

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



April 23, 2019

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

Revised 04/16/19

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, April 23, 2019
Agenda
7:00 pm
2020 Hampton Street
2nd 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 # 19-002 MA District 7
Gwendolyn Kennedy
Sukhjinder Singh
RU to NC (2.9 acres)
3500 Hard Scrabble Road
TMS# R20100-04-08
[First Reading]
Planning Commission – Disapproval (6 - 0)
PDSB Recommendation – Disapproval
Page 1

2. Case # 19-006 MA District 11
Chakisse Newton
Charlotte Huggins
RU to GC (2.8 acres)
10510 Garners Ferry Road
TMS# R30600-02-16 & R30600-02-08 (Portion of)
[First Reading]
Planning Commission – Approval (6 - 0)
PDSB Recommendation – Disapproval
Page 9

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

3. Case # 19-009 MA District 7
Gwendolyn Kennedy
Joginder Pall
CC-4 to CC-3 (2 acres)
7430 Fairfield Road
TMS# R11904-02-05
Planning Commission – Approval (8 - 0)
PDSB Recommendation – Disapproval
Page 17

4. Case # 19-010 MA
Robert F. Fuller
TROS/RU to RS-MD (185.29 acres)
Langford Road
TMS# R23400-05-05 & 06
Planning Commission – Disapproval (7 - 1)
PDSD Recommendation – Approval
Page 25
District 2
Joyce Dickerson
5. Case # 19-011 MA
Ki O. Kwon
RU to OI (4.61 acres)
4026 Hard Scrabble Road
TMS# R20100-02-46
Planning Commission – Disapproval (7 - 1)
PDSD Recommendation – Disapproval
Page 33
District 8
Jim Manning
6. Case # 19-012 MA
Roger Winn
HI to GC (5.88 acres)
8911 Farrow Road
TMS# R17200-03-06
Planning Commission – Approval (7 - 0)
PDSD Recommendation – Approval
Page 41
District 7
Gwendolyn Kennedy
7. Case # 19-013 MA
Lee Bussel Jr.
RU to GC (3.6 acres)
1300 Peace Haven Road
TMS# R01500-02-10
Planning Commission – Disapproval (8 - 0)
PDSD Recommendation – Disapproval
Page 49
District 1
Bill Malinowski

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 2, 2019
RC PROJECT: 19-002 MA
APPLICANT: Sukhjinder Singh

LOCATION: 3500 Hard Scrabble Rd

TAX MAP NUMBER: R20100-04-08
ACREAGE: 2.9 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: March 8, 2019

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District. With the adoption of the 2005 Land Development Code, the D-1 District was designated Rural District (RU).

Zoning History for the General Area

The Neighborhood Commercial District (NC) parcel west of the site was part of two previous zoning requests under case number 18-029MA and case number 18-038MA. Case number 18-029MA was a request for the General Commercial District (GC) and was denied by County Council. Case number 18-038MA was a request for the Neighbor Commercial District (NC) and was approved by County Council.

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

Discussion

Parcel/Area Characteristics

The subject property has primary frontage along Hard Scrabble Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by an institutional use, residential zoning districts and residential uses. The parcels north and east of the site contain residences. The parcel south of the site is undeveloped. West of the site is a place of worship.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .87 miles north of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant north of the site on Hard Scrabble Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.2 miles northwest of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #428) located south of the subject parcel on Hard Scrabble Road identifies 17,200 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 10,800 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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 section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

Conclusion

The request does not meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors or within a contextually-appropriate distance from the intersection of a primary arterial. Hard Scrabble Road is classified as a two lane undivided minor arterial.

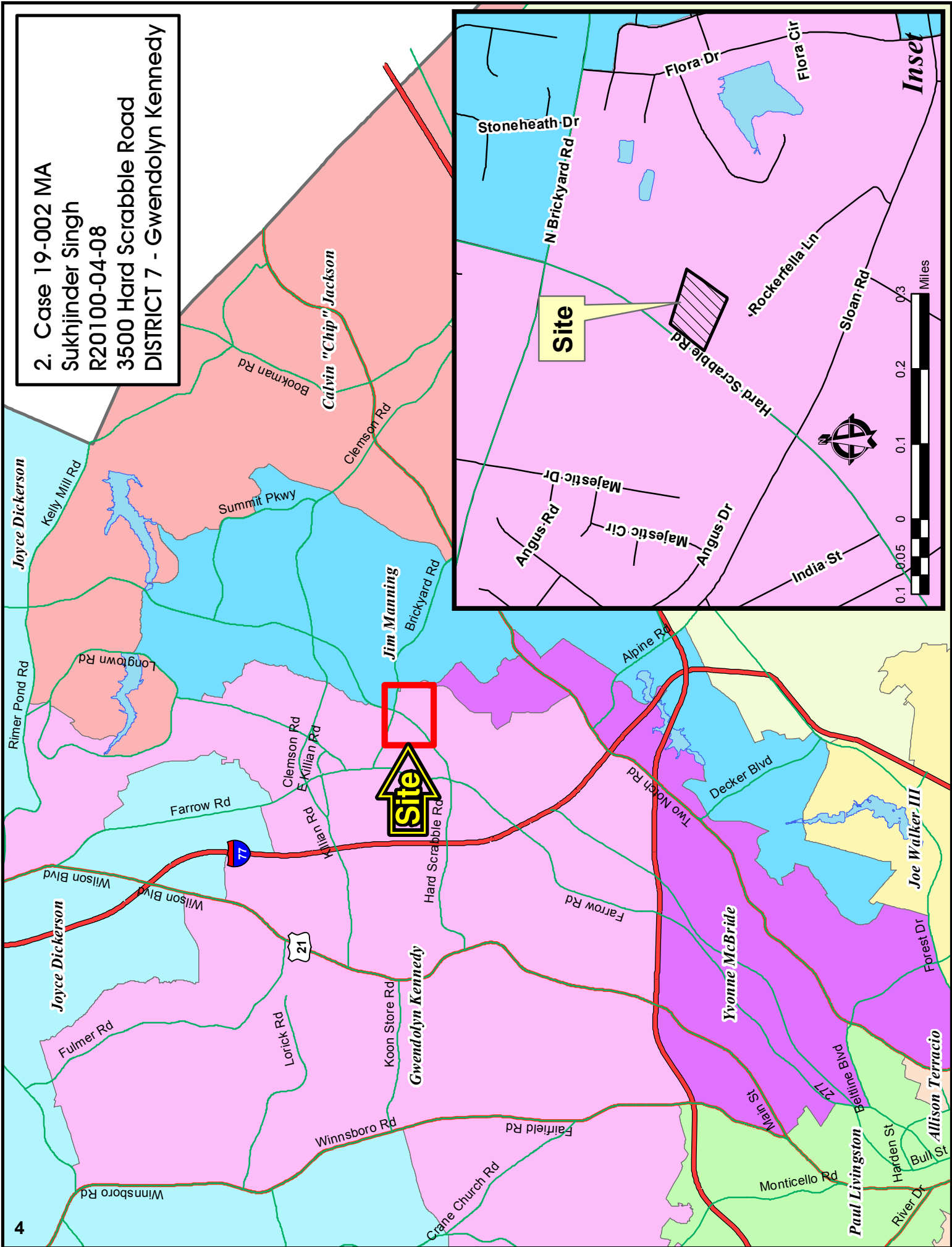
Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of commercial zoning districts along this section of Hard Scrabble Road.

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

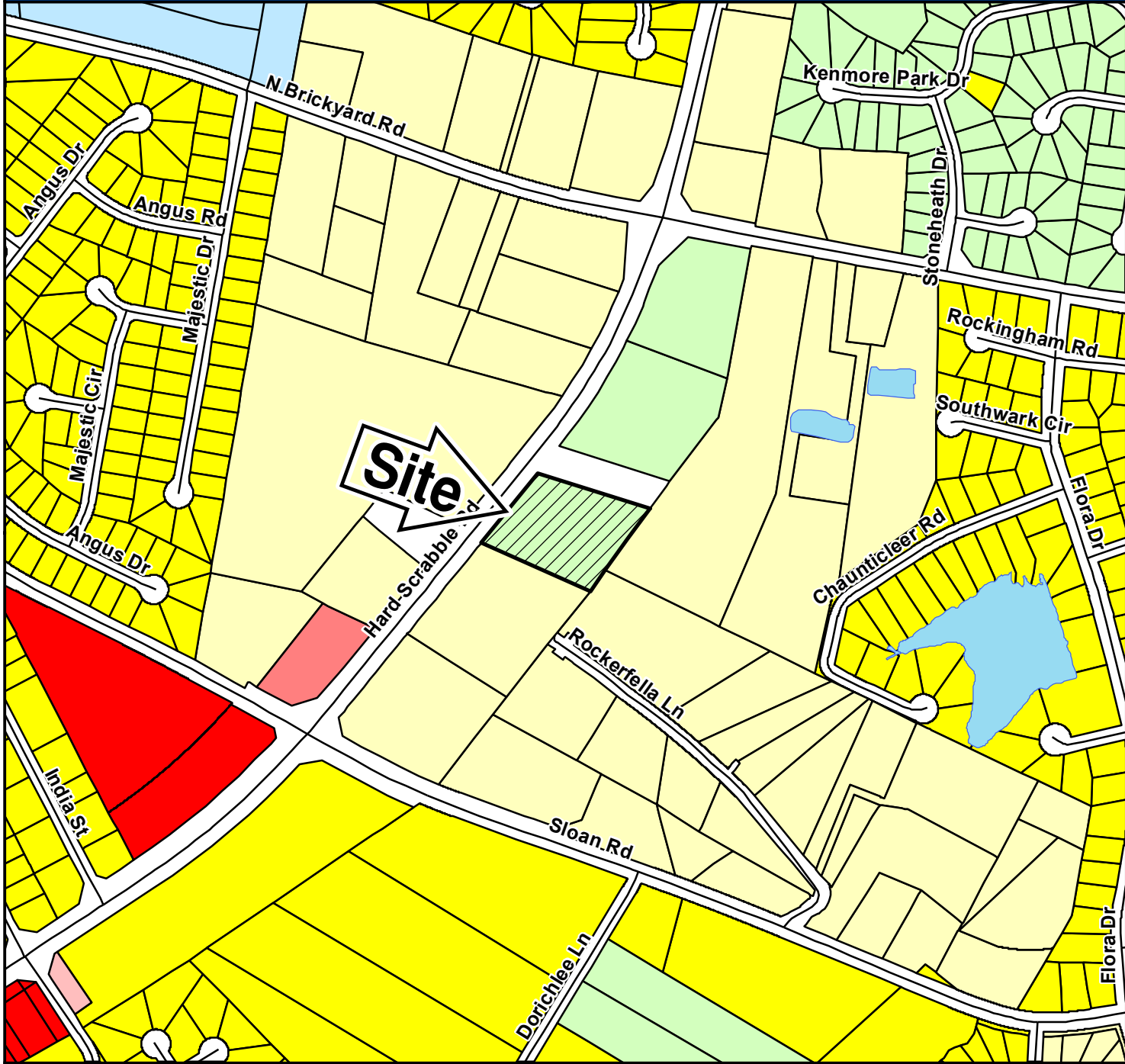
Planning Commission Action

At their **March 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-002 MA**.

2. Case 19-002 MA
Sukhjinder Singh
R20100-04-08
3500 Hard Scrabble Road
DISTRICT 7 - Gwendolyn Kennedy



Case 19-002 MA RU to NC



ZONING CLASSIFICATIONS

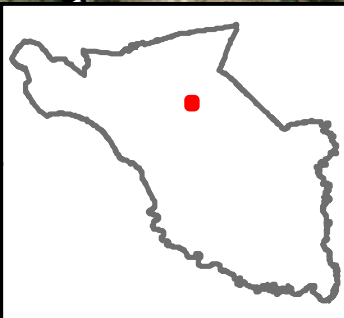
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 19-002 MA
RU to NC
TMS R20100-04-08

Site

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



Google

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

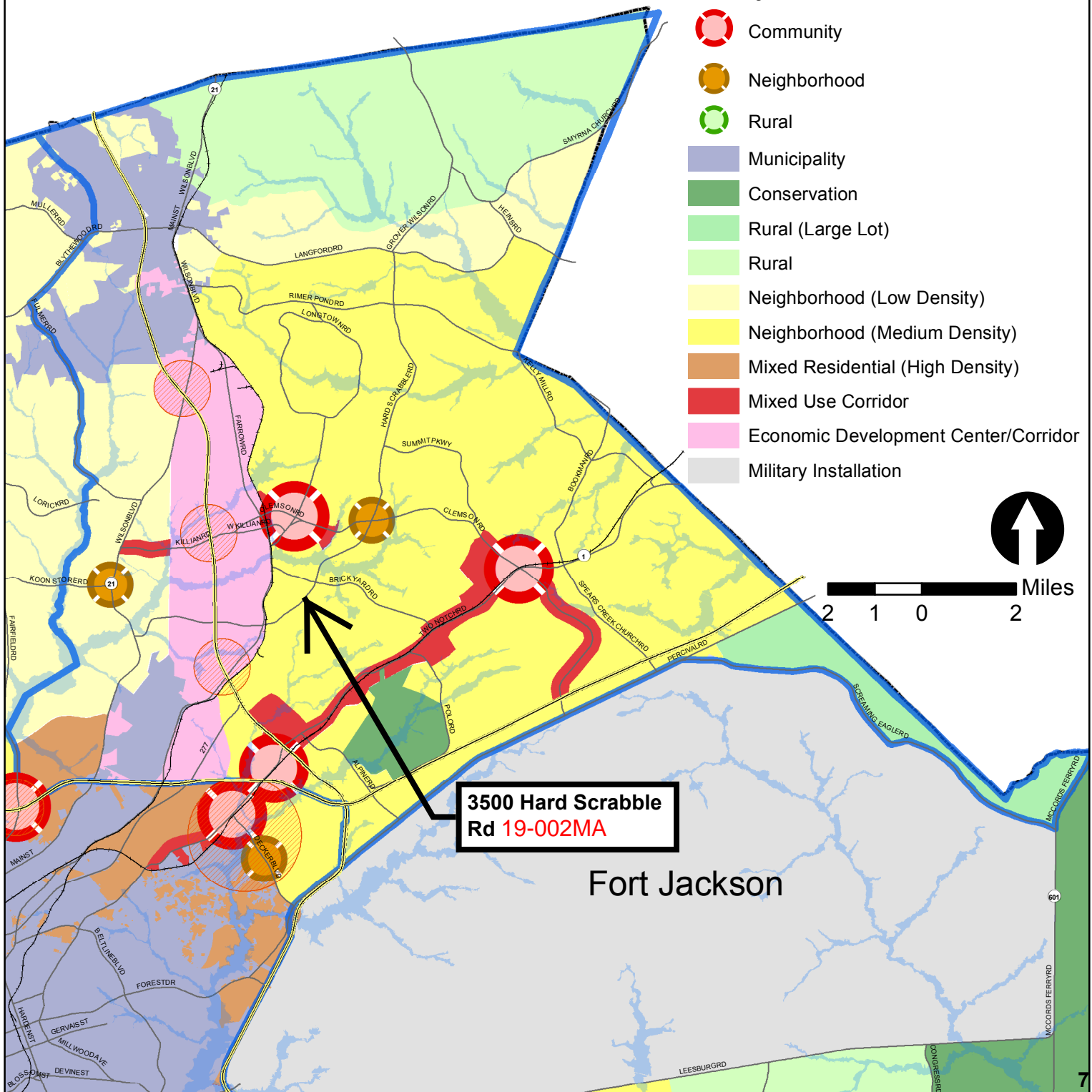


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: March 4, 2019
RC PROJECT: 19-006 MA
APPLICANT: Charlotte Huggins

LOCATION: 10510 Garners Ferry Road

TAX MAP NUMBER: R30600-02-16 & R30600-02-08 (Portion of)
ACREAGE: 2.8 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: March 8, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 16-002MA. That case was denied at the February 23, 2016 Zoning Public Hearing.

The subject parcel was part of a previous request for the Rural Commercial District (RC) under case number 16-012MA. That case was denied at the April 26, 2016 Zoning Public Hearing.

Zoning History for the General Area

A GC parcel south of the site was rezoned under Ordinance Number 051-14HR (case number 14-16MA).

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: 44 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	Residence
<u>South:</u>	GC	Convenience store with pumps
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Single family residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains two nonresidential structures. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a convenience store with pumps (Mr. Bunky’s Market) and other commercial, small-scale industrial, and undeveloped uses south of the subject parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.3 miles west of the subject parcel on Congaree Road. The Congaree Run fire station (number 29) is located eight hundred (800) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located at the intersection of R.L. Coward Road and Garners Ferry Road. The City of Columbia is the water service provider for the area.

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

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

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

preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2017 SCDOT traffic count (Station # 173) located east of the subject parcel on Garners Ferry Road identifies 18,500 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "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.

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

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan and recommends **Disapproval** of this map amendment.

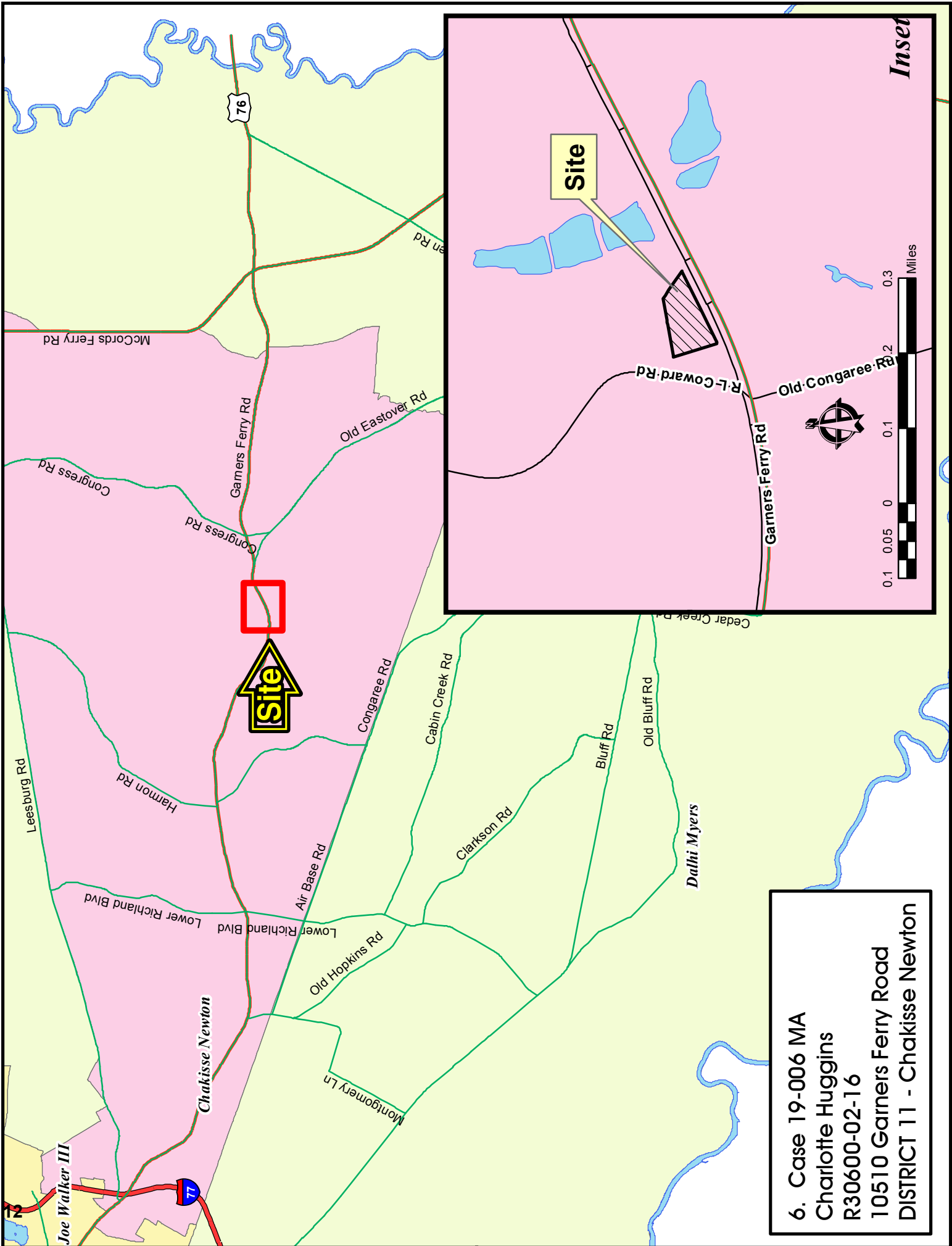
The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also recommends that commercial development be located at rural crossroads or within Rural Activity Centers. The site is not located within an activity center nor at an intersection of a rural crossroads, likewise, the proposed zoning designation would allow for potential uses of greater intensity than the adjacent and surrounding properties as recommended by the Comprehensive Plan.

Planning Commission Action

At their **March 4, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- The request is not inconsistent with the recommendations of the Comprehensive Plan.
- The area acts as a "de facto" Rural Activity Center

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-006 MA**.



6. Case 19-006 MA
 Charlotte Huggins
 R30600-02-16
 10510 Garner's Ferry Road
 DISTRICT 11 - Chakisse Newton

Case 19-006 MA
RU to GC
TMS R30600-02-16

R/L Coward Rd

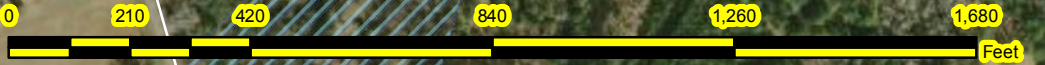
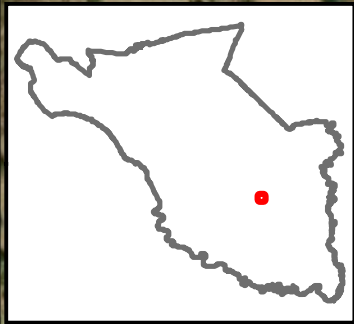
Garners Ferry Rd

Site

Congaree Run

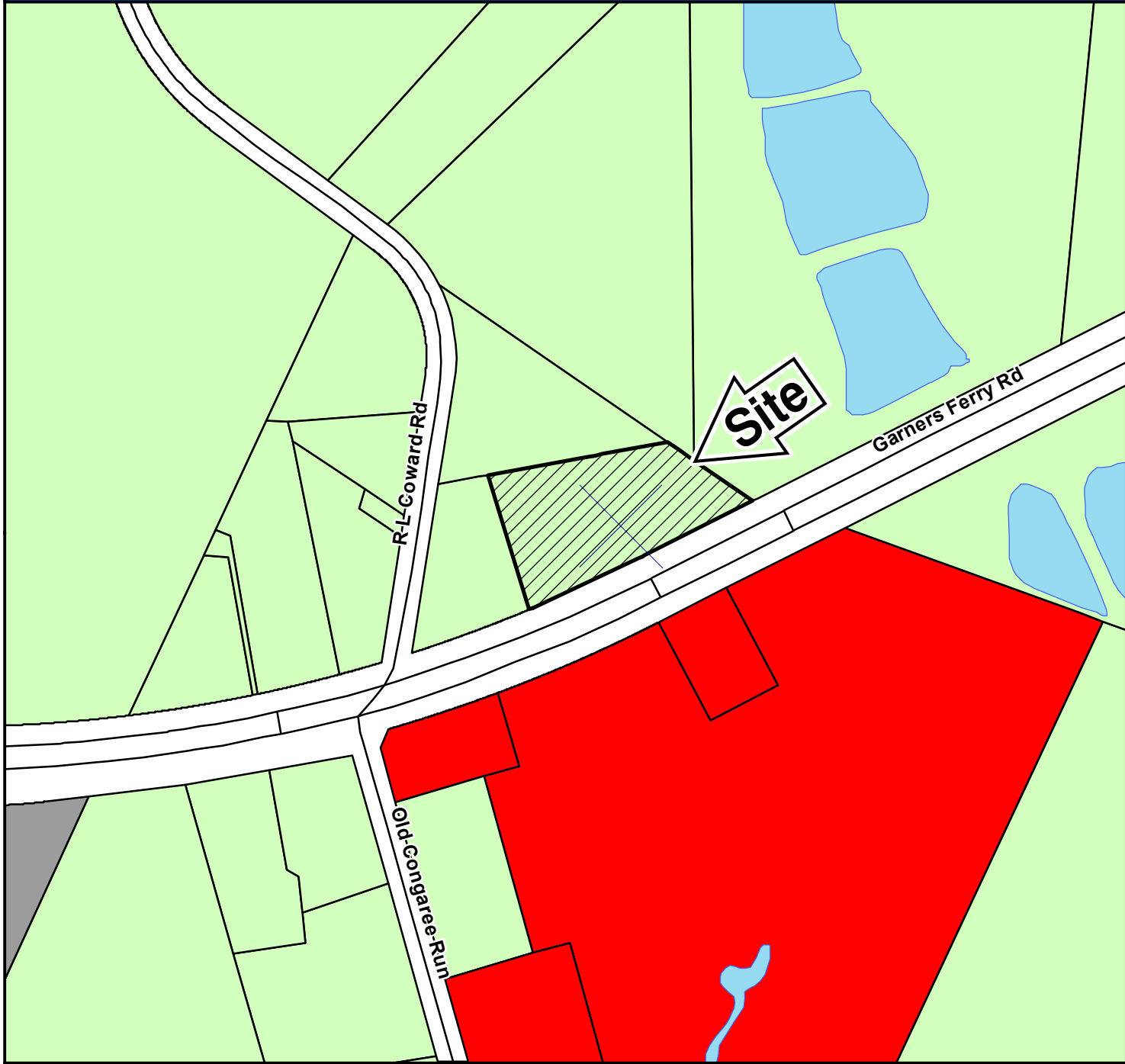
 SPECIAL FLOOD HAZARD AREA

 WETLANDS












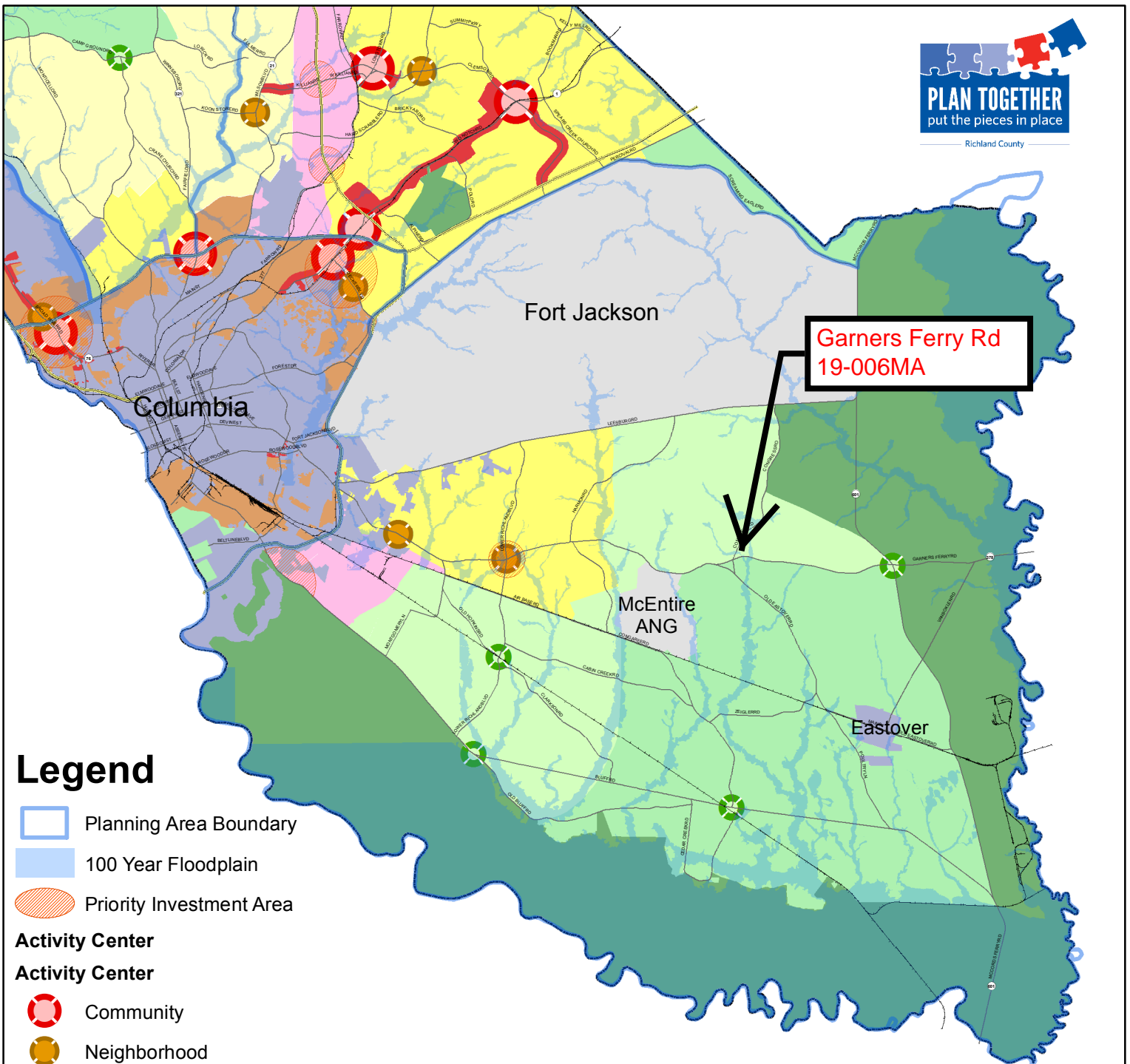
Google

Case 19-006 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	



Legend

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

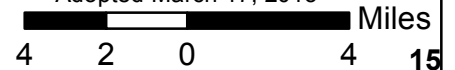
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2019
RC PROJECT: 19-009 MA
APPLICANT: Joginder Pall

LOCATION: 7430 Fairfield Road

TAX MAP NUMBER: R11904-02-05
ACREAGE: 2 acres
EXISTING ZONING: CC-4
PROPOSED ZONING: CC-3

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the CC-2 District under case number 18-021MA. The request was denied by County Council.

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-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

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

Neighborhood Mixed Use CC-3 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. This section of Fairfield Road is a five-lane undivided minor arterial. The site contains a nonresidential structure. There are no sidewalks or streetlights along this section of 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 sets forth the specific goal to “develop local retail services and limit industrial expansion”. While the plan recommends limiting industrial growth and promoting rezoning of properties from industrial to commercial, the recommended land use for the subject area is put forth as “Light Industrial.”

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 five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 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 is currently a Rehab and Resurfacing project within the construction phase just south of the subject site along Fairfield Road. There are no planned or programmed improvements for this section of Fairfield Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **Disapproval** of this map amendment.

The proposed rezoning request would allow for a range of residential and commercial uses which are consistent with the Neighborhood (Low Density) designation set forth in the Comprehensive Plan. Conversely, 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 and thereby not appropriate.

The proposed rezoning is consistent with the goals and recommendations for the Crane Creek Neighborhood Master Plan, as it would transition industrially zoned properties to commercial and allow for development of local retail services. Although the proposed district is consistent with the master plan it would allow for a greater intensity of uses than the recommended neighborhood scale supportive and retail services. Additionally, the proposed land use under the Crane Creek plan designates the area to be light industrial uses.

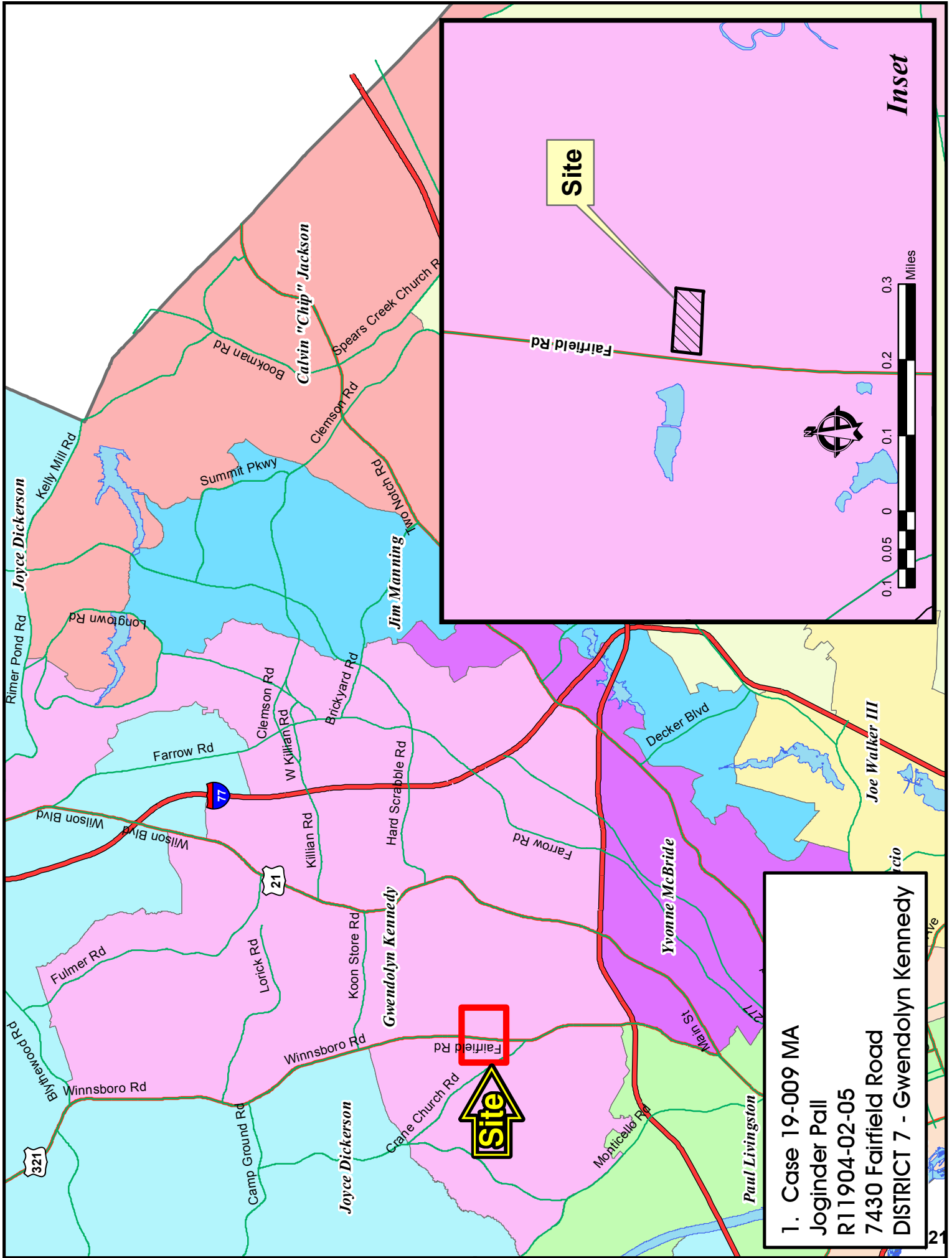
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

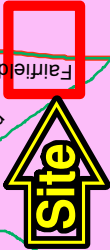
At their **April 1, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- While the site doesn't sit in a node, it does sit in a commercial area.
- Rezoning would serve the community in buffering industrial uses
- Rezoning would be compatible w/ existing and adjacent land uses in the immediate area

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-009 MA**.



1. Case 19-009 MA
Joginder Pall
R11904-02-05
7430 Fairfield Road
DISTRICT 7 - Gwendolyn Kennedy



Site



Inset

**Case 19-009 MA
CC-4 to CC-3
TMS R11904-02-05**

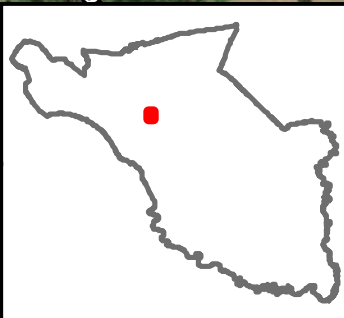
Wessinger Rd

Fairfield Rd

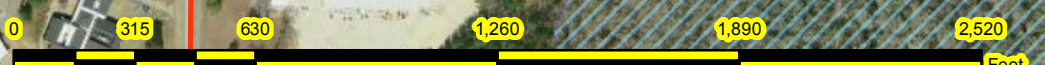
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



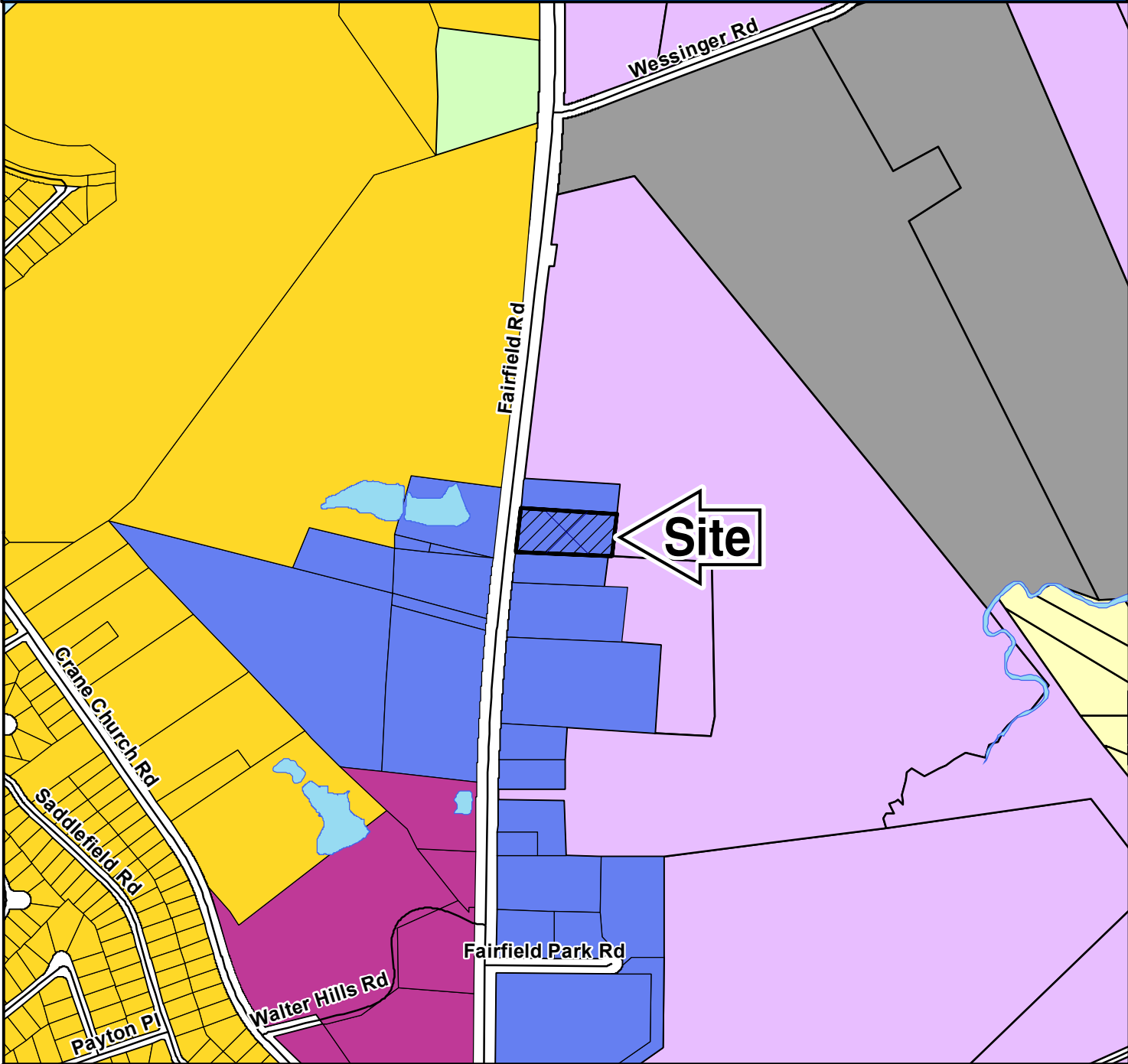
Fairfield Park Rd





























Feet

Google

Case 19-009 MA CC-4 to CC-3



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	

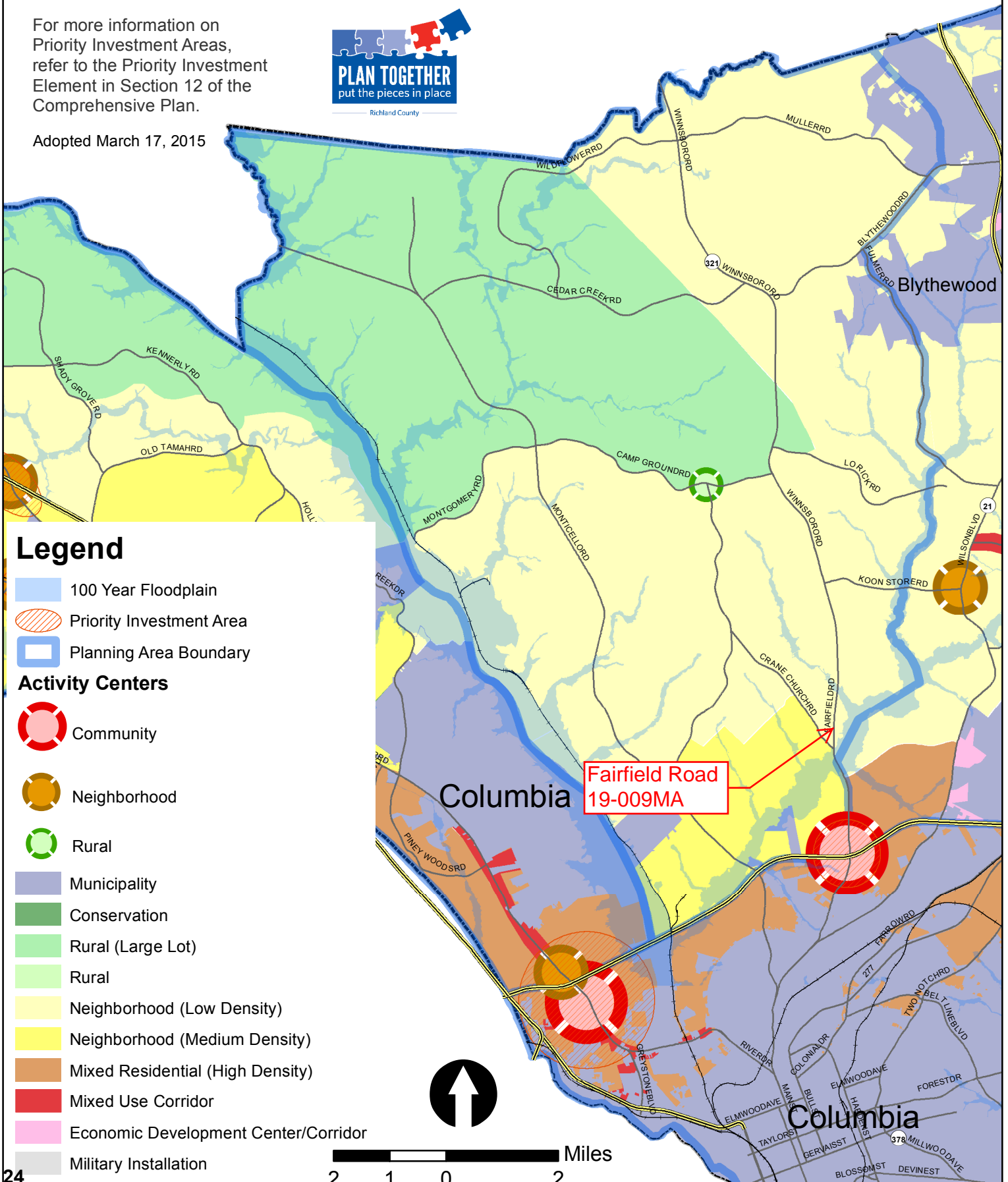


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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: April 1, 2019
RC PROJECT: 19-010MA
APPLICANT: Robert F. Fuller

LOCATION: Langford Road

TAX MAP NUMBER: R23400-05-05 & 06
ACREAGE: 183.23 acres & 2.06 acres (185.29 acres total)
EXISTING ZONING: TROS/RU
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Approval

Background

Zoning History

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

The larger of the subject parcels were rezoned from the RU District to the Traditional Recreational Open Space (TROS) District under case number 07-24MA (Ordinance number 065-07HR).

Zoning History for the General Area

A Planned Development District (PDD) parcel southeast of the site with frontage on Kelly Mill Road was rezoned from PDD to PDD under case number 18-034MA.

The PDD parcels south of the site were rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR).

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: 949 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/Hunters Run Residential Subdivision
<u>South:</u>	RS-LD	Crickentree Residential Subdivision/Undeveloped
<u>East:</u>	RU/RU	Residence/Residence
<u>West:</u>	RU/RU	Undeveloped/Undeveloped Residential Subdivision (The Park at Crickentree)

Discussion

Parcel/Area Characteristics

The parcels have frontage along Langford Road and EJW Road. The smaller parcel is at the intersection of the two roads. Langford Road is a two-lane undivided collector without sidewalks or streetlights maintained by SCDOT. EJW Road is a local, unpaved road owned and maintained by the County. The larger of the subject parcels is primarily developed as a golf-course with some stands of trees located throughout the fairways. The smaller of the subject parcels contains a non-residential structure related to the golf course. North and south of the subject parcels are developed residential, suburban subdivisions of varying lot sizes (Crickentree and Hunters Run) and large lot rural residential uses. Further south of the subject parcel is the Lake Carolina Planned Development Subdivision. West of the parcels is an approved subdivision using the open space provisions (The Park at Crickentree).

Public Services

The subject parcel is within the boundaries of Richland School District Two. Kelly Mill Middle School is about 1-mile south of the smaller parcel on Kelly Mill Road. The Bear Creek Fire Station (station number 25) is located about 1.5 miles north of the smaller subject parcel on Heins 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 2017 SCDOT traffic count (station #305, measuring from US 21 to Kershaw County line) located west of the subject parcel along Langford Road identified 6,700 Average Daily Trips (ADT). This section of Langford Road is classified as a two-lane undivided collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Langford 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.

Langford Road has an Operational and Safety Improvement project through SCDOT. The project is to include installation of rumble strips and thermoplastic road markings. The project is currently in construction.

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

Conclusion

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." As the proposed zoning of RS-MD would be consistent with the recommendations of the Comprehensive Plan, staff principally recommends **Approval** of this map amendment.

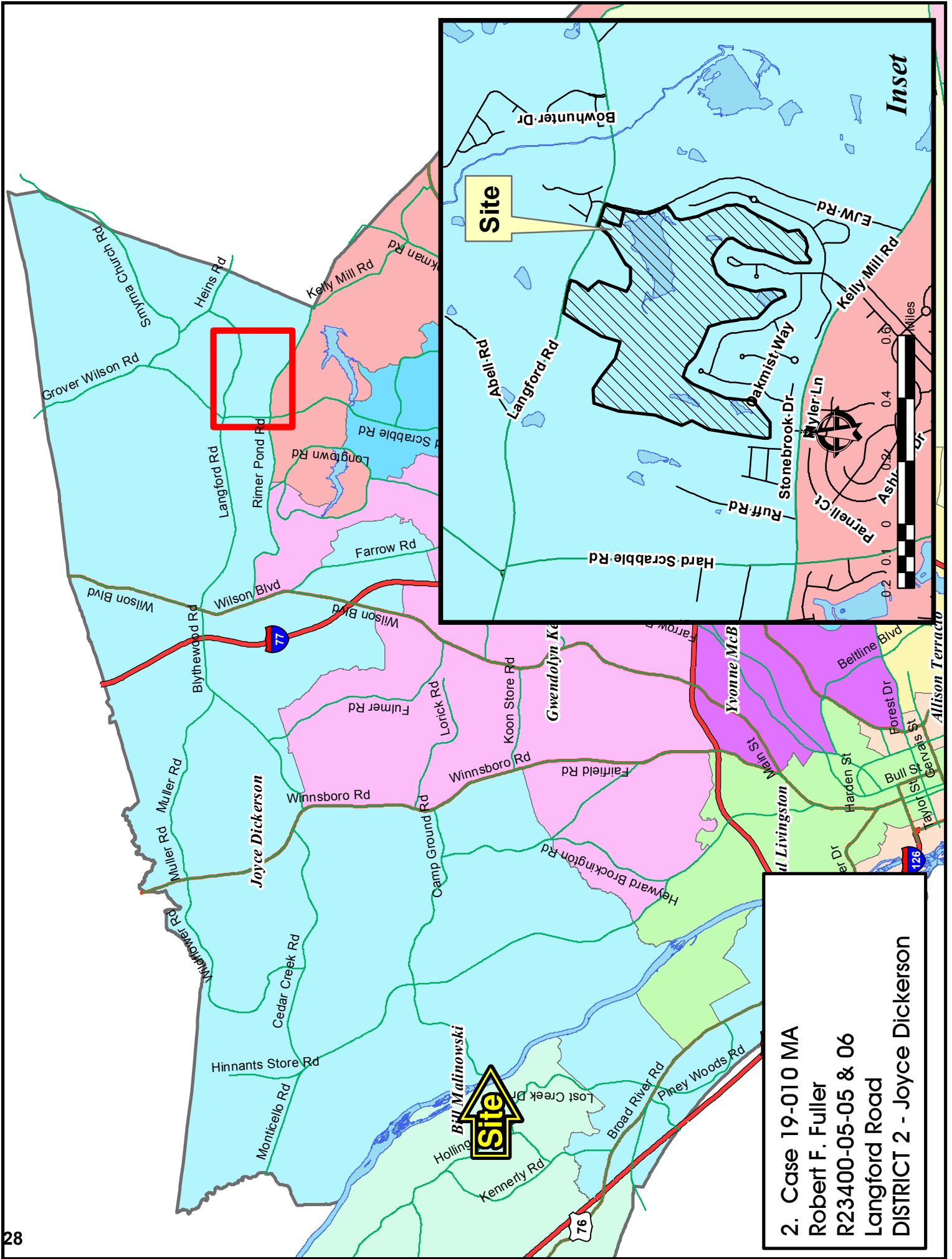
However, while the density and uses of the RS-MD district are consistent with the recommendations of the Plan, approval of the request may promote a density which is not consistent with that of the established and proposed developments of the adjacent and proximate subdivisions (Hunters Run, The Park at Crickentree, and Crickentree).

Planning Commission Action

At their **April 1, 2019** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

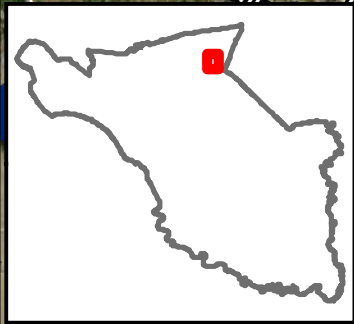
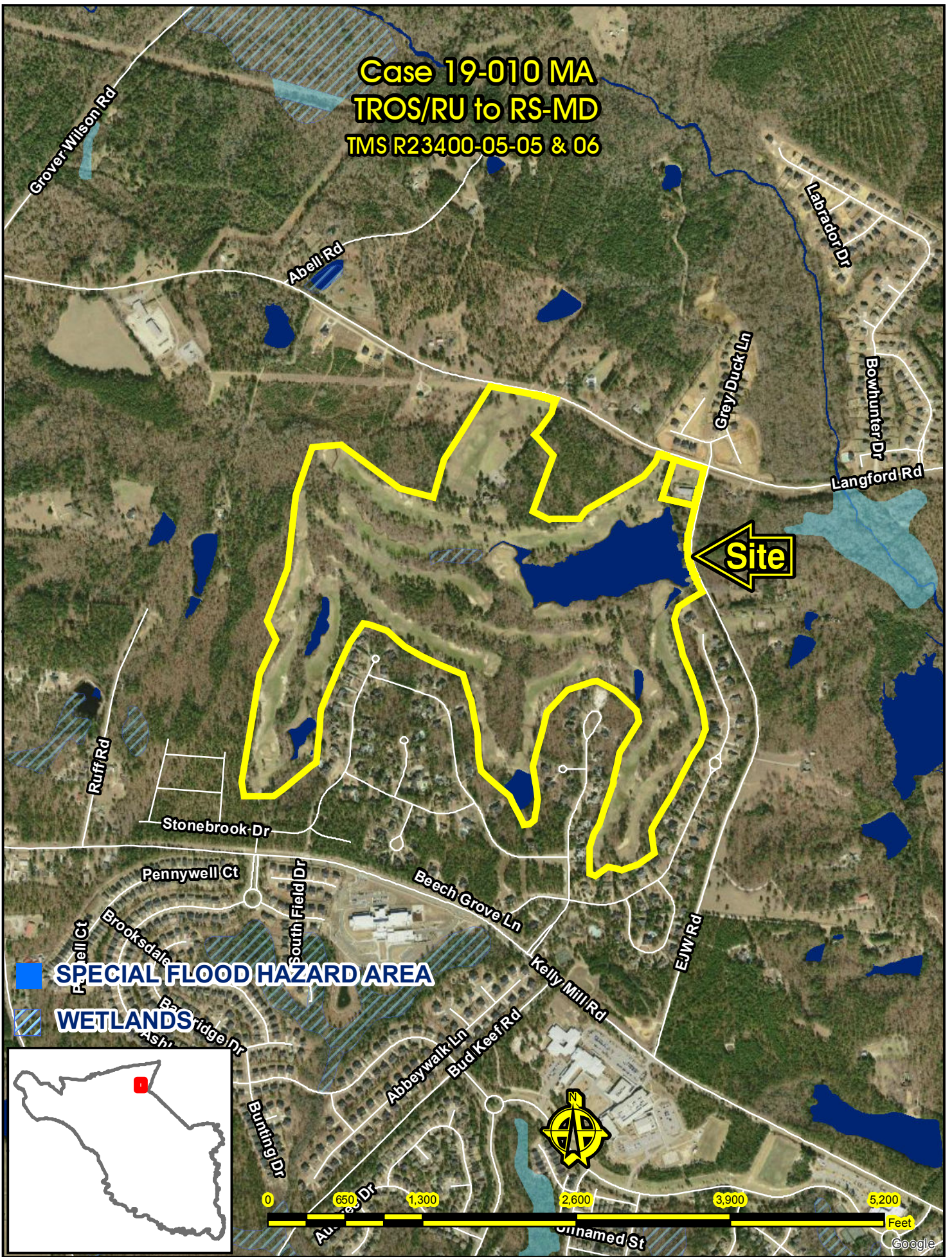
- While the rezoning into residential is appropriate, the level of density requested is too dense.
- Adverse effect of density on flooding.
- People bought property based on golf course.
- The rezoning could change the characteristics of the area.
- Agreement with the recommendations of the RCCC.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **19-010 MA**.

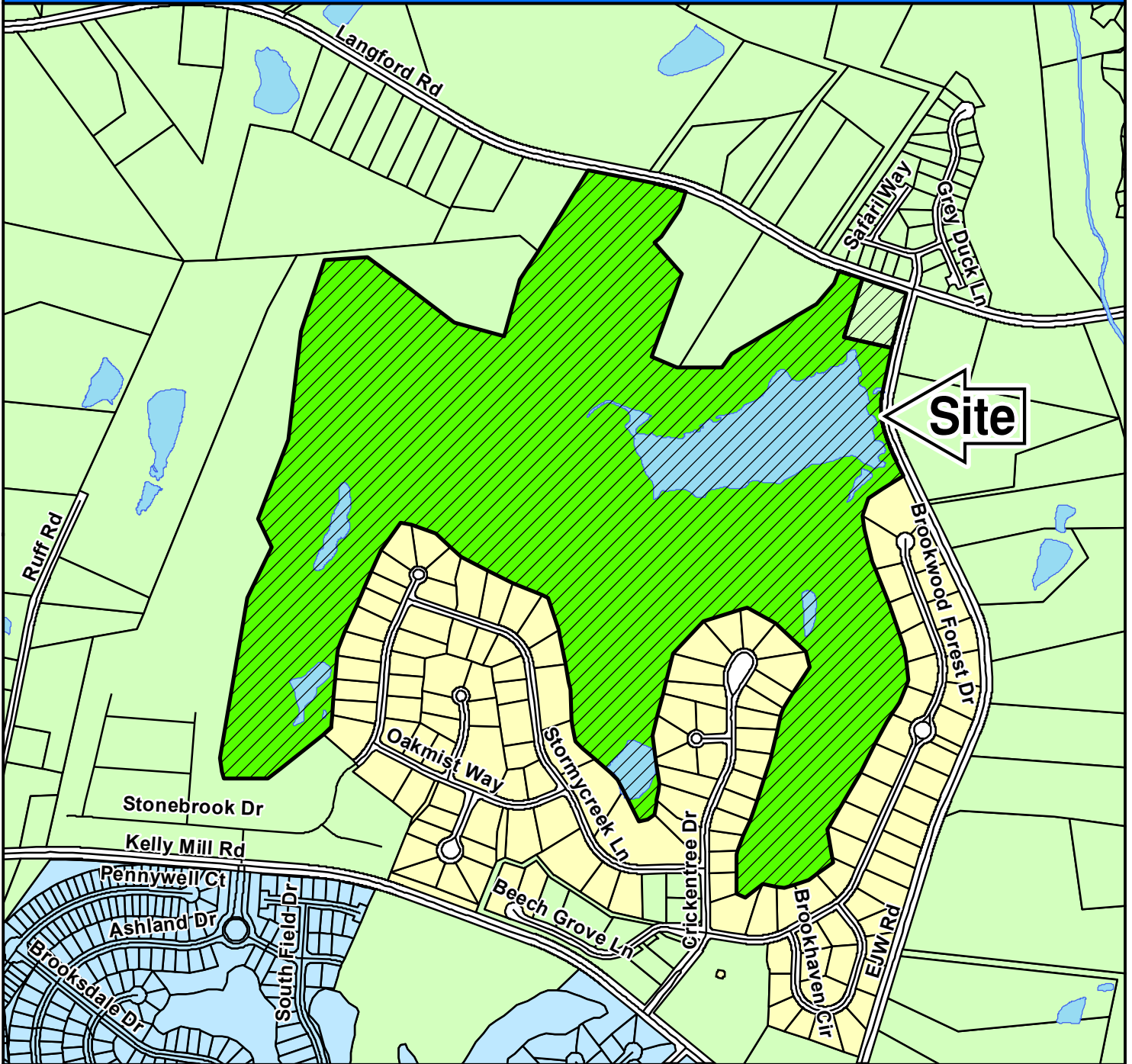


2. Case 19-010 MA
 Robert F. Fuller
 R23400-05-05 & 06
 Langford Road
 DISTRICT 2 - Joyce Dickerson

**Case 19-010 MA
TROS/RU to RS-MD
TMS R23400-05-05 & 06**



Case 19-010 MA TROS/RU to RS-MD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



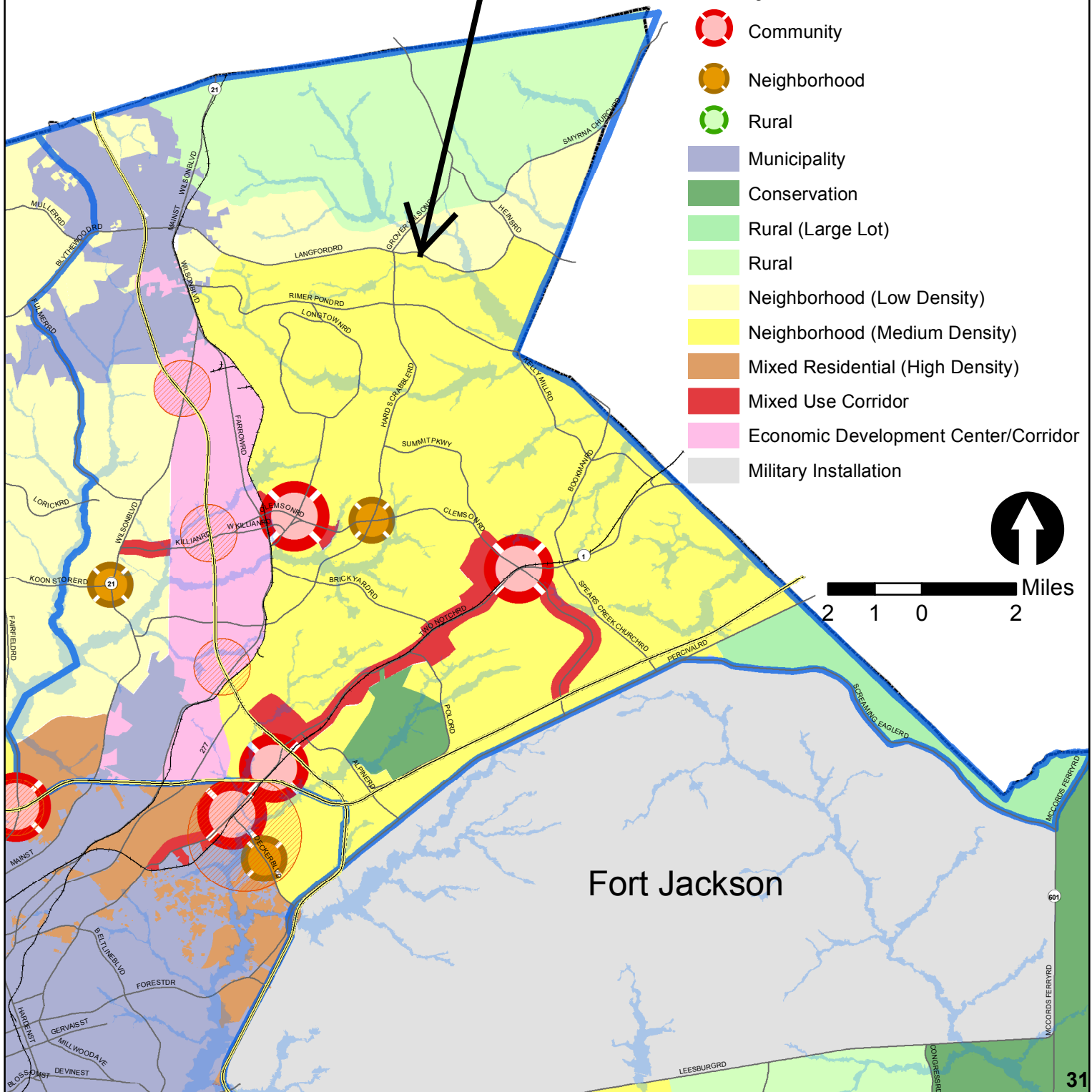
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Langford Rd 19-010MA

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: April 1, 2019
RC PROJECT: 19-011 MA
APPLICANT: Ki O. Kwon

LOCATION: 4026 Hard Scrabble Rd

TAX MAP NUMBER: R20100-02-46
ACREAGE: 4.61 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject was part of a previous zoning request for the General Commercial (GC) District under Case Number 18-49MA. That case was withdrawn.

Zoning History for the General Area

The Hester Woods Subdivision north of the site was rezoned to the Planned Development District (PDD) under case number 04-07MA.

The Charleston Estates northeast of the site were rezoned to the Residential Single-family Low Density District (RS-LD) under case number 04-53MA.

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>	PDD/RU	Hester Woods Subdivision/Residential
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Residential
<u>West:</u>	RU/RU/RU	Place of Worship/Residential/Residential

Discussion

Parcel/Area Characteristics

The subject property has frontage along Hard Scrabble Road. Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels and residential uses. The parcels north and east of the site are zoned RU and have residential structures. The parcel south of the site is undeveloped. West of the site is a place of worship and the Wild Azalea Court residential subdivision.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located .48 miles northwest of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the East Richland County Public Service District sewer service area. There is a fire hydrant located south of the parcel on hard Scrabble Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.28 miles west of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #428) located south of the subject parcel on Hard Scrabble Road identifies 17,200 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Hard Scrabble Road is currently operating at Level of Service (LOS) "F".

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 section of Hard Scrabble Road scheduled for widening of S-83 (Hardscrabble Road) from Farrow Road to Kelly Mill Road. This includes widening the existing bridge over Crane Creek and replacing the bridge over Mill Creek. This project is being managed by the South Carolina Department of Transportation (SCDOT) and is in the construction phase.

The widening of Hard Scrabble will not change the current functional classification as a minor arterial.

Conclusion

The request is inconsistent with the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Hard Scrabble Road is classified as a two lane undivided minor arterial. It also does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Furthermore, commercial land uses "should not result in strip commercial development of fragmented "leapfrog" development patterns along corridors."

Likewise, approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request could initiate the spread of a type of commercial zoning into an area where a more suitable transitional zoning may be more appropriate.

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

Planning Commission Action

At their **April 1, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-011 MA**.

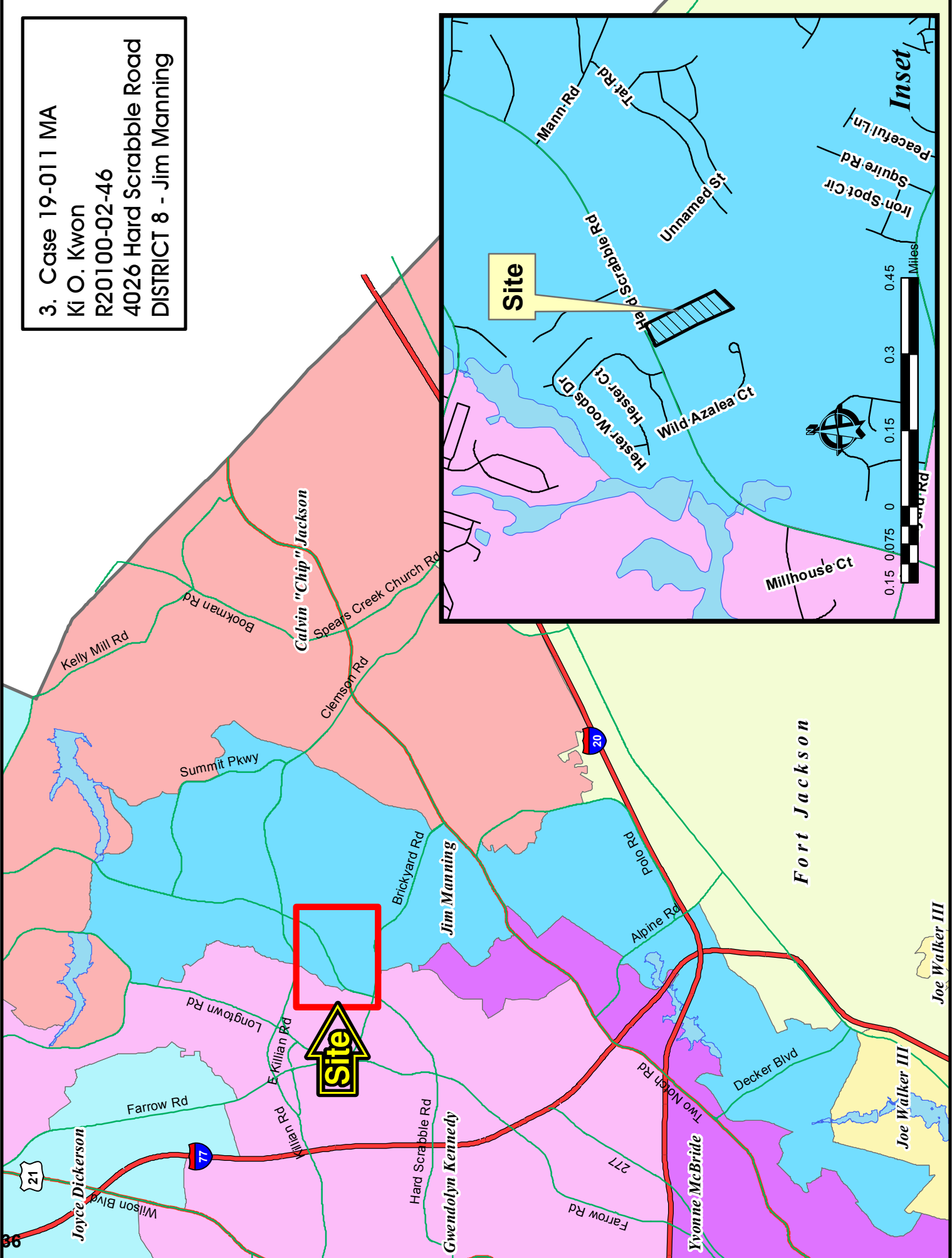
3. Case 19-011 MA

Ki O. Kwon

R20100-02-46

4026 Hard Scrabble Road

DISTRICT 8 - Jim Manning

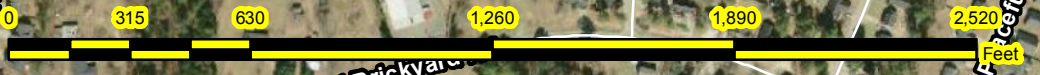
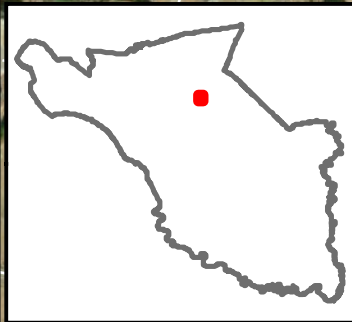


Case 19-011 MA
RU to OI
TMS R20100-02-46

Site

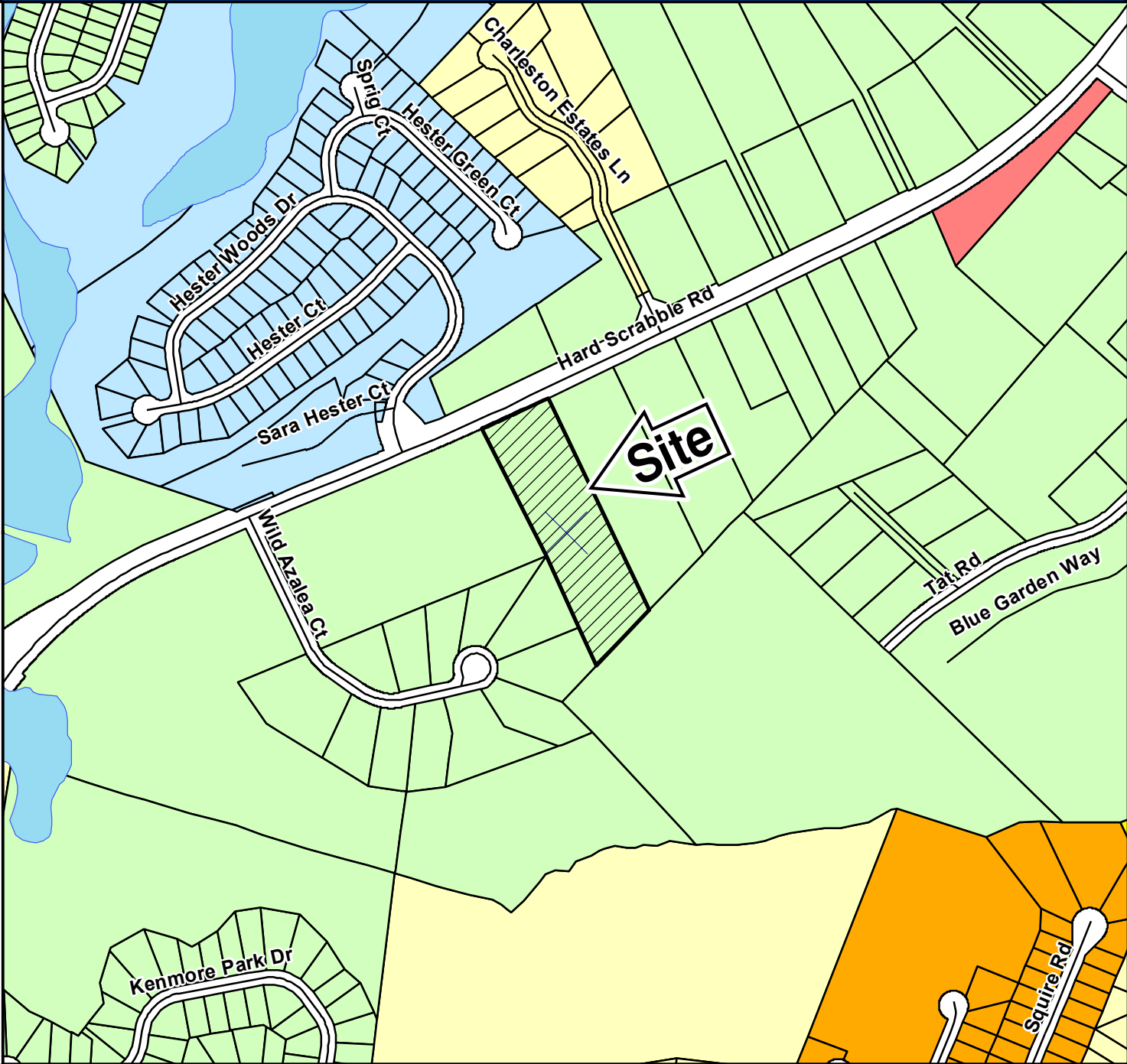
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



















Google

Case 19-011 MA RU to OI



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

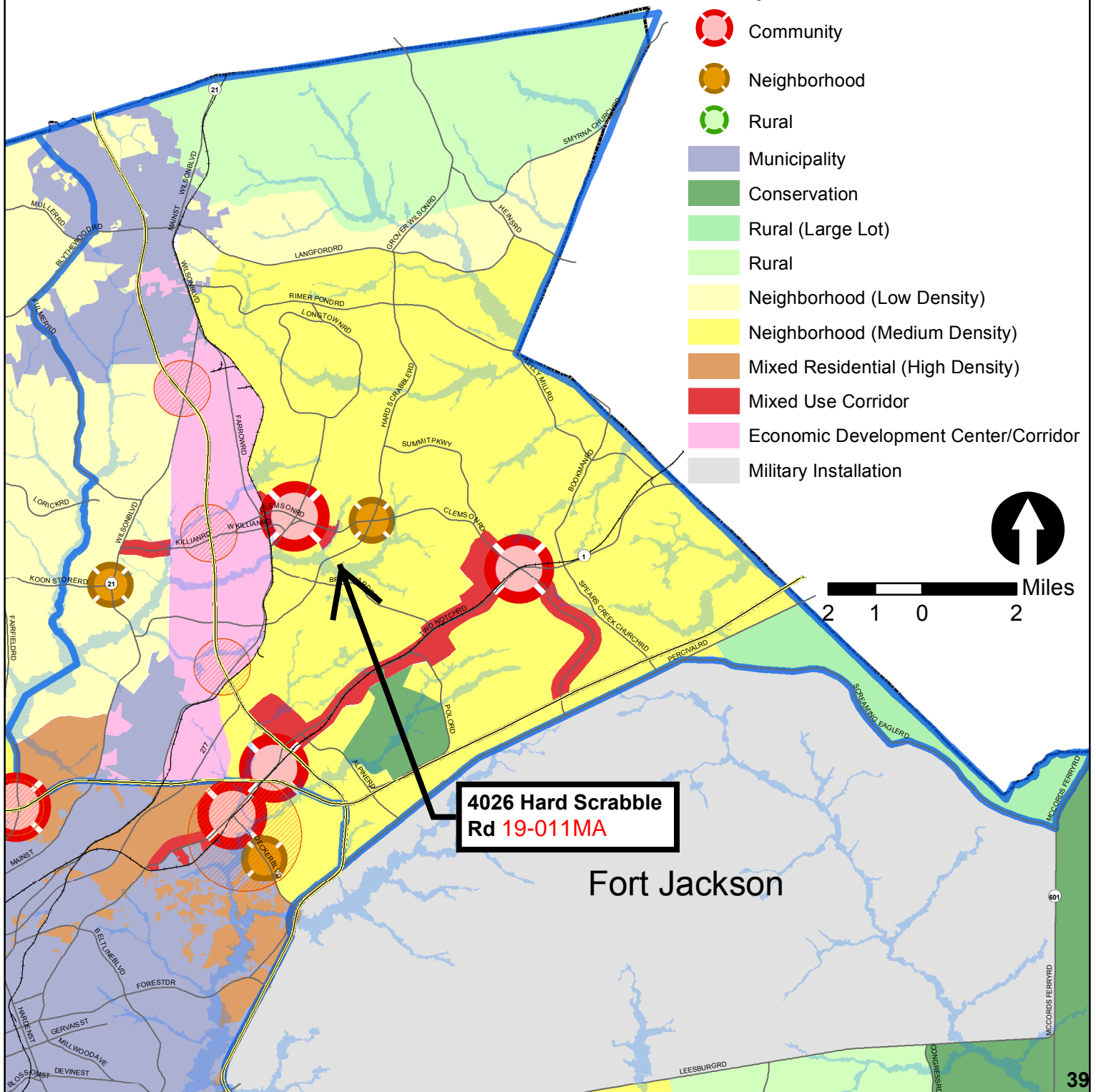


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: April 1, 2019
RC PROJECT: 19-012 MA
APPLICANT: Roger Winn

LOCATION: 8911 Farrow Road

TAX MAP NUMBER: R17200-03-06
ACREAGE: 5.88 acres
EXISTING ZONING: HI
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI).

Zoning History for the General Area

The General Commercial District (GC) parcels north of the site with frontage on Business Park Boulevard were rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA.

The General Commercial District (GC) parcels east of the site with frontage on Farrow Road were also rezoned from Heavy Industrial District (HI) to GC under case number 07-029MA and 17-043MA (R17211-01-08).

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: 94 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/GC	Undeveloped/Office building
<u>South:</u>	GC/GC	Hotel/Bank
<u>East:</u>	GC	Construction Company
<u>West:</u>	GC/GC	Insurance office building

Discussion

Parcel/Area Characteristics

The subject property has frontage along Farrow Road and Business Park Boulevard. Farrow Road is a five-lane divided minor arterial without sidewalks and streetlights along this section. The subject property contains a commercial office structure and is located northeast of a Priority Investment Area (PIA). The immediate area is characterized by commercial and office uses. North of the site is an undeveloped parcel and rental car office. West of the site is an Insurance office building. East of the site is a construction company office building with outside storage. South of the site is a motel and bank.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located 1.95 miles west of the subject parcel on Pisgah Church Road. 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’s sewer service area. There is a fire hydrant located along Farrow Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.84 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 ***Economic Development Center/Corridor***.

Land Use and Character

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 2017 SCDOT traffic count (Station #281) located south of the subject parcel on Farrow Road identifies 31,800 Average Daily Trips (ADT's). Farrow Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Farrow Road is currently operating at Level of Service (LOS) "E".

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

Conclusion

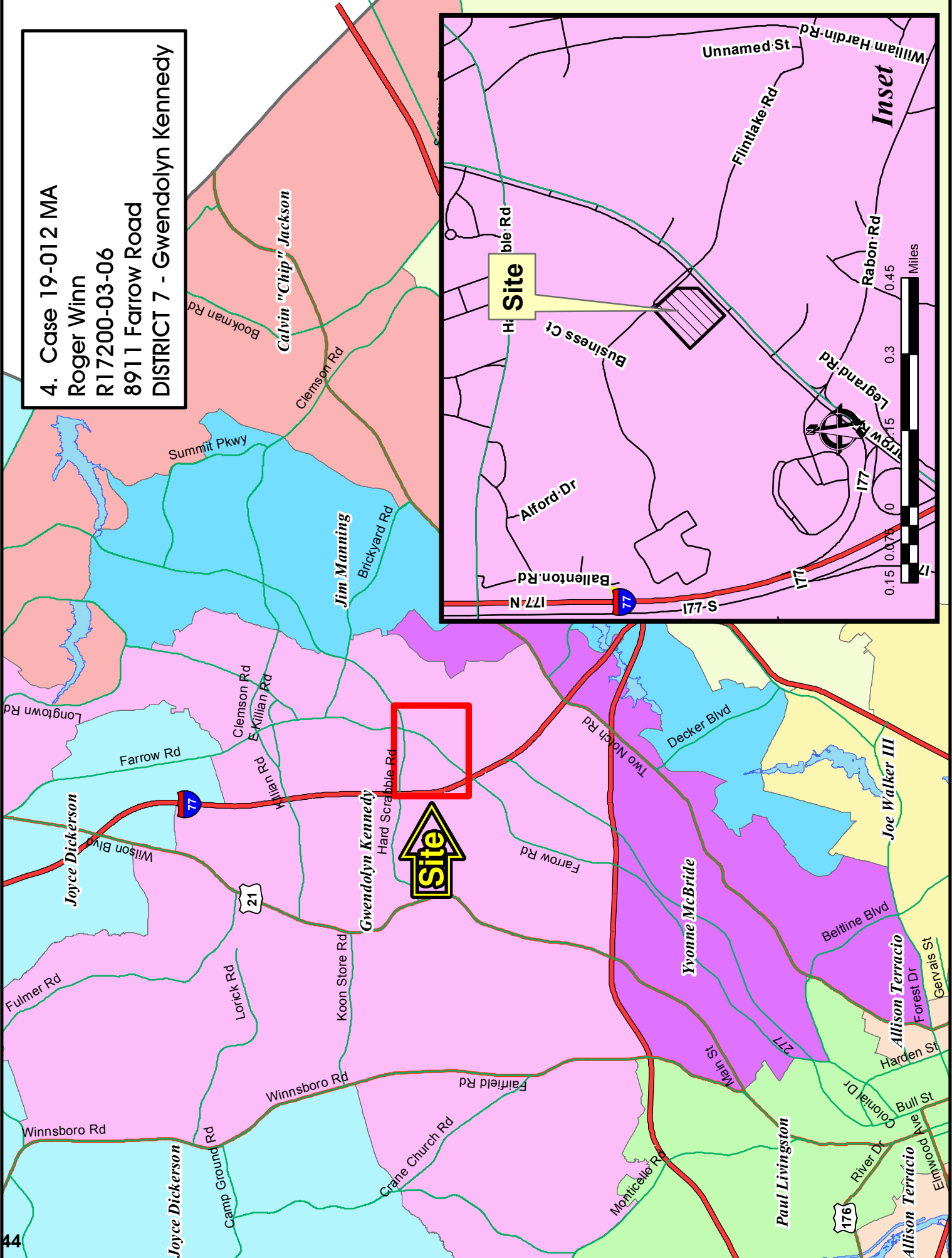
Staff believes that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, commercial development or residential development may be considered for location along primary corridors. Likewise, the land uses associated with the GC district would be consistent with the surrounding land uses and would be in character with the current development pattern. The subject parcel is located northeast of a Priority Investment Area (PIA) and is located along a primary road corridor.

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

Planning Commission Action

At their **April 1, 2019** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-012 MA**.

4. Case 19-012 MA
Roger Winn
R17200-03-06
8911 Farrow Road
DISTRICT 7 - Gwendolyn Kennedy



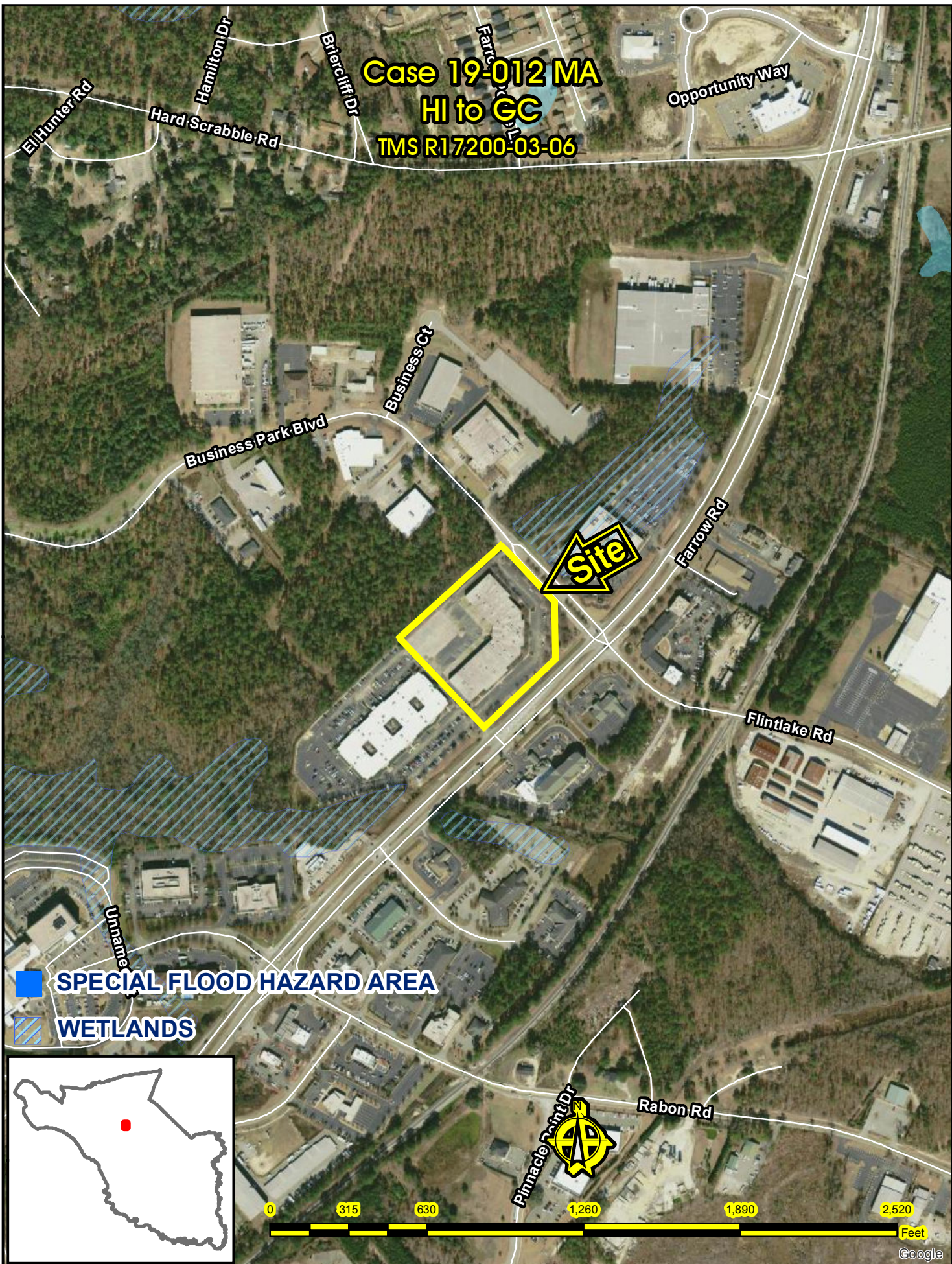
Site

Site

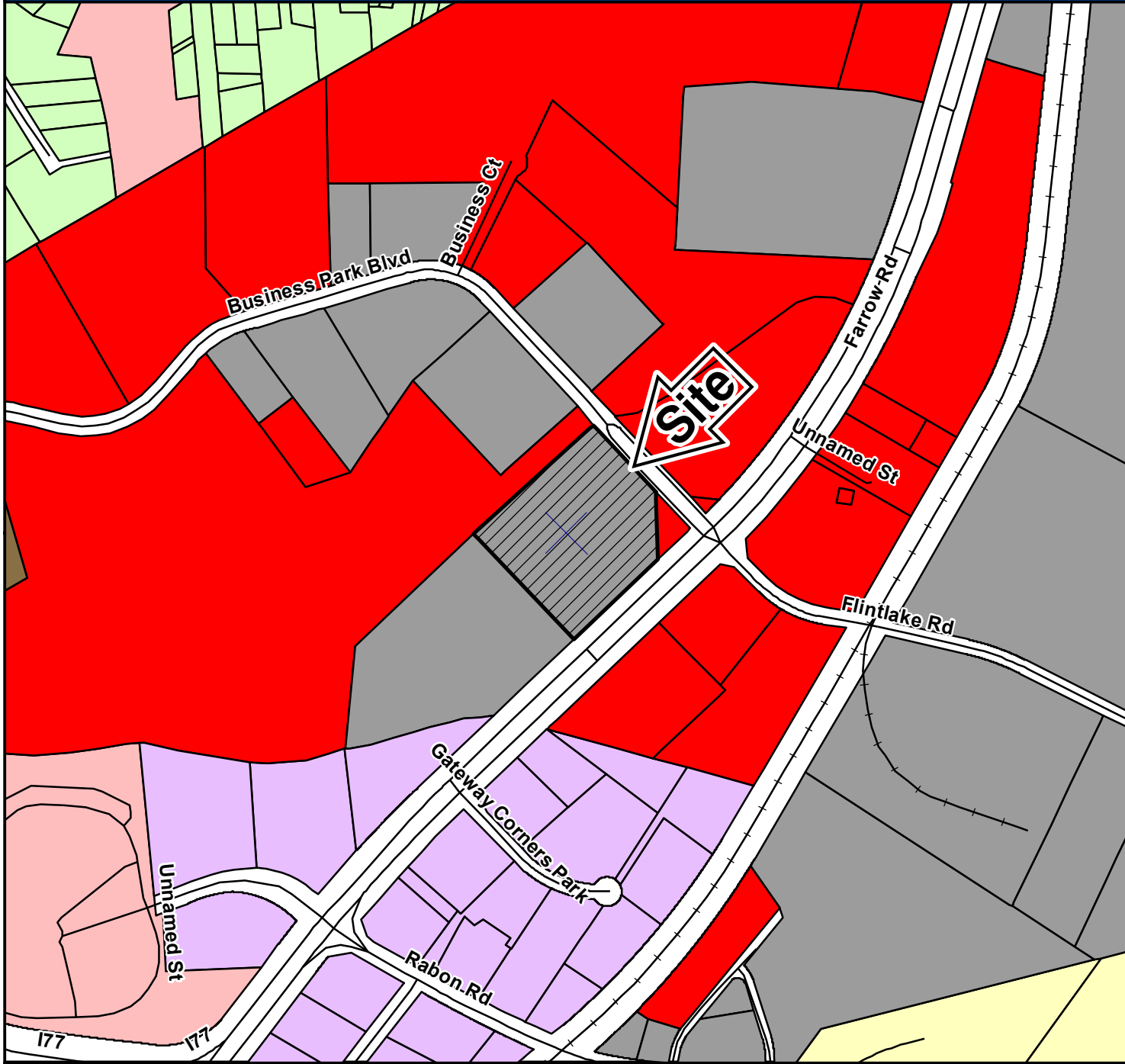
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
















Case 19-012 MA
HI to GC
TMS R17200-03-06



Case 19-012 MA HI 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

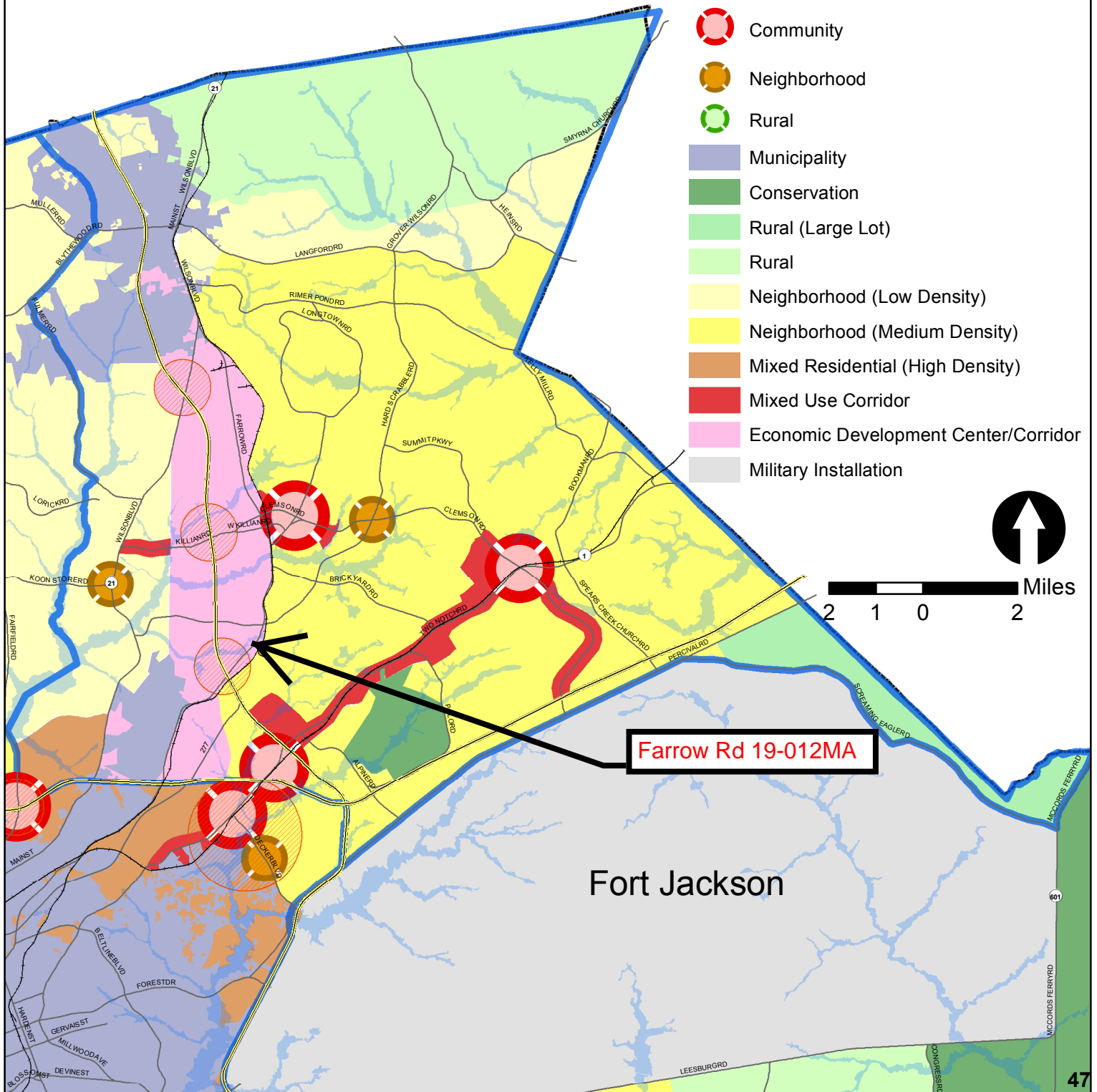


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2019
RC PROJECT: 19-013 MA
APPLICANT: Lee Bussel Jr.

LOCATION: 1300 Peace Haven Road

TAX MAP NUMBER: R01500-02-10
ACREAGE: 3.23 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 5, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

The parcel west of the site was rezoned to Planned Development District in 2006 under case number 06-39MA (ordinance number 095-06HR).

Zoning History for the General Area

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 11-011MA (Ordinance number 053-11HR).

A portion of the Edenbrook subdivision (19.31 acres) south of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) under case number 05-114MA (Ordinance No. 016-06HR). The second portion of the Edenbrook subdivision was rezoned from Neighborhood Commercial District (NC) to RS-MD under case number 12-008MA.

The General Commercial District (GC) parcel east of the subject parcel with frontage on Three Dog Road was rezoned from Rural District (RU) under case number 06-19MA (Ordinance No. 062-06HR).

Southeast of the subject parcel is the residential subdivision Foxport. The Foxport subdivision was rezoned from RU District (RU) to Planned Development District (PDD) under case number 03-36MA (Ordinance No. 013-03HR).

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: 51 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	R.R. R-O-W	N/A
<u>East:</u>	RU	Storage (Non-conforming)
<u>West:</u>	PDD	Office/Storage

Discussion

Parcel/Area Characteristics

The site has access along Peace Haven Road. Peace Haven Road is a two-lane local road without sidewalks and streetlights. The subject parcel is currently undeveloped. The immediate area is primarily characterized by rural/agricultural and rural residential land uses on larger acreage lots of about 3 or more acres. South of the site is railroad right-of-way.

The adjacent PDD zoning allows for heavy equipment storage (no more than eight pieces of heavy equipment at one time), the existing metal building (5,030 square feet), a 907 square foot office trailer and an additional 1,200 square foot storage shed. The hours of operation are also restricted to 6:00am and 8:00pm with heavy equipment movement/transportation being restricted during the school year until 8:00am.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .57 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There are no fire hydrants located along this section of Peace Haven Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.3 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #605) located west of the subject parcel on Old Hilton Road identifies 1,250 Average Daily Trips (ADT). Old Hilton Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Old Hilton Road is currently operating at Level of Service (LOS) "A".

The 2017 SCDOT traffic count (Station #455) located east of the subject parcel on Mt. Vernon Church Road identifies 3,600 ADTs. Mt. Vernon Church Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mt. Vernon Church Road is currently operating at 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 Old Hilton Road or Mt. Vernon Church Road through the County Penny Sales Tax program or SCDOT.

Conclusion

Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan.

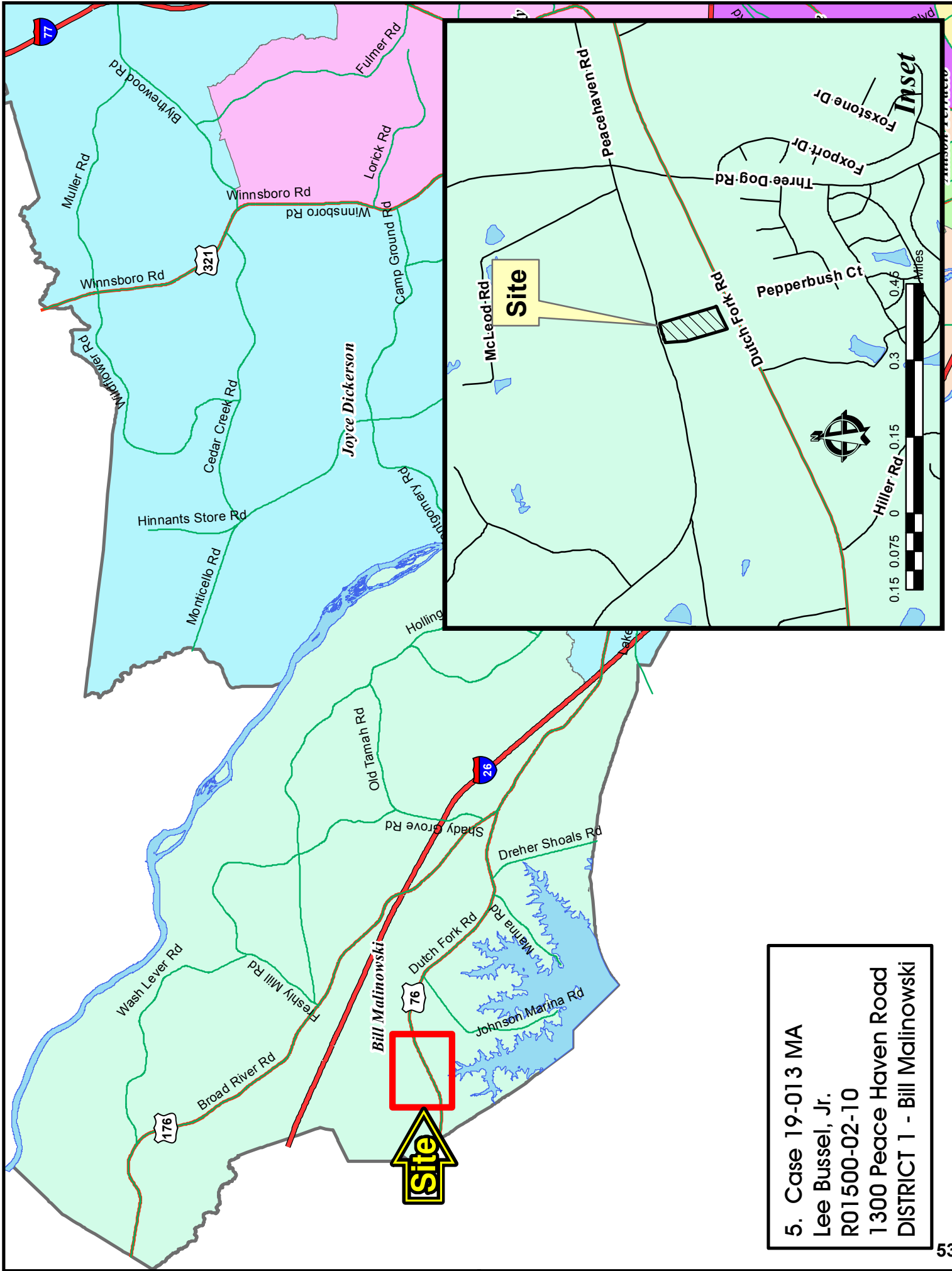
The Rural (Small Lot) future land use designation recommends commercial uses at Rural Activity Centers, unless integrated as part of residential developments or in support of agricultural uses. The subject parcel is not located at a Rural Activity Center, nor located at an intersection of a primary arterial.

Additionally, the rezoning request would not be in character with the existing zoning and land use pattern for the area. Likewise, per the Comprehensive Plan, "Non-residential development should mitigate any noise, light, and traffic impacts on nearby residential areas, and should not negatively impact the surrounding rural character."

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

Planning Commission Action

At their **April 1, 2019** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **19-013 MA**.



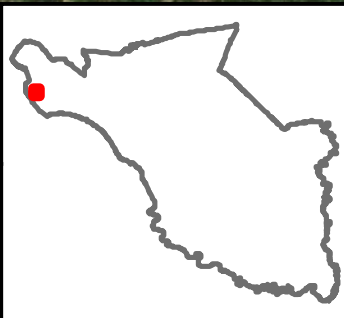
5. Case 19-013 MA
 Lee Bussel, Jr.
 R01500-02-10
 1300 Peace Haven Road
 DISTRICT 1 - Bill Malinowski

Case 19-013 MA
RU to GC
TMS R01500-02-10

Site

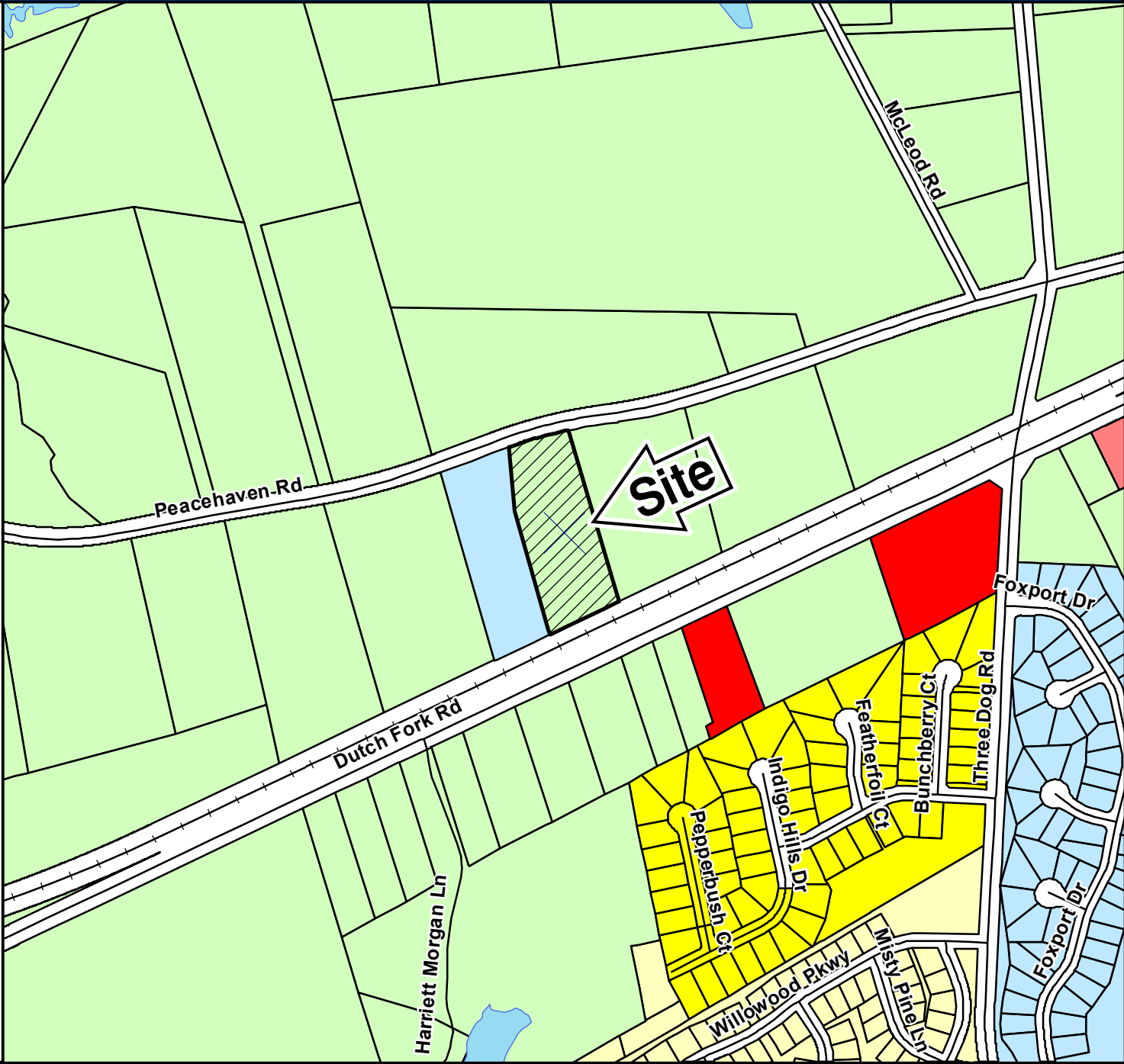
 SPECIAL FLOOD HAZARD AREA

 WETLANDS





























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Case 19-013 MA RU to GC



ZONING CLASSIFICATIONS

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

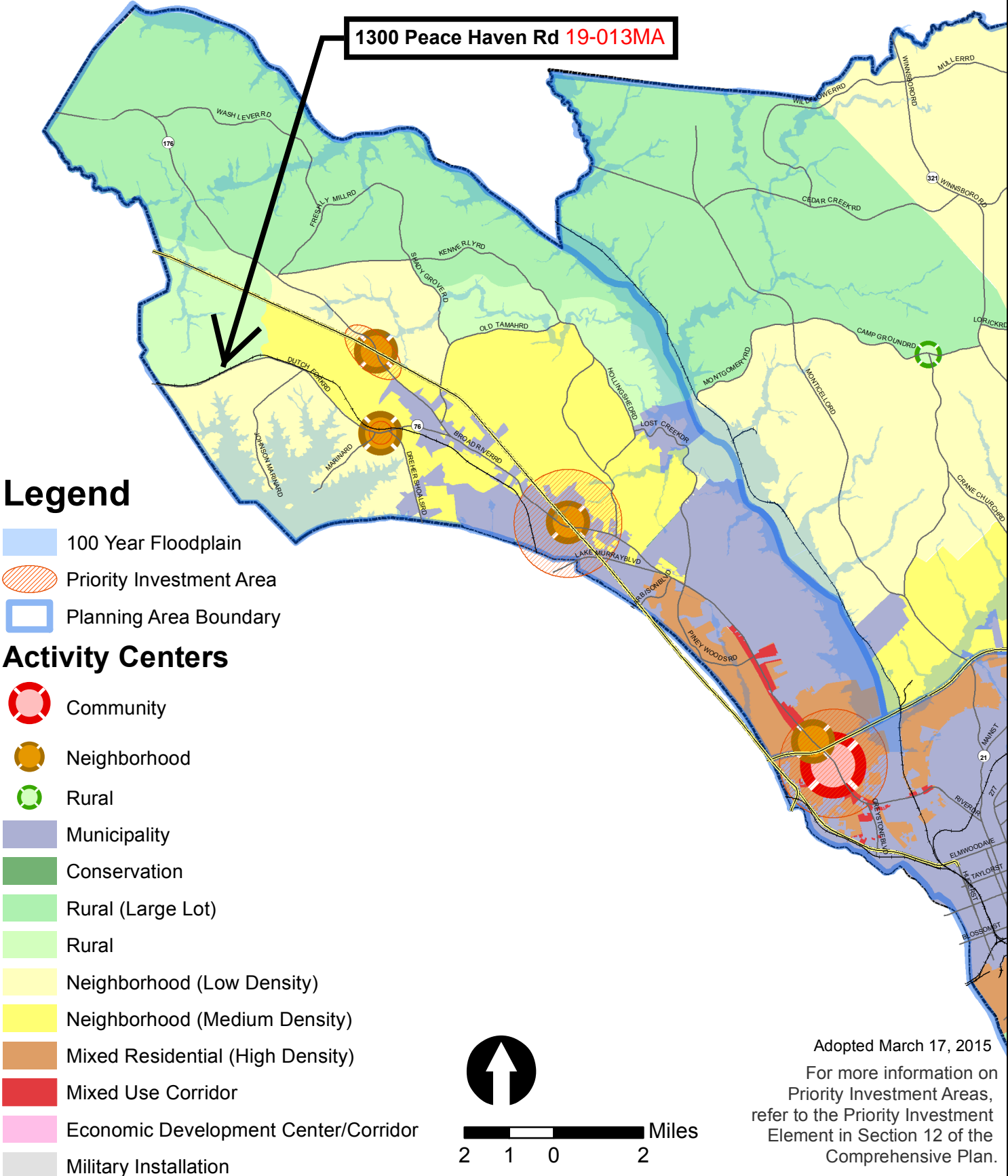


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1300 Peace Haven Rd 19-013MA



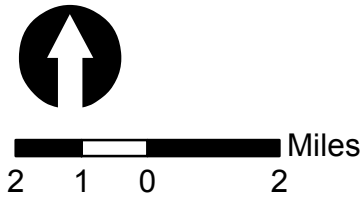
Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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



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



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