

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



December 17, 2019

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, December 17, 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 # 19-042 MA District 2
Joyce Dickerson
Lenny Williams
OI to RS-MD (.4 acres)
1221 Inland Drive
TMS# R06015-01-16
Planning Commission – Approval (6 - 0)
PDSO Recommendation – Approval
Page 1

VI. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

2. Case # 19-043 MA District 10
Dalhi Myers
Odell Flemming
RU to LI (2 acres)
13081 Garners Ferry Road
TMS# R39400-02-02
Planning Commission – Disapproval (5 - 1)
PDSO Recommendation – Disapproval
Page 9

3. Case # 19-045 MA District 7
Gwendolyn Kennedy
Karim Johnson
RU to GC (4.07 acres)
9930 Wilson Boulevard
TMS# R14800-04-37
Planning Commission – Disapproval (8 - 0)
PDSO Recommendation – Disapproval
Page 17

VI. OTHER BUSINESS

VII. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 4, 2019
RC PROJECT: 19-042 MA
APPLICANT: 1221 Inland Drive

LOCATION: Inland Drive

TAX MAP NUMBER: R06015-01-16
ACREAGE: 0.4 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: November 15, 2019

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 4.

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

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI).

Zoning History for the General Area

The RS-MD parcel southwest of the site was rezoned from Office and Institutional District (OI) under case number 17-002MA.

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: 1 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
North:	OI/GC	Office/Retail
South:	RS-MD	Place of Worship
East:	OI	Undeveloped
West:	OI / RS-MD	Undeveloped / Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Inland Drive. There are no sidewalks or street lights along this section of Inland Drive. The parcel contains a modular office structure and two accessory structures, one of which is a larger garage/warehouse. Residential and commercial uses characterize the immediate area. North of the subject parcel is an office building zoned OI and GC. East and west of the site are vacant OI zoned parcels. South of the subject parcel is a place of worship zoned OI.

Public Services

The subject parcel is within the boundaries of School District 1. Sandel Elementary School is located less than 500 feet south of the subject parcel on Seminole Road. The Saint Andrews fire station (number 6) is located 0.35 miles southwest of the subject parcel on Briargate Circle. There are no fire hydrants along this section of Inland Drive. The parcel is located within 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 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Mixed-use Corridor**.

Land Use and Character

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity

Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

The subject parcel falls within **Priority Investment Area 4 (Broad River and Bush River Road)**, which consists of a large commercial corridor with opportunities for redevelopment. The PIA is intended as a high activity area with many opportunities to redevelop aging commercial centers and revitalize surrounding neighborhoods. The Broad River Road Corridor and Neighborhood Master Plan should inform and guide efforts regarding this PIA. Investments should include partnerships with the City of Columbia to plan for redevelopment of the Dutch Square and St. Andrews areas, and to provide necessary infrastructure investments to foster redevelopment.

Broad River Road Community and Corridor Neighborhood Master Plan

Transition Mixed-use District

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 181) located southeast of the subject parcel on Broad River Road identifies 38,200 Average Daily Trips (ADTs). This segment of Broad River Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. Broad River Road is currently operating at Level of Service (LOS) “D”.

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

The Richland Penny currently has proposed bike lanes for this section of Broad River Road, along with other intersection improvements. It is currently in the design phase.

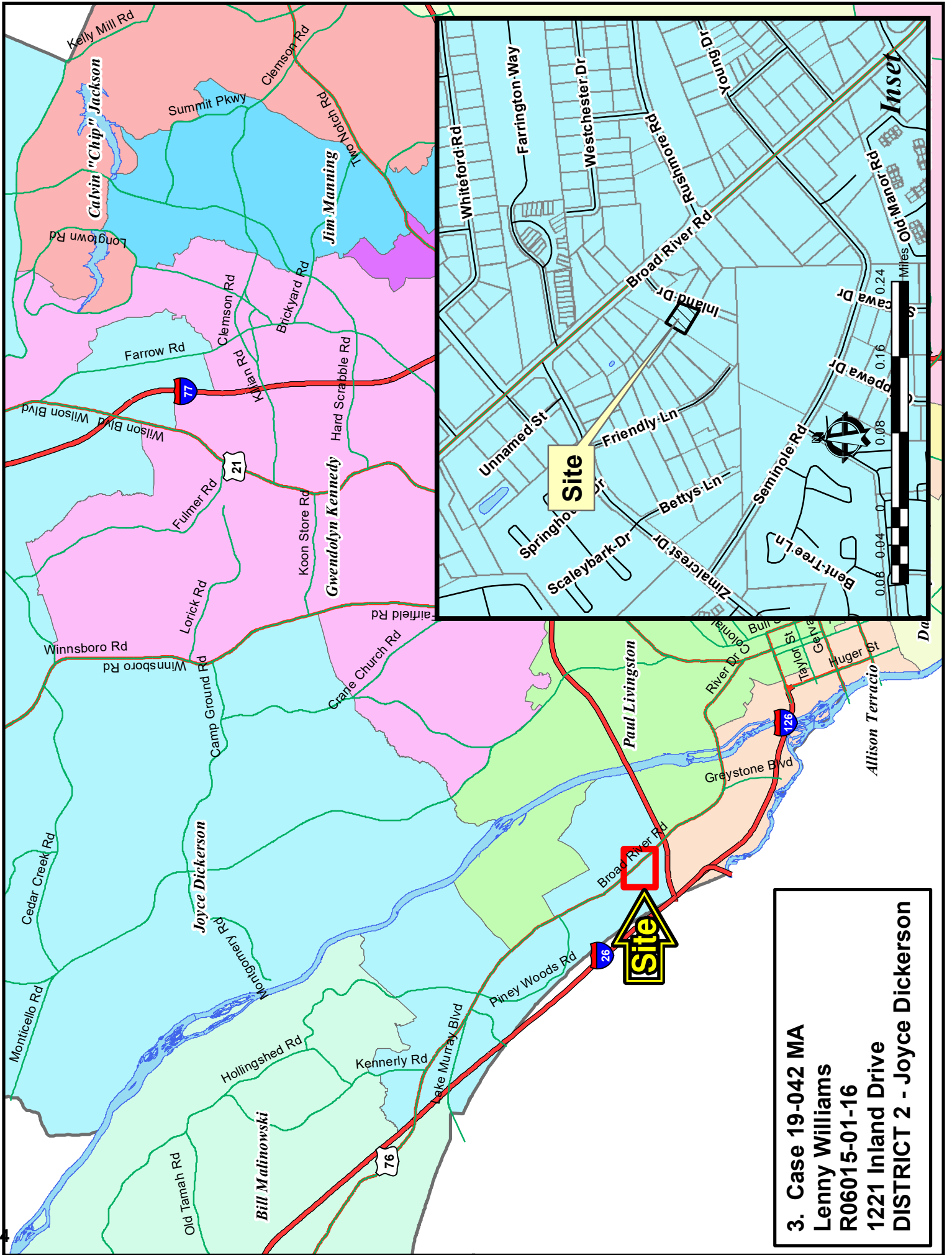
There are no planned or programmed improvements to this section of Broad River Road through SCDOT.

Conclusion

Principally, staff recommends **Approval** of this Map Amendment as the proposed rezoning would be consistent with the general objectives outlined in the Comprehensive Plan. However, rezoning from OI to RS-MD would create non-conformities for the subject parcel.

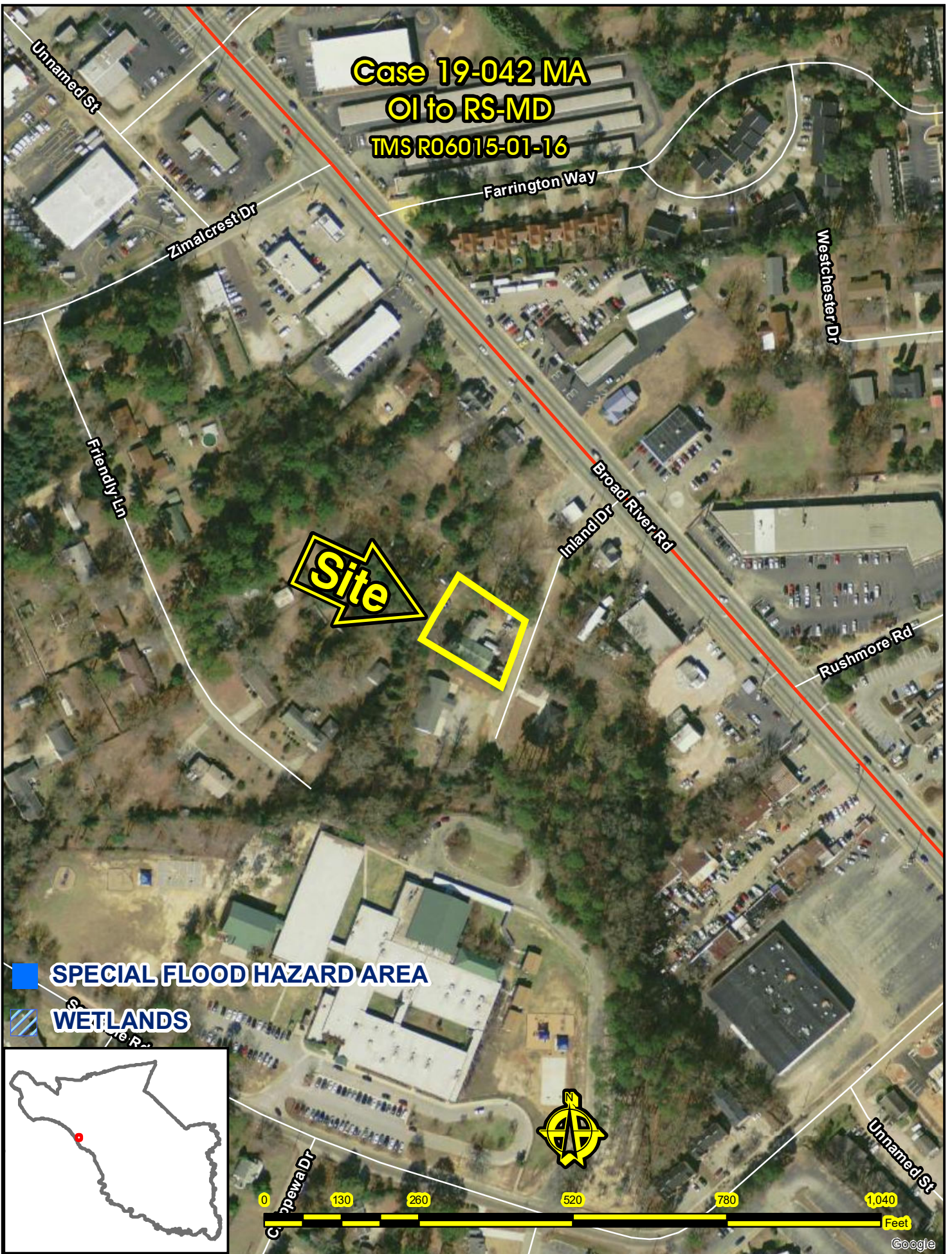
Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **19-042 MA**.



3. Case 19-042 MA
Lenny Williams
R06015-01-16
1221 Inland Drive
DISTRICT 2 - Joyce Dickerson

Case 19-042 MA
OI to RS-MD
TMS R06015-01-16



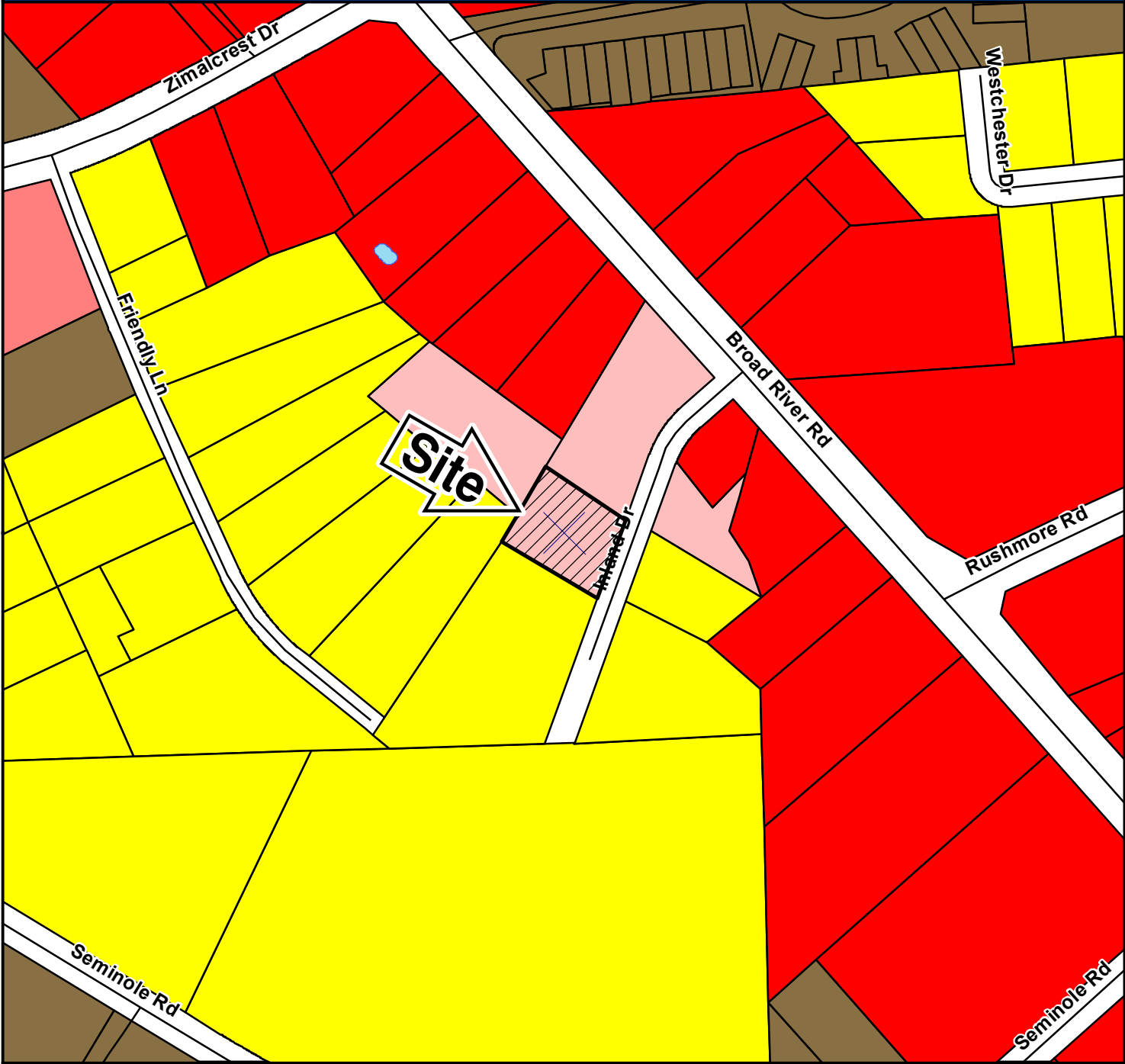
SPECIAL FLOOD HAZARD AREA

WETLANDS



Google

Case 19-042 MA OI to RS-MD



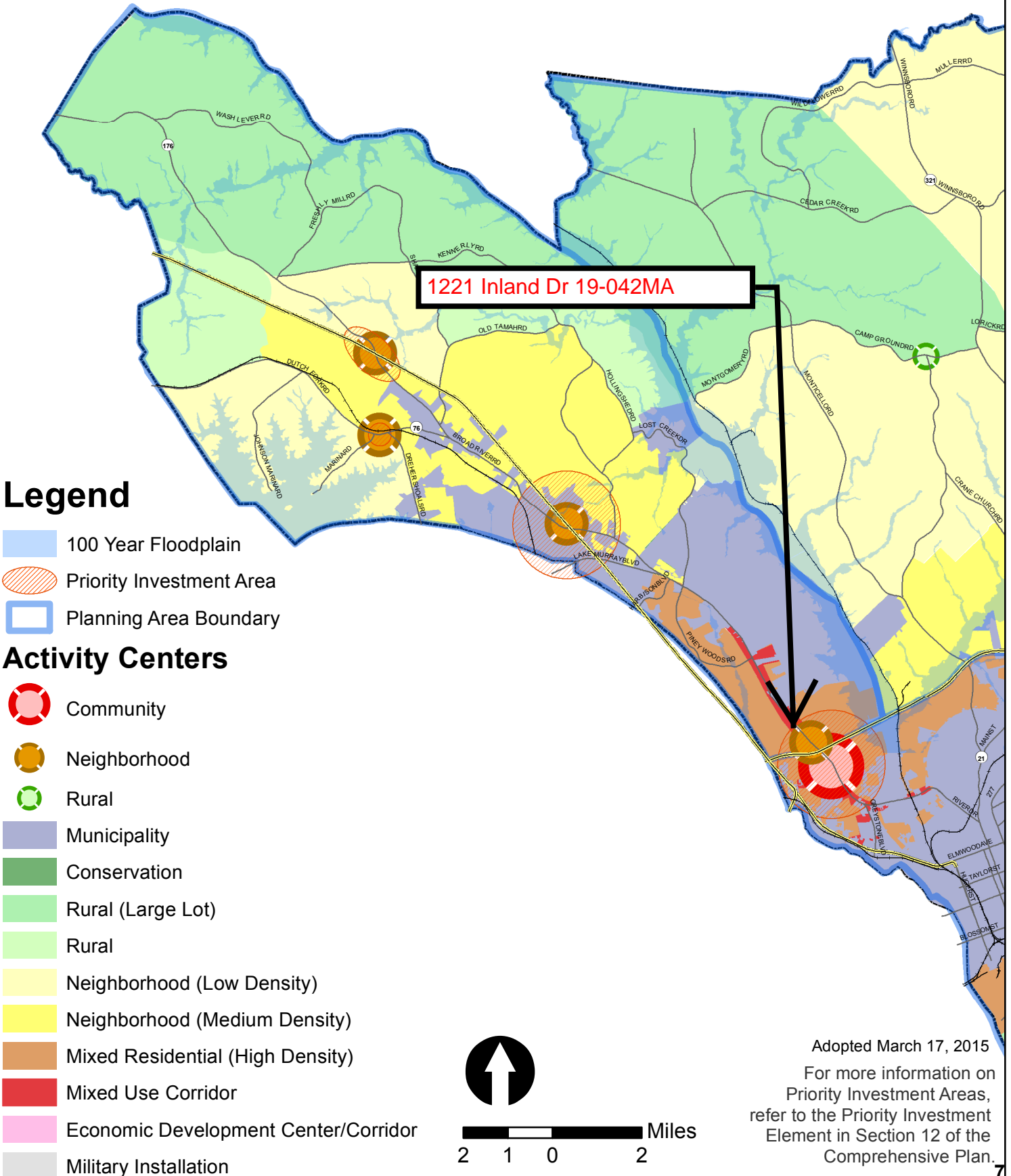
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

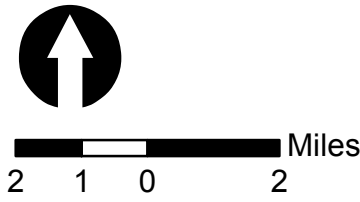


Legend

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

Activity Centers

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



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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 4, 2019
RC PROJECT: 19-043 MA
APPLICANT: Odell Flemming

LOCATION: 13081 Garners Ferry Road

TAX MAP NUMBER: R39400-02-02
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: December 2, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

There have been no recent map amendment cases within the general area.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Residence / Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Garners Ferry Road, a four-lane divided principal arterial without sidewalks or streetlights. The subject parcel contains a structure which no longer has non-conforming status. The front third of the site is developed where the rear two-thirds is undeveloped with significant tree stands and paths to neighboring parcels. The general area consists of larger undeveloped tracts, with limited rural residences and an occasional place of worship. The immediate area consists of undeveloped RU zoned properties to the north, west, south, and east. Additionally, adjacent to the east of the subject parcel is a RU zoned parcel with a residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Eastover fire station (station number 28) is located on Henry Street, approximately 5 miles south of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Conservation**.

Land Use and Character

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Lower Richland Neighborhood Master Plan

Cowasee Conservation Corridor

The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Planning Area. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams, and creeks crisscross this unique natural resource.

Residential development in the Cowasee Corridor should be limited to very low densities. Any new development should be consistent with the existing low density development pattern that exists in the area today.

Traffic Characteristics

The 2018 SCDOT traffic count (Station # 173) located northwest of the subject parcel on Garners Ferry Road identifies 19,100 Average Daily Trips (ADTs). Garners Ferry Road is classified as a four-lane divided primary arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff recommends **Disapproval** of this map amendment as the proposed rezoning from RU to LI would be out of character with the recommendations of the 2015 Comprehensive Plan for the Conservation future land use designation.

The Comprehensive Plan recommends "environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces." It further recommends a desired development pattern of "limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses."

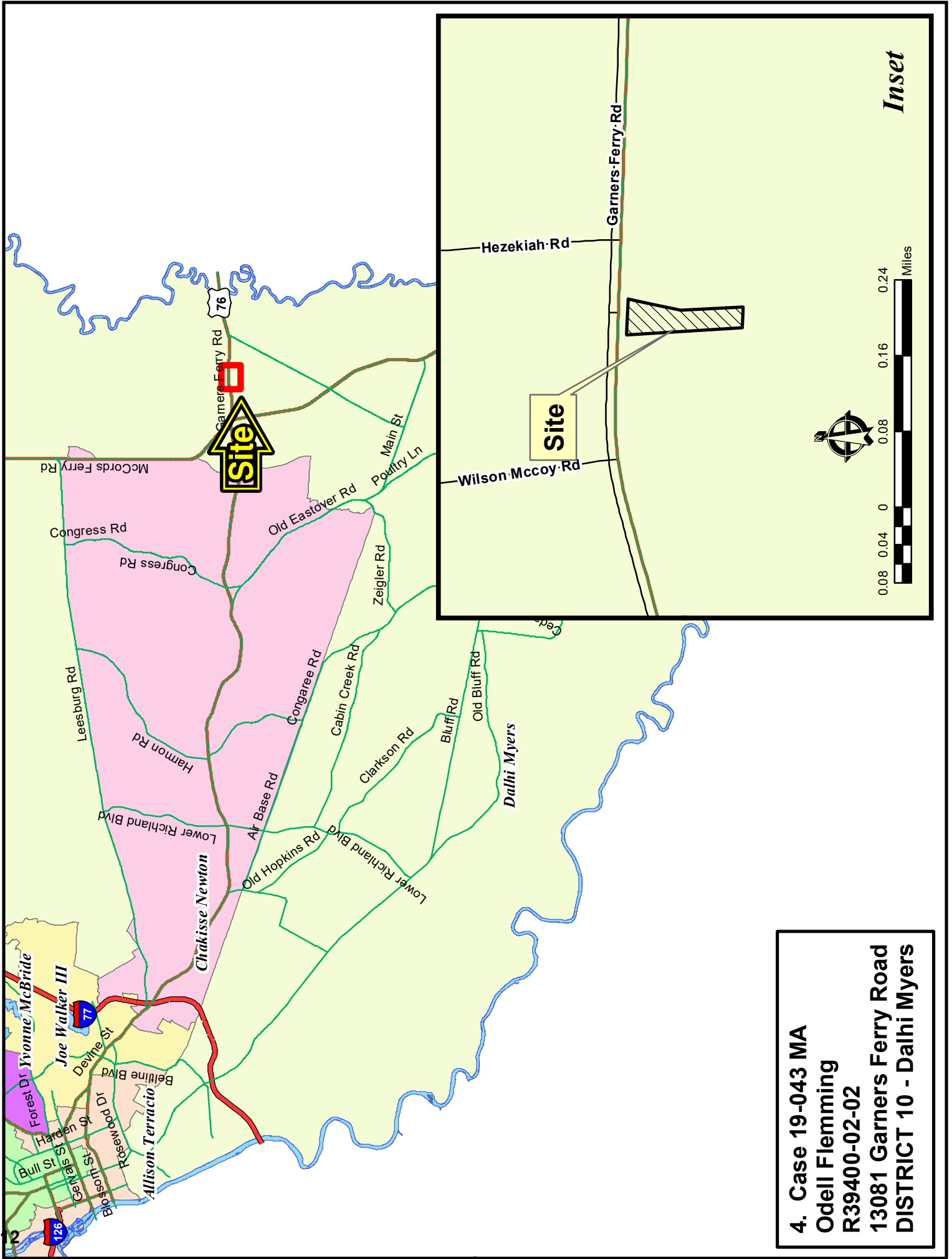
In addition to the Comprehensive Plan, the Lower Richland Community Strategic Master Plan does not support the type of development associated with the LI zoning designation within the Cowasee Conservation Corridor area.

Further, the intensity of uses and development allowed under the LI zoning designation would be incompatible and out of character with the present zoning, land uses, and development pattern within the area.

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

Planning Commission Action

At their **November 4, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-043 MA**.



4. Case 19-043 MA
Odell Flemming
R39400-02-02
13081 Garner's Ferry Road
DISTRICT 10 - Dalhi Myers

Case 19-043 MA
RU to LI
TMS R39400-02-02

Wilson McCoy Rd

Hezekiah Rd

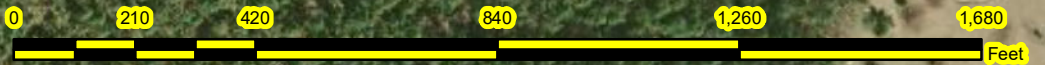
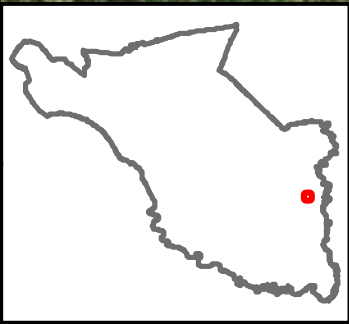
Garners Ferry Rd

Site



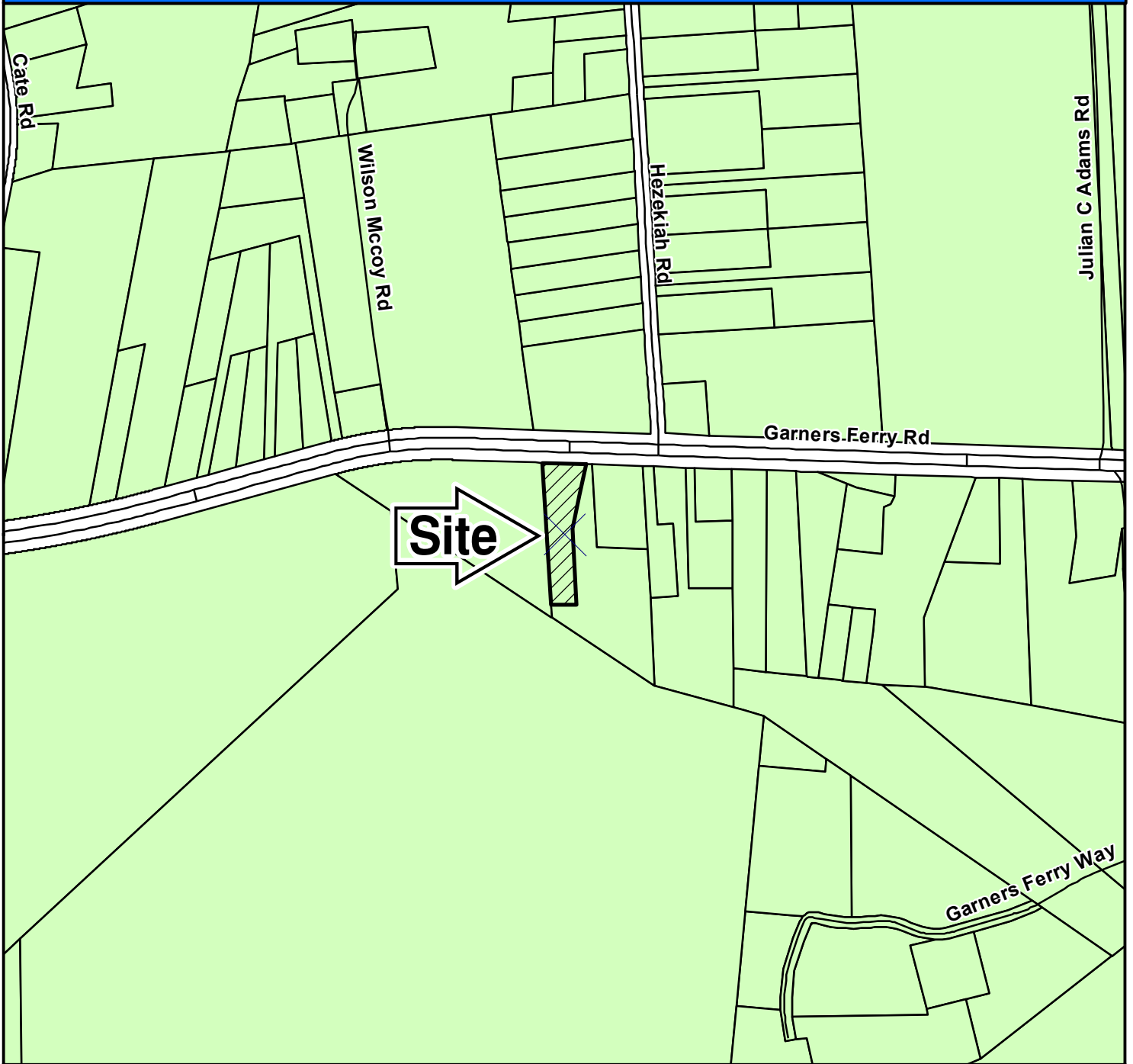
 SPECIAL FLOOD HAZARD AREA

 WETLANDS






















Google

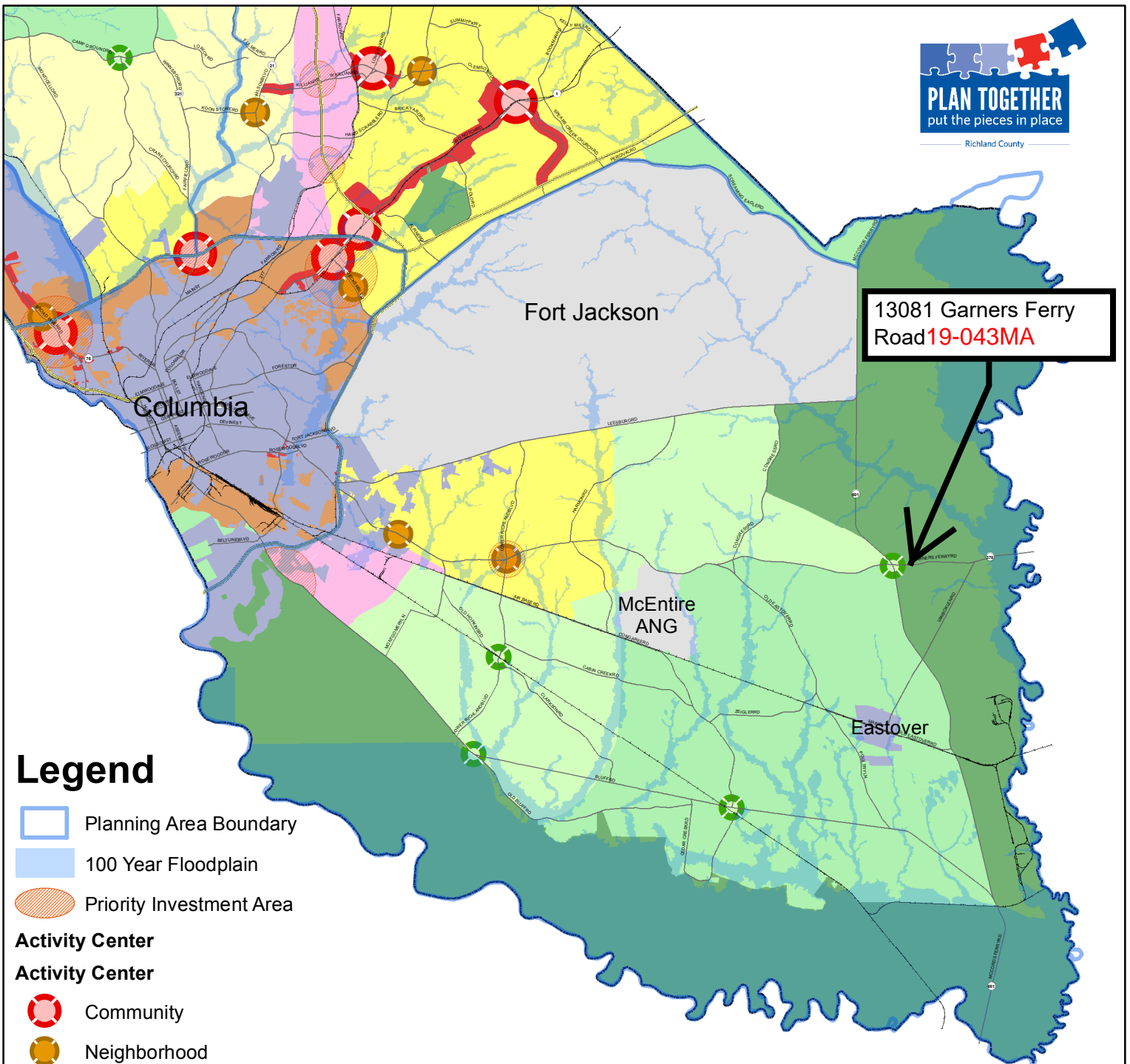
Case 19-043 MA RU to LI



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
 4 2 0 4 15



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2019
RC PROJECT: 19-045MA
APPLICANT: Karim Johnson

LOCATION: 9930 Wilson Boulevard

TAX MAP NUMBER: R14800-04-37
ACREAGE: 4.07 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2019

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) zoned parcels (Stonington Subdivision) located to the west of the site along Wilson Boulevard was rezoned under Ordinance Number 044-00HR (case 00-38MA). The Planned Development District (PDD) zoned parcel located to the northwest of the subject parcel was approved under Ordinance Number 010-05HR (case 05-028MA). The Neighborhood Commercial District (NC) zoned parcels located to the south of the site along Wilson Boulevard were rezoned under Ordinance Number 058-04HR (case 05-01MA).

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 65 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residences
<u>South:</u>	RU	Residences
<u>East:</u>	RS-HD	Residential Subdivision (Summer Pines)
<u>West:</u>	RU	Residences

Discussion

Parcel/Area Characteristics

The subject site has frontage along Wilson Boulevard, a two-lane minor arterial without sidewalks or streetlights. The parcel consists of a residential and an accessory structure on the front third of the property. The rear two thirds of the property contains some accessory structures and is largely undeveloped with significant tree canopy near the rear. The area is characterized by residential uses varying between large lot rural residential properties and residential subdivisions. East of the subject property is the Summer Pines residential subdivision.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 1.03 miles north of the subject parcel off Turkey Farm Road. Records indicate that the parcel is served by septic sewer and well for water, but is within the City of Columbia’s water and sewer service areas. There is a fire hydrant located approximately 0.15 miles south of the subject site on Wilson Boulevard. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.1 miles southeast of the subject parcel.

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

Plans & Policies

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

Traffic Characteristics

The 2018 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 9,700 Average Daily Trips (ADT). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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

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

Conclusion

This map amendment would be inconsistent with the objectives outlined in the Comprehensive Plan.

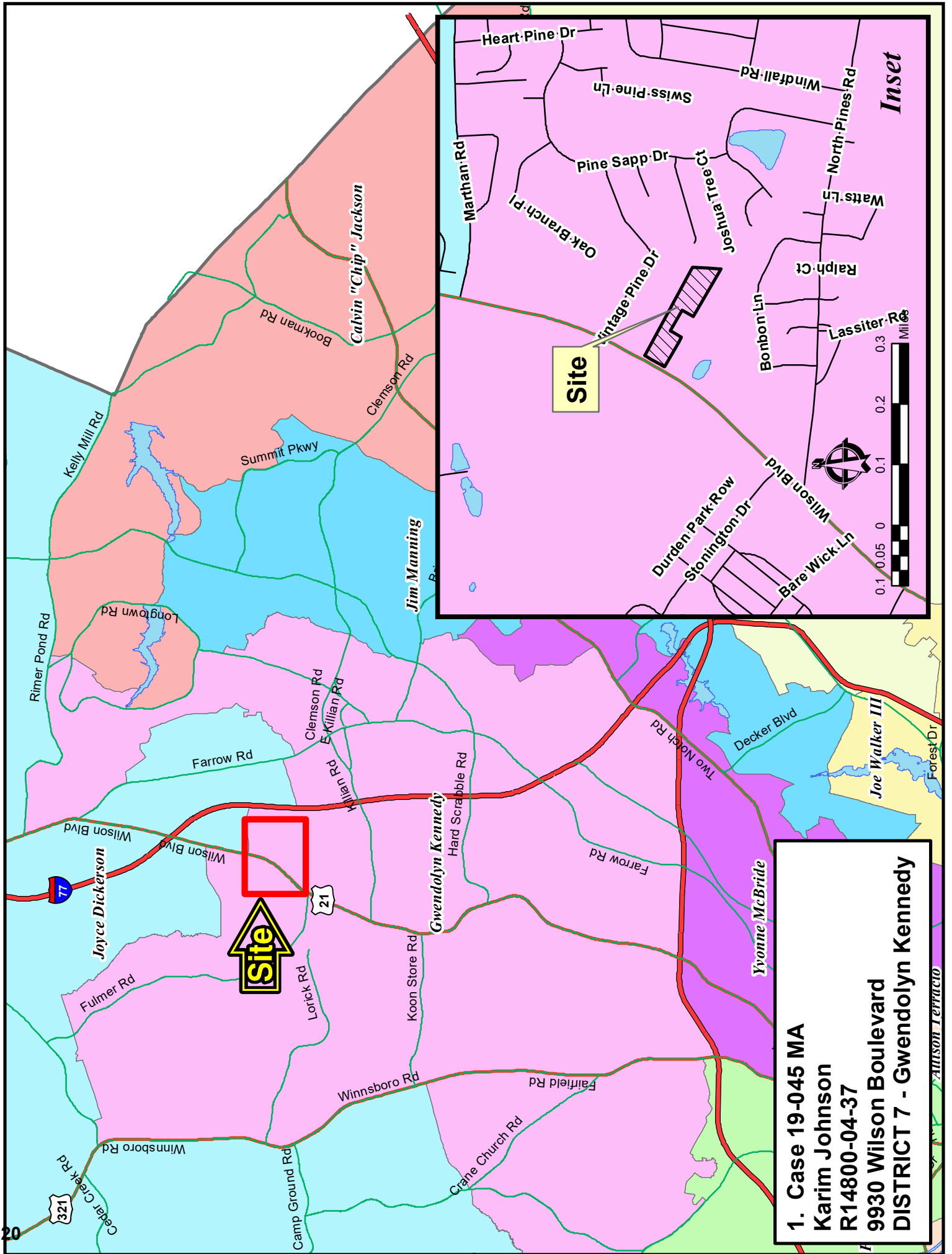
The Neighborhood (Low-Density) future land use designation recommends a primary land use of residential uses. Per the plan, "commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of a primary arterial." The subject parcel is not located within a neighborhood activity center nor within a contextually appropriate distance of an intersection with a primary arterial.

Additionally, the Comprehensive Plan recommends against commercial development that "promote[s] a strip commercial development pattern or fragmented 'leap frog' development pattern along road corridors," as this request would create.

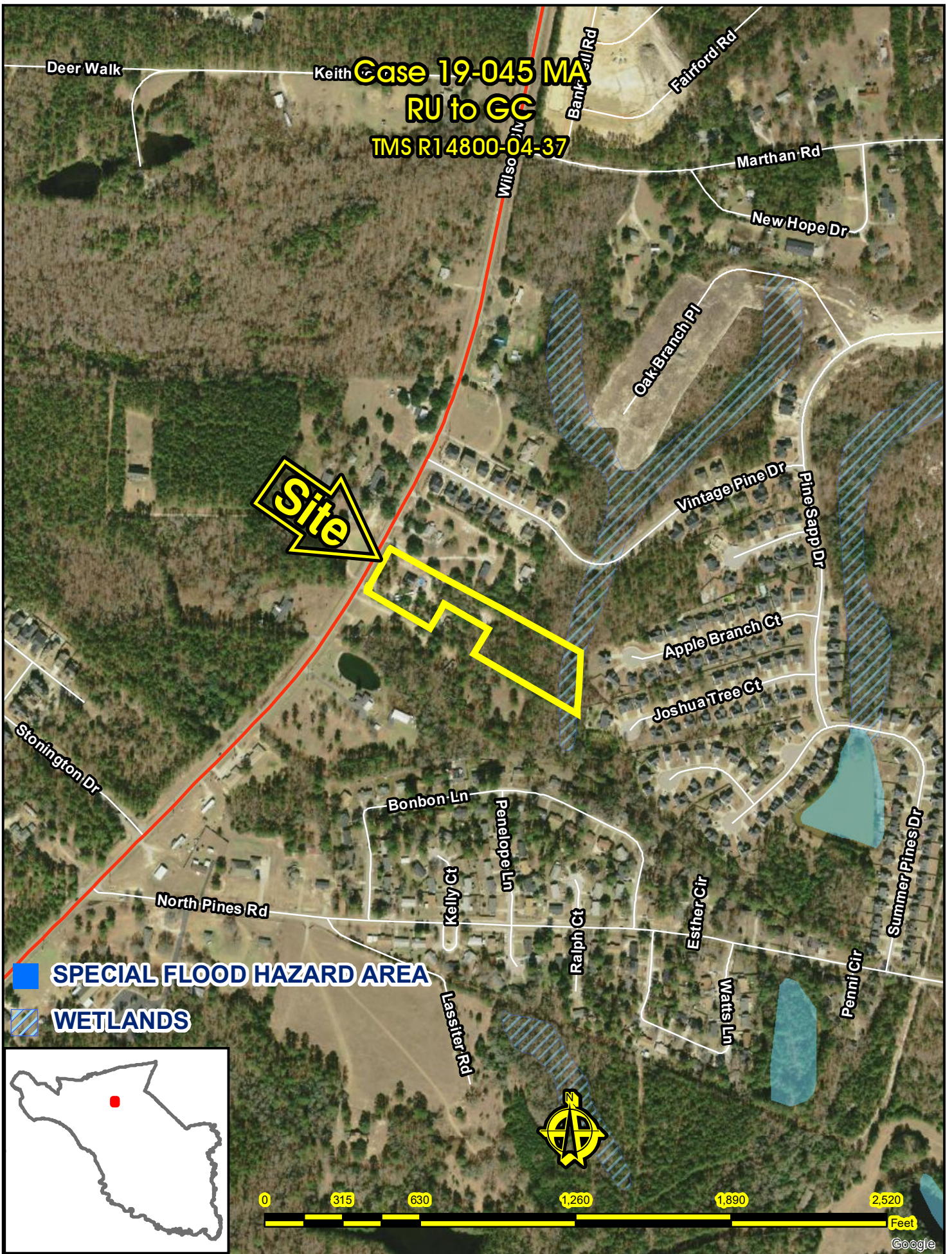
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

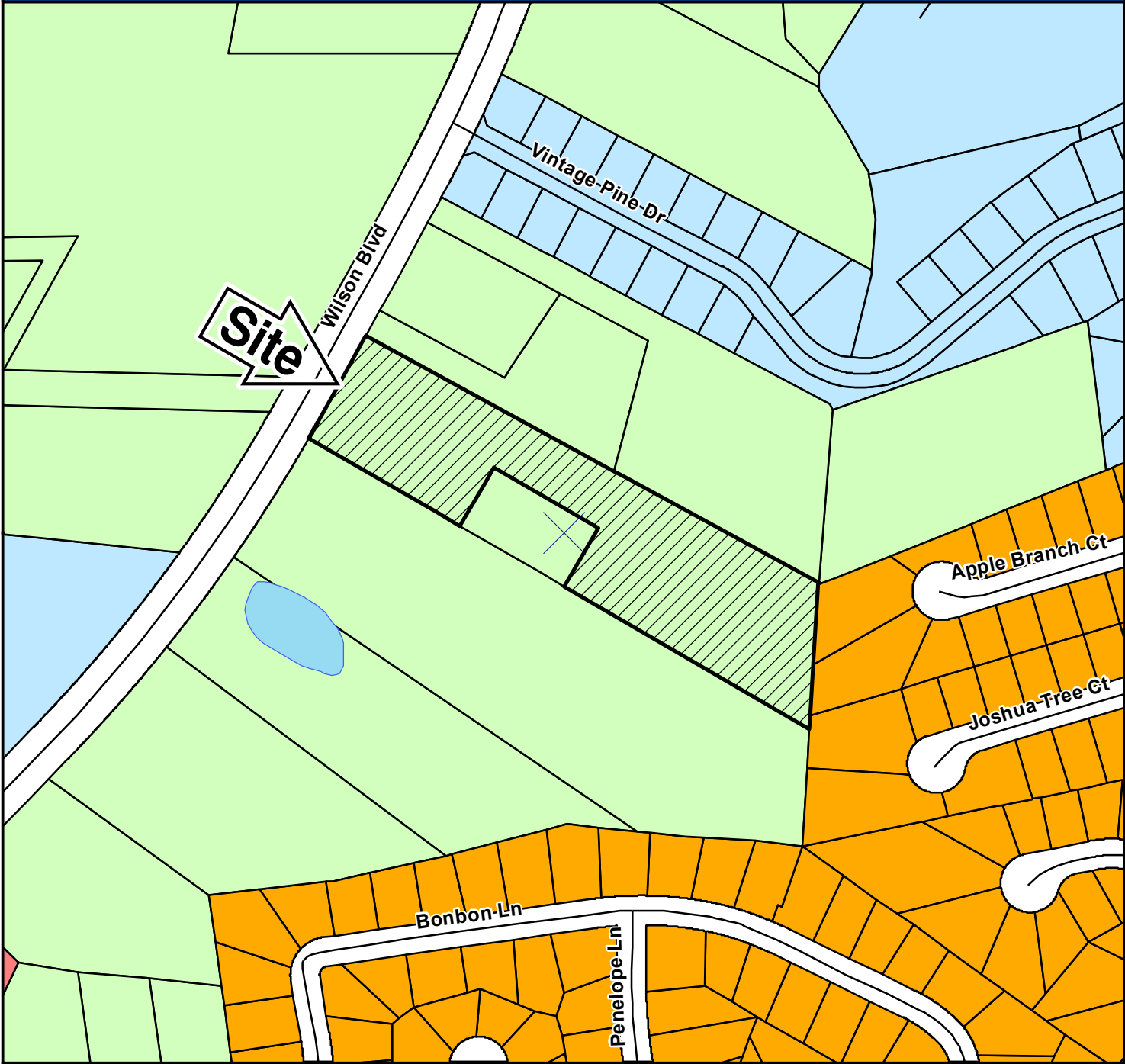
At their **December 2, 2019** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **19-045 MA**.






1. Case 19-045 MA
Karim Johnson
R14800-04-37
9930 Wilson Boulevard
DISTRICT 7 - Gwendolyn Kennedy



Case 19-045 MA RU to GC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

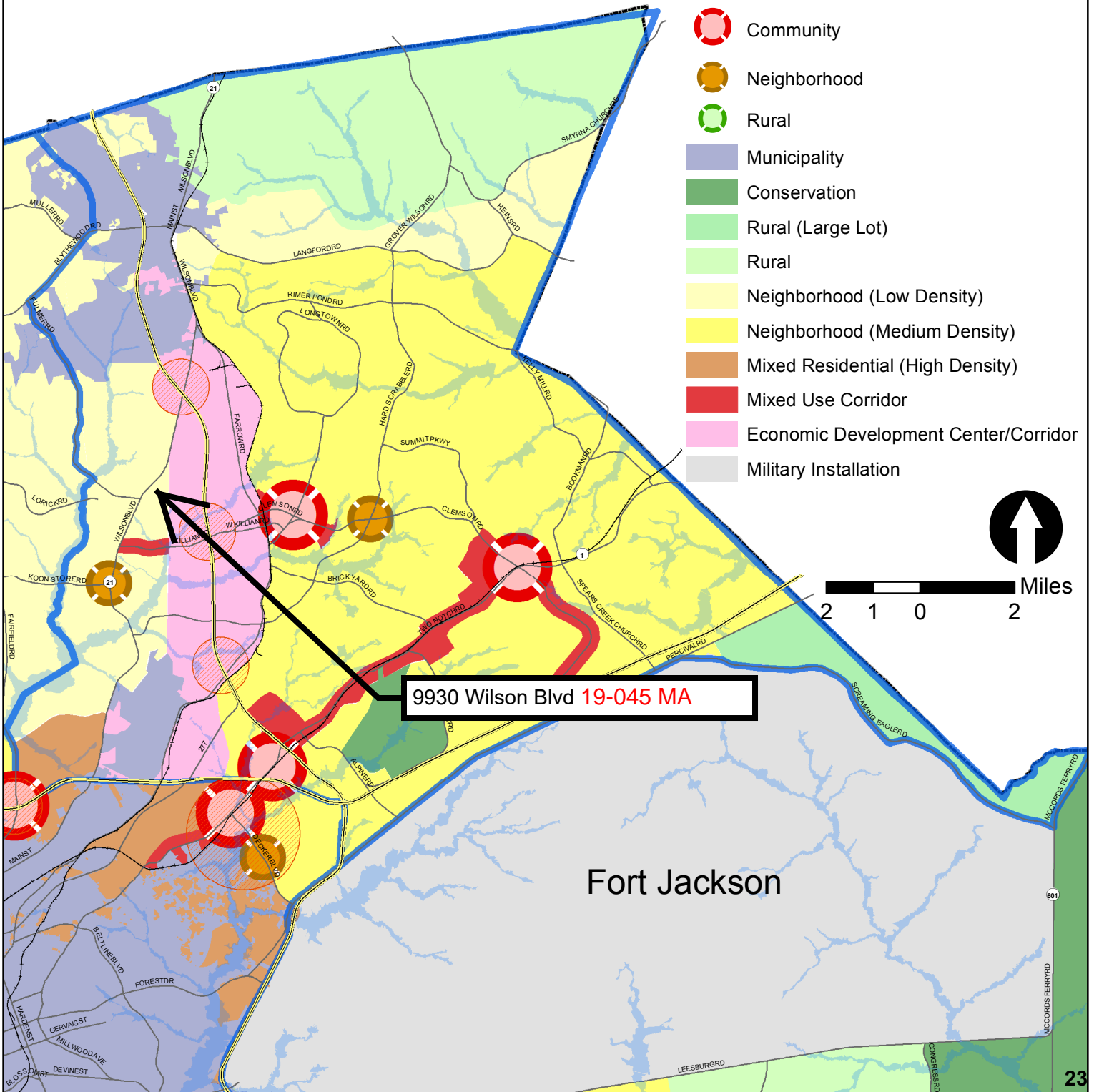


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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