

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



June 26, 2018



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, June 26, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

STAFF:

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

CALL TO ORDERHonorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS

1. Case # 18-019 MA District 4
Paul Livingston
Mohammad Tabassum
RU to NC (1.7 acres)
7125 Monticello Road
TMS# R07600-02-25
PDSD Recommendation – Disapproval
Planning Commission - Disapproval (5-0)
Page 1

2. Case # 18-020 MA District 6
Greg Pearce
Robert L. Legette
NC to GC (.51 acres)
441 Percival Road
TMS# R16712-06-03
PDSD Recommendation – Disapproval
Planning Commission - Approval (4-1)
Page 9

3. Case # 18-021 MA District 7
Gwendolyn Kennedy
Christopher Alford
CC-4 to CC-2 (2 acre)
7430 Fairfield Road
TMS# R11904-02-05
PDSD Recommendation – Disapproval
Planning Commission - Approval (4-1)
Page 17

4. Case # 18-022 MA
Scott Morrison
RU to RS-E (10.81 acres)
204 Langford Road
TMS# R15200-05-02 (Portion of)
PDSD Recommendation – Approval
Planning Commission - Approval (5-0)
Page 25

District 2
Joyce Dickerson

OTHER BUSINESS

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 4, 2018
RC PROJECT: 18-019 MA
APPLICANT: Mohammad Tabassum

LOCATION: 7125 Monticello Road

TAX MAP NUMBER: R07600-02-25
ACREAGE: 1.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: June 8, 2018

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:

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

The subject parcel previously requested General Commercial (GC) District under case number 18-09 MA. The request was withdrawn by the applicant.

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is eight (8) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 13 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>	M-1	Automobile Repair
<u>East:</u>	CC-1/CC-1	Residence/Residence
<u>West:</u>	D-1	College (City of Columbia)

Discussion

Parcel/Area Characteristics

The subject property has frontage along Monticello Road. Monticello Road is a five-lane undivided principal arterial road with sidewalks along one side. The immediate area is characterized by a mix of residential, commercial uses and an institutional use. South of the site is an automobile repair shop. North of the site is an undeveloped parcel. West of the site is Columbia International University. East of the site are two parcels containing single-family residences.

Public Services

The subject parcel is within the boundaries of School District One. Eau Claire High School is located 2.3 miles southeast of the subject parcel on Monticello Road. The Crane Creek fire station (number 18) is located 2.3 miles northeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City's water and sewer service area.

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

Plans & Policies

The 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 2016 SCDOT traffic count (Station # 249) located south of the subject parcel on Monticello Road identifies 9,200 Average Daily Trips (ADT's). This segment of Monticello Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Monticello Road is currently operating at Level of Service (LOS) "A".

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

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

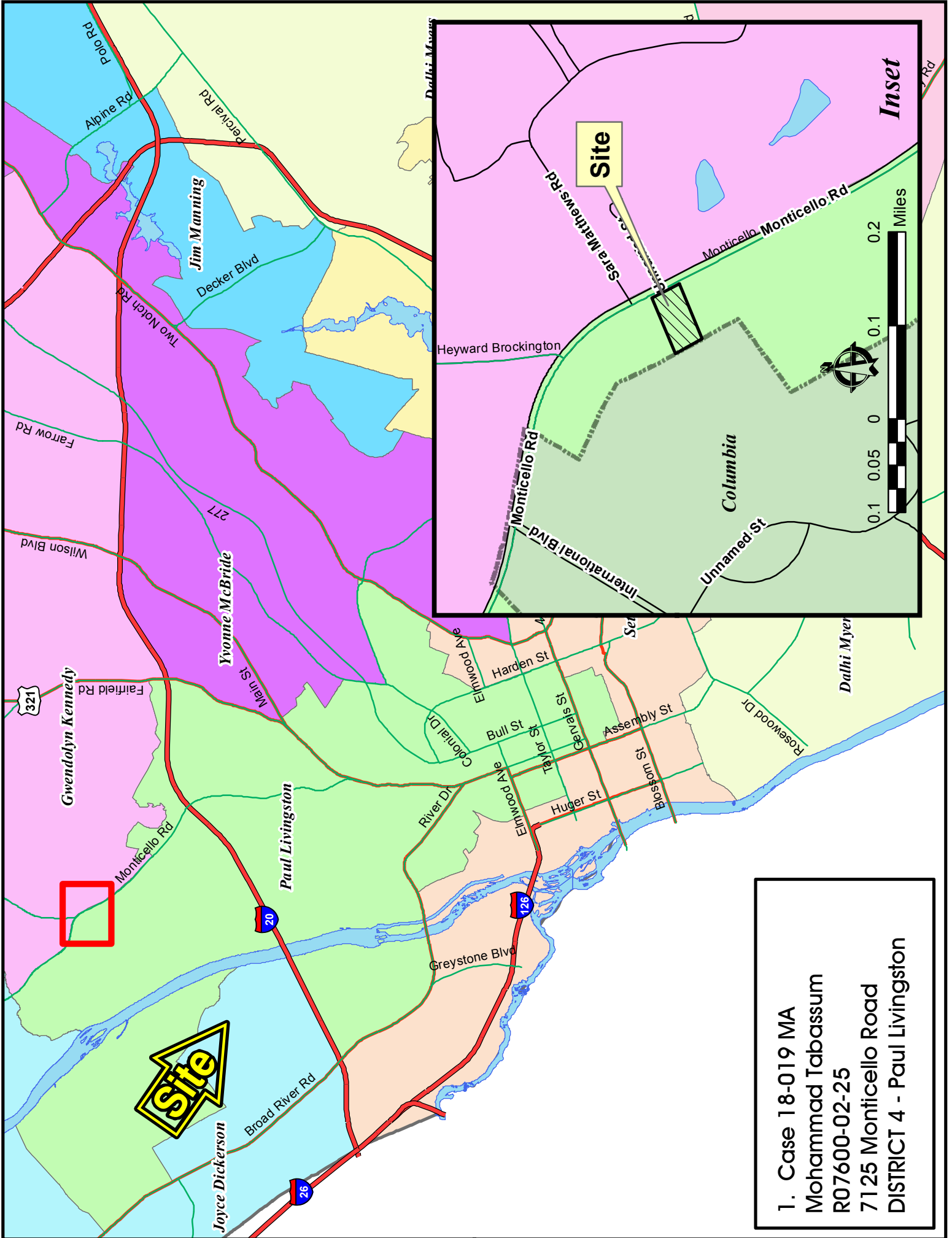
Conclusion

The proposed rezoning **is not consistent** with the objectives outlined in the Comprehensive Plan. The subject parcel is located within the Neighborhood (Medium Density) future land use classification. According to the Plan's desired development pattern, "Nonresidential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.". The subject parcel is not located near the intersection of a primary arterial.

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

Planning Commission Action

At their **June 4, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **18-019 MA**.



1. Case 18-019 MA
 Mohammad Tabassum
 R07600-02-25
 7125 Monticello Road
 DISTRICT 4 - Paul Livingston

**Case 18-019 MA
RU to NC
TMS R07600-02-25**

Heyward Brockington Rd

Unnamed St

Sara Matthews Rd

Unnamed St

Monticello Rd

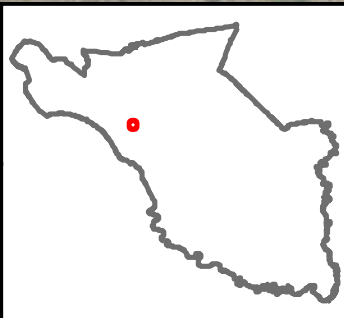
Monticello Rd

Columbia

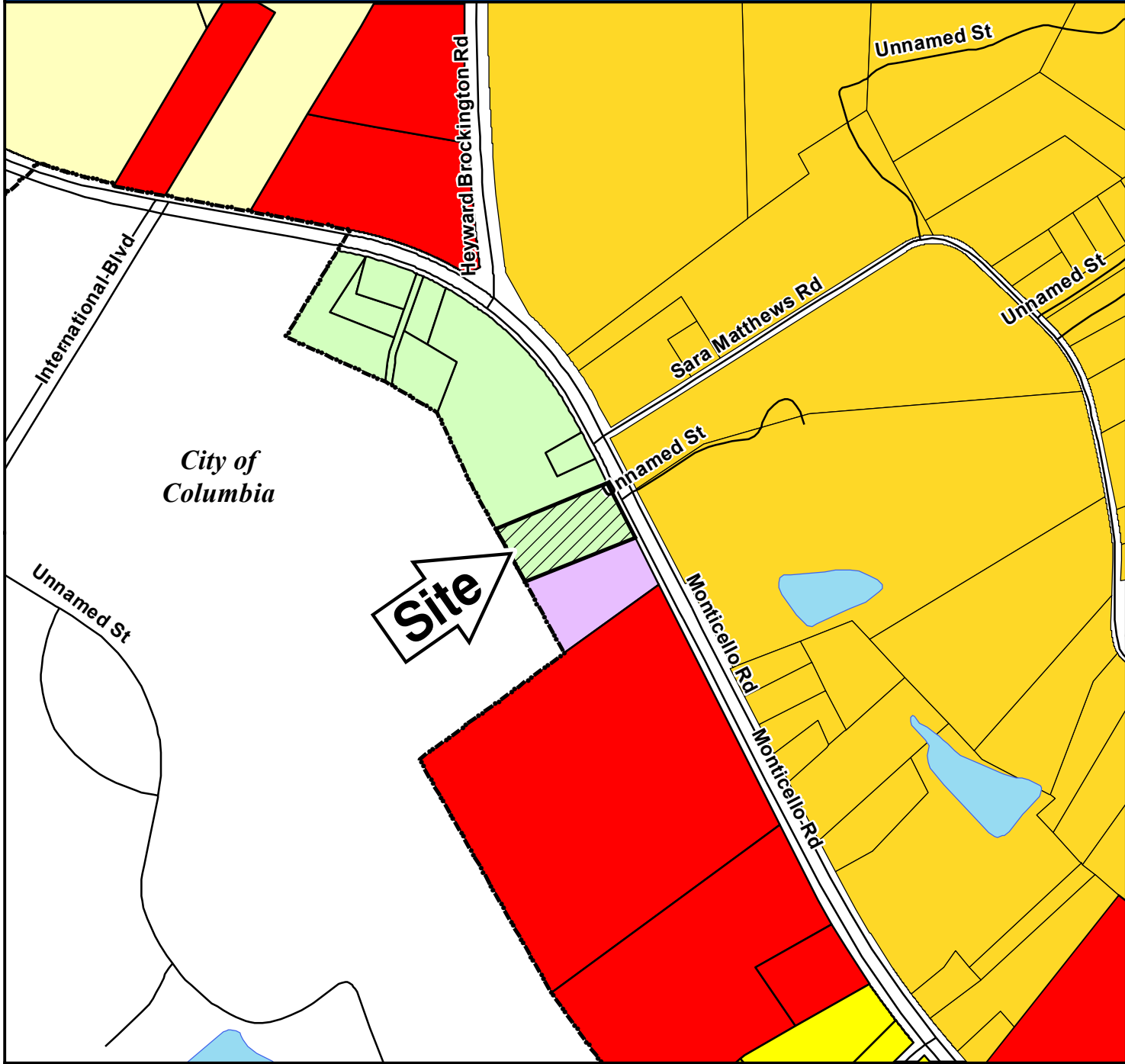


 **SPECIAL FLOOD HAZARD AREA**

























 **WETLANDS**



Case 18-019 MA RU to NC



ZONING CLASSIFICATIONS

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

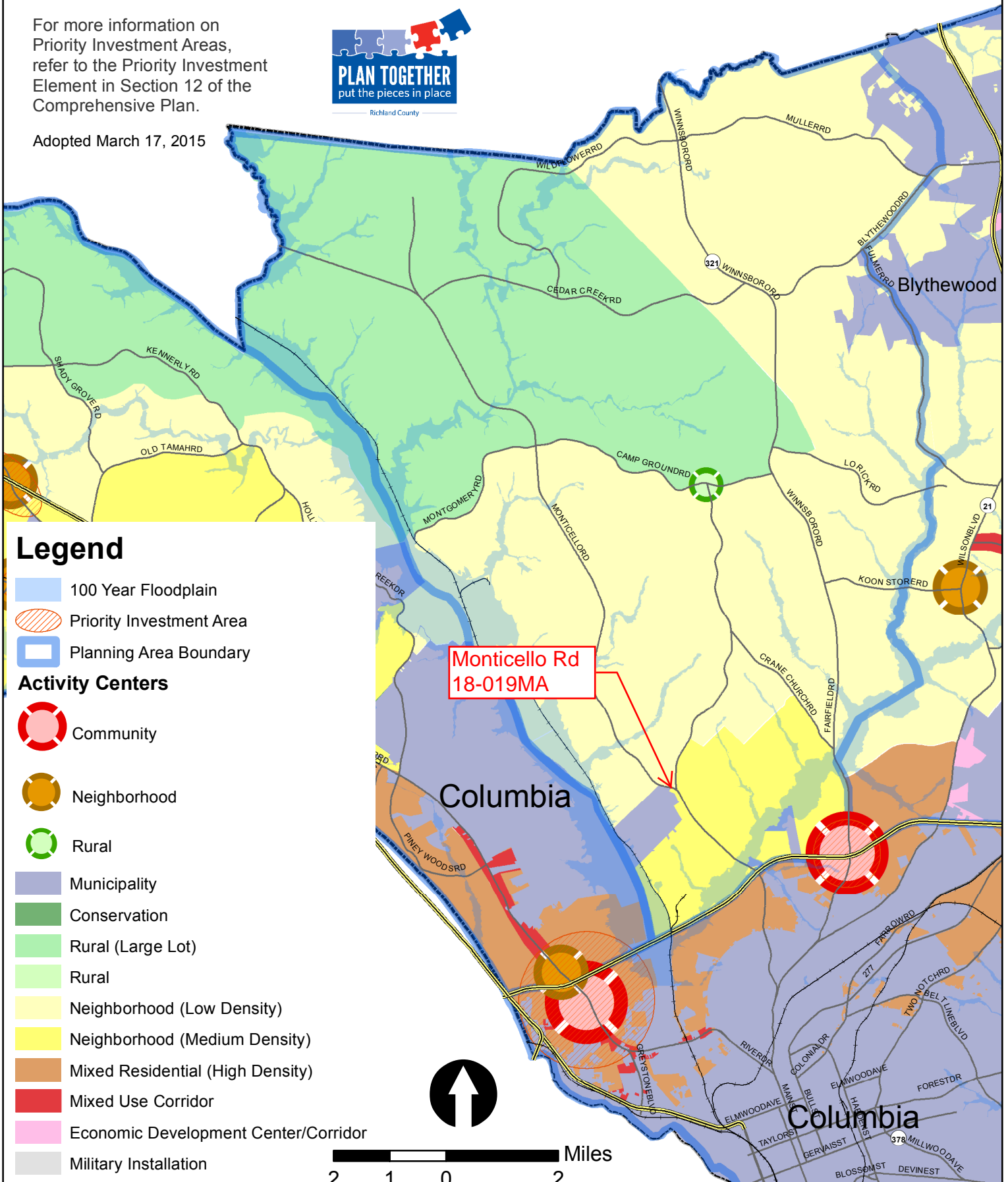


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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

Monticello Rd
18-019MA





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 4, 2018
RC PROJECT: 18-020 MA
APPLICANT: Robert L. Legette

LOCATION: Percival Road

TAX MAP NUMBER: R16712-06-03
ACREAGE: .51 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: June 8, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2). With the adoption of the 2005 Land Development Code, the C-2 District was designated Neighborhood Commercial District (NC).

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 8 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>	RM-HD	Multi-family (Quail Run Apartments)
<u>South:</u>	C-1	Office (City of Columbia)
<u>East:</u>	GC/RG-2	Convenience Store with pumps & Restaurant /Telecommunications Tower(City of Columbia)
<u>West:</u>	NC/RM-HD	Undeveloped/Multi-family(Hunters Run Apartments)

Discussion

Parcel/Area Characteristics

The subject property has frontage on Lake Avenue and Percival Road. Lake avenue is a two lane undivided local Road without sidewalks and streetlights along this section. Percival Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by a mix of residential and commercial uses. North of the site is a Residential Multi-family High Density (RM-HD) District parcel with a multi-family development (Quail Run Apartments). South of the site is an office structure zoned C-1 District and located in the City of Columbia’s jurisdiction. East of the site is a telecommunications tower zoned RG-2 District and located in the City of Columbia’s jurisdiction. There is also a GC District parcel east of the site with a convenience store with pumps and a restaurant. West of the site is an undeveloped Neighborhood Commercial District and a RM-HD District parcel with a multi-family development.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Brockman Elementary School is located 1.71 miles west of the subject parcel at 2245 Montclair Dr. Records indicate that the parcel is within the City of Columbia’s water service area and is in within East Richland County Public Service District sewer service area. There is a fire hydrant located northwest of the site on Percival Road. The Gills Creek fire station (station number 33) is located on Old Forest Drive, approximately .42 miles south of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged,

unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #214) located south of the subject parcel on Percival Road identifies 11,000 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Percival 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 planned improvements for this section of Percival Road through the County Penny Sales Tax program. There are sidewalks proposed from Forest Drive to Northshore Road. Construction has not been started this time.

There are no planned or programmed improvements for this section of Percival Road through the COATS 2035 Long Range Transportation Plan (LRTP).

Conclusion

The subject parcel is located within the Mixed Residential (High Density) land use designation of the Comprehensive Plan. The proposed zoning district is not consistent with the recommendations outlined in the Comprehensive Plan for nonresidential development to be considered for location in or in proximity to Activity Centers or in Mixed Use Corridors. In addition, the proposed zoning designation would permit uses which are not in character with the existing development pattern of the surrounding area.

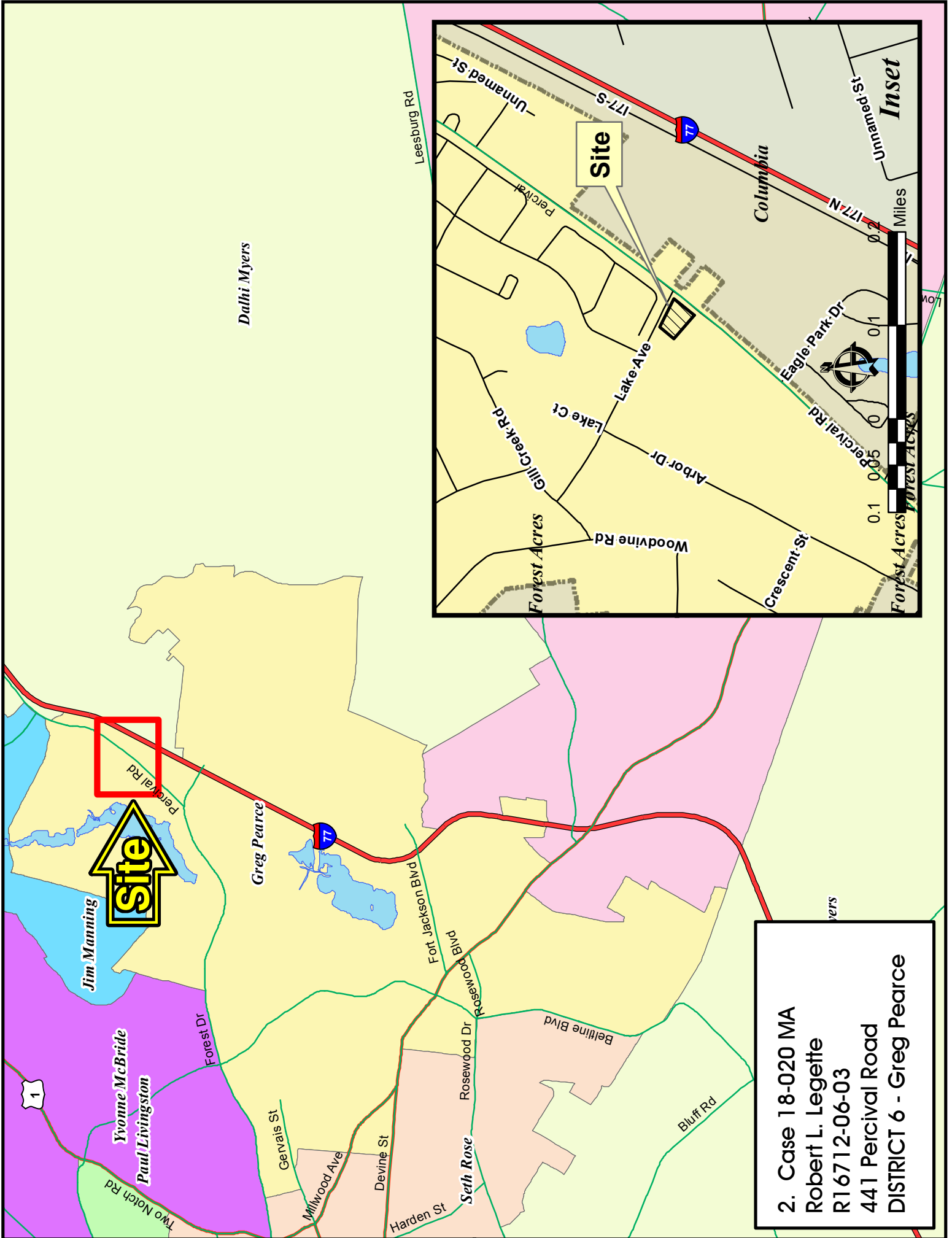
For this reason, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **June 8, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The Comprehensive Plan is too high level.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-020 MA**.



Site

2. Case 18-020 MA
Robert L. Legette
R16712-06-03
441 Percival Road
DISTRICT 6 - Greg Pearce



Forest Acres
Forest Acres

Inset

Miles

Low

1

Dalhi Myers

Greg Pearce

Jim Manning

Yvonne McBride

Paul Livingston

Two Notch Rd

Gervais St

Millwood Ave

Devine St

Harden St

Seth Rose

Rosewood Dr

Beltline Blvd

Bluff Rd

Fort Jackson Blvd

Rosewood Blvd

Leesburg Rd

Percival Rd

Forest Acres

Woodvine Rd

Crescent St

Arbor Dr

Lake Ct

Gill Creek Rd

Lake Ave

Eagle Park Dr

300 Percival Rd

Forest Acres

Columbia

77

I77-S

Unamed St

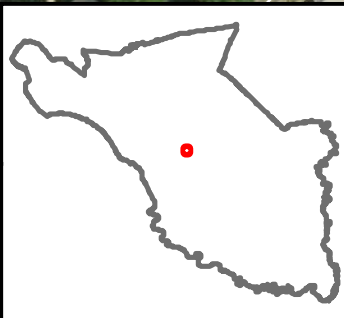
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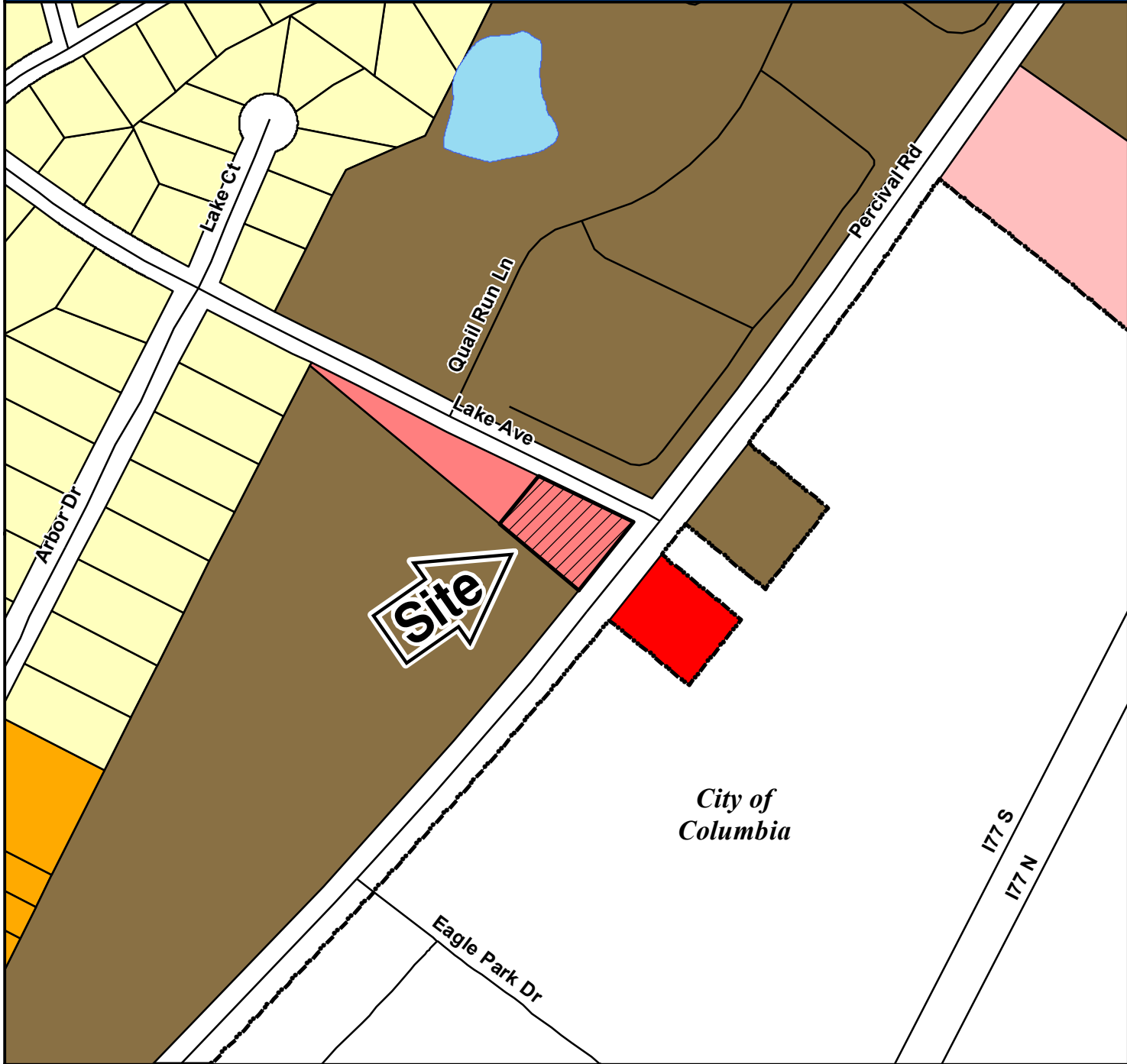
**Case 18-020 MA
NC to GC
TMS R16712-06-03**


























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



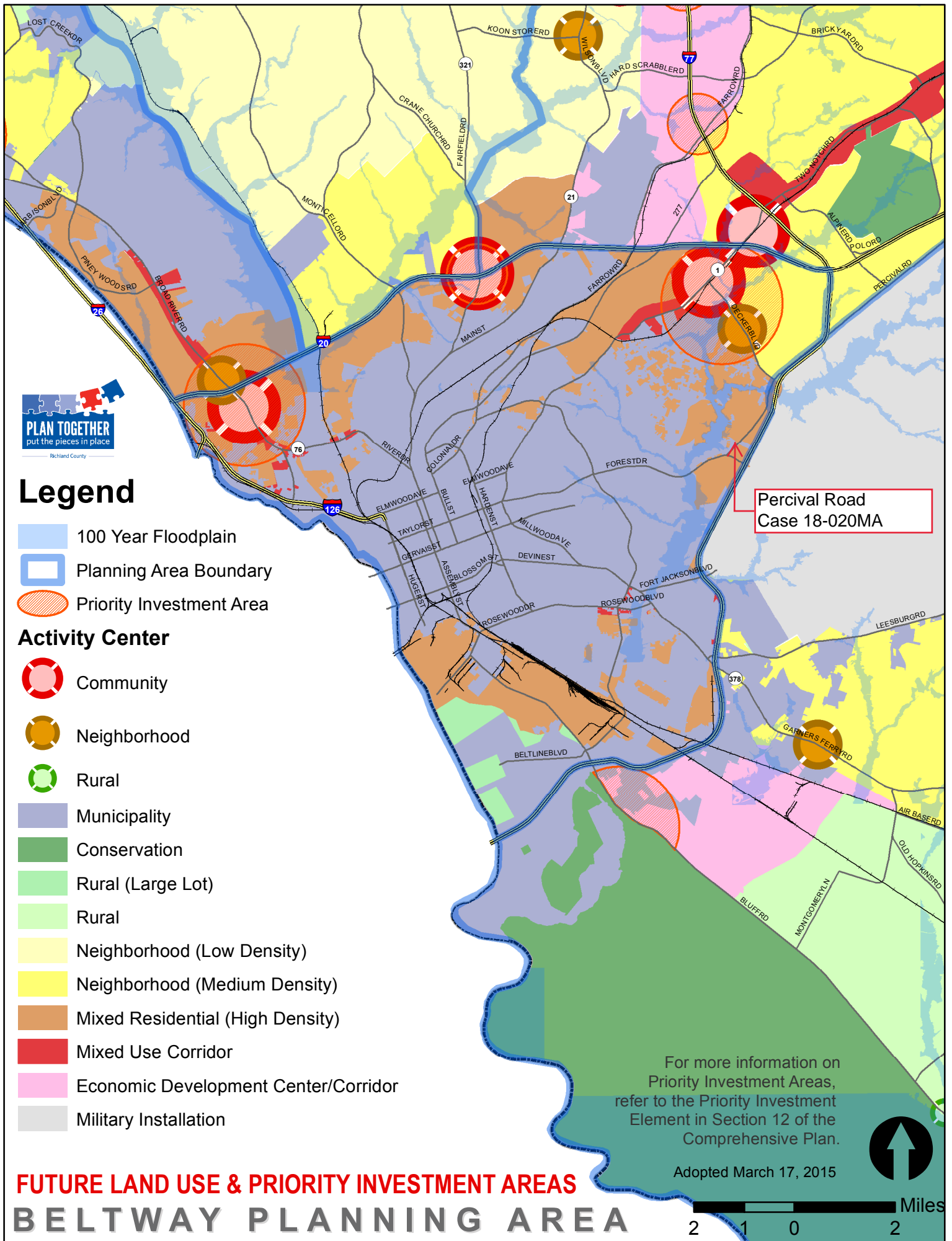
Case 18-020 MA NC to GC



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	







Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 4, 2018
RC PROJECT: 18-021 MA
APPLICANT: Christopher Alford

LOCATION: 7430 Fairfield Road

TAX MAP NUMBER: R11904-02-05
ACREAGE: 2 acres
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-2

ZPH SIGN POSTING: June 8, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The CC-1, Residential District parcels east of the site were rezoned under case number 10-006MA.

The CC-4 Industrial District parcels east and south of the site were rezoned under case number 10-006MA.

The CC-3 Activity Center Mixed Use District parcels southeast of the site were rezoned under case number 10-006MA.

Zoning District Summary

CC-2, Neighborhood Mixed Use: The CC-2 sub-district permits a mixture of uses that create a land use transition between existing residential neighborhoods and potential commercial areas that abut this area. The zone allows a variety of building types, including civic/institutional, townhouses, detached single-family housing, loft dwelling units, and commercial/office with encouragement of mixed-use buildings that meet a variety of daily needs of residents in surrounding neighborhoods.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses are:

Neighborhood Mixed Use CC-2 District Density Summary

Use	Base Density	Bonus Density
Single-family, detached	3 du/acre	4.5 du/acre
Townhouse	6 du/ acre	9 du/ acre
Live-Work Units	6 du/ acre	9 du/ acre
Loft Dwelling Units	8 du/acre	12 du/acre

Direction	Existing Zoning	Use
<u>North:</u>	CC-4	Office
<u>South:</u>	CC-4	Building Supply Sales (Marble and Granite)
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	CC-4	Office

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by industrial uses and undeveloped parcels. The parcel east of the site is undeveloped. South of the site is a building supply store. West and north of the subject parcel are office structures.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately .54 miles southeast of the subject parcel. The Carolina School for Inquiry is located .39 miles southeast of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Low-Density)***.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open

spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Crane Creek Neighborhood Master Plan

The “**Crane Creek**” Neighborhood Master Plan recommends that Redevelopment and New Development limit industrial growth and promote rezoning industrial to commercial.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,700 Average Daily Trips (ADT’s). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT’s. This segment of Fairfield Road is currently operating at Level of Service (LOS) “A”.

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 Fairfield Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed rezoning request will allow commercial uses which are consistent with the objectives of the 2015 Comprehensive Plan. However, the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center, as recommended by the Comprehensive Plan for commercial development. The request will also allow residential type uses which aren’t consistent with the Plan.

In addition, the immediate area’s development pattern and existing industrial uses and zoning, are in conflict with the recommendations of the Crane Creek Master Plan, which deemphasizes industrial and promotes commercial.

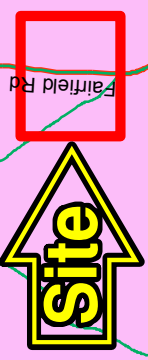
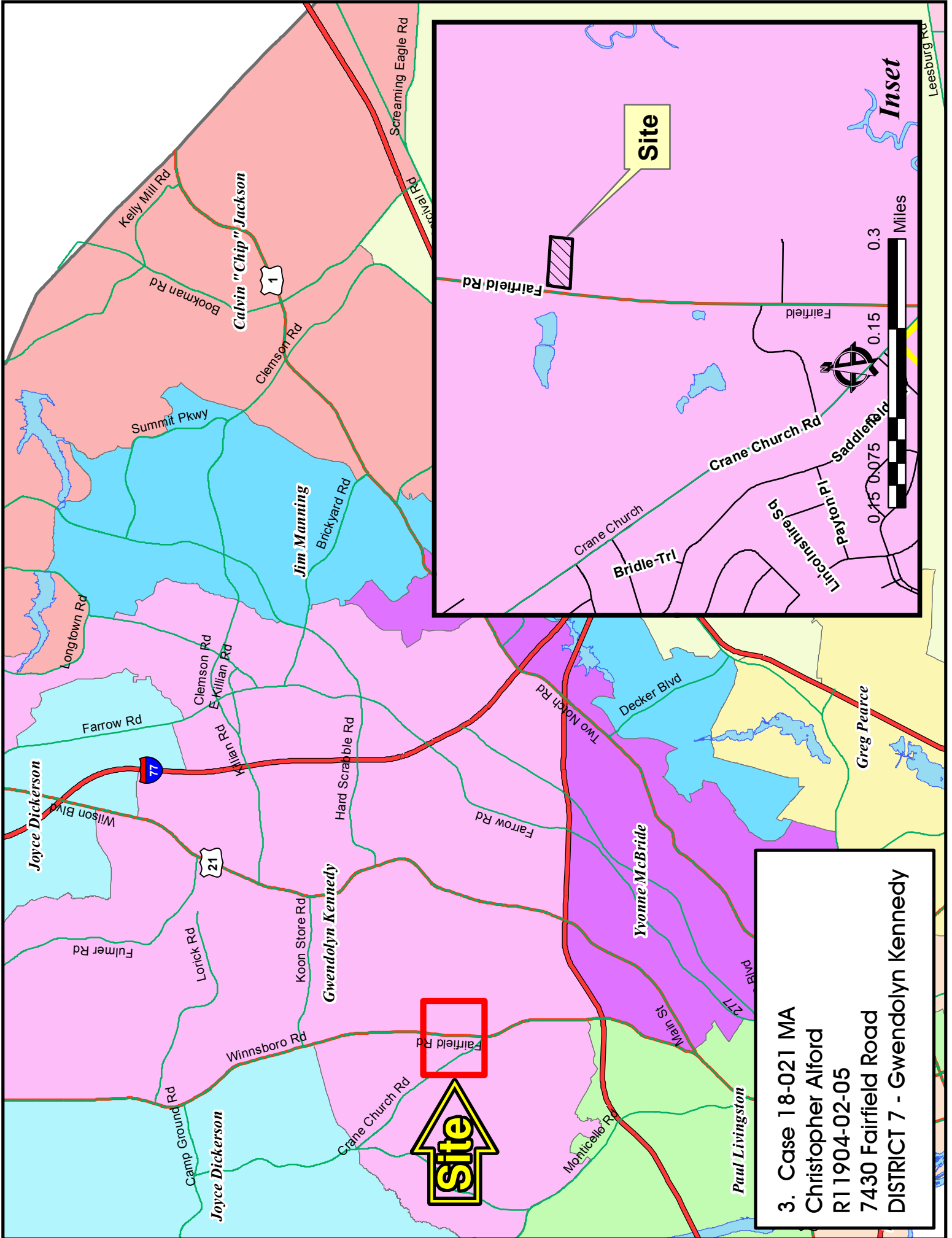
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **June 4, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- It is not inconsistent with the Neighborhood Master Plan.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-021 MA**.



3. Case 18-021 MA
 Christopher Alford
 R11904-02-05
 7430 Fairfield Road
 DISTRICT 7 - Gwendolyn Kennedy

**Case 18-021 MA
CC-4 to CC-2
TMS R11904-02-05**

Wessinger Rd

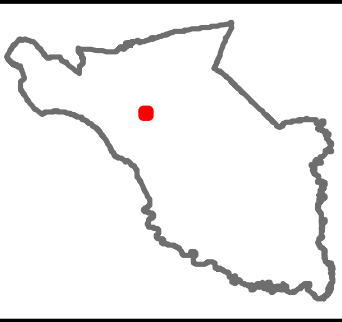
Fairfield Rd

Site →

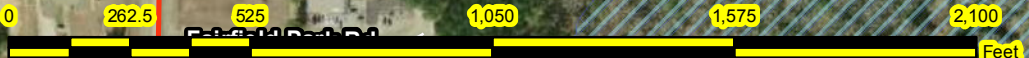


 **SPECIAL FLOOD HAZARD AREA**

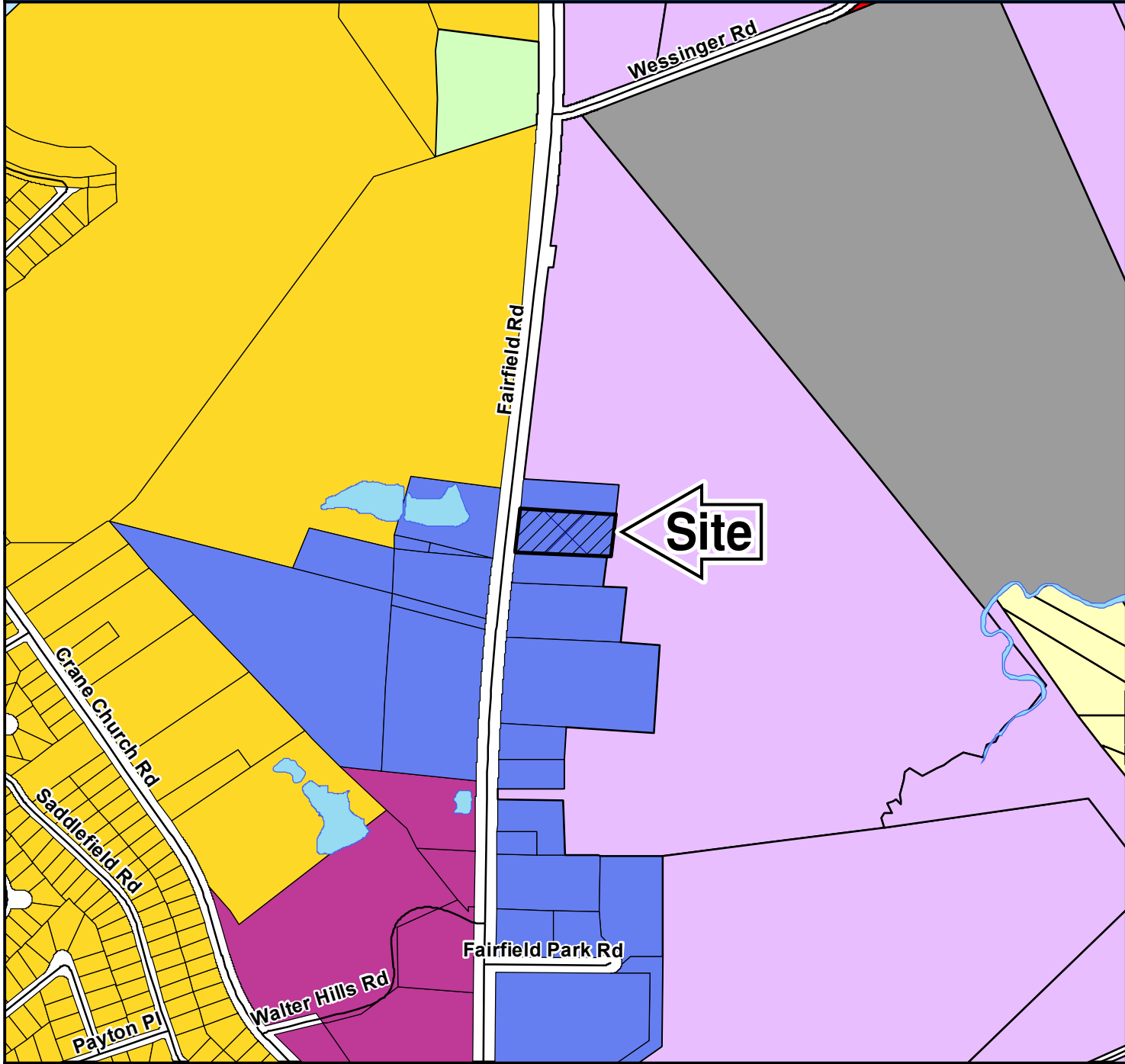
 **WETLANDS**



























Walter Hills Rd



Case 18-021 MA CC-4 to CC-2



ZONING CLASSIFICATIONS

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



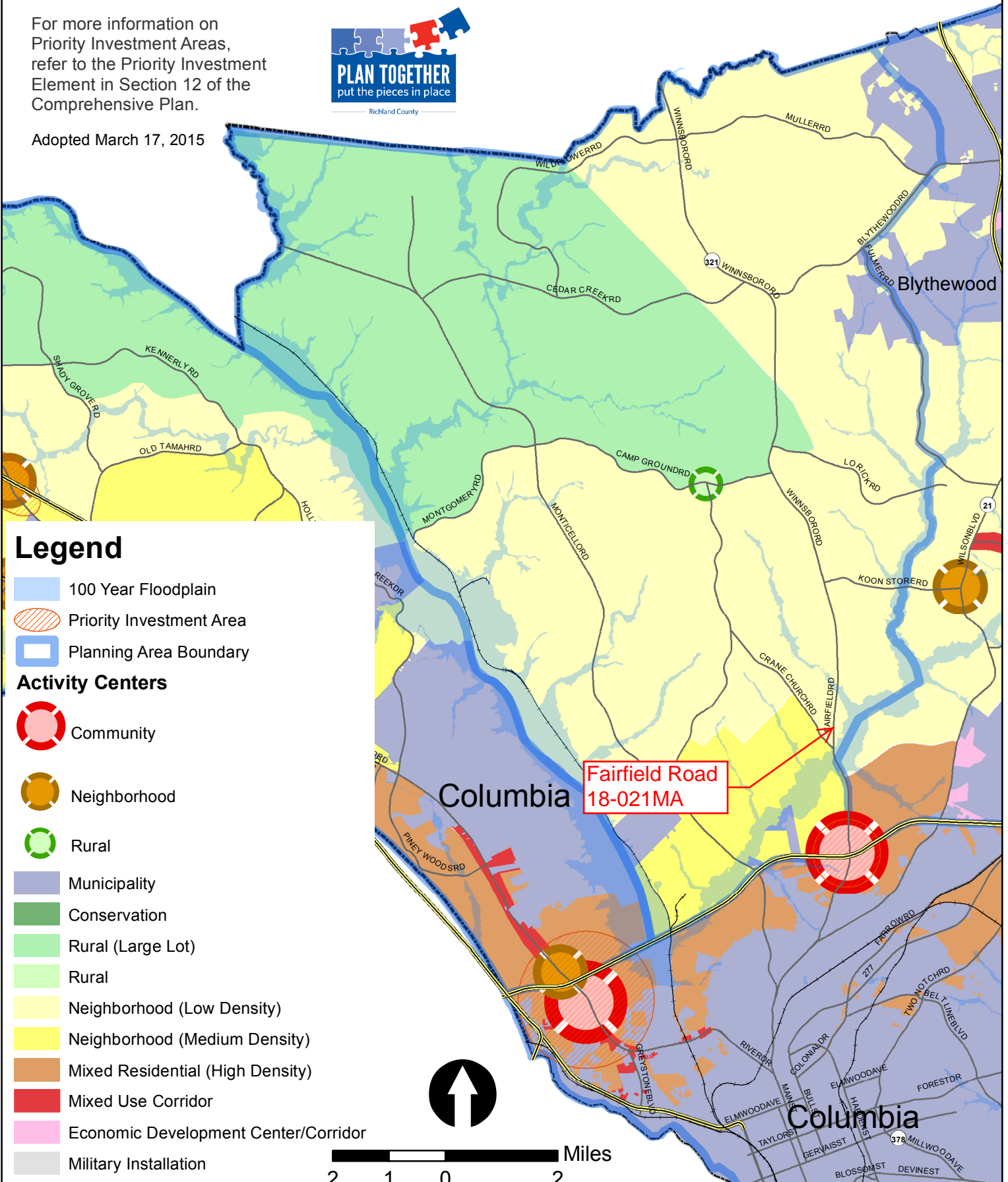
NORTH CENTRAL PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015

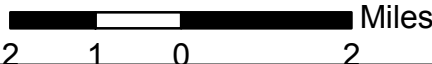


Legend

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

Activity Centers

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 4, 2018
RC PROJECT: 18-022 MA
APPLICANT: Scott Morrison

LOCATION: 204 Langford Road

TAX MAP NUMBER: R15200-05-02 (Portion of)
ACREAGE: 10.81 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

ZPH SIGN POSTING: June 8, 2018

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) parcels east, west and south of the subject parcel were approved under Ordinance No. 061-06HR (case number 06-012MA).

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 23 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	D-1/ RS-1 (both in Town of Blythewood)	Residence/ Undeveloped
<u>South:</u>	PDD	Undeveloped Residential PDD
<u>East:</u>	PDD	Undeveloped Residential PDD
<u>West:</u>	PDD	Undeveloped Residential PDD

Discussion

Parcel/Area Characteristics

The site has frontage along Langford Road. The site is mostly undeveloped with the exception of a telecommunications tower. There are sidewalks or street lamps along this section of Langford Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. South, west and east of the site is an undeveloped single-family residential PDD. North of the site is a residence and undeveloped parcel.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately .4 miles northwest of the subject parcel. There is a fire hydrant located west of the site along Langford Road. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area. The property is also adjacent to Palmetto Utilities sewer service area.

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

Plans & Policies

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

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2017 SCDOT traffic count (Station # 494) located west of the subject parcel on Blythewood Road identifies 19,500 Average Daily Trips (ADT's). Blythewood Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Blythewood Road is currently operating at Level of Service (LOS) "F".

The 2017 SCDOT traffic count (Station # 305) located west of the subject parcel on Langford Road identifies 6,700 Average Daily Trips (ADT's). Langford Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Langford Road is currently operating at Level of Service (LOS) "C".

There are planned improvements for this section Blythewood Road through the County Penny Sales Tax program. The proposed scope recommends a 5-lane (4 travel lanes with a center turn lane) improvement from I-77 west to Syrup Mill Road. Provisions for bicycle and pedestrian accommodation are proposed through the construction of offset, shared-use paths. This project also includes the Phase 2 roundabout at the intersection of Community Rd and Cobblestone.

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

Conclusion

The subject site is located in the Neighborhood (Low Density) Land Use classification and would be in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan for this classification.

In addition, the proposed density of the request (2.2/acre) is consistent with the density of the surrounding PDD (2.8/acre).

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

Planning Commission Action

At their **June 4, 2018** meeting, the Richland County Planning Commission agreed with the PDSR recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-022 MA**.

Case 18-022 MA
RU to RS-E
TMS R15200-05-02

McNulty St

Main St

Alvina Hagood Cir

Patriots Way

Sandfield Rd

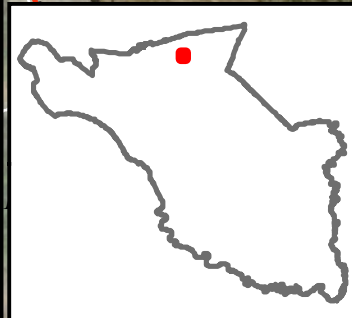
Blythewood

Langford Rd

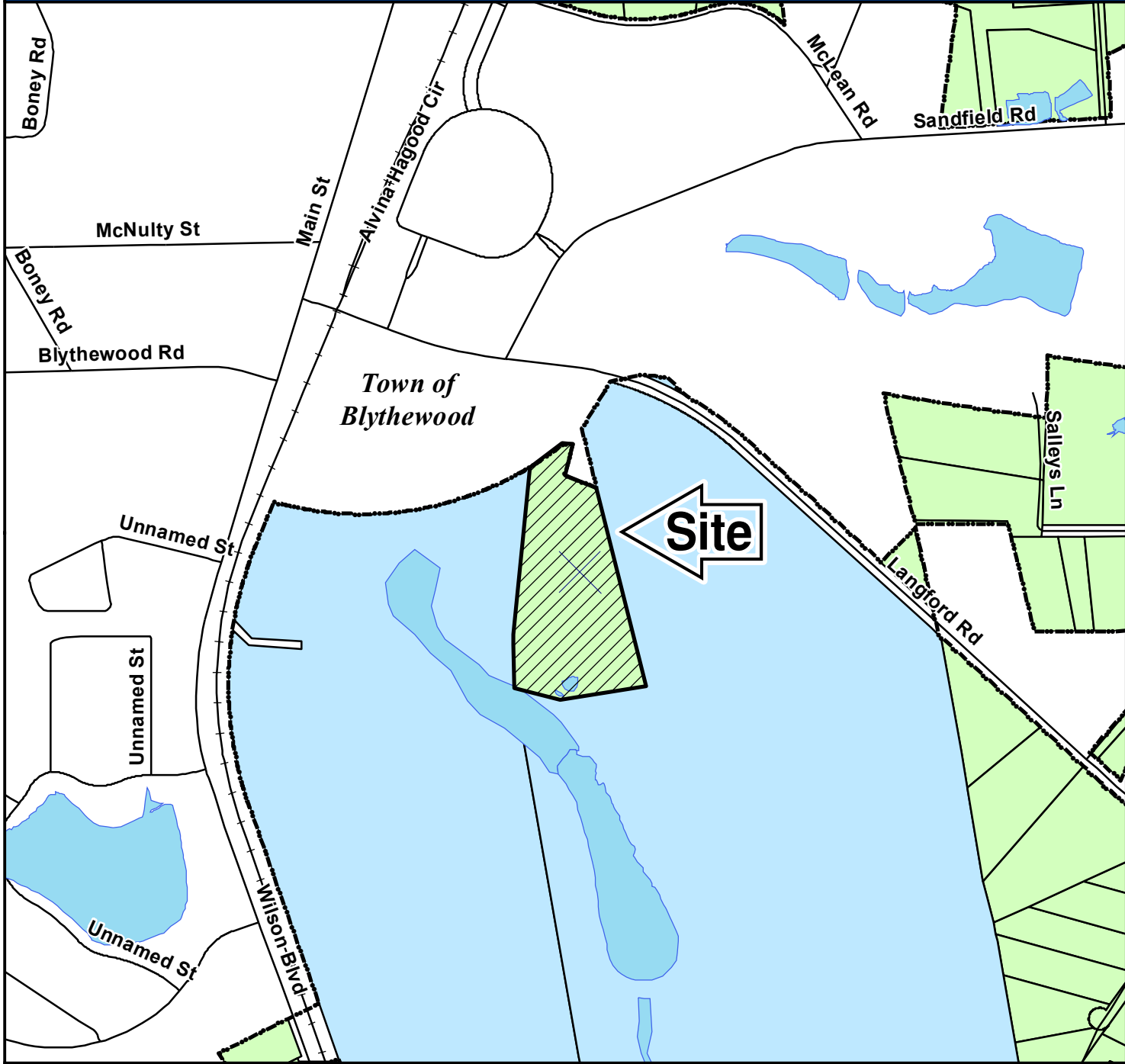
Site

 **SPECIAL FLOOD HAZARD AREA**
























 **WETLANDS**



Case 18-022 MA RU to RS-E



ZONING CLASSIFICATIONS

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 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

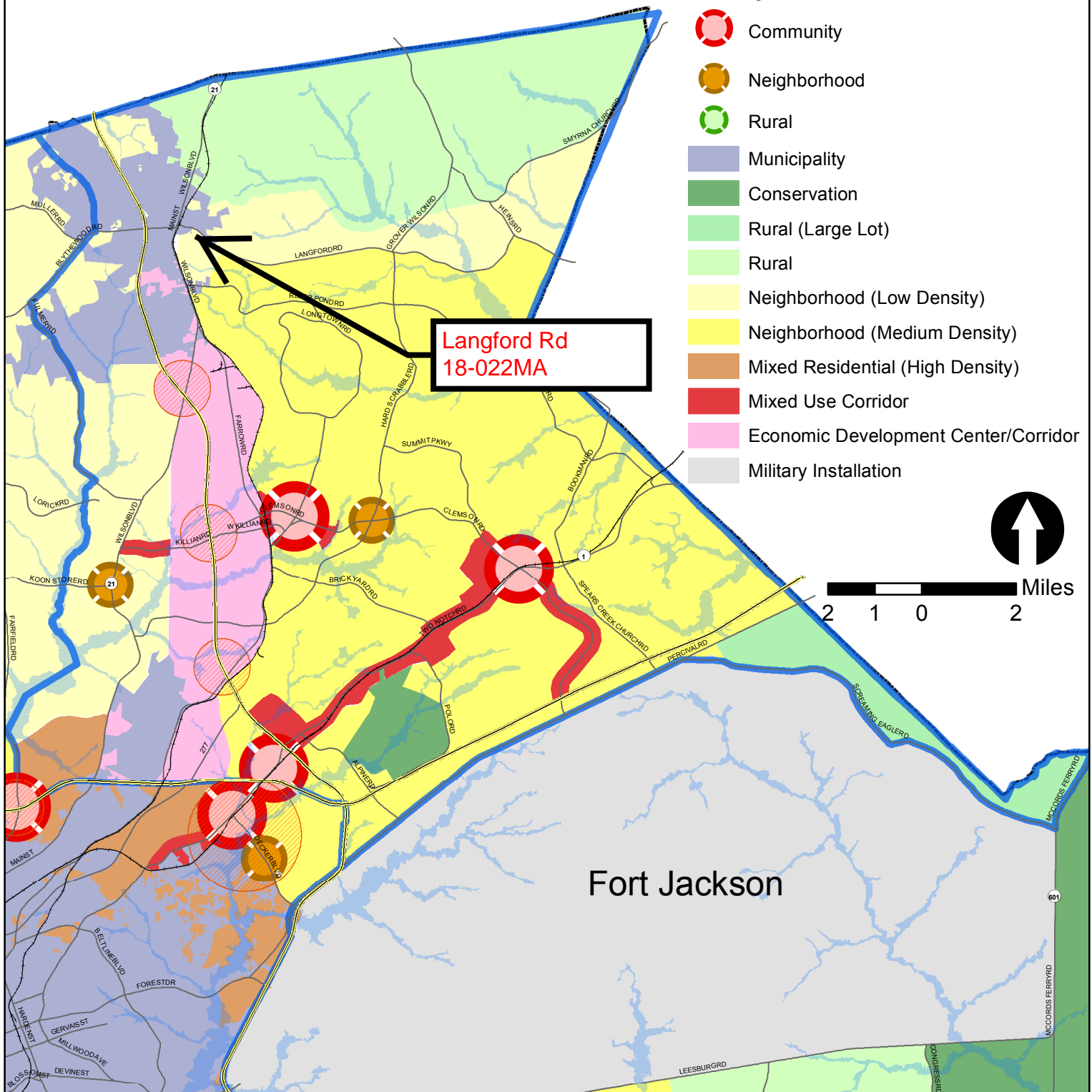


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Adopted March 17, 2015

Legend

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- Priority Investment Area
- Planning Area Boundary
- Activity Center**
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- Municipality
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