

RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



July 24, 2018

Revised 07-19-18



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, July 24, 2018
Agenda
7:00 pm
2020 Hampton Street
2nd Floor, Council Chambers

REVISED

STAFF:

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

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 18-025 MA District 11
Norman Jackson
Evan Wilson
RS-LD to RS-MD (7.18 acres)
Joiner Road and Deloach Drive
TMS# R16415-04-24, 25, 26, 33, 34, 35,
36, 37, 38, 39 & R16415-05-01, 02
PDSD Recommendation – Approval
Planning Commission - Approval (5-0)
Page 1

2. Case # 18-026 MA District 11
Norman Jackson
Tom James
NC to GC (5.53 acres)
Lower Richland Boulevard
TMS# R21800-04-20
PDSD Recommendation – Approval
Planning Commission - Approval (6-0)
Page 9

OTHER BUSINESS

a. TEXT AMENDMENT [ACTION] – 1st Reading (Title only)

AN ORDINANCE AMENDING CHAPTER 26 SO AS TO INCLUDE THE PROVISIONS OF THE RICHLAND COUNTY LAND DEVELOPMENT MANUAL.

Planning Commission – Approval (6-0) with exceptions
Page 17

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 9, 2018
RC PROJECT: 18-025 MA
APPLICANT: Evan Wilson

LOCATION: Joiner Road and Deloach Drive

TAX MAP NUMBER: R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 &
R16415-05-01, 02

ACREAGE: 7.18 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: July 10, 2018

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 Residential District. With the adoption of the 2005 Land Development Code the RS-1 Residential District was designated Residential Single-family Low Density District (RS-LD).

Zoning History for the General Area

Two parcels south of the site with frontage on Leesburg Road were rezoned from RS-LD to Office and Institutional District (OI) District under case number 98-054MA.

A parcel south of the site with frontage on Leesburg Road was rezoned from OI to General Commercial Density (GC) District under case number 96-066MA.

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

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 unit.

*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>	RS-1/RS-1/RS-1	Residential Subdivision (City of Columbia)
<u>South:</u>	RS-1/RS-LD	Residences
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RG-1	Residential Subdivision (City of Columbia)

Discussion

Parcel/Area Characteristics

The majority of the parcels have frontage on Joiner Road. Some of the parcels have frontage on Deloach Drive. Both Joiner Road and Deloach Drive are unpaved roads. The subject parcels are wooded and undeveloped. There are no sidewalks or streetlights along these sections of Joiner Road or Deloach Drive. The surrounding area is primarily characterized by residentially developed parcels to the north, west, south and east.

Public Services

The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1 mile east of the subject parcel. There is a fire hydrant located on Joiner Road. Records indicate that the parcel is in the City of Columbia’s water service area 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 2017 SCDOT traffic count (Station # 255) located northwest of the subject parcel on Leesburg Road identifies 24,200 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg 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 a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

Deloach Drive is listed on the dirt road paving list through the County Penny Sales Tax program.

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

Conclusion

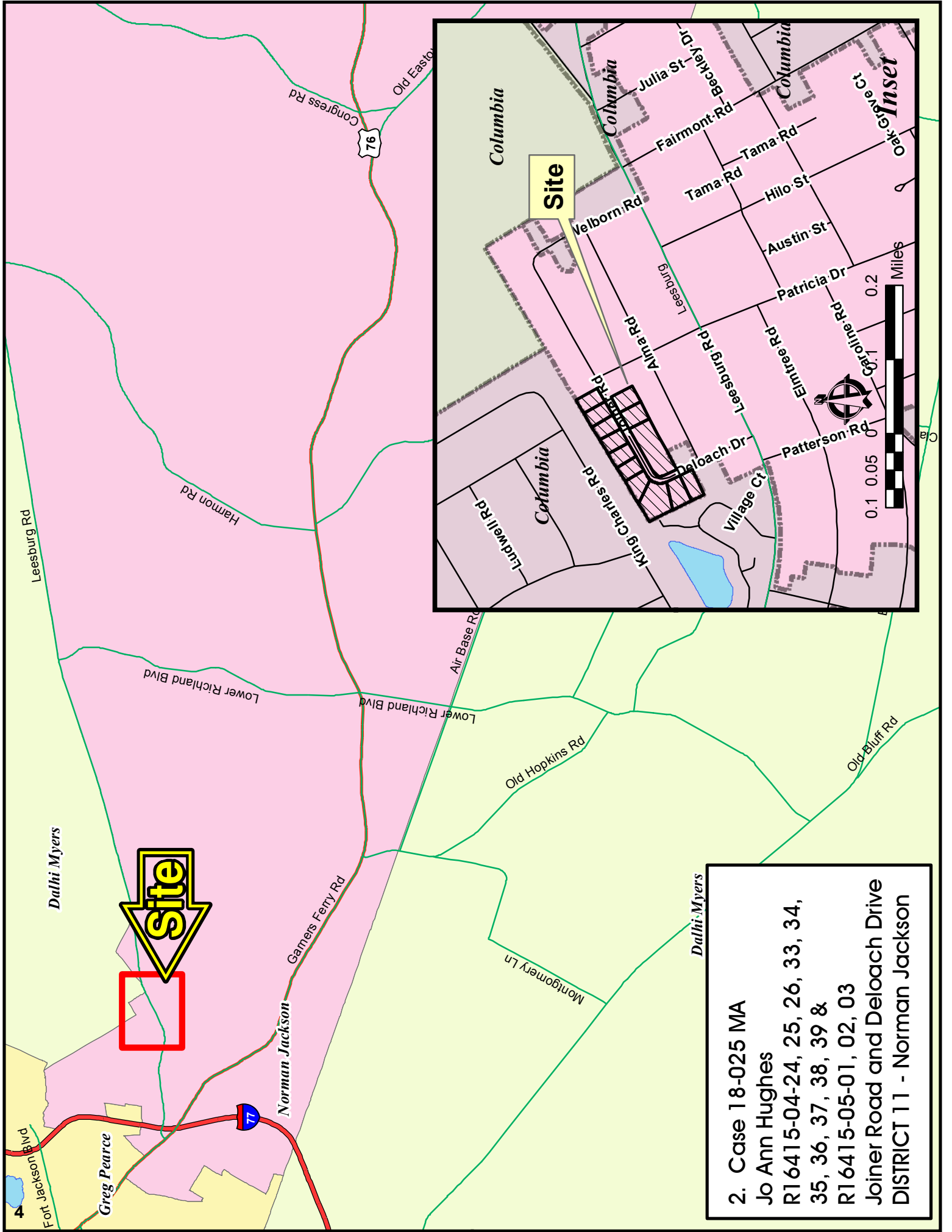
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan as it will be in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

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

However, approval of the rezoning request would permit lot sizes not in character with the existing residential lot sizes and zoning districts along this section of Joiner Road and Deloach Drive.

Planning Commission Action

At their **July 9, 2018** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **18-025 MA**.



2. Case 18-025 MA
 Jo Ann Hughes
 R16415-04-24, 25, 26, 33, 34,
 35, 36, 37, 38, 39 &
 R16415-05-01, 02, 03
 Joiner Road and Deloach Drive
 DISTRICT 11 - Norman Jackson

Ludwell Rd

Case 18-025 MA RS-LD to RS-MD

Columbia

TMS R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 & R16415-05-01, 02

Archdale Rd

Maple Ln

Columbia

King Charles Rd

Joiner Rd

Palatine Rd



Patricia Dr

Village Way

Alma Rd

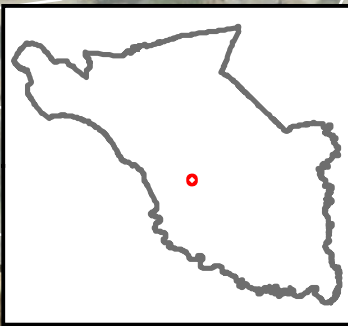
 SPECIAL FLOOD HAZARD AREA

 WETLANDS

Village Walk

Deloach Dr

Leesburg Rd



Village Ct



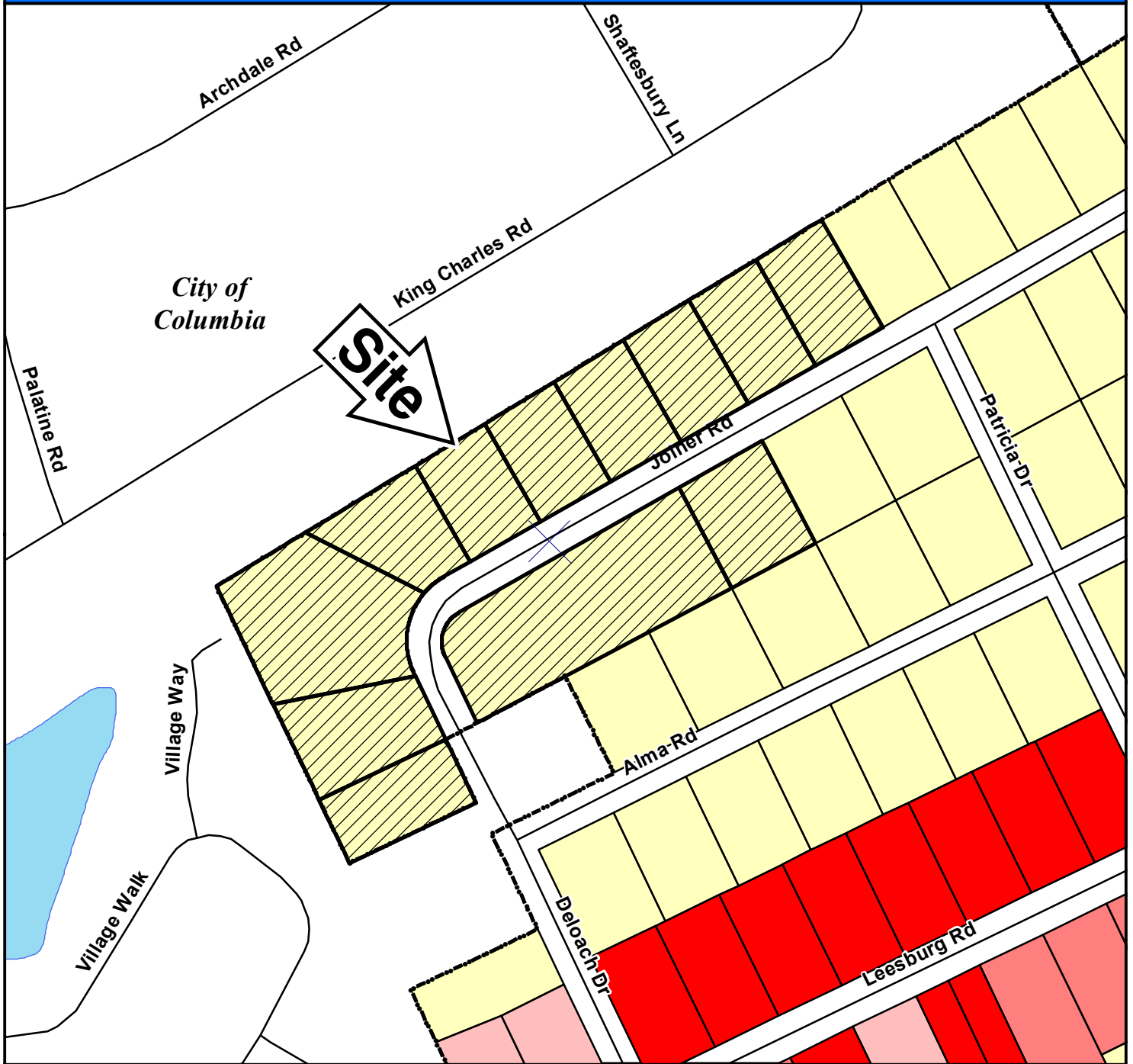
0 130 260 520 780 1,040 Feet

Patterson Rd

Elm Rd

Google

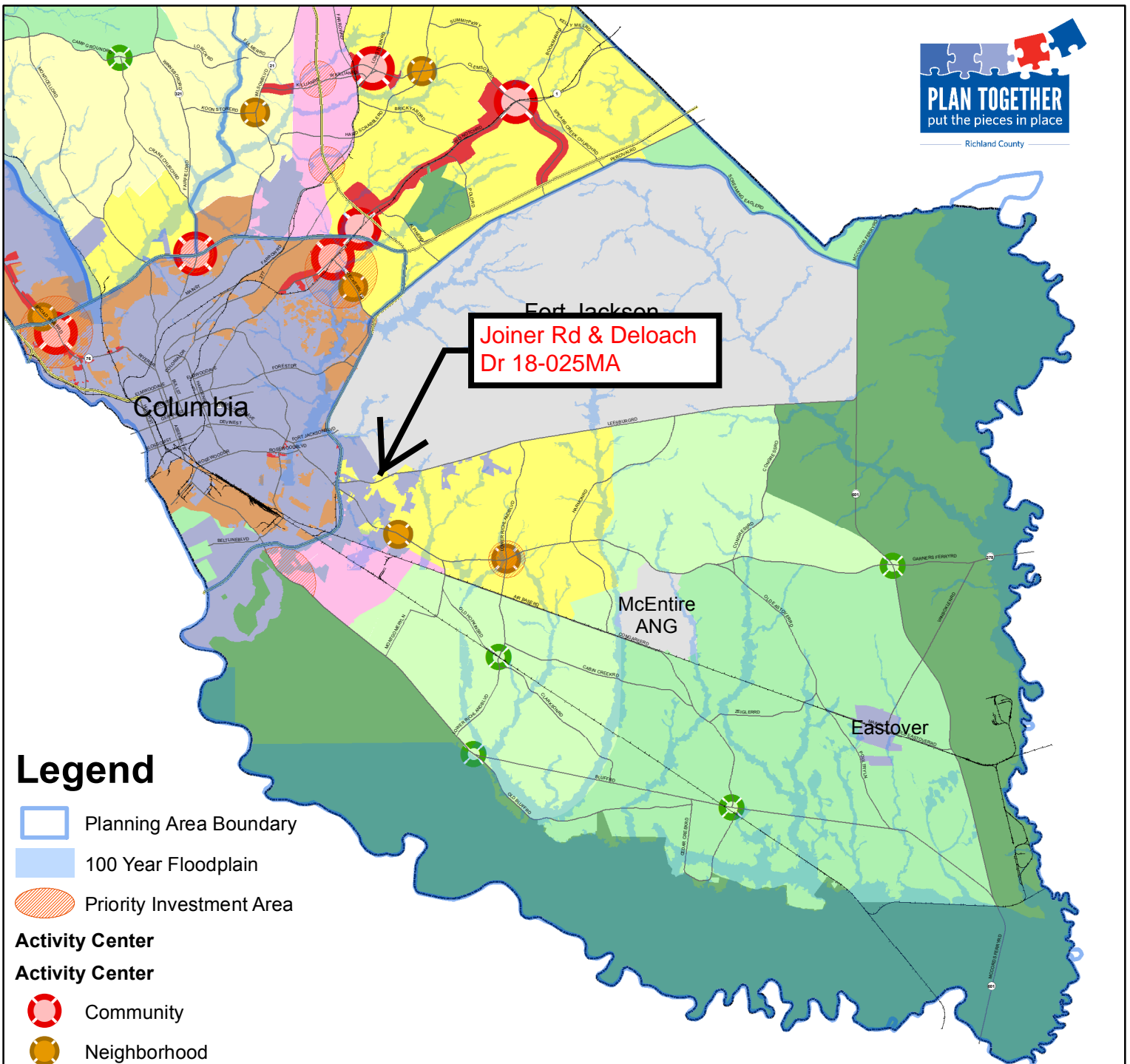
Case 18-025 MA RS-LD to RS-MD



ZONING CLASSIFICATIONS

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





Legend

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

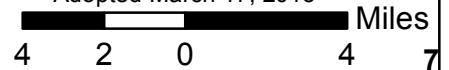
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





RICHLAND COUNTY GOVERNMENT

Community Planning & Development

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202
Zoning & Land Development: (803) 576-2190 • Zoning Fax: (803) 576-2182

May 3, 2018

Fort Jackson Commanding General
Attn: Major General John P. Johnson
4325 Jackson Boulevard
Fort Jackson, South Carolina 29207

RE: Rezoning within the Military Buffer
Location: Joiner Road and Deloach Drive
TMS#: R16415-04-24, 25, 26, 33, 34, 35, 36, 37, 38, 39 & R16415-05-01, 02, 03

To Whom It May Concern:

The above referenced Zoning Map Amendment "**Case MA18-018**", has been submitted for staff review in accordance with Articles III, IV, V, and VI of the Richland County Land Development Code.

This letter is being issued with the understanding that Fort Jackson/McCrary Training Center wishes to be notified of any proposed land use or zoning decision involving land located within 3,000 feet of any military installation, Clear Zone, or Accident Potential Zone I and II. By notifying the base commander we hope to ensure consistent notification and cooperation between both parties for rezoning activities in Richland County.

We would request that under Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, **Article 13 SECTION 6-29 1630**, that the commander of the federal military installation submit a written recommendation to be made part of the public record. If no written recommendation is received, Richland County staff will presume the proposed re-zoning does not adversely affect the military installation.

The Planning Commission meeting to address this map amendment will be held on **June 4** at 3:00pm. Additionally, County Council will hear this matter at the Zoning Public Hearing, scheduled for **June 26** at 7:00pm. Both meetings will be held in Council Chambers located on the 2nd floor of the Richland County Administration Building located at 2020 Hampton Street.

If you have any further questions or concerns please contact me at 803-576-2172 or delaget@rcgov.us.

Sincerely,

Thomas DeLage
Assistant Zoning Administrator
Richland County Community Planning & Development



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 9, 2018
RC PROJECT: 18-026 MA
APPLICANT: Tom James

LOCATION: Lower Richland Boulevard

TAX MAP NUMBER: R21800-04-20
ACREAGE: 5.53 acres
EXISTING ZONING: NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 10, 2018

Staff Recommendation

Approval

Background

Zoning History

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

The subject property and the adjacent property, located east and south of the site, was part of a previous request for Residential Single-family Low Density (RS-LD) District under case number 05-098MA. The case was approved by County Council.

The property was also subsequently rezoned from RS-LD to the current zoning of Neighborhood Commercial District (NC) under case number 06-031MA.

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: 88 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Strip Retail Development
<u>South:</u>	RS-LD	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	RS-MD	Undeveloped

Discussion

Parcel/Area Characteristics

The subject property has frontage on Lower Richland Boulevard. Lower Richland Boulevard is a two lane undivided collector Road without sidewalks and streetlights along this section. The immediate area is characterized by a mix of undeveloped parcels and commercial uses to the north. North of the site is zoned General Commercial (GC) District parcel with a multi- a strip retail development. South and east of the site is zoned Residential Single-family Low Density (RS-LD) District and undeveloped. West of the site is Residential Single-family Low Density (RS-LD) District and is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District One. Lower Richland High School is located .09 miles north of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County sewer service area. There are fire hydrants located northeast of the site on the adjacent parcel. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately .54 miles north of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

The Lower Richland County, ***“RICHLAND COUNTY STRATEGIC COMMUNITY MASTER PLAN”***, designates this area as ***Nodes of Activity Planning Area***.

NODES RECOMMENDATIONS

These are either existing areas of activity or key areas that could accommodate new growth and development with supporting infrastructure investments. Each type of node has a distinct character and purpose. The following descriptions elaborate on the quality of place envisioned in each node.

Existing Community Nodes

As previously mentioned, there are two areas within the Planning Area not included in this process. The Southeast Richland Neighborhood (SERN) in the Suburban Area was identified by the County as a Priority Investment Area during a county-wide comprehensive planning effort. In 2005, a master plan was created for this area. This plan, the Lower Richland Strategic Community Master Plan, supports the vision of the SERN and reinforces its findings through complementary recommendations.

The Richland County, **“SOUTHEAST RICHLAND NEIGHBORHOOD MASTER PLAN”**, Short Term Recommendations for this area:

“Incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the district, more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.”

Traffic Characteristics

The 2017 SCDOT traffic count (Station #170) located south of the subject parcel on Garners Ferry Road identifies 23,900 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four lane divided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Garners Ferry Road is currently operating at Level of Service (LOS) “B”.

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

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

There are no planned or programmed improvements for this section of Lower Richland Boulevard through the COATS 2035 Long Range Transportation Plan (LRTP) or through the Penny Tax program.

Conclusion

The subject parcel is located within a Neighborhood Activity Center. The proposed zoning district is not consistent with the objectives and policies outlined in the Comprehensive Plan, as it will permit uses which are more intensive than recommended. According to the Comprehensive Plan, Neighborhood Activity Centers “...should provide commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services as well as supply limited local office space demanded by neighborhood businesses.”

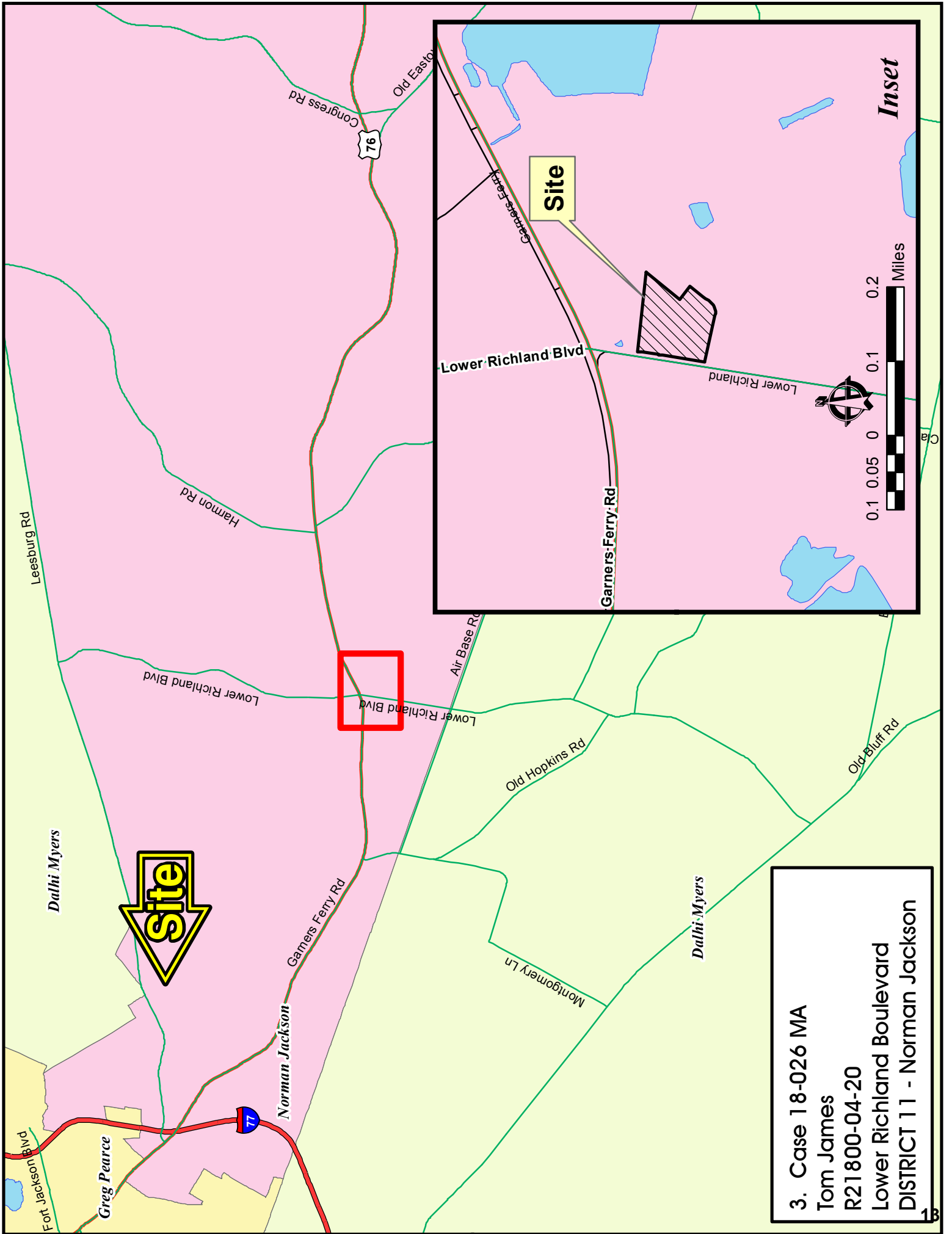
However, the subject site is also located within the Southeast Richland Neighborhood Master Plan which recommends that commercial uses be “...*clustered more densely at Garners Ferry’s intersection with Lower Richland Boulevard.*” This Plan was adopted after the current Comprehensive Plan. This Plan is more narrowly focused on areas than the recommendations of the Comprehensive Plan.

In addition, the subject site is located within a Neighborhood activity center and is adjacent to GC uses and Districts; thus, approval of the rezoning request could be viewed as being in character with the existing development pattern and zoning districts north of the site.

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

Planning Commission Action

At their **July 9, 2018** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **18-026 MA**.



site

Site

3. Case 18-026 MA
 Tom James
 R21800-04-20
 Lower Richland Boulevard
 DISTRICT 11 - Norman Jackson

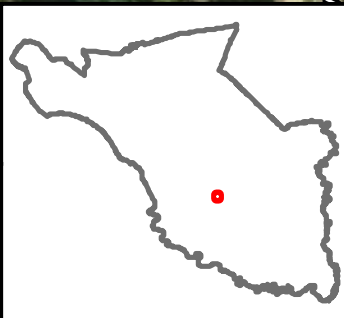
Case 18-026 MA
NC to GC
TMS R21800-04-20

Garners Ferry Rd

Site

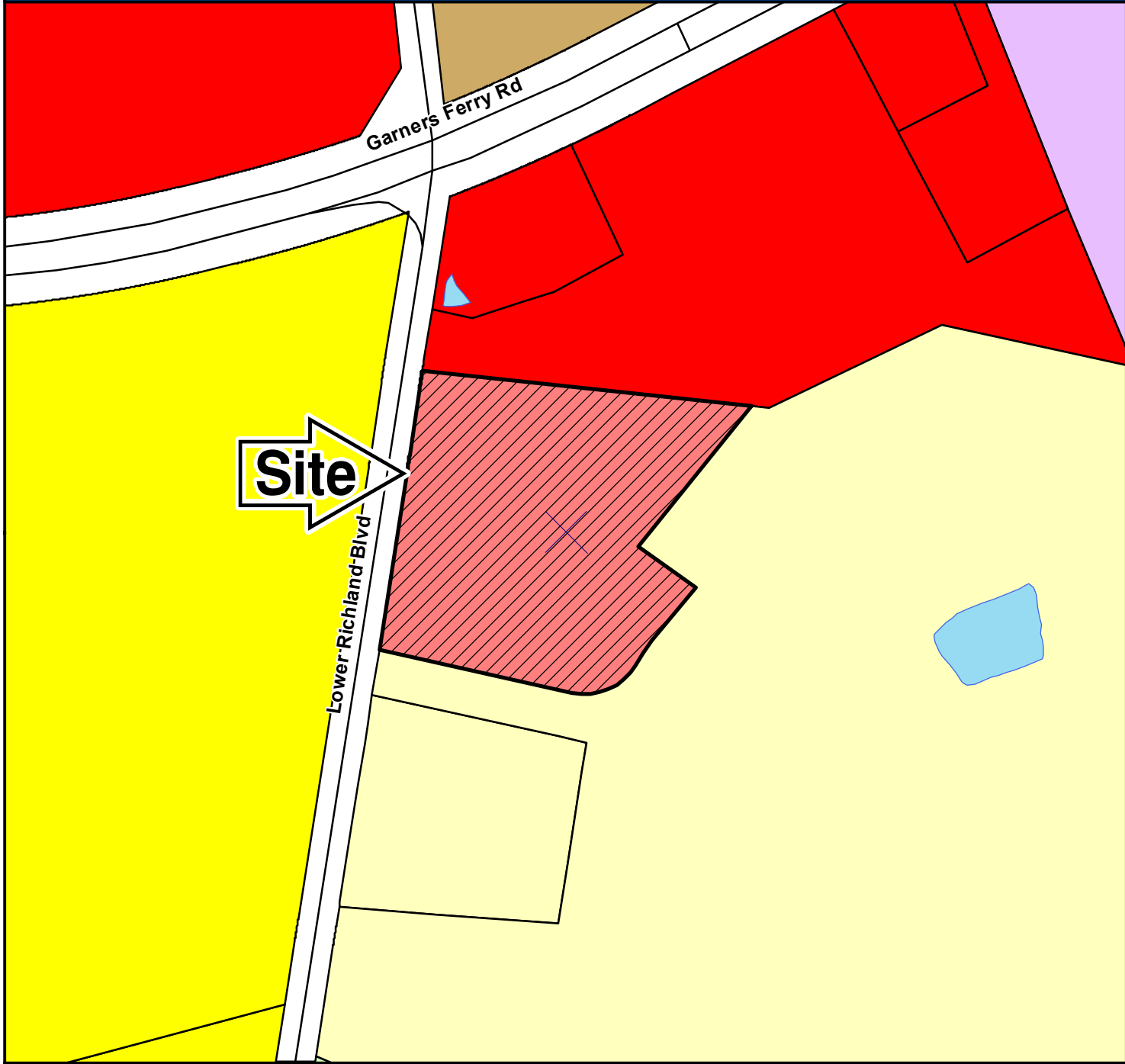
er Richt Blvd

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











Google

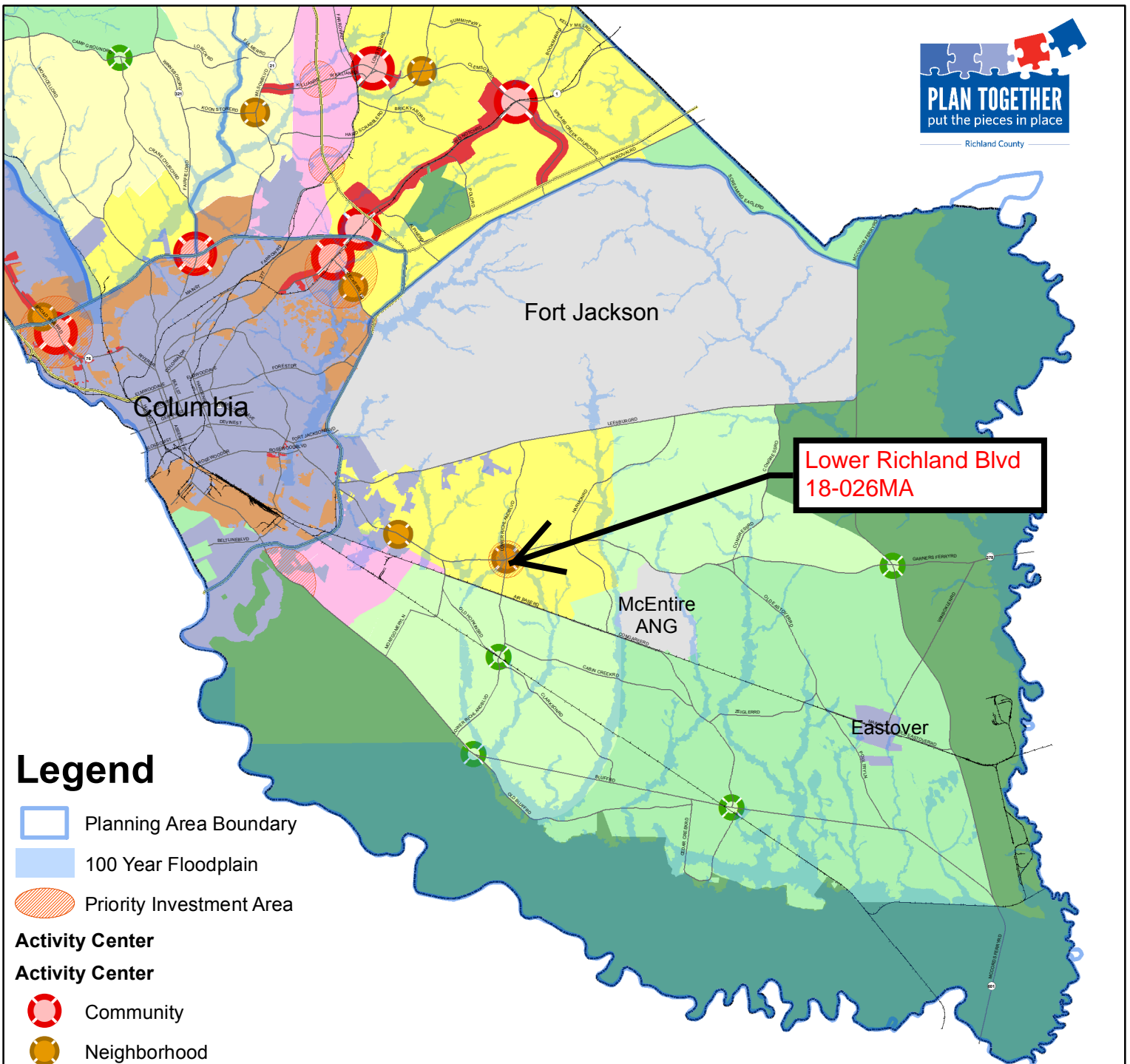
Case 18-026 MA NC to GC



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	





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-18HR

AN ORDINANCE AMENDING CHAPTER 26 SO AS TO INCLUDE THE
PROVISIONS OF THE RICHLAND COUNTY LAND DEVELOPMENT MANUAL.

(Title only)



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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