

RICHLAND COUNTY
PLANNING COMMISSION



May 6, 2024

6 pm

*Council Chambers
2020 Hampton Street
Columbia, SC 29202*

RICHLAND COUNTY PLANNING COMMISSION



Monday, May 6, 2024
Agenda
6:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • John Metts
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES: 1 April 2024**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 24-005 MA District 9
Jessica Mackey
Kathy E. Peake
GC to LI (1.09 acres)
10891 Two Notch Rd, 10901 Two Notch Rd &
W/S Two Notch Rd
TMS: R29000-01-01, R29000-01-05 & R29004-01-02
Staff Recommendation: Disapproval
Page 1
 2. Case # 24-007 MA District 7
Gretchen Barron
Gunil G. Kim
R3 to GC (.24 acres)
105 Weir Road
TMS: R19902-02-07
Staff Recommendation: Approval
Page 11
 3. Case # 24-008 MA District 7
Gretchen Barron
Heather Bounds/Christina Tran
PDD to PDD (63.95 acres)
1312 Crane Church Rd, 7639 Fairfield Rd &
Crane Church Rd
TMS: R09600-02-13, R09600-03-02 & R09600-03-03
Staff Recommendation: Approval
Page 21

4. Case # 24-009 MA
Aaron Breeden
HM to GC (9.18 acres)
E/S Hard Scrabble Road
TMS: R20300-03-02
Staff Recommendation: Disapproval
Page 61
District 8
Overture Walker
5. Case # 24-010 MA
Dawson Yandle
M-1 to R2 (13.48)
N/S Wessinger Rd
TMS: R12000-03-03
Staff Recommendation: Disapproval
Page 71
District 7
Gretchen Barron
6. Case #24-012 MA
Jeff Ruble
Richland County Economic Development
HM to LI
605 Blythewood Road
TMS: R15100-01-03 (portion)
Staff Recommendation: Disapproval
Page 83
District 2
Derrek Pugh

6. OTHER ITEMS

7. CHAIRMAN'S REPORT

8. PLANNING DIRECTOR'S REPORT

- a. Report of County Council
Page 93

9. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

May 6, 2024

6:00 pm

Council District: Derrek Pugh (2)
Development: Proposed Arabella Springs Subdivision
eino
Applicant: Star & Stripes 3T, LLC
Proposed Use: Residential
Proposed Street Name (s): **Busto Place, Charco Lane, Reino Drive, Seville Drive**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

May 6, 2024

6:00 PM

Council District: Paul Livingston (District 4)
Development: Proposed Broad Vista Towns
Tax Map Amendment: TMS# R06112-05-33
Applicant: Site Management Group, LLC
Proposed Use: Residential
Proposed Street Name (s): **Almond Holly, Blue Dewberry, Broad Vista, Faust Ford, Glovers Mill, Gray Sedge, Green Tram, Gold Catawba, Inland Wood, Marbled Duck, Orange Tulip, Parsley Olive, Purple Crane, Red Barred Owl, Yellow Martin, Winged Elm,**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

May 6, 2024

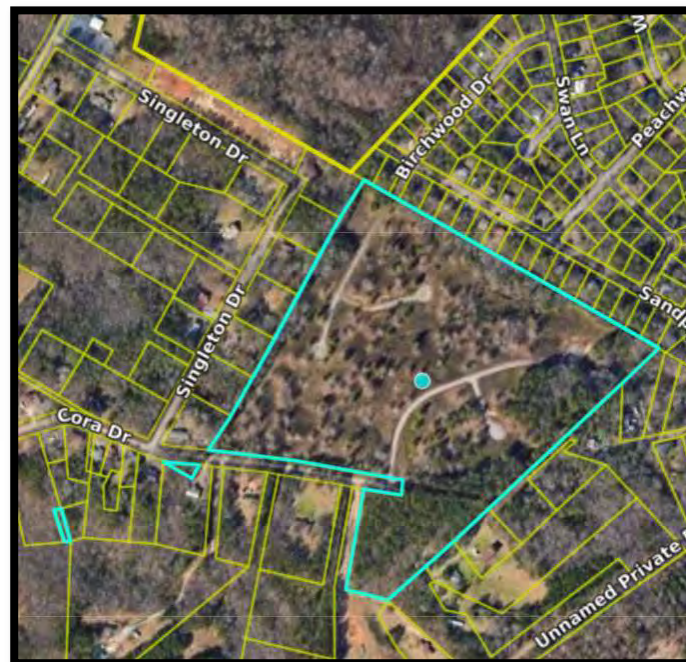
6:00 pm

Council District: Gretchen Barron (7)
Development: Proposed Cora Drive Subdivision
Tax Map Amendment: TMS# R09501-03-08
Applicant:
Proposed Use: Residential
Proposed Street Name (s): Cooper Amber Way
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-005 MA
APPLICANT: Kathy E. Peake

LOCATION: 10901 Two Notch Road

TAX MAP NUMBER: R29000-01-01, 05 & R29004-01-02
ACREAGE: 3.09 acres total
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: April 22, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) District. The parcels were rezoned to the General Commercial (GC) District under case number 13-033MA.

Zoning District Summary

The Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Railroad ROW
<u>South:</u>	GC	Commercial Uses
<u>East:</u>	GC	Manufactured Home Park
<u>West:</u>	GC	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Two Notch Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. Additionally, one subject parcel has one hundred and five (105) feet of frontage along Old Two Notch Road. The two eastern parcels contain commercially

designed structures with access onto Two Notch Road, a moderate slope toward the railroad right-of-way and are partially wooded to the rear. The immediate area is primarily characterized by residential uses, manufactured housing and undeveloped, wooded parcels. There is a commercial use (Discount Tobacco gas station) located to the south. The parcels are zoned GC. There are numerous GC parcels located to the southwest. Most of these parcels are undeveloped.

Public Services

The subject parcels are within the boundaries of School District Two. Bookman Road Elementary School is located 1.02 miles northwest of the subject parcels on Bookman Road. Catawba Trail Elementary School is located .09 miles south of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 2.2 miles south of the subject parcels on Spears Creek Church Road. There are no fire hydrants located along this section of Two Notch Road. Water would be provided the City of Columbia and sewer would be provided by Palmetto Utilities.

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

Plans & Policies

The 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 2023 SCDOT traffic count (Station # 119) located east of the subject parcels on Two Notch Road identifies 12,000 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided principle arterial, maintained by SCDOT with a design capacity of 14,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) “C”.

There is a Rehab & Resurfacing project currently underway for this section of Two Notch Road through SCDOT. There is no anticipated completion date for this project. There are no planned projects through the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the request does not comply with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor and within the identified industrial parks. The proposed rezoning does not promote the recommended land uses identified in the Plan. In addition, the requested zoning district is not in character with the existing development pattern and uses in the immediate area.

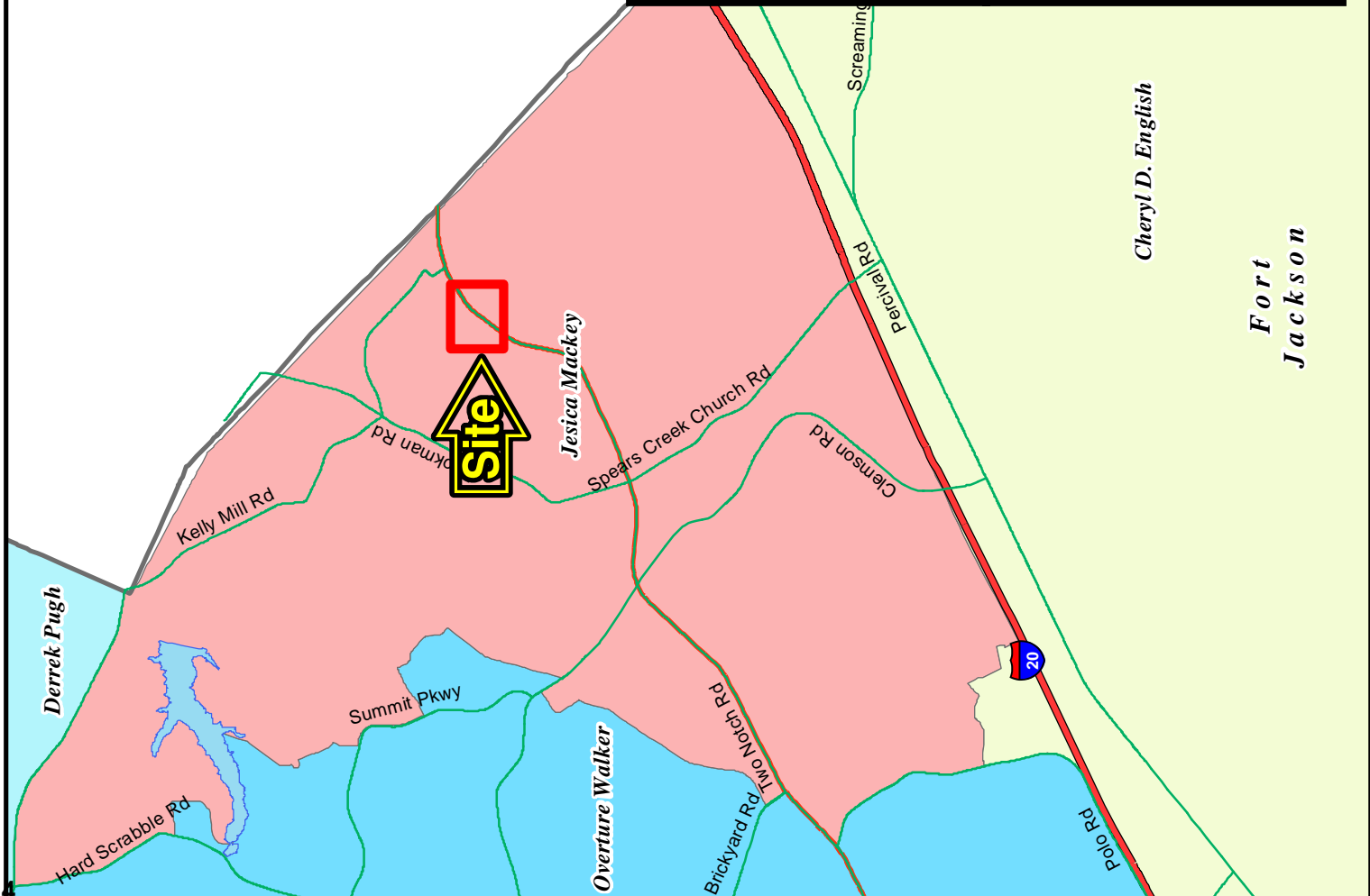
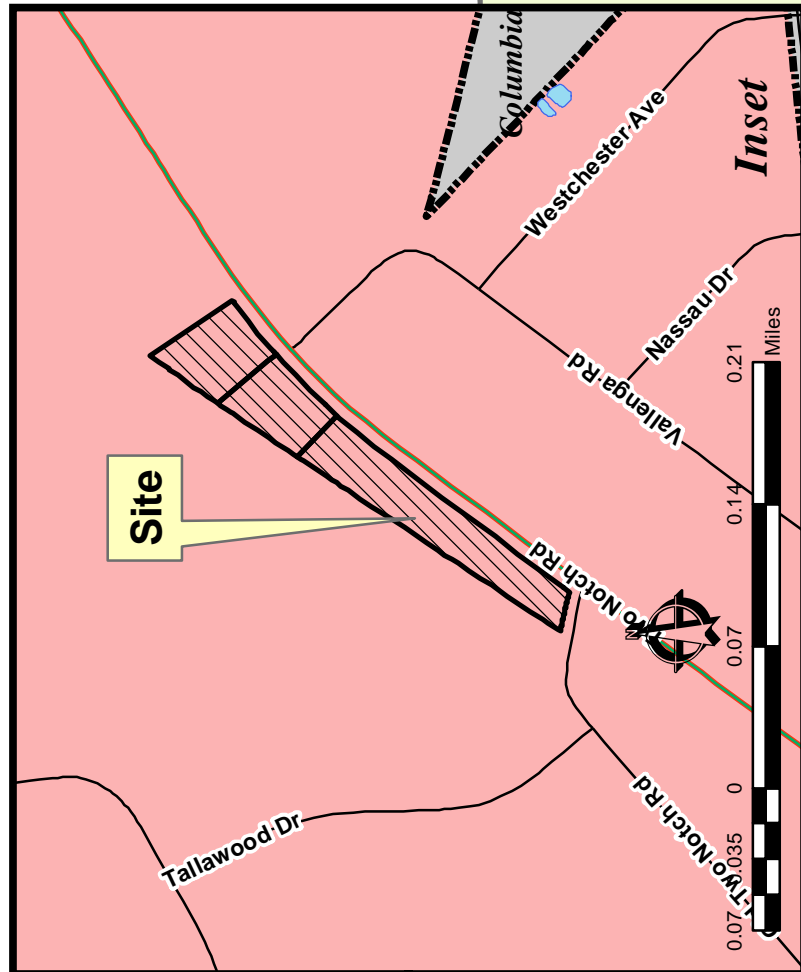
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 21, 2024

1. Case 24-005 MA
Kathy E. Peake
10891 Two Notch Rd, 10901 Two Notch Rd &
W/S Two Notch Rd.
R29000-01-01, R29000-01-05 & R29004-01-02
DISTRICT 9 - Jesica Mackey

*Kershaw
County*



Cheryl D. English

*Fort
Jackson*

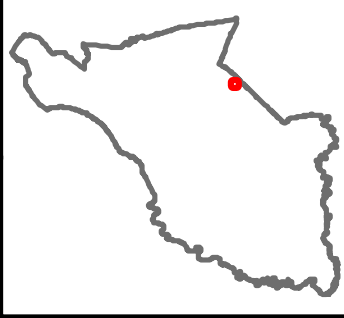
**Case 24-005 MA
GC to LI**

TMS R29000-01-01, R29000-01-05 & R29004-01-02

Site

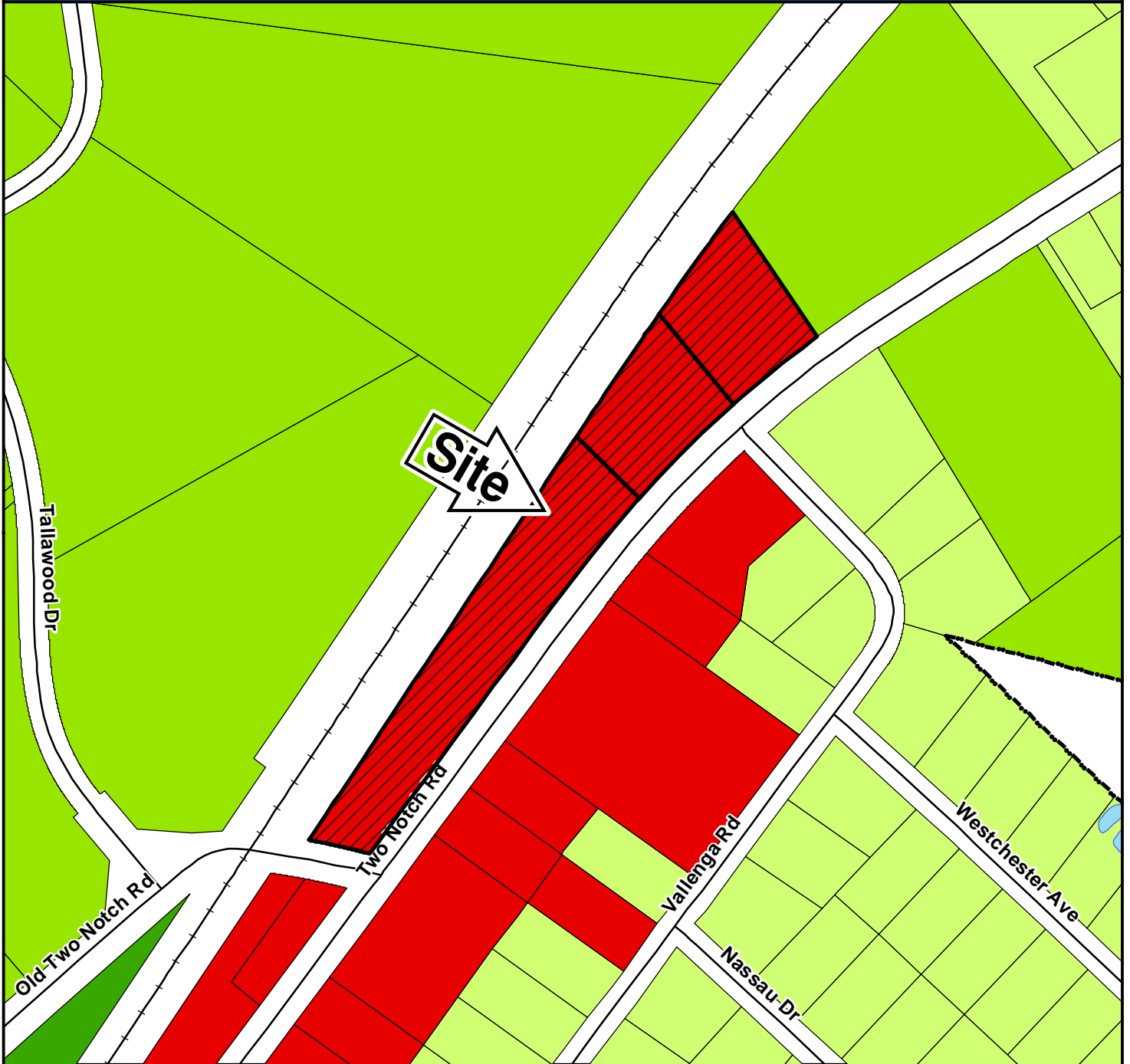
SPECIAL FLOOD HAZARD AREA

WETLANDS


















Columbia
Richland County & Woolpert

Case 24-005 MA GC to LI



ZONING CLASSIFICATIONS

 OS	 R1	 R5	 GC	 HI	 CC-4
 AG	 R2	 R6	 M-1	 CC-1	 PD
 HM	 R3	 RC	 INS	 CC-2	 Subject Property
 RT	 R4	 MU1	 LI	 CC-3	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

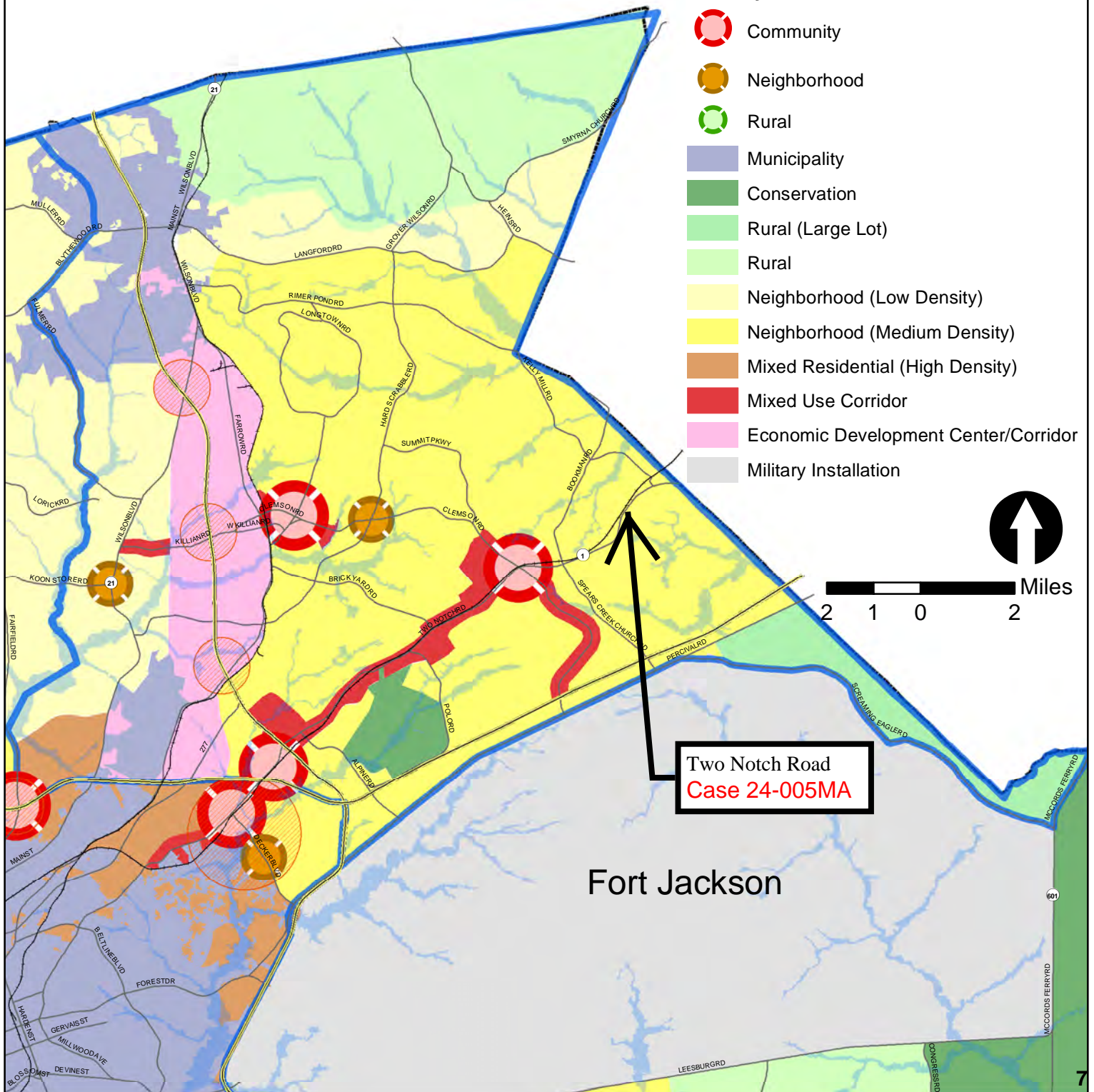


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson

Case #24-005 MA - Zoning Districts

Current Zoning District

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
Recycling collection station	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Case #24-005 MA - Zoning Districts

Proposed Zoning District

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial		Vehicle parts and accessories store	P
Agricultural		Kennel	SR	Vehicle repair, major	P
Agriculture and Forestry		Pet grooming	P	Vehicle repair, minor	P
Agriculture	P	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Community garden	SE	Commercial Services		Vehicle towing	P
Forestry	P	Artist studio	P	Industrial	
Agriculture and Forestry Related		Auction house	P	Extraction	
Agriculture research facility	P	Bank, Retail	P	Borrow pit	SE
Agritourism	P	Catering	P	Freight Movement, Warehousing, and Wholesale Distribution	
Farm distribution hub	P	Commercial services	P	Warehouse/Distribution facility	P
Farm supply and machinery sales and service	P	Consumer goods repair	SR	Motor freight facility	P
Residential		Contractor's office	P	Rail transportation facility	
Group Living		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Community Service		Linen or uniform supply	P	Industrial Service	
Animal shelter	SR	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community food services	P	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Community recreation center	SE	Office	P	Production of Goods	
Correctional facility	SE	Personal services	P	Artisan goods production	P
Government office	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Place of worship	P	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public recreation facility	SR	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
Public safety facility	P	Bar or other drinking place	SR	Waste and Recycling Facilities	
Education		Restaurant	SR	Recycling collection station	P
College or university	P	Restaurant, Carry-out	P	Recycling sorting facility	P
School, business or trade	P	Restaurant, Drive-through	P	Scrapyard	SE
Funeral and Mortuary Services		Recreation/Entertainment			
Cemetery	SR	Arena, stadium, or outdoor theater	P		
Funeral home or mortuary	P	Commercial recreation, Outdoor	SR		
Parks and Open Space		Fitness or training center/studio	P		
Park or greenway	SR	Golf course	SR		
Transportation		Shooting range, Indoor	P		
Airport	P	Smoking place	SR		
Transit stop	SR	Retail Sales			
Fleet terminal	P	Bakery	P		
Passenger terminal, surface transportation	P	Building supply sales	P		
Utilities and Communication		Convenience store	P		
Antenna	P	Drugstore	P		
Broadcasting studio	P	Flea market	P		
Communication tower	SR	Garden center or retail nursery	P		
Solar energy conversion system, Large scale	P	Manufactured home sales	SR		
Utility, major	SR	Outdoor power equipment store	P		
Utility, minor	SR	Traveler Accommodations			
Wind energy conversion system, Large scale	SE	Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling station	P		

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-007 MA
APPLICANT: Gunil G. Kim

LOCATION: 105 Weir Road

TAX MAP NUMBER: R19902-02-07
ACREAGE: .24 acres
EXISTING ZONING: R3
PROPOSED ZONING: GC

PC SIGN POSTING: April 19, 2024

Staff Recommendation

Approval

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 parcel was remapped to the R3 District under the new land development code.

Zoning District Summary

The General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

Maximum density standard: no more than sixteen (16) units per acre.

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) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	R3	Residence
<u>South:</u>	GC	Drinking Establishment
<u>East:</u>	GC	Repair
<u>West:</u>	GC	Car Wash

Discussion

Parcel/Area Characteristics

The parcel has frontage along Weir Road. The subject parcel is undeveloped. There are no sidewalks or streetlights along this section of Weir Road. The surrounding area is primarily characterized by commercial uses with residential developed parcels north of the site. East and west of the site are commercial uses. South of the site is a drinking establishment.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .7 miles north east of the subject parcel. There are fire hydrants located along Two Notch Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s 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 **Mixed Use Corridor**.

Land Use and Design

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

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #115) located northeast of the subject parcel on Two Notch Road identifies 33,100 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 38,600 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 through SCDOT. There is a Bikeway planned for this section of Two Notch Road through the County Penny Sales Tax program. The project has not started and has not anticipated start date.

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Principally, staff recommends **Approval** of this map amendment.

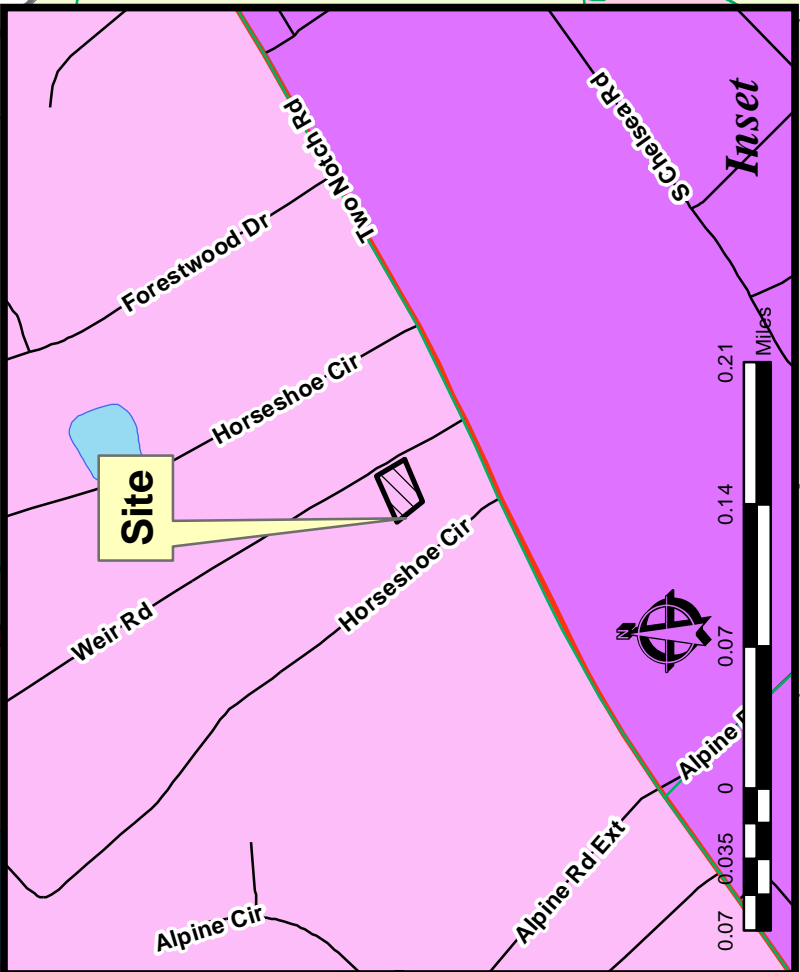
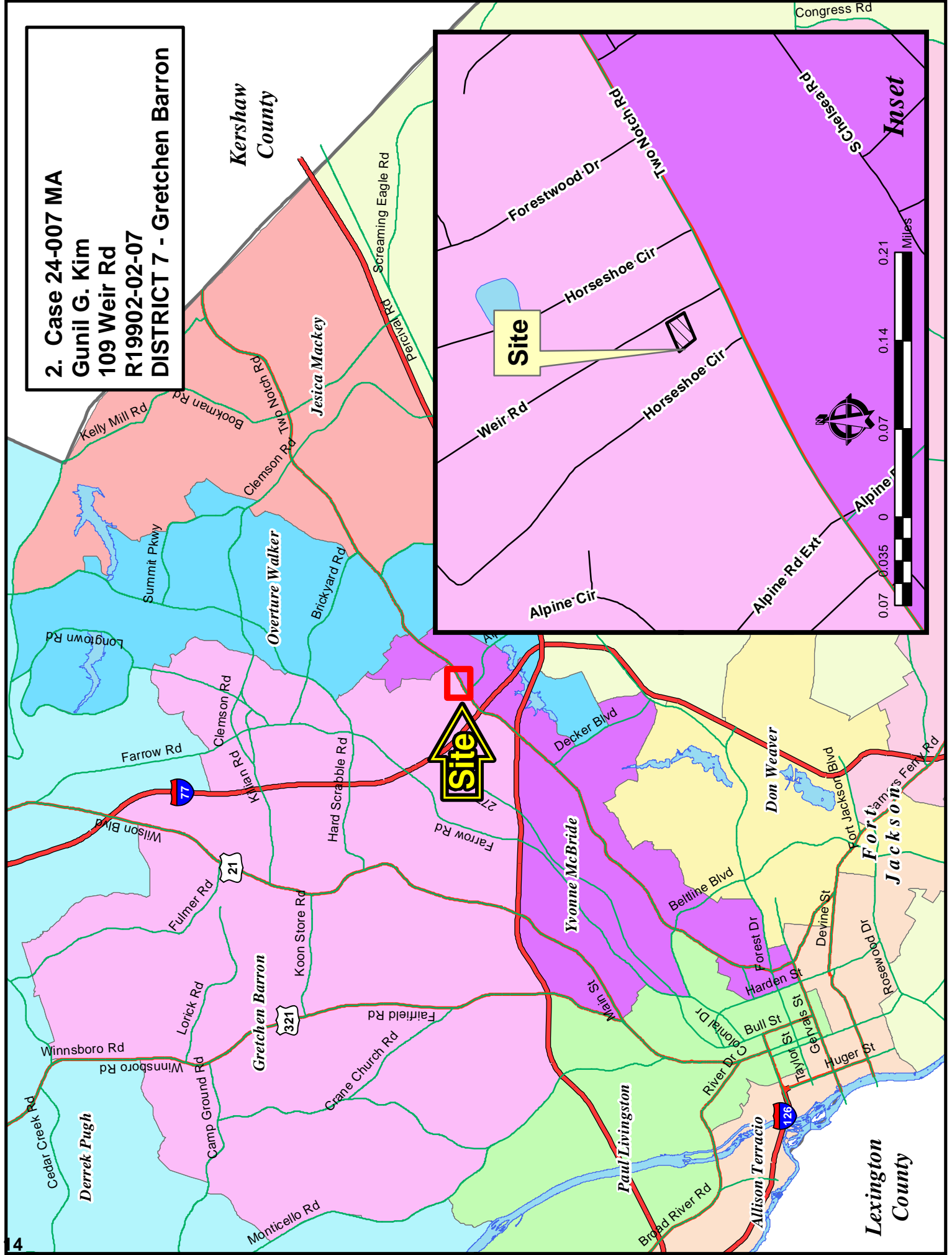
However, approval of the rezoning request would not be in character with the existing zoning designation and residential development pattern found further north along Weir Road.

Zoning Public Hearing Date

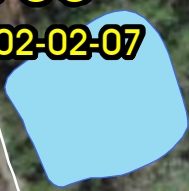
May 21, 2024.

2. Case 24-007 MA
Gunil G. Kim
109 Weir Rd
R19902-02-07
DISTRICT 7 - Gretchen Barron

**Kershaw
County**



CASE 24-007 MA
R3 to GC
TMS R19902-02-07



Todd Branch Dr

Forestwood Dr

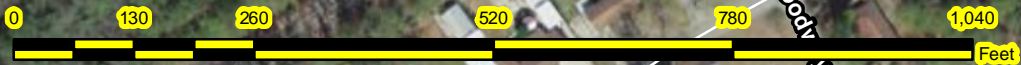
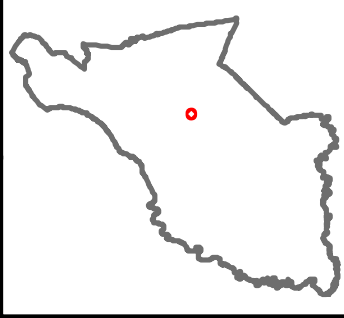
Weir Rd

Two Notch Rd

Horseshoe Cir

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



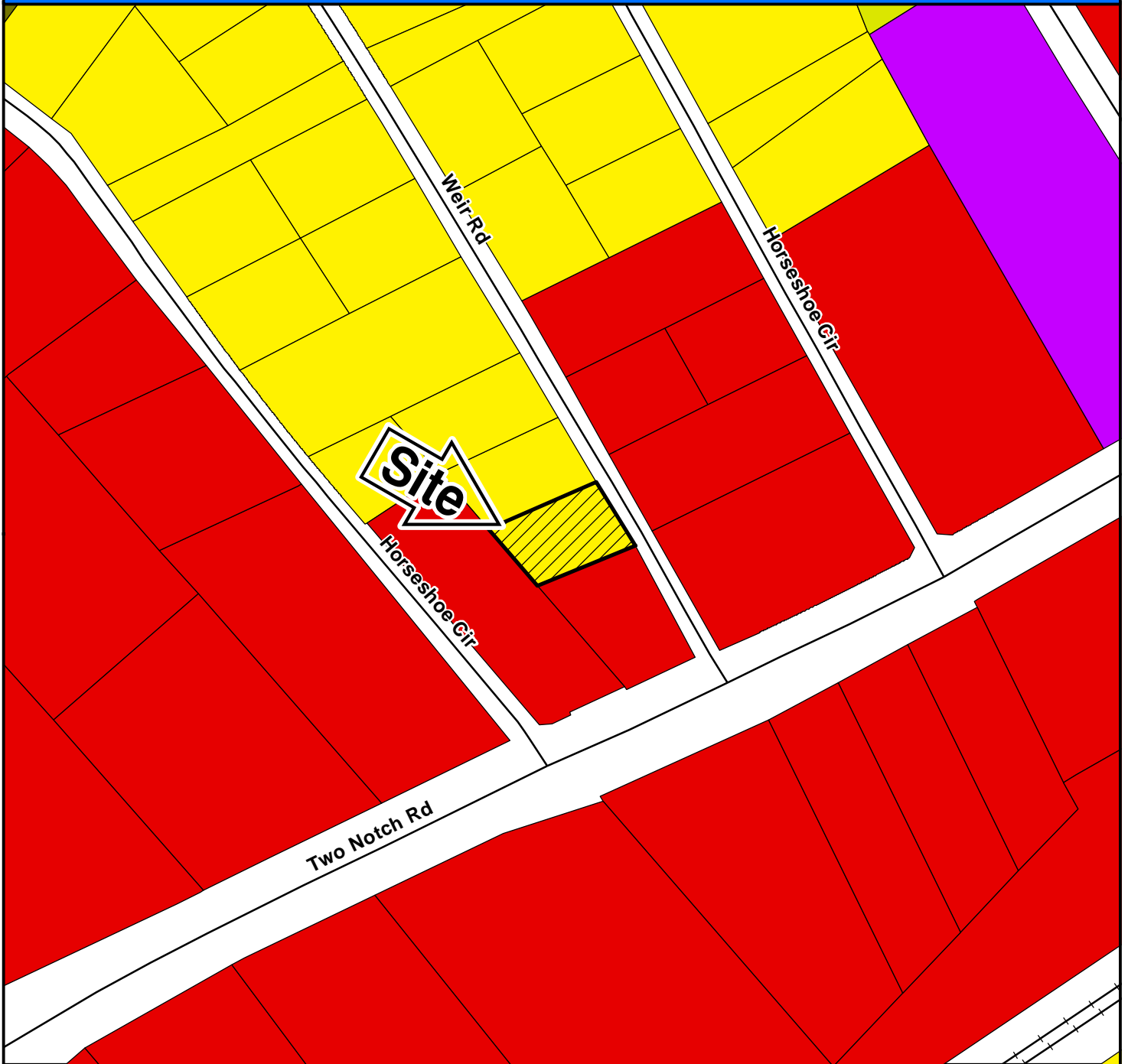
S Chelsea Rd

Woolpert
















Richland County & Woolpert

Case 24-007 MA

R3 to GC



ZONING CLASSIFICATIONS

 OS	 R1	 R5	 GC	 HI	 CC-4
 AG	 R2	 R6	 M-1	 CC-1	 PD
 HM	 R3	 RC	 INS	 CC-2	 Subject Property
 RT	 R4	 MU1	 LI	 CC-3	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

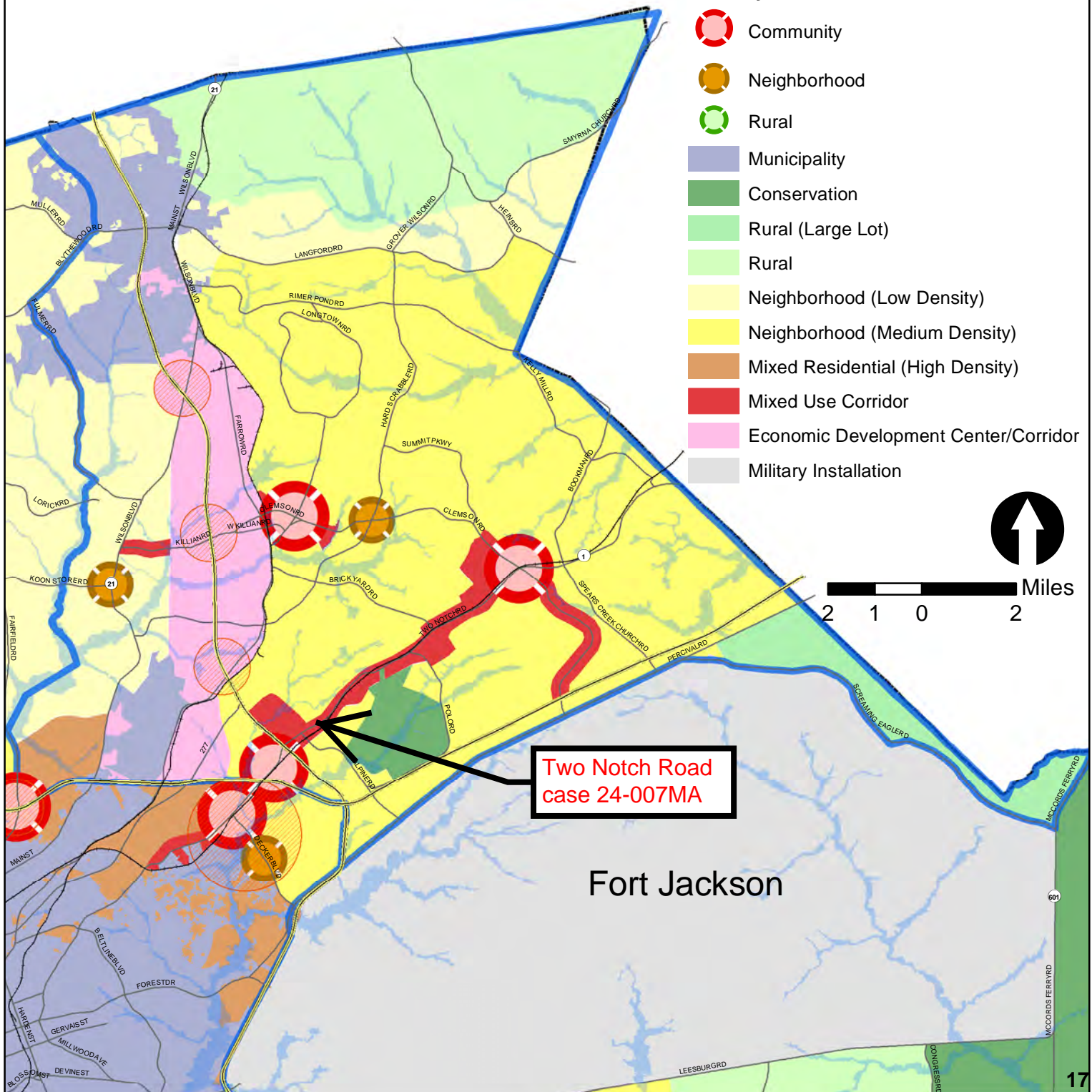


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Two Notch Road case 24-007MA

Fort Jackson

Case #24-007 MA - Zoning Districts

Current Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Case #24-007 MA - Zoning Districts

Proposed Zoning District

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
Recycling collection station	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-008MA
APPLICANT: Heather Bounds/Christina Tran

LOCATION: Crane Church Road & Fairfield Road

TAX MAP NUMBER: R09600-02-13, R09600-03-02 & R09600-03-03
ACREAGE: 63.95 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: April 19, 2024

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 94-003MA.

The parcel was rezoned from Planned Development District (PDD) to Planned Development District (PDD) under case number 07-043MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RT/ R3/ HM	Undeveloped / Single-family / Undeveloped
<u>South:</u>	CC-2/ CC-1/R4	Undeveloped / Single-family / Single-family
<u>East:</u>	HM/ R2/ RT	Undeveloped / Single-family / Undeveloped
<u>West:</u>	RT/ HM/ CC-1	Single-family / Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels are part of a multi-use PDD, excluding the golf course and the retirement area, and is 713.8 total acres. The current PDD allows for 11.10 acres of commercial use and 1,712 dwelling units.

The subject parcels are undeveloped. The parcels have frontage along Carne Church Road & Fairfield Road. Crane Church Road is a two lane local road. Fairfield Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by a scattering of residential, a golf course, and undeveloped properties. North, west, south and east of the property are undeveloped parcels and residential parcels.

Rezoning Request

The purpose of amending the PDD for this parcel is to revise standards for land use, density, architectural design, and overall development.

Oak Hills Planned Development Site Development Specifications

<u>Current</u>	<u>Proposed</u> <u>Main Site Surrounding Oak Hill Golf Course</u>
Eight hundred four (804) single-family units *minimum lot size - 6,050 square feet <ul style="list-style-type: none"> • 378 lots - 80' x 135' • 386 lots - 60' x 120' • 40 lots - 55' x 110' 	Eight hundred twenty-four (824) single-family detached units <ul style="list-style-type: none"> • 363 lots - 75' x 135 (10,125 square feet) • 401 lots - 60' x 120' (7,200 square feet) • 89 lots - 42' x 135' (5,670 square feet) • 225 lots - 20' x 100' (2,000 square feet) *The total number of dwelling units are subject to change up to 20% based on market and existing field conditions.
Seven hundred four (704) multi-family units *maximum of eight (8) units per acre	Two hundred ninety (290) townhomes
Two hundred four (204) townhouse units	50,000 square feet (sf) of retail (fronting US 321)
Twenty-eight (28) acres of retirement campus, including assisted living and skilled nursing facilities (maximum density of twelve (12) units per acre)	<u>Proposed (Recreation Area)</u>
Three (3) acres reserved for county services	Recreational Lagoon
Thirty (30) acres reserved for commercial uses	Two hundred (200) apartments
Two hundred seventy-six (276) open space, including the existing golf course and the fifty-one (51) acre lake, stream wetlands, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, and landscaped islands	One hundred fifty (150) room hotel
<u>Access Requirements</u>	10,000 square feet of retail
Access to the site is limited to a total of four (4) curb cuts: <ul style="list-style-type: none"> • One (1) on Boyle-Dubard Road • One (1) on Fairfield Road (aka U.S. Highway 321) • Two (2) on Crane Church Road 	Five thousand (5,000) square foot restaurant
	<u>Access Requirements</u>
	All development will be interconnected with access to: <ul style="list-style-type: none"> • US 321 (existing intersection) • Dubard Boyle Road • Crane Church Road (limited to three (3) access drives)

Existing PDD

The following commercial developments are permitted in Oak Hills PD: government offices, libraries, museums and galleries, post offices, banks and ATM's, barber shops/beauty salons, general business and professional service firms, bakeries, food stores, convenience stores without gasoline pumps, drugstores, restaurants. The single user building size will not exceed 25,000 SF. The following commercial developments, though not all-inclusive, will be prohibited from building in the Oak Hills PDD: sexually oriented businesses, shooting ranges, animal shelters or kennels, correctional institutions, pawnshops, wholesale trade businesses, warehousing, transportation, waste management facilities, manufacturing, mining or industrial uses.

Single Family Residential -Parcels identified as single family residential may have lot sizes that range from approximately 55' wide and 110' deep minimum.

Townhouse – Townhouse parcels provide approximate lot sizes of 35' wide by 100' deep. These parcels allow zero lot line development opportunities and are further described in the parcel breakdown narratives included in this document.

Building heights are to be established according to location within the development, and according to building type. Buildings within the Town Center are to be no more than 3 stories and a minimum of 1 story, depending on use.

Oak Hills will be made up of approximately 1700 dwelling units

Proposed PDD

The following commercial developments may be in Oak Hills PDD: government offices, libraries, museums and galleries, post offices, banks and ATMs, barber shops/beauty salons, general business and professional service firms, bakeries, food stores, convenience stores without gasoline pumps, drugstores, restaurants, hotels, artificial swimming lagoons, and other allowable uses covered under the current 2024 General Commercial (GC) code of uses as defined in Chart 26.4(b) - see below. The following commercial uses will be prohibited in the Oak Hills PDD: sexually oriented businesses, shooting ranges, animal shelters or kennels, correctional institutions, pawnshops, wholesale trade businesses, warehousing, transportation, waste management facilities, manufacturing, mining or industrial uses.

factors such as existing conditions, topography, wetlands, existing utilities, and other ancillary field conditions.

Townhouse – Townhouse parcels provide approximate lot sizes of 20' wide by 100' deep. These parcels allow zero lot line development opportunities (with a maximum of 30') and are further described in the parcel breakdown narratives included in this document.

Building heights are to be established according to location within the development, and according to building type. Buildings within the Commercial Areas are to be no more 80', depending on use. Building heights are measured from finish floor of building to bottom of roof line and does not include sub floor or half floor walk out levels. Building height excludes roof pitch and other vertical elements including but not limited to clear stories, towers, chimneys, and lookouts.

Oak Hills will have maximum of 1,500 dwelling units

Public Services

The subject parcels are within the boundaries of Richland School District Two. Forest Heights Elementary School is located approximately .78 miles southwest of the subject parcel on Crane Church Road. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There are fire hydrants located along Crane Church Road and Fairfield Road. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately .5 miles southeast 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 is discouraged in these areas.

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #189) located east of the subject parcel on Fairfield Road identifies 6,900 Average Daily Trips (ADTs). Fairfield Road is classified as a two lane

undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Fairfield Road is currently operating at Level of Service (LOS) “B”.

The 2023 SCDOT traffic count (Station #431) located south of the subject parcel on Crane Church Road identifies 3,200 Average Daily Trips (ADTs). Crane Church Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Crane Church Road is currently operating at Level of Service (LOS) “A”.

The 2023 SCDOT traffic count (Station #423) located north of the subject parcel on Dubard Boyle Road identifies 900 Average Daily Trips (ADTs). Dubard Boyle Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Dubard Boyle Road is currently operating at Level of Service (LOS) “A”.

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

There is a sidewalk construction planned for this section of Crane Church Road through SCDOT Transportation Alternative program. There are no planned or programmed improvements for this section of Crane Church Road through the County Penny Sales Tax program. There are not planned or programmed improvements for these sections of Fairfield Road or Dubard Boyle Road through the County Penny Sales tax program or SCDOT.

Conclusion

Staff recommends **Approval** of this map amendment as it is consistent with the 2015 Comprehensive Plan recommendations for open space developments.

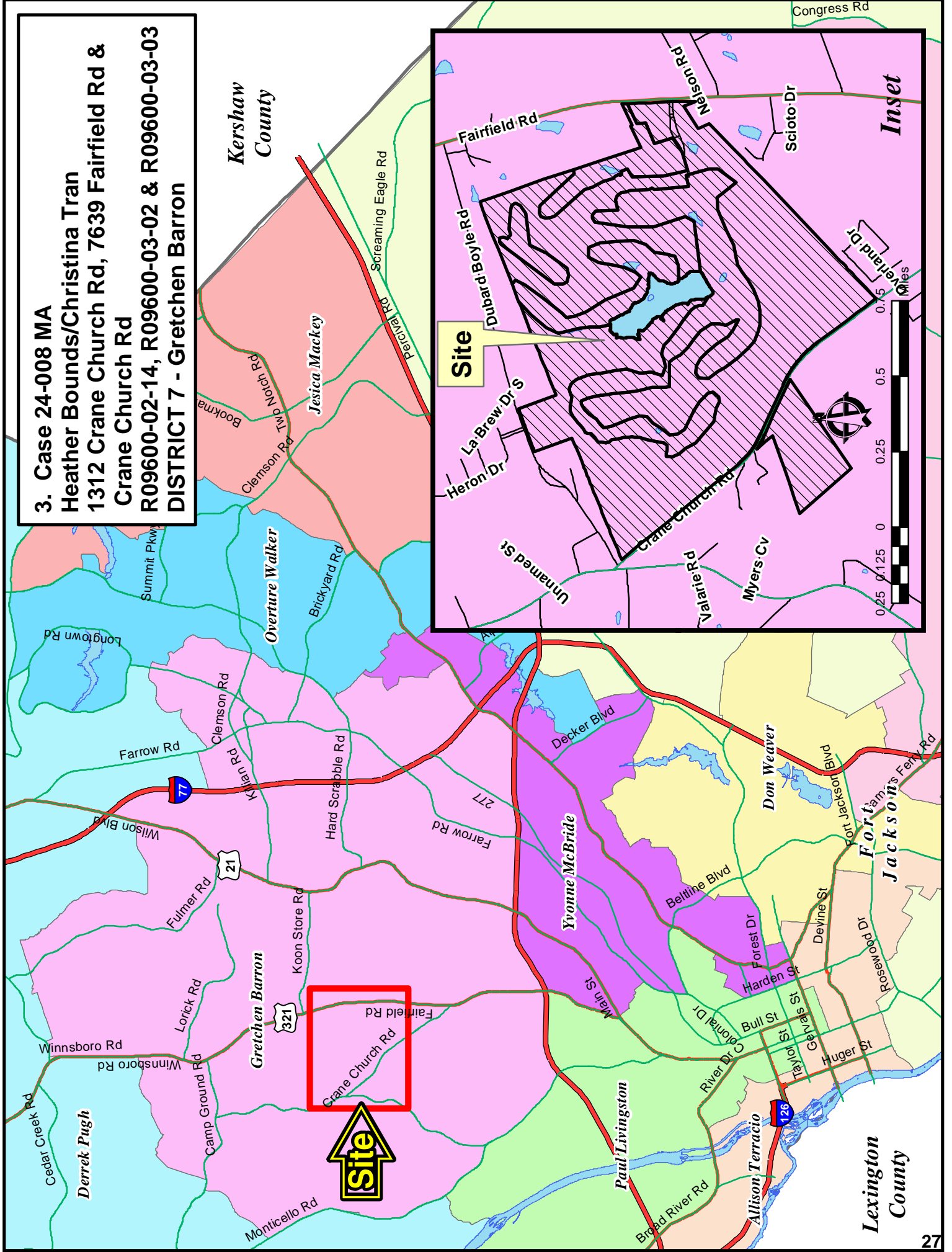
The proposed PDD would allow for an open space development with recreational areas and a decrease in density from the existing approved PDD.

Zoning Public Hearing Date

May 21, 2024.

**3. Case 24-008 MA
 Heather Bounds/Christina Tran
 1312 Crane Church Rd, 7639 Fairfield Rd &
 Crane Church Rd
 R09600-02-14, R09600-03-02 & R09600-03-03
 DISTRICT 7 - Gretchen Barron**

*Kershaw
 County*

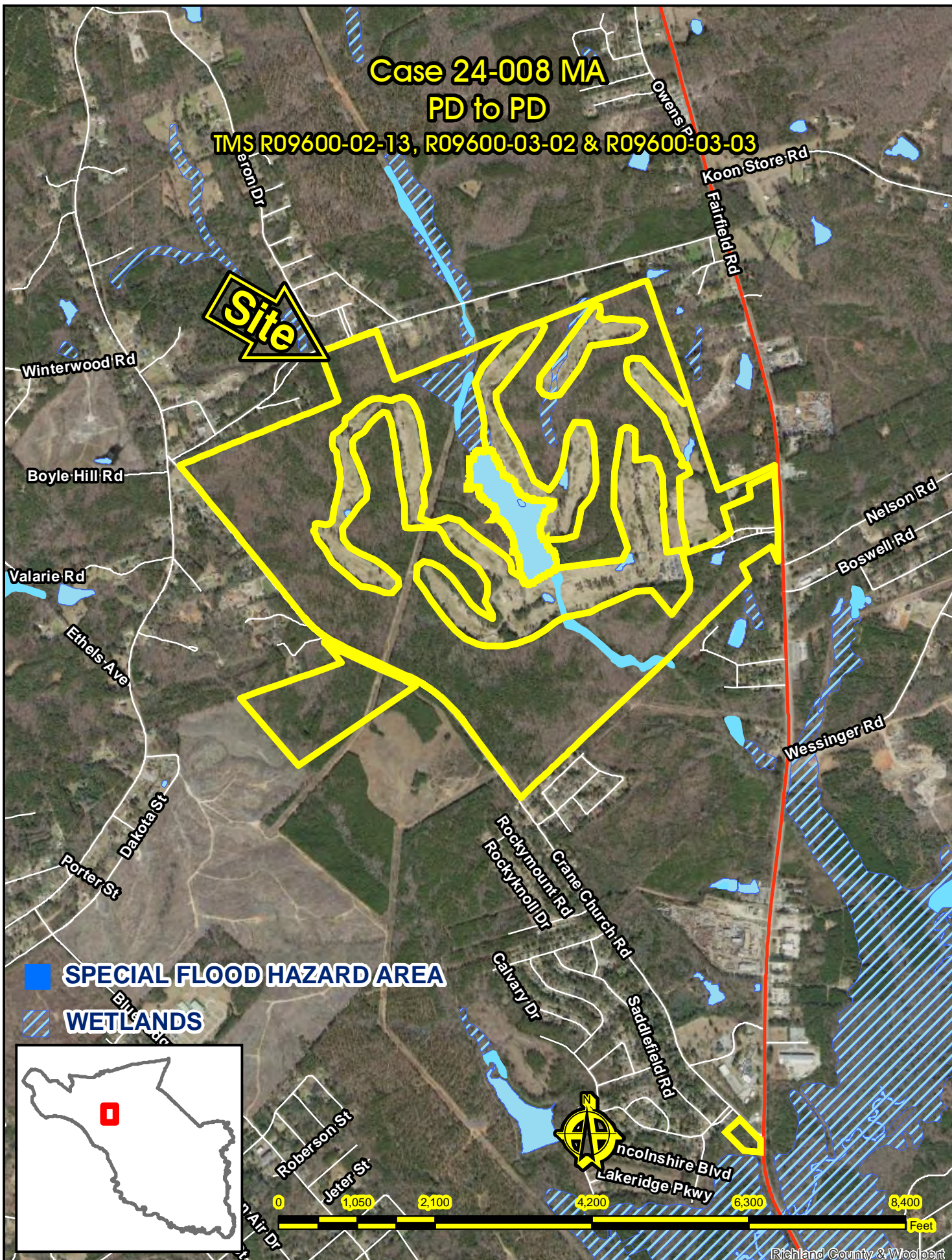


*Lexington
 County*

**Case 24-008 MA
PD to PD**

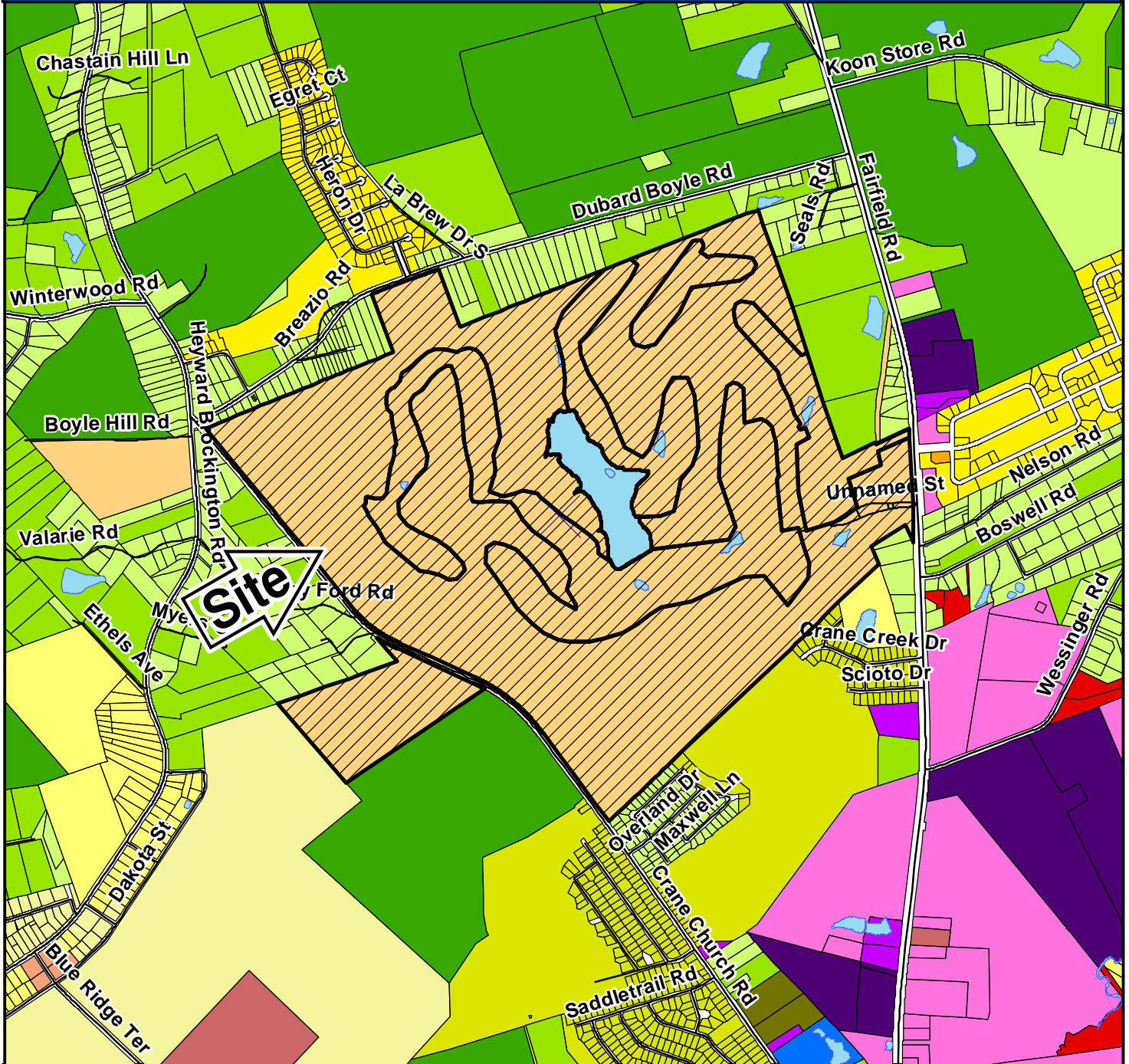
TMS R09600-02-13, R09600-03-02 & R09600-03-03

Site



Case 24-008 MA

PD to PD



ZONING CLASSIFICATIONS

	OS		R1		R5		GC		HI		CC-4
	AG		R2		R6		M-1		CC-1		PD
	HM		R3		RC		INS		CC-2		Subject Property
	RT		R4		MU1		LI		CC-3		

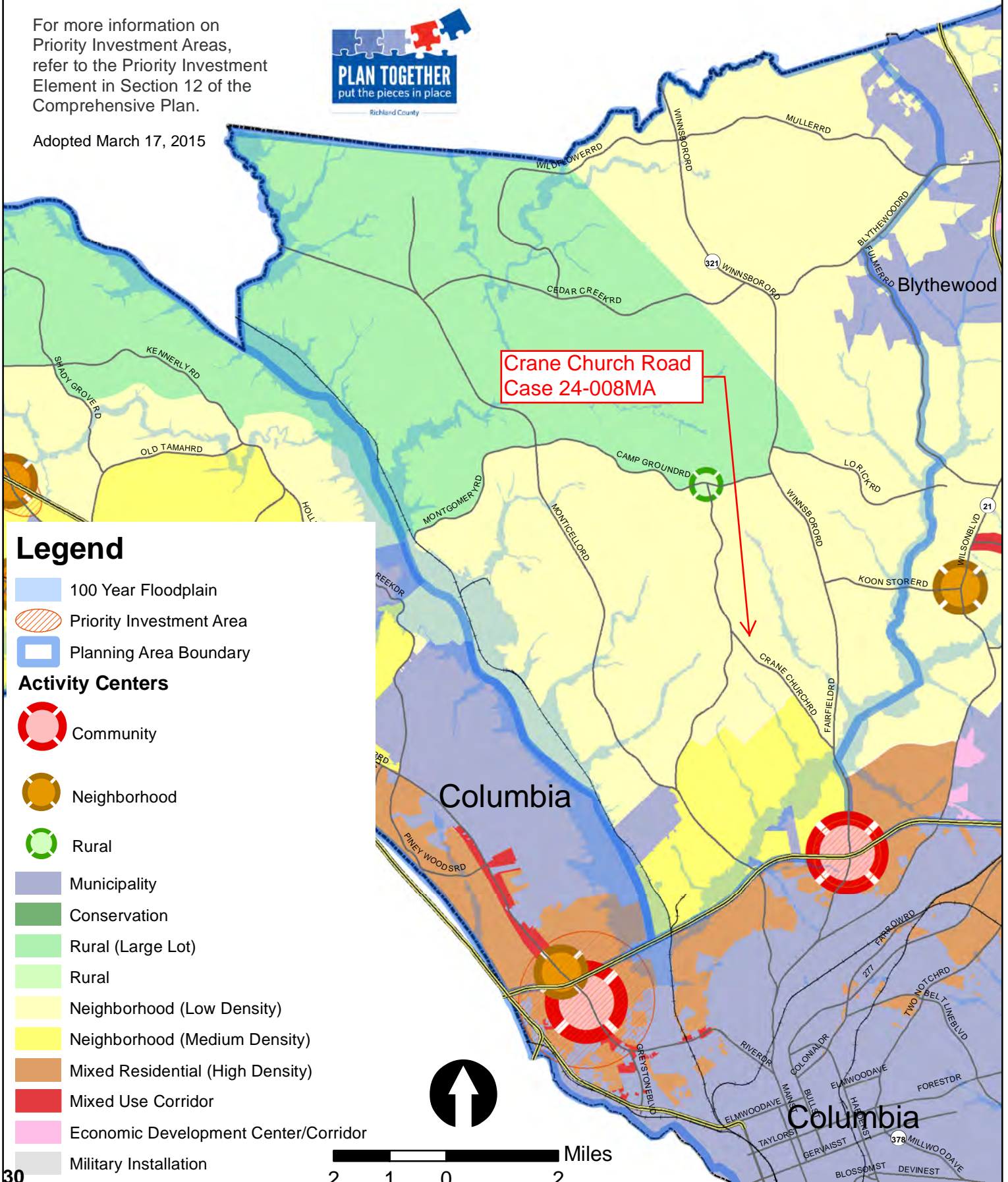


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



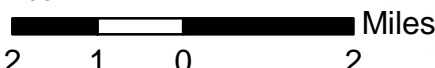
Legend

- 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



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 09600-02-13 AND TMS # 09600-03-02 and 03 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the properties described as TMS # 09600-02-13 and a TMS # 09600-03-02 and 03 (described in Exhibit A, which is attached hereto), from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the Master Plan (dated March 2024) prepared for Oak Hills Land Holdings, LLC by The Landplan Group South, which was submitted to, and is on file in, the Richland County Planning & Development Services Division (hereinafter referred to as “PDSD”) of the Community Planning and Development Department, and is incorporated herein by reference, except as otherwise amended herein; and
- b) The site development shall be limited to:
 1. Eight hundred twenty-four (824) single-family units, subject to the following:
 - a. 363 lots - 75’ x 135 (10,125 square feet)
 - b. 401 lots - 60’ x 120’ (7,200 square feet)
 - c. 89 lots - 42’ x 135’ (5,670 square feet)
 - d. 225 lots - 20’ x 100’ (2,000 square feet)*The total number of dwelling units are subject to change up to 20% based on market and existing field conditions; and
 2. Two hundred ninety (290) townhomes; and
 3. 50,000 square feet (sf) of retail (fronting US 321); and
- c) The recreation area shall be limited to:
 1. One (1) recreation lagoon
 2. A maximum of two hundred (200) apartments
 3. One (1) hotel with a maximum of one hundred fifty (150) rooms; and
- d) Twenty-eight (28) acres of retirement campus, to include assisted living and skilled nursing facilities, with a maximum density of twelve (12) units per acre; and
- e) Three (3) acres reserved for county services and thirty (30) acres reserved for commercial uses; and
- f) Two hundred seventy-six (276) acres reserved and dedicated as open space, to include the existing golf course and the fifty-one (51) acre lake, stream wetlands, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, and landscaped islands; and
- g) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- h) Proposed changes to the Master Plan shall be subject to the requirements of Section 26-2.5 (c) (3) (g) and (h) of the Richland County Land Development Code; and
- i) Access to the subject site shall be limited to a total of four (4) curb cuts – one (1) on Boyle-Dubard Road, one (1) on Fairfield Road (aka U.S. Highway 321, and

three (3) on Crane Church Road (as depicted on Exhibit B, which is attached hereto and incorporated herein); and

- j) The applicant shall meet all minimum standards of Chapter 26 of the Richland County Code of Ordinances for parking, sidewalks and pedestrian amenities, signs, recreation/open space design, and operational standards to promote connectivity; and there shall be pedestrian access from all areas to recreation and commercial sections, which shall include sidewalks along external roadways, if authorized by the South Carolina Department of Transportation (SCDOT); and
- k) If applicable, prior to approval of the preliminary subdivision plans, the applicant shall submit to the PDSD written evidence of:
 - 1. The U.S. Army Corps of Engineers’ approval of the wetlands delineation and/or encroachment permit, and
 - 2. FEMA’s approval of the 100-year flood elevation statement; and
- l) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- m) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby; and

Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after _____, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this _____ day of
_____, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing:	May 21, 2024
First Reading:	May 21, 2024
Second Reading:	June 4, 2024
Third Reading:	June 18, 2024

Exhibit A

OAK HILLS SUBDIVISION - MASTER PLAN

02/15/2024



LOT SIZE	75'x135'	60'x120'	42'x135'	20'x100'
	363 *	401 *	89 *	225 *

* Total number of dwelling units subject to change +/- 20% based on market and existing field conditions.



General Development Plan



OAK HILLS PLANNED DEVELOPMENT DISTRICT

Submitted by:
Oak Hills Land Holdings, LLC
5 Century Drive
Suite 210
Greenville, SC 29607
864.365.8036
christinatran@contenderdevelopment.com
heather@contenderdevelopment.com

Prepared by:
The LandPlan Group South
1206 Scott Street
Columbia SC 29201
803.256.0562
chowell@landplansouth.com

March 2024

I. PDD NARRATIVE

A. General

This application narrative for Oak Hills is submitted in support of amending the existing PDD to allow for increased opportunities for residential, commercial, and recreational uses. The narrative in conjunction with the accompanying site exhibits are submitted to demonstrate that the development will be in harmony with the public interest for adequate site design, access, and community amenities.

Oak Hills represents a unique opportunity for an in-fill development with a blend of attached and detached single family residential lots, multi-family, and senior living, combined with recreational and commercial opportunities. These uses are woven through an existing golf course dedicated as a Conservation Easement. Located north of I-20 on US 321, Oak Hills is an approximate 960-acre community that will prove to be a vital catalyst to new development opportunities in this area. Oak Hills will have a maximum of 1,500 dwelling units.

B. Pre-Application Conference

Consistent with the recommendations of the Richland County Code, the intent to establish a Planned Development District has been communicated to representatives of the planning commission staff and Richland County regulatory officials. In 2024, new meetings with staff, elected officials, and the public were completed to discuss the proposed revisions. In those communications and meetings, conceptual site plans for Oak Hills were reviewed. Pursuant to those conversations, subsequent meetings will continue to be held to review the conceptual plan and in-process construction with Department Representatives of the Planning, Engineering, and Fire Departments. Comments and suggestions have been integrated into this narrative and the attached site exhibits.

C. Application for Amendment of District Classification

As described more completely herein and in the attached site plan exhibits, this application is for an amendment to the PDD Classification already existing.

II. AUTHORITY / DEFINITIONS

A. Authority

These standards will apply to all property contained within the development of Oak Hills. The guidelines will become the governing standards for review, approval and modification of development activities occurring on the property.

B. Definitions

Open Space – All public and private areas set aside for recreational and open space purposes, but not limited to lakes, streams, wetlands, wetland buffers, golf course, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation, field sports, landscaped islands and setbacks.

Planned Development District - This planned development district provides a maximum degree of flexibility to accommodate a mix of uses including single and multi-family residential, retail, office, commercial, and upper floor residential for property within the community as long as density standards set forth in this PDD document for the overall project are maintained.

Mixed Use - Mixed Use Parcels are intended to accommodate commercial, retail, office, recreational, and residential uses oriented primarily to serve the needs of the families who live or work in nearby areas and within Oak Hills. These Parcels may provide upper story residential opportunities in order to promote walkability and social interaction.

Retirement Campus – Parcels identified as Retirement Campus may include approximately 130 beds for assisted living facilities and 130 beds for skilled nursing uses. The Campus will have an overall density of 12 units per acre.

III. STATEMENT OF PURPOSE AND INTENT

The development of Oak Hills is nestled between current and recently completed successful developments along the North Main Corridor and the Town of Blythewood (see Exhibit 1). While the Blythewood community to the north of Oak Hills continues to develop rapidly as the real estate market of Northeast Columbia expands, the gap of development between Columbia and Blythewood is narrowing rapidly, as evidenced by the current large commercial and residential developments along Killian Road to the east of Oak Hills.

The purpose of amending the PDD for this parcel is to set the standards for land use, density, architectural design, and overall development to ensure that the quality of the development is a reflection of the overall community and will be a development that instills community pride.

The intent is to establish a mixed-use Town Center development with commercial and recreational uses as well as a variety of residential opportunities around a scenic golf course open space.

IV. GENERAL LOCATION AND LAND USES

Oak Hills is a composition of tracts of land that amass a total of 713.36 acres located on US 321 just 3.2 miles north of Interstate 20 on the north side of the City of Columbia (see Exhibit 2). The site is surrounded by residential with some commercial and light industrial uses along the US 321 Corridor.

Exhibits 8 and 9 show the PDD area with the current zoning of each parcel within the PDD and current zoning designations for adjacent parcels along with a list of all tax map numbers.

A. Access

The primary boulevard access will be from US 321 as shown on Exhibit 10 and 12. Secondary entrances will be provided from the north on Boyle Dubard Road, and from the west on Crane Church Road. All commercial parcels will be publicly accessed while residential parcels within the PDD may be gated.

B. Area History

The Oak Hills area has historically been a mix of light industrial, residential, and rural farming. More recently a number of high-end industries have located close by and subsequent follow-up development is occurring.

The existing golf course provides a recreational open space amenity that is the focus of the residential development. The Oak Hills development is designed to provide shopping, dining, working, living and recreational opportunities that will serve the needs of the surrounding community as well as the future residents of Oak Hills.

C. Site Analysis

The site consists of the development and excluding the golf course and the retirement area is 713.8 total acres and encompasses the area around existing golf course. In the center of the site is a 51-acre lake. The current zoning is PDD which allowed for 11.10 acres of commercial use and 1,712 dwelling units.

The elevation fluctuation over the parcel is approximately 100 feet from west to east and approximately 100 feet from north to south. Exhibit 3 shows the topography of the parcel and the storm drainage flow. A majority of storm water drainage collects into the existing lake and valley area below the dam and exits the site south (see exhibit 6).

D. Natural Vegetation

Refer to Exhibit 5 that shows an aerial photograph of the site. The site is partially wooded with a mix of hardwoods and pines. Grand trees within the protected areas including wetlands, buffer yards and areas not within the development lot, utility, and or drainage areas will be preserved.

E. Public Facilities and Utilities

FIRE & POLICE:

The closest fire department to the site is Crane Creek located on Crane Church Rd which is ½ mile from the site (see exhibit 2).

UTILITIES:

1) Sewer - The sanitary sewer system will be owned and operated by the City of Columbia. We are working with the sewer provider to establish available capacity for the development.

2) Existing Water Distribution System - Water is available through the City of Columbia.

3) Phone Service – Phone service will be provided by AT&T and Verizon.

4) Electric Service – Electric service will be provided by Dominion.

5) Cable Service – Cable service will be provided by Spectrum.

PLANNED DEVELOPMENT DISTRICT GUIDELINES

The land uses identified in the Planned Development District allow for flexibility to respond to market conditions, while maintaining the character and integrity of the development plan. Land uses are as depicted on the Site Parcel Diagram (See Exhibit 9). Land use boundaries are conceptual and subject to alteration based on any conflicts with existing conditions.

Transfer of density is permitted between phases but in no instance will the total units exceed the allowable approved for the project (See Parcels Site Diagram exhibit 9).

The following commercial developments are permitted in Oak Hills PDD: government offices, libraries, museums and galleries, post offices, banks and ATMs, barber shops/beauty salons, general business and professional service firms, bakeries, food stores, convenience stores without gasoline pumps, drugstores, restaurants, hotels, artificial swimming lagoons, and other allowable uses covered under the current 2024 General Commercial (GC) code of uses as defined in Chart 26.4(b). The following commercial developments will be prohibited from building in the Oak Hills PDD: sexually oriented businesses, shooting ranges, animal shelters or kennels, correctional institutions, pawnshops, wholesale trade businesses, warehousing, transportation, waste management facilities, manufacturing, mining or industrial uses. The intent of Oak Hills PDD is to provide a family-friendly community which everyone can enjoy.

A. Declaration of Covenants, Conditions, Restrictions, and Easements

It has been decided that a Declaration of Covenants, Conditions, Restrictions, and Easements will be prepared and filed for Oak Hills development. The precise language and scope of such covenants have not been prepared. However, it is anticipated that such covenants will provide a definition of Owner, Property, Lot, Declarant, Common Properties, Association, and similar terms for the purpose of establishing voting rights of every owner of a lot and the termination of assessments.

Every owner, in addition to voting rights, will be subject to a lien for assessments for the maintenance of common areas in the development, architectural control, use restrictions, and related and required general conditions and requirements.

B. Site Design Objectives

Oak Hills is envisioned as a Mixed-Use Development that will serve as a model for similar developments throughout the region. The planning principles are to provide tree-lined streets with sidewalks and on and off-street parking which will create a series of blocks and connect the various uses. The existing golf course will attract the larger community as well as provide an environmental and recreational amenity for the residents of Oak Hills. The majority of natural wetlands will be preserved within the community and retention areas and rain ex

gardens will be designed to filter and retain rain runoff. The existing and proposed ponds will be used as water features around the development. The lake will remain on the Golf Course property.

Green spaces and pocket parks will be used for active and passive recreation, including walking paths and public gathering areas. It is the intent that directional signage and mile markers for the walking paths and trails be placed periodically at certain intervals, or to announce arrival at a particular venue.

The intent of the Commercial and Recreation areas is to provide architecture that defines a central community green space. By creating unique and aesthetically pleasing streetscapes for the community and using the relationships of the buildings to these streets, pedestrian friendly Commercial and Recreation areas will be created. Other considerations such as entrance design and signage will be based on scale, exterior material usage, color, and compatibility with existing elements and trends in the surrounding community and will conform to current zoning as of 2024 regarding signs.

Our development team is meeting with the neighborhood and will continue to seek neighborhood input and inform the homeowners of our development plans. Richland County Planning Commission staff will approve final construction documents for site design and infrastructure construction.

A minimum of two parking spaces will be provided for each residence. Driveways and parking areas may be paved with asphalt, concrete, concrete strips, or brick pavers. Tire ribbons will be encouraged for use when front parking is necessary in order to maximize grass in front yards. Adequate turning radius from the road into driveways or parking areas will be provided.

The following guidelines for residential units will apply in commercial areas and areas using alleys as access in Oak Hills unless otherwise stated:

- Front setback is a minimum of one (1) foot from lot line.
- Rear and side setback is a minimum of ten (10) feet from lot line.
- End/corner unit setback is a minimum of three (3) feet from lot line.

The following guidelines for residential units will apply in areas with front access and front driveways/parking as access in Oak Hills unless otherwise stated:

- Front setback is a minimum of twenty (20) feet from lot line.
- Rear and side setback is a minimum of ten (10) feet from lot line.
- End/corner unit setback is a minimum of three (3) feet from lot line.

C. Project Concept and Design Objectives for Units

The following description is intended to generally describe the design objectives but is not intended to be binding in every element; rather it reflects the scope and goal of the documents which will ultimately be submitted to the County for approval.

SITE ORGANIZATION

Development Objective:

Elements of the plan for Oak Hills, include commercial buildings, residential buildings, and open space areas, each be designed in an effort to promote an efficient, functionally organized, and cohesive community.

Development Guidelines:

1. Individual phases will be designed around existing topography, natural resources, and the existing golf course theme while reinforcing the overall identity and character of Oak Hills and the surrounding area.

2. Compact development and clustering of commercial buildings are encouraged in order to minimize the amount of land used, create open space areas, shorten vehicular trips, reduce hard surface areas and to promote visual interest to the community.

3. Buildings, streets, and open space areas will be situated to maximize number and quality of views and natural light, where possible.

4. Buffers will provide a reasonable transition from adjacent streets and properties.

5. Unifying elements, including but not limited to the use of building materials, colors, landscaping, and signage, are encouraged.

6. The natural features of the site, such as water bodies, the golf course, and open areas, have been identified and incorporated into the community plan.

These privately owned, but public serving areas shall be maintained and assured through the covenants and restrictions specific to Oak Hills. These covenants and restrictions as well as those specific to an established Homeowners Association will be provided.

7. The primary access for Oak Hills PDD will be from US 321. (See Circulation Map exhibit 12.)

8. It is the intent of the development to provide pedestrian circulation and connectivity through the use of sidewalks and trails. Sidewalks will be built along roads as required and may vary in width or construction according to location. Trails shall be constructed throughout the development in any open space, green space, or any other part of the landscape deemed appropriate

for use of a trail. Along such trails will be placed signage at appropriate intervals (see Site Circulation exhibit 12 and notes).

BUILDING HEIGHT AND SETBACK

Development Objective:

Promote a variety of building heights, types, and setbacks related to market demand. This is intended to permit individual appearance and identity within the overall development and theme.

Development Guidelines:

1. Factors to be considered when establishing building setbacks may include building type, height, architectural configuration, indoor/outdoor relationship, building orientation, relationship to open space and other amenities, pedestrian circulation, and landscape treatment.
2. Final building setbacks from lot lines are to be established as part of and during the detailed site planning and sketch plan process for the individual development phases.
3. Minimum lot widths, sizes and intensity of use established by this Planned Development District supersede the Richland County Zoning Code Development Regulations where applicable.
4. Some Live/Work units may be provided in the Mixed Parcel of the project, subject to prevailing market conditions.
5. Building heights are to be established according to location within the development, and according to building type. Buildings within the Commercial Areas are to be no more 80', depending on use. Building heights are measured from finish floor of building to bottom of roof line and does not include sub floor or half floor walk out levels. Building height excludes roof pitch and other vertical elements including but not limited to clear stories, towers, chimneys, and lookouts.

Residential buildings are to be no more than three stories or 45'. Detached buildings such as garages with living suites may be no more than 35'.

Commercial/ live-work buildings are to be no more than 55'. (See attached exhibit 18). Hotel buildings are to be no more than 80'.

STREETS

Development Objective:

Establish a street hierarchy system that responds to specific development and traffic movement needs with adequate connectivity to adjacent neighborhoods (See Circulation Map – exhibit 12).

Development Guidelines:

1. Encourage efficient use of land through reasonable pavement requirements.
2. Promote street design that is compatible with the surrounding community.
3. Design the internal street system to encourage local traffic only.
4. Design road improvements in response to specific criteria such as type of drainage facility or utility placement or sidewalk and parking requirements.
5. All streets within Oak Hills shall be conveyed to Richland County.
6. Provide access to Oak Hills that meets County Fire Code(s).
7. Any road crossings over wetlands shall be spanned to minimize disturbance. All appropriate permits will be obtained prior to installation of these crossings.
8. Streets will be designed as part of the detailed site planning and sketch planning of individual phases and based on the following criteria and sections:

Local Access Streets (See exhibit 14) are to provide a low-speed low-speed access way which discourages high speed and excessive pavement, while encouraging a landscape roadway edge.

Design: The design of these roadways will be on an individual phase basis to be consistent with the use

1. 50' minimum rights-of-way (24' for alleys)
2. 22' minimum pavement width from face of curb to face of curb
3. Street trees are required and should be placed in a manner relative to driveways, intersections, and building footprints not to impede views into commercial facades.

Commercial Roads (See Commercial Street Sketch – exhibit 14) will be designed and developed per individual phase and be consistent with the use according to the following standards:

1. Landscaped areas on both sides of the street, to include sidewalk.

2. Parking will be allowed along commercial roads.
3. Off-street parking will be provided where lot sizes permit.

PARKING

Development Objective:

Provide a sufficient amount of parking for residential and commercial uses in an attractive and unobtrusive manner.

Development Guidelines:

1. Minimum parking stall size will be as follows:

	<u>Width</u>	<u>Length</u>
Full	9'	18'
Compact	9'	16'
Handicap	*	*

*Conforming with ADA/County standards.

2. Approval of commercial parking will occur at the time of sketch plan review for each phase.
3. Where a parking facility or parking lot is provided, a portion of the total spaces in each parking area may be designed for compact car use according to the following table:

<u>Space Required</u>	<u>Allowed Compact Spaces</u>
5 – 49	15%
50 – 100	20%
101 or greater	25%

4. The parking for storage of trucks, trailers, boats or other vehicles is prohibited.
5. For uses not identified in the Richland County code, the number of total parking spaces provided may be identified by the developer based on market demand and best practices for the use.

COMMUNITY OPEN SPACE

Development Objective:

Work with street, site, and building orientation to create community open space within Oak Hills.

Development Guidelines:

1. Open space within the development phases may be used to enhance the visual character of the development and to provide areas for social uses.
2. The design and amount of open space within each phase will be determined during plan process of each phase and will vary according to phase land use and market demand.
3. Open space is defined on page 3 of this document.
4. HOA (Homeowners Association) will maintain community open space.
5. Within protected areas space, Existing trees will be preserved, where possible.
6. The Existing Golf Course will remain Community Open Space by the establishment of a conservation easement using the current course boundaries defined in the survey. The Golf Course Management will be responsible for determining fi and when access for walking exploration will be available.

LANDSCAPING AND FENCING

Development Objective:

Utilize landscape and fence treatments to improve the overall visual quality of Oak Hills and provide transitions and/or buffers between land uses.

Development Guidelines:

1. Retain existing trees and vegetation where practical.
2. Where vegetation is removed, replacement with native species is encouraged.
3. Use landscaping to minimize visual impacts of parking.

4. Screening buffers will be provided when buildings are adjacent to major streets and between different land uses. Minimum buffer widths will be 10 feet. Examples of appropriate screening materials include the following:

- Shrubs
- Landscape berms
- Wood fences
- Evergreen trees, and
- Brick walls

5. Mass Clearing will be identified on appropriate preliminary plans for each phase as defined by the Richland County Land Disturbance Permits as part of the erosion control submittals and in coordination with the New Development section of Richland County.

STORM DRAINAGE

Development Objective:

Accommodate historic storm drainage flow patterns and utilize the natural drainage ways, where practical. The goal of the drainage plan will be to minimize underground piping through surface provisions necessary to convey and promote recharging of the water tables. Wet wells, wet basins, dry basins, wetlands, and similar recharge solutions may be provided.

Development Guidelines:

1. Provide for storm water management by utilizing the low areas within the natural topography of the site and through the construction of additional storage basins in appropriate locations within the open space, where practical.

2. Reduce the amount of impervious surface on site through pervious lining of drainage channels and detention facilities.

3. Limit concentration of storm water runoff and point discharges by limiting the use of channeling and underground structures and piping. Sheet flow over landscape areas will be utilized whenever possible. Sheet drainage and swales are preferred over underground structures and piping.

4. Preserve existing vegetation to reduce runoff velocities and encourage percolation of storm water. The soils on this property will aid this primary design criteria (See Soils Map – Exhibit 4). The overall intent is to:

- maximize the use of natural drainage systems.
- reduce costly conventional systems and associated point.

- discharges.
 - maximize water retention and water table recharge.
5. Use accepted erosion control techniques during construction.
 6. Along roadways and drives, drainage swales will be provided only where needed or required to interrupt flows from uphill sources. Additional slope and drainage easements will be provided when necessary.
 7. Water surface areas, if created on the property, are intended to mature over time and take on a natural appearance, rather than necessarily being maintained with manicured edges.
 8. Drainage improvements will be in accordance to applicable sections of the Richland County Code of Ordinances. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the Department of Public Works.

WATER AND WASTEWATER SERVICES (see exhibit 11)

Development Objective:

Design public water and sewer systems to serve Oak Hills.

Development Guidelines:

1. Water service will be provided by the City of Columbia, which owns and operates an existing water main adjacent to the proposed development.
2. Wastewater will be provided by the City of Columbia. An existing sanitary sewer line runs north south through the center of the site. Oak Hills has been planned to connect to this system if approved by Richland County.

LIGHTING

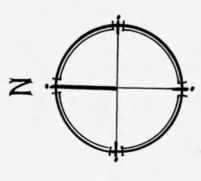
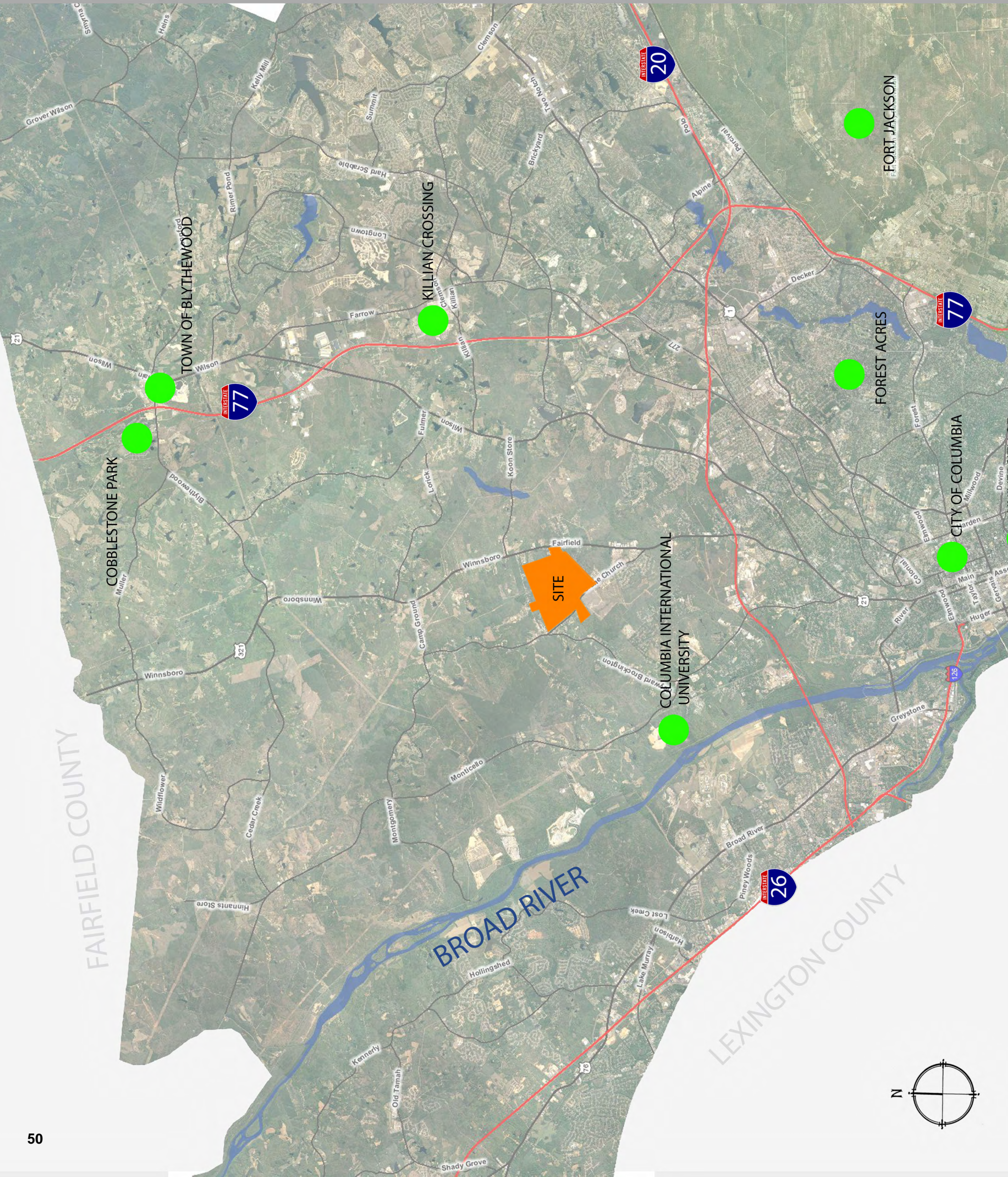
Development Objective:

Design ornamental lighting that is appropriate to Historic/Traditional aesthetics and consistent with the overall character of the development.

Development Guidelines:

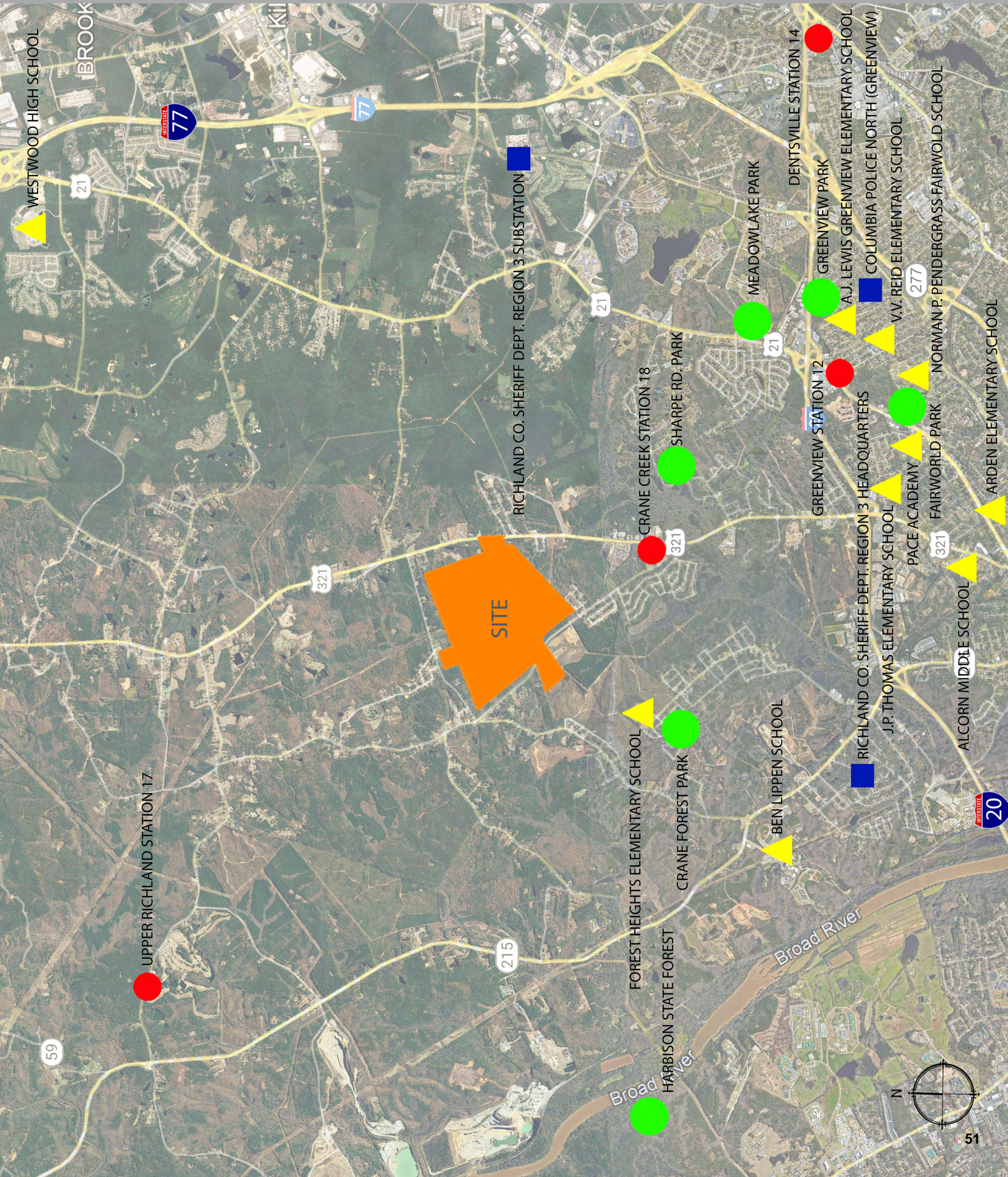
1. All Signage and lighting will be consistent with the overall theme of the development.
2. Lighting fixtures will reflect the character, height and scale of the proposed development, to enhance landscaped architectural features (See Lighting Sketches – exhibit 14). Streetlights may be eliminated in favor of ground mounted, tree mounted or building mounted fixtures.
3. The lighting objective is to see the lighted area with minimum view of the light source.
4. A coordinated and unified street signage and lighting standard will be used throughout the project.

VICINITY MAP



GENERAL LOCATION MAP

-  SCHOOL
-  FIRE DEPARTMENT
-  POLICE
-  PARK/RECREATION



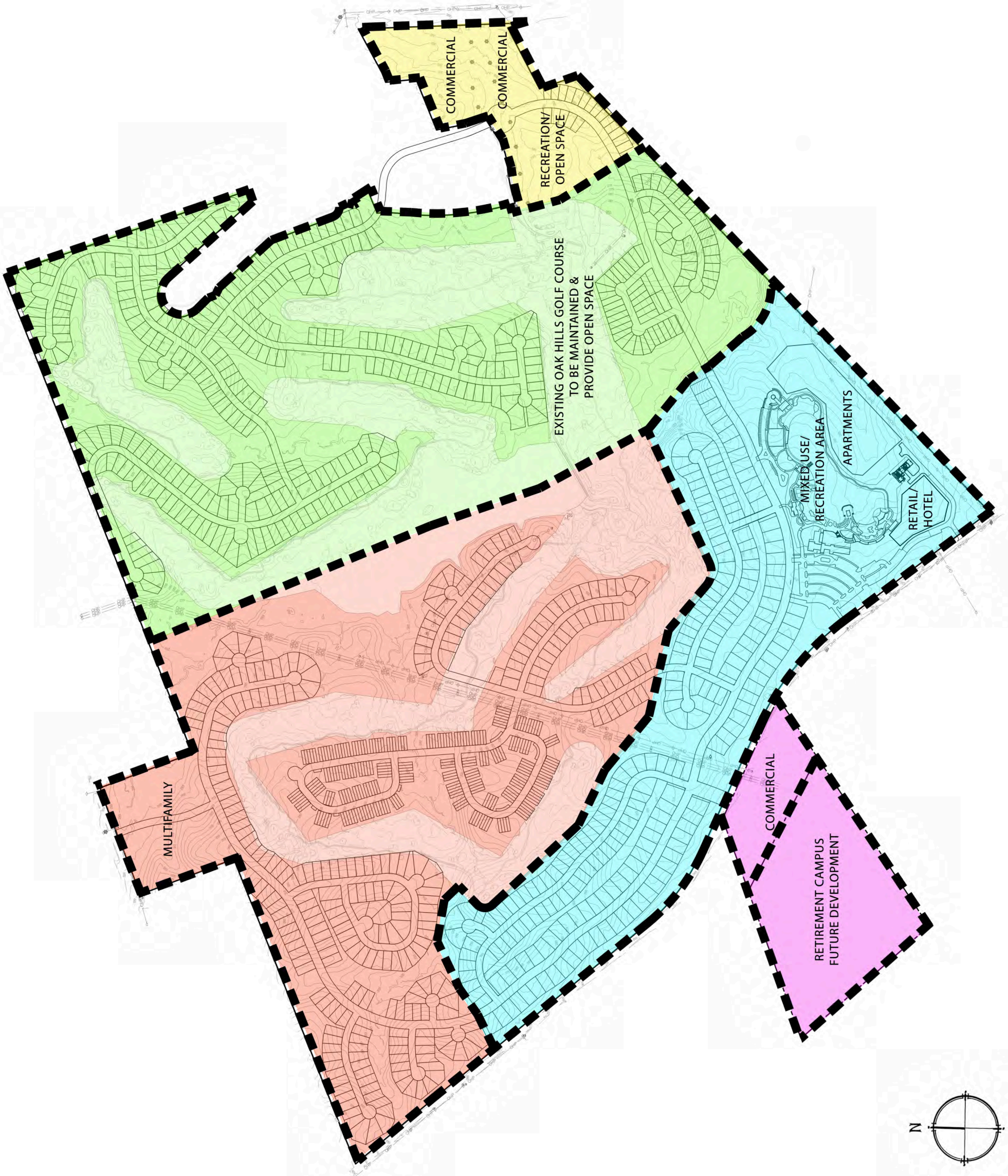
PARCELS SITE DIAGRAM

- PHASE 1A**
 SINGLE FAMILY, MULTIFAMILY, MIXED USE, RECREATION, APARTMENTS, RETAIL
 226 d.u.*
 141.6 AC
- PHASE 1B**
 SINGLE FAMILY, COMMERCIAL, RECREATION, OPEN SPACE
 19 d.u.*
 27.6 AC
- PHASE 2**
 SINGLE FAMILY, MULTIFAMILY
 362 d.u.*
 148.2 AC (DEVELOPED)
 91.3 AC (GOLF COURSE)
- PHASE 3**
 SINGLE FAMILY, MULTIFAMILY, TOWNHOMES
 518 d.u.*
 150.9 AC (DEVELOPED)
- FUTURE DEVELOPMENT**
 RETIREMENT, COMMERCIAL
 36.9 AC

TOTAL DWELLING UNITS : 1078*

TOTAL ACERAGE: 713.8 AC

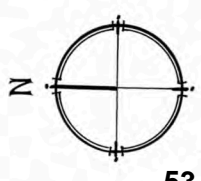
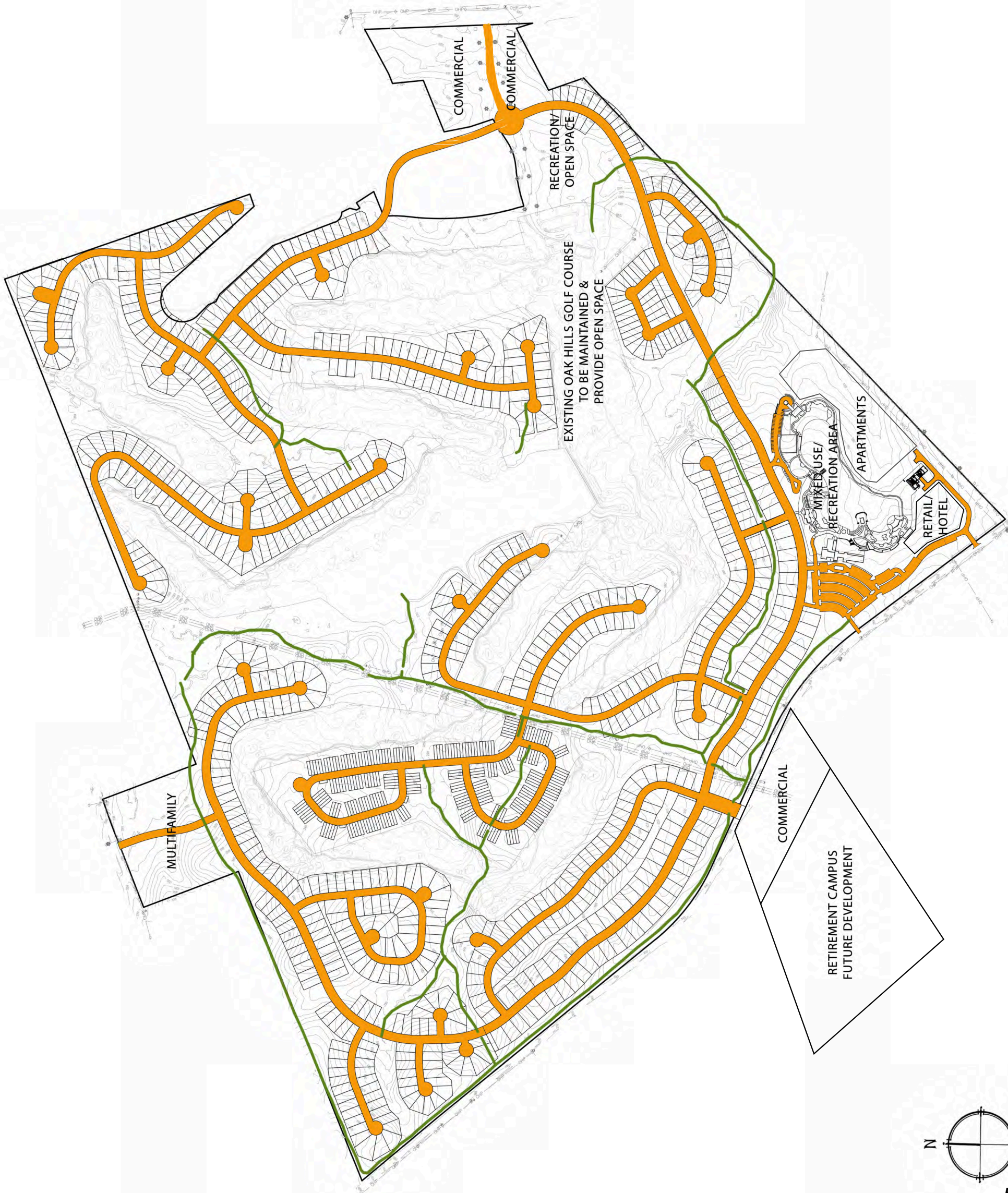
* Total number of dwelling units subject to change +/- 20% based on market and existing field conditions.



SITE CIRCULATION

- VEHICULAR
- PEDESTRIAN (trail)

Note: Sidewalks are to be included along roads.



OPEN SPACE



+/- 289 Acres

= +/- 44.7% Open Space



OAK HILLS SUBDIVISION - MASTER PLAN

02/15/2024



LOT SIZE	75'x135'	60'x120'	42'x135'	20'x100'
	363 *	401 *	89 *	225 *

* Total number of dwelling units subject to change +/- 20% based on market and existing field conditions.

STATE OF SOUTH CAROLINA
 COUNTY COUNCIL OF RICHLAND COUNTY
 ORDINANCE NO. 100-07HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 09600-02-13 AND TMS # 09600-03-01/02/03 FROM PDD (PLANNED DEVELOPMENT DISTRICT), TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the properties described as TMS # 09600-02-13 and a TMS # 09600-03-01/02/03 (described in Exhibit A, which is attached hereto), from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the Master Plan (dated June 29, 2007 and revised through August 23, 2007) prepared for Columbia View LLC by The Landplan Group South, which was submitted to, and is on file in, the Richland County Planning & Development Services Department (hereinafter referred to as "PDS"), and is incorporated herein by reference, except as otherwise amended herein; and
- b) The site development shall be limited to:
 - 1. Eight hundred four (804) single-family units, with a minimum lot size of 6,050 square feet; and
 - 2. Seven hundred four (704) multi-family units, with a maximum density of eight (8) units per acre and a maximum of two hundred four (204) townhouse units; and
 - 3. Twenty-eight (28) acres of retirement campus, to include assisted living and skilled nursing facilities, with a maximum density of twelve (12) units per acre; and
 - 4. Three (3) acres reserved for county services and thirty (30) acres reserved for commercial uses; and
 - 5. Two hundred seventy-six (276) acres reserved and dedicated as open space, to include the existing golf course and the fifty-one (51) acre lake, stream wetlands, bicycle and walking trails, detention/retention areas, tree preservation areas, outdoor recreation and field sports, and landscaped islands; and
- c) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- d) Proposed changes to the Master Plan shall be subject to the requirements of Section 26-59(j)(1) of the Richland County Land Development Code; and
- e) The applicant shall provide sidewalks, a minimum of five (5) feet in width, along all internal and external roads of the site; and
- f) Mitigation of traffic concerns shall be address through the submission of a Development Agreement; and
- g) Access to the subject site shall be limited to a total of four (4) curb cuts – one (1) on Boyle-Dubard Road, one (1) on Fairfield Road (aka U.S. Highway 321, and two (2) on Crane Church Road (as depicted on Exhibit B, which is attached hereto and incorporated herein); and
- h) The applicant, South Carolina Department of Transportation (SCDOT) staff, and PDS staff shall meet and a Development Agreement shall be provided to address the implementation of a "Traffic Management Plan"; and
- i) The applicant shall meet all minimum standards of Chapter 26 of the Richland County Code of Ordinances for parking, sidewalks and pedestrian amenities, signs,

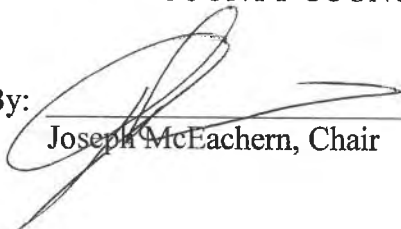
- recreation/open space design, and operational standards to promote connectivity; and there shall be pedestrian access from all areas to recreation and commercial sections, which shall include sidewalks along external roadways; and
- j) If applicable, prior to approval of the preliminary subdivision plans, the applicant shall submit to the PDSO written evidence of:
 - a. The U.S. Army Corps of Engineers' approval of the wetlands delineation and/or encroachment permit, and
 - b. FEMA's approval of the 100 year flood elevation statement; and
- k) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- l) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

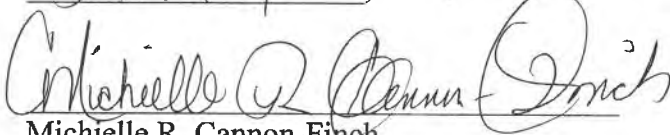
Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after the time that the applicant enters into a Development Agreement with Richland County pursuant to S.C. Code Section 6-31-10, et al.


RICHLAND COUNTY COUNCIL

By: 
Joseph McEachern, Chair

Attest this 27th day of
JANUARY, 2007.


Michelle R. Cannon-Finch
Clerk of Council

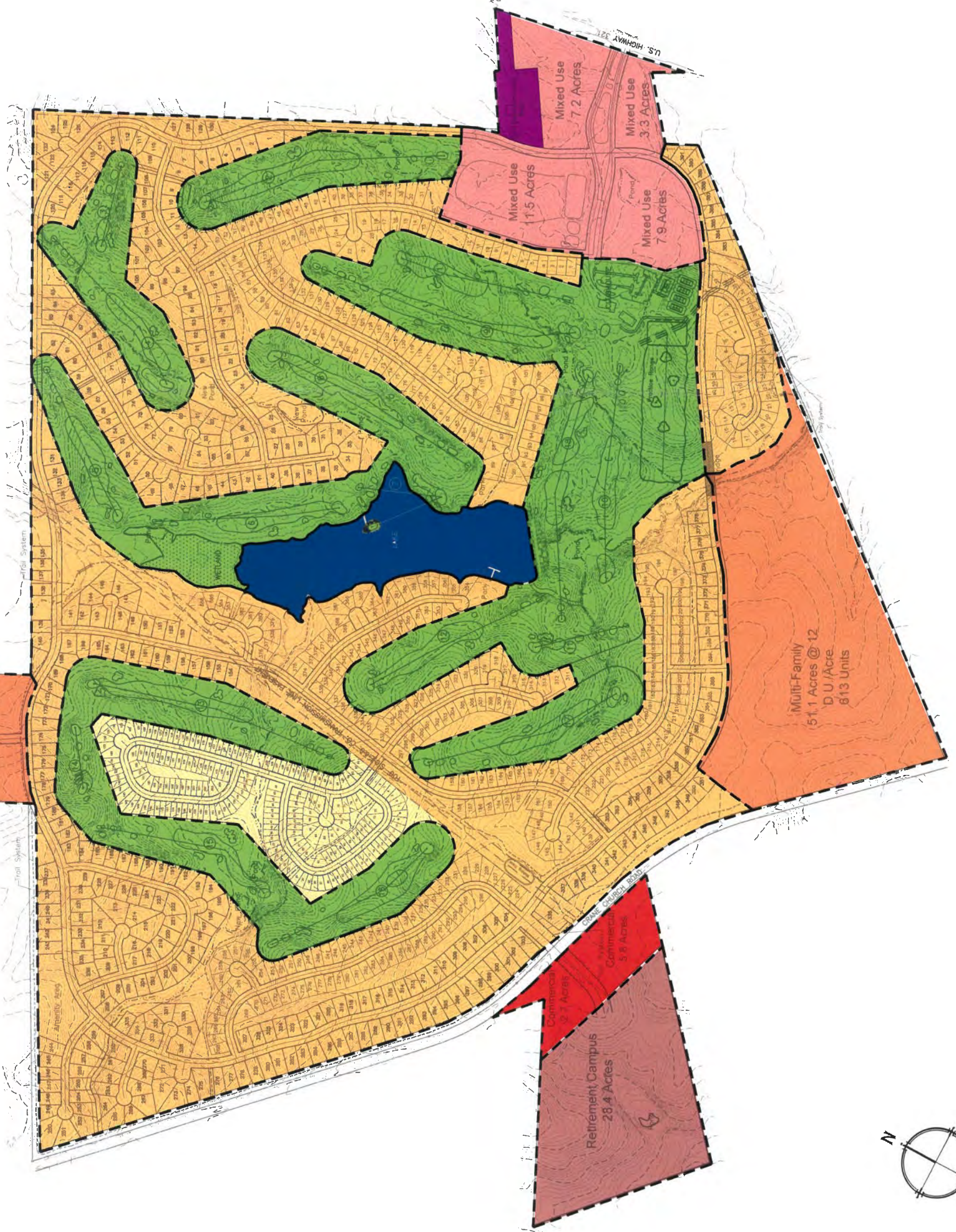
RICHLAND COUNTY ATTORNEY'S OFFICE


Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:	October 23, 2007
First Reading:	October 23, 2007
Second Reading:	November 6, 2007
Third Reading:	December 18, 2007

2007 Site Plan

PARCELS SITE DIAGRAM



RETIREMENT CAMPUS
28.4 D.U./Ac.

MULTI-FAMILY
613 Units @ 12 D.U. / 51.1 Ac
91 Units @ 8 D.U. / 11.4 Ac

TOWNHOMES
204 Units (35x100')

MIXED USE
30 Acres

GOLF COURSE
+/- 200 ac.

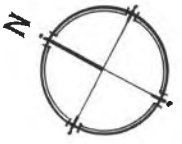
COMMERCIAL
8.4 Acres

LAND FOR
COUNTY USE
+/- 3 Acres

SINGLE FAMILY
378 Units (80x135')
386 Units (60x120')
40 Units (55x110')

1,712 TOTAL DWELLING UNITS

TOTAL DENSITY : _____





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-009 MA
APPLICANT: Aaron Breedon

LOCATION: Hardscrabble Road

TAX MAP NUMBER: R20300-03-02
ACREAGE: 9.18 acres
EXISTING ZONING: HM
PROPOSED ZONING: GC

PC SIGN POSTING: April 19, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

The parcel was remapped to the Homestead District (HM) under the new land development code.

Zoning History for the General Area

The Planned Development District (PDD) parcel east and south of the site was rezoned under case number 88-040MA (Ordinance number 1792-88HR).

The PDD further west of the site was rezoned from D-1 under case number 03-053MA.

The PDD west of the site at Lee Road was rezoned from RU under case number 01-024MA.

Zoning District Summary

The General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 143 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HM/ RT	Place of Worship/ Residential
<u>South:</u>	PDD/ PDD	Residential Subdivision (South Wood)
<u>East:</u>	PDD	Residential Subdivision (Whitney Falls)
<u>West:</u>	PDD/ INS	Commercial Mixed Use/ Place of Worship

Discussion

Parcel/Area Characteristics

The subject site is undeveloped. The site has frontage along Hardscrabble Road. This section of Hardscrabble Road is a minor arterial widened to five-lanes. The general area consists of commercial uses, institutional uses and single-family residences. North of the subject site is zoned HM/ RT. East and south of the subject site is zoned Planned Development District (PDD). West of the subject site is zoned PDD and Institutional District (INS) with commercial uses and a place of worship.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.2 miles northwest the subject site on Hardscrabble Road. Water service would be provided by City of Columbia or another utility. Sewer would be through City of Columbia or another utility. There is a fire hydrant north and south of the site on Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .42 miles south of the subject site.

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

Plans & Policies

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #437) located south of the subject parcel on Hardscrabble Road identifies 21,800 Average Daily Trips (ADTs). Hardscrabble Road is classified as a three-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 12,400 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "F".

SCDOT currently has a widening project for Hardscrabble Road that is currently in progress.

Conclusion

Principally, staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

The subject site does meet the recommendations of the Comprehensive Plan for non-residential development to be located along main road corridors and within a contextually appropriate distance from a primary arterial.

However, the requested map amendment would be compatible with the commercial development pattern of the adjacent parcels along Hard Scrabble Road. In addition, the current district (HM) is inconsistent with the recommendations of the Comprehensive Plan designation for this area.

As such, staff principally recommends **Disapproval**.

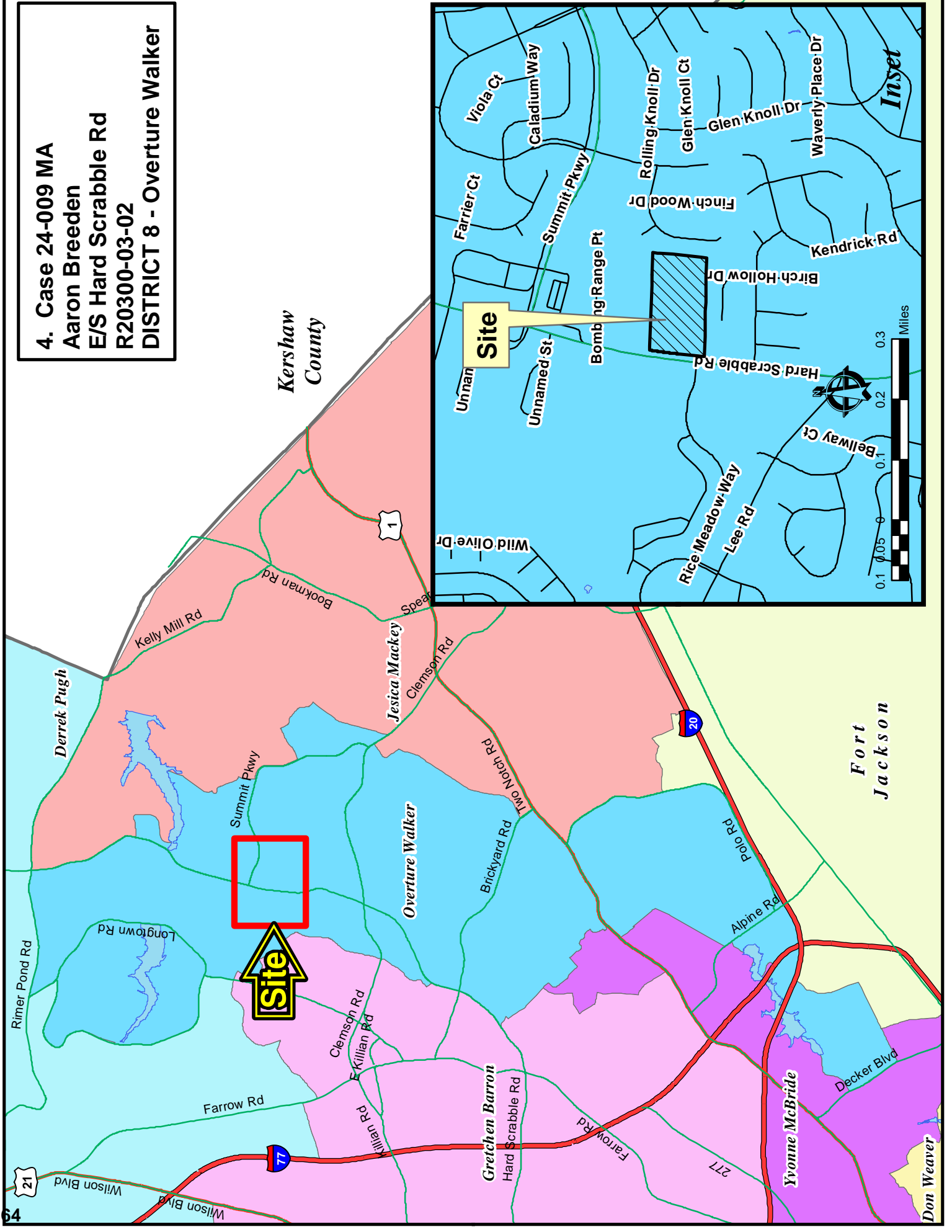
Zoning Public Hearing Date

May 21, 2024

4. Case 24-009 MA
Aaron Breeden
E/S Hard Scrabble Rd
R20300-03-02
DISTRICT 8 - Overture Walker

Kershaw
County

Fort
Jackson



Site

Site

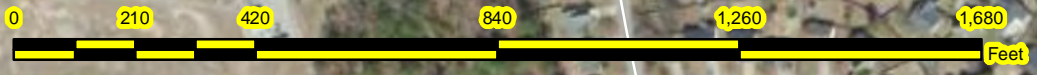
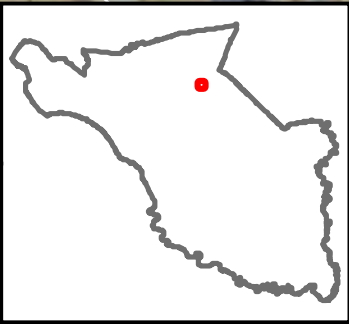
Inset

Case 24-009 MA
HM to GC
TMS R20300-03-02

Site

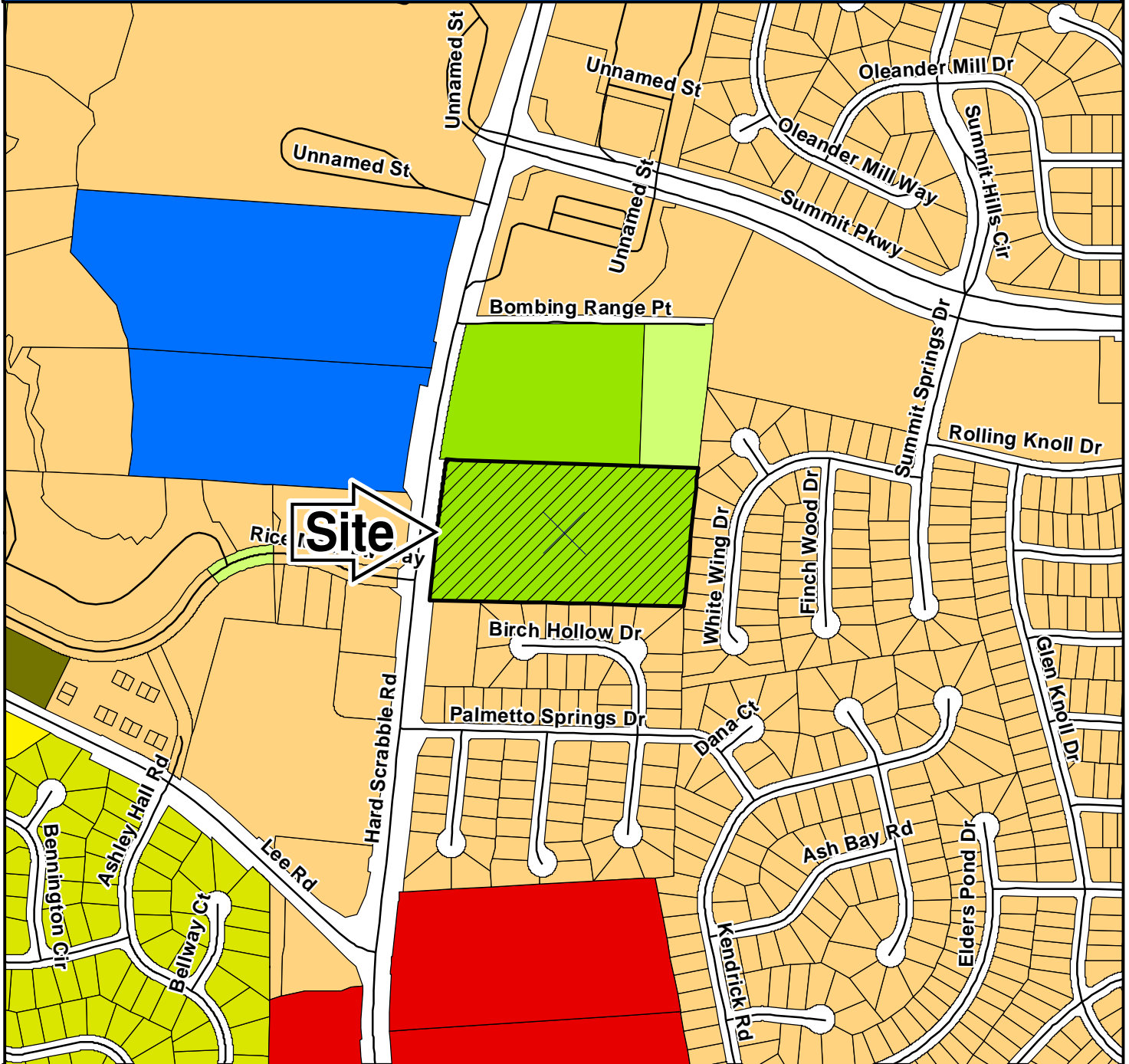
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 24-009 MA HM to GC



ZONING CLASSIFICATIONS

	OS		R1		R5		GC		HI		CC-4
	AG		R2		R6		M-1		CC-1		PD
	HM		R3		RC		INS		CC-2		Subject Property
	RT		R4		MU1		LI		CC-3		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

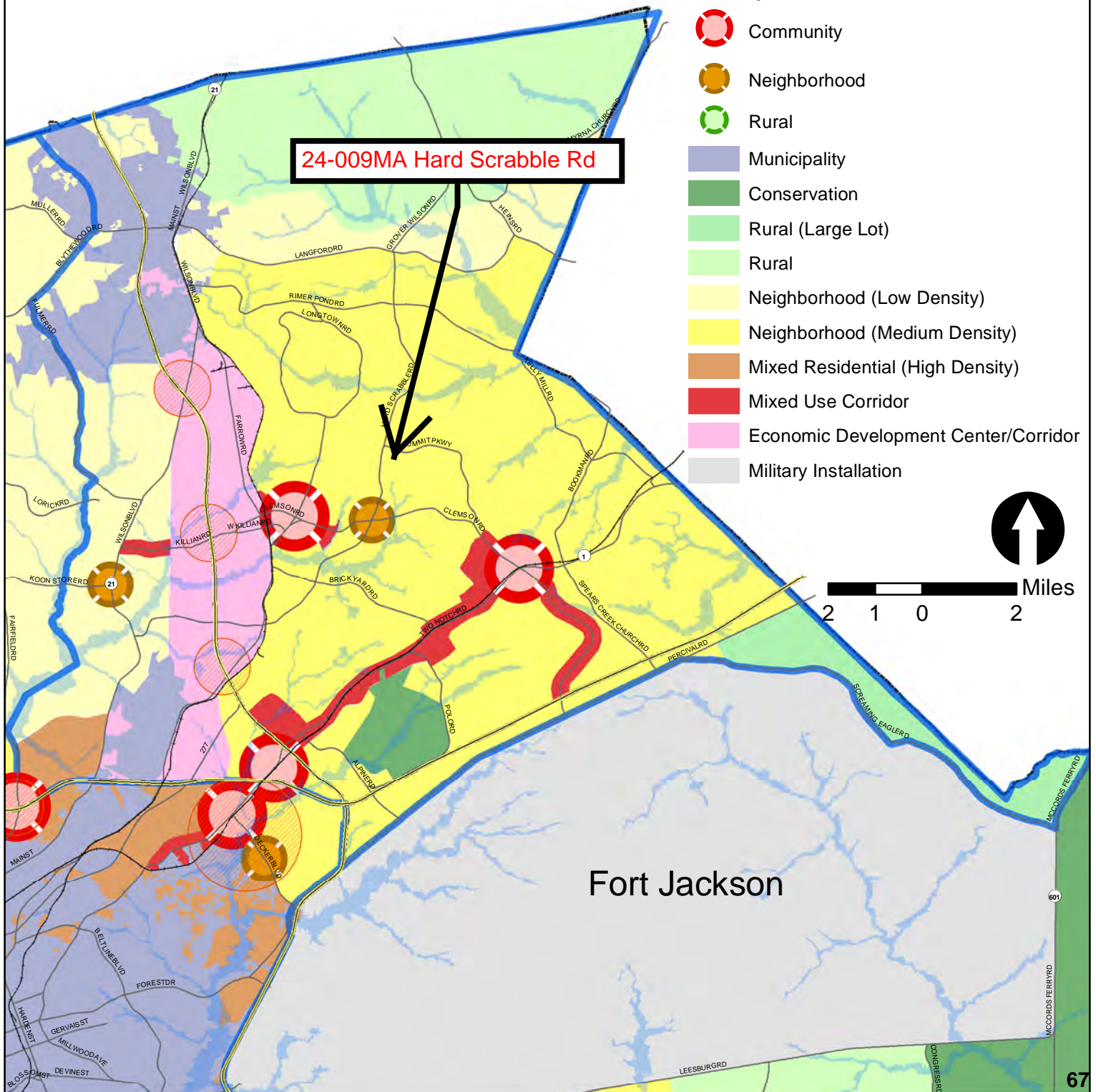


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Case #24-009 MA - Zoning Districts

Current Zoning District

Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Case #24-009 MA - Zoning Districts

Proposed Zoning District

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
Recycling collection station	P

- a. Permitted Uses**
A "P" indicates that the use is allowed by right in the zoning district at the head of that column.
- b. Special Requirements Uses**
An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.
- c. Special Exception Uses**
An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-003 MA
APPLICANT: Dawson Yandle

LOCATION: Wessinger Road

TAX MAP NUMBER: R12000-03-03
ACREAGE: 13.48 acres
EXISTING ZONING: M-1
PROPOSED ZONING: R2

PC SIGN POSTING: April 19, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

The R2 Residential District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 40 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Undeveloped
<u>South:</u>	HI	Recycle Center
<u>East:</u>	GC/ GC	Residence/ Undeveloped
<u>West:</u>	M-1	Warehouse

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wessinger Road, is currently undeveloped. The surrounding parcels are zoned General Commercial (GC), Heavy Industrial (HI), and Light Industrial (M-1). There are no sidewalks or streetlights along this Wessinger Road. The surrounding area is

characterized by residential uses and some industrial uses. North of the subject parcel is undeveloped. South of the site is a recycle Center. East of the site is zoned commercial but has a single-family structure.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1 mile southwest of the subject parcel. The Forest Heights Elementary School is located 1.5 miles southwest of the subject parcel on Blue Ridge Terrace. 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 2023 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 6,900 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 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 are no planned or programmed improvements for this section of Fairfield Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The requested map amendment would not be consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. According to the Plan, lower-density, single-family neighborhood developments are the preferred development type. In addition, while the requested amendment would provide for uses that are similar to those in the adjacent area, the development standards of the requested R2 district (i.e., lot size, lot width, and density) are not compatible.

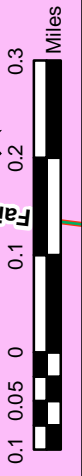
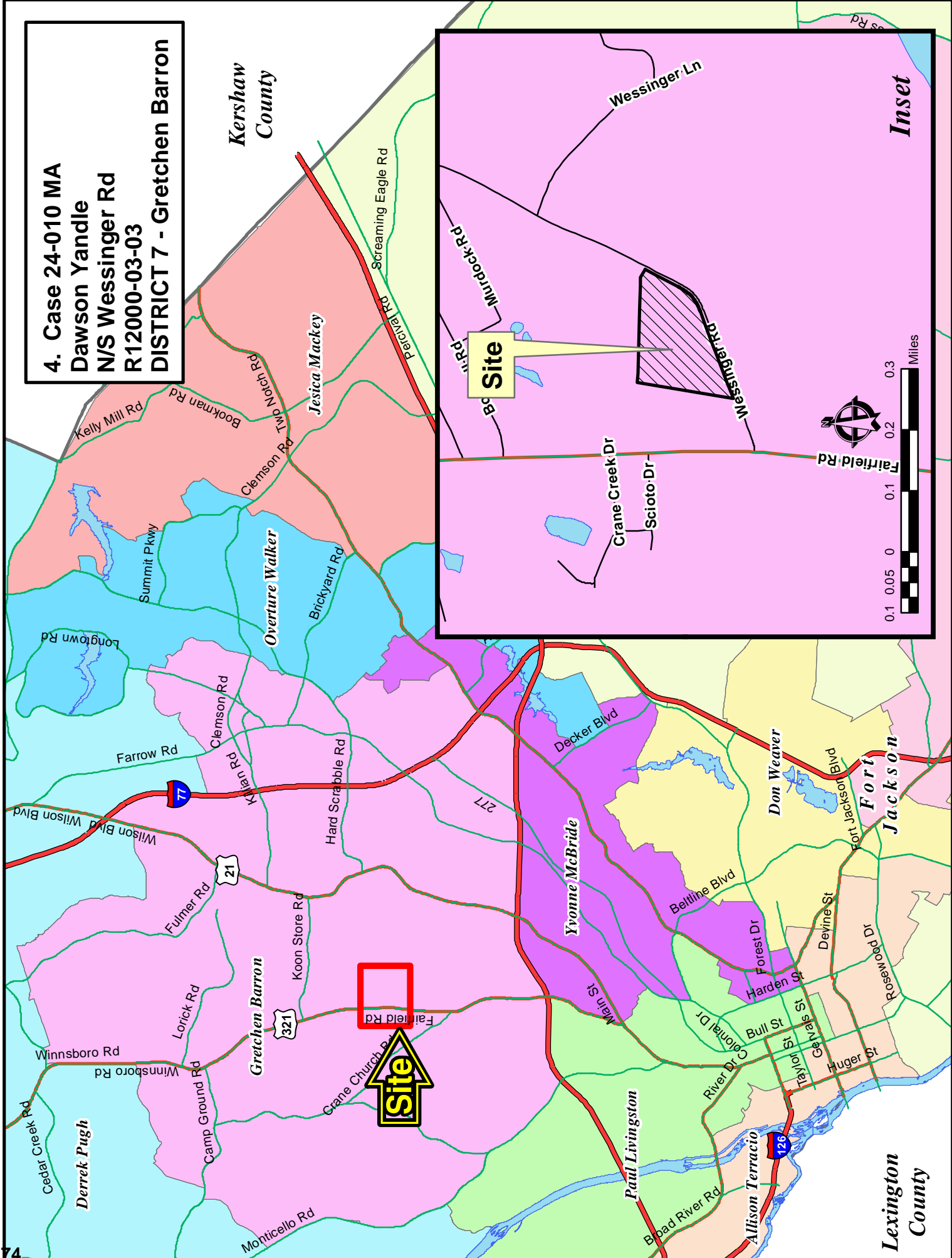
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 21, 2024.

4. Case 24-010 MA
Dawson Yandle
N/S Wessinger Rd
R12000-03-03
DISTRICT 7 - Gretchen Barron

Kershaw
County



Inset

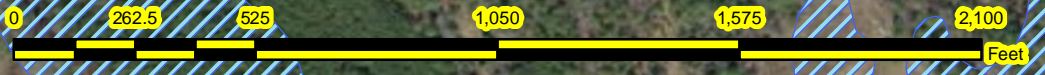
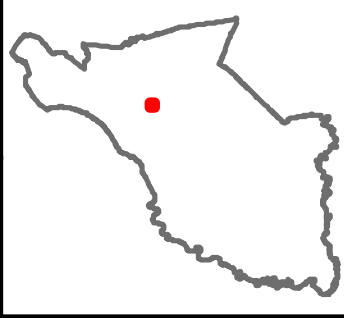
Lexington
County

Case 24-010 MA
M-1 to R2
TMS R12000-03-03

Site →

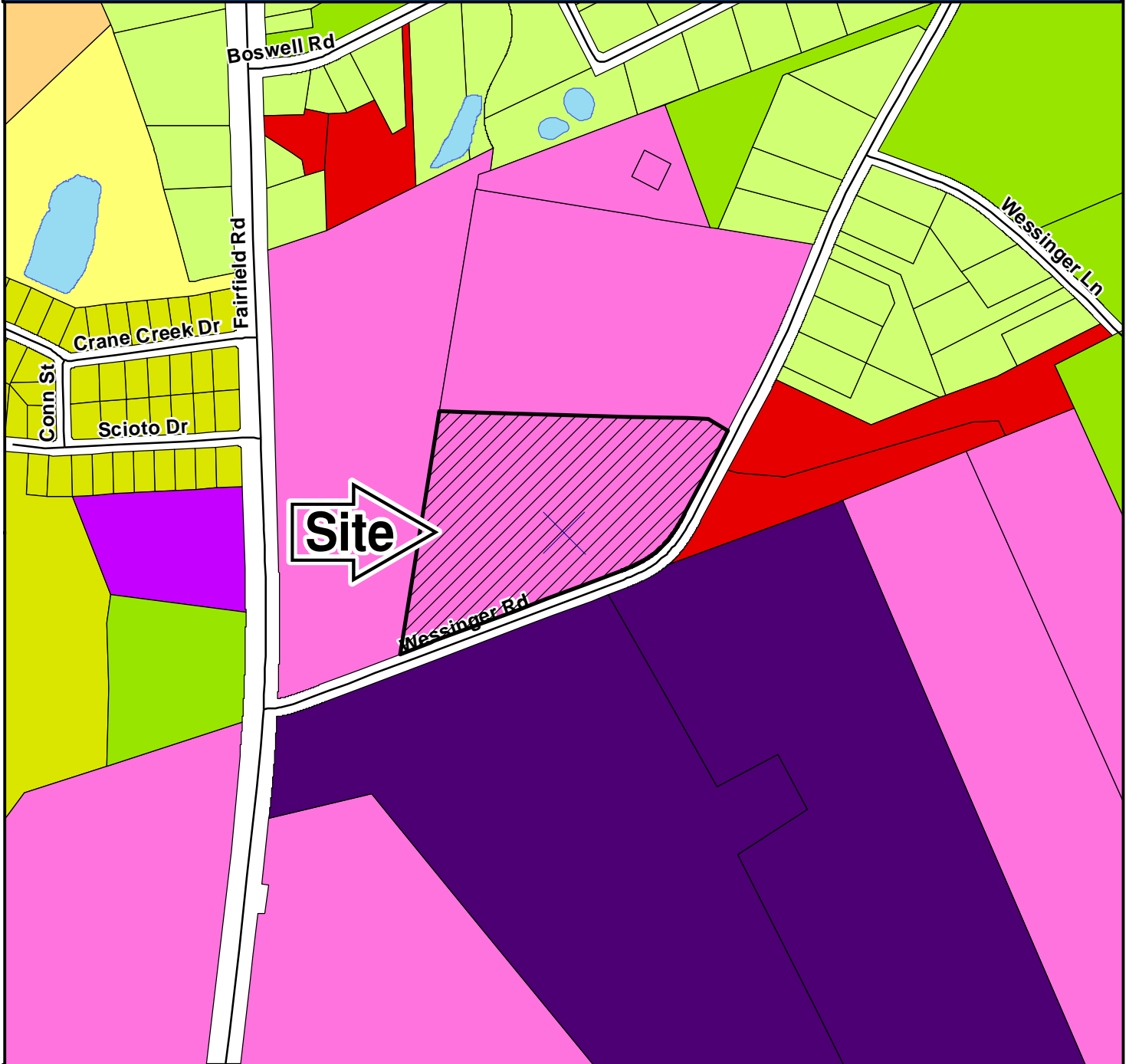
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 24-010 MA

M-1 to R2



ZONING CLASSIFICATIONS

	OS		R1		R5		GC		HI		CC-4
	AG		R2		R6		M-1		CC-1		PD
	HM		R3		RC		INS		CC-2		Subject Property
	RT		R4		MU1		LI		CC-3		

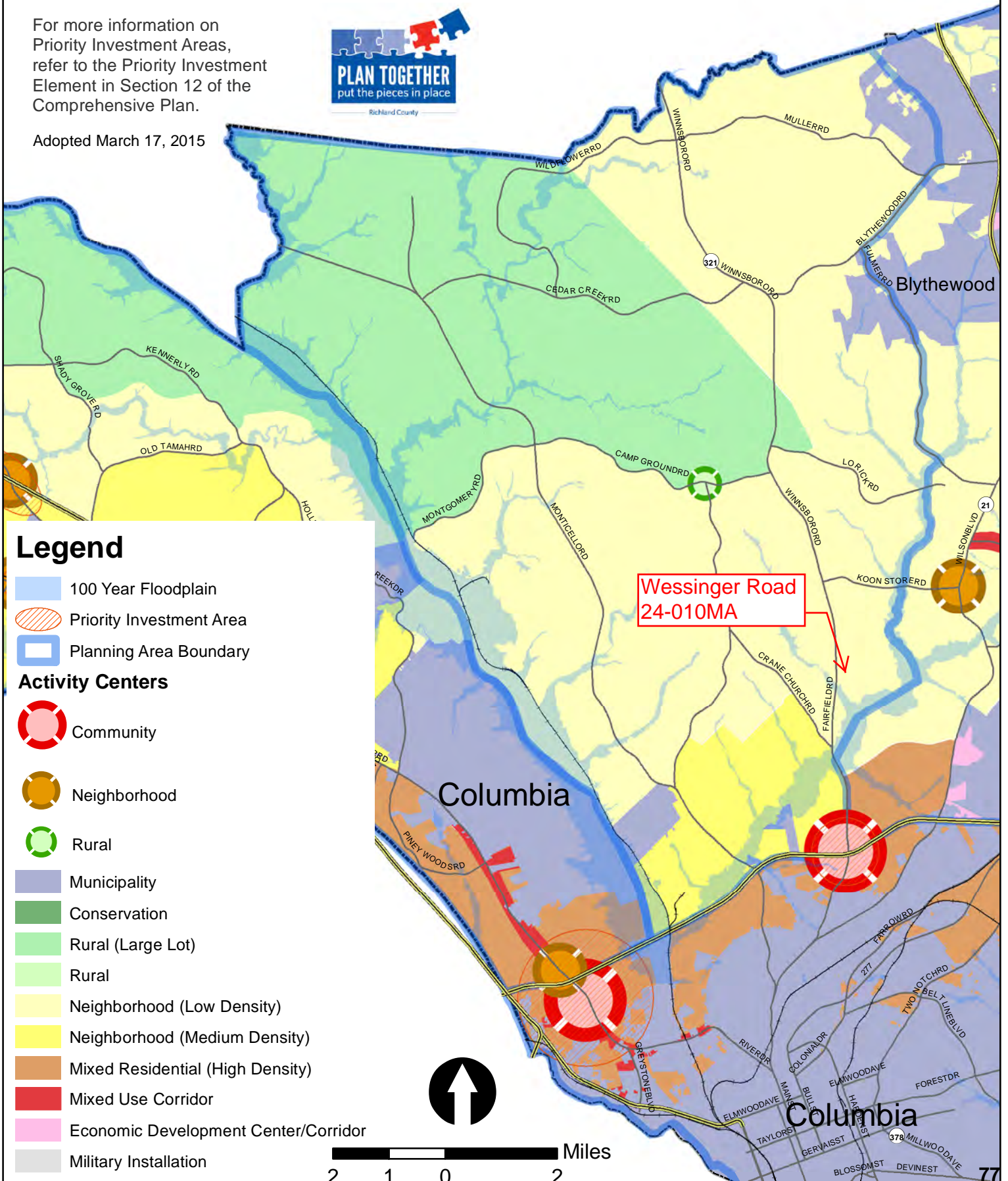


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Case #24-010 MA - Zoning Districts

Current Zoning District

Light Industrial (LI) District

Agricultural Uses	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	P
Produce Stands	P
Swine Farms	P
Veterinary Services (Livestock)	P
Residential Uses	
Accessory Dwellings	SR
Dwellings, Manufactured Homes on Individual Lots	SE
Accessory Uses and Structures	
Accessory Uses and Structures (Customary)	P
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Riding Stables	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Institutional, Educational and Civic Uses	
Ambulance Services, Emergency	P
Ambulance Services, Transport	P
Animal Shelters	SR

Auditoriums, Coliseums, Stadiums	P
Bus Shelters/Bus Benches	SR
Cemeteries, Mausoleums	SR
Community Food Services	P
Correctional Institutions	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR
Fire Stations	P
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Business, Professional and Personal Services	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, with Outside Storage	SR

Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

Case #24-010 MA - Zoning Districts

Current Zoning District

Light Industrial (LI) District (2)

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	P
Tire Recapping	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Retail Trade and Food Services	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P

Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cigar Bars	SR
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	SR
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P

Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Delivery, Carry Out <u>Only</u>)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P

Case #24-010 MA - Zoning Districts

Current Zoning District

Light Industrial (LI) District (3)

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Wholesale Trade	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Antennas	SR

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Remediation Services	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Service Facilities (No Outside Storage)	P
Utility Substations	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Manufacturing, Mining, and Industrial Uses	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P

Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Excluding Chip Mills	P
Other Uses	
Shipping Containers used as an Accessory Structure	P

Case #24-010 MA - Zoning Districts

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

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Proposed Zoning District	
Residential Two (2) District	
Use Classification, Category, Type	R2
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 6, 2024
RC PROJECT: 24-012 MA
APPLICANT: Jeff Ruble

LOCATION: 605 Blythewood Road

TAX MAP NUMBER: R15100-01-03 (portion of)

ACREAGE: 4.9 acres
EXISTING ZONING: HM
PROPOSED ZONING: LI

PC SIGN POSTING April 19, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

The parcel was remapped to the HM District under the new land development code.

Zoning History for the General Area

The LI-2 parcels south of the site were rezoned from Rural District (RU) to Light Industrial (LI) District under case number 19-034MA. The parcels were annexed by the Town of Blythewood

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>	TC/ LI-2	Commercial (Town of Blythewood) / Industrial (Town of Blythewood)
<u>South:</u>	HM	Undeveloped
<u>East:</u>	LI-2	Scout Motors (Town of Blythewood)
<u>West:</u>	HM	Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel contains a single-family structure. The portion to be rezoned is undeveloped. The subject site has access along Blythewood Road. This section of Blythewood Road is a two-lane undivided major collector, without sidewalks or streetlights. The general area is characterized by large developing tracts, residences, limited institutional, and some industrial uses. South and west of the subject site is an undeveloped zoned HM. East of the subject site is large industrial developing tracts zoned LI-2. North of the parcel is a commercially zoned TC in the Town of Blythewood.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Muller Road Middle School is located adjacent to the northwestern most subject parcel on Blythewood Road. Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 2.5 miles southeast of the subject site. There is a fire hydrant located on Blythewood Road. Water and sewer service is provided through the City of Columbia or private utility.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #490) located east of the subject parcels on Blythewood Road identifies 11,400 Average Daily Trips (ADT). Blythewood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Blythewood 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. ADTs data is collected by SCDOT.

This section of Blythewood Road is currently programmed for a Widening and New Location project for roadway reconstruction. The project is currently in the construction phase with no anticipated completion date. Blythewood Road also have programmed improvements through the County Penny Sales Tax.

There are currently roadway widening projects programmed for Blythewood Road. One of the widening projects is from Syrup Mill Road to I-77 with a proposed scope to include 5-lanes, bike-ped accommodations, and a traffic circle at Community Road. This project is currently in the right-of-way phase. The roadway widening from Syrup Mill to Fuller Road is listed as Priority #5 under the Blythewood Road Area Improvements and is noted to be in the design phase.

Conclusion

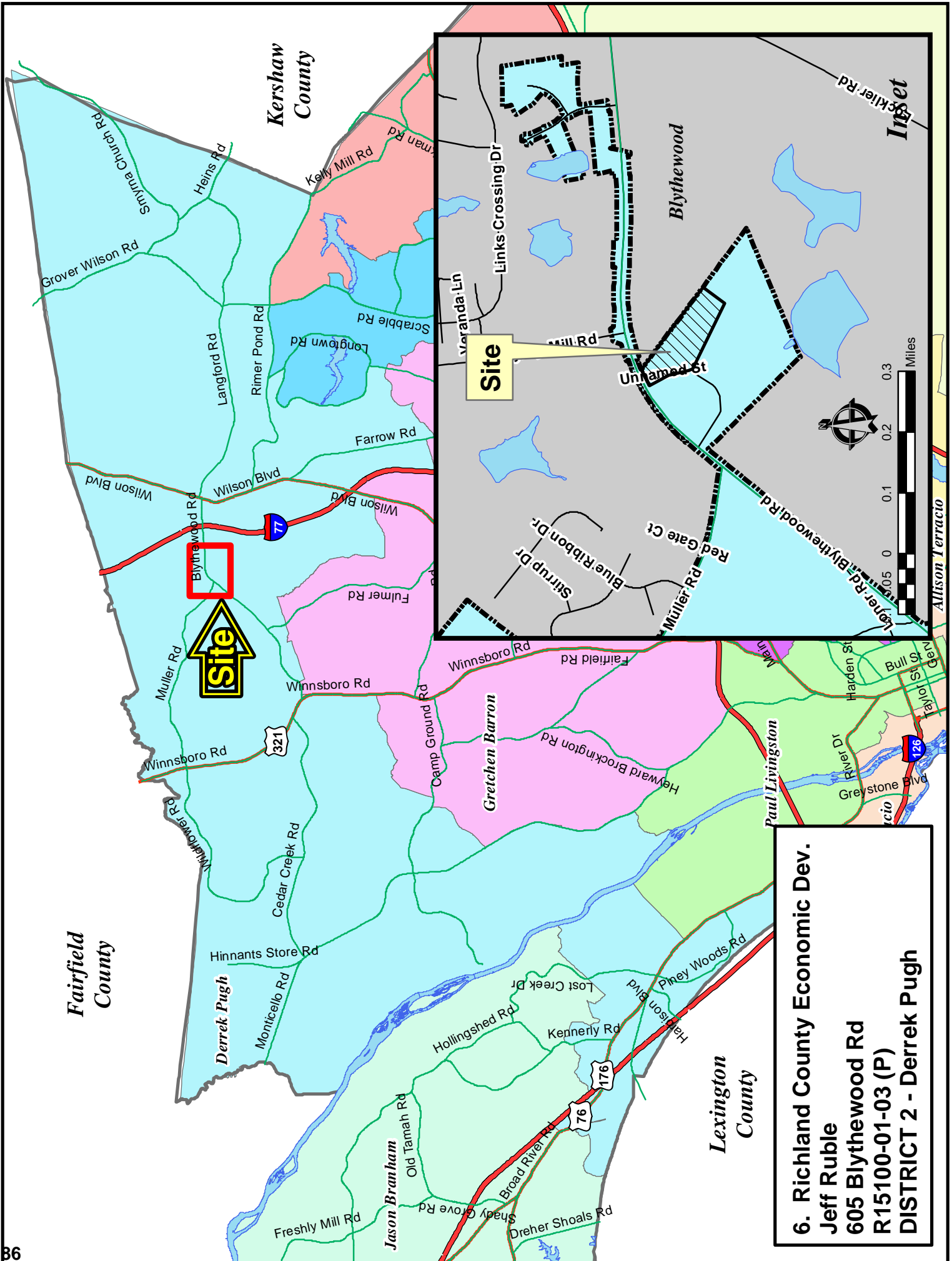
Staff recommends **Disapproval** of this map amendment request.

The request is not consistent with the objectives for non-residential development within the Neighborhood (Low-Density) future land use designation, as, “Industrial development with significant community impacts, (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged.”

However, the industrial uses allowed under the LI district would be compatible with the current developing pattern of the general area.

Zoning Public Hearing Date

May 21, 2024.



Fairfield County

Kershaw County

Lexington County

Site

Site

**6. Richland County Economic Dev.
 Jeff Ruble
 605 Blythewood Rd
 R15100-01-03 (P)
 DISTRICT 2 - Derrek Pugh**

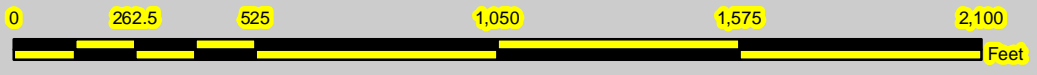
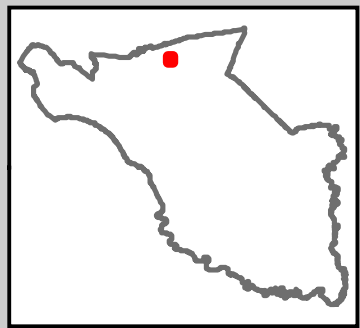
Richland County Economic Dev.
HM to U
TMSR15100-01-03 (P)



Site

 **SPECIAL FLOOD HAZARD AREA**


 **WETLANDS**



Richland County Economic Dev. HM to LI



ZONING CLASSIFICATIONS

 OS	 R1	 R5	 GC	 HI	 CC-4
 AG	 R2	 R6	 M-1	 CC-1	 PD
 HM	 R3	 RC	 INS	 CC-2	 Subject Property
 RT	 R4	 MU1	 LI	 CC-3	

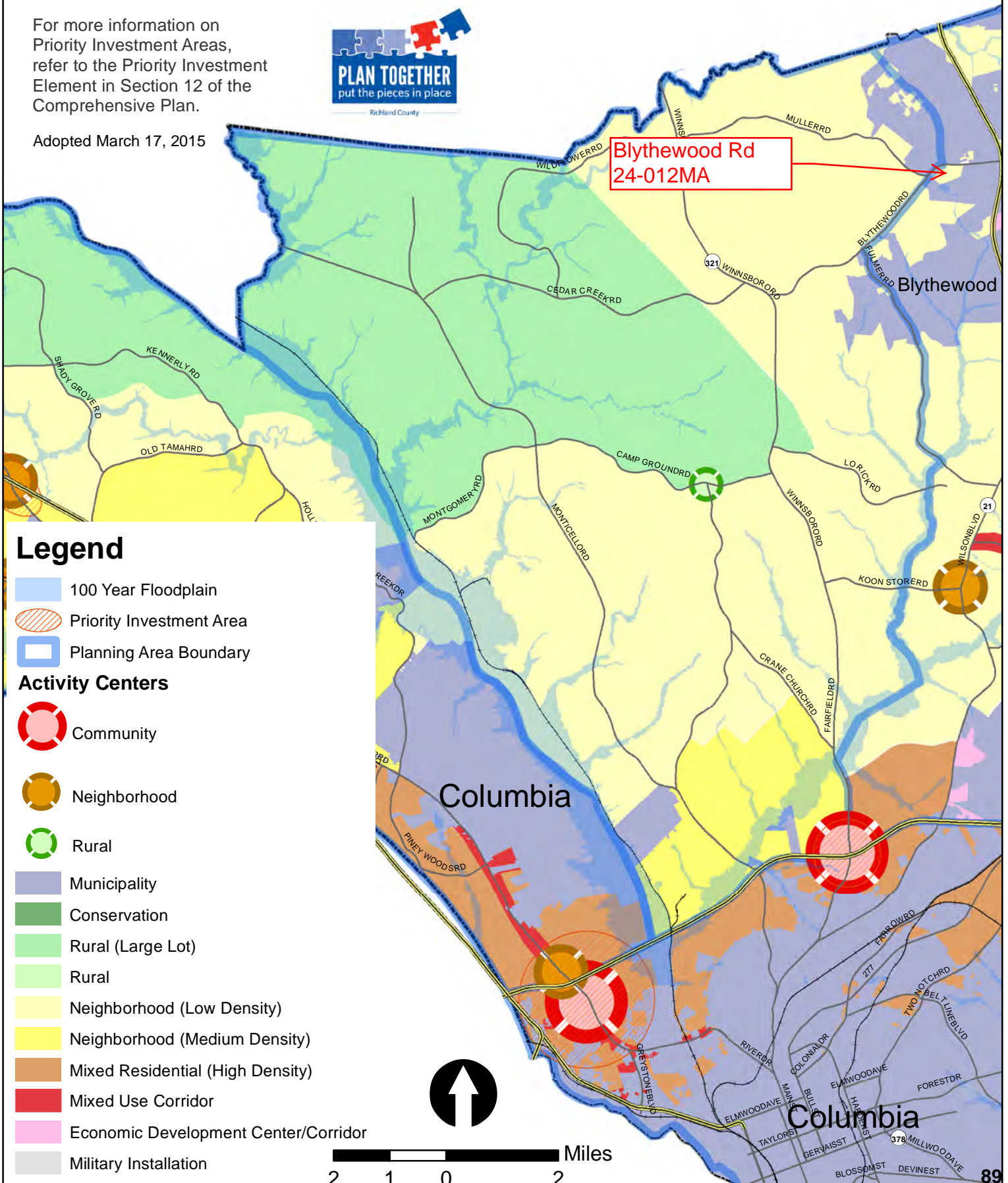


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Case #24-012 MA - Zoning Districts

Current Zoning District

Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

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Case #24-012 MA - Zoning Districts

Proposed Zoning District

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial			
Agricultural		Commercial		Vehicle parts and accessories store	P
Agriculture and Forestry		Kennel	SR	Vehicle repair, major	P
Agriculture	P	Pet grooming	P	Vehicle repair, minor	P
Community garden	SE	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Forestry	P	Commercial Services		Vehicle towing	P
Agriculture and Forestry Related		Artist studio	P	Industrial	
Agriculture research facility	P	Auction house	P	Extraction	
Agritourism	P	Bank, Retail	P	Borrow pit	SE
Farm distribution hub	P	Catering	P	Freight Movement, Warehousing, and Wholesale Distribution	
Farm supply and machinery sales and service	P	Commercial services	P	Warehouse/Distribution facility	P
Residential		Consumer goods repair	SR	Motor freight facility	P
Group Living		Contractor's office	P	Rail transportation facility	
Community Service		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Animal shelter	SR	Linen or uniform supply	P	Industrial Service	
Community food services	P	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community recreation center	SE	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Correctional facility	SE	Office	P	Production of Goods	
Government office	P	Personal services	P	Artisan goods production	P
Place of worship	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Public recreation facility	SR	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public safety facility	P	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
Education		Bar or other drinking place	SR	Waste and Recycling Facilities	
College or university	P	Restaurant	SR	Recycling collection station	P
School, business or trade	P	Restaurant, Carry-out	P	Recycling sorting facility	P
Funeral and Mortuary Services		Restaurant, Drive-through	P	Scrapyard	SE
Cemetery	SR	Recreation/Entertainment			
Funeral home or mortuary	P	Arena, stadium, or outdoor theater	P		
Parks and Open Space		Commercial recreation, Outdoor	SR		
Park or greenway	SR	Fitness or training center/studio	P		
Transportation		Golf course	SR		
Airport	P	Shooting range, Indoor	P		
Transit stop	SR	Smoking place	SR		
Fleet terminal	P	Retail Sales			
Passenger terminal, surface transportation	P	Bakery	P		
Utilities and Communication		Building supply sales	P		
Antenna	P	Convenience store	P		
Broadcasting studio	P	Drugstore	P		
Communication tower	SR	Flea market	P		
Solar energy conversion system, Large scale	P	Garden center or retail nursery	P		
Utility, major	SR	Manufactured home sales	SR		
Utility, minor	SR	Outdoor power equipment store	P		
Wind energy conversion system, Large scale	SE	Traveler Accommodations			
		Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling station	P		

- a. Permitted Uses**
A "P" indicates that the use is allowed by right in the zoning district at the head of that column.
- b. Special Requirements Uses**
An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.
- c. Special Exception Uses**
An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 23 April 2024
Agenda
7:00 PM

1. STAFF:

Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Jessica Mackey
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 # 24-001 MA District 7
Gretchen Barron
Carl Kaiser
AG to LI (66.43 acres)
Wilson Blvd
TMS# R14400-01-02
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
County Council unanimously denied the request (9-0)

2. Case # 24-002 MA District 8
Overture Walker
Kelvin Wright
R3 to MU1 (1.39)
2 Flora Circle
TMS# R20101-01-39
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
County Council unanimously denied the request (7-2)

3. Case # 23-045 MA District 7
Gretchen Barron
Raysa Sanchez
INS to R6 (.40 acres)
1626 Horseshoe Drive
TMS# R17011-02-19
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
County Council unanimously deferred the request (9-0)

4. Case # 24-004 MA District 2
Derrek Pugh
John T. Bakhaus
RT to GC (1.16 acres)
10336 Wilson Blvd
TMS# R14900-03-01
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
County Council unanimously denied the request (9-0)

5. Case # 24-006 MA
Sam Reynolds
OS to R2 (.04 acres)
Windermere Village
TMS# R20510-02-03 (portion of)
Planning Commission: Approval (7-0)
Staff Recommendation: Approval

District 8
Overture Walker

County Council unanimously approved the request (9-0)

6. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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