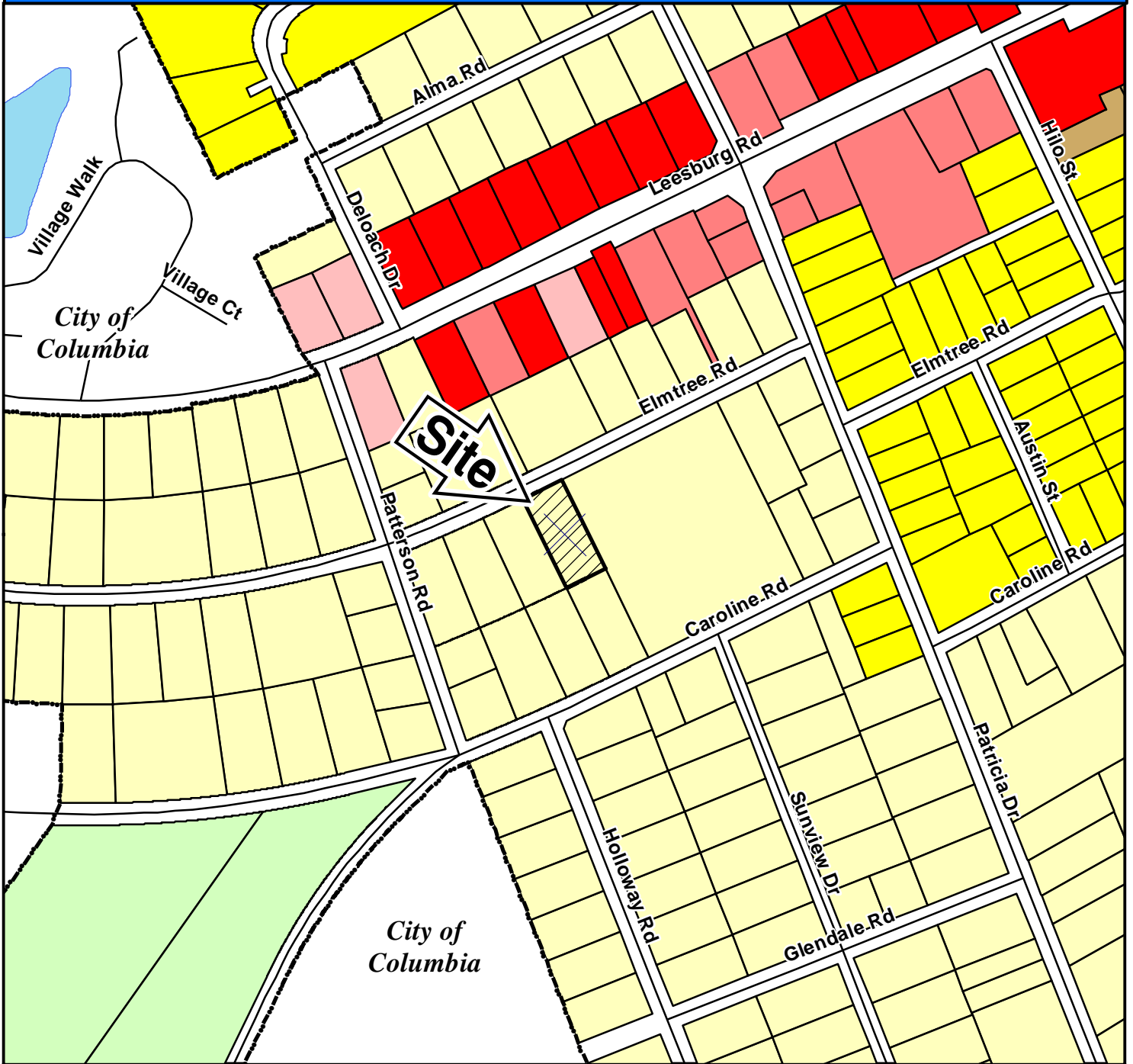
**WETLANDS**





























Feet

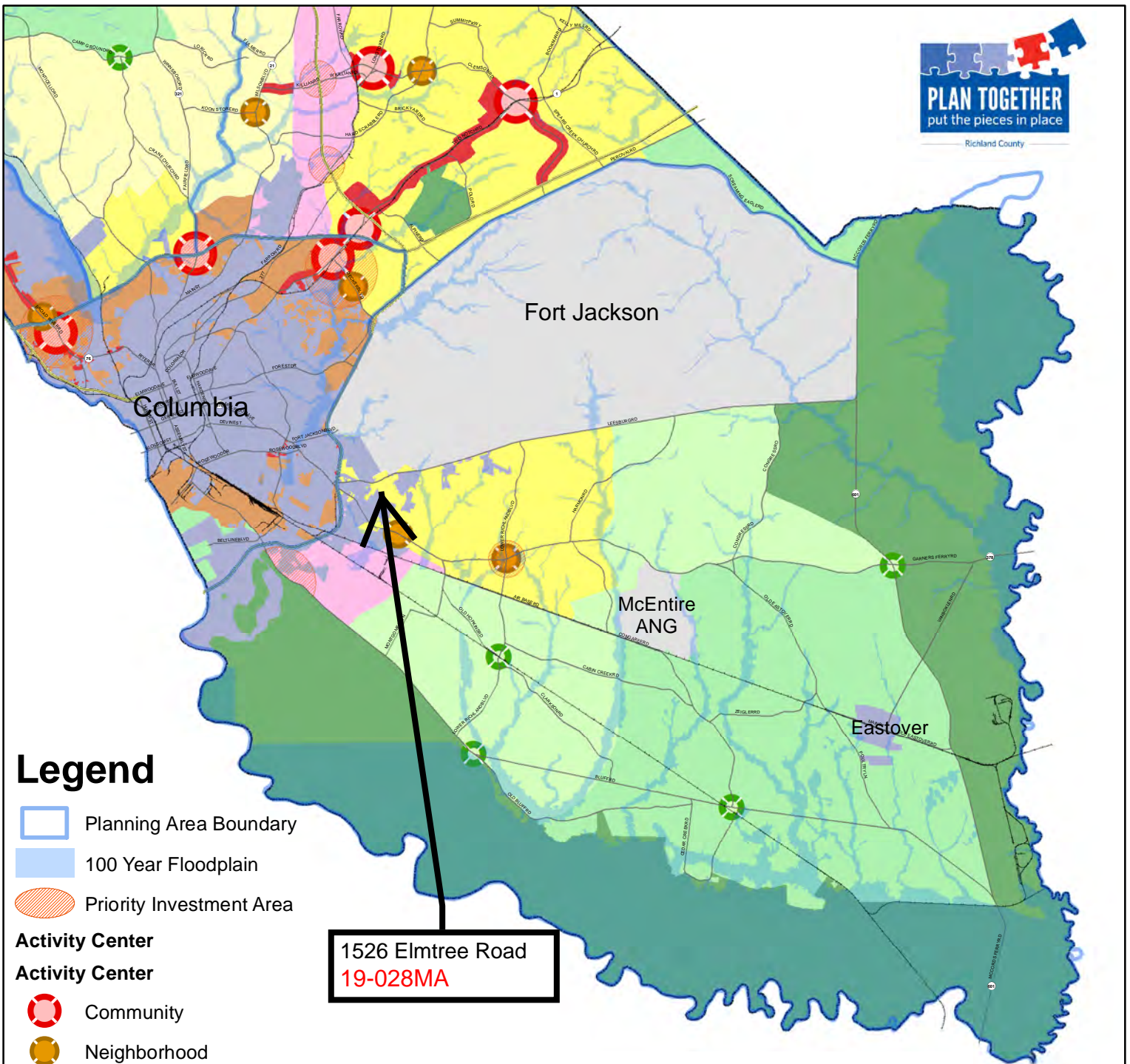
Google

# Case 19-028 MA RS-LD to OI



## 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		



### 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

1526 Elmtree Road  
19-028MA

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:** July 15, 2019  
**RC PROJECT:** 19-029MA  
**APPLICANT:** John Sells

**LOCATION:** 1323 Means Avenue

**TAX MAP NUMBER:** TMS# R07307-05-07  
**ACREAGE:** .6 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RS-MD

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

Approval

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 4.**

- 4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

The original zoning for the subject parcel as adopted September 7, 1977 was Office and Institutional (OI) District.

**Zoning History for the General Area**

There have been no recent map amendments in the general area.

**Zoning District Summary**

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single-family living.

Minimum lot area is 8,500 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: 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
<b><u>North:</u></b>	RS-MD / OI	Residence / Drinking establishment
<b><u>South:</u></b>	RS-MD / GC	Residence / Air Conditioning Sales Store
<b><u>East:</u></b>	RS-MD	Residences
<b><u>West:</u></b>	OI / GC	Residence / Drinking establishment

<b>Discussion</b>
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**Parcel/Area Characteristics**

The subject parcel is currently undeveloped. It has frontage along Means Avenue and Greenville Circle. Both are local roads without sidewalks and limited streetlights. The general area is characterized by commercial and office uses along Broad River Road, with single-family residential uses as you move off of Broad River. The immediate area is characterized by residences zoned RS-MD with frontage along Greenville Circle and commercial and office uses zoned GC and OI along Broad River Road.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Saint Andrews Middle School is located approximately 0.2 miles west of the subject site on Arrowwood Road. The Saint Andrews fire station (station number 6) is located about 1.3 miles north of the subject site on Briargate Circle. There is a fire hydrant immediately adjacent to the subject parcel on Means Avenue. Water and sewer service would be provided through the City of Columbia.

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Residential (High Density)***.

The subject parcel falls within **Priority Investment Area 4 (Broad River and Bush River)**, which consists of a larger commercial corridor with opportunities for redevelopment. This area is intended as a high activity area with many opportunities to redevelop aging commercial centers and revitalize surrounding neighborhoods. Investments should include partnerships with the City of Columbia for redevelopment of Dutch Square Mall and St. Andrews areas and to provide necessary infrastructure investments to foster redevelopment.

**Land Use and Character**

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range

of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

### **Desired Development Pattern**

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

### **Broad River Road Community and Corridor Neighborhood Master Plan**

#### *Transition Mixed-use District*

The Transition Mixed-use District is characterized by medium-density, neighborhood-scaled mixed of uses located in 2 to 3 story buildings. The district generally encompasses areas within ½-mile walking radius of the “redevelopment nodes”. This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height, with emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale, and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care and medical clinics, day-care centers, and pocket parks.

#### **Traffic Characteristics**

The 2018 SCDOT traffic count (station #183) located west of the subject parcel along Broad River Road identifies 32,300 Average Daily Trips (ADT). This section of Broad River Road is classified as a five-lane undivided Primary Arterial maintained by SCDOT with a design capacity of 33,600 ADTs. This section of Broad River 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.

The Richland Penny currently has proposed bike lanes for this section of Broad River Road. It is currently in the design phase.

There are no planned or programmed improvements to this section of Broad River Road through SCDOT.

## Conclusion

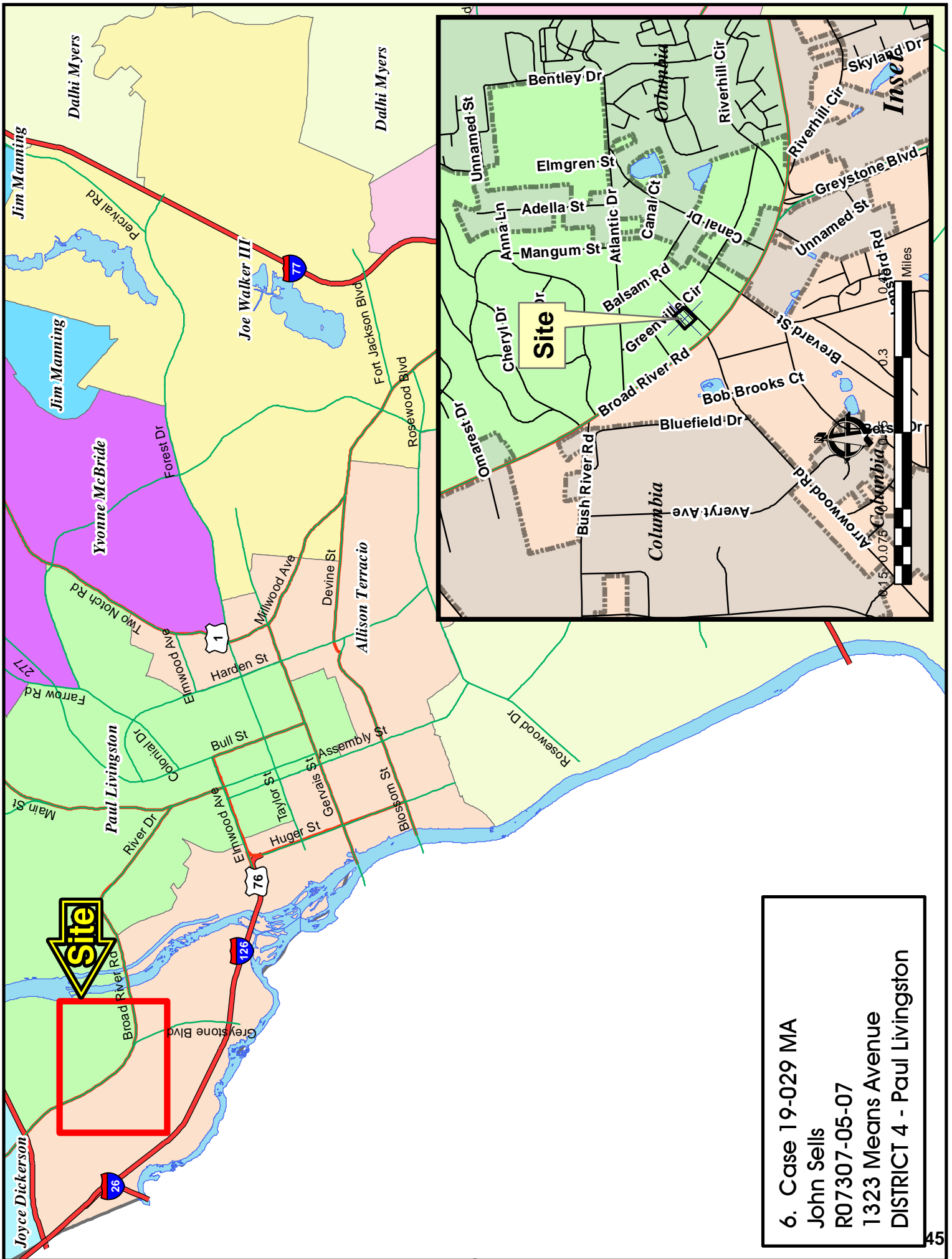
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, *“residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate...”* in the Mixed Residential future land use designation. In addition, the requested zoning district would be compatible with the uses and zoning districts found within the immediate area.

While the Broad River Road Community and Corridor Plan calls for non-detached single-family housing within the Transition Mixed-use District, staff believes the proposed rezoning is in character with the overall objectives and goals for infill development not found along a major corridor.

## Planning Commission Action

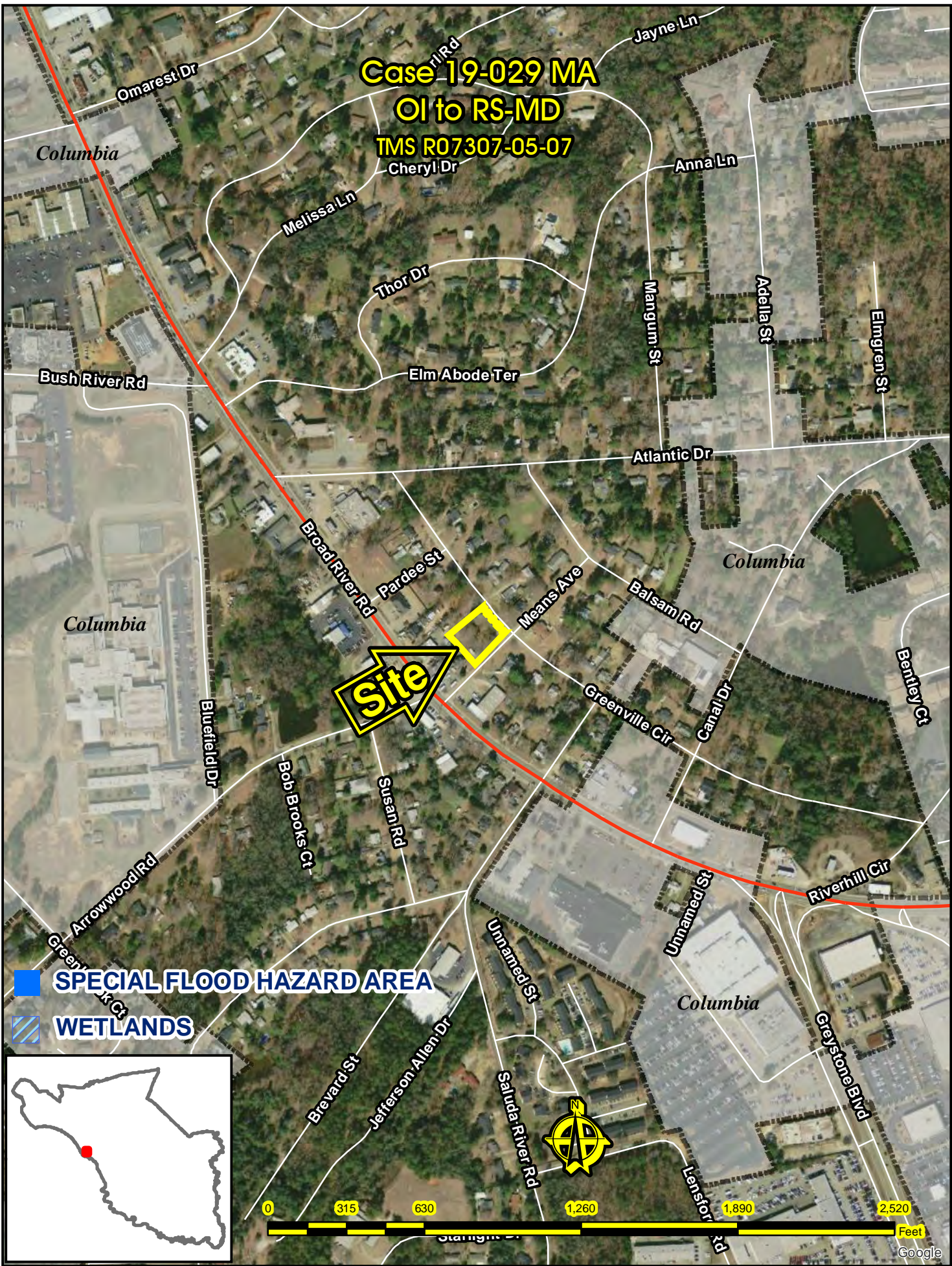
At their **July 15, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **19-029 MA**.



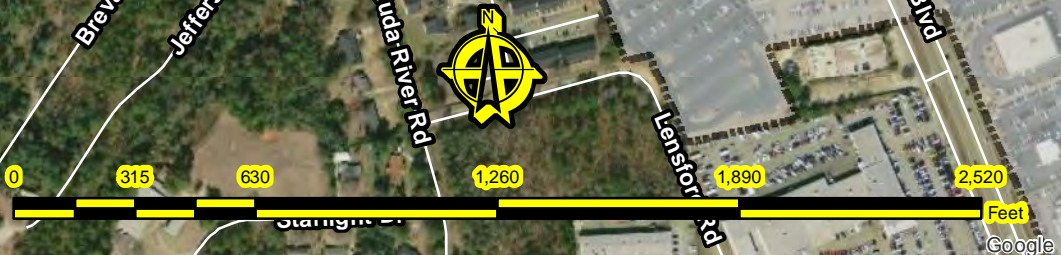
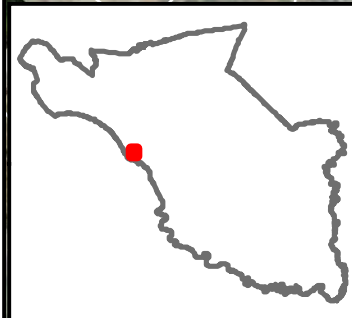


6. Case 19-029 MA  
 John Sells  
 R07307-05-07  
 1323 Means Avenue  
 DISTRICT 4 - Paul Livingston

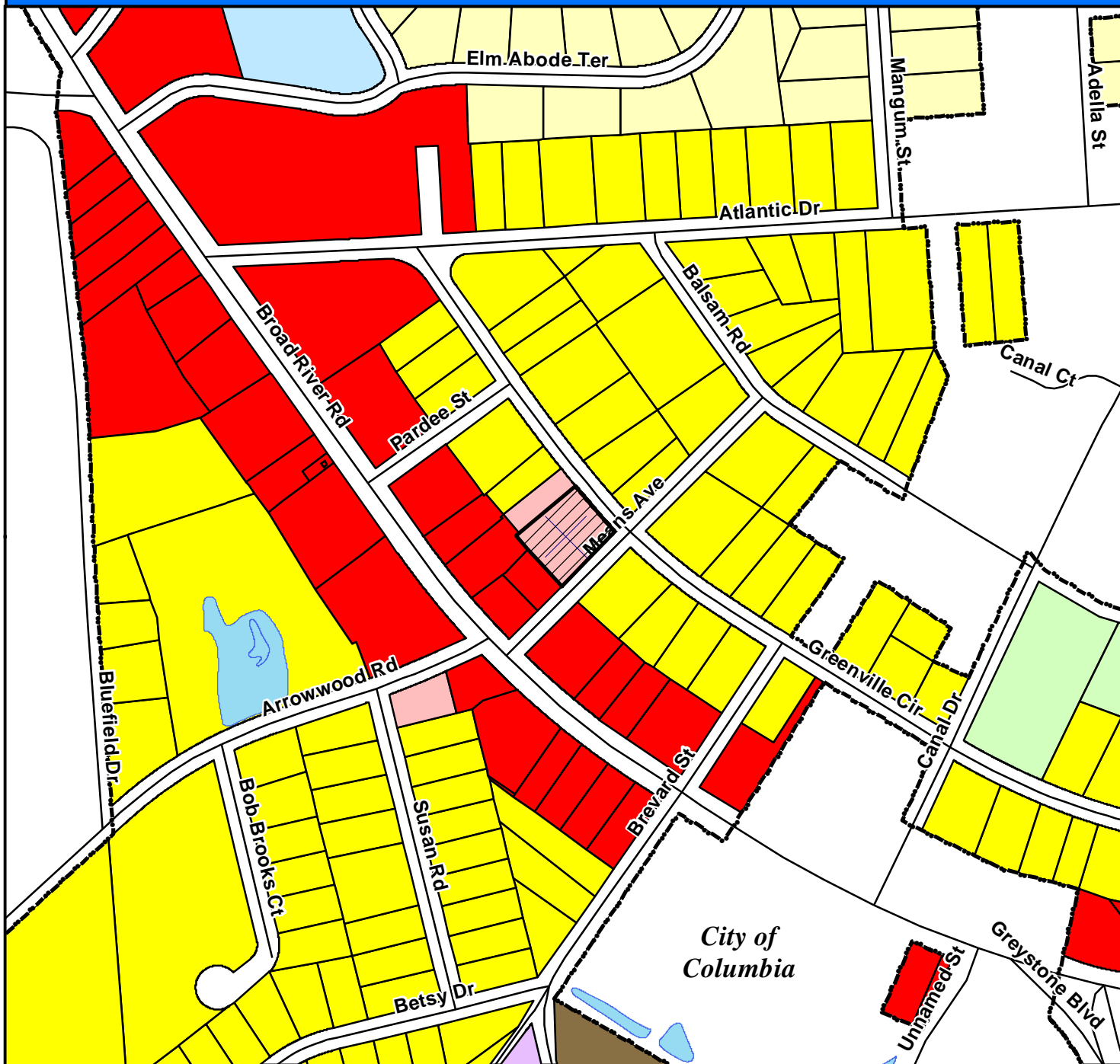
**Case 19-029 MA**  
**OI to RS-MD**  
**TMS R07307-05-07**



**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



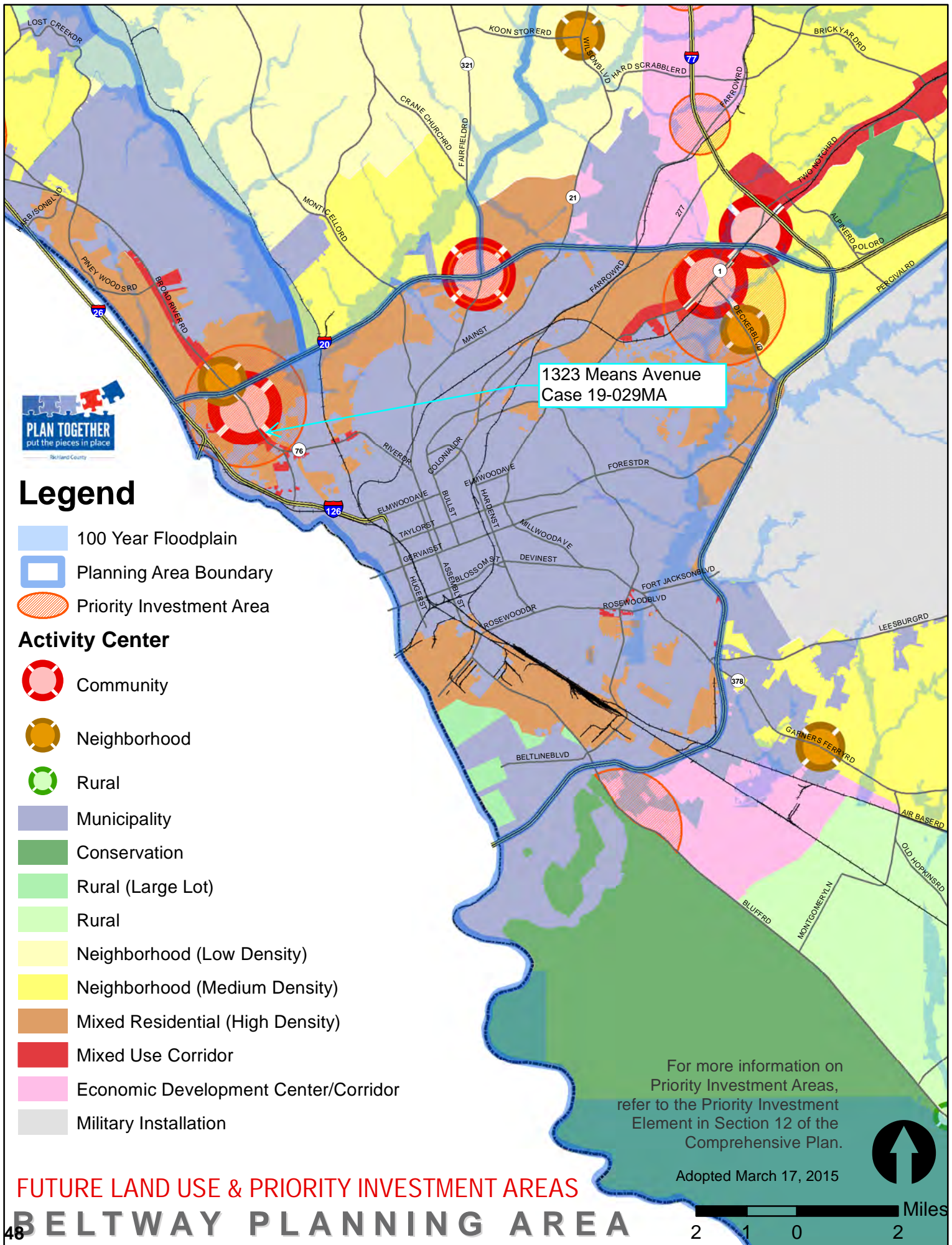
# Case 19-029 MA OI to RS-MD



## ZONING CLASSIFICATIONS

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





# Legend

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

1323 Means Avenue  
Case 19-029MA

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

# BELTWAY PLANNING AREA



**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** July 15, 2019  
**RC PROJECT:** 19-030MA  
**APPLICANT:** Madison Pickrel

**LOCATION:** 230-258 Sandfarm Trail

**TAX MAP NUMBER:** R20400-01-05 through 08, 14, & 15  
**ACREAGE:** 65.41 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Residential Single-family Low Density District (RS-LD) parcels north of the subject parcels with frontage on Sandfarm Trail were rezoned from Rural District (RU) to RS-LD under case number 08-016MA.

The PDD parcels east of the site were rezoned to Planned Development District (PDD) under case number 85-60MA.

**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: 237 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
<b><u>North:</u></b>	RS-LD	Developing Residential Subdivision (The Falls)
<b><u>South:</u></b>	PDD	Residential Subdivision (Highlands)
<b><u>East:</u></b>	PDD / RU	Developing Residential Subdivision (The Falls) / Residence
<b><u>West:</u></b>	TROS	Windermere Golf Course

**Discussion**

**Parcel/Area Characteristics**

The subject parcels are primarily non-developed, wooded lots with limited structures. The parcels have frontage along Sandfarm Trail, a private unpaved road. The general area consists of residential subdivisions, two larger tracts in the process of being developed, a golf course, some undeveloped property, and limited commercial development as part of PDDs. The immediate area consists of two parcels adjoining the subject sites along Sandfarm Trail with residences zoned RU. North of the subject parcels is a large tract in the process of development for a residential subdivision (The Falls) zoned RS-LD. South of the subject parcels is a residential subdivision (Highlands) zoned PDD. East of the subject parcels is another part of The Falls developing residential subdivision zoned PDD. West of the subject parcels is part of the Windermere golf course zoned TROS.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Ridge View High School is about 1.05 miles south located along Hard Scrabble Road. The Elders Pond Fire Station (station number 34) is located about 2 miles south of the subject parcels on Hard Scrabble Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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

**Plans & Policies**

The 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 2018 SCDOT traffic count (station #436) located east of the subject parcel along Hard Scrabble Road identified 6,400 Average Daily Trips (ADT). This section of Hard Scrabble 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 Hard Scrabble Road from two to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) in partnership with the Richland Penny.

The widening of Hard Scrabble Road will not change the functional classification from Minor Arterial.

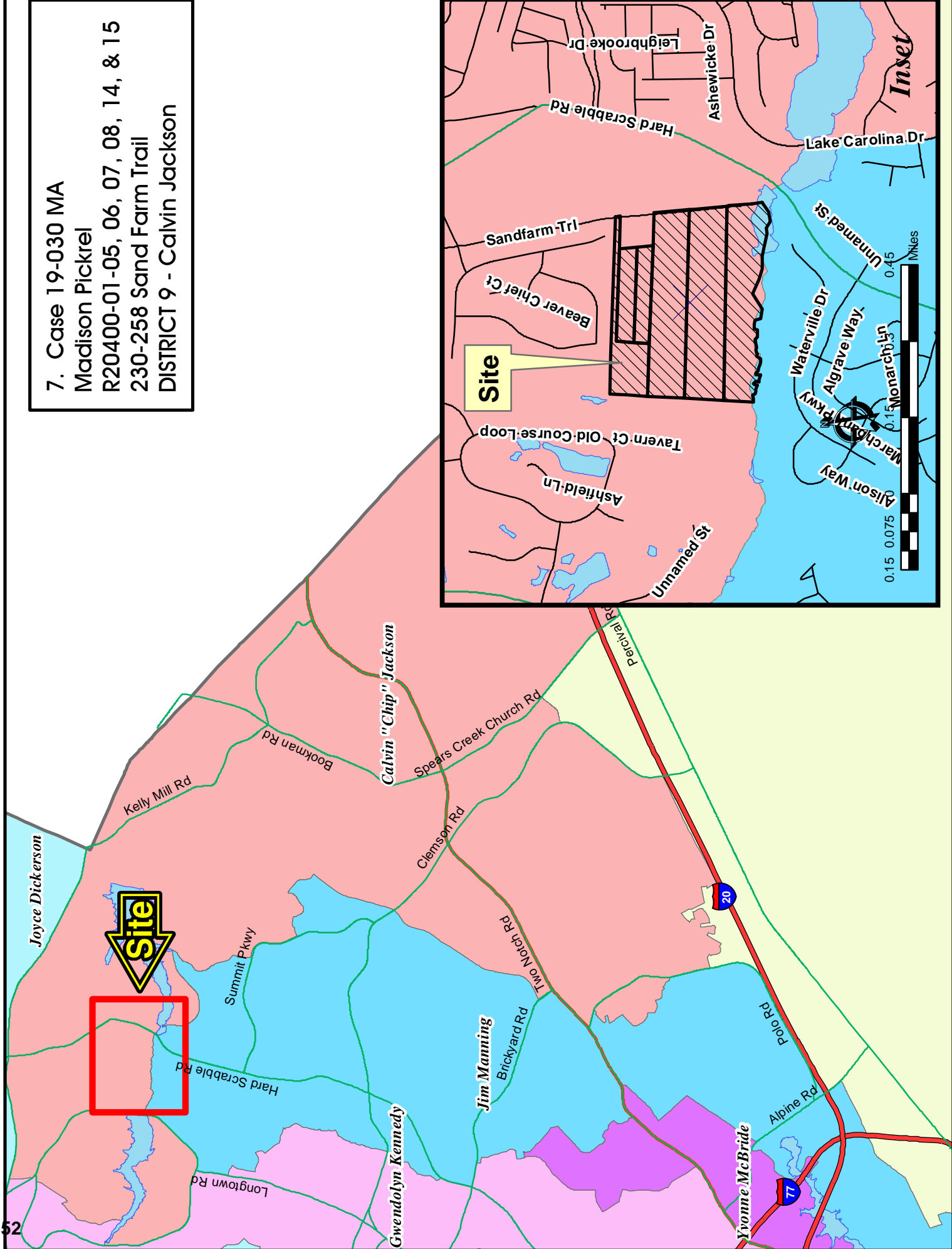
### **Conclusion**

Staff recommends **Approval** of this map amendment. The rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan. The Neighborhood (Medium Density) future land use designation recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

### **Planning Commission Action**

At their **July 15, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-030 MA**.

7. Case 19-030 MA  
Madison Pickrel  
R20400-01-05, 06, 07, 08, 14, & 15  
230-258 Sand Farm Trail  
DISTRICT 9 - Calvin Jackson

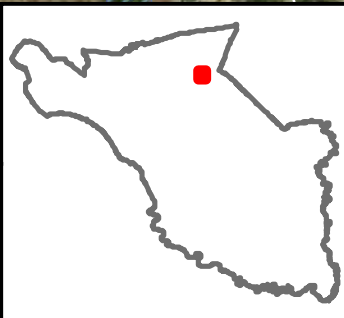




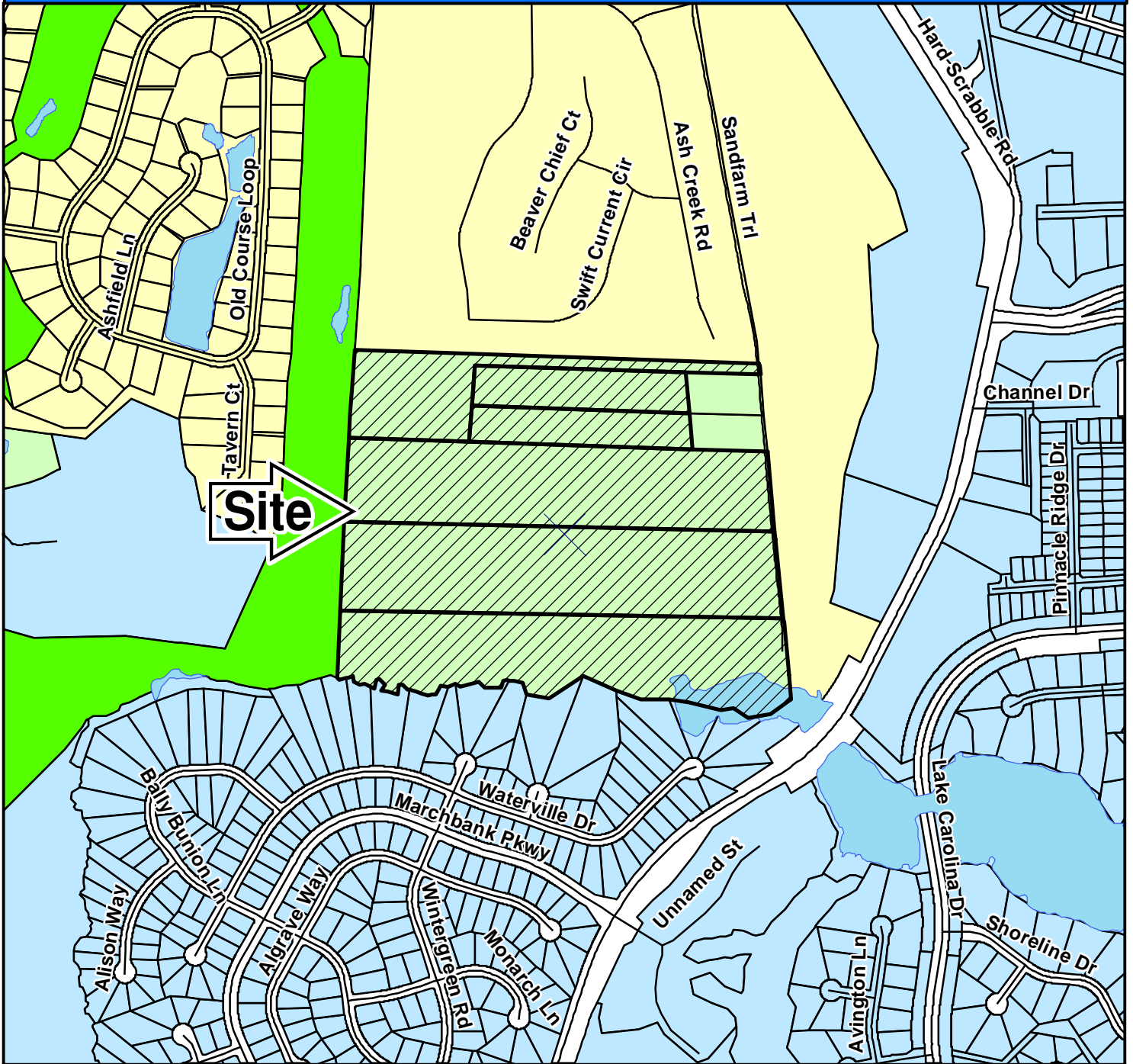
**Case 19-030 MA**  
**RU to RS-LD**  
**TMS R20400-01-05, 06, 07, 08, 14, & 15**

**Site**




























 **SPECIAL FLOOD HAZARD AREA**  
 **WETLANDS**



# Case 19-030 MA RU 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



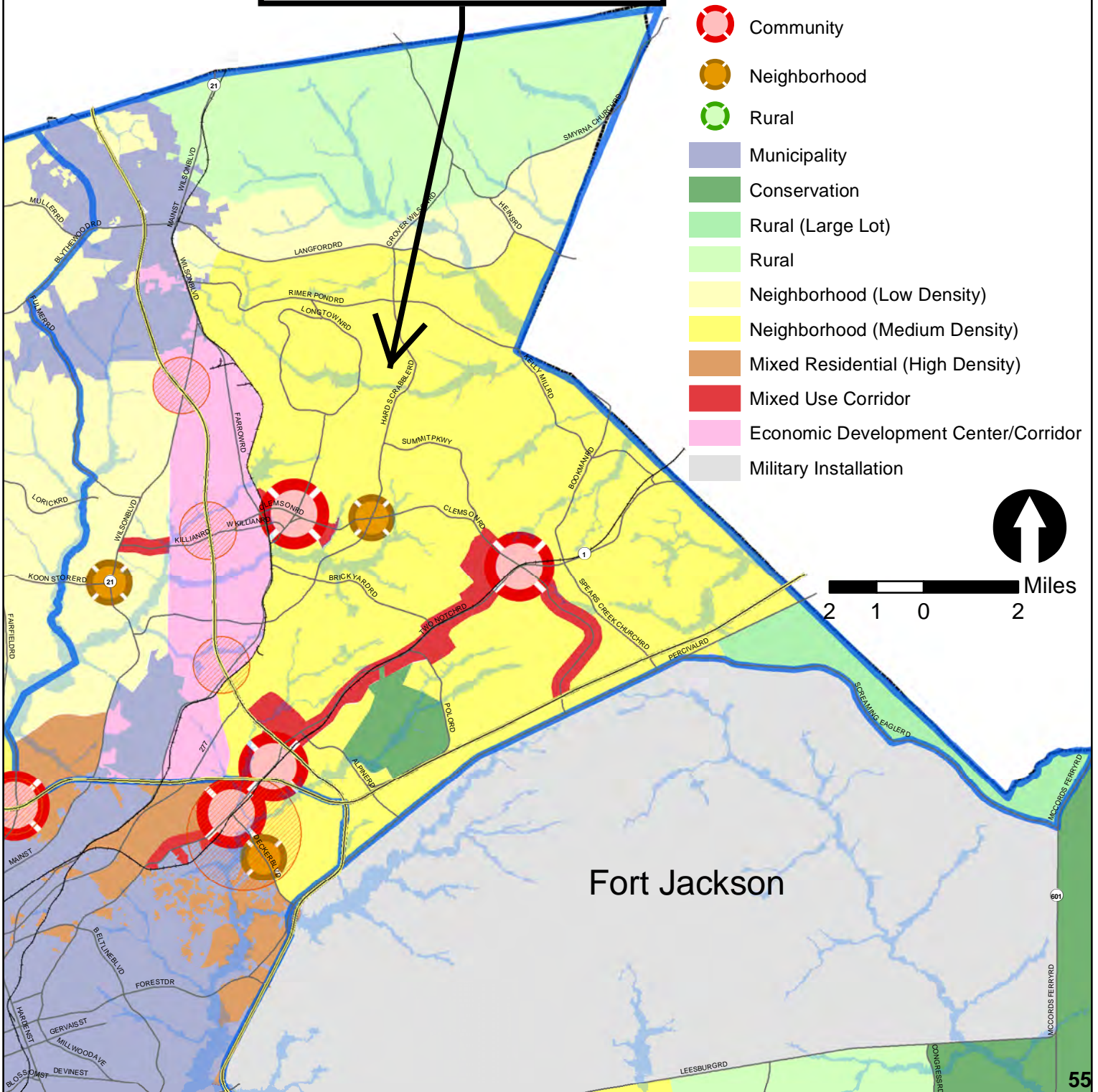
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**230-258 Sand Farm Trail 19-030 MA**

### Legend

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 15, 2019  
**RC PROJECT:** 19-031MA  
**APPLICANT:** Mildred B. Taylor

**LOCATION:** 1216 Killian Loop

**TAX MAP NUMBER:** R14700-06-05 & R14781-04-15  
**ACREAGE:** 7.21 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RS-MD

**ZPH SIGN POSTING:** July 3, 2019

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Light Manufacturing District (M-1).

**Zoning History for the General Area**

The RU parcels with frontage along Killian Road and Lib Lucas Road are being considered for rezoning to General Commercial (GC) under case number 19-20MA. The Planning Commission recommended approval at their June 2019 meeting.

The GC parcels south of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel south of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

**Zoning District Summary**

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 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: 36 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
<b><u>North:</u></b>	RU / RU	Residences / Undeveloped
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	RU / RU	Residences / Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The subject site is primarily non-developed, with a residential and accessory structures. The site has frontage along Killian Loop Road. This section of Killian Loop Road is a two lane local road without sidewalks or streetlights. The general area is characterized by residential lots of at least one (1) acre or greater. Several large tracts of undeveloped property exist near the subject site. East and south of the subject site are undeveloped properties zoned M-1 and RU, respectively. West and north of the subject site are properties zoned RU with residences and a larger undeveloped tract.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 1.75 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located 0.5 miles south of the subject site on Killian Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.43 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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 12,100 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “D”.

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

### **Conclusion**

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

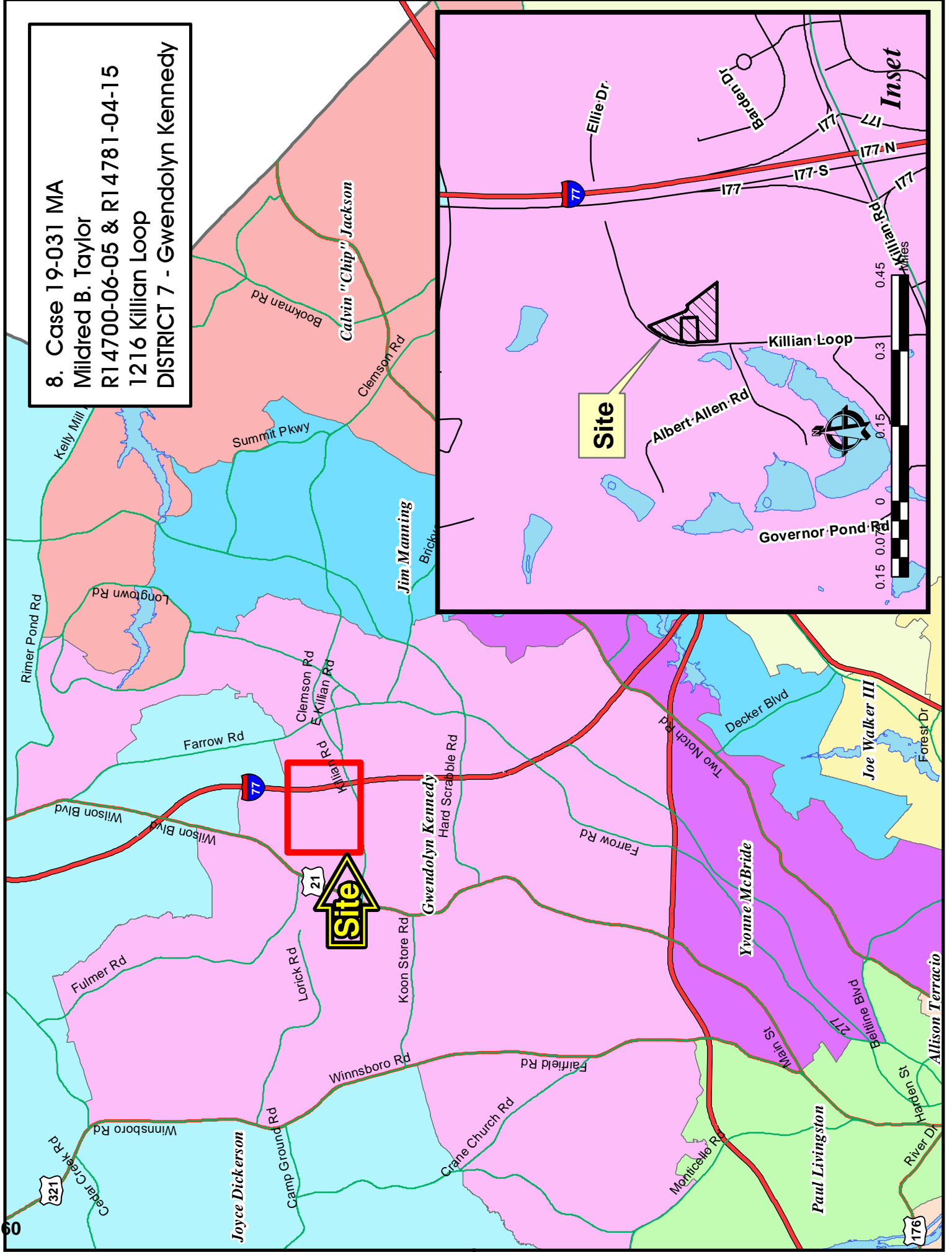
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high density residential uses” where “commercial and residential uses are secondary to employment uses.”

While, the subject site’s location within PIA 7, per its listed intent, generally does not support a rezoning to RS-MD or another single-family district without the supporting employment and/or industrial uses, the proposed request to RS-MD would be in character with the nearby residential uses proximate to nearby employment and commercial per the future land use designation.

### **Planning Commission Action**

At their **July 15, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-031 MA**.

8. Case 19-031 MA  
Mildred B. Taylor  
R14700-06-05 & R14781-04-15  
1216 Killian Loop  
DISTRICT 7 - Gwendolyn Kennedy

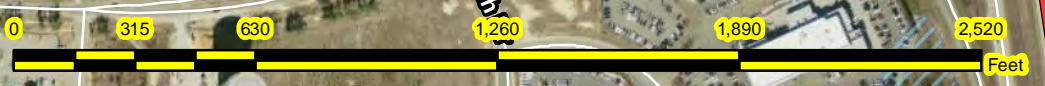
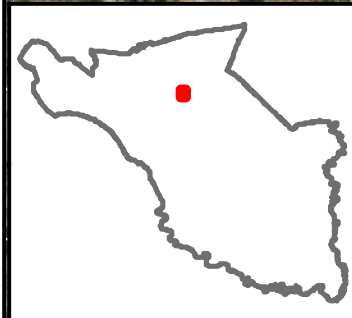




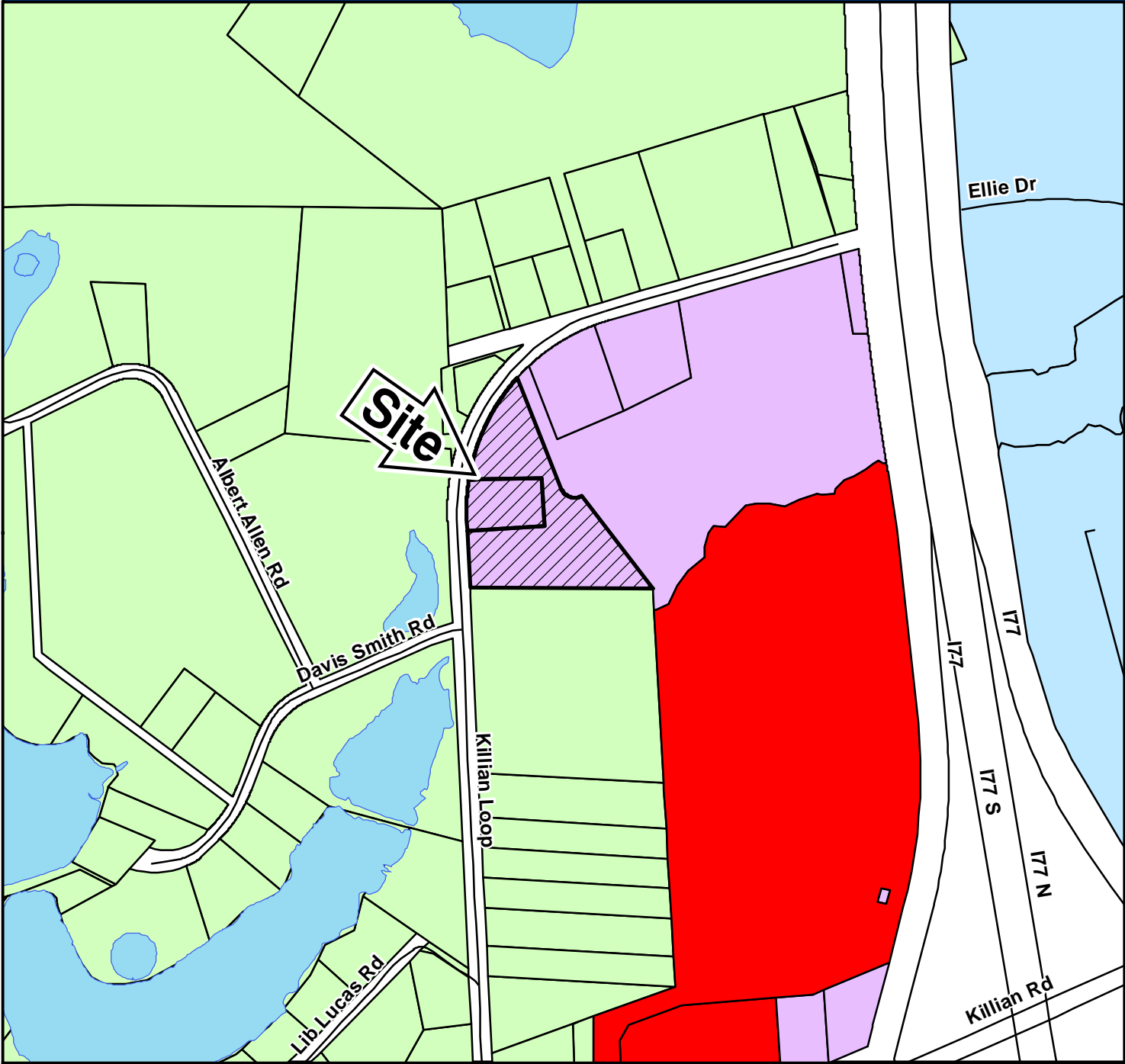
**Case 19-031 MA**  
**M-1 to RS-MD**  
**TMS R14700-06-05 & R14781-04-15**





























 **SPECIAL FLOOD HAZARD AREA**  
 **WETLANDS**



# Case 19-031 MA M-1 to RS-MD



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



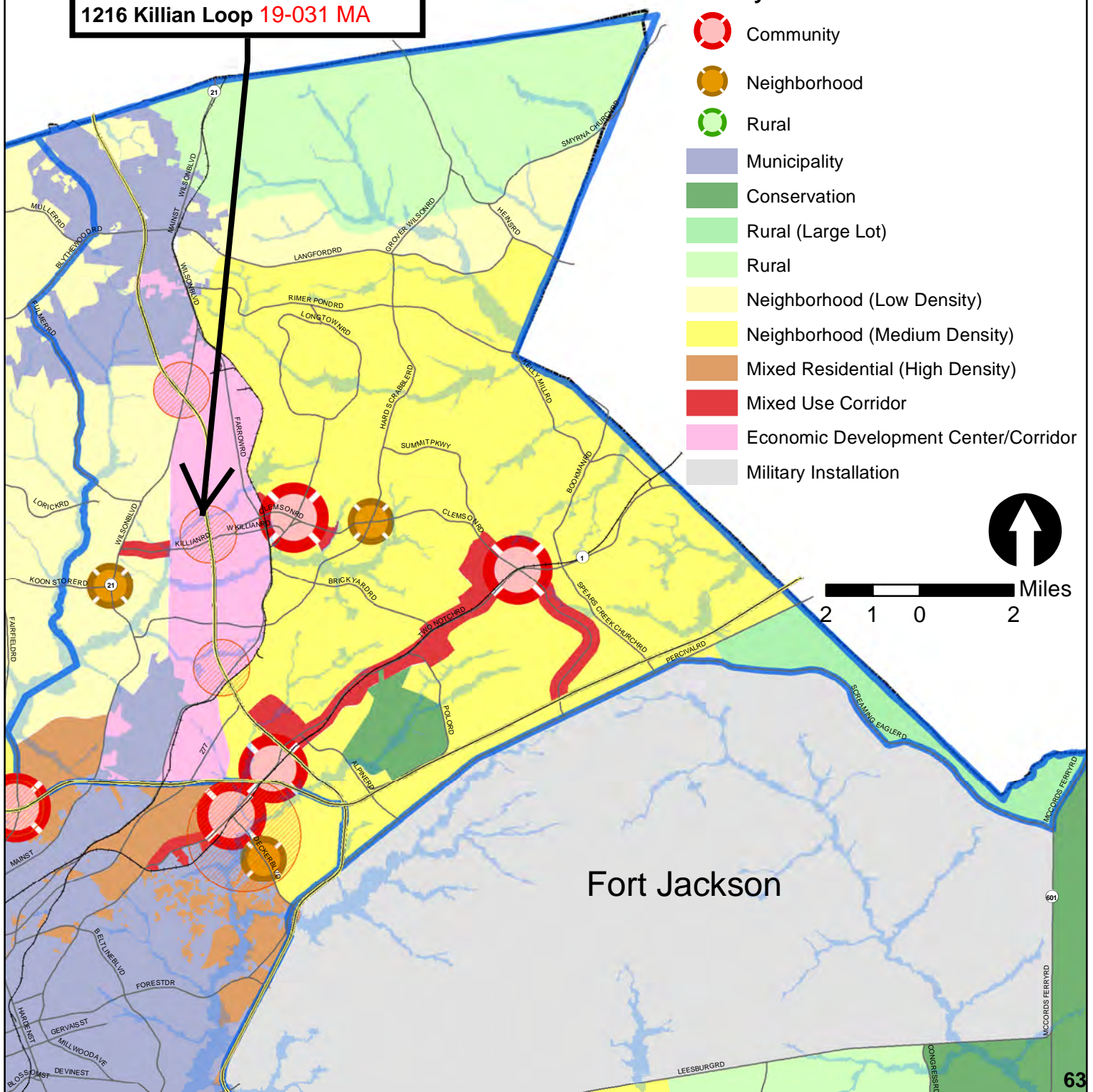
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**1216 Killian Loop 19-031 MA**

### 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







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Columbia, SC 29204

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