

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



November 17, 2022

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, 17 November 2022

Agenda

7:00 PM

1. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-017 MA District 2
Derrek Pugh
Chandler Roy
HI to RS-MD (121.52 acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46
Planning Commission: Approval (8-1)
Staff Recommendation: Approval
Page 1

2. Case # 22-019 MA District 7
Gretchen Barron
Bill Theus
PUD to PUD (55.2 acres)
Wilson Blvd
TMS# R14900-04-01, R14800-02-22, R14800-02-32,
R14800-02-27, R14800-02-35, R14800-02-29
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Page 9

3. Case # 22-022 MA District 7
Gretchen Barron
Jenny Reyes
RU to NC (8.63 acres)
9200 Wilson Blvd
TMS# R14600-03-41
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Page 17

4. Case # 22-033 MA District 7
Gretchen Barron
Hyconic Holdings, LLC
RU to RM-MD (49.98 acres)
10013 Wilson Blvd
TMS# R14800-05-17
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Page 25

5. Case # 22-034 MA
Larry D. Rumph
OI to RC (2 acres)
8442 Old Percival Road
TMS# R22602-02-02
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Page 33

District 10
Cheryl D. English

6. Case # 22-035 MA
Samantha Kozlowski
RS-MD to GC (3.98 acres)
NX2630 Clemson Road
TMS# 20200-01-39
Planning Commission: Approval (7-1)
Staff Recommendation: Disapproval
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District 7
Gretchen Barron

6. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 8, 2022
RC PROJECT: 22-017MA
APPLICANT: Chandler Roy

LOCATION: E/S Farrow Road

TAX MAP NUMBER: R17600-02-32 & R17600-02-46
ACREAGE: 113.2 acres & 8.32 acres (121.52 acres total)
EXISTING ZONING: HI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: November 1, 2022

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 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: 622 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HI / HI / HI	Undeveloped / Concrete Supply / Building Supply
<u>South:</u>	HI / HI	Sewer Uplift Station / Undeveloped
<u>East:</u>	ROW / PDD	Railroad ROW / Residential Subdivision (Brookhaven)
<u>West:</u>	GC / GC	Residences / Minor Auto Repair

Discussion

Parcel/Area Characteristics

The subject site consists of two undeveloped properties. The site has frontage along Farrow. This section of Farrow Road is a three lane major collector road without sidewalks and streetlights. The general area is characterized by industrial and heavy commercial uses with scattered residences. North and South of the subject sites are properties zoned HI, with residential and commercial uses to the west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 1.22 miles west of the subject parcels on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located northwest of the sites on Farrow Road. The Killian fire station (station number 12) is located on Farrow Road, approximately 1.78 miles south of the subject parcels.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed- use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,200 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) "F".

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 these road sections through SCDOT or the County Penny Sales Tax program.

Conclusion

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

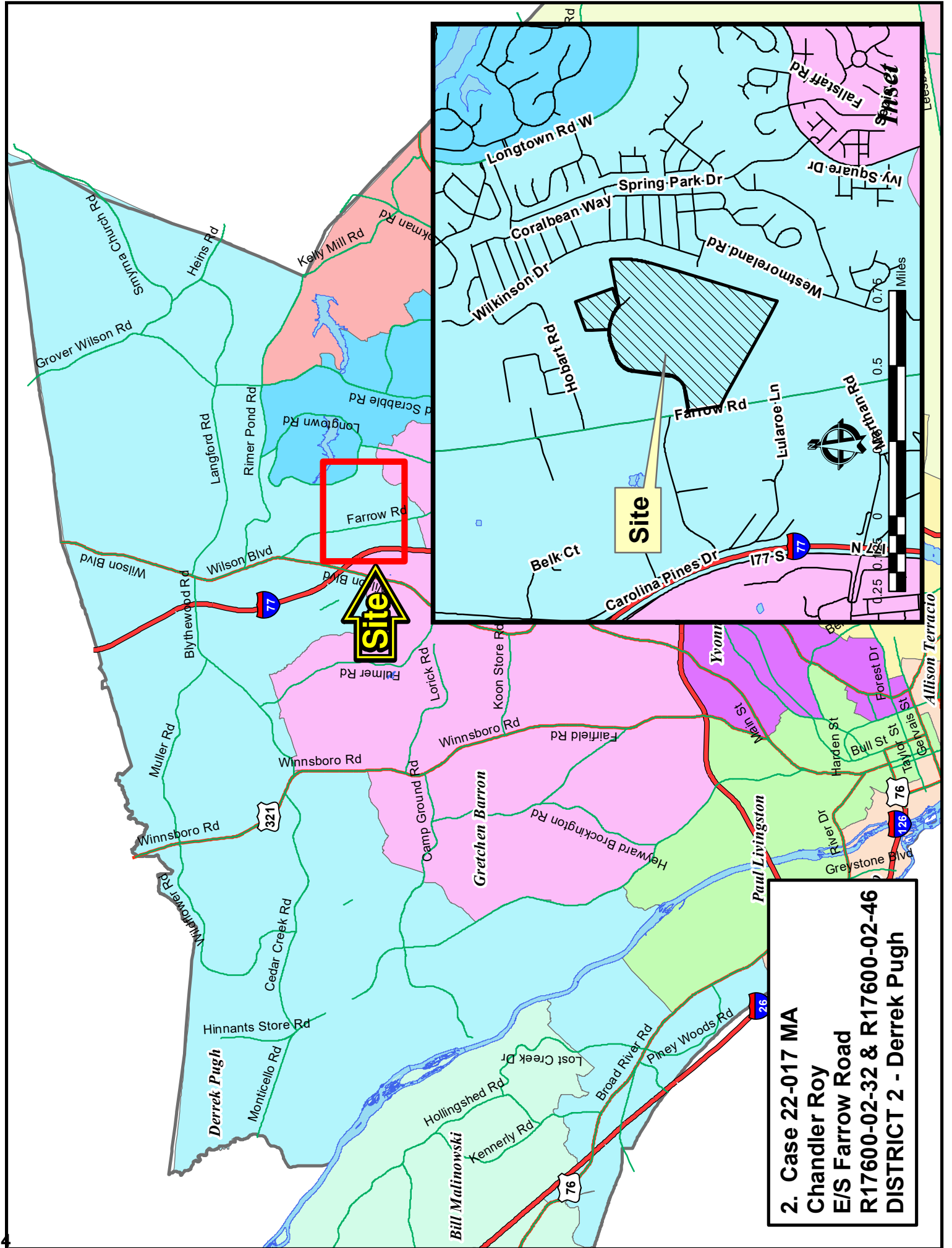
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

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

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-017 MA**.

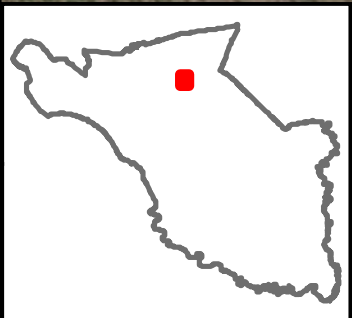


2. Case 22-017 MA
Chandler Roy
E/S Farrow Road
R17600-02-32 & R17600-02-46
DISTRICT 2 - Derrek Pugh

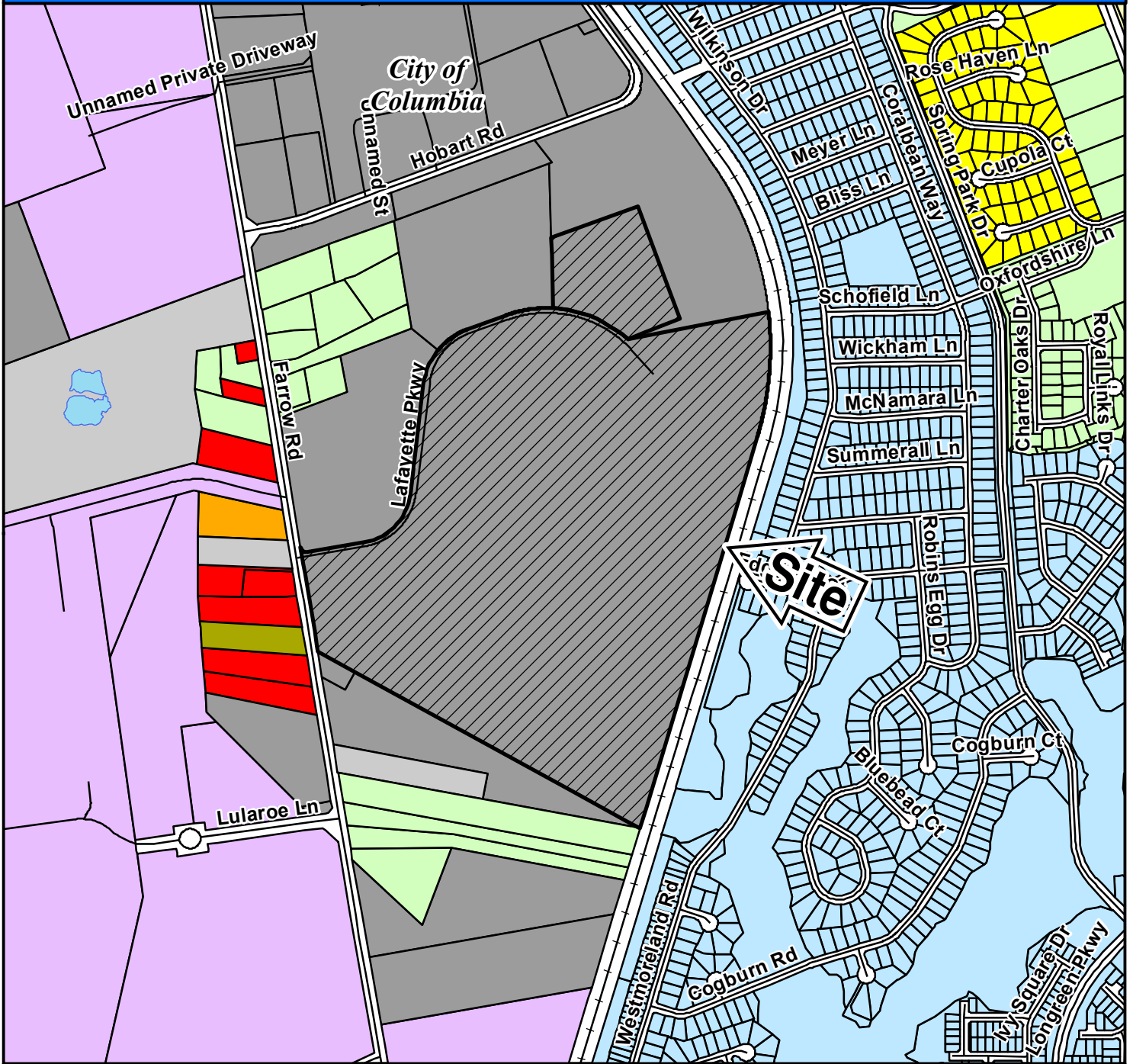
Case 22-017 MA
HI to RS-MD
TMS R17600-02-32 & R17600-02-46

Site

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



Case 22-017 MA HI to RS-MD



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



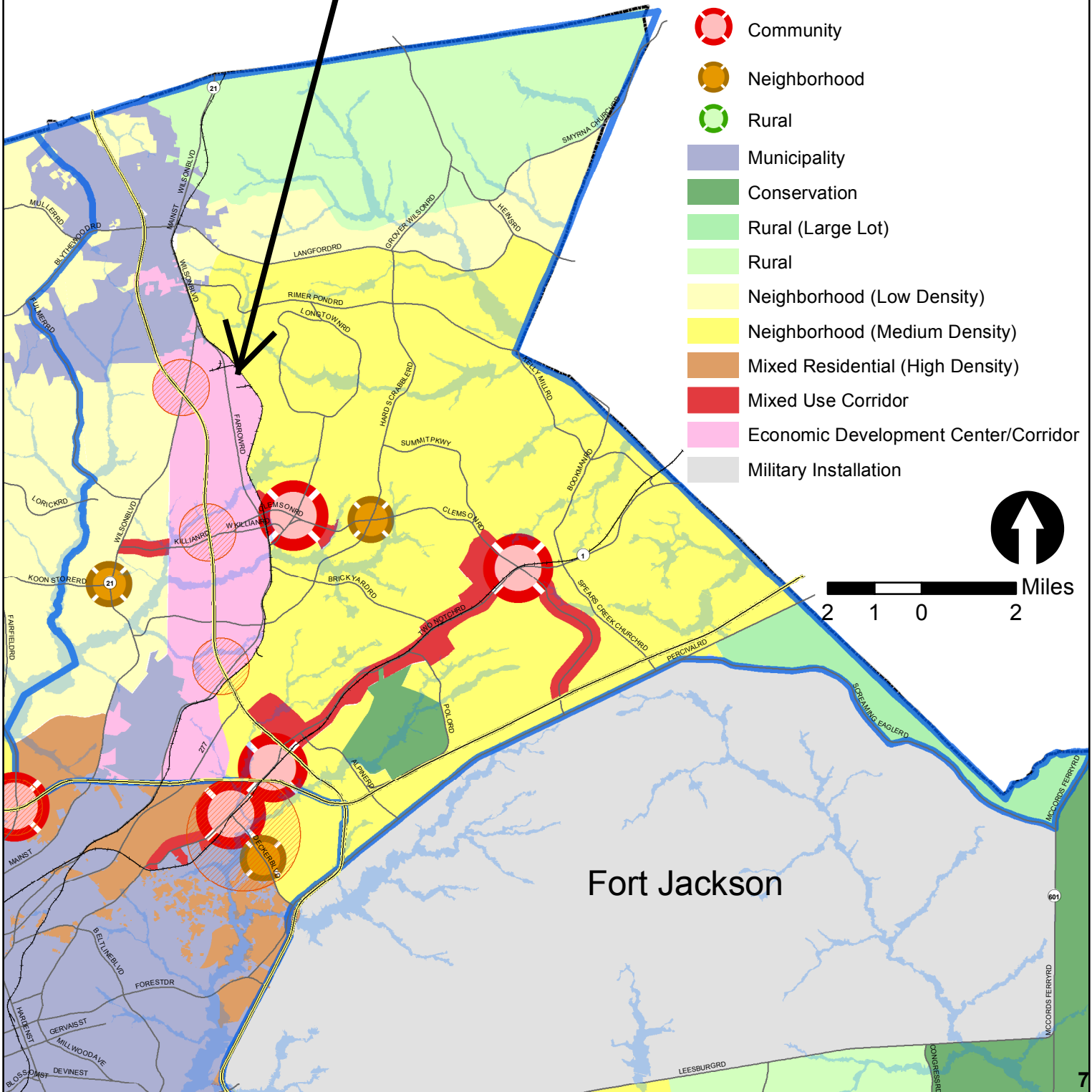
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Road 22-017MA

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: September 8, 2022
RC PROJECT: 22-019MA
APPLICANT: Bill Theus

LOCATION: Wilson Boulevard

TAX MAP NUMBER: R14900-04-01, R14800-02-22, 27, 29, 32 & 35
ACREAGE: 55.2 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: November 1, 2022

Staff Recommendation

Approval

Background

Zoning History

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

The parcel was rezoned to Planned Development District (PDD) under case number 05-45MA.

Zoning District Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate 77
<u>South:</u>	PDD/ PDD	Undeveloped/ Multi-family
<u>East:</u>	N/A	Interstate 77
<u>West:</u>	PDD/ PDD / RU	Convenience Store with pumps/ undeveloped / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels are mostly undeveloped. One parcel is being developed as a Convenience store with pumps. The parcels have frontage along Wilson Boulevard & Blythewood Crossing Lane. Blythewood Crossing Lane is a two lane local road. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by a scattering of residential, limited commercial, and undeveloped properties. West of the property is a commercially designated PDD containing a convenience store with pumps and undeveloped parcels. North and east of the site is the Interstate 77 interchange and interstate. South of the site are PDD zoned parcels with a multifamily development.

Rezoning Request

The applicant is requesting that the 55.2 acres designated as Commercial/Industrial area be changed to the “Mixed Use” land use classification to allow both single-family and multi-family residential uses. The applicant also requests that the overall residential dwelling unit count be raised from 900 to 1200 to allow for a maximum density of 300 units in the Mixed Use land use classification

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .25 miles west of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.5 miles southeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor.

The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 8,000 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Wilson Boulevard 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 Rabon Road through the County Penny Sales Tax program or SCDOT.

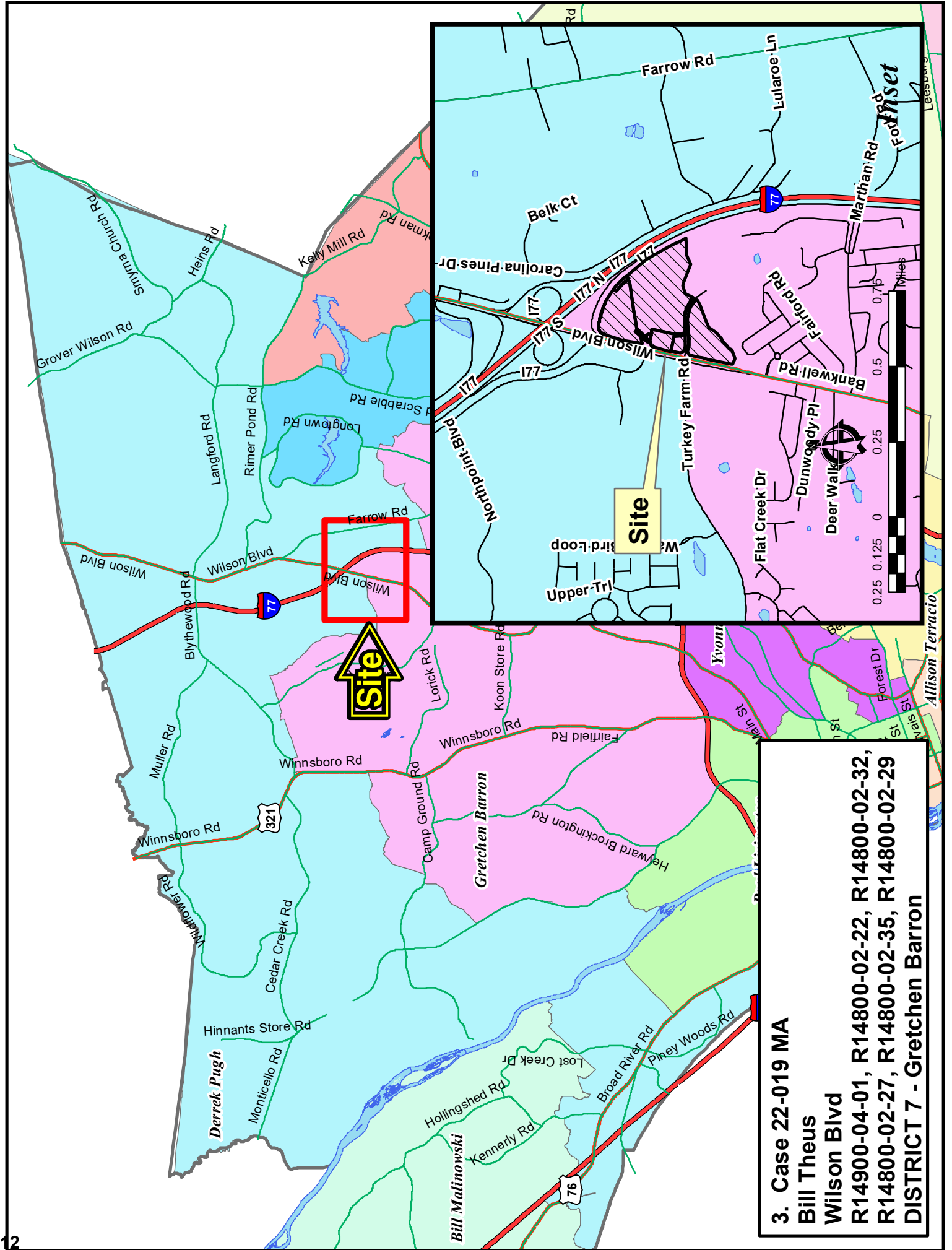
Conclusion

Staff recommends **Approval** of this map amendment as it is consistent with the 2015 Comprehensive Plan recommendations

The proposed amendment to the PDD would allow for complementary retail and commercial uses adjacent to residential uses as prescribed by the Comprehensive Plan.

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-019 MA**.



3. Case 22-019 MA
Bill Theus
Wilson Blvd
R14900-04-01, R14800-02-22, R14800-02-32,
R14800-02-27, R14800-02-35, R14800-02-29
DISTRICT 7 - Gretchen Barron

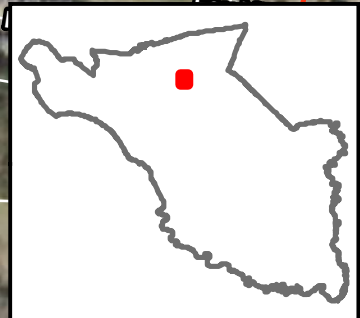
**Case 22-019 MA
PDD to PDD**

TMSR11111-01-02, 54, & 55, R11114-01-02 & 13

Site

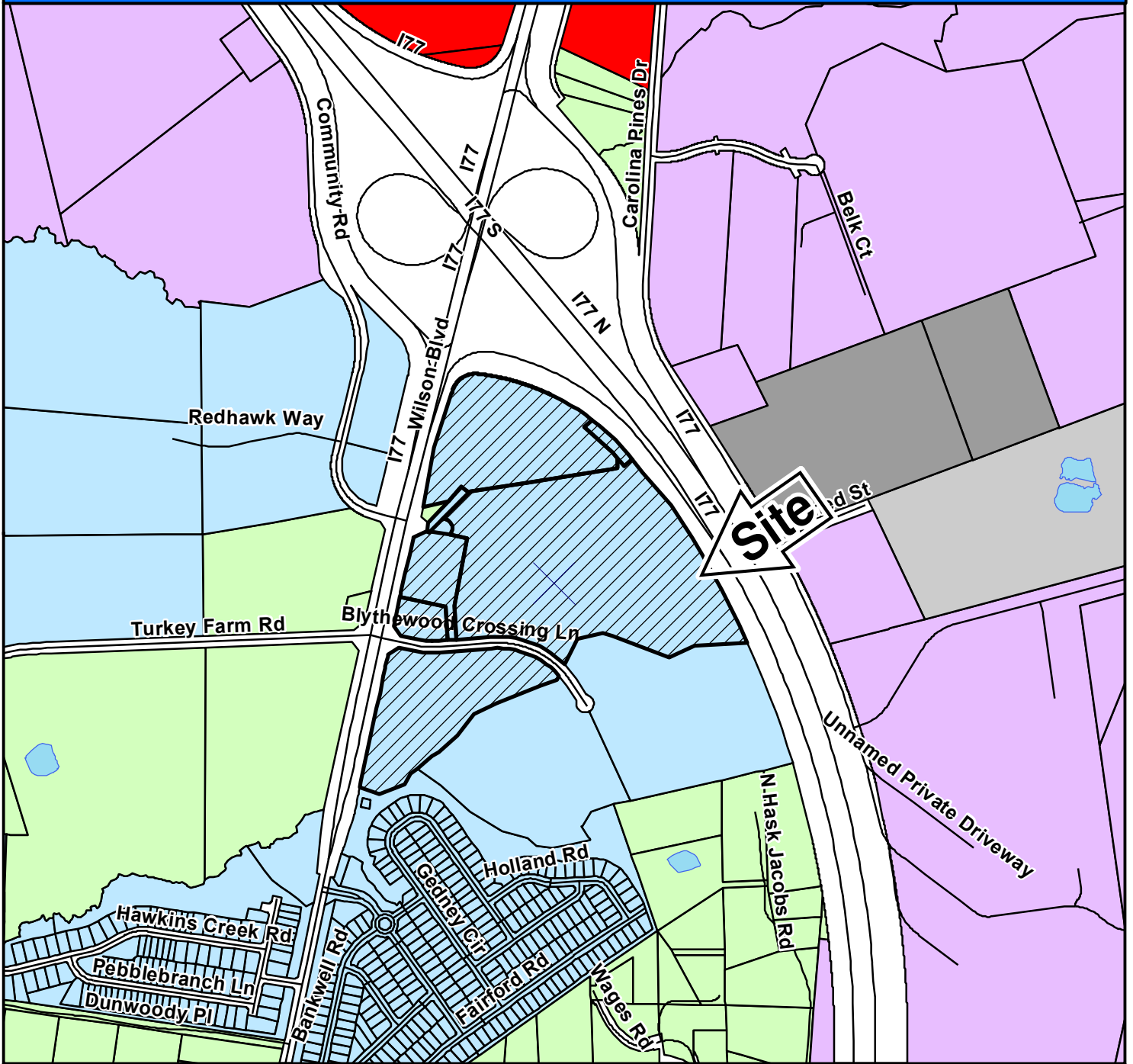
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 22-019 MA PDD to PDD



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

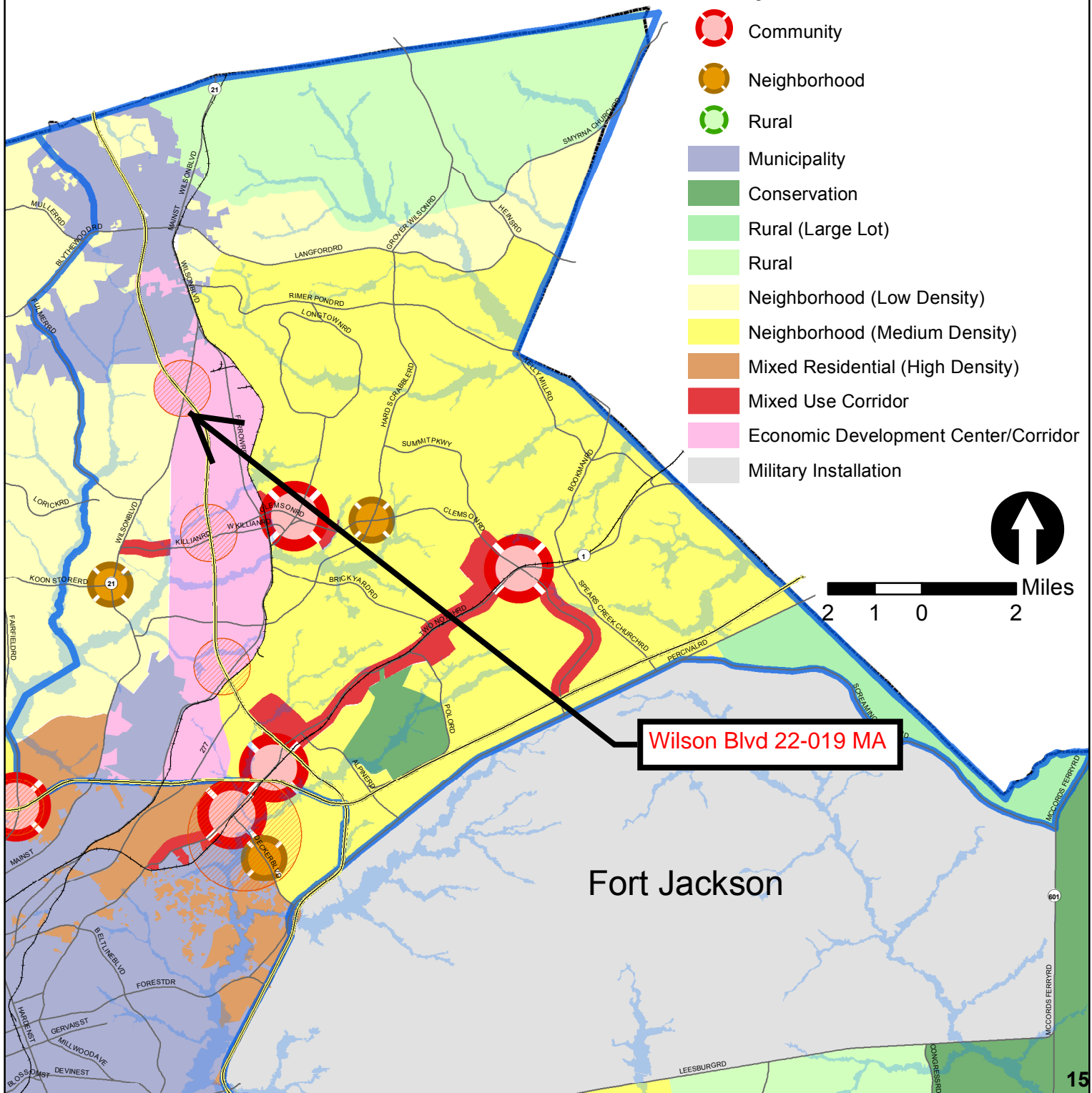


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: September 8, 2022
RC PROJECT: 22-022MA
APPLICANT: Jenny Reyes

LOCATION: 9200 Wilson Blvd

TAX MAP NUMBER: R14600-03-41
ACREAGE: 8.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: November 1, 2022

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) north of the site was rezoned under case number 06-038MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD / PDD	Undeveloped Residential Subdivision
<u>South:</u>	RM-HD	Residence
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	RU / RU	Church / Residence

Discussion

Parcel/Area Characteristics

The subject site is comprised of one parcel. The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Wilson Boulevard. This section of Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights. The general area is comprised of larger-lot residences (around ½ acre to 1 acre in size), single-family dwellings within residential subdivisions, and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.58 miles south of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia's water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.77 miles east of the subject site.

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

Plans & Policies

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

Neighborhood Activity Center

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day 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.

Neighborhood (Low-Density)

Land Use and Design

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

Desired Development Pattern

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

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #135) located north of the subject site on Wilson Boulevard identifies 8,000 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "B".

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently under construction and anticipated completion date of 9-30-22. The Penny completed intersection improvements for Wilson Boulevard and Killian Road. The scope included improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection.

Conclusion

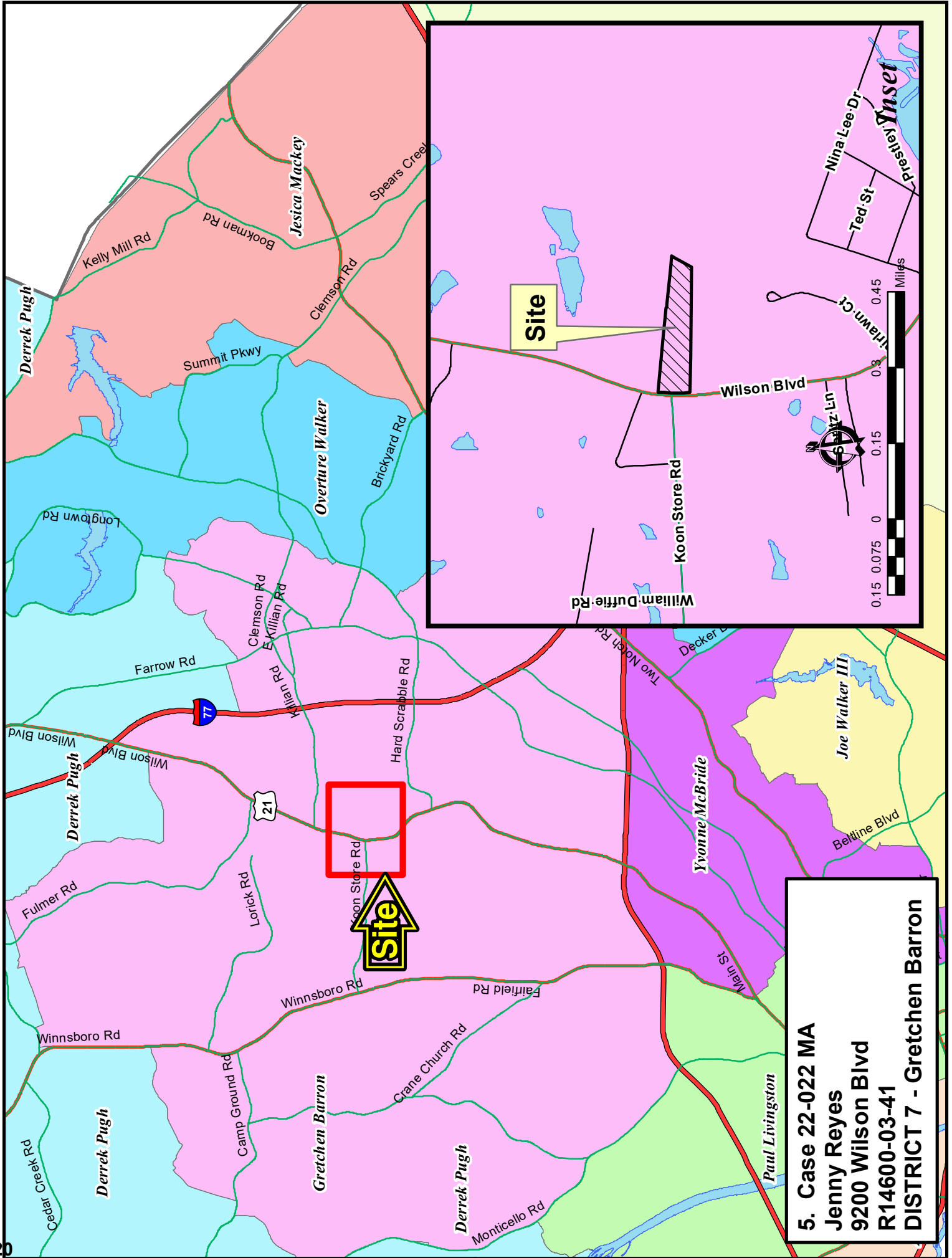
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. While not located at the intersection of a primary arterial, the site is located along a main road corridor and would provide "supporting neighborhood scale development" as recommended by the Plan.

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

Planning Commission Action

At their **September 8, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-022 MA**.



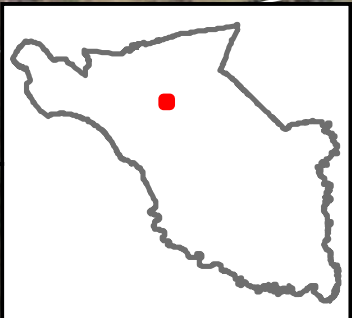
5. Case 22-022 MA
Jenny Reyes
9200 Wilson Blvd
R14600-03-41
DISTRICT 7 - Gretchen Barron

Case 22-022 MA
RU to NC
TMS R14600-03-41



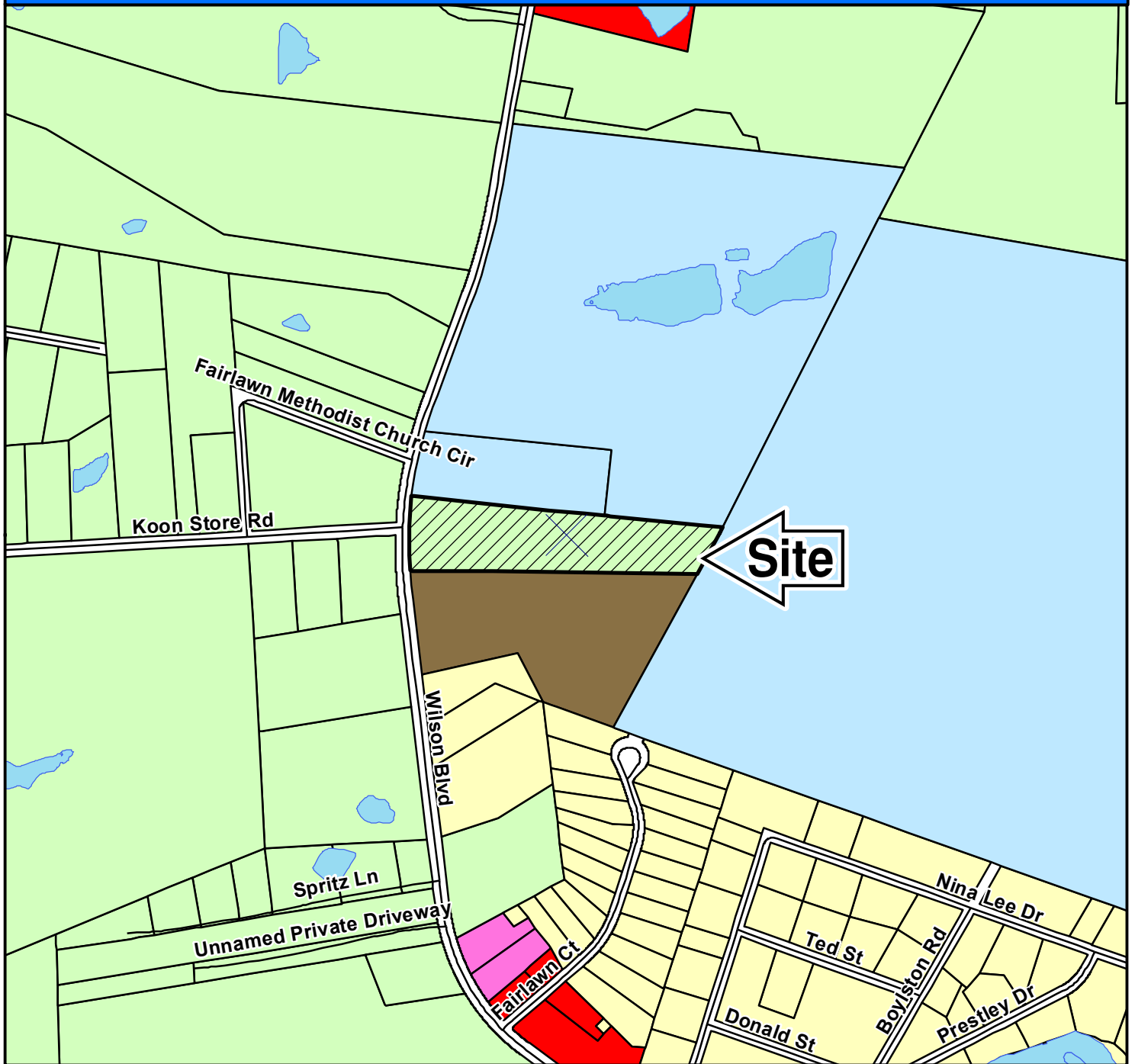
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 22-022 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

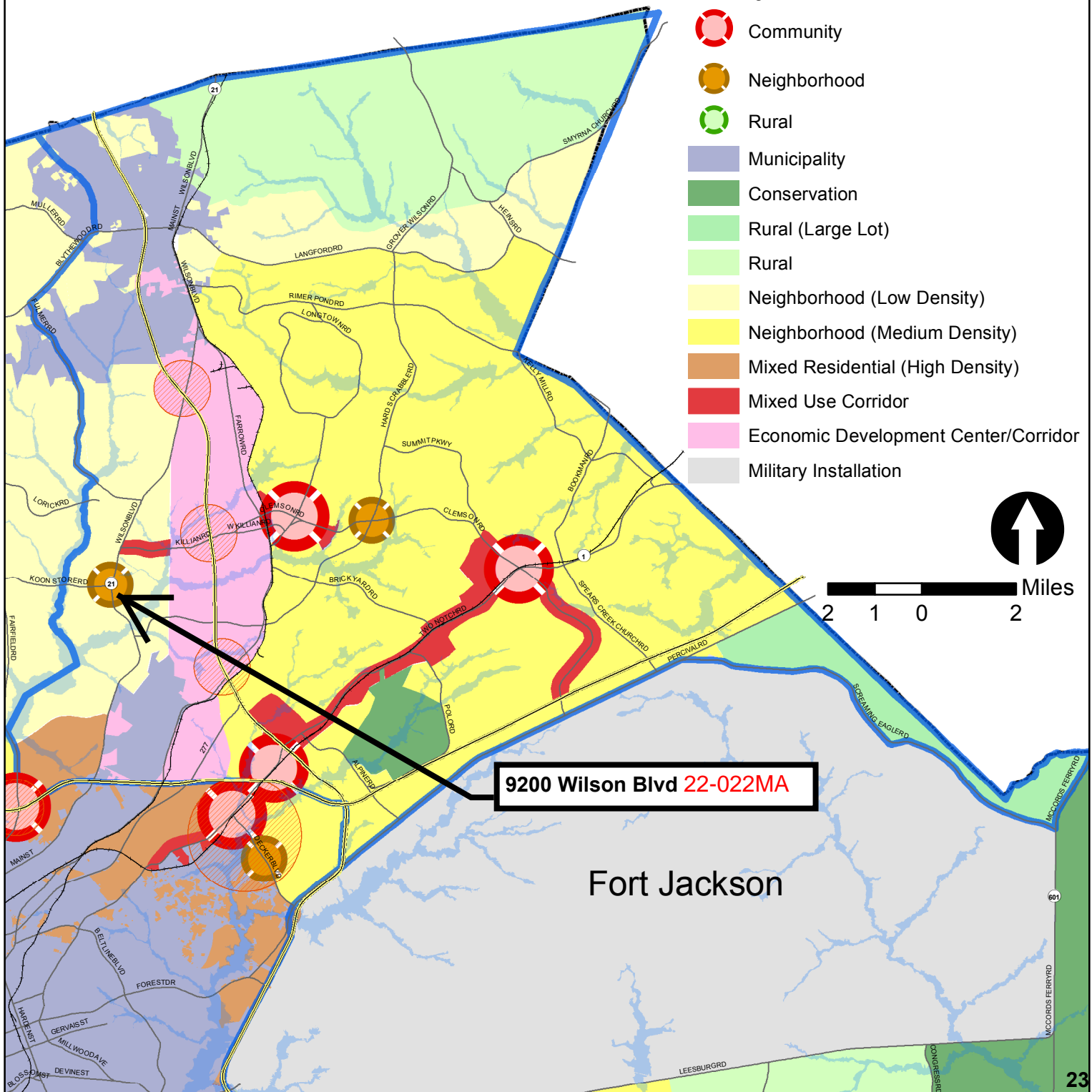


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: November 7, 2022
RC PROJECT: 22-033 MA
APPLICANT: Hyconic Holdings, LLC

LOCATION: 10013 Wilson Blvd

TAX MAP NUMBER: R14800-05-17
ACREAGE: 49.98 acres
EXISTING ZONING: RU
PROPOSED ZONING: RM-MD

ZPH SIGN POSTING: November 1, 2022

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 Districts (PDD) south of the site were rezoned under case numbers 00-038MA and 05-036MA.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate. The maximum density standard is no more than eight (8) units per acre.

*Based upon a gross density calculation, the maximum number of units for this site is approximately: 399 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/ RU	Residence/ Residence / Residence
<u>South:</u>	PDD/ RU	Residential Subdivision/ Residence
<u>East:</u>	GC/ RU	Undeveloped/ Residences
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Wilson Boulevard. This section of Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights. The general area is comprised of larger-lot residences, single-family dwellings within residential subdivisions, and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately .7 miles north of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would be through the City of Columbia, private, septic, or other system. There are no fire hydrants located along this section of Wilson Boulevard. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.15 miles southeast of the subject site.

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

Plans & Policies

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

Neighborhood (Low-Density)

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by

small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #135) located south of the subject site on Wilson Boulevard identifies 8,000 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) "B".

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently under construction and anticipated completion date of 9-30-22. The Penny completed intersection improvements for Wilson Boulevard and Killian Road. The scope included improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection.

Conclusion

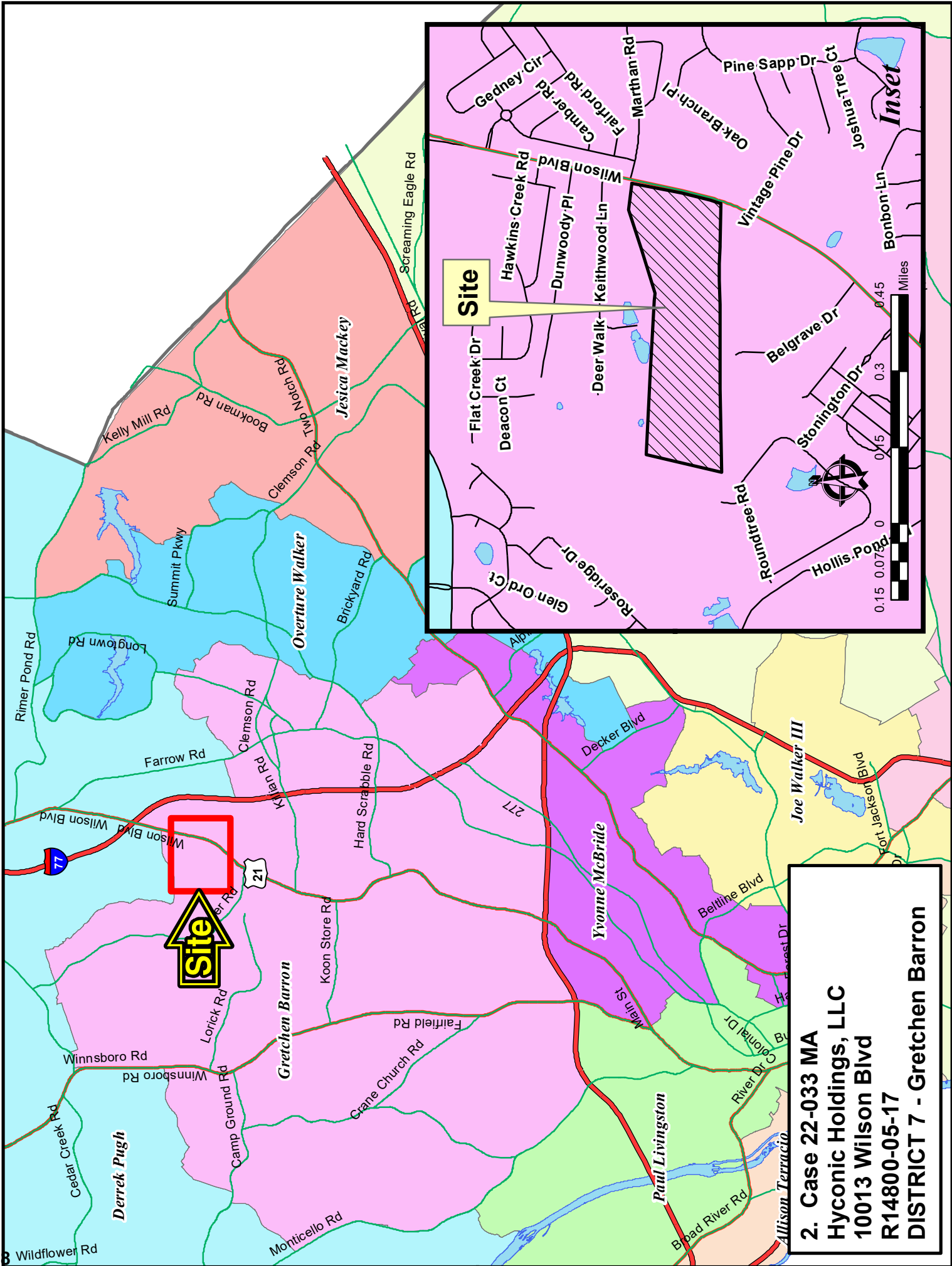
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, these areas are identified for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. These areas serve as a transition between the Rural and Neighborhood (Medium-Density) designations of the Comprehensive Plan.

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

Planning Commission Action

At their **November 7, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **22-033 MA**.



Site

Site

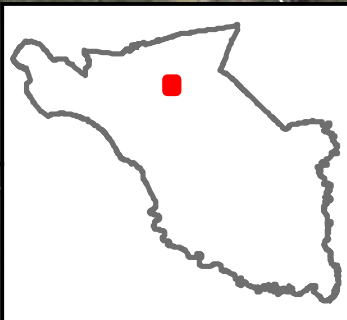
2. Case 22-033 MA
Hyconic Holdings, LLC
10013 Wilson Blvd
R14800-05-17
DISTRICT 7 - Gretchen Barron

Case 22-033 MA
RU to RM-MD
TMS R14800-05-17

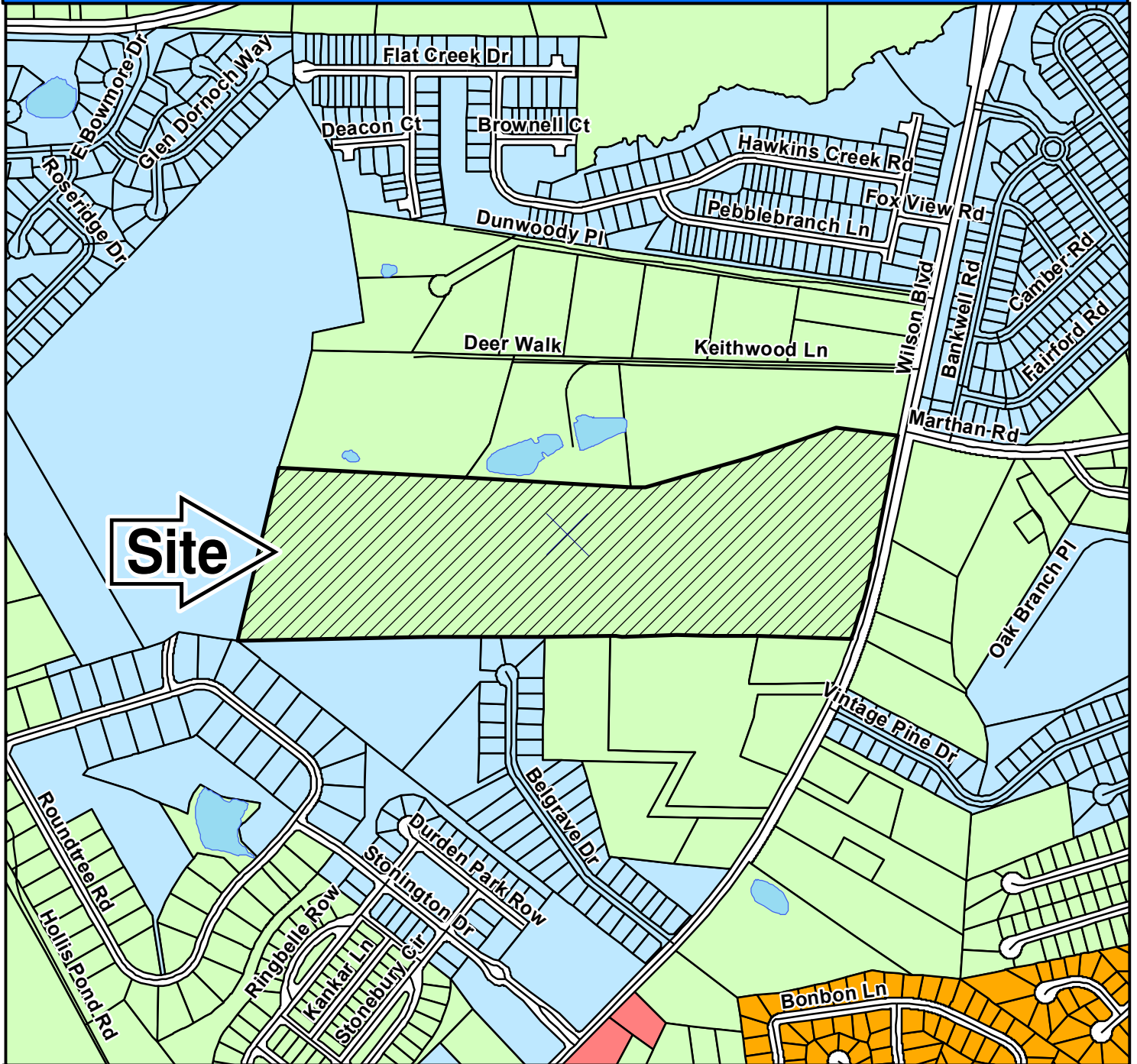
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 22-033 MA RU to RM-MD



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		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

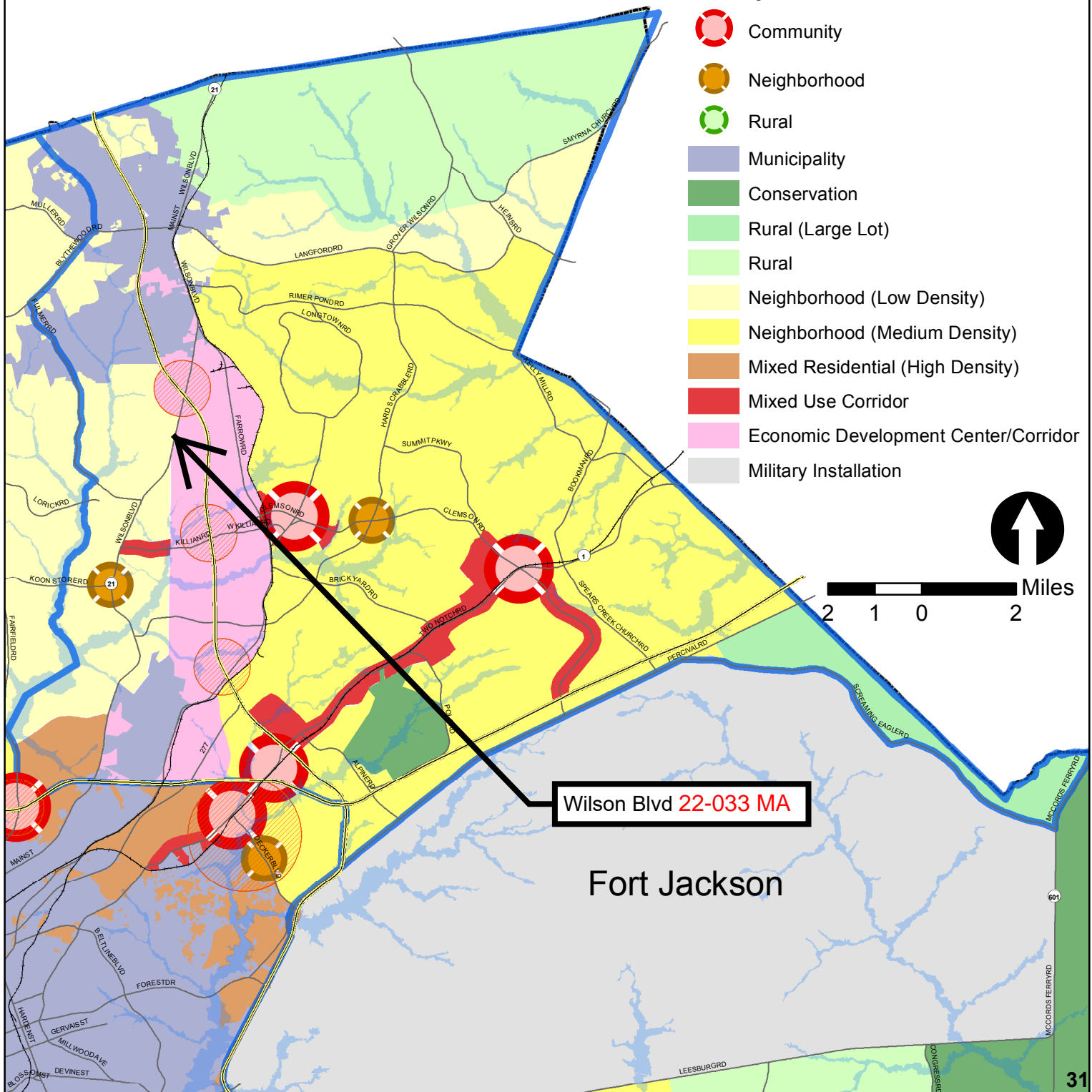


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

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: November 7, 2022
RC PROJECT: 22-034 MA
APPLICANT: Larry D. Rumph

LOCATION: 8442 Old Percival Road

TAX MAP NUMBER: R22602-02-02
ACREAGE: 2.04 acres
EXISTING ZONING: OI
PROPOSED ZONING: RC

ZPH SIGN POSTING: November 1, 2022

Staff Recommendation

Disapproval

Background

Zoning History

With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional Commercial (OI) District.

Zoning District Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Direction	Existing Zoning	Use
<u>North:</u>	OI	Undeveloped
<u>South:</u>	RM-MD	Undeveloped
<u>East:</u>	RM-MD	Manufactured Home Park
<u>West:</u>	RM-MD	Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Old Percival Road. Old Percival Road is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by an accessory structure. The general area is characterized by institutional uses, an automobile scrap yard and manufactured home parks. The property to the north is currently being used as a temporary lay yard. East of the property is a manufactured home park and south is a large, undeveloped tract. West of the site is a single-family residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.42 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.38 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine Road

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

Plans & Policies

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

Land Use and 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 2020 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 6,900 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) “B”.

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. The subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial.

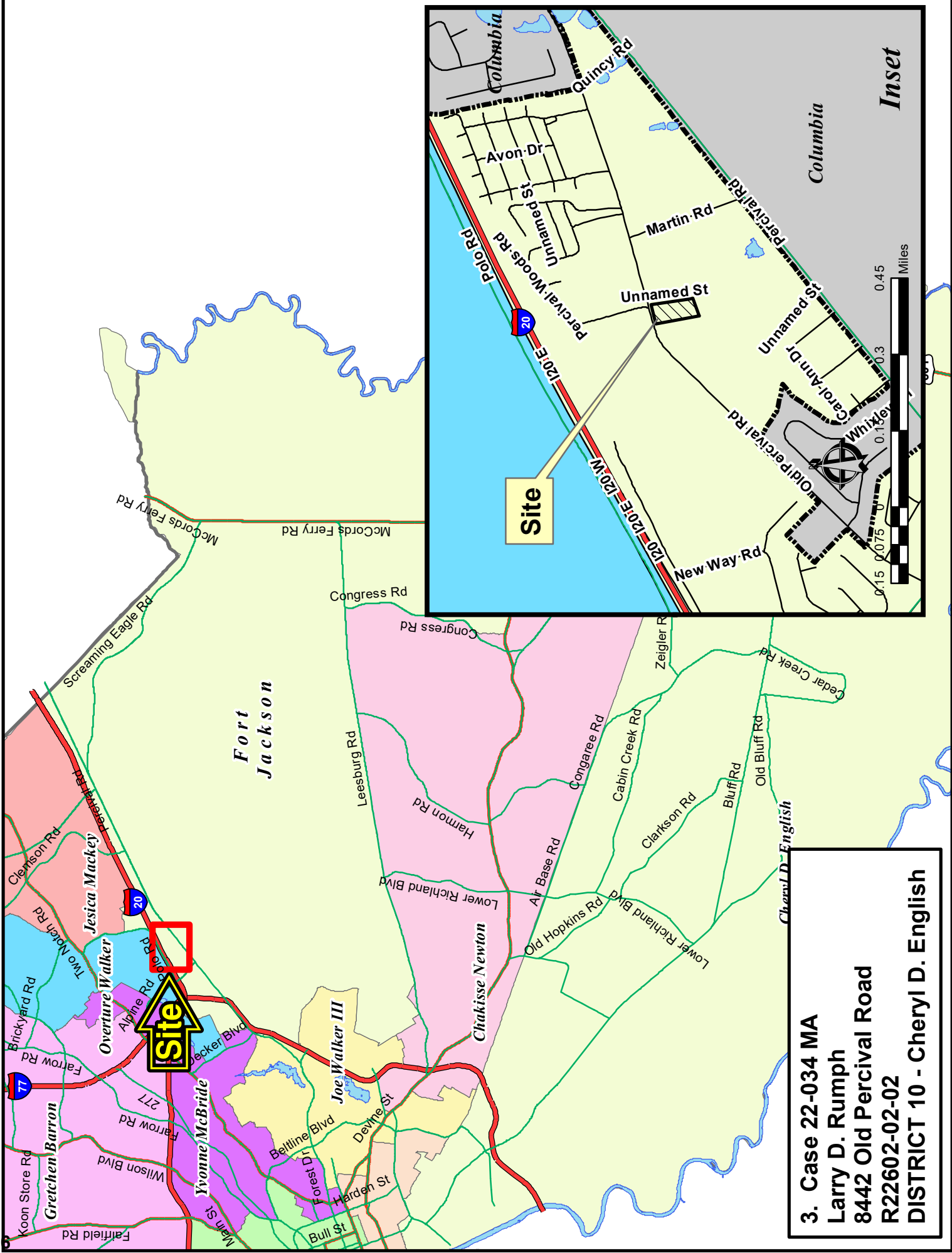
The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

In addition, the intent of the RC District is to serve isolated areas of the County. The area around the subject location is not an "...isolated agricultural and rural residential districts...", nor are the residents located beyond the limits of service of the municipalities.

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

Planning Commission Action

At their **November 7, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **22-034 MA**.

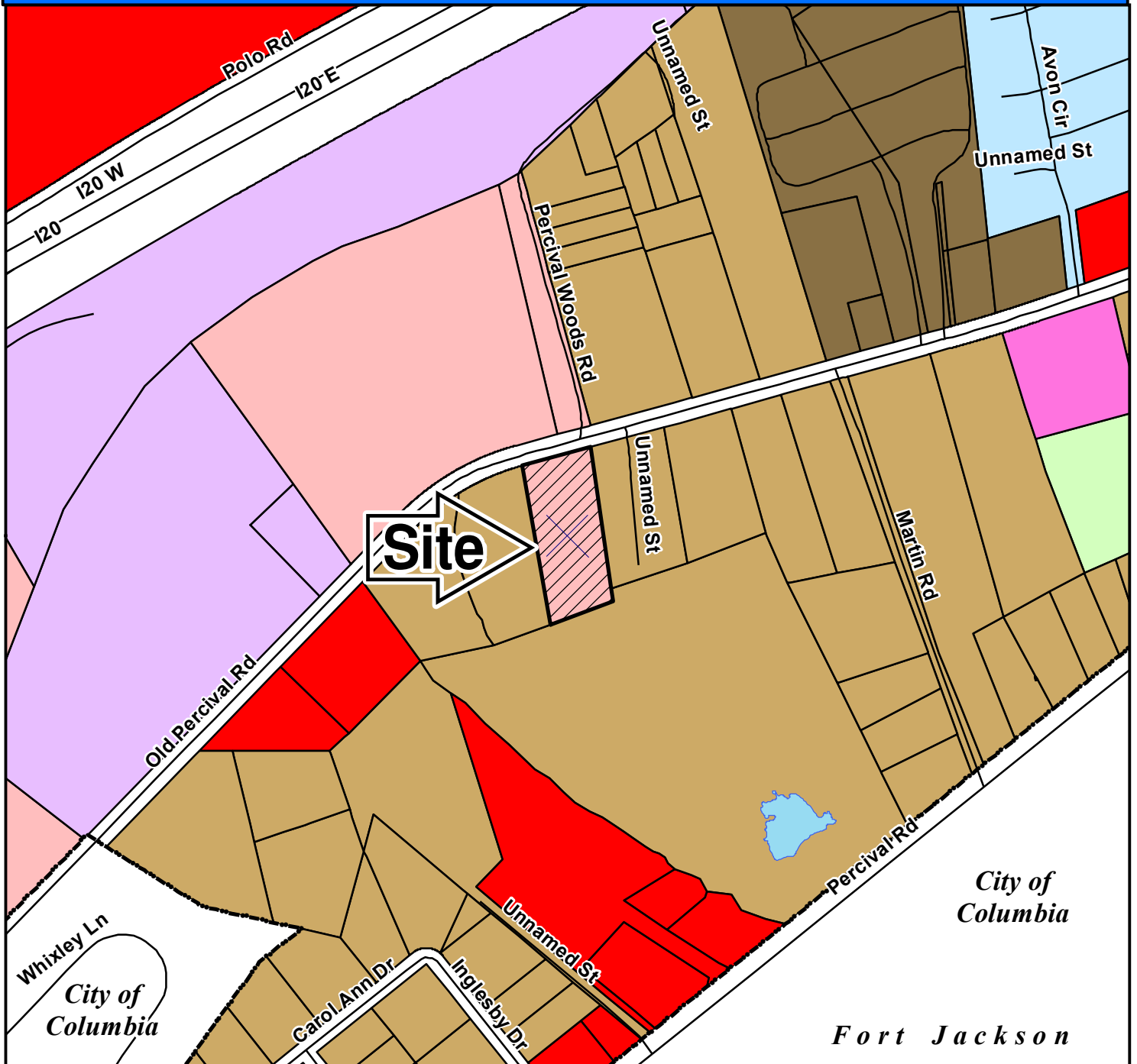


3. Case 22-034 MA
Larry D. Rumph
8442 Old Percival Road
R22602-02-02
DISTRICT 10 - Cheryl D. English




























Case 22-034 MA
Ol to RC
TMS R22602-02-02



Case 22-034 MA OI to RC



ZONING CLASSIFICATIONS

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

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

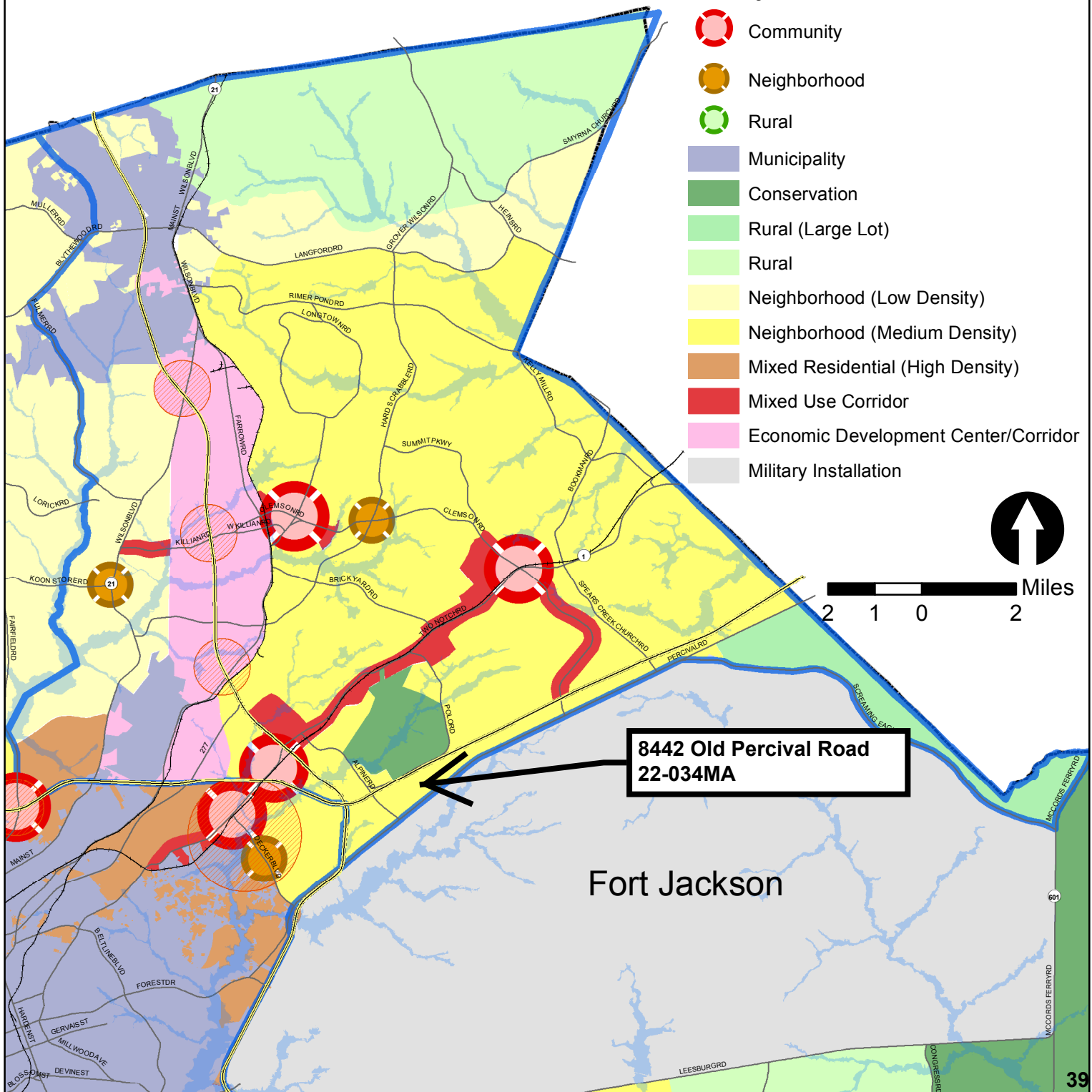


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 7, 2022
RC PROJECT: 22-035 MA
APPLICANT: Samantha Kozlowski

LOCATION: 2630 Clemson Road

TAX MAP NUMBER: R20200-01-39
ACREAGE: 3.99 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

ZPHSIGN POSTING: November 1, 2022

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 17-006MA. The request was withdrawn prior to the Zoning Public Hearing.

Zoning History for the General Area

The Office and Institutional District (OI) parcels east of the subject site were approved under Ordinance No. 073-06HR (case number 06-029MA).

The Planned Development District (PDD) parcels south of the subject site were approved under Ordinance No. 024-02HR (case number 02-047MA).

The General Commercial District (GC) parcels north and west of the subject site were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Planned Development District (PDD) parcels southeast of the subject site were approved under Ordinance No. 060-03HR (case number 04-007MA).

The General Commercial District (GC) parcels west of the subject site located at the corner of Longtown Road and Clemson Road were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Light Industrial District (M-1) parcels further west of the subject site were approved under Ordinance No. 019-01HR (case number 01-037MA).

Zoning District Summary

The General Commercial District (GC) 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: 63 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>	GC	Undeveloped
<u>South:</u>	PDD/RU	Residential subdivision with commercial/School
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RS-MD	Place of worship

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Clemson Road. There are sidewalks along this section of Clemson Road. The parcel is undeveloped but contains a nonresidential accessory structure. The immediate area is characterized by residential, institutional, commercial and undeveloped parcels. The parcels north of the subject site is zoned GC and undeveloped. West of the site is a place of worship. South of the site is a PDD with Residential Single-family uses with commercial uses along Clemson Rd. Southeast of the site is Killian Elementary School. The parcel immediately east is undeveloped and wooded.

Public Services

The subject parcel is within the boundaries of School District 5. The Killian Elementary School is located south of the subject parcel on Clemson Road. The Killian fire station (number 27) is located .79 miles southwest of the subject parcel on Farrow Road. There is a fire hydrant located along Clemson Road. Our records indicate that the parcel is located 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 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Recommended Land Uses

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

The 2021 SCDOT traffic count (Station # 442) located east of the subject parcel on Clemson Road identifies 26,300 Average Daily Trips (ADT's). This segment of Clemson Road is classified as a five lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned improvements for this section of Clemson Road through SCDOT. There are planned improvements for this section of Clemson Road through the County Penny Sales Tax program (sidewalk and bikeway enhancements from Longtown Rd to Two Notch Road).

Conclusion

Staff is of the opinion that the proposed rezoning would be inconsistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Community Activity Center. The GC district should be located at the heart of the activity center; while less intensive commercial districts are appropriate as the zoning transitions away from the intersection.

The request can be viewed as being incompatible with the smaller scale commercial and institutional uses along this portion of Clemson Road. As a result, the request would introduce a zoning designation and use types which are not consistent with the institutional character of the immediate area.

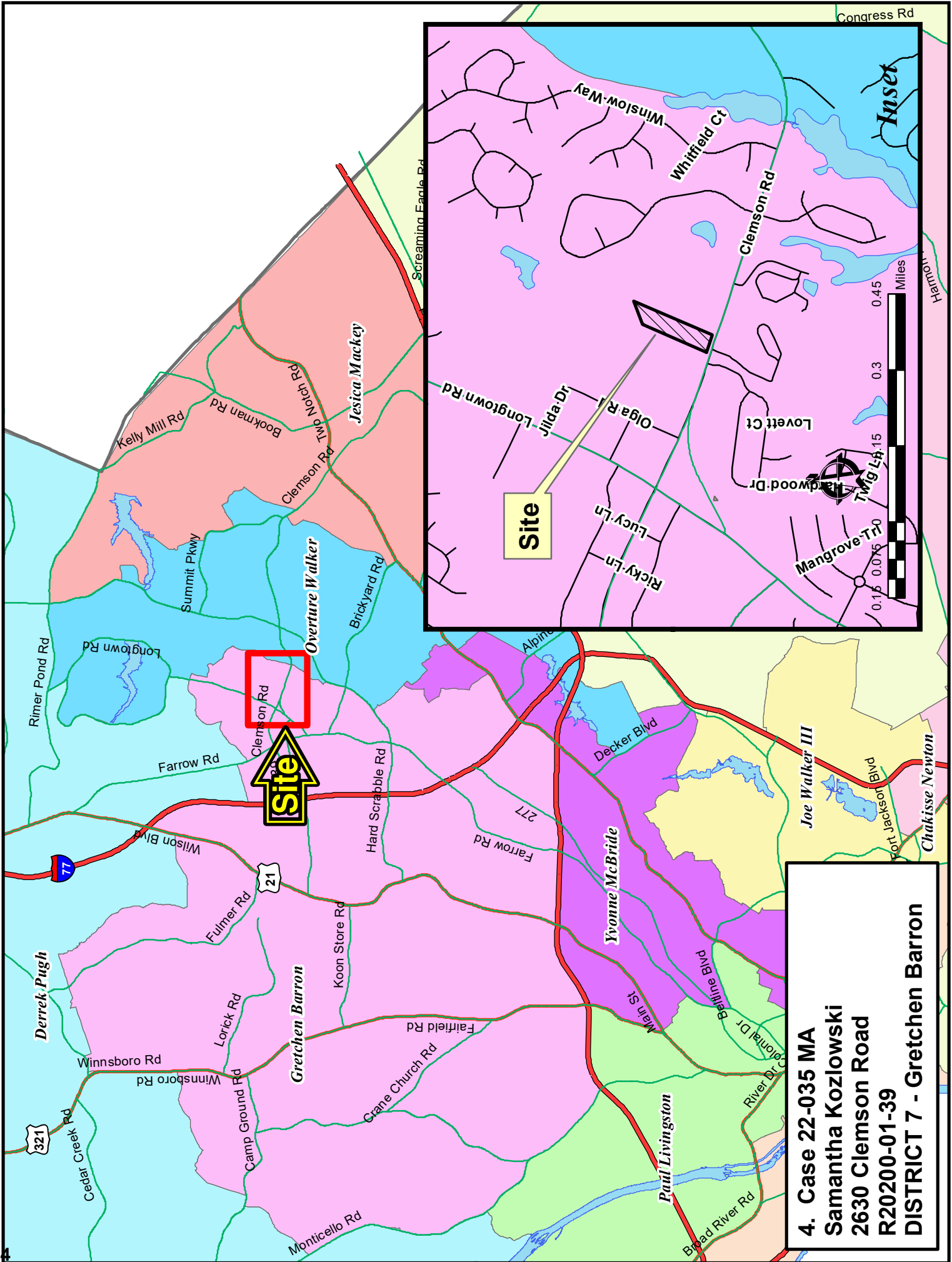
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **November 7, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

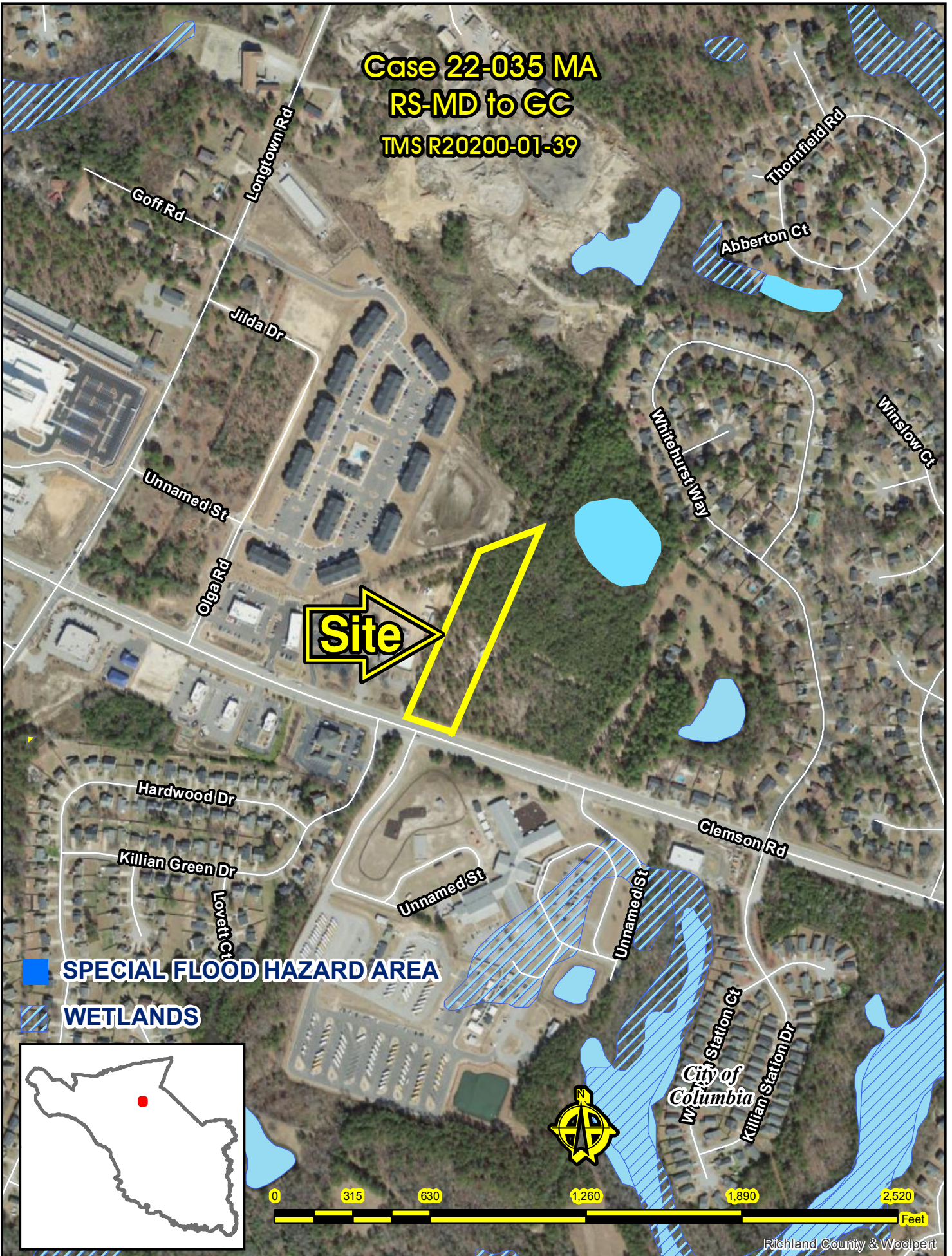
- The request is in the Community Activity Center area.
- The request fits the character of the area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-035 MA**.

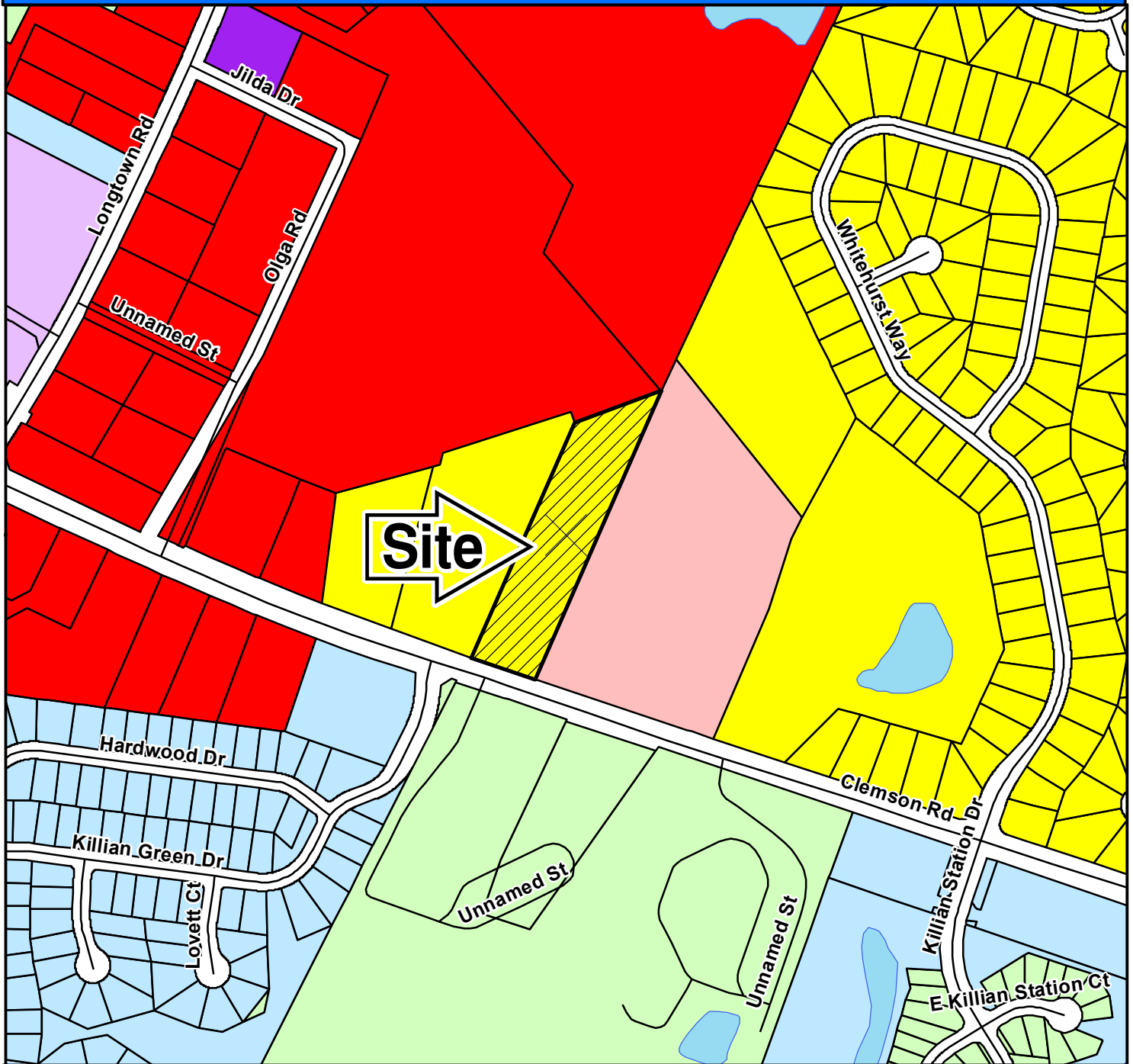


4. Case 22-035 MA
Samantha Kozlowski
2630 Clemson Road
R20200-01-39
DISTRICT 7 - Gretchen Barron

**Case 22-035 MA
RS-MD to GC
TMS R20200-01-39**



Case 22-035 MA RS-MD to GC



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property	N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		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

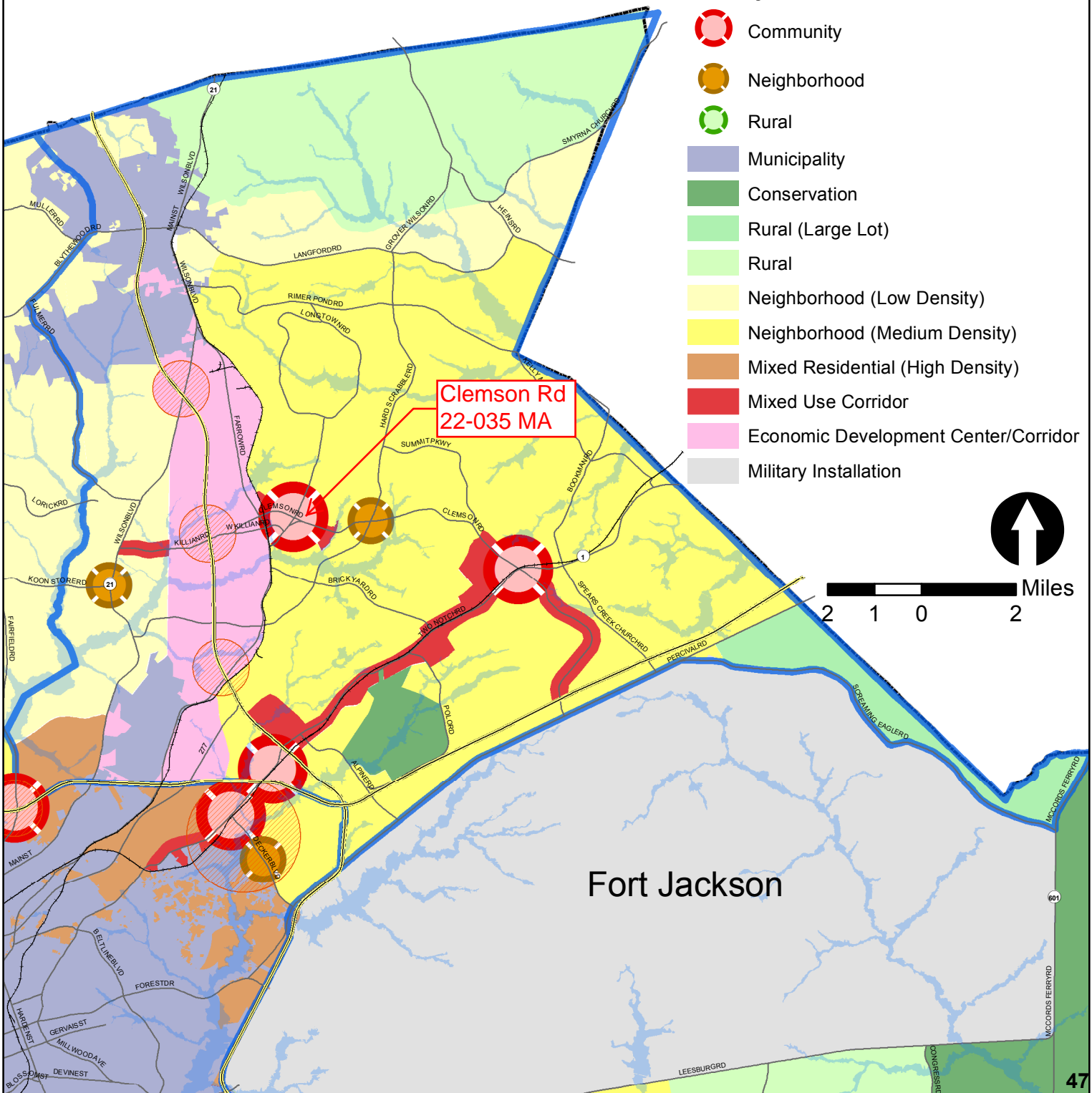


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





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Columbia, SC 29204

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