Amended
Case #23-023 has been updated to reflect the area of consideration for the map amendment.
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 # 23-012 MA .................................................. District 7
         Michael Arnold
         RM-HD to GC (.25 acres)
         1559 Daulton Drive
         TMS# R17012-03-10
         Planning Commission: Approval
         Staff Recommendation: Approval
         Page 1

      2. Case # 23-014 MA .................................................. District 1
         David Cook
         RU to RS-LD
         2271 Hollingshed Rd (5.63 acres)
         TMS# R05204-01-05 & R05200-01-38
         Planning Commission: Approval
         Staff Recommendation: Approval
         Page 9

      3. Case # 23-015 MA .................................................. District 3
         Shailesh Thakkar
         RM-HD to GC (0.399)
         7008 Joye Circle
         TMS# R16906-02-06
         Planning Commission: Approval
         Staff Recommendation: Approval
         Page 17

      4. Case # 23-017 MA .................................................. District 1
         Blake Valentine
         RU to RS-E (50.78 acres)
         Mount Vernon Church
         R01600-05-06, R01600-05-05, R01600-05-01
         Planning Commission: No Recommendation
         Staff Recommendation: Approval
         Page 25
5. Case # 23-018 MA  
Mark Meadows  
RU to GC (2.37 acres)  
239 Killian Road  
R14781-01-53  
Planning Commission: Approval  
Staff Recommendation: Approval  
Page 33

6. Case # 23-019 MA  
Keisha Garrick  
RU to NC (.73 acres)  
7730 Bluff Road  
TMS# R32403-02-07  
Planning Commission: Approval  
Staff Recommendation: Disapproval  
Page 41

7. Case # 23-020 MA  
Scott R. Armstrong  
RU to RS-MD  
113 Beaver Dam (.58 acres)  
TMS# R22707-03-02  
Planning Commission: Approval  
Staff Recommendation: Approval  
Page 49

8. Case # 23-023 MA  
Kevin Steelman  
M-1 to RS-LD  
111 Pine Wedge Drive (21.98 acres)  
R17700-01-94 & R17700-01-14  
Planning Commission: Approval  
Staff Recommendation: Approval  
Page 57

9. Case # 23-024 MA  
Harry Walsh  
PDD to PDD (3.08 acres)  
Kennerly Road  
R04100-03-82  
Planning Commission: Approval  
Staff Recommendation: Approval  
Page 65

10. Case #23-025 MA  
Austin Watts  
1301 Three Dog Road & E/S Dutch Fork Rd  
RU to RC (1.99 acres & .61 acres)  
R01507-02-03 & R01507-02-04  
Planning Commission: Disapproval  
Staff Recommendation: Disapproval  
Page 75

6. ADJOURNMENT
Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-012 MA
APPLICANT: Michael Arnold

LOCATION: 1559 Daulton Drive

TAX MAP NUMBER: R17012-03-10
ACREAGE: .25 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments
Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

Zoning History for the General Area

The General Commercial District (GC) parcel northwest of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel further northwest of the subject site was approved under case number 07-008MA.

The General Commercial District (GC) parcel north of the subject site were approved under case number 17-014MA.
The General Commercial District (GC) parcels further north of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further east of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

**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: 4 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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RM-HD</td>
<td>Residence</td>
</tr>
<tr>
<td>South:</td>
<td>RM-HD</td>
<td>Residence</td>
</tr>
<tr>
<td>East:</td>
<td>GC</td>
<td>Landscaping Business</td>
</tr>
<tr>
<td>West:</td>
<td>RM-HD</td>
<td>Residence</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**

The parcel has frontage along Daulton Drive which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Dalton Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and south. The parcel to the east is a landscape company zoned GC. The parcel to the west is zoned RM-HD and is undeveloped.

**Public Services**

The subject parcel is within the boundaries of School District Two. Joseph Keels Elementary School is .59 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located north of the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .57 miles south of the subject parcels. Records
indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District 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**

No traffic count stations are located on Daulton Drive. The 2022 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,500 Average Daily Trips (ADT’s). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

**Conclusion**

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with preceding zoning changes and the development pattern of the surrounding area.

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

**Planning Commission Action**
At their June 5, 2023 meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # 23-012 MA.
Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-014 MA
APPLICANT: David Cook

LOCATION: Hollingshed Road

TAX MAP NUMBER: R05204-01-05 & R05200-01-38
ACREAGE: 5.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: July 7, 2023

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 Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located southwest of the subject parcel was approved under case number 91-051MA.

The Residential Single-Family Low-Density District (RS-LD) subdivision, Ascot Downs, located north of the subject parcel was approved under Ordinance case number 95-031MA.

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: 20 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*

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RS-LD</td>
<td>Residential Subdivisions (Ascot Downs)</td>
</tr>
<tr>
<td>South:</td>
<td>RU</td>
<td>Residence</td>
</tr>
<tr>
<td>East:</td>
<td>RS-LD/RU</td>
<td>Residence/ Undeveloped</td>
</tr>
<tr>
<td>West:</td>
<td>RS-LD/RU</td>
<td>Equestrian Center/Undeveloped</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**

One parcel has frontage along Hollingshed Road. One parcel is undeveloped and the other contains a residence. There are no sidewalks along this section of Hollingshed Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. West of the site is a large undeveloped parcel and an equestrian use. East and south of the site are residences.

**Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.2 miles southwest of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer service area.

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

**Plans & Policies**

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

**Land Use and 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT’s). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. This segment of Hollingshed Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Hollingshed Road.

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

Planning Commission Action

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 23-014 MA.
2. Case 23-014 MA
David Cook
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
DISTRICT 1 - Jason Branham
Case 23-014 MA
RU to RS-LD
TMS R05204-01-05 & R05200-01-38
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

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

Adopted March 17, 2015
PC MEETING DATE: June 5, 2023
RC PROJECT: 23-015 MA
APPLICANT: Shailesh Thakkar
LOCATION: 7008 Joye Circle
TAX MAP NUMBER: R16906-02-06
ACREAGE: 0.39 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC
ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments
Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family (RG-2). With the adoption of the 2005 Land Development Code the RG-2 District was designated Residential Multi-Family High Density District (RM-HD)

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: 6 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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>R-3/ GC</td>
<td>Residence (Forest Acres)/ Place of Worship</td>
</tr>
<tr>
<td>South:</td>
<td>C-3</td>
<td>Minor Auto Repair (Forest Acres)</td>
</tr>
<tr>
<td>East:</td>
<td>GC</td>
<td>Convenience store with pumps</td>
</tr>
<tr>
<td>West:</td>
<td>R-1</td>
<td>Residence</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**

The parcel has frontage along Joye Circle which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Joye Circle. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and east. The parcel to the east is a convenience store with pumps zoned GC. The parcel to the south is zoned GC and has an existing minor auto repair business.

**Public Services**

The subject parcel is within the boundaries of School District Two. Pontiac Elementary School is .32 miles northwest of the subject parcel on Decker Boulevard. There is a fire hydrant located south of the property along Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately 1 mile north of the subject parcel. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer service area.

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

**Plans & Policies**

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

No traffic count stations are located on Joye Circle. The 2022 SCDOT traffic count (Station #315) located north of the subject parcel on Decker Boulevard identifies 25,300 Average Daily Trips (ADT’s). Decker Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “D”.

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

**Conclusion**

The proposed zoning is in compliance with the recommended objective for Neighborhood Activity Centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with the existing zoning districts and the development pattern of the surrounding area.

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

**Planning Commission Action**

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project **# 23-015 MA**.
3. Case 23-015 MA
Shailesh Thakkar
7008 Joye Circle
TMS# R16906-02-06
DISTRICT 3 - Yvonne McBride
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.
Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) property northwest of the subject parcel was rezoned under case number 04-041 MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

The minimum lot area is 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 110 dwelling units.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RU / RU</td>
<td>Undeveloped / Residence</td>
</tr>
<tr>
<td>South:</td>
<td>RU / RU</td>
<td>Undeveloped / Residence</td>
</tr>
<tr>
<td>East:</td>
<td>RU / RU</td>
<td>Undeveloped / Residence</td>
</tr>
<tr>
<td>West:</td>
<td>RU / RU / RU</td>
<td>SpringHill High School / Residence / Undeveloped</td>
</tr>
</tbody>
</table>
Discussion

Parcel/Area Characteristics

The parcels have frontage along Broad River Road and Mount Vernon Church Road. There are no sidewalks or streetlights along these sections of Kennerly Road or Mount Vernon Church Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The parcels are undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses to the west.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located west of the subject parcels on Broad River Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within Richland County’s sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as Neighborhood (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 2022 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,600 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) “C”.

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

There is a rehab & resurfacing project along this section of Broad River Road currently under construction through SCDOT. There are no projects through the County Penny Sales Tax program.

**Conclusion**

The proposed rezoning meets the objectives and desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits residential uses of an intensity and scale that would be in character with the Comprehensive Plan’s recommendations.

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

**Planning Commission Action**

At their **June 5, 2023** meeting, the Richland County Planning Commission voted 4-to-4 for **RC Project # 23-017 MA**. A tie vote for motions regarding recommendations to the County Council is a “no recommendation” vote.
Richland County
Planning & Development Services Department
Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-018MA
APPLICANT: Mark Meadows

LOCATION: 239 Killian Road

TAX MAP NUMBER: R14781-01-53
ACREAGE: 2.37 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: July 7, 2023

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 GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

The GC parcels southeast of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

The GC parcels immediately south of the subject site were rezoned from Rural (RU) to General Commercial under case number 19-020MA.

The GC parcels east of site was rezoned from Rural to GC under case number 19-044MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 60 dwelling units*.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RU</td>
<td>Residential and Undeveloped</td>
</tr>
<tr>
<td>South:</td>
<td>GC / RU / RU</td>
<td>Undeveloped / Residence / Undeveloped</td>
</tr>
<tr>
<td>East:</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West:</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**
The subject site consists of two parcels which are currently undeveloped. The parcels have frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

**Public Services**
The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. 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 1.5 miles east of the subject parcel.

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

**Plans & Policies**
The 2015 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as 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 Killian Road 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 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “E”.

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

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

**Conclusion**
The Economic Development Center/Corridor future land use designation recommends a land use character of “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.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby. In addition, the subject parcel does not have frontage or direct access to a major road (Killian Road).

**Planning Commission Action**

At their **June 5, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-018 MA**.
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015
Disapproval

Background

Zoning History

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

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.

No minimum lot area except as required by DHEC.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South:</td>
<td>RU</td>
<td>Non-conforming Limited Service Restaurant</td>
</tr>
<tr>
<td>East:</td>
<td>RU</td>
<td>Vacant structure</td>
</tr>
<tr>
<td>West:</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

Discussion

Parcel/Area Characteristics

The subject site has existing commercial and accessory structures. The site is located near the intersection of Bluff Road and Congaree Road. This section of Bluff Road is a two-lane undivided
minor arterial. Congaree Road is a two-lane undivided major collector. The area is characterized by limited commercial and rural residential uses.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Gadsden Elementary School is located approximately a half mile north of the subject parcel along S Goodwin Circle. The Gadsden fire station (Station number 19) is approximately 1.2 miles north of the subject parcel along Congaree Road. The parcel is within the Richland County Utilities sewer service area. Water service would be provided through private source.

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

**Plans & Policies**

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

**Land Use and Design**

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other similar scale tourism operations area appropriate.

**Lower Richland Strategic Community Master Plan**

**Nodes of Activity – Rural Crossroads**

The subject site is found within a “Rural Crossroads” as identified in the Plan. The plan recommends these as areas where significant roads intersect and there is existing non-residential uses. The plan notes that the Gadsden crossroad would benefit from supporting services such as commercial uses.

**Traffic Characteristics**

The 2022 SCDOT traffic count (Station #243) located west of the site on Bluff Road identifies 2,400 Average Daily Trips (ADTs). Bluff Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “A”.

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 programed improvements for this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

**Conclusion**

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the objectives for the Rural Activity Center as identified in the Comprehensive Plan and the Lower Richland Plan. The RC district provides for flexibility in the commercial and service uses allowed. The proposed NC does not provide for the same flexibility, either by use or structure size. According to the Comprehensive Plan, the RC zoning district supports the objectives of the Rural Activity Center.
At their **July 10, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- A rezoning to a commercial property is consistent with both multiple parcels in the area, as well as, the designation as a Rural Activity Center.

The PC recommends the County Council **approve** the proposed amendment for RC Project #23-019 MA.
1. Case 23-019 MA
Keisha Garrick
7730 Bluff Road
R32403-02-07
DISTRICT 10 - Cheryl D. English

1. Case 23-019 MA
Keisha Garrick
7730 Bluff Road
R32403-02-07
DISTRICT 10 - Cheryl D. English
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.
Zoning History

The original zoning as adopted September 7, 1977 was Development District (D-1).

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: 3 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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>RU</td>
<td>Residence</td>
</tr>
<tr>
<td>South:</td>
<td>RS-MD</td>
<td>Residence</td>
</tr>
<tr>
<td>East:</td>
<td>RU</td>
<td>Residence</td>
</tr>
<tr>
<td>West:</td>
<td>RS-LD</td>
<td>Residence</td>
</tr>
</tbody>
</table>
**Parcel/Area Characteristics**

The subject parcel is a single-family residential structure. Beaver Dam Road is a two-lane local road. The immediate area is characterized by residences and zoning districts. All of the adjacent parcels have single-family residences and are zoned for residential use.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Spring Valley High School is located approximately 1.6 miles northeast of the subject parcel on Sparkleberry Lane. The parcel is located in the City of Columbia's Water Service area. The parcel is near the east Richland County Public Service District service area. The Sandhill fire station (station number 24) is located on Sparkleberry Lane, approximately 1.2 miles northeast of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2022 SCDOT traffic count (Station #897) located south of the subject parcel on Mallet Hill Road identifies 6,000 Average Daily Trips (ADTs). Mallet Hill Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mallet Hill Road is currently operating at Level of Service (LOS) “B”.

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

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

The desired development pattern within the Neighborhood (Medium-Density) designation would be comprised of “...medium-density residential neighborhoods designed to provide a mix of residential uses and densities within the neighborhood.” The proposed rezoning would be consistent with the recommendations of the Comprehensive Plan.

Staff recommends Approval of this map amendment.

Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # 23-020 MA.
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: July 10, 2023
RC PROJECT: 23-023 MA
APPLICANT: Kevin Steelman

LOCATION: 111 Pine Wedge Drive

TAX MAP NUMBER: R17700-01-94 & R17700-01-14
ACREAGE: 21.98 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: July 7, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The RS-LD parcel north of the site was rezoned under case number 07-052MA.

Zoning District Summary

The RS-LD District 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.

The minimum lot area is 12,000 square feet or as determined by DHEC.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 79 dwelling units*.

* Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density
Direction | Existing Zoning | Use |
---|---|---|
**North:** | RS-LD / RS-MD / RU | Residential Subdivisions |
**South:** | M-1 | Undeveloped |
**East:** | M-1 / CC (Town of Blythewood) | Undeveloped / Heating & Air / Car Repair / Recreation Center |
**West:** | RS-MD | Willow Lakes Subdivision |

**Discussion**

**Parcel/Area Characteristics**

One of the subject sites has a place of worship and the other site is undeveloped. One parcel has frontage on Pine Wedge Drive and Farrow Road and the other site has frontage along Farrow Road. Pine Wedge Drive is a two-lane local road. This section of Farrow Road is a two-lane undivided major collector. The area is characterized by industrial and residential uses.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Round Top Elementary School and Blythewood Middle School are located approximately 1.5 miles northeast of the subject parcel. The Blythewood fire station (Station number 26) is approximately 1.8 miles north of the subject parcel along Wilson Blvd. Water and sewer service would be provided through private source.

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 2022 SCDOT traffic count (Station #285) located south of the site on Farrow Road identifies 15,300 Average Daily Trips (ADTs). This section of Farrow Road is a two-lane undivided major...
collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section 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 this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

**Conclusion**

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) designation. According to the Plan, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The land uses and character of the Areas within this designation should include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format.

In addition, the request would be consistent with the density and development standards of the adjacent developments (Willow Lakes – various phases) north and east of the subject parcels.

Based on the consistency of the request as it relates to the objectives of the Comprehensive Plan, staff recommends **Approval** of this map amendment.

**Planning Commission Action**

At their **July 10, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 23-023 MA.
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

23-023MA - 111 Pine Wedge Drive
Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: July 10, 2023
RC PROJECT: 23-024 MA
APPLICANT: Harry Walsh

LOCATION: Kennerly Road
TAX MAP NUMBER: R04100-03-82
ACREAGE: 3.08 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

ZPH SIGN POSTING: July 7, 2023

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 98-005MA.

Zoning History for the General Area

The Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located east of the subject parcel was approved under case number 91-051MA.

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.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RU/PDD</td>
<td>Undeveloped/Residential Subdivisions (Ascot Glenn)</td>
</tr>
<tr>
<td>South</td>
<td>RU/RU</td>
<td>Undeveloped/ Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>RU/RU</td>
<td>Residence/ Residence</td>
</tr>
<tr>
<td>West</td>
<td>RU</td>
<td>Residence</td>
</tr>
</tbody>
</table>
Discussion

Parcel/Area Characteristics

One parcel has frontage along Miles Bowman Road and Kennerly Road. The parcel is wooded and undeveloped. There are no sidewalks along this section of Miles Bowman Road and Kennerly Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. South of the site is undeveloped. West of the site is a large rural residential parcel. East and south of the site are residences.

The existing PDD designates this parcel as common area with detached garages. The requested map amendment will change the permitted use from detached garages for the community to residential single-family. The maximum number of residential units will be nine (9), with a minimum lot size of twelve thousand (12,000) square feet.

The amended PDD also proposes that twelve (12) percent of the 3.08 acres be common area.

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles west of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area.

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

Plans & Policies

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

Land Use and 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT’s). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. This segment of Hollingshed Road is currently operating at Level of Service (LOS) “B”.

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

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

**Conclusion**

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Kennerly Road.

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

**Planning Commission Action**

At their **July 10, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # 23-024 MA.
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

Miles Bowman Road
23-024 MA

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

- RS-2 (26.82 ACRES)
- RS-1A (5.52 ACRES)
- RURAL (38.01 ACRES)

Estimated densities allowed:

(RS-2) 26 AC. X 43560 S.F. @ 8500 S.F. = 133 lots
(RS-1A) 5.43 AC. X 43560 S.F. @ 10000 S.F. = 24 lots
(RURAL) 38.01 AC. X 43560 S.F. @ 33000 S.F. = 50 lots

Remove 25% for roads = 207 lots x 75% = 155 lots allowed now

PROPOSED

- 14.55 ACRES (2.50 LOTS/AC)
- 52.72 ACRES (1.75 LOTS/AC)
- Common area w/ detached garages

52.7 ACRES @ 1.75 Dwelling Units/AC. = 92 lots
14.65 ACRES @ 2.5 Dwelling Units/AC = 37 lots
Total = 129 lots

Estimated proposed common area = 12%
EXISTING ZONING PDD

NOT PROPOSING ZONING CHANGE
ONLY CHANGE IN USAGE

PROPOSED USAGE

- LOW DENSITY RESIDENTIAL
  NINE SINGLE FAMILY LOTS
  MINIMUM 12,000 S.F.

- COMMON AREA, 12%
  USAGE: RECREATIONAL
  TURN AROUND AND DETENTION

SETBACK:
  25' FRONT, 10' BACK, 5' SIDE

EXISTING PDD ZONE
ALLOWS STAND ALONE
GARAGES
PC MEETING DATE: July 10, 2010
RC PROJECT: 23-025 MA
APPLICANT: Austin Watts
LOCATION: 1301 Three Dog Road & Dutch Fork Road
TAX MAP NUMBER: R01507-02-03 & 04
ACREAGE: 2.6 aces (1.99 acres & .61 acres)
EXISTING ZONING: RU
PROPOSED ZONING: RC
ZPH SIGN POSTING: July 7, 2023

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 Neighborhood Commercial District (NC) parcel southeast of the site was rezoned from Rural District (RU) under case number 20-019MA.

The Neighborhood Commercial District (NC) parcel east (adjacent) of the site was rezoned from Rural District (RU) under case number 18-039MA.

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 18-007MA.

The GC parcel northeast 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 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 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. The minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North:</td>
<td>N/A</td>
<td>Rail Road ROW</td>
</tr>
<tr>
<td>South:</td>
<td>PDD/PDD</td>
<td>Residence/ Undeveloped</td>
</tr>
<tr>
<td>East:</td>
<td>NC</td>
<td>Multi-tenant commercial development</td>
</tr>
<tr>
<td>West:</td>
<td>GC</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

**Discussion**

**Parcel/Area Characteristics**

The parcels have frontage along Dutch Fork Road and Three Dog Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Three Dog Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses to the south and commercial zoning to the east and west. Located north of the site is railroad ROW.

**Public Services**

The subject parcels are within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .48 miles south of the subject parcels 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 3.9 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 2022 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 11,100 Average Daily Trips (ADTs). 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) “D”.

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

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

### Conclusion

The proposed rezoning would not be 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.”

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

However, the reference of the Comprehensive Plan that the request should not result in “strip commercial” or “fragmented leapfrog” development may be negated due to the approvals of the previous map amendment approvals (see Zoning History of the Area).

### Planning Commission Action

At their **July 10, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # 23-025 MA.
7. Case 23-025 MA
Austin Watts
1301 Three Dog Road & E/S Dutch Fork Rd
R01507-02-03 & R01507-02-04
DISTRICT 1 - Jason Branham
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

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

Adopted March 17, 2015