

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



May 22, 2018



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

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

STAFF:

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

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS

1. Case # 18-007 MA District 1
Bill Malinowski
Phil Savage
RU to NC (3.95 acres)
2241 Dutch Fork Road
TMS# R01507-02-01
PDSD Recommendation - Disapproval
Planning Commission - Disapproval (6-2)
Page 1

2. Case # 18-012 MA District 4
Paul Livingston
LM Drucker
OI to RS-LD (.71 acres)
1344 Omarest Drive
TMS# R07405-06-05
PDSD Recommendation - Disapproval
Planning Commission - Approval (8-0)
Page 9

3. Case # 18-013 MA District 7
Gwendolyn Kennedy
Derrick J. Harris, Sr.
RU to LI (1.83 acres)
7708 Fairfield Road
TMS# R12000-02-22
PDSD Recommendation - Disapproval
Planning Commission - Approval (8-0)
Page 17

4. Case # 18-014 MA
Jermaine Johnson
RS-MD to MH (.26 acre)
7901 Richard Street
TMS# R16212-12-01
PDSD Recommendation - Disapproval
Planning Commission - Approval (8-0)
Page 25
District 10
Dalhi Myers
5. Case # 18-015 MA
Charlotte & Randy Huggins
RU to GC (.59 acres)
Horrell Hill Road
TMS# R24700-09-02
PDSD Recommendation - Disapproval
Planning Commission - Approval (7-1)
Page 33
District 11
Norman Jackson
6. Case # 18-016 MA
Kamal Shlon
RU to RS-HD (16.2 acres)
825 Hallbrook Road
TMS# R19100-07-01
PDSD Recommendation - Disapproval
Planning Commission - Approval (8-1)
Page 41
District 11
Norman Jackson

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 7, 2018
RC PROJECT: 18-007 MA
APPLICANT: Phil Savage

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01507-02-01
ACREAGE: 3.95 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC
ZPH SIGN POSTING: May 4, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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

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

Background

Zoning History

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

The adjacent parcel, west of the site, was part of two previous requests. One request was for General Commercial District (GC) under case number 16-044MA. The second request was for Neighborhood Commercial District (NC) under case number 17-16MA. These cases were withdrawn at the Zoning Public Hearing.

Zoning History for the General Area

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

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>	GC	Construction Company (Stanick Roofing/boxing)
<u>South:</u>	RU	Residence
<u>East:</u>	PDD	Continued Care Retirement Facility (Lowman Home)
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site is a GC property that contains roofing equipment and a commercial structure.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .54 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 is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.88 miles east 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 **Neighborhood (Low-Density)**.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places

of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

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

Traffic Characteristics

The 2017 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 13,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "E".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

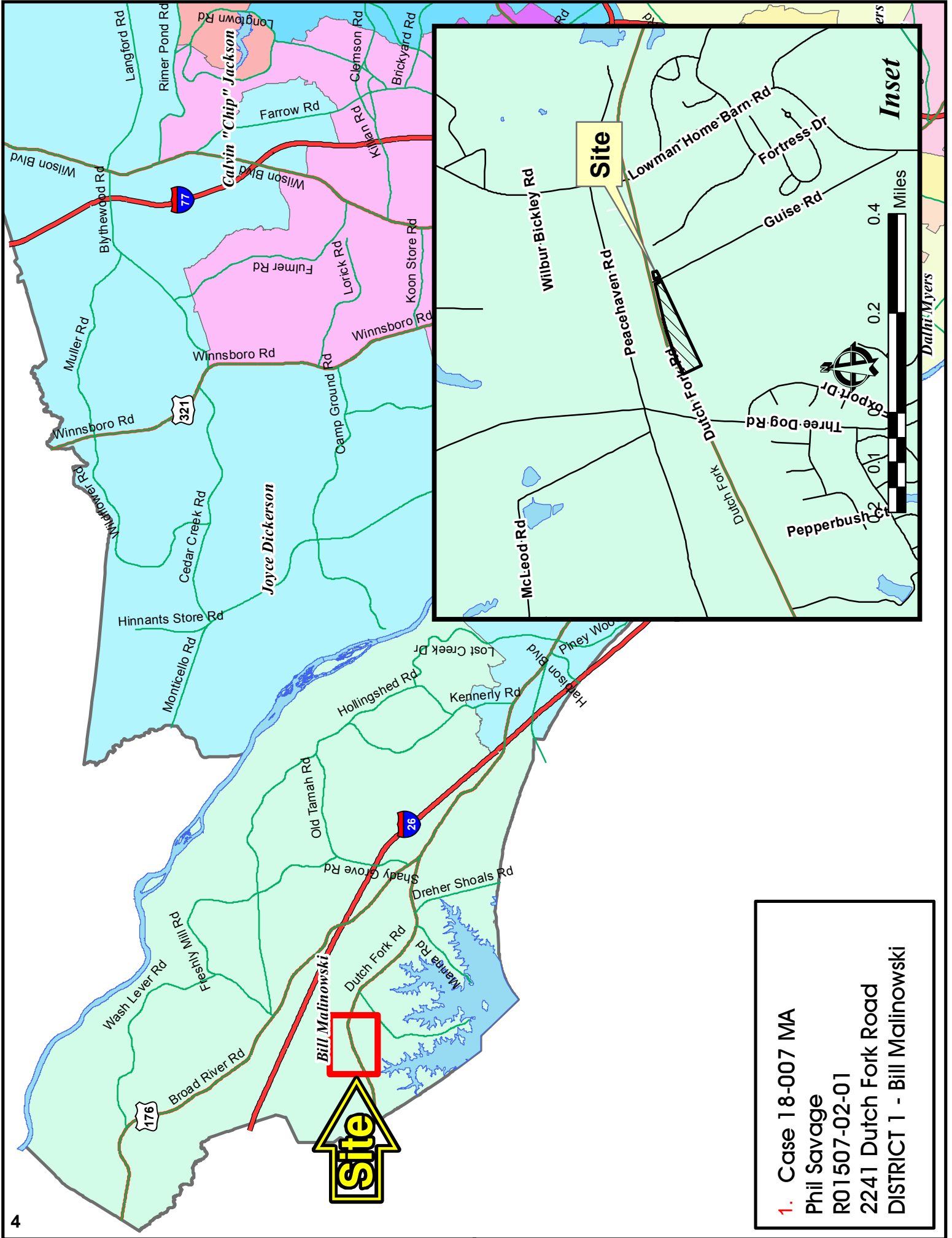
The proposed rezoning **is not consistent** with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning could add to the current fragmented zoning pattern in the area.

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

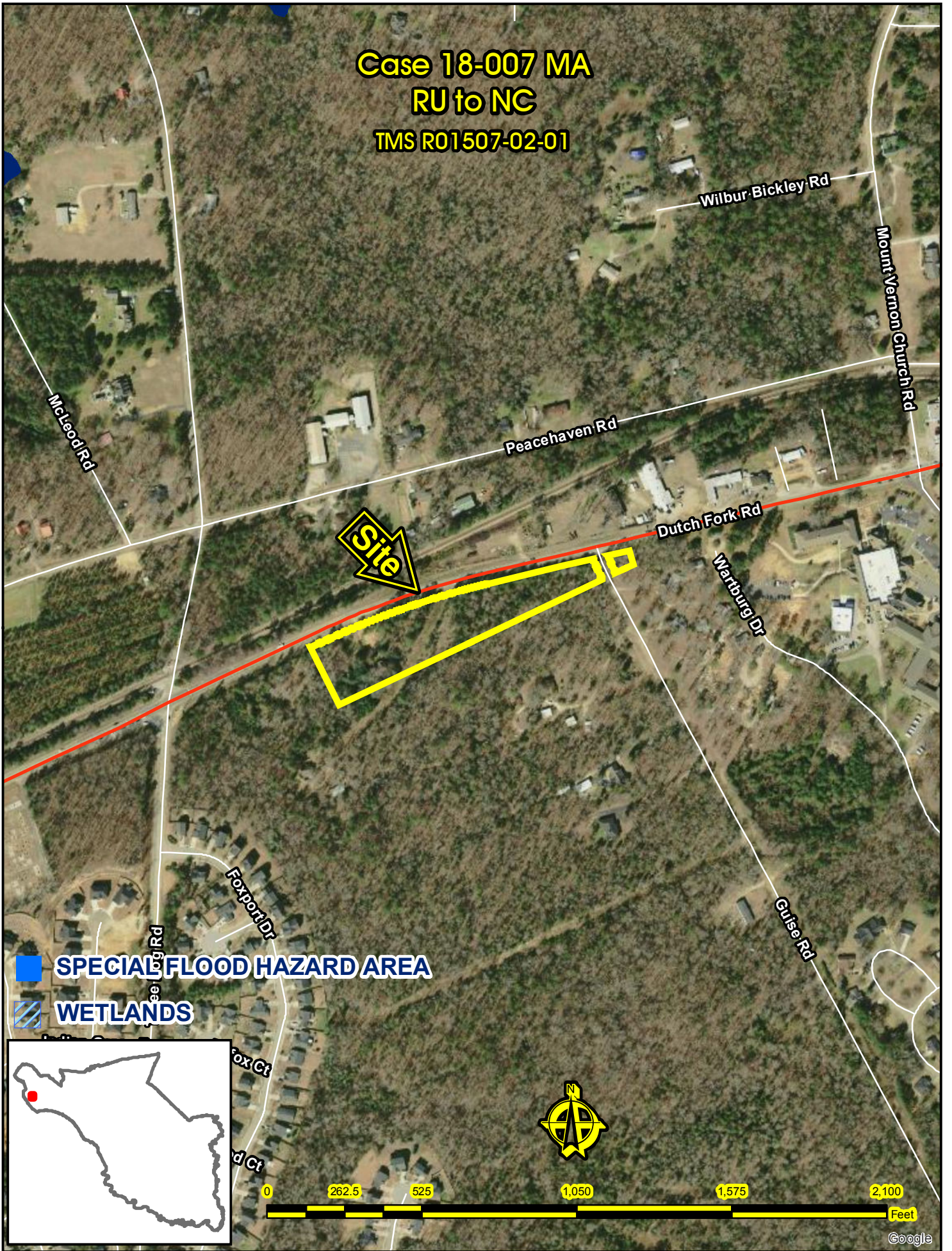
Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 18-007 MA.

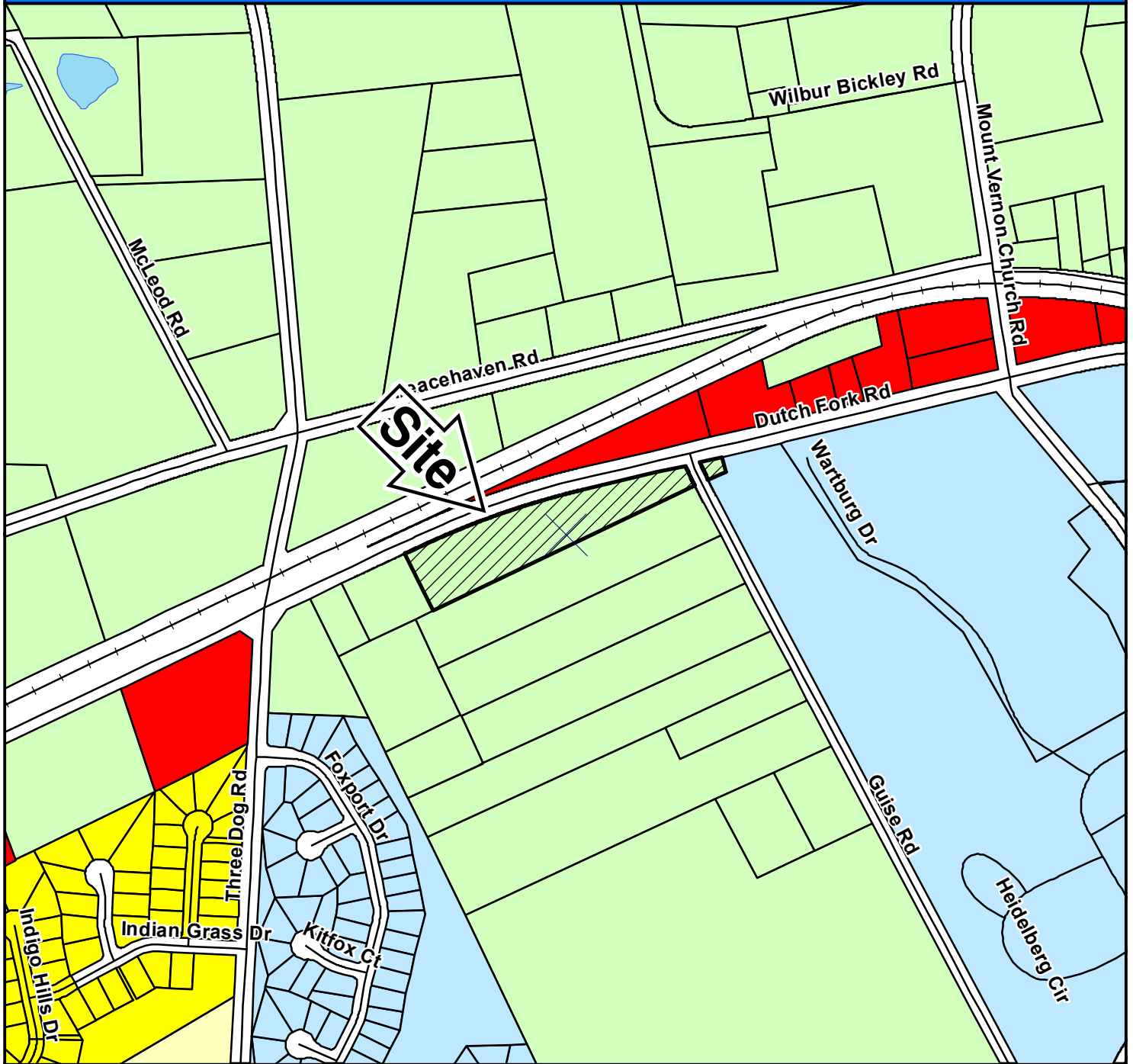


1. Case 18-007 MA
 Phil Savage
 R01507-02-01
 2241 Dutch Fork Road
 DISTRICT 1 - Bill Malinowski

Case 18-007 MA
RU to NC
TMS R01507-02-01



Case 18-007 MA RU to NC



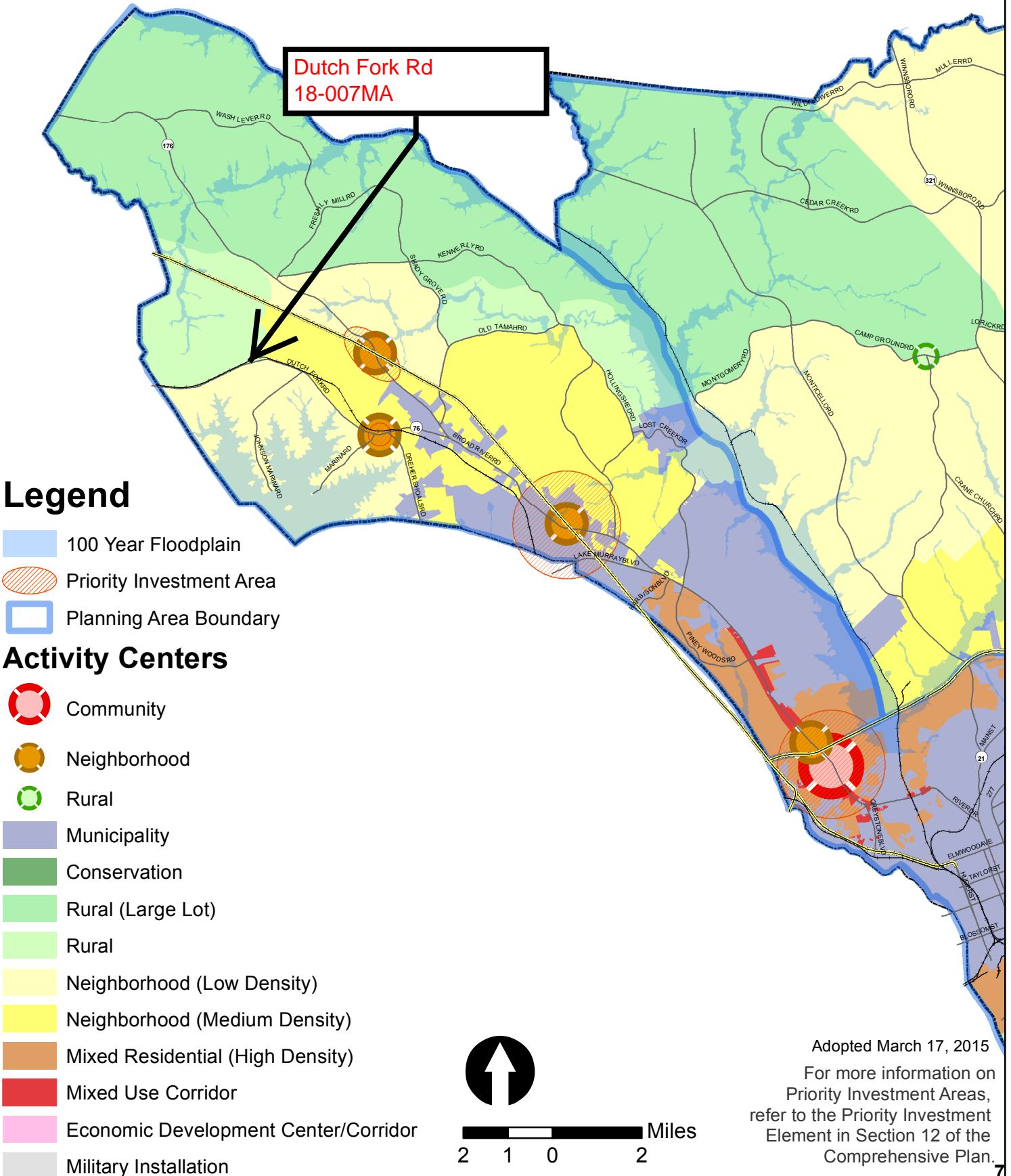
ZONING CLASSIFICATIONS

	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		



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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: May 7, 2018
RC PROJECT: 18-012 MA
APPLICANT: LM Drucker

LOCATION: 1344 Omarest Drive

TAX MAP NUMBER: R07405-06-05
ACREAGE: .71 acre
EXISTING ZONING: OI
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: May 4, 2018

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 (PDD) District parcel south of the site was rezoned from Residential Single-family Low Density (RS-LD) District to PDD under case number 14-039MA (Ordinance NO. 005-15HR).

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. 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: 2 dwelling unit.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD	Residence
<u>South:</u>	RS-LD/RS-LD	Residence / Residence
<u>East:</u>	RS-HD	Residence
<u>West:</u>	OI	Daycare

Discussion

Parcel/Area Characteristics

The site has frontage along Omarest Drive. The site has a single-family residence and multiple accessory structures. There are no sidewalks or streetlights along this section of Omarest Drive. The surrounding area is primarily characterized by residential uses and zoning districts to the north, east and south. West of the site are commercial/office uses and zoning districts.

Public Services

The Saint Andrews fire station (station number 6) is located at 1225 Briargate Circle, approximately .84 miles northwest of the subject parcel. There is a fire hydrant located north of the parcel along Gateway Lane. The Saint Andrews Middle School and HB Rhame Jr Elementary School are approximately .25 miles southwest of the subject property. 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 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.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #183) located south of the subject parcel on Broad River Road identifies 31,000 Average Daily Trips (ADT’s). Broad River Road is classified as a Five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT’s. This portion of Broad River Road is currently 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.

There are planned improvements for this section of Broad River Road through the County Penny Sales Tax program. These improvements include shared paths for bikes and sidewalk improvements. There are no planned or programed improvements for this section of Broad River Road through SCDOT.

Conclusion

The proposed rezoning request is located within the Community Activity Center land use designation of the Comprehensive Plan. The objectives outlined for this designation provide for commercial scale development (both large and small), offices, and high-density development. Principally, because the proposed request does not provide for uses and developments which meet these objectives, staff recommends **disapproval** of this map amendment.

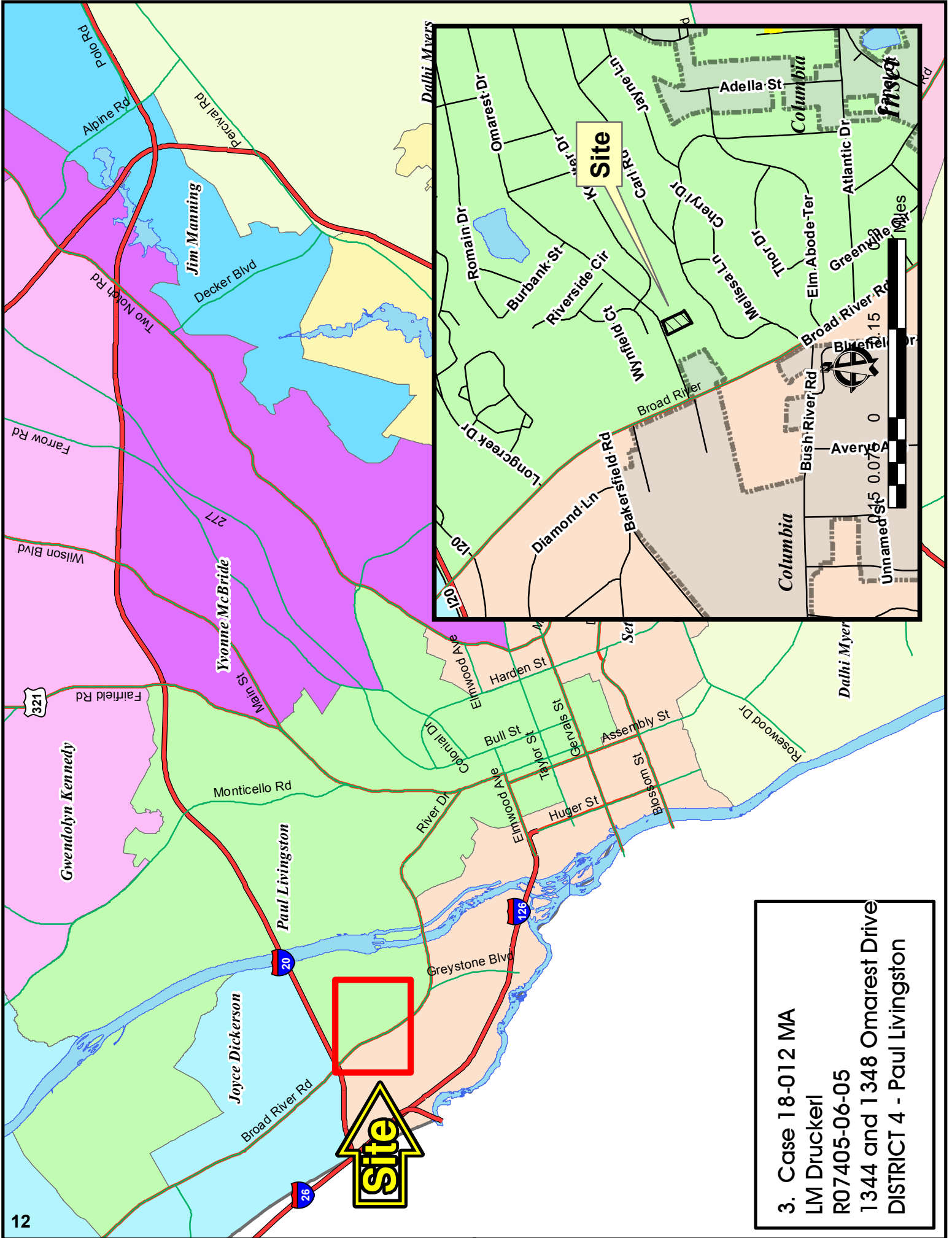
However, the boundary between commercial and residential uses along Omarest is clearly delineated. The subject site is located within the residential portion of Riverside Forest; thus, approval of the rezoning request could be viewed as being in character with the existing residential development pattern and zoning districts south of the site.

Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

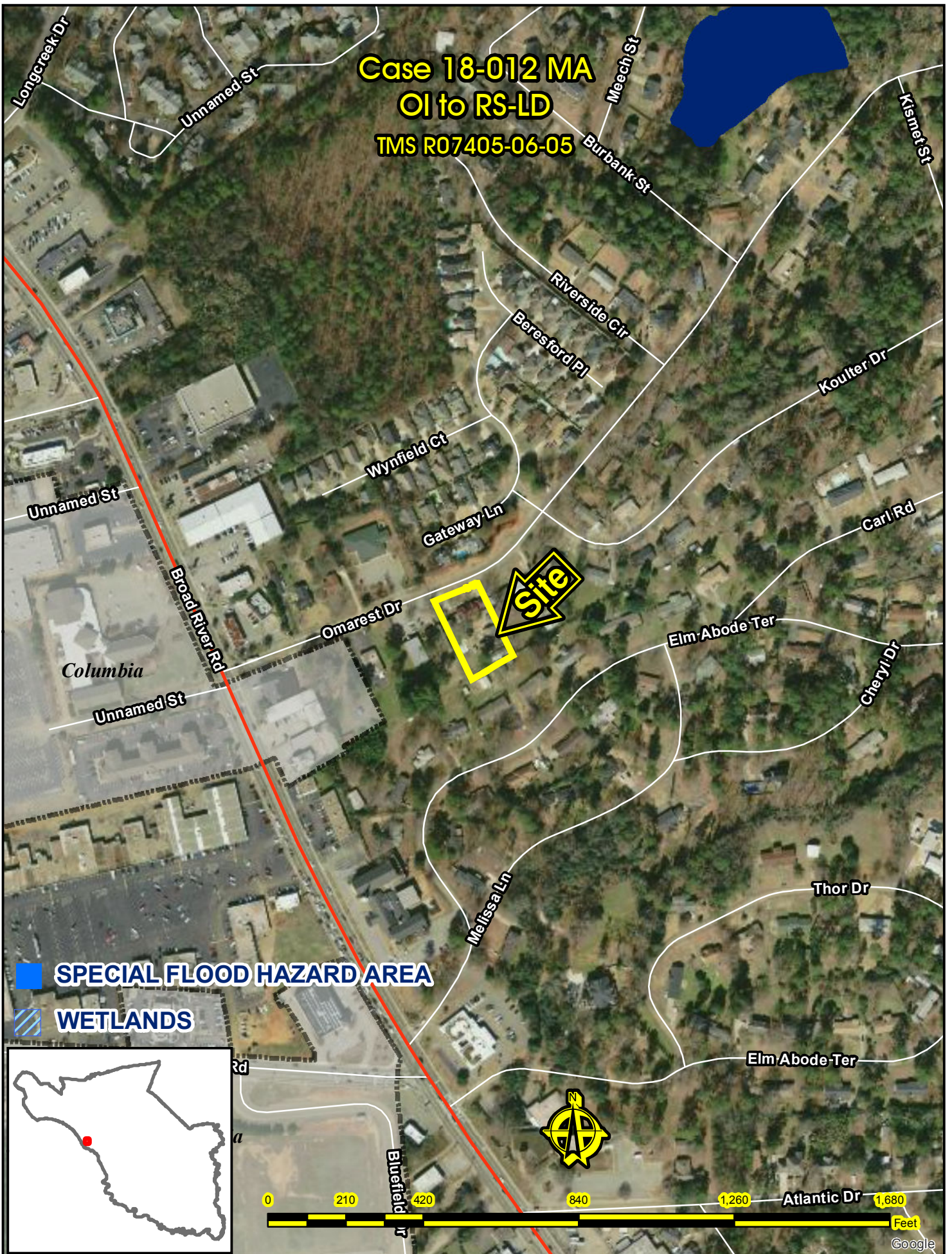
- The site is contextually residential in nature.
- The wall protects the residential / commercial conflict.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-012 MA**.

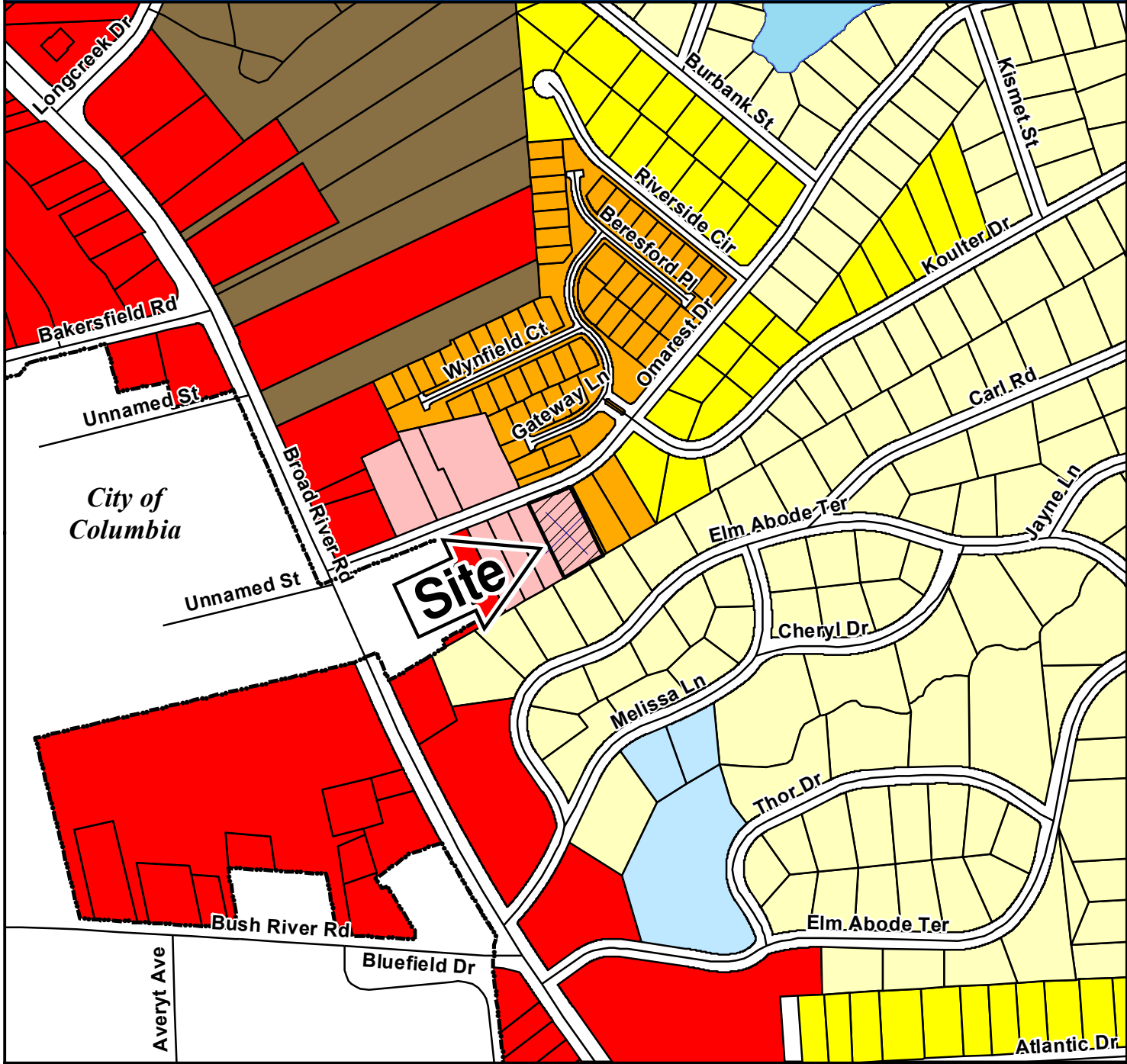


3. Case 18-012 MA
 LM Drucker!
 R07405-06-05
 1344 and 1348 Omarest Drive
 DISTRICT 4 - Paul Livingston

Case 18-012 MA
OI to RS-LD
TMS R07405-06-05



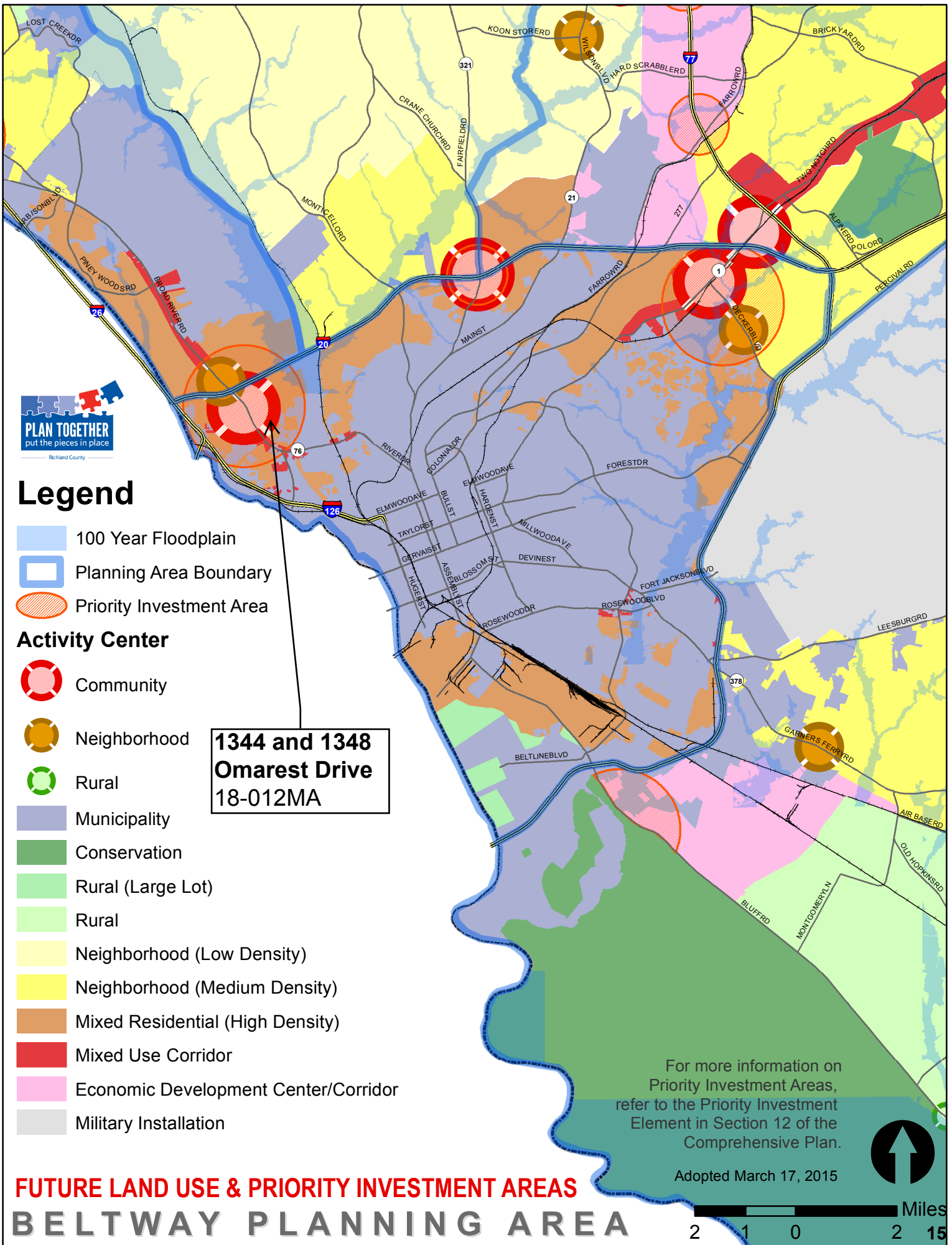
Case 18-012 MA OI to RS-LD



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

- 100 Year Floodplain
- Planning Area Boundary
- 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

**1344 and 1348
Omarest Drive
18-012MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 7, 2018
RC PROJECT: 18-013 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: May 4, 2018

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (1) b. 6.

An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

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

The property was part of a previous request for the General Commercial District under case number 15-25MA. The case was denied by County Council.

The property was part of a previous request for the Office and Institutional District under case number 16-17MA. The case was denied by County Council.

The property was part of a previous request for the Light Industrial District under case number 16-35MA. The case was denied by County Council.

The property adjacent to the south of the site (7640 Fairfield Road) was part of a previous request for the Light Industrial District under case number 17-033MA. The case was approved by County Council.

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>	HI	Auto Salvage
<u>South:</u>	LI	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a residence and a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south 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.

Traffic Characteristics

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

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

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

Conclusion

The proposed rezoning **is not consistent** with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

While it could be argued that the rezoning request would be in character with the immediate, existing industrial uses and zoning, approval of the request does not provide for single-family neighborhoods or open space developments as desired by the Comprehensive Plan.

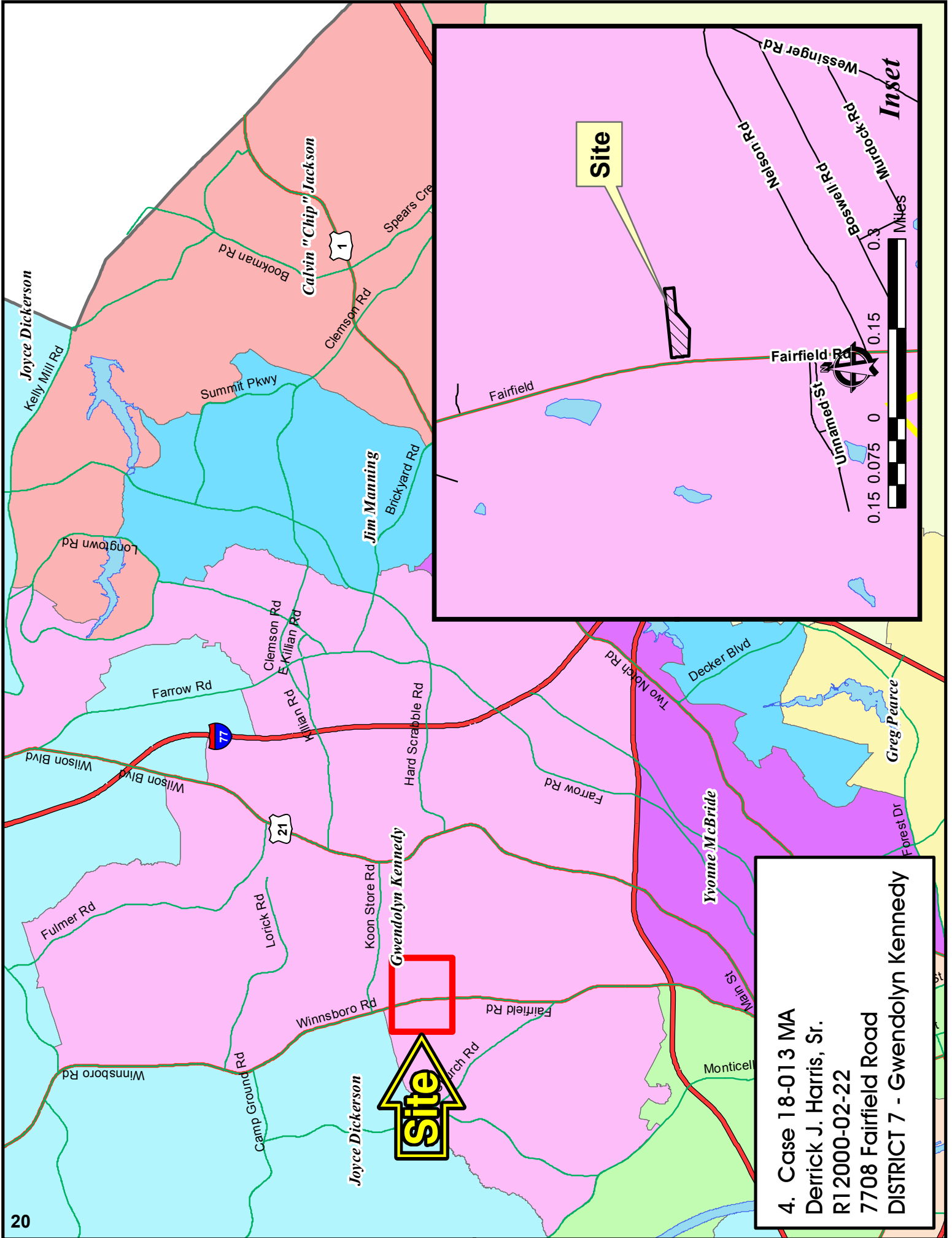
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The site is contextually appropriate as a LI designation.
- Remaining RU zoning or residential is de minimus.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-014 MA**.



4. Case 18-013 MA
 Derrick J. Harris, Sr.
 R12000-02-22
 7708 Fairfield Road
 DISTRICT 7 - Gwendolyn Kennedy

Case 18-013 MA
RU to LI
TMS R12000-02-22

Seals Rd

Unnamed St

Fairfield Rd

Site



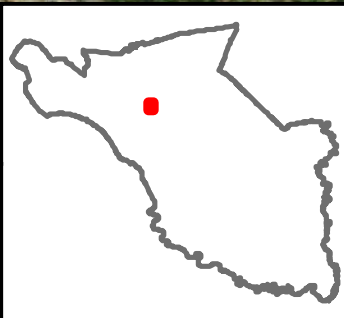
SPECIAL FLOOD HAZARD AREA

WETLANDS

Nelson Rd

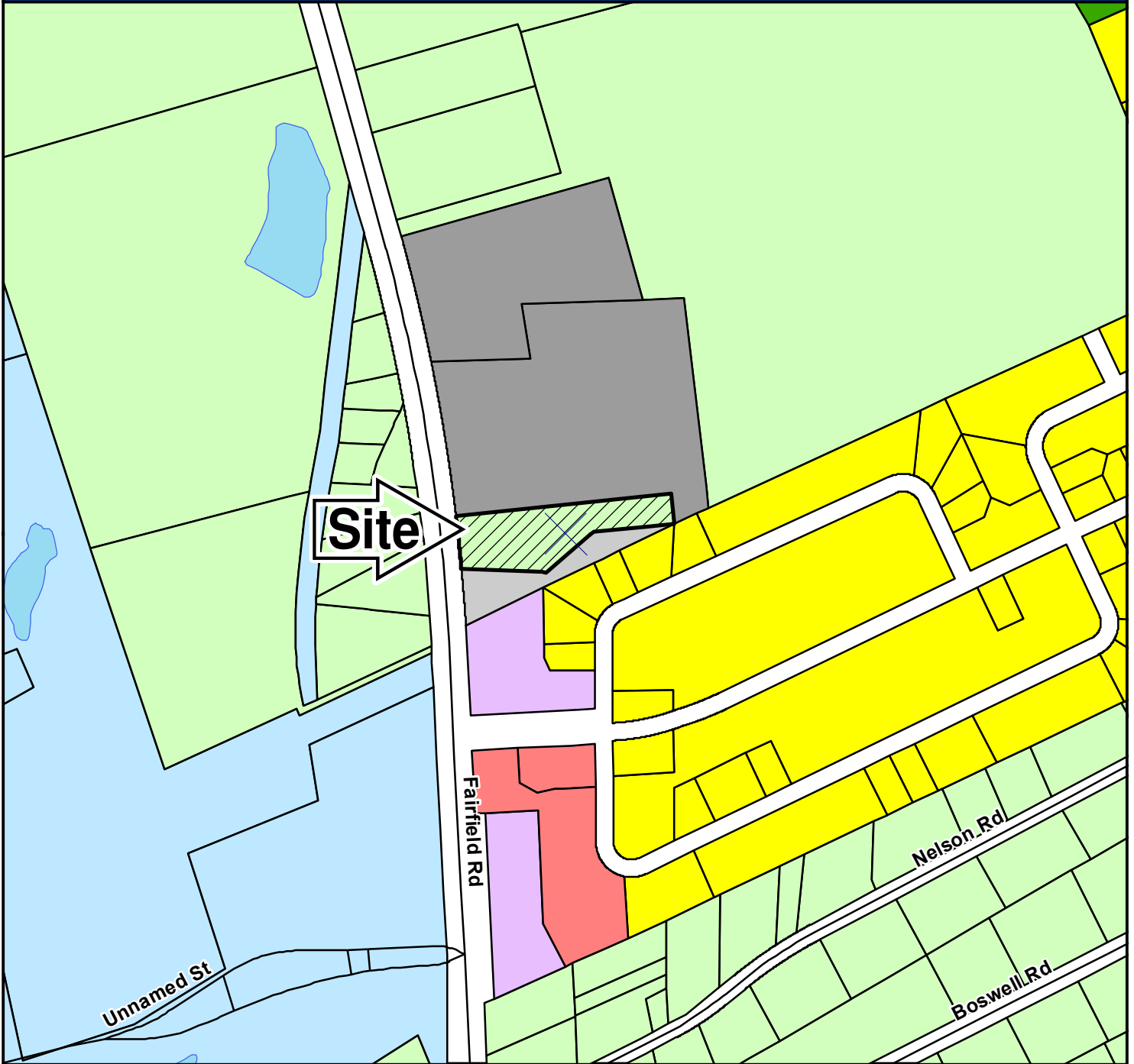
Boswell Rd

Murdock Rd



Google

Case 18-013 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		

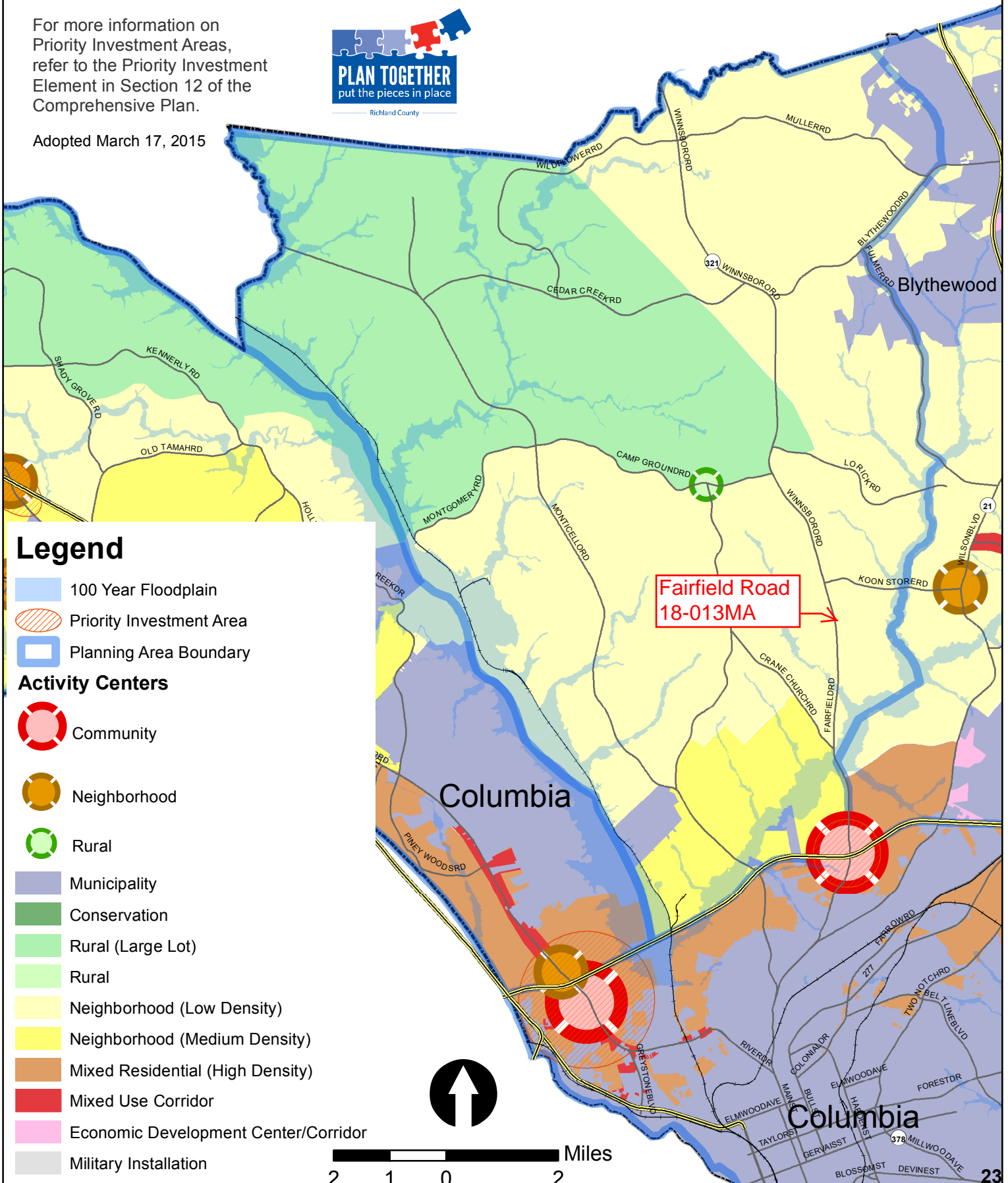


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



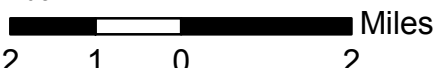
Legend

- 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: May 7, 2018
RC PROJECT: 18-014 MA
APPLICANT: Jermaine Johnson

LOCATION: 7901 Richard Street & Winfield Road

TAX MAP NUMBER: R16212-12-01
ACREAGE: .25 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: MH

ZPH SIGN POSTING: May 4, 2018

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District. With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD).

The property was part of a previous request for the Neighborhood Commercial (NC) District under case number 17-038MA. The case was denied by County Council.

Zoning History for the General Area

The Manufactured Home District (MH) parcels northeast of the site with frontage along Basil Street and Whitlock Street were rezoned from Residential Single-Family Medium Density District (RS-MD) to Manufactured Home District (MH) under case number 90-034MA.

The Manufactured Home District (MH) parcels south of the site with frontage along Winfield Road was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case numbers 96-008MA and 98-034MA.

The Manufactured Home District (MH) parcel northeast of the site with frontage along Richard Street was rezoned from Residential Single-Family Medium Density District (RS-MD) to MH under case number 98-051MA.

Zoning District Summary

The MH District is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities

available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RS-MD/MH	Undeveloped/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Richard Street and Winfield Road. The parcel is undeveloped, but has a brick structure. Winfield Road is a two lane local road without sidewalks or street lamps. Richard Street is a two lane local road with sidewalks along one side. The immediate area is primarily characterized by residential uses and zoning districts north and south of the site. West and east of the site are residentially zoned parcels that are undeveloped. Further east of the site is a Light Industrial District (M-1) parcel with a manufacturing use.

Public Services

The subject parcels are within the boundaries of Richland School District One. Mill Creek Elementary School is located 1.6 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcels.

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 ***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 #378) located west of the subject parcel on Atlas Road identifies 12,600 Average Daily Trips (ADT's). Atlas Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Atlas 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 Bluff Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed rezoning **is not** consistent with the objectives outlined in the Comprehensive Plan.

According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and commercial and office uses in locations that will minimally affect surrounding properties. The proposed MH District does not fit with the recommended existing zoning districts of similar character outlines in the Economic Development Center/Corridor land use designation. Principally, for these reasons staff recommends **disapproval** of this map amendment.

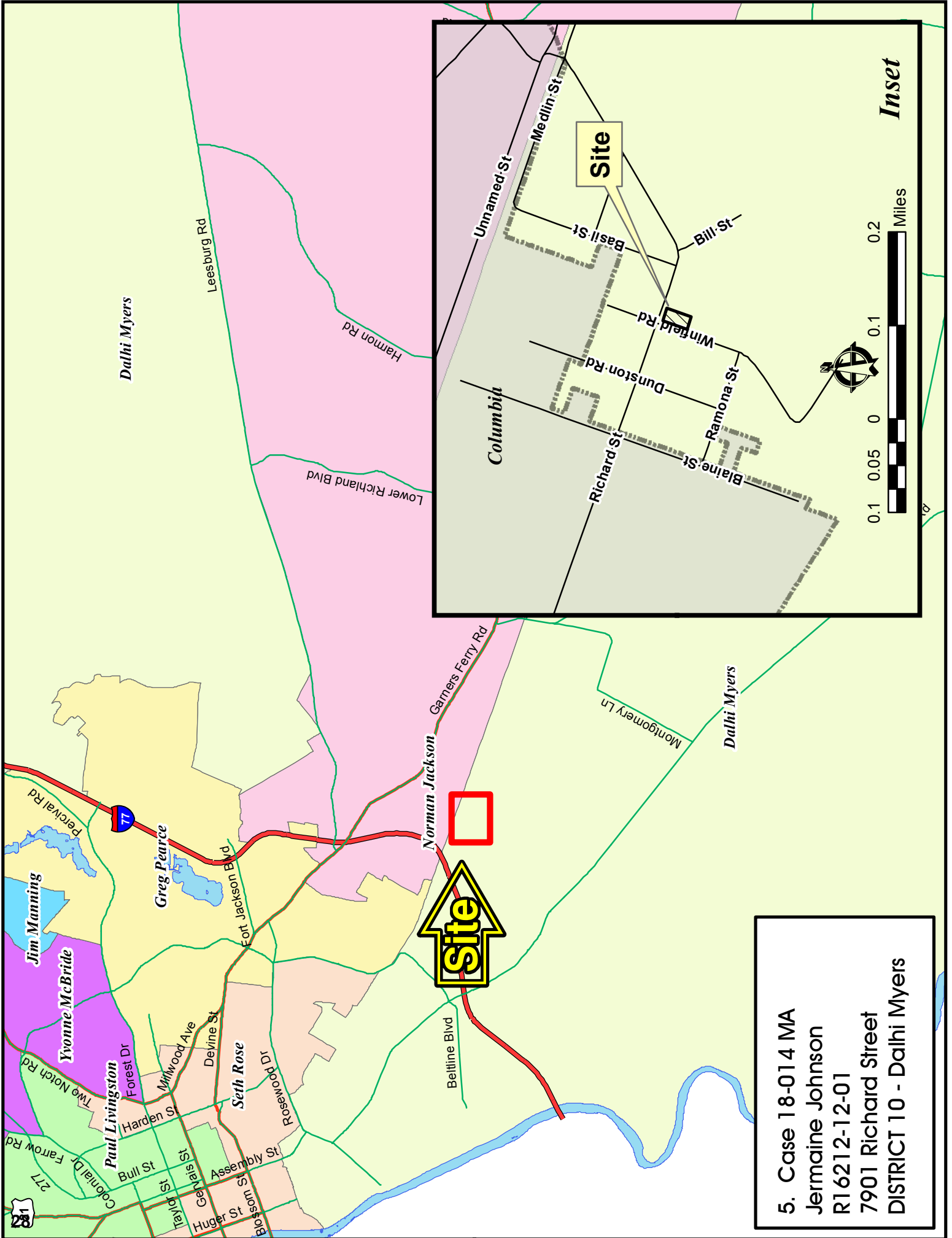
However, approval of the request would permit a zoning district which would allow residential uses that are in character with the existing surrounding uses.

Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The request is only about changing the type of home and character of MH.
- The request would not be detrimental to the neighborhood.
- It is contextually appropriate.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-014 MA**.



5. Case 18-014 MA
 Jermaine Johnson
 R16212-12-01
 7901 Richard Street
 DISTRICT 10 - Dalhi Myers

Inset

Miles

0.1 0.05 0 0.1 0.2



Site

Site

Dalhi Myers

Dalhi Myers

Norman Jackson

Greg Pearce

Jim Manning

Yvonne McBride

Paul Livingston

Seth Rose

Beltline Blvd

Garners Ferry Rd

Leesburg Rd

Hamon Rd

Lower Richard Blvd

Unnamed St

Medlin St

Basill St

Bill St

Winfield Rd

Dunston Rd

Ramona St

Blaine St

Richard St

Columbia

Montgomery Ln

Pecival Rd

Eoft Jackson Blvd

Forest Dr

Harden St

Milwood Ave

Devine St

Reservoir Dr

Assembly St

Bull St

Geovais St

Assembly St

Huger St

Assembly St

Assembly St

Assembly St

Assembly St

Assembly St

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**Case 18-014 MA
RS-MD to MH
TMS R16212-12-01**

Columbia

Unnamed St

Medlin St

Blaine St

Dunston Rd

Basil St

Whitlock St

Site

Winfield Rd

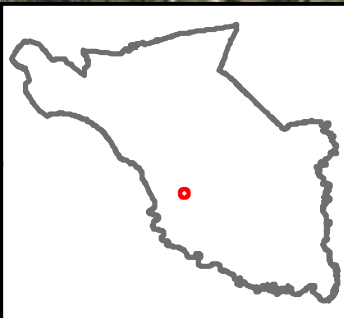
Richard St

Ramona St

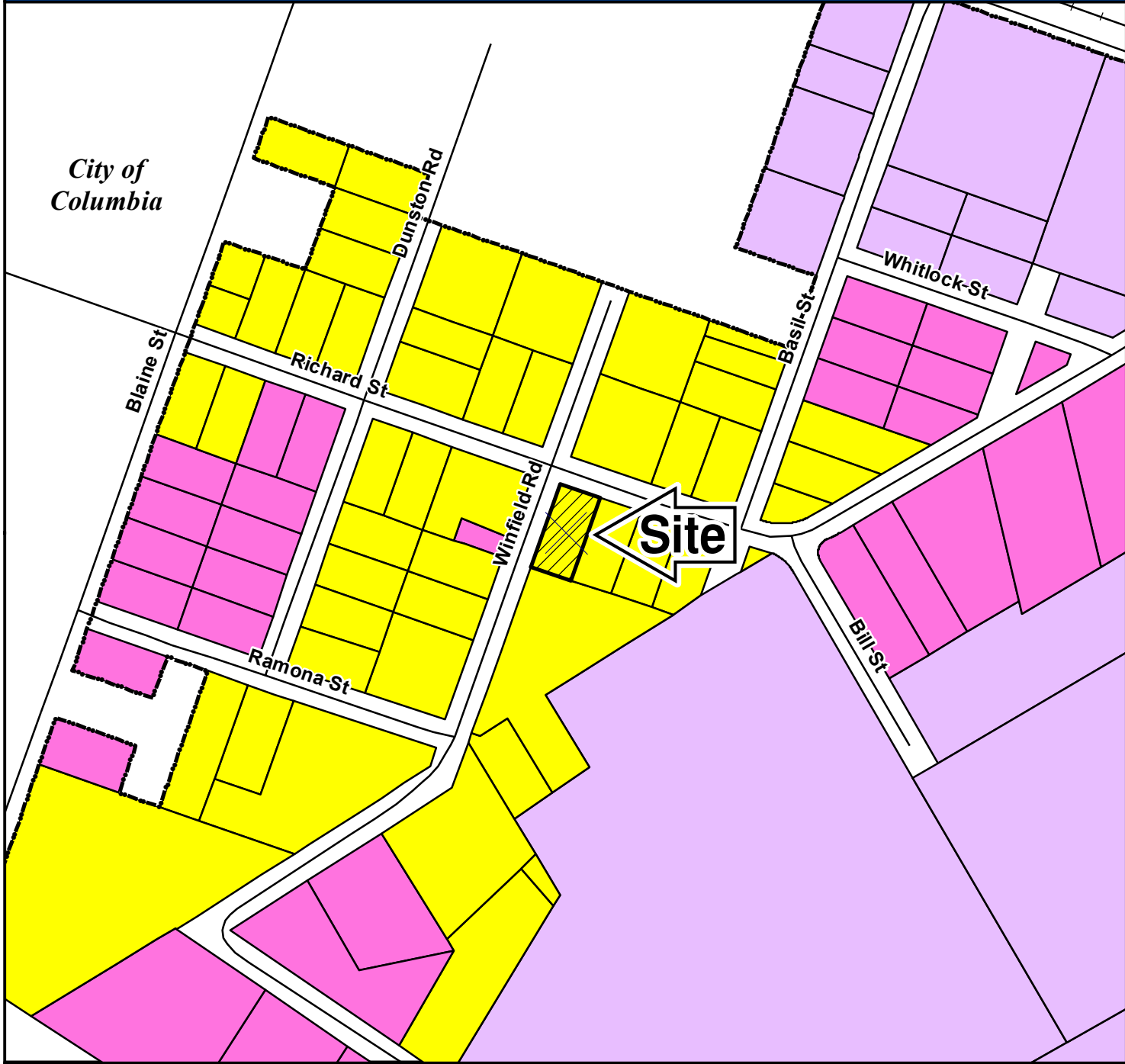
Bill St

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



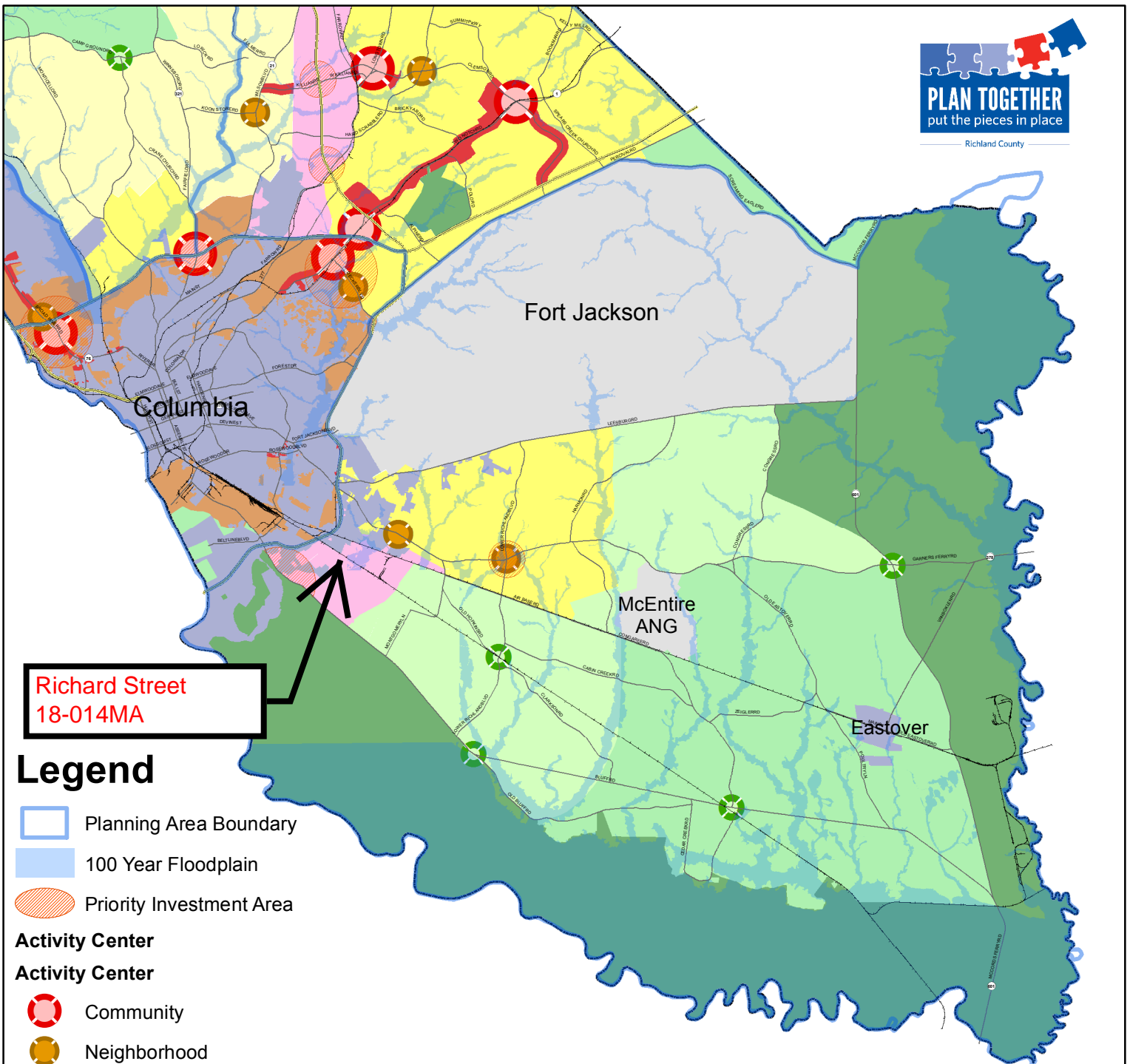
Case 18-014 MA RS-MD to MH



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

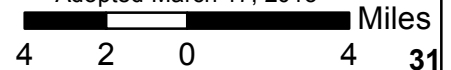
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: May 7, 2018
RC PROJECT: 18-015 MA
APPLICANT: Charlotte & Randy Huggins

LOCATION: Horrell Hill Road

TAX MAP NUMBER: R24700-09-02
ACREAGE: .59 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: May 4, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

A portion of the General Commercial District (GC) parcel west of the site was rezoned from Residential Multi-Family Medium Density District (RM-MD) to GC District under case number 99-028MA.

The Office and Institutional (OI) District parcel east of the site was rezoned from RU to OI under case number 13-012MA. (Ordinance Number 024-13HR).

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: 9 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	Restaurant
<u>South:</u>	RU	Residence
<u>East:</u>	GC/RU	EMS Station/Residence
<u>West:</u>	GC	Commercial Structure

Discussion

Parcel/Area Characteristics

The subject property has frontage along Horrell Hill Road. Horrell Hill Road is a two-lane undivided collector without sidewalks and streetlights along this section. The immediate area is characterized by a mix of residential, institutional and commercial uses. North of the site is a GC District parcel with a restaurant. South of the site is a single-family residences zoned RU District. East of the site is a single-family residence zoned RU District and an EMS station zoned GC District. West of the site is a commercial structure zoned GC District.

Public Services

The subject parcel is within the boundaries of Richland School District One. Horrell Hill Elementary School is located 373 feet south of the subject parcel on Horrell Hill Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located south of the site on Horrell Hill Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.79 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. 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.

The 2014 Richland County “**Lower Richland County Strategic Community Master Plan**”, designates this area as **Suburban Transition Area**.

Suburban Transition Area Recommendations

Promote development that is respectful of existing neighborhoods, as well as natural, agricultural and historic resources.

Traffic Characteristics

The 2017 SCDOT traffic count (Station #172) located west of the subject parcel on Garners Ferry Road identifies 23,200 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four lane divided collector, maintained by SCDOT with a design capacity of 33,600 ADT’s. Marina 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.

The intersection of Garners Ferry Road and Harmon Road is proposing a dedicated right turn lane onto Harmon Road from Garners Ferry road. The project also proposes to provide widening along Harmon Road for turn lanes.

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

Conclusion

The subject parcel is located within the Neighborhood (Medium Density) land use designation of the Comprehensive Plan and within the Lower Richland County Strategic Community Master Plan. The proposed zoning district is consistent with the recommendations outlined in the Lower Richland County Strategic Community Master Plan, as the request will not encroach on an existing neighborhood, agricultural resource or historic resource. The request is also consistent with the recommendation of the Comprehensive Plan for nonresidential development to be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Although the request is consistent in regards to the location objective of the Comprehensive Plan, it is not consistent with the type of commercial development promoted by the designation, as the permitted uses of the request are more intensive than recommended (neighborhood scale).

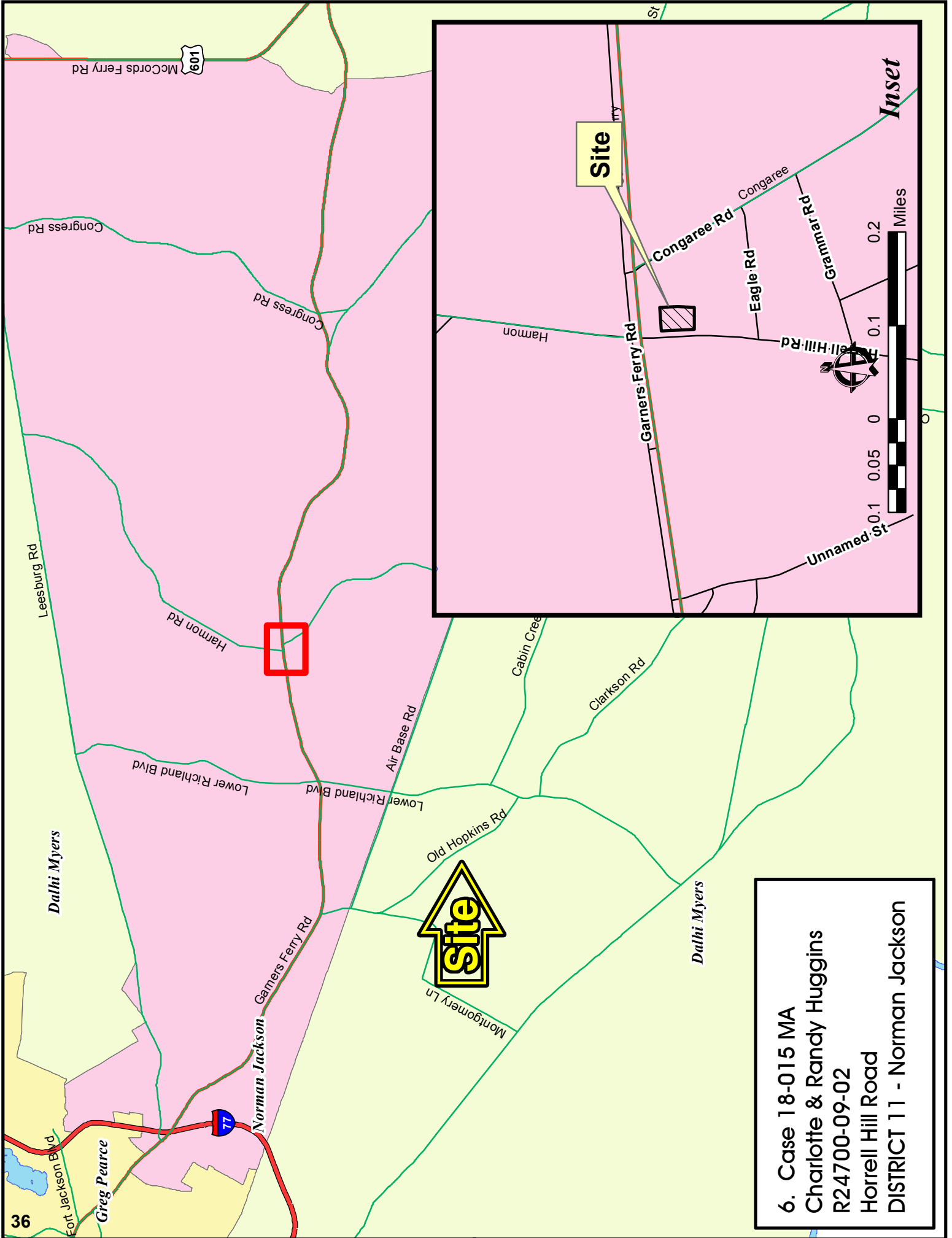
For this reason, staff recommends **disapproval** of this map amendment.

Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The adjacency of General Commercial zoning.
- This will enhance the area
- The rezoning would make the front lot more viable.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-015 MA**.



6. Case 18-015 MA
 Charlotte & Randy Huggins
 R24700-09-02
 Horrell Hill Road
 DISTRICT 11 - Norman Jackson

Case 18-015 MA
RU to GC
TMS R24700-09-02

Harmon Rd

Garners Ferry Rd

Site

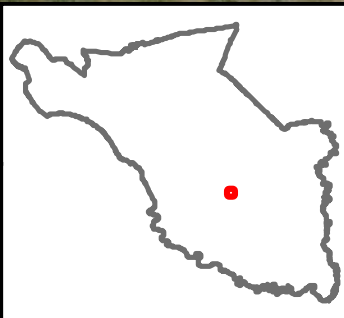


Eagle Rd

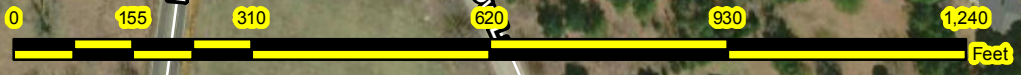
Congaree Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

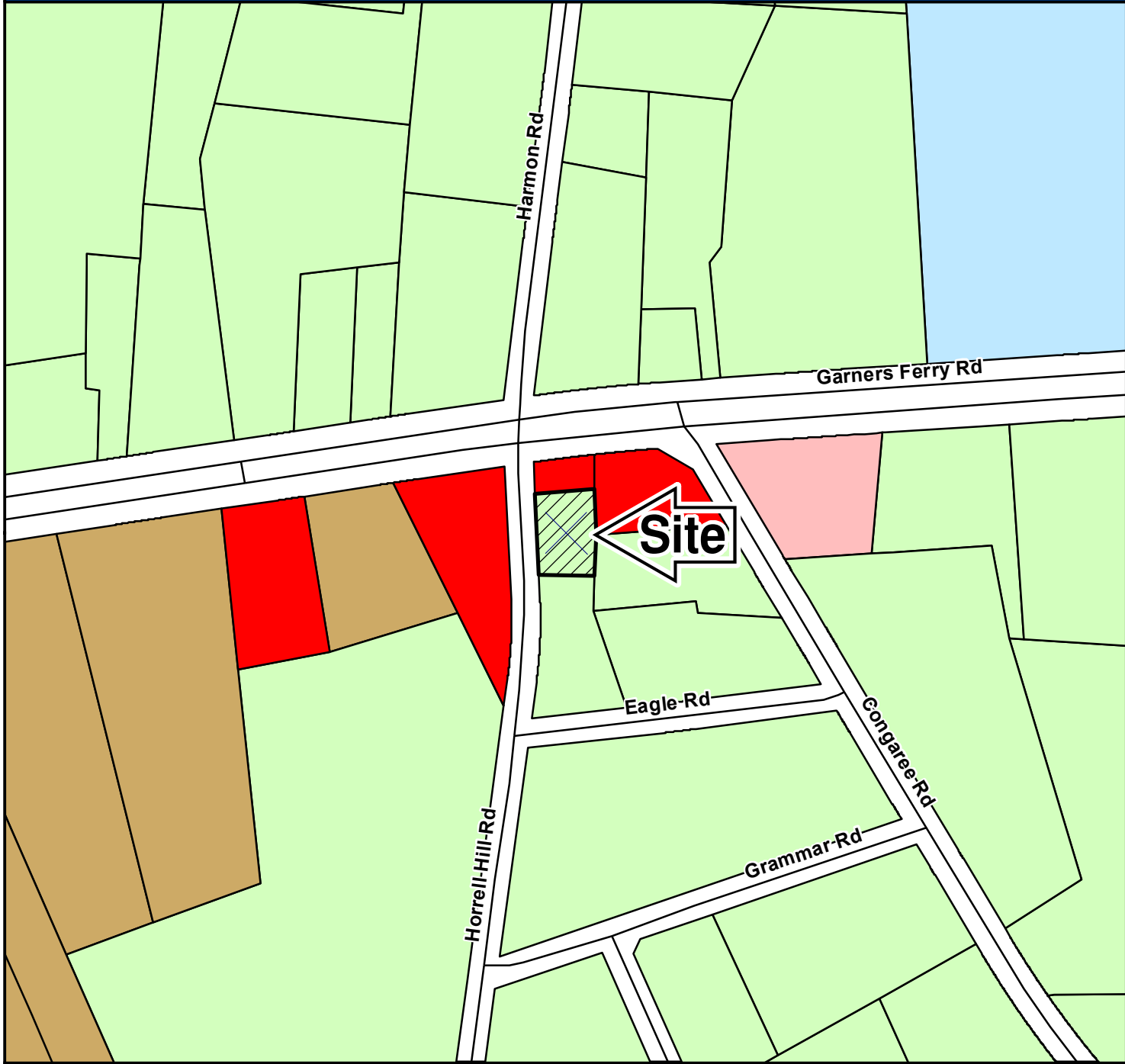


Horrell Hill Rd



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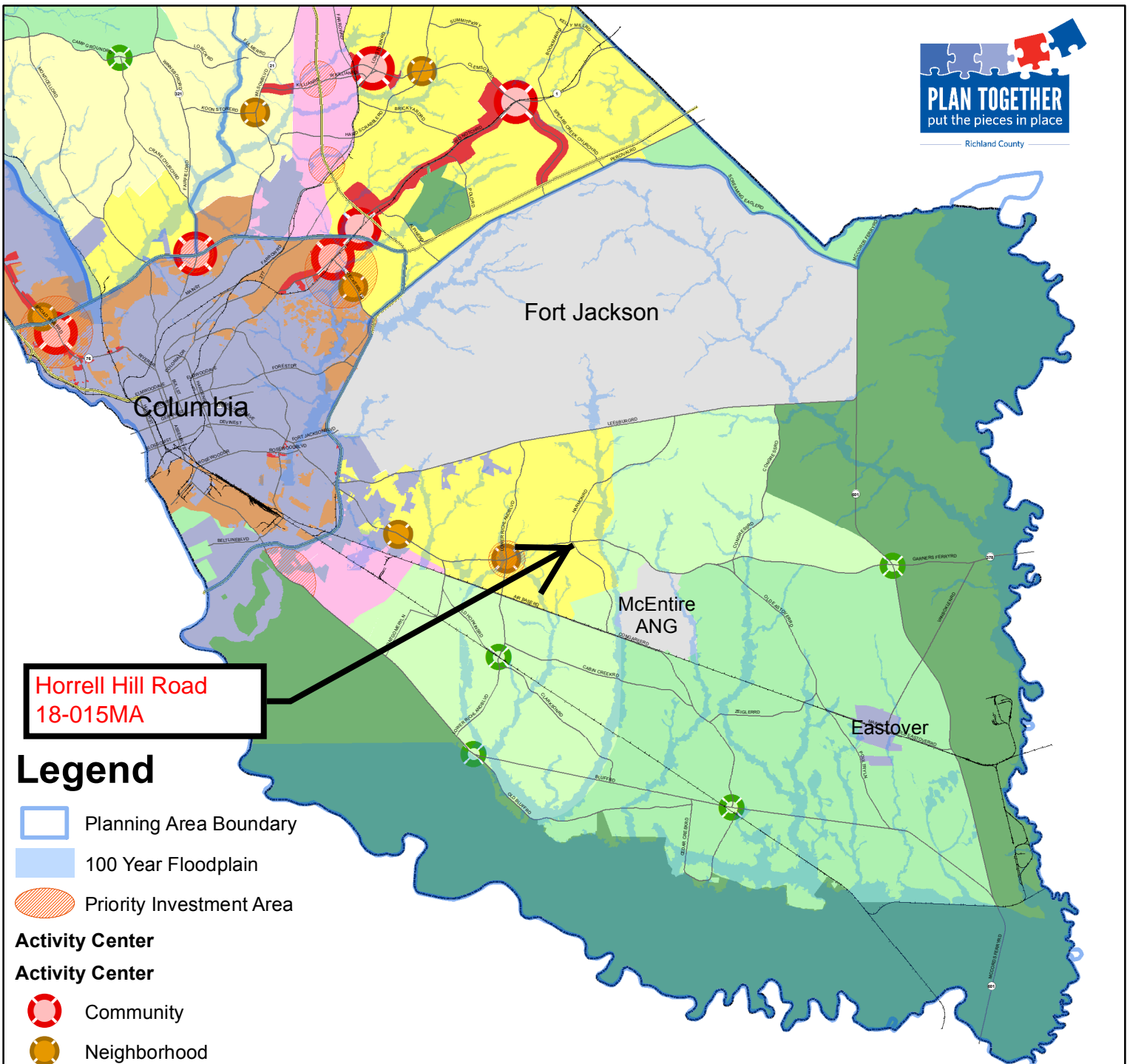
Case 18-015 MA RU to GC



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	





Horrell Hill Road
18-015MA

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

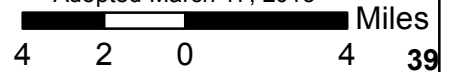
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: May 7, 2018
RC PROJECT: 18-016 MA
APPLICANT: Kamal Shlon

LOCATION: 825 Hallbrook Drive

TAX MAP NUMBER: R19100-07-01
ACREAGE: 16.25 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-HD

ZPH SIGN POSTING: May 4, 2018

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of two previous requests. One request was for General Commercial District (GC) under case number 15-036MA. The second request was for Residential Multi-Family High Density District (RM-HD) under case number 16-006MA. The first case was withdrawn while the second was denied at the Zoning Public Hearing.

Zoning District Summary

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area/maximum density. Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 141 dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family dwellings
<u>South:</u>	GC	Grocery Store
<u>East:</u>	RS-LD/RS-LD	Residence/Residences
<u>West:</u>	RS-LD/RS-LD	Residence/Residences

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Hallbrook Road. Both parcels are somewhat wooded and undeveloped with a portion of both parcels timbered. There are sidewalks along this section of Hallbrook Road. The surrounding area is characterized by residential uses west, north and east of the subject parcels with and commercial uses south of the subject parcels. The parcels east and west of the subject parcels are developed with single-family residences. South of the site is a grocery/food store. North of the subject parcels is a multi-family development.

Public Services

The subject parcel is within the boundaries of School District One. The Mill Creek Elementary School is located .13 miles east of the subject parcel on Universal Drive. The Capital View fire station (station number 30) is located on Burdell Drive, approximately .43 miles northeast of the subject parcel. 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 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Design

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

Recommended Land Uses

Primary Land Uses: Grocery store, restaurant, bar, personal service, professional office, financial institution, small format medical office, personal service, drug store, and smaller-scale retail shopping are appropriate within Neighborhood Activity Centers.

Secondary Land Uses: Multi-family housing and commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

The 2017 SCDOT traffic count (Station # 374) located south of the subject parcel on Hallbrook Road identifies 5,200 Average Daily Trips (ADT's). This section of Hallbrook Road is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hallbrook Road is currently operating at Level of Service (LOS) "B".

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

There are pedestrian improvements to the intersection of Garners Ferry Road and Hallbrook Drive through the County Penny Sales Tax program to be completed as part of the Pineview widening project.

Conclusion

The proposed rezoning **is not consistent** with the objectives of the Comprehensive Plan for the Neighborhood Activity Center. The proposed request will introduce a density which conflicts with the land use recommendation for medium density housing. In addition the policy guidance for this designation proposes to "...locate intensive uses away from adjacent residential neighborhoods..."

Furthermore, the proposed residential single-family high density zoning district would not be in character with the existing, surrounding development pattern and zoning districts.

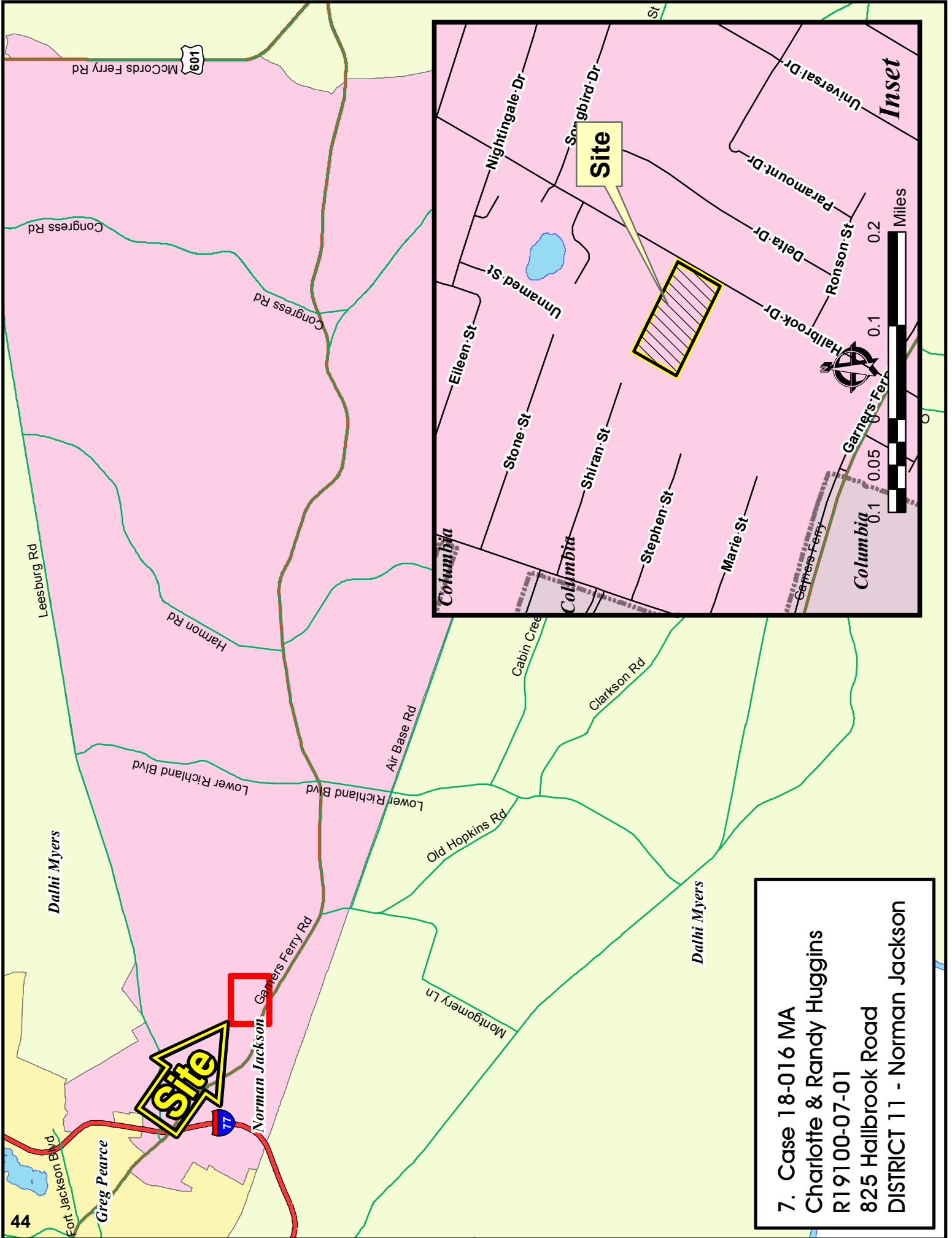
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **May 7, 2018** meeting, the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reasons:

- The request is appropriate because of the transitioning between high density and general commercial.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **18-016 MA**.



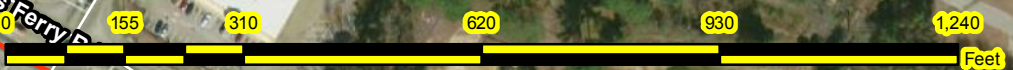
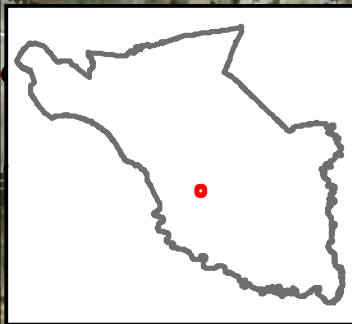
7. Case 18-016 MA
 Charlotte & Randy Huggins
 R19100-07-01
 825 Hallbrook Road
 DISTRICT 11 - Norman Jackson

Case 18-016 MA
RU to RS-HD
TMS R19100-07-01

Site

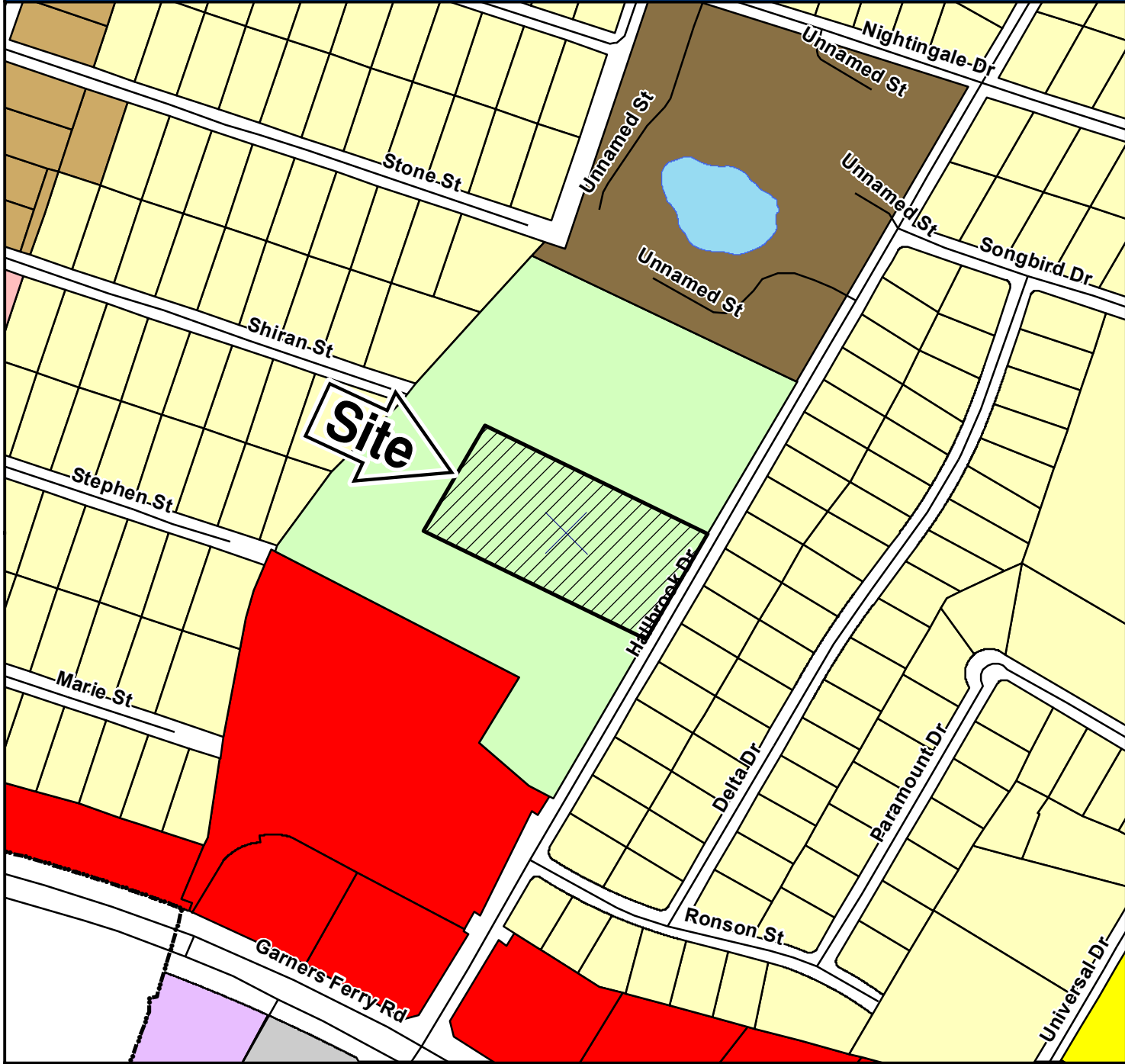
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



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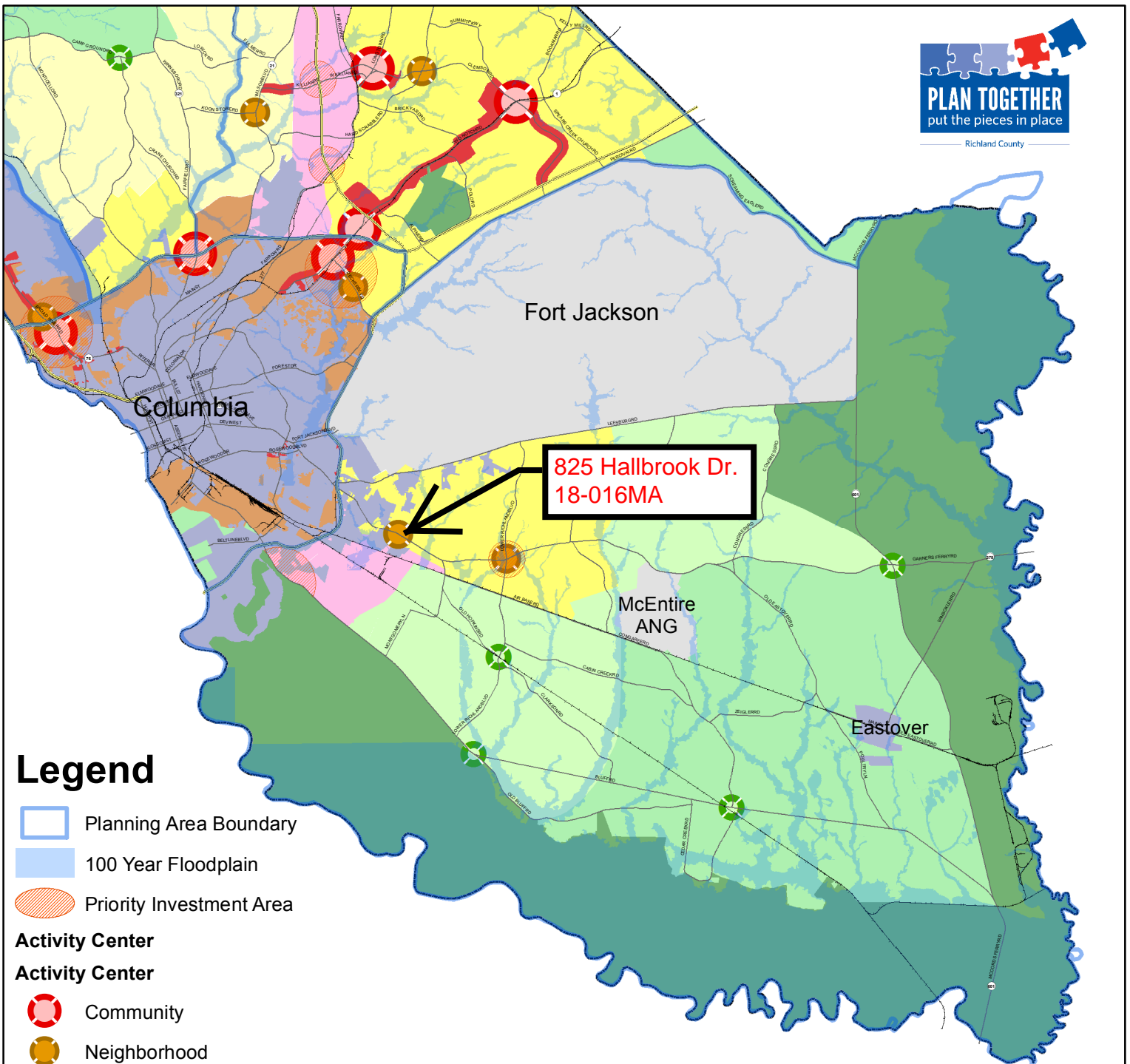
Case 18-016 MA RU to RS-HD



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

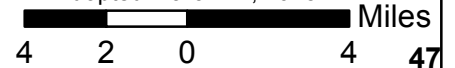
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





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Columbia, SC 29204

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