

**RICHLAND COUNTY
PLANNING COMMISSION**



September 5, 2024

6 pm

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

RICHLAND COUNTY PLANNING COMMISSION



Thursday, September 5, 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: 11 July 2024**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
[Pages 1 - 6](#)
 - b. **MAP AMENDMENTS**
 1. Case # 24-020 MA District 10
The Honorable Cheryl D. English
Paul Mishoe, Jr.
AG to RT (37.7 acres)
S/S Community Pond Road
TMS: R39200-01-01
Staff Recommendation: Disapproval
[Page 7](#)
 2. Case # 24-022 MA District 1
The Honorable Jason Branham
Kevin Meetze
PD to RT (3.17 acres)
1925 Kennerly Road
TMS: R04200-06-13
Staff Recommendation: Disapproval
[Page 17](#)
 3. Case # 24-023 MA District 7
The Honorable Gretchen Barron
Madison Pickrel
GC to R5 (21.07 acres)
E/S Northeastern Freeway
TMS: R17003-01-04
Staff Recommendation: Approval
[Page 25](#)

- | | |
|---|---|
| <p>4. Case # 24-024 MA
Madison Pickrel
HM to R5 (14.71 acres)
812 Bookman Road
TMS: R25900-05-01
Staff Recommendation: Disapproval
Page 35</p> | <p><u>District 9</u>
The Honorable Jessica Mackey</p> |
| <p>5. Case # 24-025 MA
Mike Crandall
INS to GC (1.3 acres)
1765 Dutch Fork Road
TMS: R02408-01-04
Staff Recommendation: Approval
Page 45</p> | <p><u>District 1</u>
The Honorable Jason Branham</p> |
| <p>6. Case # 24-027 MA
Norman E. Gross
AG to RT (40.08 acres)
1463 Ridge Road
TMS: R24900-07-24
Staff Recommendation: Disapproval
Page 55</p> | <p><u>District 11</u>
The Honorable Chakisse Newton</p> |
| <p>7. Case # 24-029 MA
Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.36 acres)
1335 Garner Lane
TMS: R07406-01-05
Staff Recommendation: Approval
Page 65</p> | <p><u>District 4</u>
The Honorable Paul Livingston</p> |
| <p>8. Case # 24-030 MA
Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.09 acres)
7128 Parklane Road
TMS: R17005-02-04
Staff Recommendation: Approval
Page 75</p> | <p><u>District 3</u>
The Honorable Yvonne McBride</p> |
| <p>9. Case # 24-031 MA
Pastor Levern McKenny
R2 to MU1
438 Rabon Road
TMS: R17209-01-06
Staff Recommendation: Disapproval
Page 85</p> | <p><u>District 7</u>
The Honorable Gretchen Barron</p> |

c. ADMINISTRATIVE REVIEW

1. Case # AR-24-001
John T. Bakhaus
2004 Longtown Road E
TMS: R20401-01-03

Deferred

The applicant is appealing the provision of section 26-181(b) (3) b. of the 2005 Richland County Land Development Code which establishes the provisions for the extension of roads and rights-of-way to the boundary of adjoining property.

6. **OTHER ITEMS**
 - a. **LDC Updates**
 - b. **Olympia Mills District Tour**
7. **CHAIRMAN'S REPORT**
8. **PLANNING DIRECTOR'S REPORT**
 - a. **Report of Council**
Page 95
9. **ADJOURNMENT**

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.



Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 5, 2024

6:00 pm

Council District: Chakisse Newton (11)
Development: Proposed Francis C. Young Estates
Tax Map Amendment: TMS# R30700-03-05
Applicant: Elizabeth Y. Rye
Proposed Use: Heir Subdivision
Proposed Street Name (s): Francis Young Lane, Keith Clay Young Lane
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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

September 5, 2024

6:00 PM

Council District: Jason Branham (District 1)
Development: Proposed Dorset Ridge Subdivision
Tax Map Amendment: TMS# R04200-04-07 and 08
Applicant: Scottie Newman, Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): **Blanford Court, Bourne Court, Dorset Ridge Drive, Regis Court, Swange Court**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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

September 5, 2024

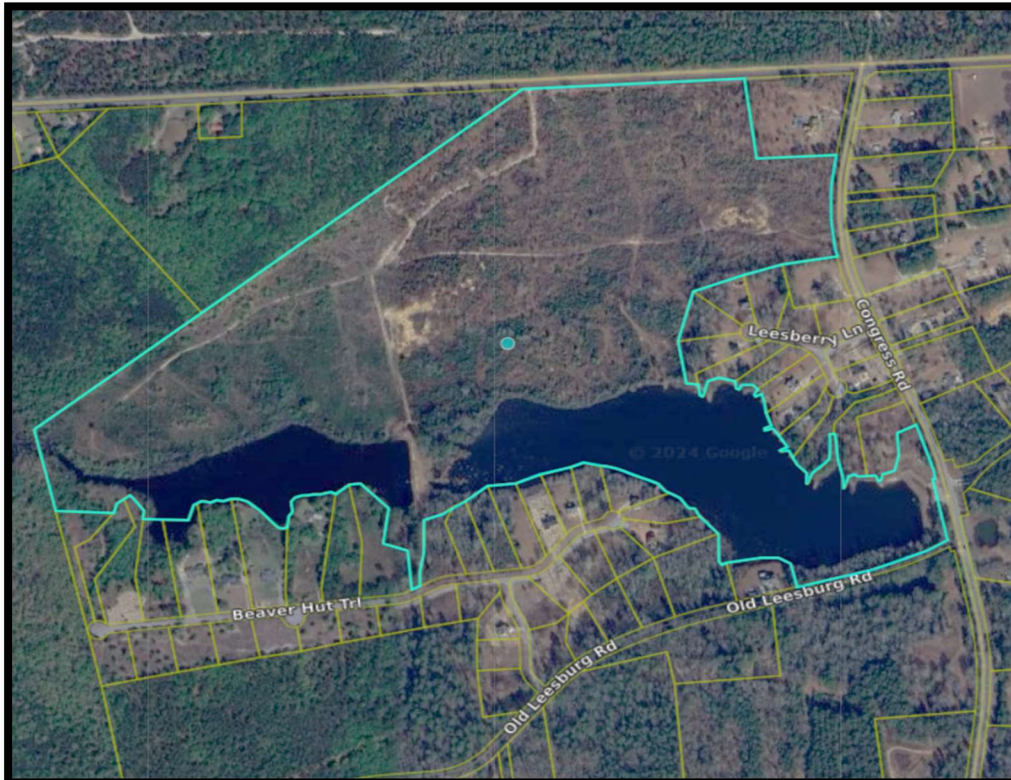
6:00 pm

Council District: Chakisse Newton (11)
Development: Proposed Congress Pond Subdivision
Tax Map Amendment: TMS# R33400-01-18
Applicant: John Stephens, The Wooten Company
Proposed Use: Residential
Proposed Street Name (s): **Congress Pond Road, Turkey Hill Road**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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

June 5, 2023

3:00 pm

Council District: Overture Walker (8)
Development: Proposed Linkside Village
Tax Map Amendment: TMS# R20405-02-01
Applicants: Myra Grimes, Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): **Golfpoint Dr, Dogleg View Drive, Fairway View Dr**

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission, 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, vetted the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 5, 2024

6:00 pm

Council District: Gretchen Barron (7)

Development: Proposed Holden Ridge SD

Tax Map Amendment: TMS# R14600-03-16

Applicant: Michael Bass, D R Horton Company

Proposed Use: Residential

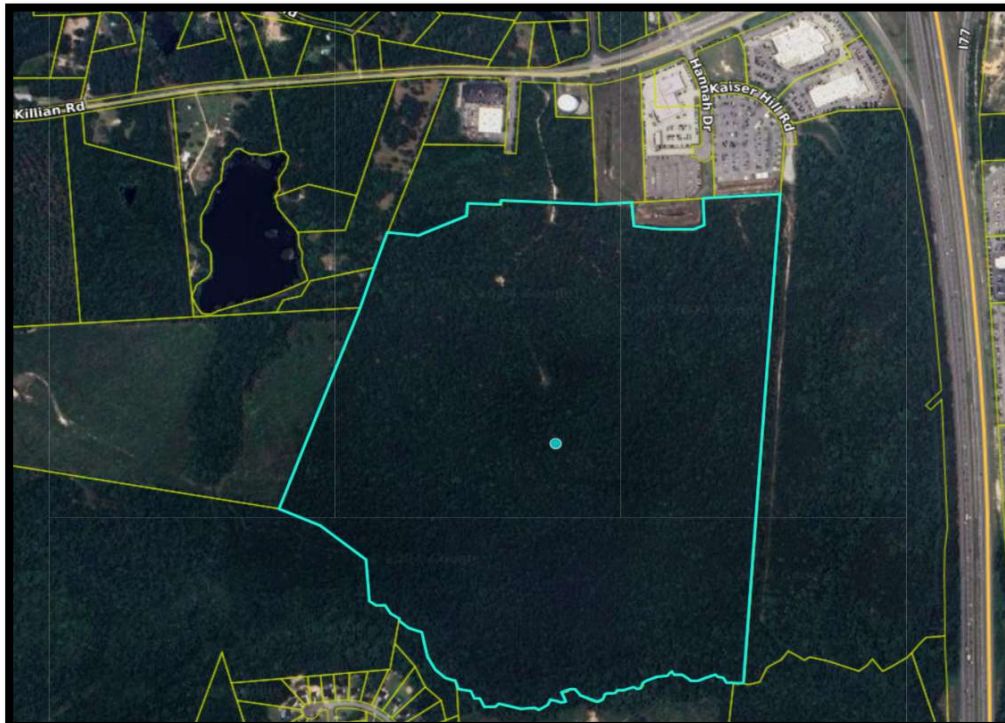
Proposed Street Name (s): **Arteon, Blinker, Continental, Fantom Road, Holden Ridge Drive, Lamando Lane, Maybach Court, McLaren Lane, Nexus, Panamera, Passat Lane, Spectre, Talagon Way, Teramont Road, Tiguan Court**

Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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

September 5, 2024

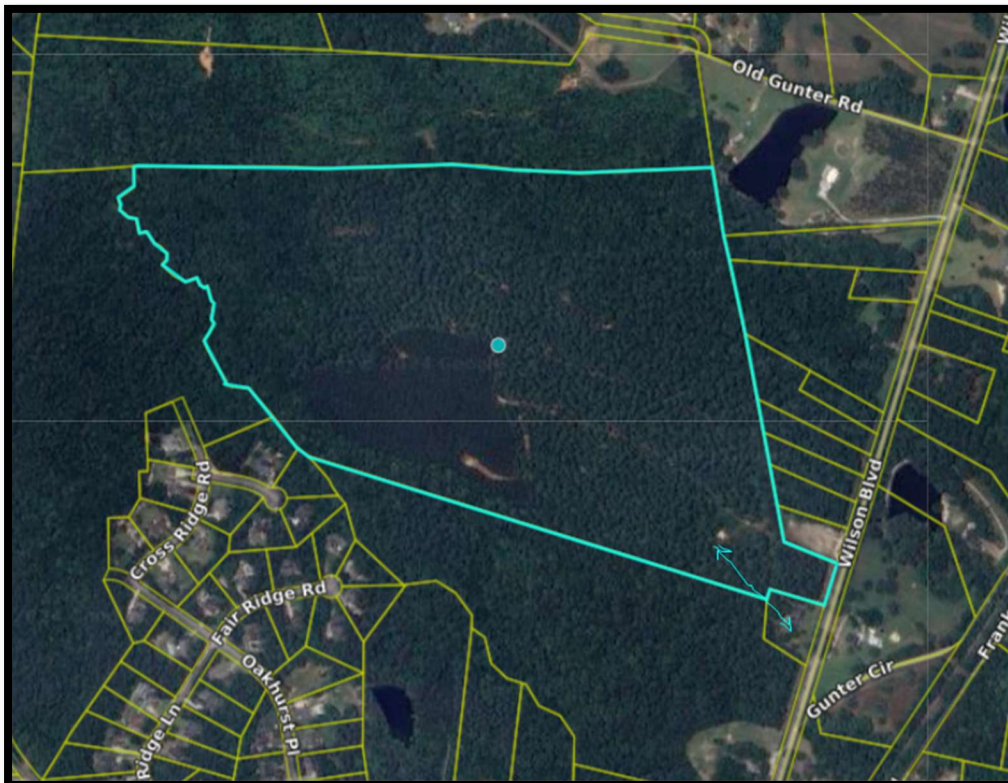
6:00 pm

Council District:	Derrek Pugh (2)
Development:	Oakleaf Chase Subdivision
Tax Map Amendment:	TMS# R15200-03-08, 29
Applicant:	Clarence Cunningham, The Wooten Company
Proposed Use:	Residential
Proposed Street Name (s):	Maple Oak, Mossy Branch Road, Oakleaf Chase Circle, Whistling Pine, Wicker Ridge
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, 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: September 5, 2024
RC PROJECT: 24-020 MA
APPLICANT: Paul Mishoe, Jr.

LOCATION: Community Pond Road

TAX MAP NUMBER: R39200-01-01
ACREAGE: 37.7 acres
EXISTING ZONING: AG
PROPOSED ZONING: RT

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 37 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	AG/RT/HM	Residential/ Residential/ Residential & Undeveloped
<u>South:</u>	RT/HM/RT	Residential/ Residential/ Undeveloped
<u>East:</u>	HM	Solar Farm
<u>West:</u>	AG	Residential

Discussion

Parcel/Area Characteristics

The parcel has access to Community Pond Road. There are no sidewalks or street lamps along this section of Community Pond Road. The subject parcel is undeveloped. The immediate area is characterized by residential parcels and undeveloped parcels. West of the subject parcel is residence. South and north of the site are residences and undeveloped parcels. East of the site is solar farm.

Public Services

The subject parcel is within the boundaries of School District One. The Webber Elementary School is located 3.4 miles southwest of the subject parcel on Webber School Road. The Eastover fire station (number 28) is located 3.2 miles south of the subject parcel on Henry Street. Water would be provided by well and sewer is provided by septic.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #261) located south of the subject parcel on Vanboklen Road identifies 1,850 Average Daily Trips (ADT’s). Vanboklen Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. This portion of Vanboklen Road is currently operating at Level of Service (LOS) “A”.

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

There is an Operational & Safety project currently under construction for this section of Vanboklen Road through SCDOT. The anticipated completion date is currently undetermined. There are no projects or programs for this section of Vanboklen Road through the County Penny Sales Tax program.

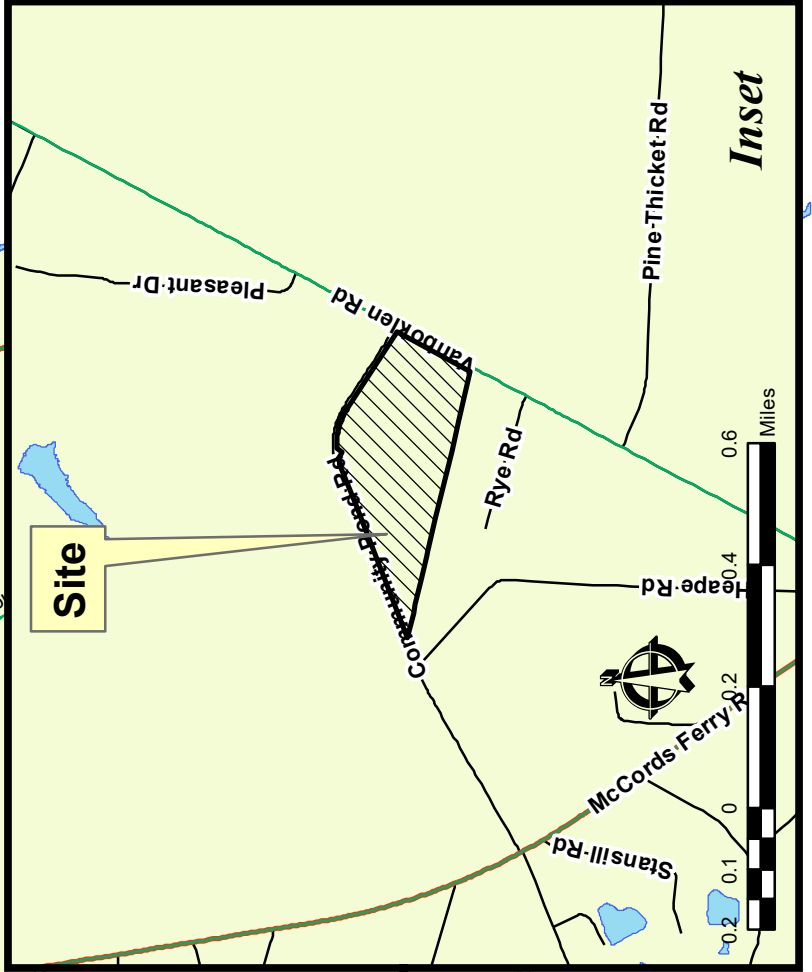
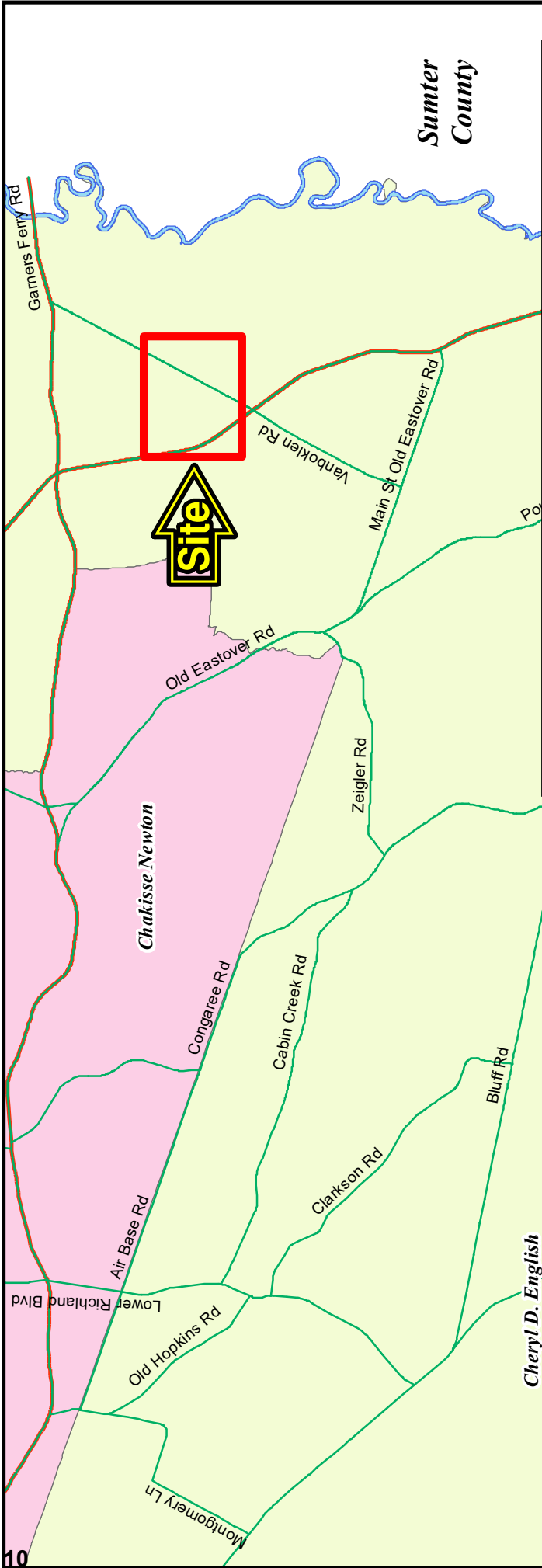
Conclusion

The proposed rezoning is not consistent with the objectives for the Conservation land use designation outlined in the 2015 Comprehensive Plan. The Desired Development Plan of the Comprehensive Plan discourages residential development in this designation.

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

Zoning Public Hearing Date

September 24, 2024.



1. Case 24-020 MA
Paul Mishoe, Jr.
S/S Community Pond Road
R39200-01-01
DISTRICT 10 - Cheryl D. English

CASE 24-020
AG to RT
TMS R39200-01-01



Community Pond Rd

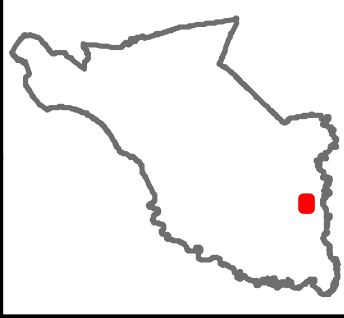
Pleasant Dr



Rye Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Vanboken Rd

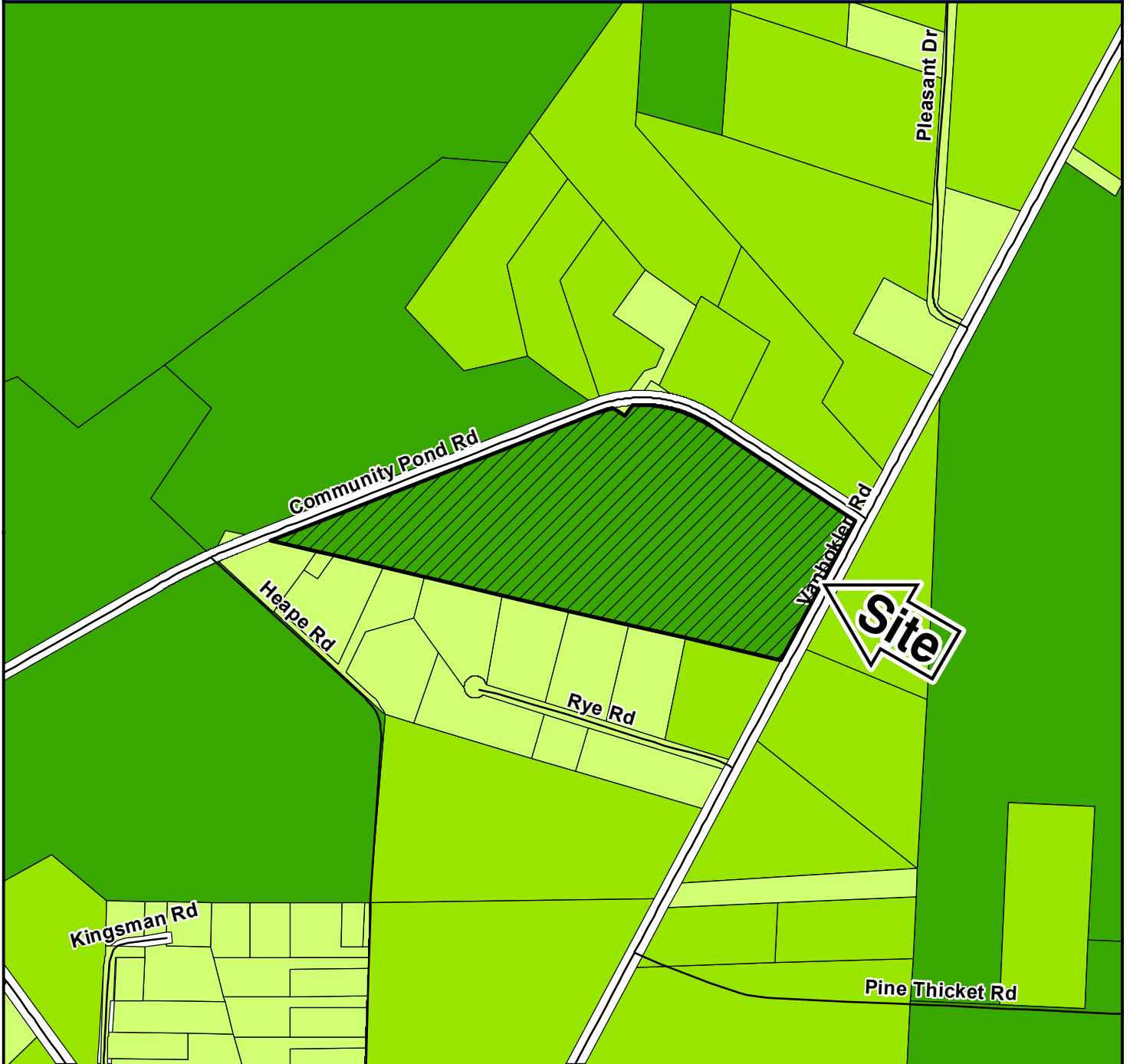
Pine Thicket Rd

Heape Rd











Richland County & Woolpert

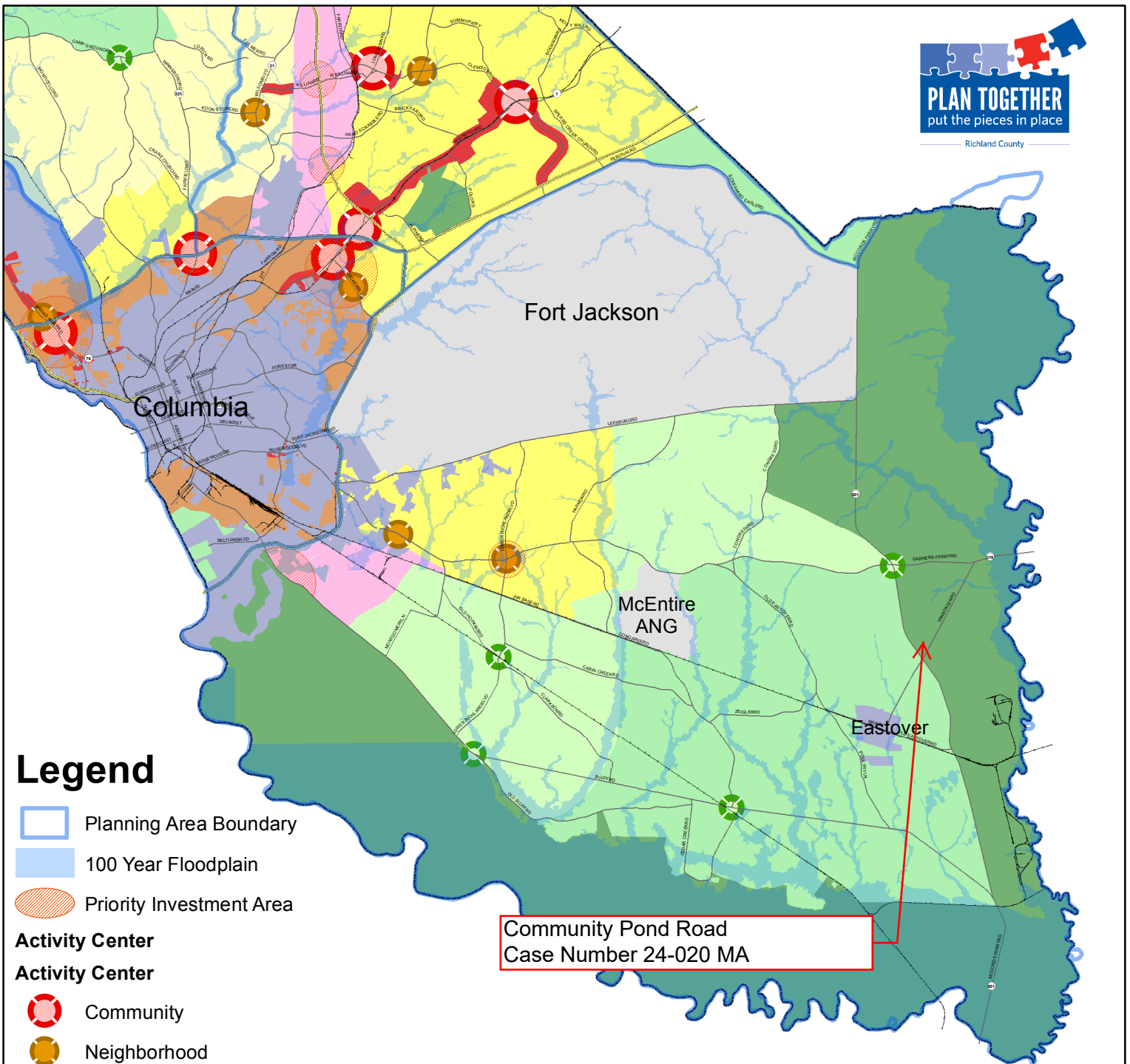
Case 24-020 MA AG to RT



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		





Legend

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

Community Pond Road
Case Number 24-020 MA

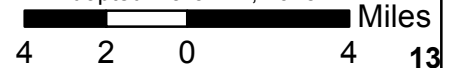
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
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
Zoo	SR
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	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

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.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
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	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care 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	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
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.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 5, 2024
RC PROJECT: 24-022MA
APPLICANT: Kevin Meetze

LOCATION: 1925 Kennerly Road

TAX MAP NUMBER: R04200-06-13
ACREAGE: 3.17 acres
EXISTING ZONING: PD
PROPOSED ZONING: RT

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was rezoned from RU to Planned Development District (PD) under case 02-063MA.

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 3 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RT	Residence
<u>South:</u>	RT	Residence
<u>East:</u>	RT/RT	Residence/ Residence
<u>West</u>	HM	Residence

Discussion

Parcel/Area Characteristics

The parcel has access to Charlie Griner Road and Kennerly Road. There are no sidewalks or street lamps along this section of Kennerly Road. Charlie Griner Road is a named driveway for E911 purposes. The subject parcel has two manufactured homes. The immediate area is characterized by residential parcels and undeveloped parcels. West of the subject parcel is residence. South and north of the site are residences and undeveloped parcels. East of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. The River Springs Elementary School is located approximately .1 miles southwest of the subject parcel on Connie Wright Road. The Ballentine fire station (number 20) is located 2.5 miles southwest of the subject parcel on Broad River Road. Water would be provided by the City of Columbia and sewer is provided by Richland County.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #493) located south of the subject parcel on Coogler Road identifies 2,100 Average Daily Trips (ADT's). Coogler Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADT's. This portion of Coogler Road is currently operating at Level of Service (LOS) "A".

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

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

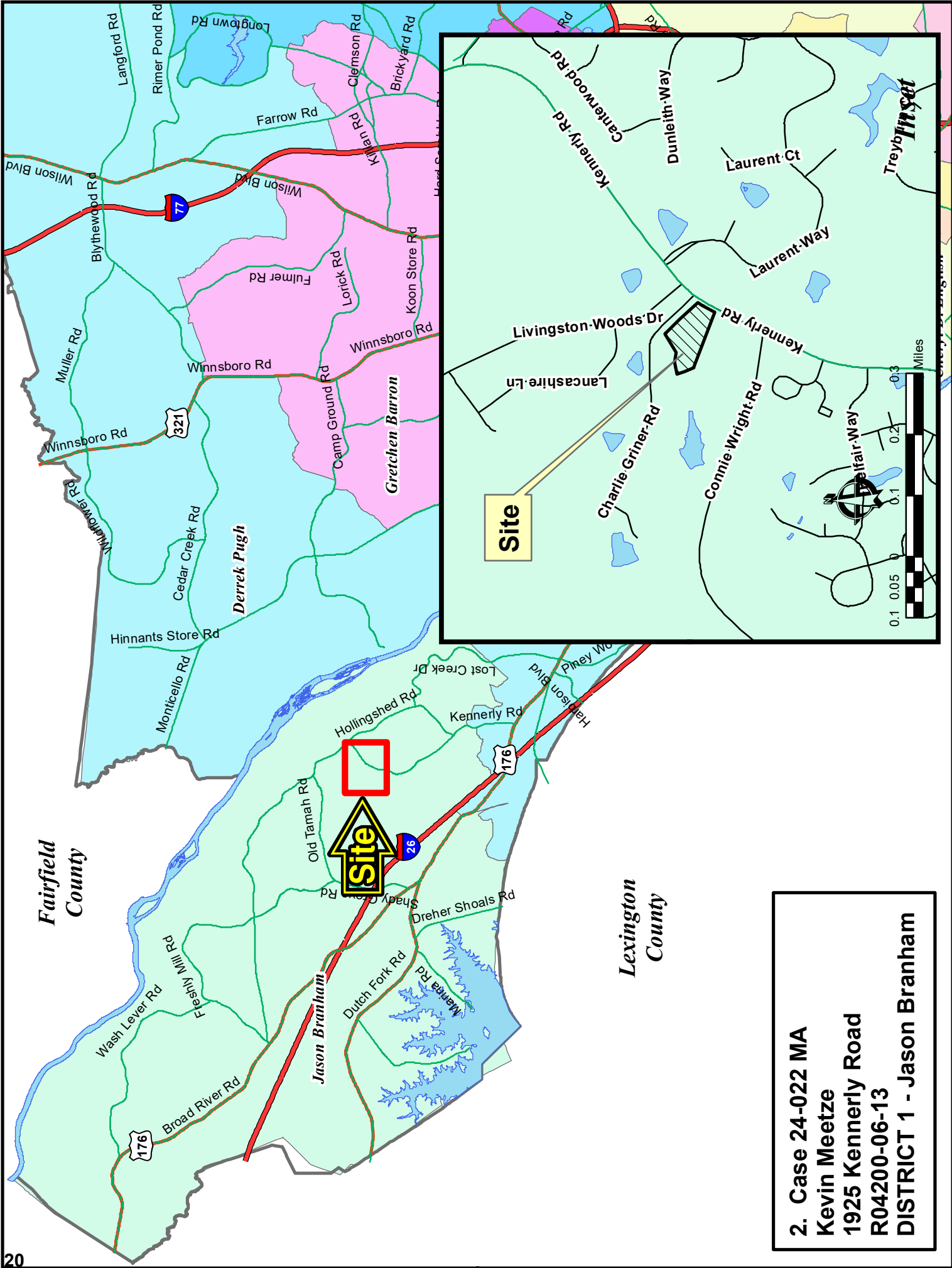
Conclusion

The proposed rezoning is not consistent with the objectives for the Neighborhood (Medium Density) land use designation outlined in the 2015 Comprehensive Plan. The Desired Development Pattern of the Comprehensive Plan recommends medium density residential neighborhoods as the primary use within this designation.

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

Zoning Public Hearing Date

September 24, 2024.



Fairfield County

Lexington County

Site

2. Case 24-022 MA
 Kevin Meetze
 1925 Kennerly Road
 R04200-06-13
 DISTRICT 1 - Jason Branham

CASE 24-022
PD to RT
TMS R04200-06-13

Lancashire Ln

Charlie Griner Rd

Livingston Woods Dr

Kennery Rd

Laurent Way

Connie Wright Rd

Kennery Rd

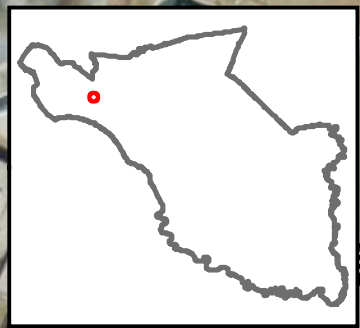
Laurent Way

unnamed St

Site

 **SPECIAL FLOOD HAZARD AREA**

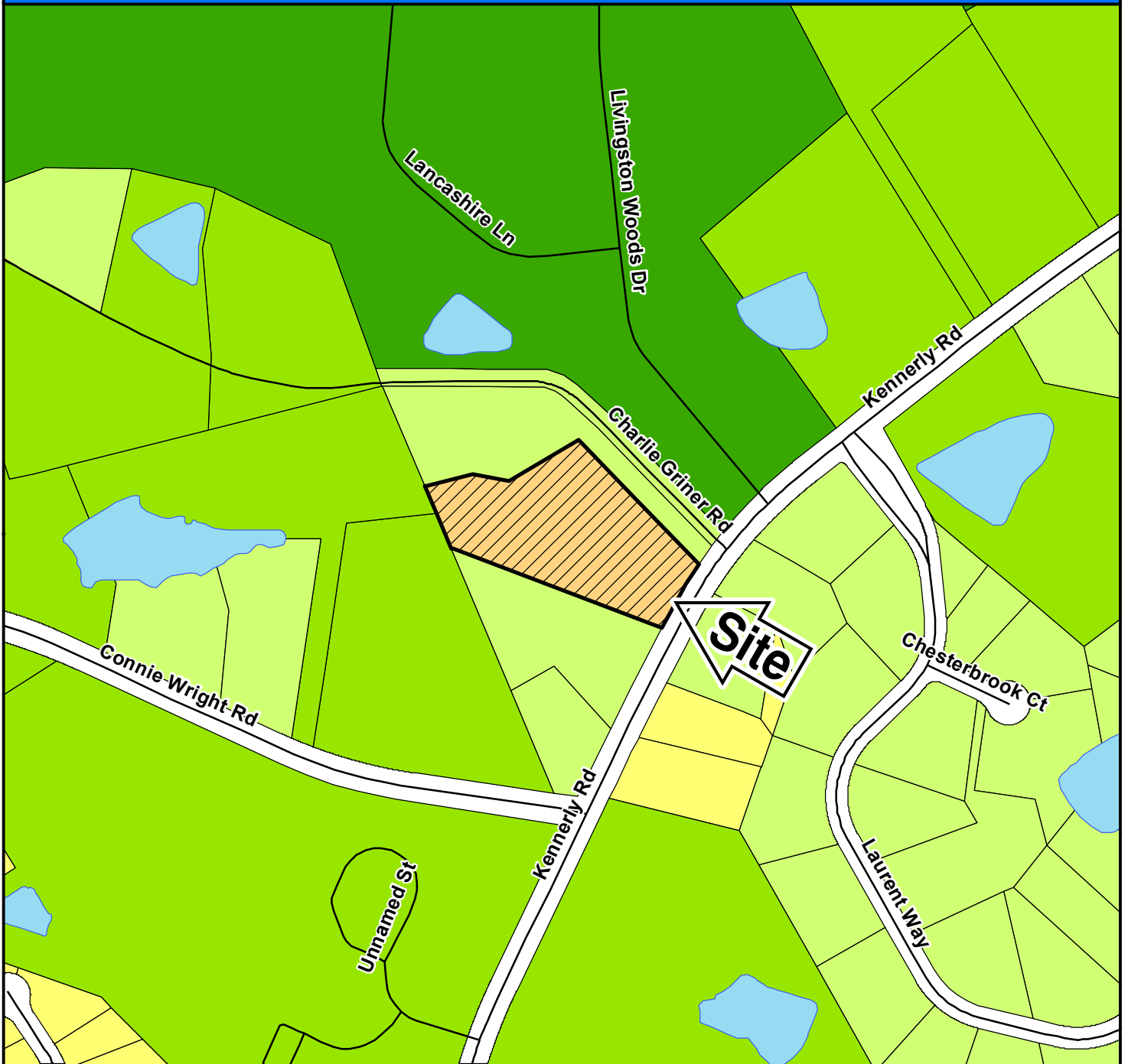
 **WETLANDS**



Richland County & Woolpert

Case 24-022 MA

PD to RT



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		

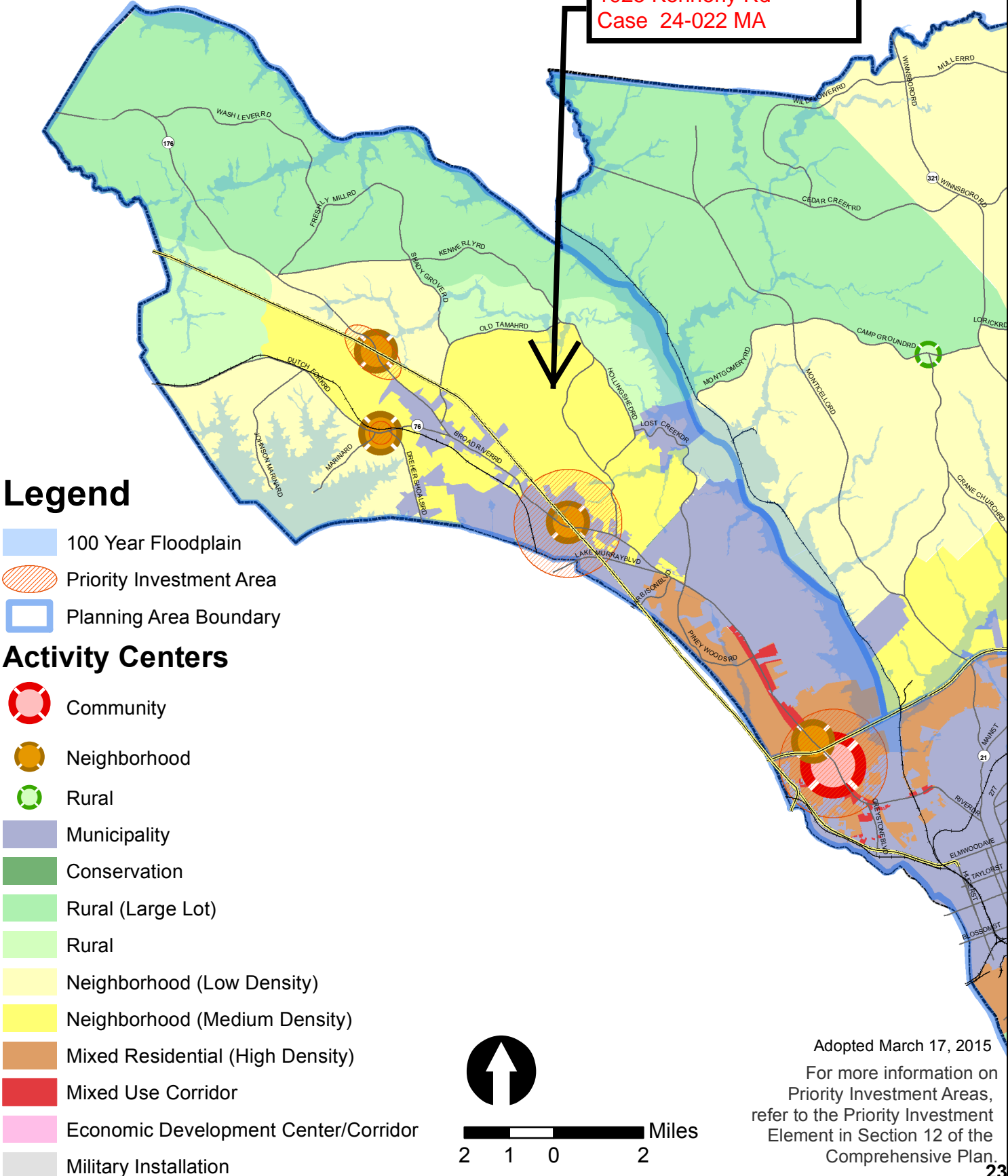


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1925 Kennerly Rd
Case 24-022 MA



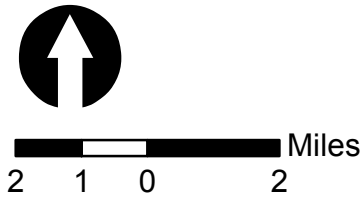
Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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



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

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
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	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care 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	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
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.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 5, 2024
RC PROJECT: 24-023 MA
APPLICANT: Madison Pickrel

LOCATION: Northeastern Freeway

TAX MAP NUMBER: R17003-01-04
ACREAGE: 21.07 acres
EXISTING ZONING: GC
PROPOSED ZONING: R5

PC SIGN POSTING: August 19, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3). With the adoption of the 2005 Land Development Code the General Commercial District (C-3) was designated General Commercial District (GC).

Zoning District Summary

The Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

Maximum density standard: no more than twelve (12) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 254 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R6	Multi-family
<u>South:</u>	N/A (I-20)	Interstate 20
<u>East:</u>	R6	Multi-family
<u>West:</u>	N/A (I-20)	Interstate 277

Discussion

Parcel/Area Characteristics

The parcel has access to Sprint Tree Drive. There are no sidewalks or streetlamps along this section of Spring Tree Drive. The subject parcel is undeveloped. The immediate area is characterized by multi-family uses. West and south of the subject parcel are interstates. North and east of the site are multi-family developments.

Public Services

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .28 miles east of the subject parcel on Springcrest Drive. The Dentsville fire station (number 14) is located .66 miles southeast of the subject parcel on Firelane Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #313) located south of the subject parcel on Parklane Road identifies 17,800 Average Daily Trips (ADT's). Parklane Road is classified as a five-lane undivided minor collector, maintained by SCDOT with a design capacity of 24,800 ADT's. This portion of Parklane Road is currently operating at Level of Service (LOS) “B”.

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

There is a Rehab & Resurfacing Project currently under construction for this section of Parklane Road through SCDOT. The anticipated completion date is currently undetermined.

There are no projects or programs for this section of Parklane Road through the County Penny Sales Tax program.

Conclusion

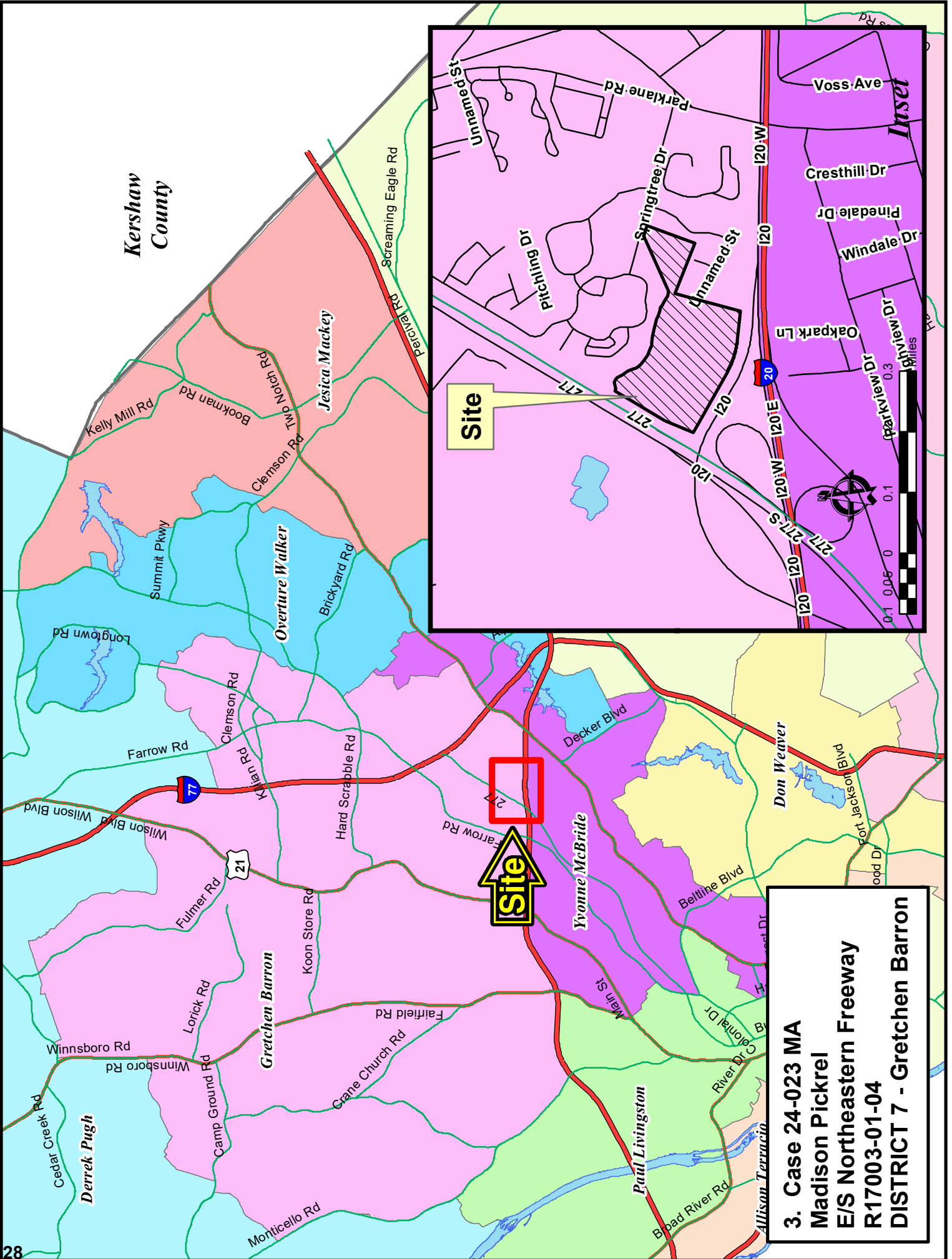
The proposed rezoning is consistent with the objectives for the Economic Development Center/ Corridor zoning district land use designation outlined in the 2015 Comprehensive Plan. Multi-family housing is recommended near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. The proposed request meets the location recommendations of the Economic Development Center/ Corridor designation.

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

Zoning Public Hearing Date

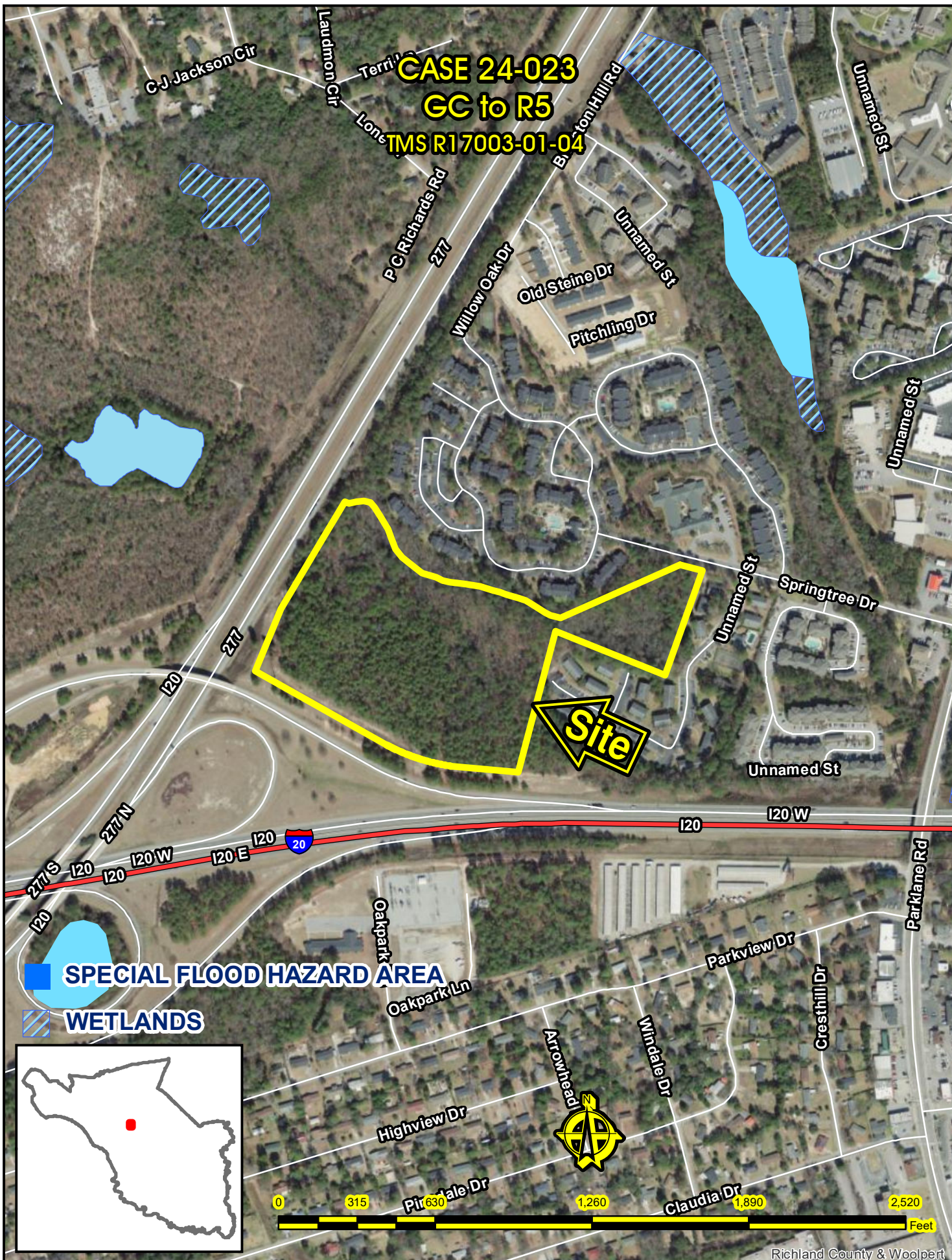
September 24, 2024.

**Kershaw
County**



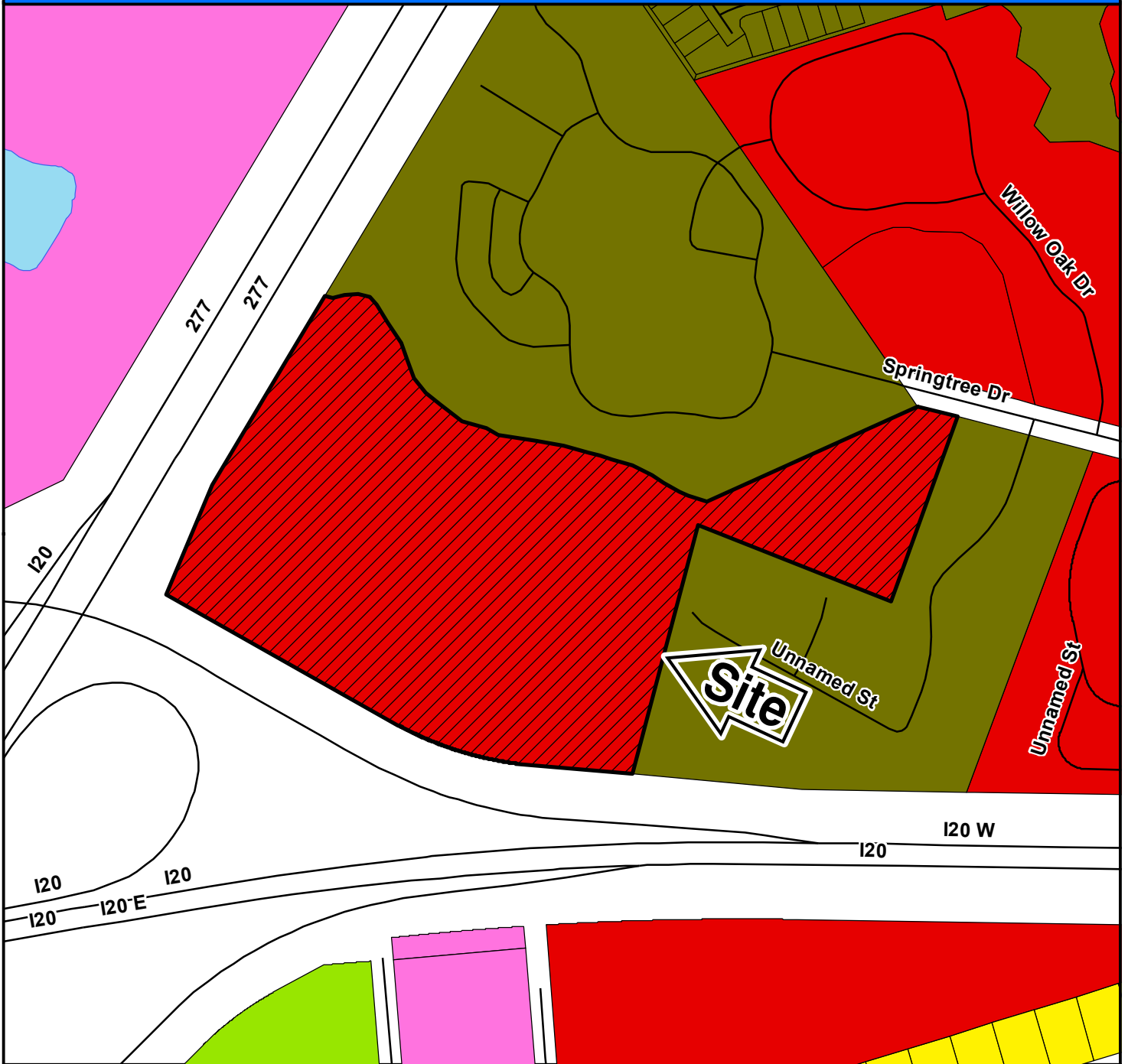
**3. Case 24-023 MA
Madison Pickrel
E/S Northeastern Freeway
R17003-01-04
DISTRICT 7 - Gretchen Barron**

CASE 24-023
GC to R5
TMS R17003-01-04
























Case 24-023 MA

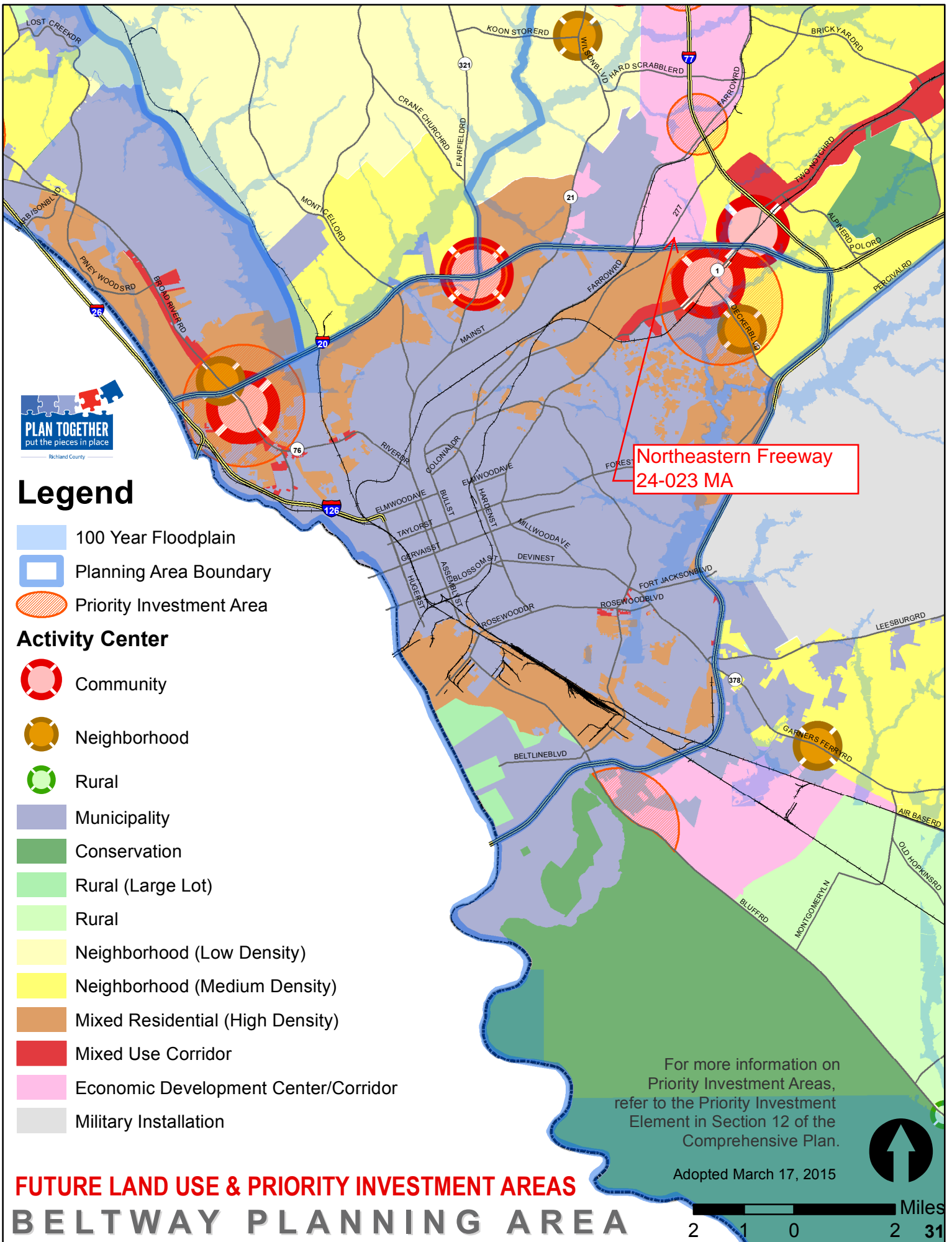
GC to R5



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		





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.

Residential Five Zoning District

Residential Five (R5) District	
Use Classification, Category, Type	R5
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
Group Living	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
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	
Golf course	SE
Traveler Accommodations	
Bed and breakfast	SR

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: September 5, 2024
RC PROJECT: 24-024 MA
APPLICANT: Madison Pickrel

LOCATION: 812 Bookman Road

TAX MAP NUMBER: R25900-05-01
ACREAGE: 14.71 acres
EXISTING ZONING: HM
PROPOSED ZONING: R5

PC SIGN POSTING: August 19, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

Zoning District Summary

The Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

Maximum density standard: no more than twelve (12) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 176 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RT	Single-family Residence
<u>South:</u>	GC	Skating Ring
<u>East:</u>	AG	Single-family Residence
<u>West:</u>	HI/HI	Self-Storage/ Self-Storage

Discussion

Parcel/Area Characteristics

The parcel has access to Bookman Road. There are no sidewalks or streetlamps along this section of Bookman Road. The subject parcel has a telecommunications tower and a former banquet facility. The immediate area is characterized by single-family, commercial and industrial uses. West of the subject parcel are industrial uses and self-storage developments. South of the subject parcel is an indoor recreation facility (skating ring). North and east of the site are single-family residences.

Public Services

The subject parcel is within the boundaries of School District Two. The Catawba Elementary School is located .7 miles southeast of the subject parcel on old National Highway. The Northeast fire station (number 4) is located 1.5 miles southeast of the subject parcel on Spears Creek Road. Water is provided by the City of Columbia and sewer is provided by the South Carolina Water Utilities (Palmetto Utilities).

Plans & Policies

2015 Comprehensive Plan

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 #449) located west of the subject parcel on Bookman Road identifies 11,400 Average Daily Trips (ADT's). Bookman Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Bookman Road is currently operating at Level of Service (LOS) "E".

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

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

Conclusion

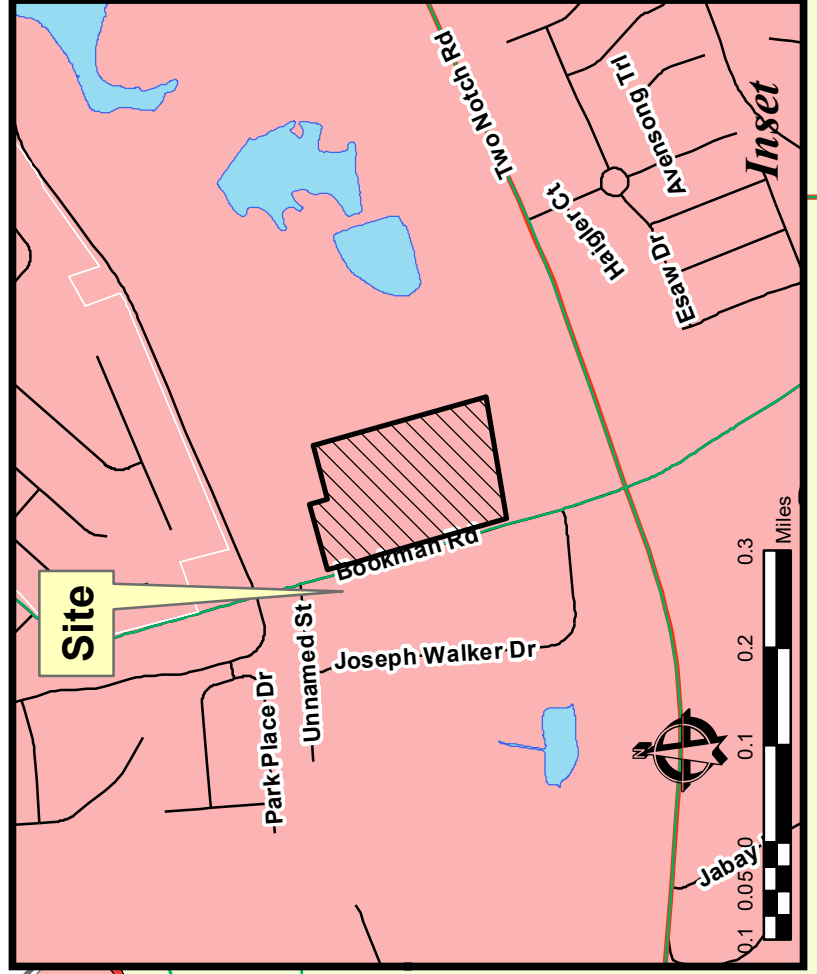
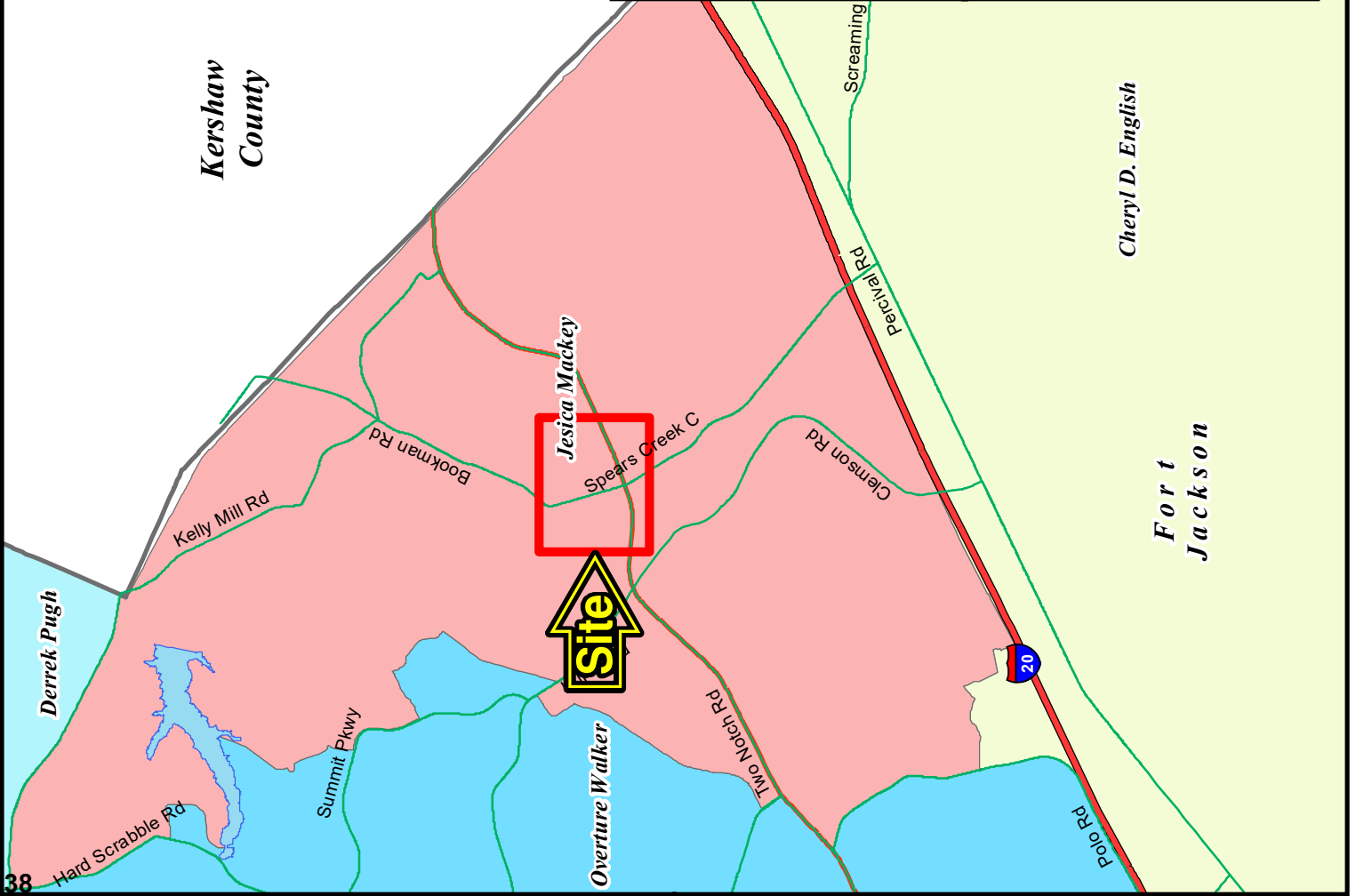
The proposed rezoning is not consistent with the objectives for the Neighborhood (Medium Density) zoning district land use designation outlined in the 2015 Comprehensive Plan. The proposed request does not meet the location recommendations of the Neighborhood (Medium Density) designation, which recommends high density developments near activity centers and within priority investment areas.

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

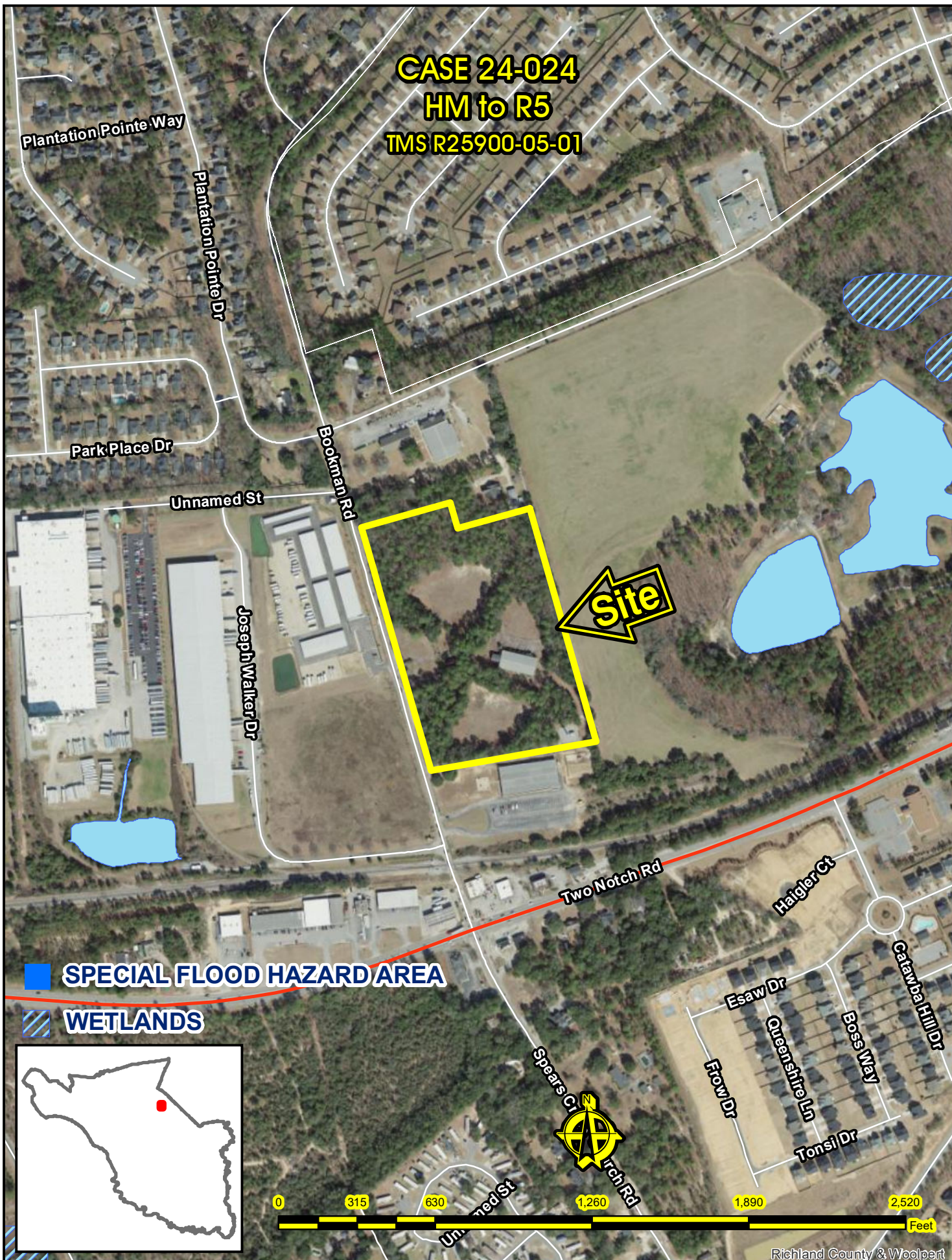
Zoning Public Hearing Date

September 24, 2024.

4. Case 24-024 MA
Madison Pickrel
812 Bookman Road
R25900-05-01
DISTRICT 9 - Jessica Mackey

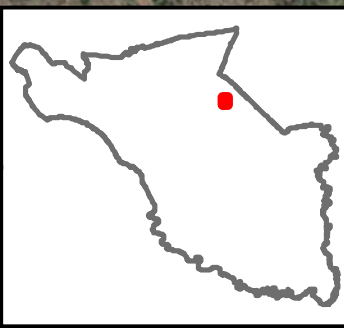


CASE 24-024
HM to R5
TMS R25900-05-01

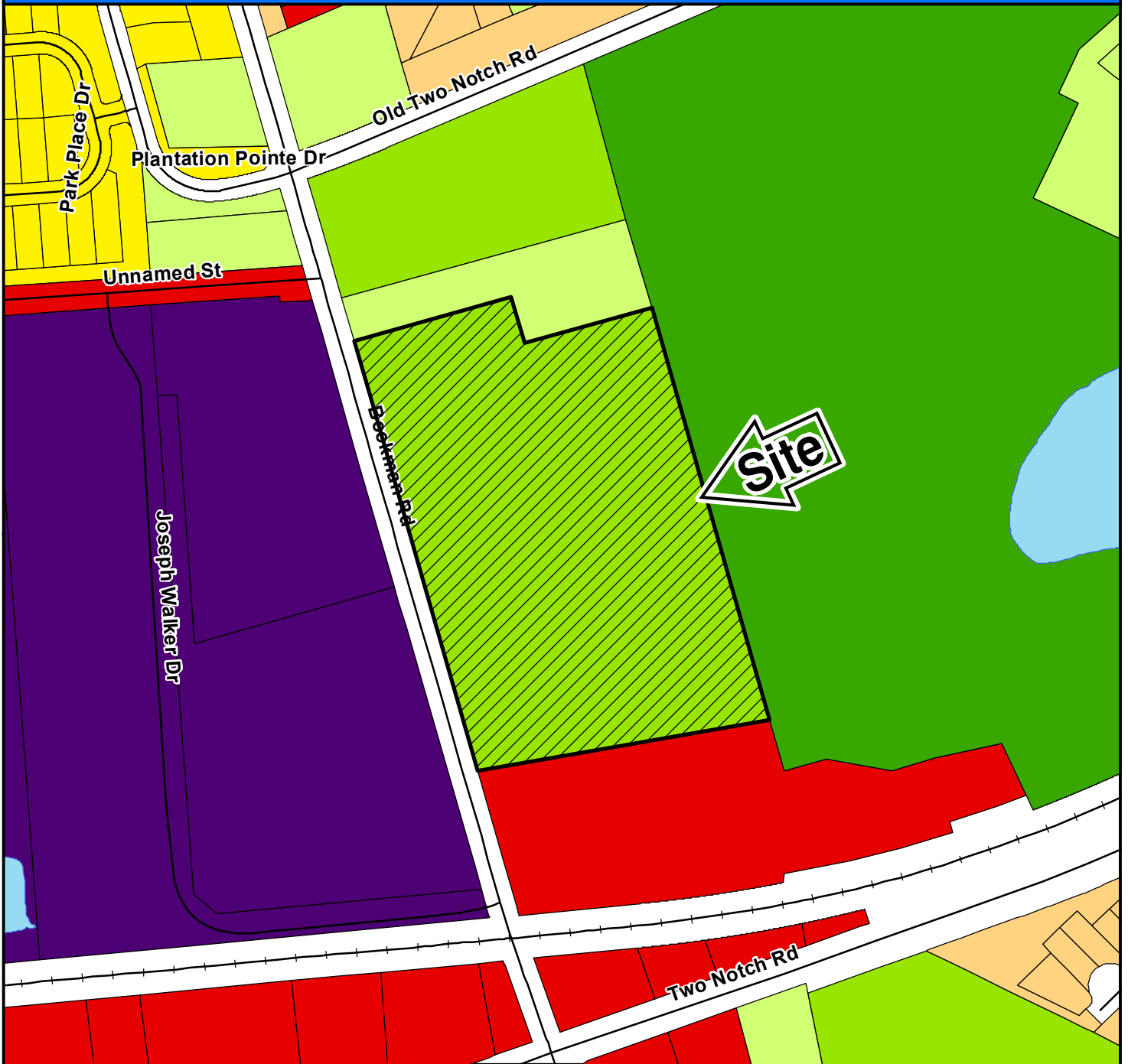


SPECIAL FLOOD HAZARD AREA








WETLANDS



Case 24-024 MA HM to R5



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

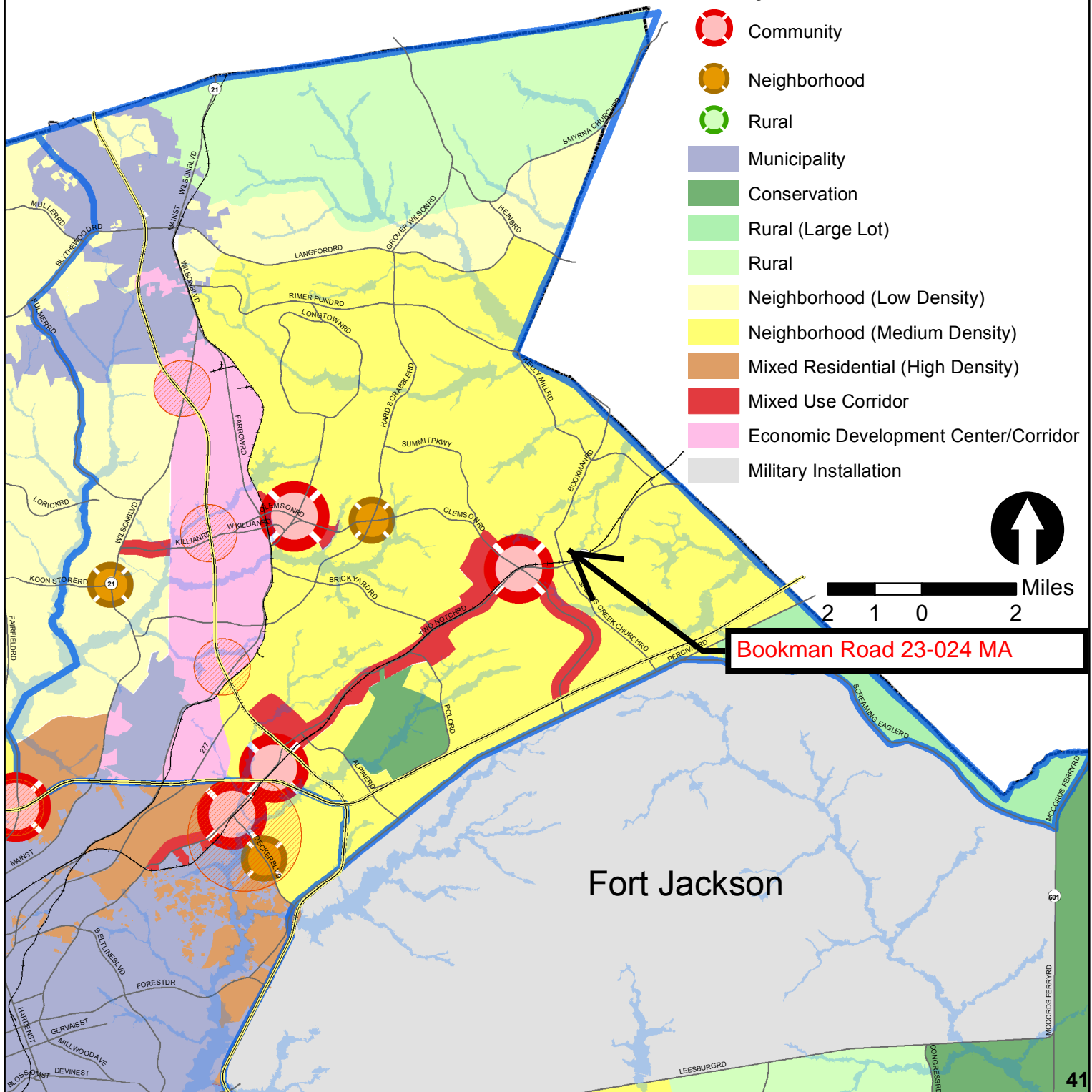


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



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.

Residential Five Zoning District

Residential Five (R5) District	
Use Classification, Category, Type	R5
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
Group Living	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
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	
Golf course	SE
Traveler Accommodations	
Bed and breakfast	SR

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: September 5, 2024
RC PROJECT: 24-025 MA
APPLICANT: Mike Crandall

LOCATION: 1765 Dutch Fork Road

TAX MAP NUMBER: R02408-01-04
ACREAGE: 1.3 acres
EXISTING ZONING: INS
PROPOSED ZONING: GC

PC SIGN POSTING: August 19, 2024

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel southeast of the site was rezoned from General Commercial District (GC) to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

The General Commercial District (GC) parcel immediately east of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 04-046MA.

The Office and Institutional District (OI) parcel north of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

A parcel southeast of the site on Gates Road of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 05-22MA.

The PDD parcel southeast of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from Rural District (RU) under case number 05-40MA.

The Light Industrial District (M-1) parcels southeast of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

The General Commercial District (GC) parcel north of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 05-082MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 20 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	INS/ GC	Office/ Veterinary Office
<u>South:</u>	R2/ GC	Residence/ Construction Company
<u>East:</u>	GC/ GC	Dentist office/Undeveloped
<u>West:</u>	R2	Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and industrial uses. North of the site is a veterinary office. West of the site is a residence. South of the site is an Office/Construction Company. East of the site are two General Commercial District zoned parcels.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .6 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2 miles east of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 28,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "F".

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

Conclusion

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

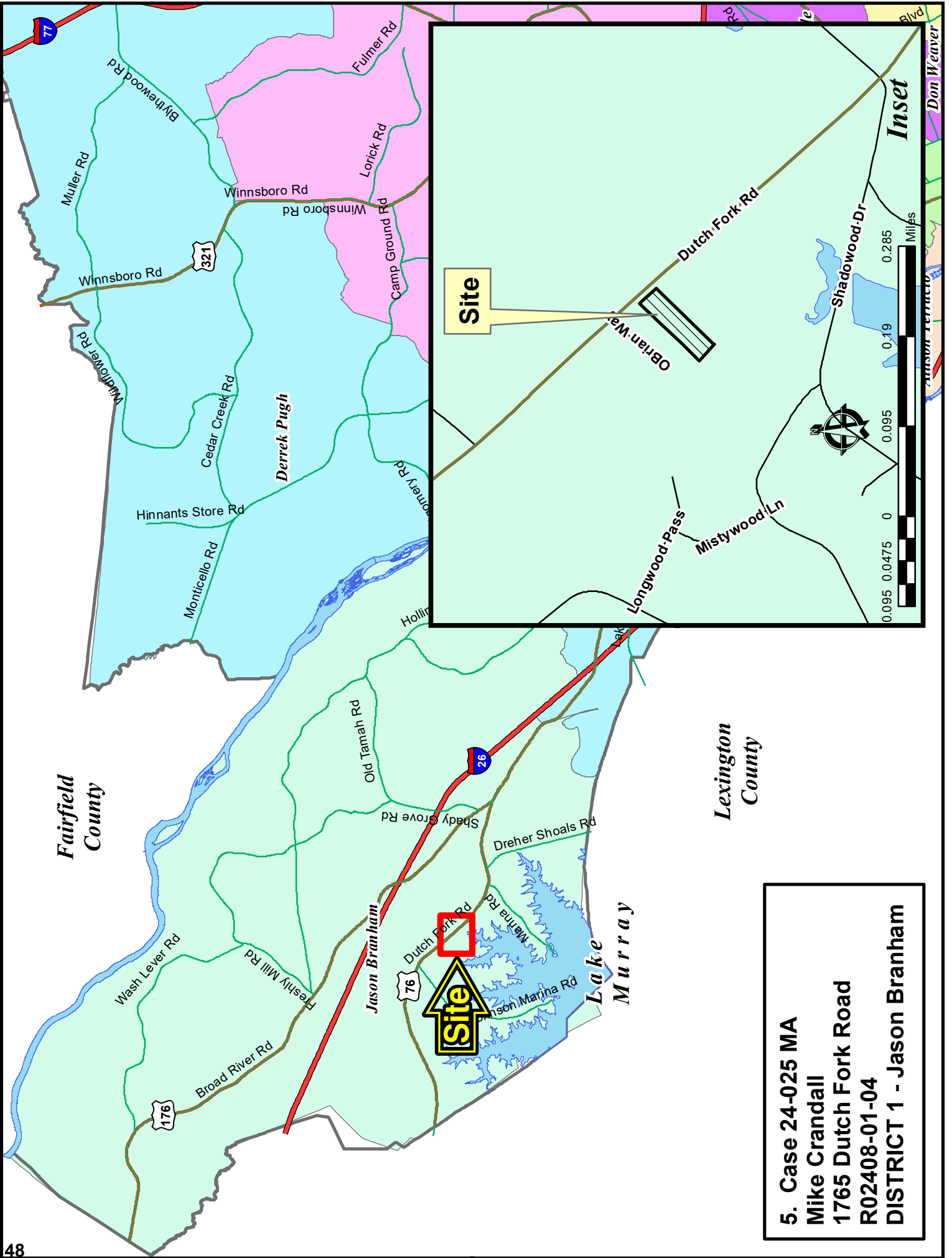
According to the Plan, commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance of a primary arterial. The subject parcel is located along a main road corridor, but the proposed zoning designation would allow for commercial uses that are more intense than the neighborhood scale recommended by the Plan.

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

However, the proposed zoning request would be in character with the adjacent land uses.

Zoning Public Hearing Date

September 24, 2024.



5. Case 24-025 MA
Mike Crandall
1765 Dutch Fork Road
R02408-01-04
DISTRICT 1 - Jason Branham

CASE 24-025
INS to GC
TMS R02408-01-04



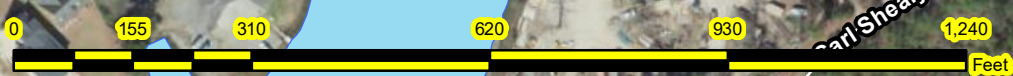
O'Brian Way

Dutch Fork Rd

Water Garden Ct

 **SPECIAL FLOOD HAZARD AREA**

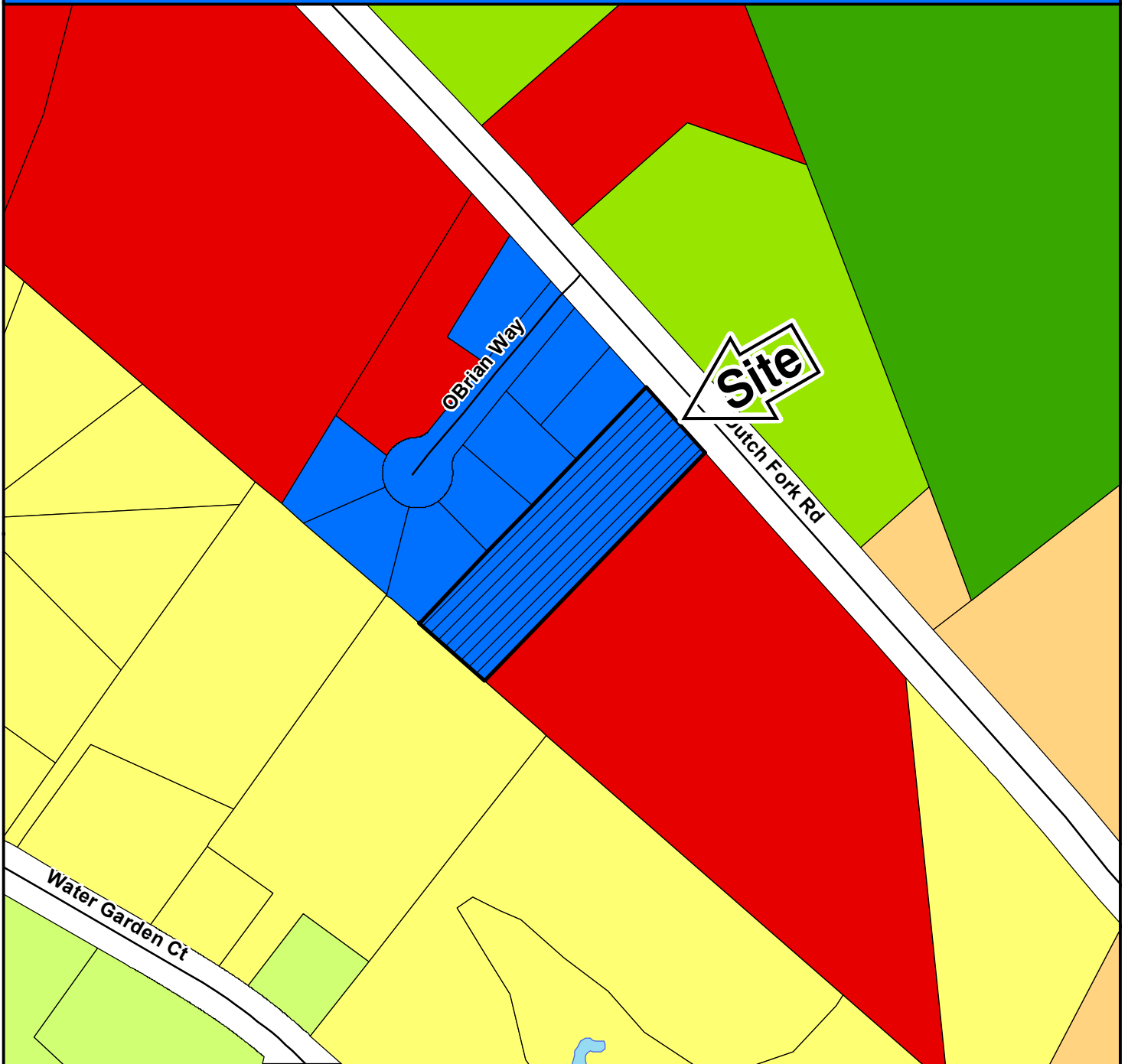
 **WETLANDS**


















Carl Shealy Rd

Richland County & Woolpert

Case 24-025 MA INS to GC



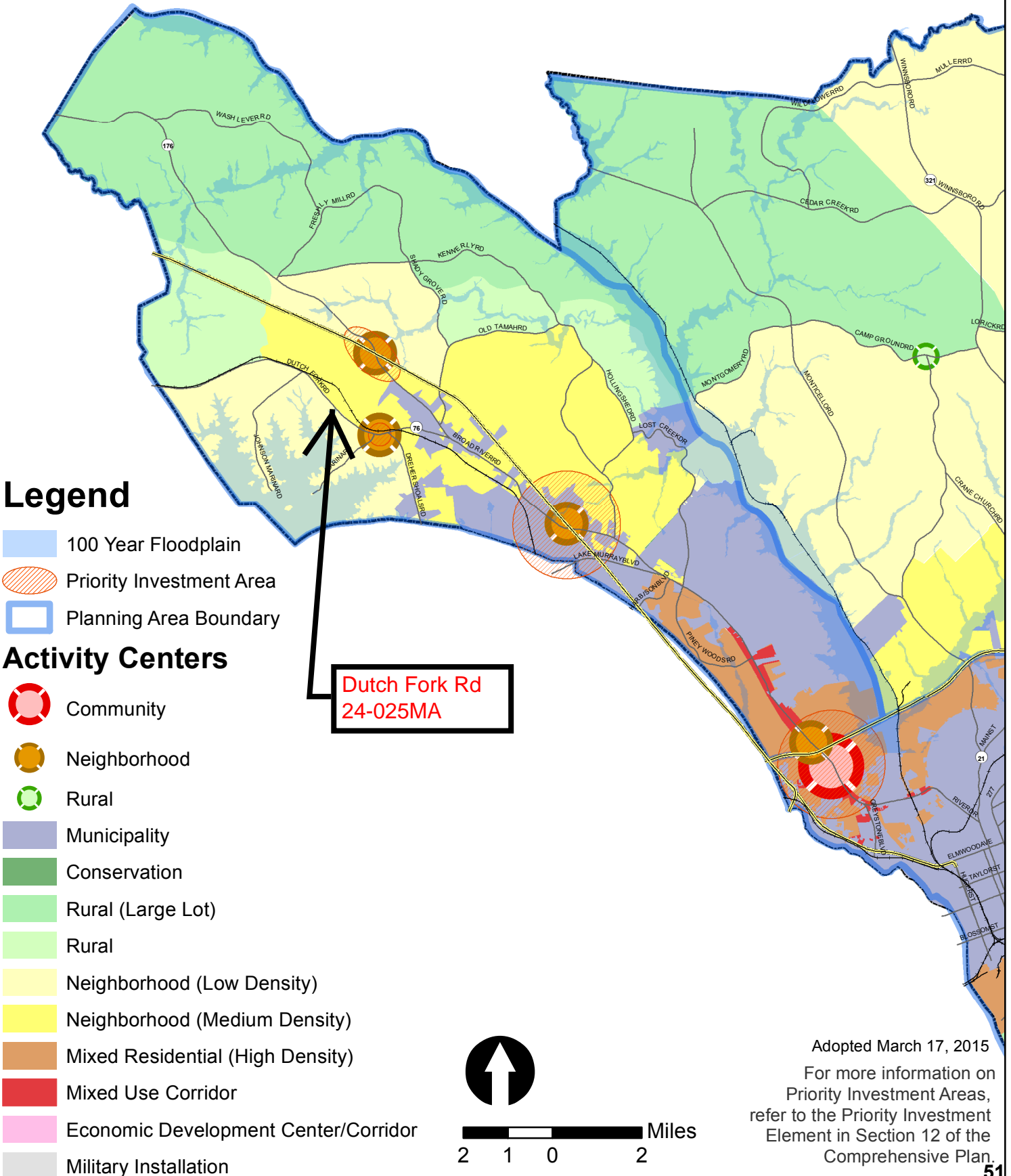
ZONING CLASSIFICATIONS

 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	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Legend

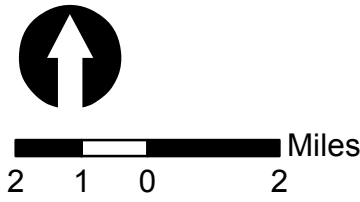
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural

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

**Dutch Fork Rd
24-025MA**



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

Institutional (INS) District

Use Classification, Category, Type	INS	Use Classification, Category, Type	INS
Agricultural		Office	SR
Agriculture and Forestry		Personal services	P
Community garden	SE	Bar or other drinking place	P
Agriculture and Forestry Related		Restaurant	P
Agriculture research facility	P	Restaurant, Carry-out	P
Rural retreat	SR	Restaurant, Drive-through	P
Residential		Recreation/Entertainment	
Group Living		Arena, stadium, or outdoor theater	P
Children’s residential care home	P	Commercial recreation, Indoor	P
Dormitory	SR	Commercial recreation, Outdoor	SR
Fraternity or sorority house	SE	Fitness or training center/studio	P
Rooming or boarding house	SE	Golf course	SR
Community Service		Marina	P
Animal shelter	P	Performing arts center	P
Community food services	P	Shooting range, Indoor	P
Community recreation center	P	Smoking place	SR
Correctional facility	P	Retail Sales	
Cultural facility	P	Bakery	P
Day care facility	SR	Consumer goods store	SR
Government office	P	Convenience store	P
Hospital	P	Drugstore	P
Library	P	Farmers’ market	P
Membership organization facility	P	Grocery/Food store	P
Nursing care facility	P	Traveler Accommodations	
Place of worship	P	Hotel or motel	P
Public recreation facility	P	Vehicle Sales and Services	
Public safety facility	P	Parking, Commercial	P
Short-term or transitional housing	SE	Industrial	
Education		Waste and Recycling Facilities	
College or university	P	Recycling collection station	P
Elementary, middle, or high school	P	Recycling sorting facility	P
School, business or trade	P		
Funeral and Mortuary Services			
Cemetery	P		
Funeral home or mortuary	P		
Parks and Open Space			
Arboretum or botanical garden	P		
Park or greenway	P		
Transportation			
Transit stop	SR		
Fleet terminal	P		
Passenger terminal, surface transportation	P		
Utilities and Communication			
Antenna	P		
Broadcasting studio	P		
Communication tower	SR		
Power generation facility	P		
Solar energy conversion system, Large scale	SR		
Utility, minor	SR		
Non-depository personal credit institution	SR		

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.

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	P
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: September 5, 2024
RC PROJECT: 24-027 MA
APPLICANT: Norman E. Gross

LOCATION: 1463 Ridge Road

TAX MAP NUMBER: R24900-07-24
ACREAGE: 40.08 acres
EXISTING ZONING: AG
PROPOSED ZONING: RT

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

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

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

Direction	Existing Zoning	Use
<u>North:</u>	HM	Undeveloped
<u>South:</u>	HM/HM	Residence/ Residence
<u>East:</u>	RT/RT/HM	Residence/ Residence/ Undeveloped
<u>West:</u>	HM/RT/R2	Residence/ Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Ridge Road. There are no sidewalks or street lamps along this section of Ridge Road. The subject parcel is mostly undeveloped with a single-family residence. The immediate area is characterized by residential parcels and a scattering of undeveloped parcels. West and south of the subject parcel are residences. North and east of the site are residence with some undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District One. The Lower Richland High School is located 1.5 miles southwest of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1.49 miles southwest of the subject parcel on Lower Richland Boulevard and Rabbit Run. Water would be provided by the City of Columbia and sewer is provided by Richland County.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #737) located north of the subject parcel on Ridge Road identifies 900 Average Daily Trips (ADT’s). Ridge Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. This portion of Ridge Road is currently operating at Level of Service (LOS) “A”.

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

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

Conclusion

Staff recommends **disapproval** of this map amendment as the proposed rezoning is not aligned with the objectives set forth in the Comprehensive Plan for residential development within the Neighborhood Medium Density future land use designation.

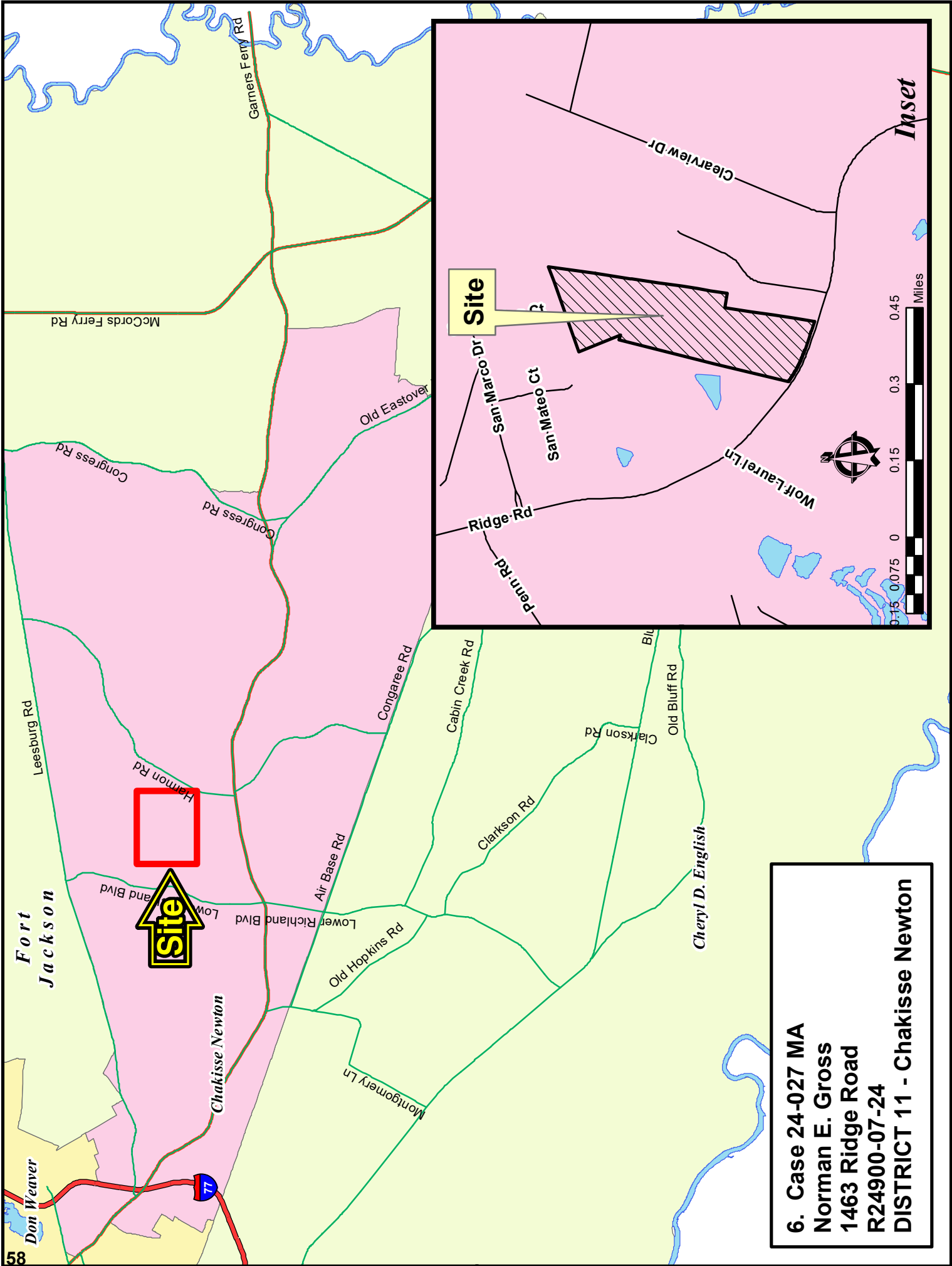
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The RT district does not accommodate the uses and development standards consistent with the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

Furthermore, the proposed rezoning would conflict with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Zoning Public Hearing Date

September 24, 2024.

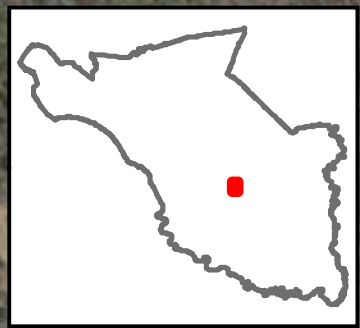


6. Case 24-027 MA
Norman E. Gross
1463 Ridge Road
R24900-07-24
DISTRICT 11 - Chakisse Newton

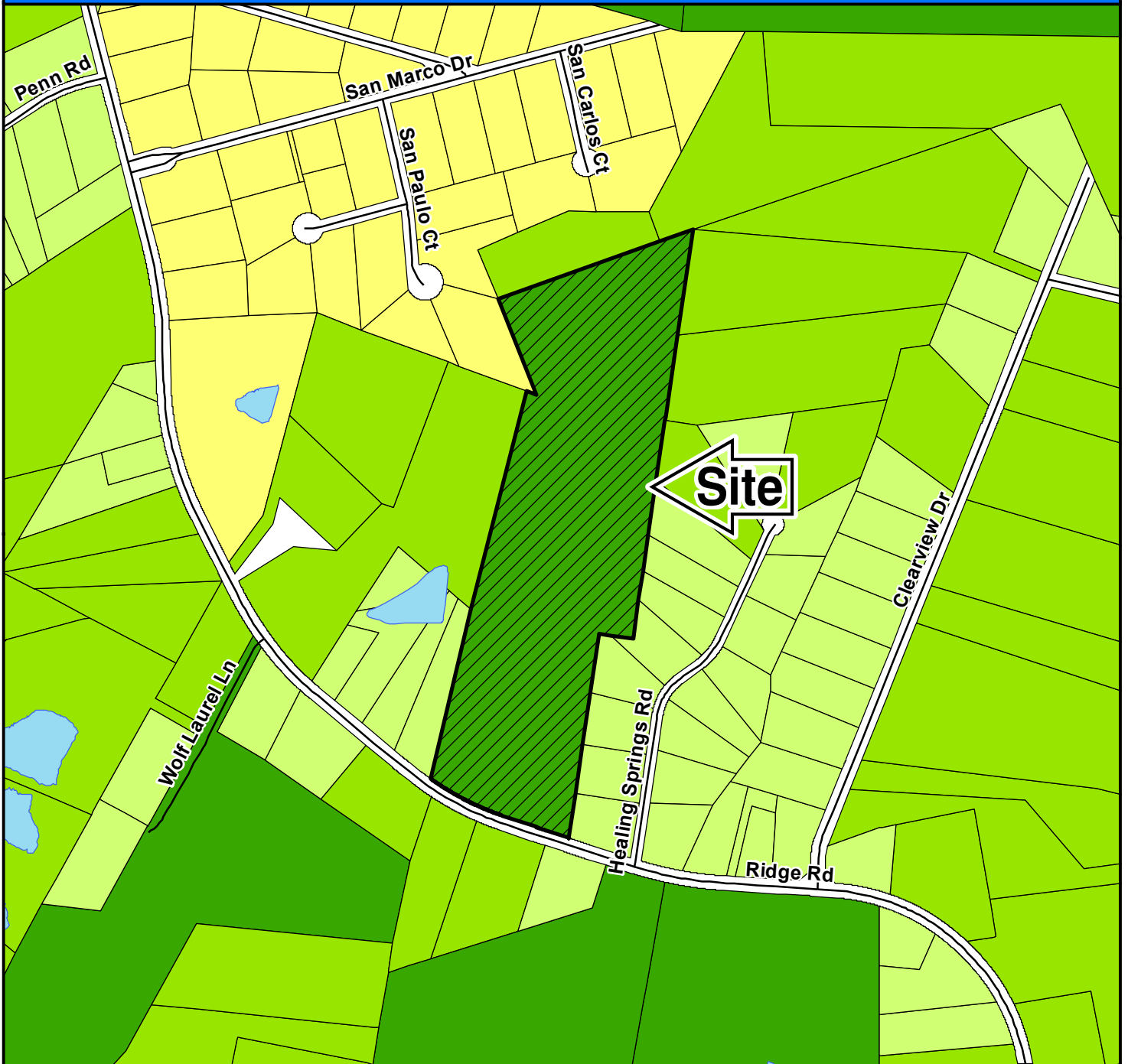
CASE 24-027
AG to RT
TMS R24900-07-24


























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



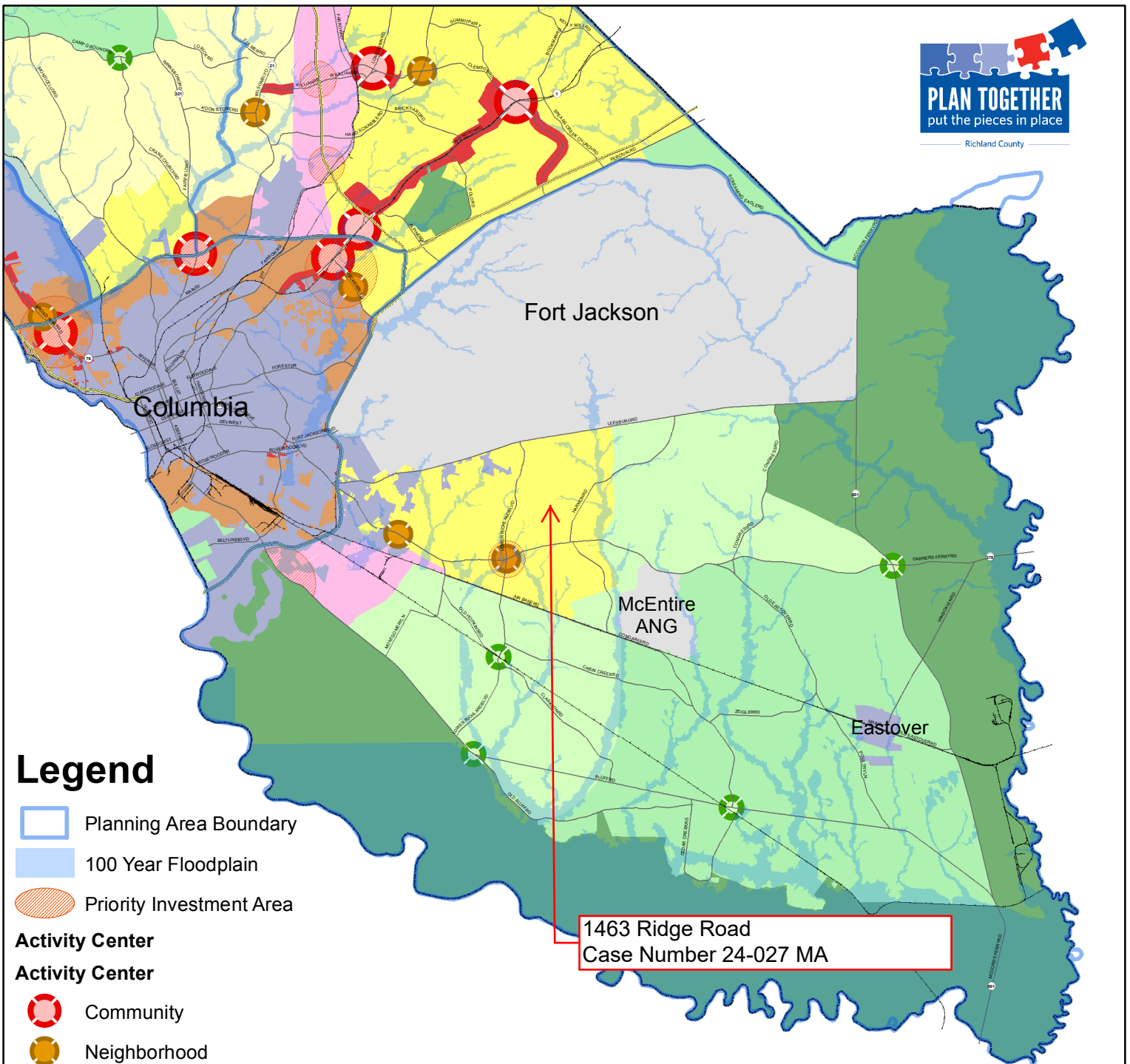
Case 24-027 MA AG to RT



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	





Legend

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

1463 Ridge Road
Case Number 24-027 MA

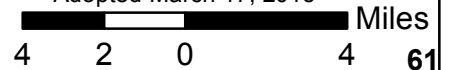
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
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
Zoo	SR
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	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

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.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
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	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care 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	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
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.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 5, 2024
RC PROJECT: 24-029 MA
APPLICANT: Lindsay S. Van Slambrook

LOCATION: 1335 Garner Lane

TAX MAP NUMBER: R07406-01-05
ACREAGE: 2.36 acres
EXISTING ZONING: GC
PROPOSED ZONING: MU3

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (GC).

Zoning District Summary

The MU3: Community Mixed-Use District provides lands for walkable mixed-use centers that include a mix of commercial and institutional uses serving residents of the community generally, and neighborhoods surrounding the district, as well as high-intensity residential uses. Development allowed in this district includes a broad range of uses at different scales, such as large and small format retail uses, grocery stores, restaurants and bars, personal service uses, professional offices, stand-alone multi-family residential development, and multi-family residential development in buildings containing nonresidential uses on the ground floor. District standards are intended to ensure uses, development intensities, and development forms that supports development that:

- Is oriented toward the major road corridor or otherwise establishes a traditional main street character;
- Provides enhanced visual character on the major streets within the center;
- Includes public open space accessible to those who live in, work in, and visit the center; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate 20
<u>South:</u>	R6	Multi-family
<u>East:</u>	GC/GC	Hotel/ Self Storage
<u>West:</u>	GC/GC	Office/Vacant Commercial

Discussion

Parcel/Area Characteristics

The parcel has frontage along Garner Lane and Longcreek Drive. There are no sidewalk or street lamps along this section of Garner Lane or Longcreek Drive. The immediate area is primarily characterized by multi-family residential uses to the south and commercial uses to the east and west.

Public Services

The subject parcel is within the boundaries of Richland School District One. The W.S. Sandel Elementary School is located .6 miles west of the subject parcel on Seminole Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area. There is a fire hydrant located directly in front of the site on Garner Lane. The St. Andrews fire station (station number 6) is located at 1225 Briargate Circle, approximately .50 miles northwest of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Community Activity Center and Priority Investment Area***.

Land Use and Design

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

Priority Investment Area (Broad River and Bush River)

This district is envisioned to be redeveloped with mid-rise buildings between 2-4 stories in height; with an emphasis on creating a diverse stock of housing units such as town homes, garden apartments, and duplexes fitting with the appropriate architectural character, scale and density of the surrounding neighborhoods. This district is not intended for detached single-family residential development in the future. Neighborhood commercial uses may include coffee shops, bakeries, grocery stores, convenience stores, small urgent care or medical clinics, day-care centers, and pocket parks.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #183) located south of the subject parcel on Broad River Road identifies 28,300 Average Daily Trips (ADT's). Broad River Road is classified as a five-lane undivided principal arterial road, maintained by SCDOT with a design capacity of 38,600 ADT's. This portion of Broad River Road is currently operating at Level of Service (LOS) "B".

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

There is an Interchange Improvement project currently under construction for this section of Broad River Road through SCDOT. There is no anticipated completion date available.

There is a Bikeway project planned for this section of Broad River Road through the County Penny Sales Tax program. This project does not have start date as of yet.

Conclusion

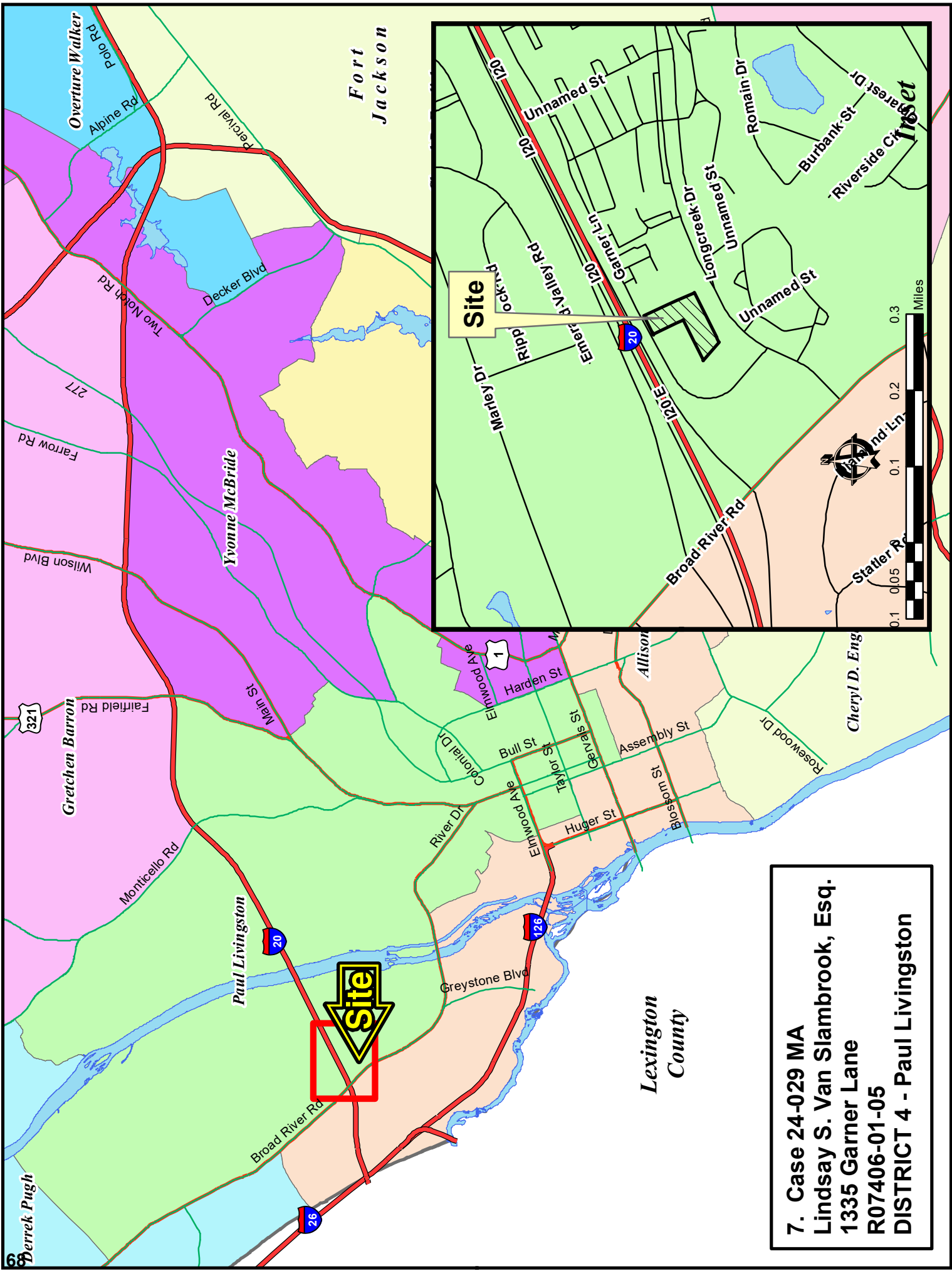
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The Plan recommends "high-density residential uses and mixed-use developments that integrate higher-density residential uses with nonresidential uses." In addition, the Broad River and Bush River Priority Investment Area also recommends "mid-rise buildings between 2-4 stories in height."

The requested zoning designation promotes uses and developments that are supportive of the recommendations.

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

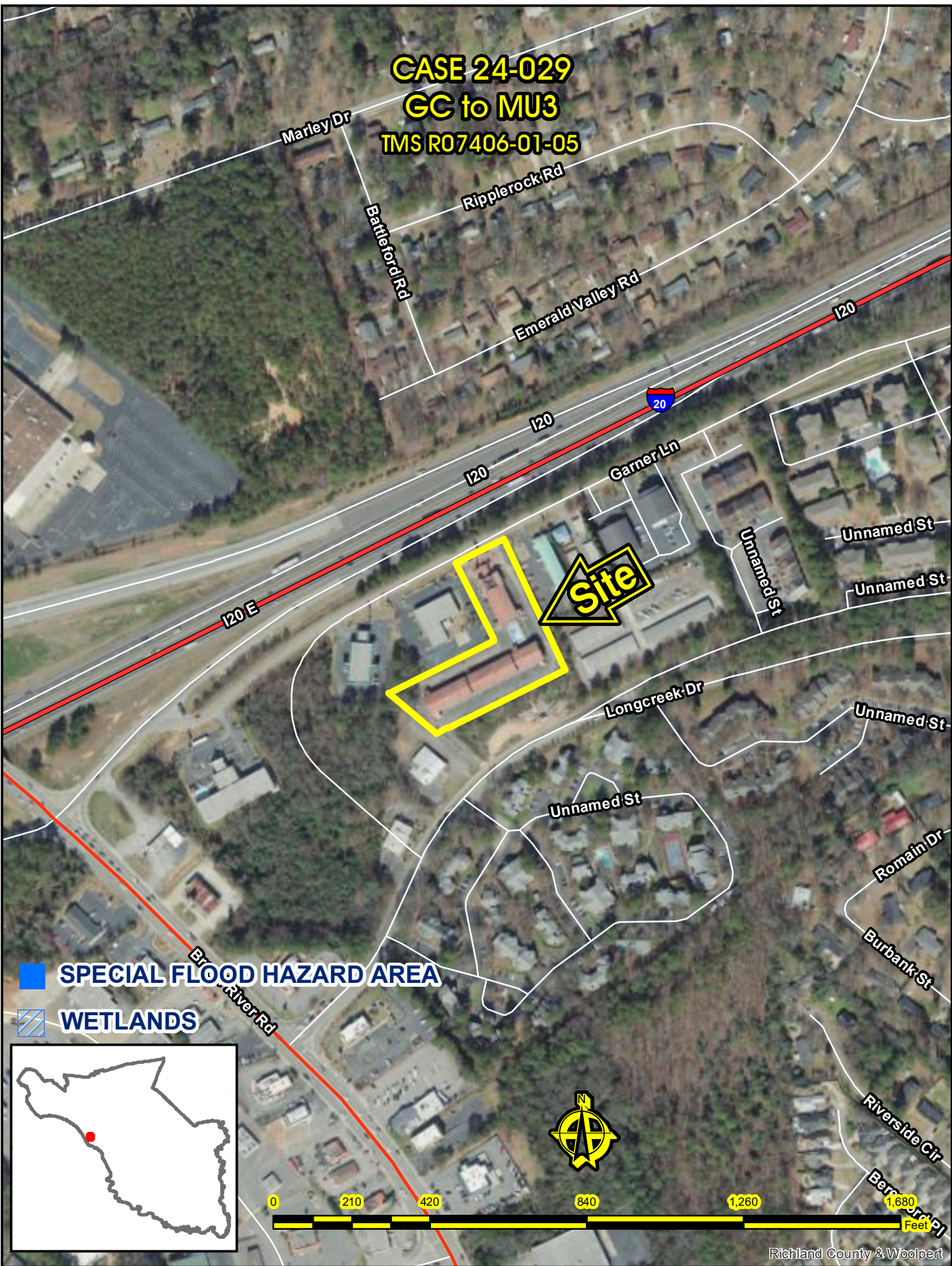
Zoning Public Hearing Date

September 24, 2024



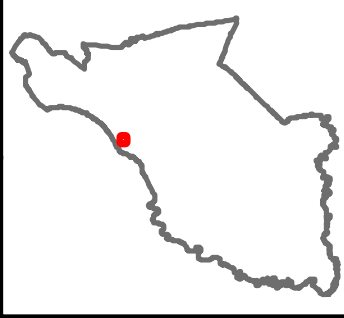
7. Case 24-029 MA
Lindsay S. Van Slambrook, Esq.
1335 Garner Lane
R07406-01-05
DISTRICT 4 - Paul Livingston

CASE 24-029
GC to MU3
TMS R07406-01-05



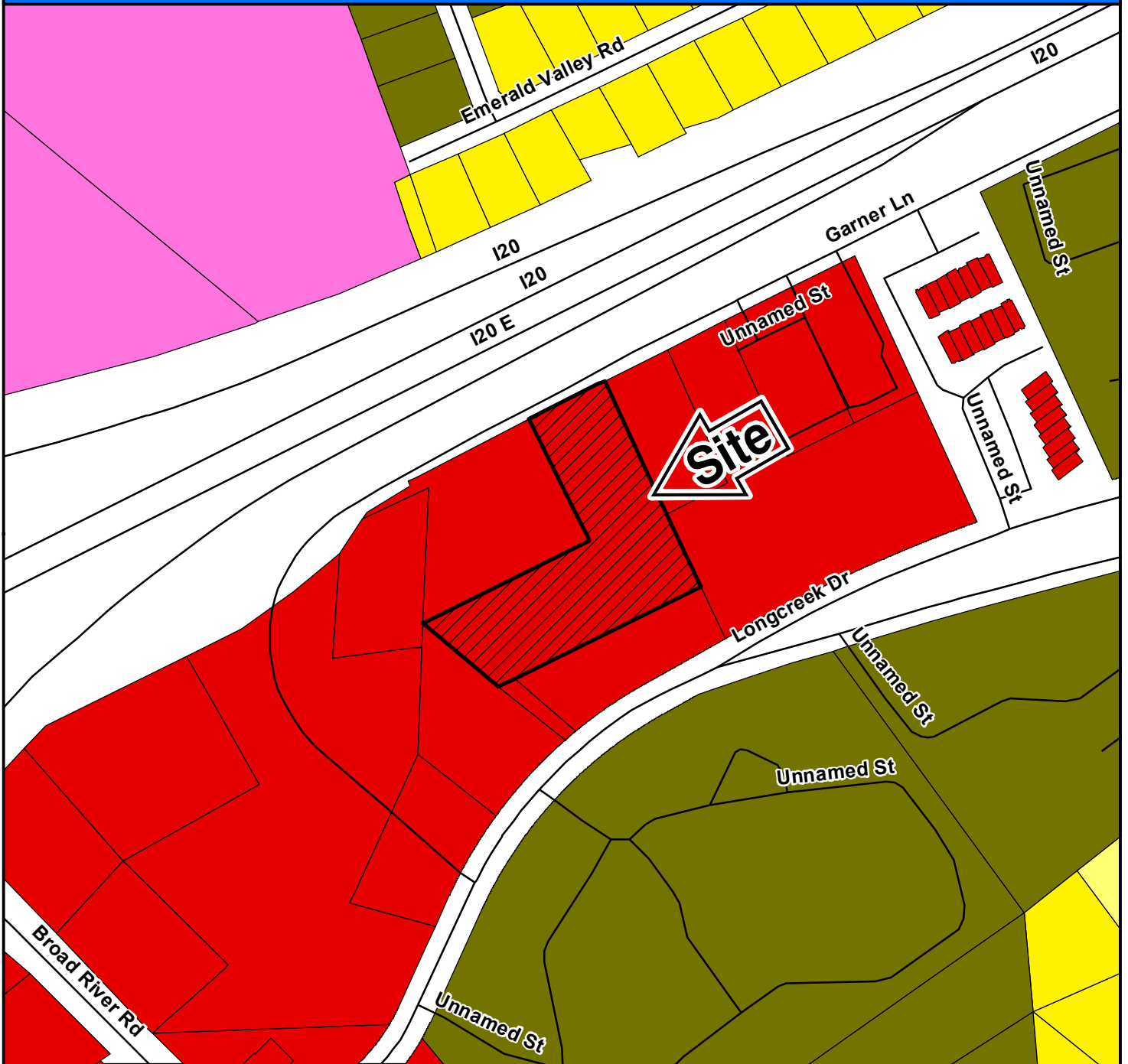
SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 24-029 MA

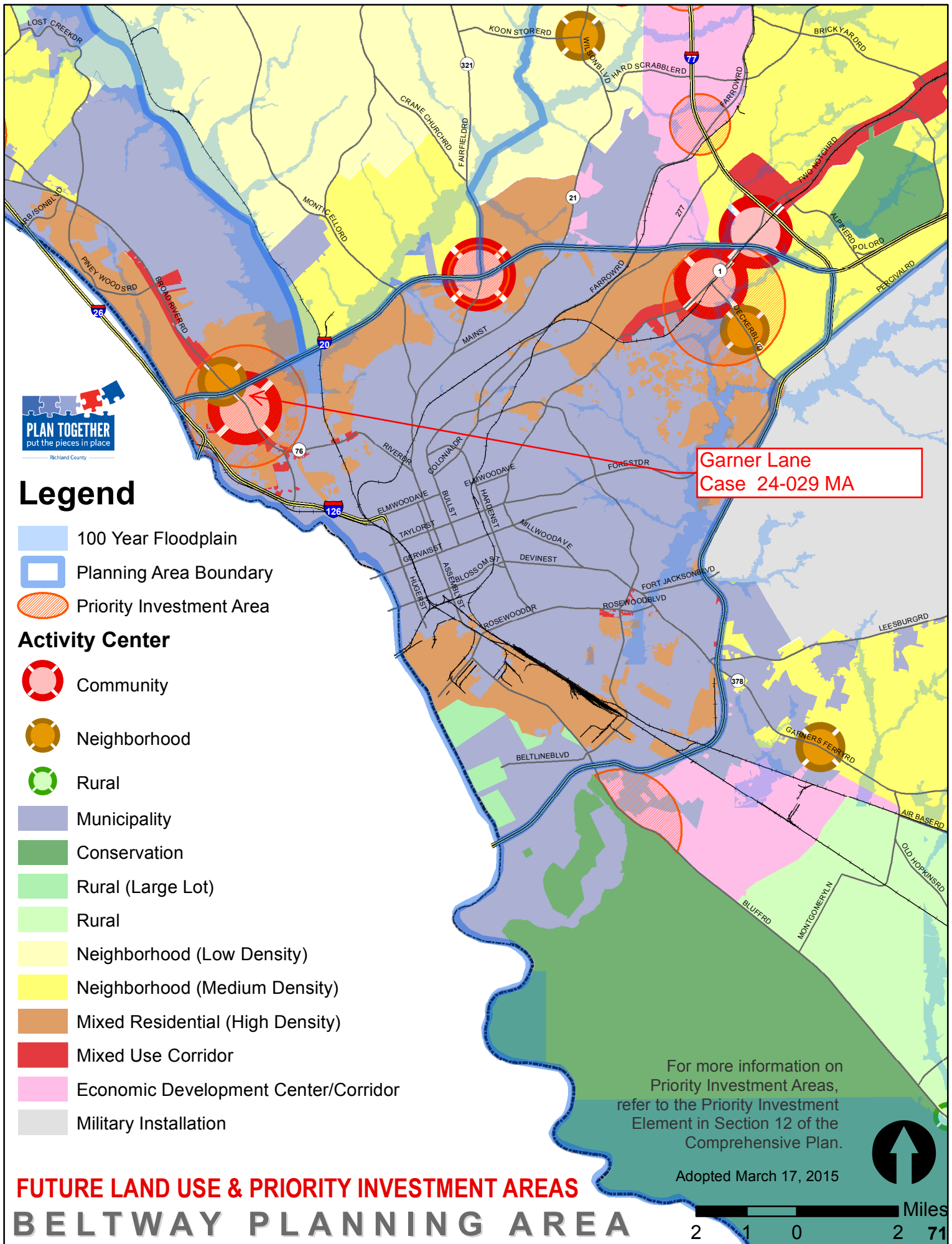
GC to MU3



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		





Legend

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

**Garner Lane
Case 24-029 MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



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	P
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.

Neighborhood Mixed-Use (MU3) District	
Use Classification, Category, Type	MU3
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	
Continuing care community	SR
Rooming or boarding house	SE
Community Service	
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	SR
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Transportation	
Transit stop	SR
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR
Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	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	SR
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Performing arts center	P
Smoking place	SR
Retail Sales	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers' market	P
Garden center or retail nursery	P
Grocery/Food store	P
Traveler Accommodations	
Bed and breakfast	SR
Home-based lodging	SR
Hotel or motel	P
Vehicle Sales and Services	
Parking, Commercial	P
Vehicle fueling station	P
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR

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: September 5, 2024
RC PROJECT: 24-030 MA
APPLICANT: Lindsay S. Van Slambrook

LOCATION: 7128 Parklane Road

TAX MAP NUMBER: R17005-02-04
ACREAGE: 2.09 acres
EXISTING ZONING: GC
PROPOSED ZONING: MU3

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (GC).

Zoning District Summary

The MU3: Community Mixed-Use District provides lands for walkable mixed-use centers that include a mix of commercial and institutional uses serving residents of the community generally, and neighborhoods surrounding the district, as well as high-intensity residential uses. Development allowed in this district includes a broad range of uses at different scales, such as large and small format retail uses, grocery stores, restaurants and bars, personal service uses, professional offices, stand-alone multi-family residential development, and multi-family residential development in buildings containing nonresidential uses on the ground floor. District standards are intended to ensure uses, development intensities, and development forms that supports development that:

- Is oriented toward the major road corridor or otherwise establishes a traditional main street character;
- Provides enhanced visual character on the major streets within the center;
- Includes public open space accessible to those who live in, work in, and visit the center; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

Direction	Existing Zoning	Use
<u>North:</u>	GC/RM-HD	Commercial Strip Center/ Multi-family
<u>South:</u>	GC	Restaurant
<u>East:</u>	GC	Undeveloped
<u>West:</u>	GC	Commercial

Discussion

Parcel/Area Characteristics

The parcel has frontage along Parklane Road and O’Neal Court. There are sidewalks along this section of Parklane Road and O’Neal Court. The immediate area is primarily characterized by commercial uses to the south and commercial uses to the east and west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Dentsville Middle School is located .55 miles south of the subject parcel on Decker Boulevard. Records indicate that the parcel is in the City of Columbia’s water service area and East Richland County Public Service District for sewer. There is a fire hydrant located on Parklane Road. The Dentsville fire station (station number 14) is located on Firelane, approximately .45 miles northeast of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #313) located north of the subject parcel on Parklane Road identifies 17,800 Average Daily Trips (ADT’s). Parklane Road is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT’s. This portion of Parklane Road is currently operating at Level of Service (LOS) “B”.

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

There is Rehab & Resurfacing project currently under construction for this section of Parklane Road through SCDOT. The anticipated completion date for this project is currently undetermined. There are no programs or projects for this section of Parklane Road through the County Penny Sales Tax program.

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends Mixed residential areas including the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are deemed appropriate for this area.

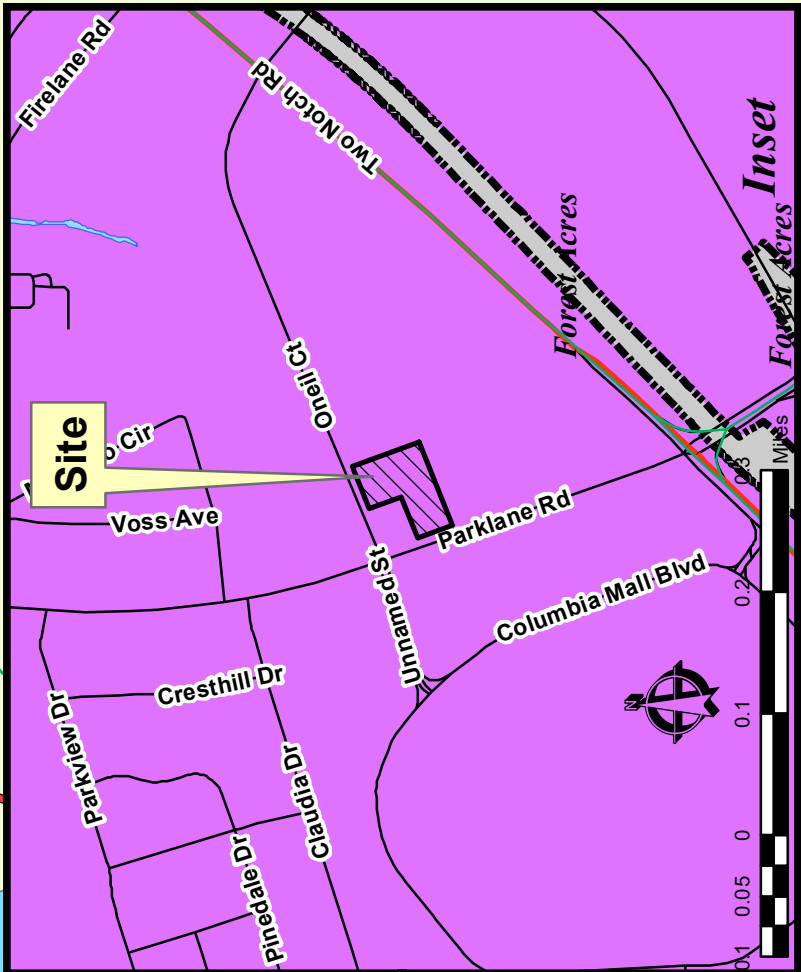
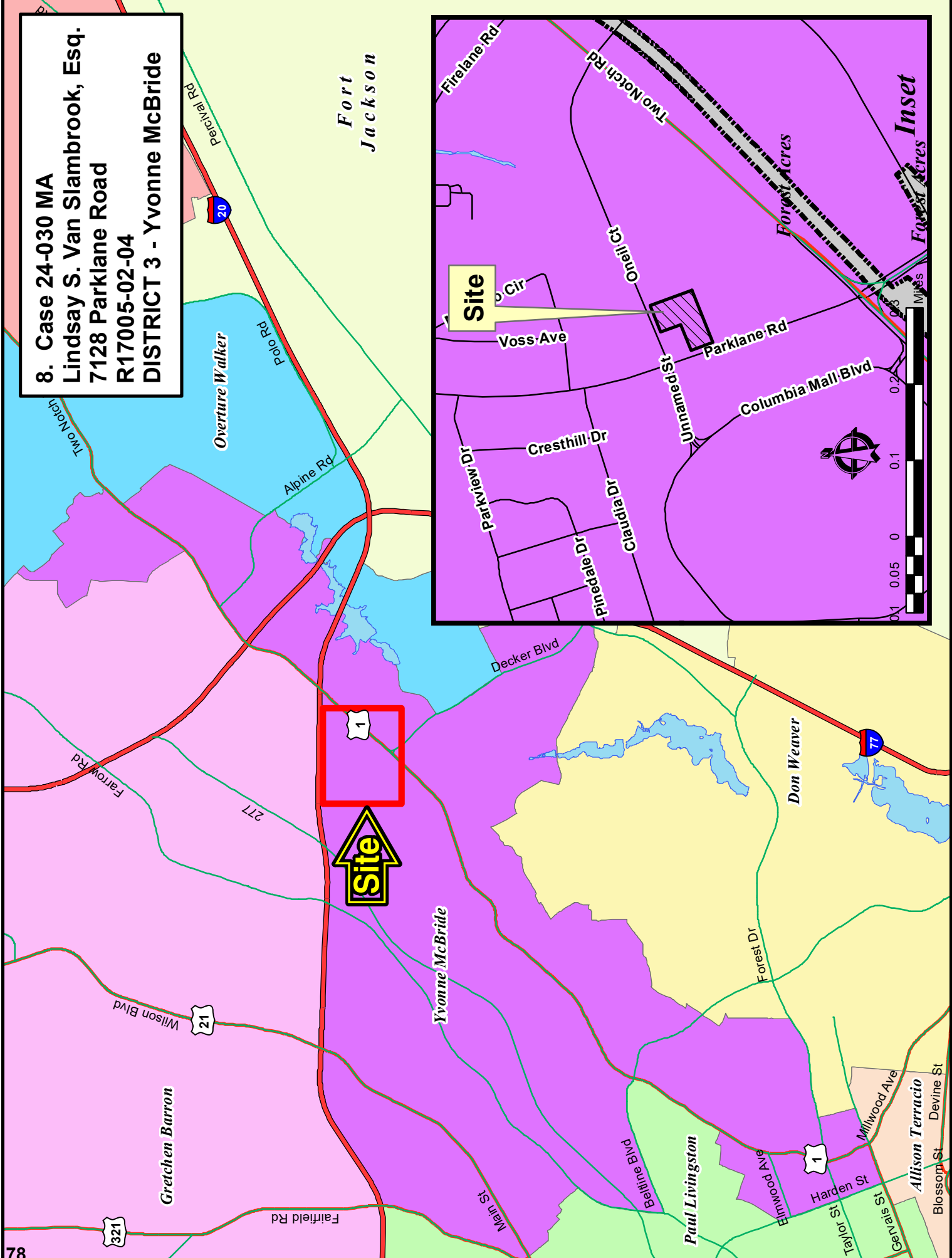
The requested zoning designation promotes uses and developments that are supportive of the recommendations.

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

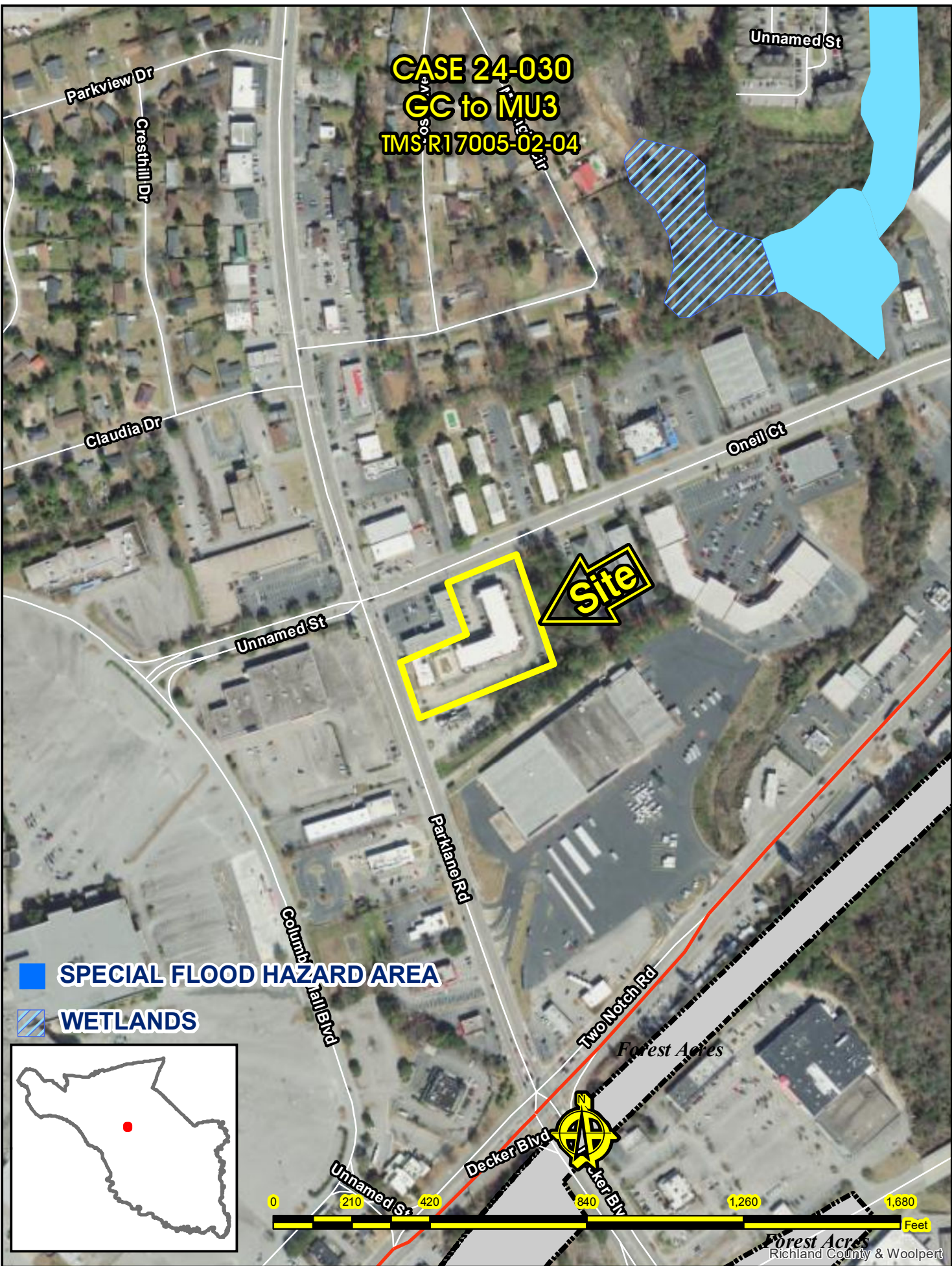
Zoning Public Hearing Date

September 24, 2024

8. Case 24-030 MA
Lindsay S. Van Slambrook, Esq.
7128 Parklane Road
R17005-02-04
DISTRICT 3 - Yvonne McBride

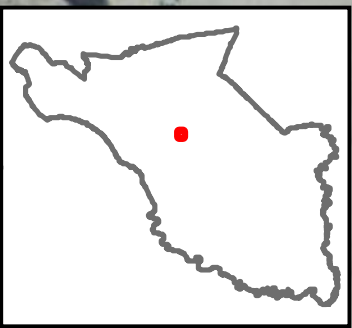


CASE 24-030
GC to MU3
TMS R17005-02-04



 **SPECIAL FLOOD HAZARD AREA**

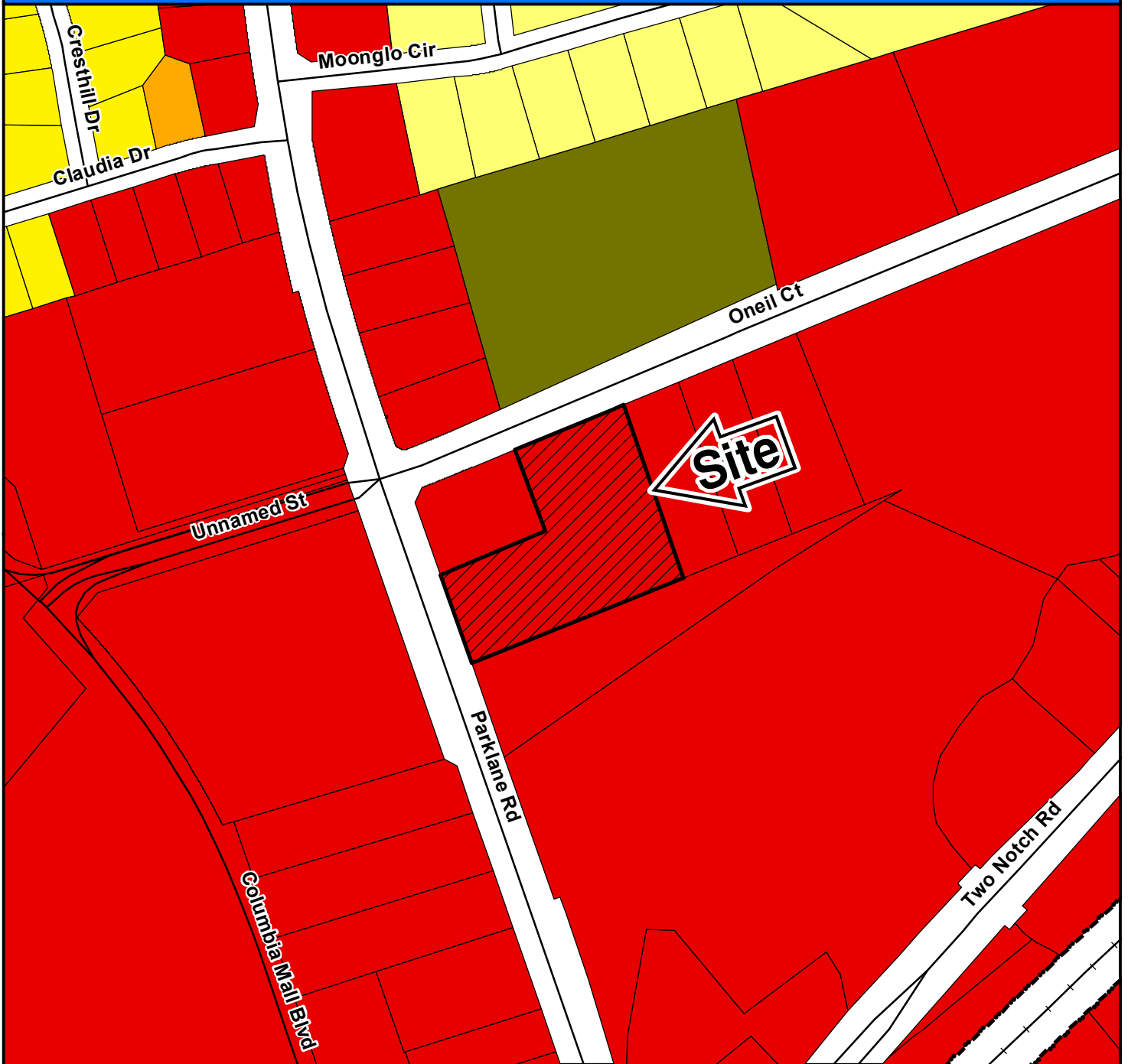
 **WETLANDS**















Forest Acres
Richland County & Woolpert

Case 24-030 MA

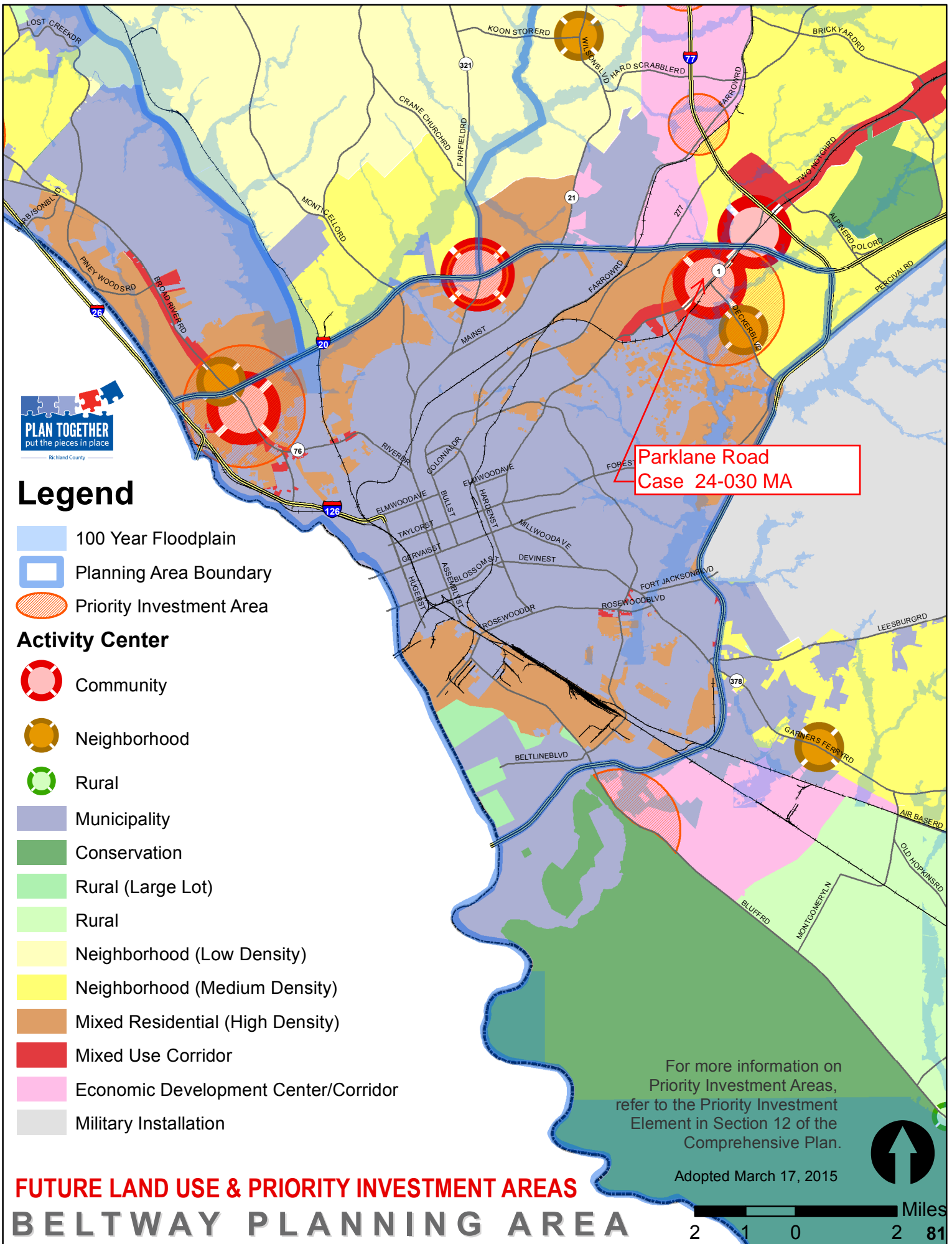
GC to MU3



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		





Legend

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

Parklane Road
Case 24-030 MA

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



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.

Neighborhood Mixed-Use (MU3) District	
Use Classification, Category, Type	MU3
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	
Continuing care community	SR
Rooming or boarding house	SE
Community Service	
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	SR
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Transportation	
Transit stop	SR
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR
Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	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	SR
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Performing arts center	P
Smoking place	SR
Retail Sales	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers' market	P
Garden center or retail nursery	P
Grocery/Food store	P
Traveler Accommodations	
Bed and breakfast	SR
Home-based lodging	SR
Hotel or motel	P
Vehicle Sales and Services	
Parking, Commercial	P
Vehicle fueling station	P
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR

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: September 5, 2024
RC PROJECT: 24-031MA
APPLICANT: Pastor Levern McKenny

LOCATION: 438 Rabon Road

TAX MAP NUMBER: R17209-01-06
ACREAGE: 6 acres
EXISTING ZONING: R2
PROPOSED ZONING: MU-1

PC SIGN POSTING: August 21, 2024

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-2.5 Zoning Map Amendment

A Zoning Map amendment requested by a property owner or the owner's authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:

(b) (4) a. 3.

3. An addition of an MU1 district contiguous to an existing R2, R3, R4, R5, R6, or MU3 district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District. With the adoption of the 2005 Land Development Code, the RS-3 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2021 Land Development Code the Residential Single-family Medium Density District (RS-MD) was designated Residential District (R2).

Zoning District Summary

The MU1: Neighborhood Mixed-Use District provides lands for moderate-intensity, neighborhood-scale commercial that supports the common day-to-day demands of the surrounding neighborhood for goods and services. This district allows a mix of commercial uses such as grocery stores, restaurants and bars, personal services, small-scale retail, and offices, as well as moderate-intensity multi-family residential development in close proximity to and with convenient access to shopping and employment within the district. District standards are

intended to ensure uses, development intensities, and development forms supports development that:

- Is oriented toward and provides enhanced visual character on the major streets within the district;
- Provides safe and convenient vehicular, bicycle, and pedestrian access from surrounding neighborhoods; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

New structures in the Neighborhood Mixed-Use District (MU1) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Lumber Yard
<u>South:</u>	GC/GC	Gymnastics center
<u>East:</u>	R2	Undeveloped
<u>West:</u>	R2	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Rabon Road. The parcel contains a place of worship. Rabon Road is a two-lane local road without sidewalks or street lamps. The immediate area is primarily characterized by commercial, industrial and undeveloped land uses. West and East of the site is residentially zoned and undeveloped. North of the site is an Industrial use and is zoned Heavy Industrial District (HI).

Public Services

The subject parcel is located within the boundaries of Richland School District Two. Killian Elementary School is located 2.5 miles northeast of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There are two fire hydrants located along this section of Flora Drive. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.3 miles southeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (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 203 SCDOT traffic count (Station #611) located east of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT’s). Rabon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Rabon Road is currently operating at Level of Service (LOS) “C”.

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

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

Conclusion

The proposed rezoning is not consistent with the objectives of the Comprehensive Plan. According to the plan, “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.” This parcel is not within contextually appropriate distance from a primary arterial.

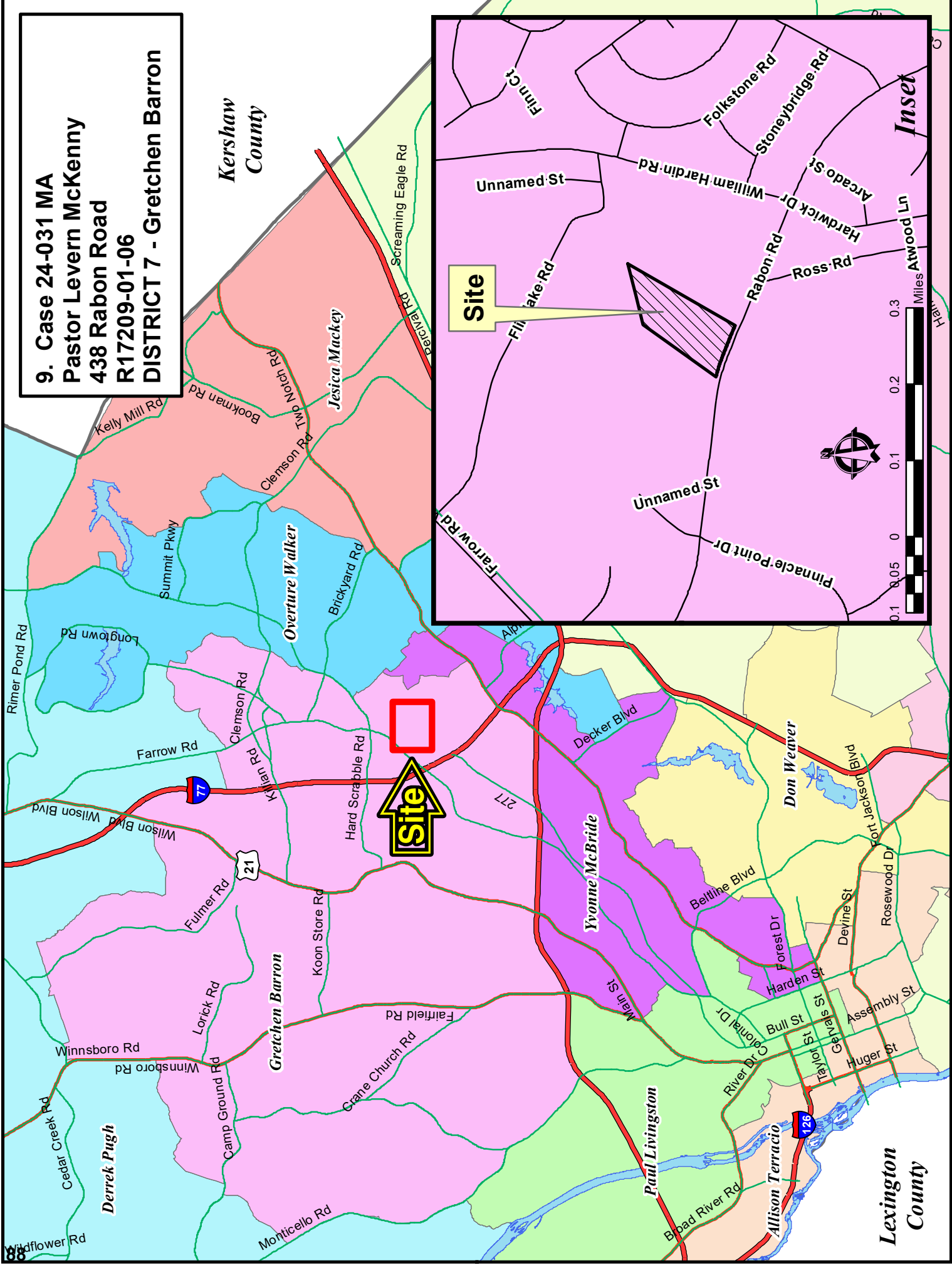
For this reason, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

September 24, 2024.

9. Case 24-031 MA
Pastor Levern McKenny
438 Rabon Road
R17209-01-06
DISTRICT 7 - Gretchen Barron

Kershaw
County



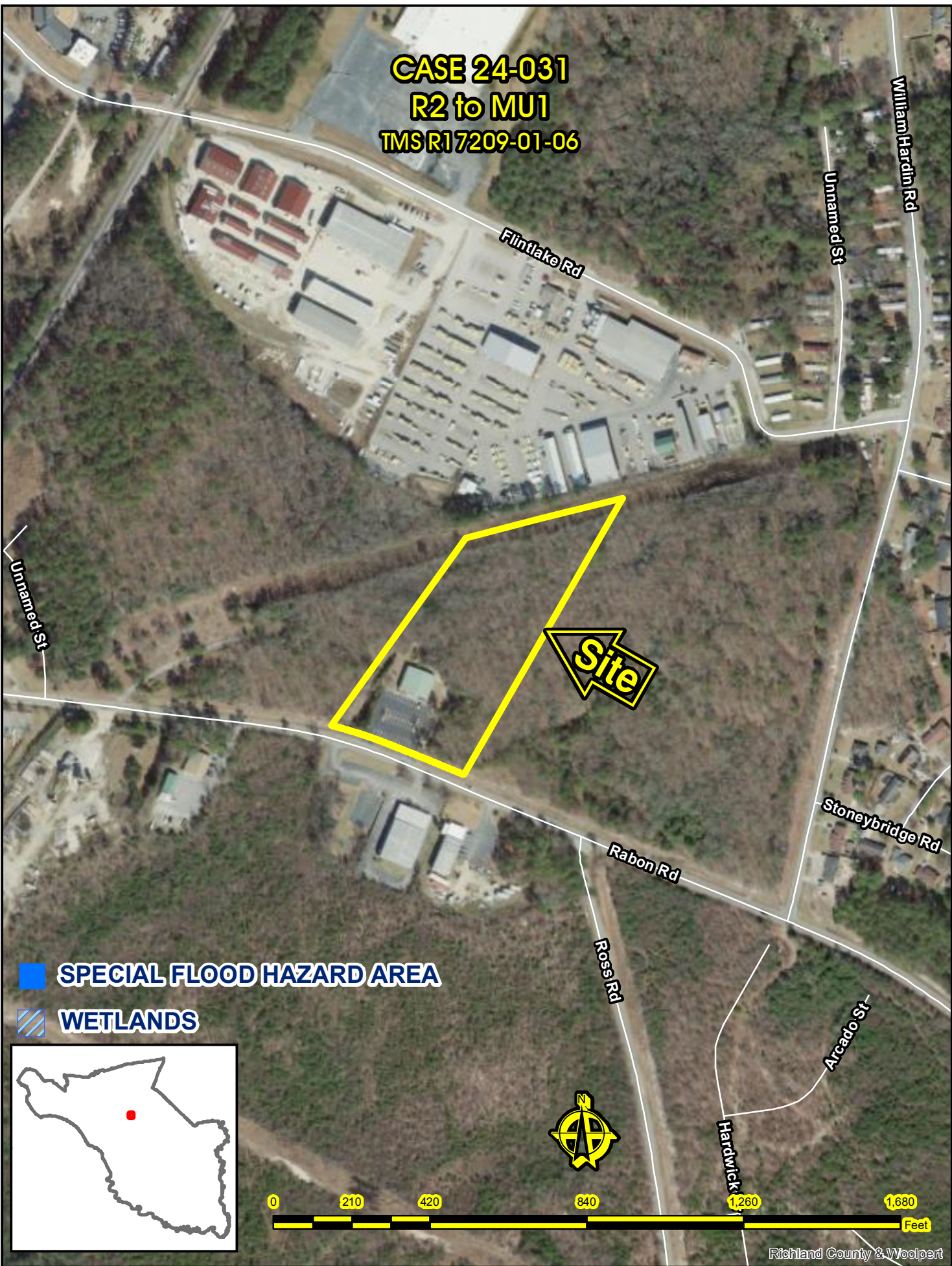
Site



Inset

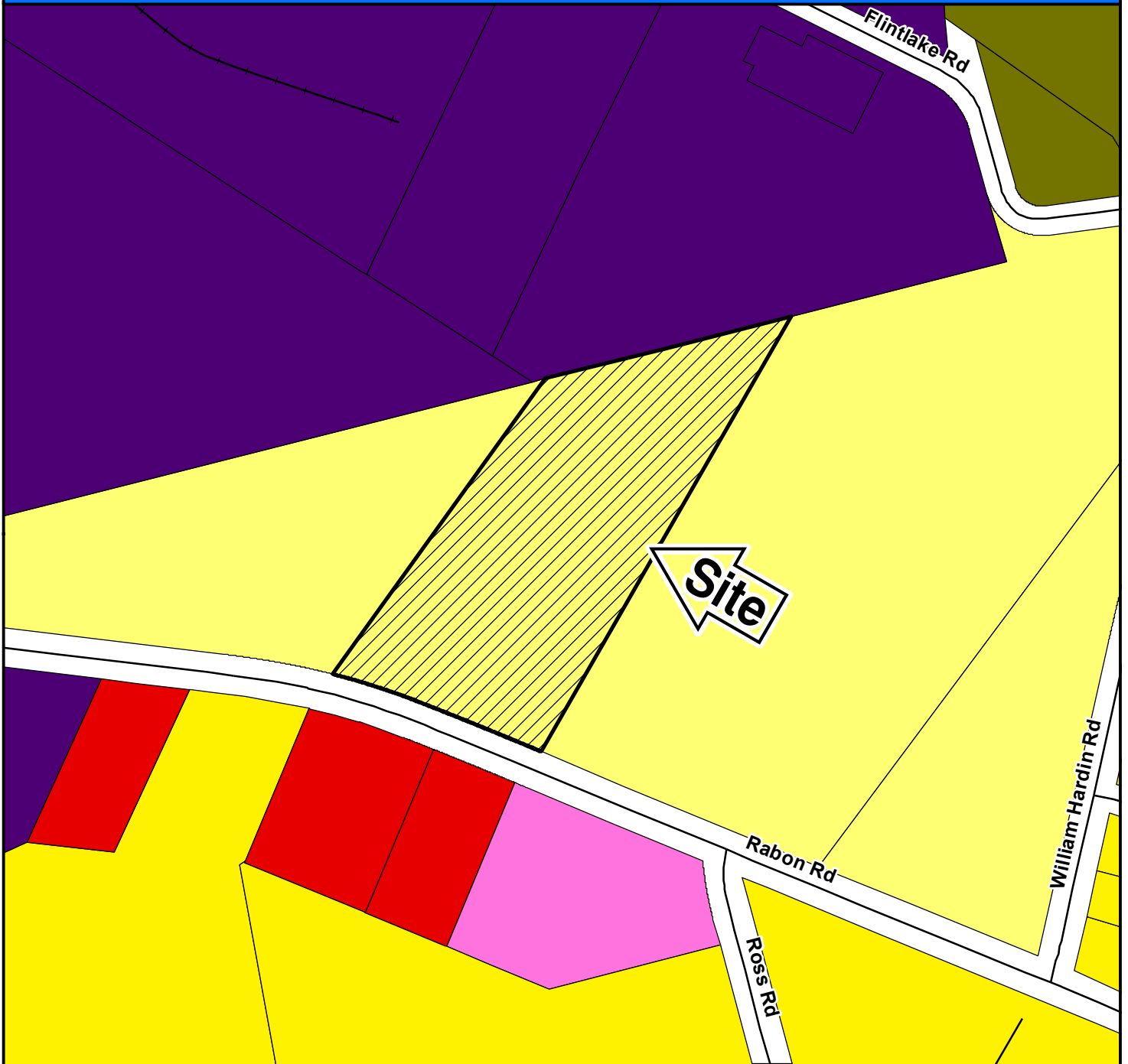
Lexington
County

CASE 24-031
R2 to MU1
TMS R17209-01-06



Case 24-031 MA

R2 to MU1



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

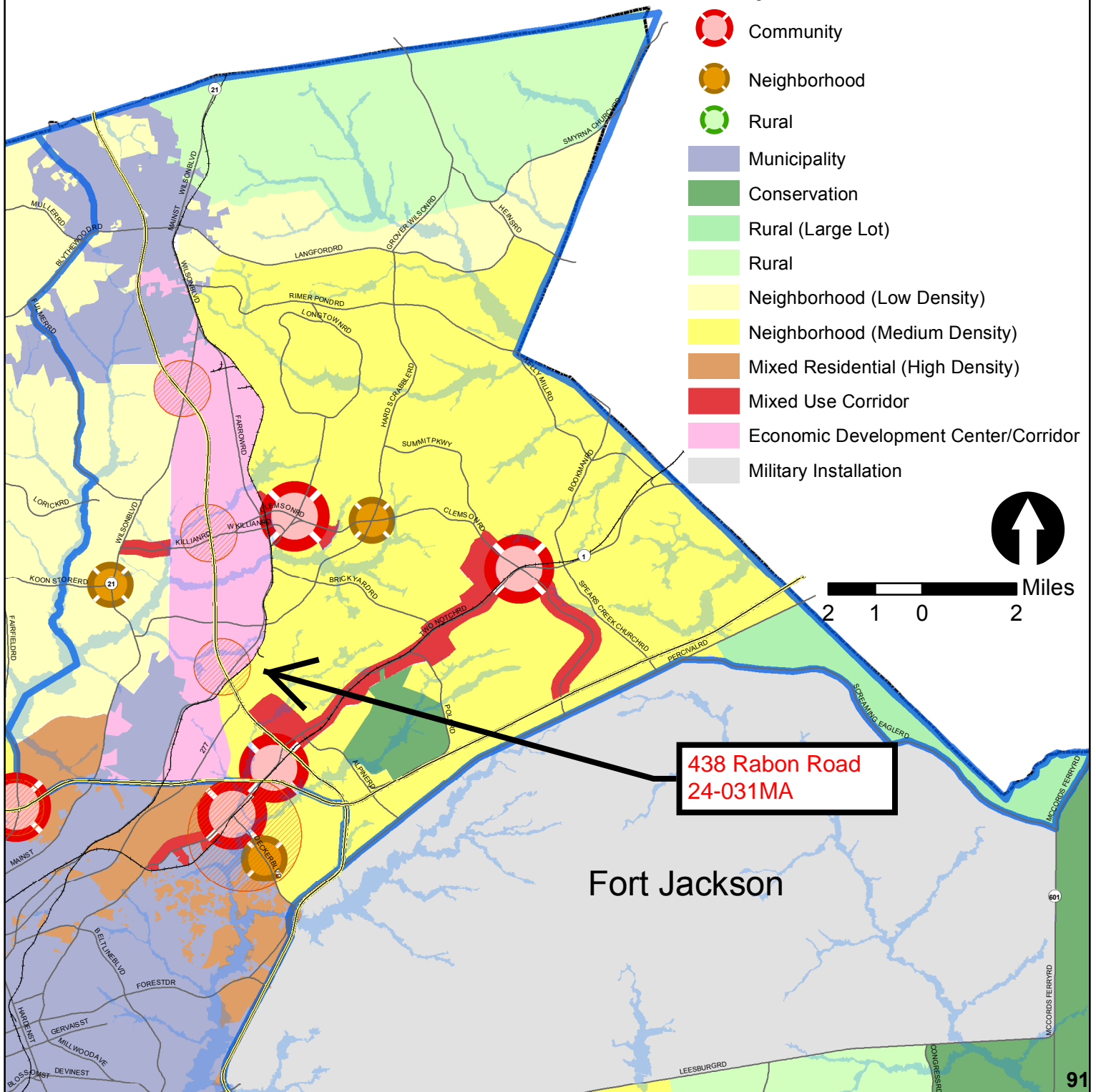


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Residential Two (2) District

a. Permitted Uses

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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, Single-family detached	P
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

Neighborhood Mixed-Use (MU1) District

Use Classification, Category, Type	MU1
Agricultural	
Agriculture and Forestry	
Community garden	SR
Agriculture and Forestry Related	
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Children’s residential care home	P
Continuing care community	SR
Group home, Large	SE
Rooming or boarding house	SE
Community Service	
Community food services	P
Community recreation center	SR
Cultural facility	P
Day care facility	SR
Government office	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	SR
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Transportation	
Transit stop	SR
Passenger terminal, surface transportation	SE
Utilities and Communication	
Antenna	P
Communication tower	SE
Utility, minor	SR
Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
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
Tattoo or body piercing facility	SR
Bar or other drinking place	SE
Restaurant	SR
Restaurant, Carry-out	P
Recreation/Entertainment	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
Retail Sales	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers’ market	P
Garden center or retail nursery	P
Grocery/Food store	P
Pawnshop	P
Traveler Accommodations	
Bed and breakfast	SR
Vehicle Sales and Services	
Parking, Commercial	P
Vehicle fueling station	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
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RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 23 July 2024
Agenda
7:00 PM
Report of Action

1. STAFF:

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

2. CALL TO ORDER Honorable Jesica 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 # 24-004MA District 2
John T Bakhaus Derrek Pugh
RT to GC (1.16 acres)
10336 Wilson Blvd
TMS# R14900-03-01
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
County Council unanimously approved the request (10-0)

2 Case # 24-014 MA District 1
Erik Norton Jason Branham
RT to MU1 (2.60 acres)
1301 Three Dog Road & E/S Dutch Fork Road
TMS: R01507-02-03 & R01507-02-04
Planning Commission: Approval (7-1)
Staff Recommendation: Disapproval
County Council unanimously approved the request (11-0)

6. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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