

**RICHLAND COUNTY
PLANNING COMMISSION**



October 7, 2024

6 pm

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, October 7, 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: 5 September 2024**

5. **CONSENT AGENDA [ACTION]**

a. **ROAD NAMES**

Pages 1 - 5

b. **MAP AMENDMENTS**

1. Case # 24-033 MA District 7
John Conroy Lunan The Honorable Gretchen Barron
GC to R3 (.35 acres)
266 Rabon Road
TMS: R17116-01-09
Staff Recommendation: Approval
Page 7

2. Case # 24-034 MA District 5
Willie Simmons The Honorable Allison Terracio
INS to R3 (0.52 acres)
N/S Innsbrook Drive
TMS: R07401-07-22
Staff Recommendation: Approval
Page 17

3. Case # 24-035 MA District 7
Robert Christopher Lee The Honorable Gretchen Barron
GC to RT (0.97 acres)
511 Ross Road
TMS: R17107-03-03
Staff Recommendation: Disapproval
Page 27

4. Case # 24-036 MA District 7
 Madison Pickrel
 HI to R5 (13.11 acres)
 N/ss Rabon Road
 TMS: R17210-03-04
 Staff Recommendation: Approval
 Page 37
The Honorable Gretchen Barron

5. Case # 24-037 MA District 7
 Madison Pickrel
 R2 to R3 (6 acres)
 N/S Rabon Road
 TMS: R17209-01-05
 Staff Recommendation: Approval
 Page 47
The Honorable Gretchen Barron

6. Case # 24-038 MA District 7
 Madison Pickrel
 R2 to R3 (12.93 acres)
 424 Rabon Road
 TMS: R17209-01-02
 Staff Recommendation: Approval
 Page 57
The Honorable Gretchen Barron

7. Case # 24-039 MA District 11
 Joy C McMillion
 HM to RT (4.08 acres)
 1140 Congaree Road
 TMS: R24700-10-30
 Staff Recommendation: Disapproval
 Page 67
The Honorable Chakisse Newton

8. Case # 24-040 MA District 10
 Marion Charlie Adams, Jr.
 INS to MU1 (0.47 acres)
 4030 Bluff Road
 TMS: R13509-01-10
 Staff Recommendation: Approval
 Page 77
The Honorable Cheryl D. English

9. Case # 24-041 MA District 11
 Norman Gross
 AG to HM
 1463 Ridge Road (40.08 acres)
 TMS: R24900-07-24
 Staff Recommendation: Disapproval
 Page 87
The Honorable Chakisse Newton

c. ADMINSTRATIVE REVIEW

1. Case # AR-24-001
 John T. Bakhaus
 2004 Longtown Road E
 TMS: R20401-01-03
 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.
 Page 97

6. OTHER ITEMS

- a. Olympia Mills Neighborhood Character Overlay Update
- b. Comprehensive Plan Update

7. CHAIRMAN'S REPORT

8. PLANNING DIRECTOR'S REPORT

- a. Report of Council
Page 105

8. 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

October 7, 2024

6:00 pm

Council District:	Honorable Jessica Mackey (9)
Development:	Bookman Road Townhomes
Tax Map Amendment:	TMS# R25900-05-01
Applicant:	Madison Pickrel, HVP3 Development, LLC
Proposed Use:	Residential
Proposed Street Name (s):	Affirmed Rd, Black Caviar, Carriker, Gallimore, Gemini, Harley, Honey Gates, Justified, Mango, Native Dancer, Oxeer, Oleary, Overcash, Promise, Reckless, Renegade, Sir Barton, Sincerity
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

October 7, 2024

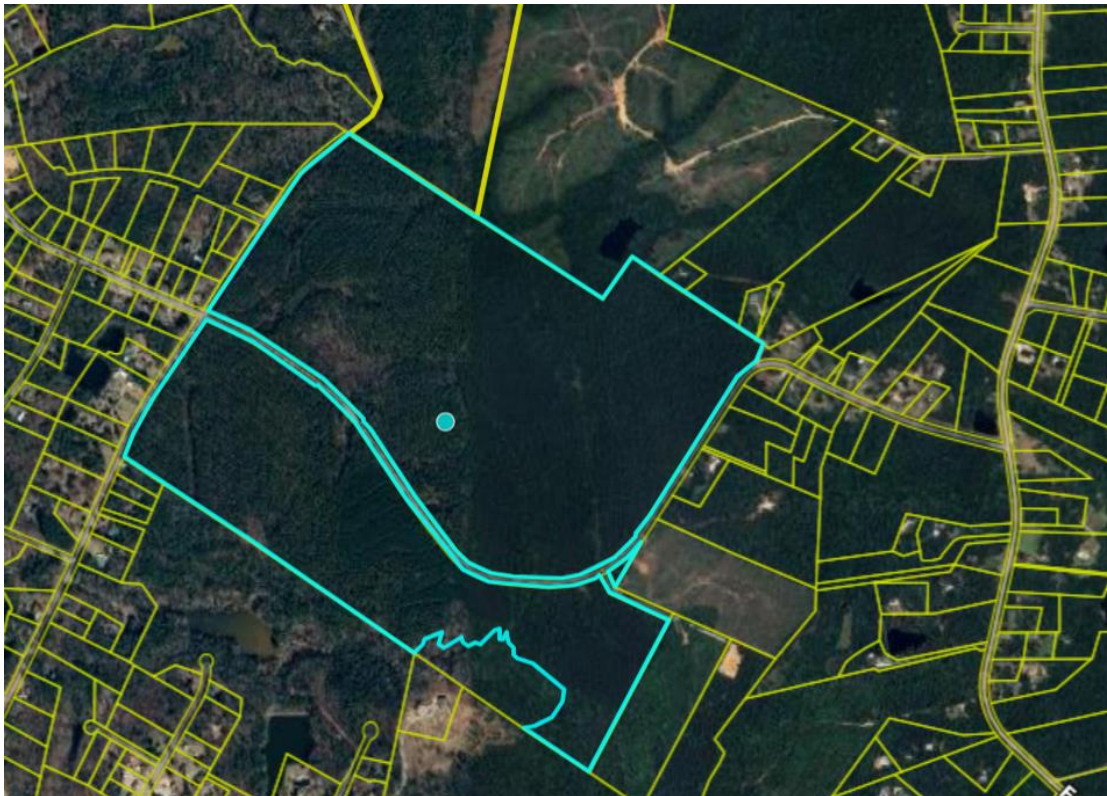
6:00 pm

Council District:	Honorable Gretchen Barron (7)
Development:	Mosshaven SD
Tax Map Amendment:	TMS# R12300-02-13
Applicant:	Deana Hensley, Mungo Company
Proposed Use:	Residential
Proposed Street Name (s):	Feather Leaf Way, Flat Fork Drive, Golden Moss Place, Mountain Gem Way, Starburst Place
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

October 7, 2024

6:00 pm

Council District:	Honorable Derrek Pugh (2)
Development:	Proposed Subdivision off Muller Rd
Tax Map Amendment:	TMS# R12700-03-13
Applicant:	Keith Utheim, Hussey Gay Bell
Proposed Use:	Residential
Proposed Street Name (s):	Crowndale, Rockshire
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

October 7, 2024

6:00 pm

Council District: Honorable Gretchen Barron (7)
Development: The Reservoir SD
Tax Map Amendment: TMS# R17404-01-01
Applicant: Kevin Steelman, Landtech, LLC
Proposed Use: Residential
Proposed Street Name (s): **Castlehill Road, Reservoir 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

October 7, 2024

6:00 pm

Council District:	Honorable Derrek Pugh (2)
Development:	Willow Lake Phase 8
Tax Map Amendment:	TMS# R17700-01-94
Applicant:	Kevin Steelman, Landtech, LLC
Proposed Use:	Residential
Proposed Street Name (s):	Corkscrew, Dapple Willow, Narrowleaf, Peachleaf, Purple Osier, Scoulers Willow
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: 24-033MA
APPLICANT: John Conroy Lunan

LOCATION: 266 Rabon Road

TAX MAP NUMBER: R17116-01-09
ACREAGE: .35 acres
EXISTING ZONING: GC
PROPOSED ZONING: R3

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

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. 1.

1. An extension of the same existing district boundary;

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District. The property was rezoned from RS-3 to General Commercial District (GC) under case 98-033MA.

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 2 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>	R3	Undeveloped
<u>South:</u>	HM/INS	Places of Worship (existing and proposed)
<u>East:</u>	R3	Vacant Residential
<u>West:</u>	MU1	Residential

Discussion

Parcel/Area Characteristics

The parcel fronts Rabon Road, a two-lane local road without sidewalks or streetlights. The property contains a residentially occupied structure. The surrounding area features a mix of commercial, industrial, institutional, residential, and undeveloped land uses. To the west are industrial and commercial-zoned, developed parcels. To the east lie vacant, undeveloped parcels zoned for residential and commercial use. North of the site are residentially zoned and developed properties, while to the south, the parcels are a blend of industrial, institutional, residential, and commercial uses.

Public Services

The subject parcel is located within the boundaries of Richland School District Two. E. L. Wright Middle School is located .9 miles southeast of the subject parcel on Alpine Road. Records indicate that the parcel is within the City of Columbia’s water Service area. The parcel is within the East Richland County Public Service sewer service area. There are two fire hydrants located along this section of Rabon Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .6 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 (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 #611) located west 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

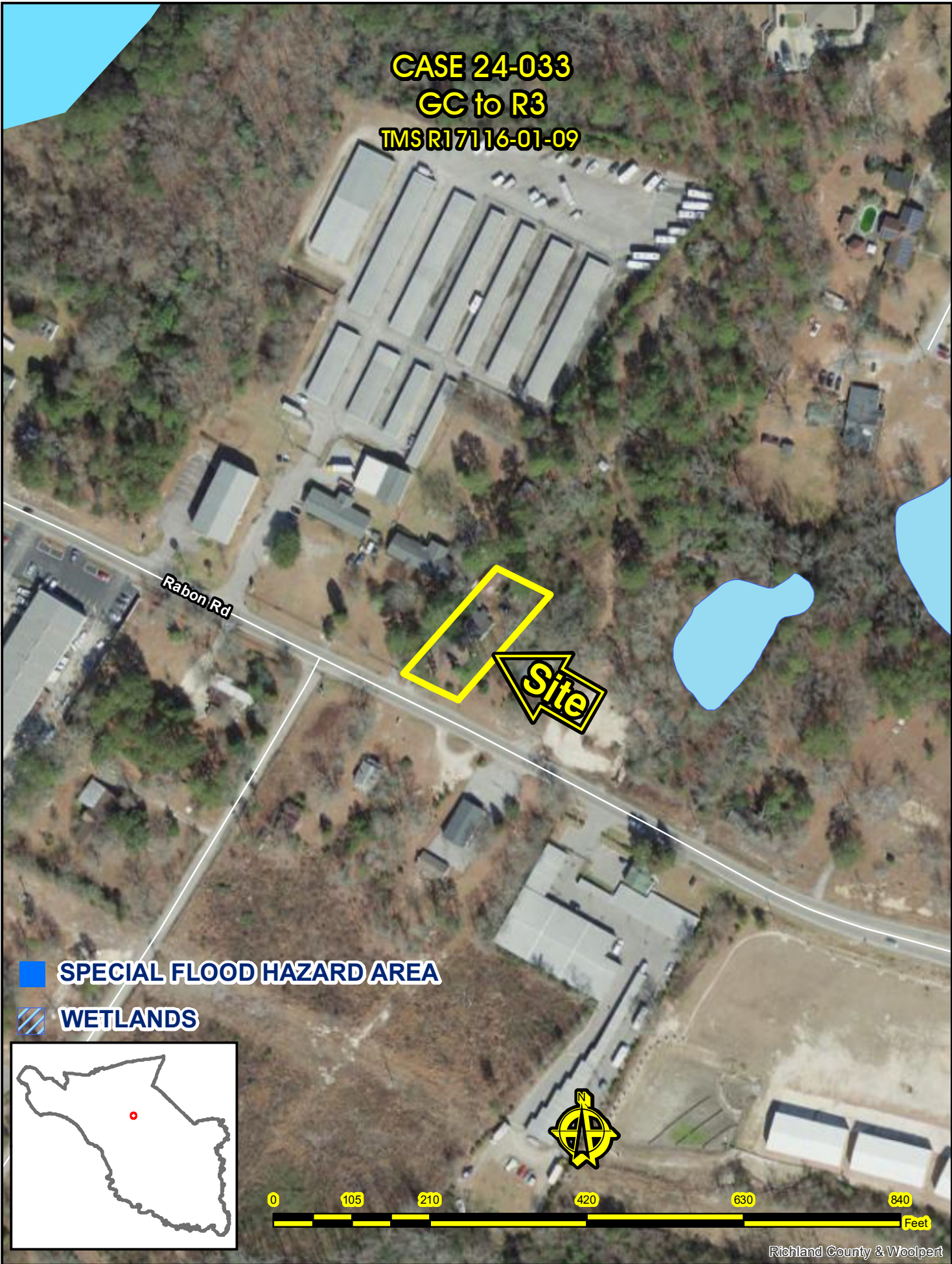
The proposed rezoning is consistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning is consistent with the recommended existing zoning districts of similar character identified in the plan.

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

Zoning Public Hearing Date

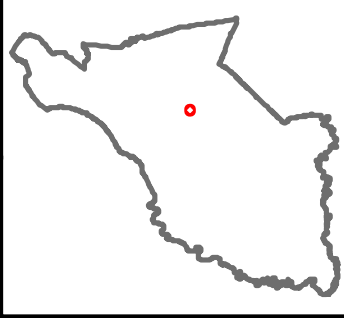
October 22, 2024.

CASE 24-033
GC to R3
TMSR17116-01-09



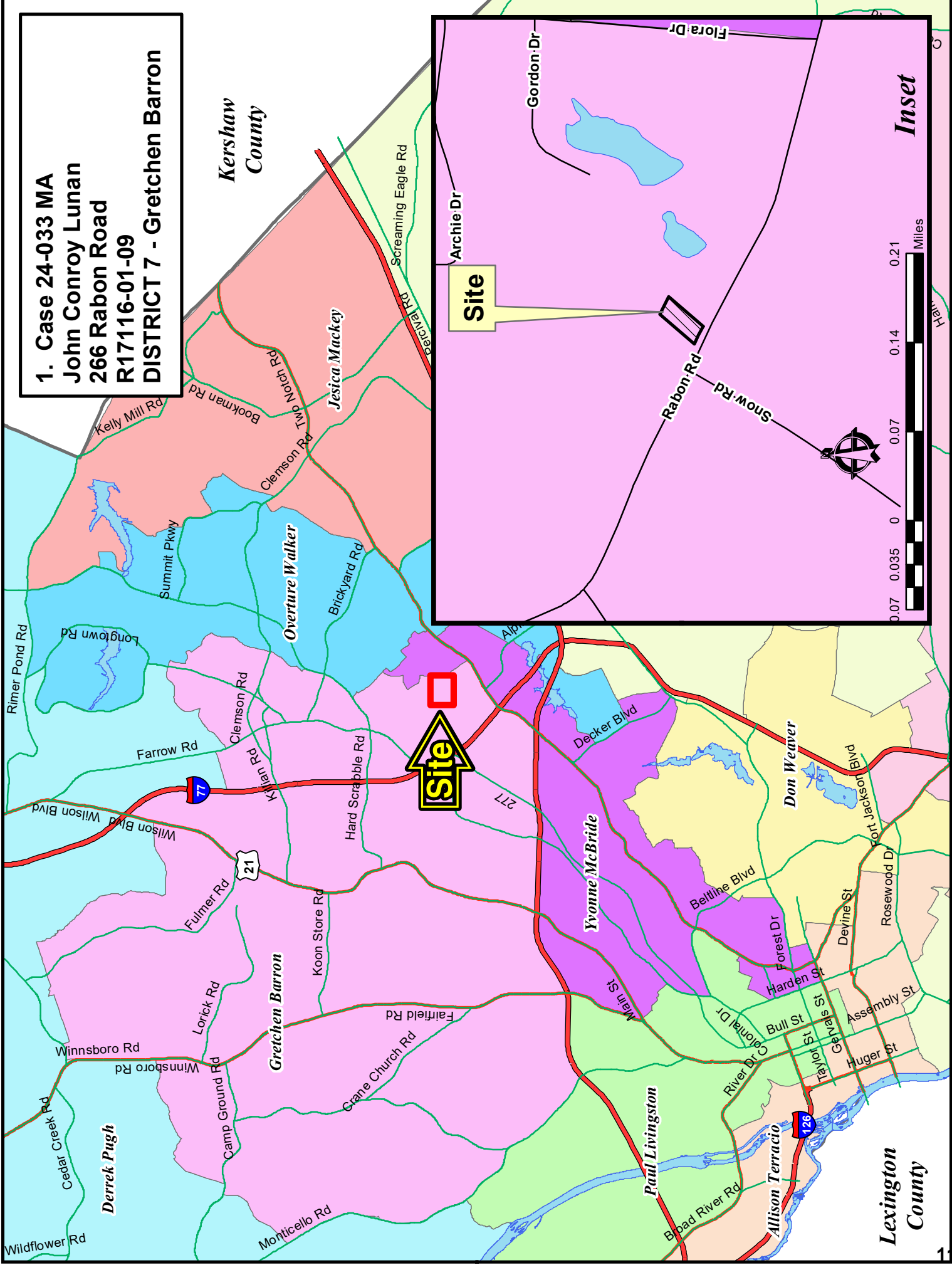
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



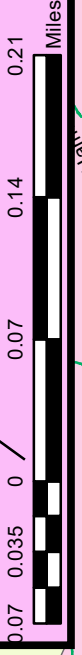
1. Case 24-033 MA
John Conroy Lunan
266 Rabon Road
R17116-01-09
DISTRICT 7 - Gretchen Barron

Kershaw County



Site

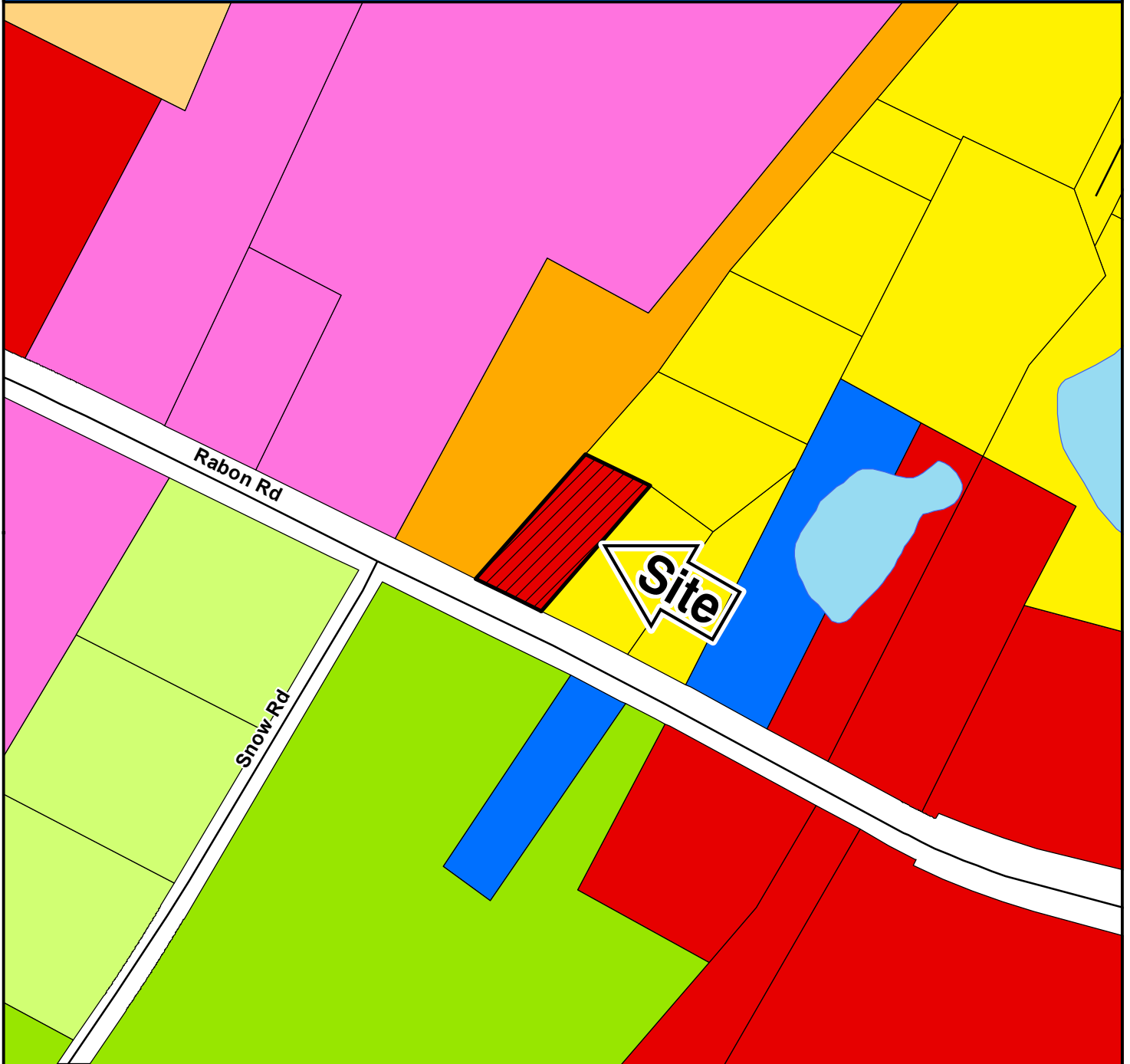
Site



Lexington County

Case 24-033 MA

GC to R3



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

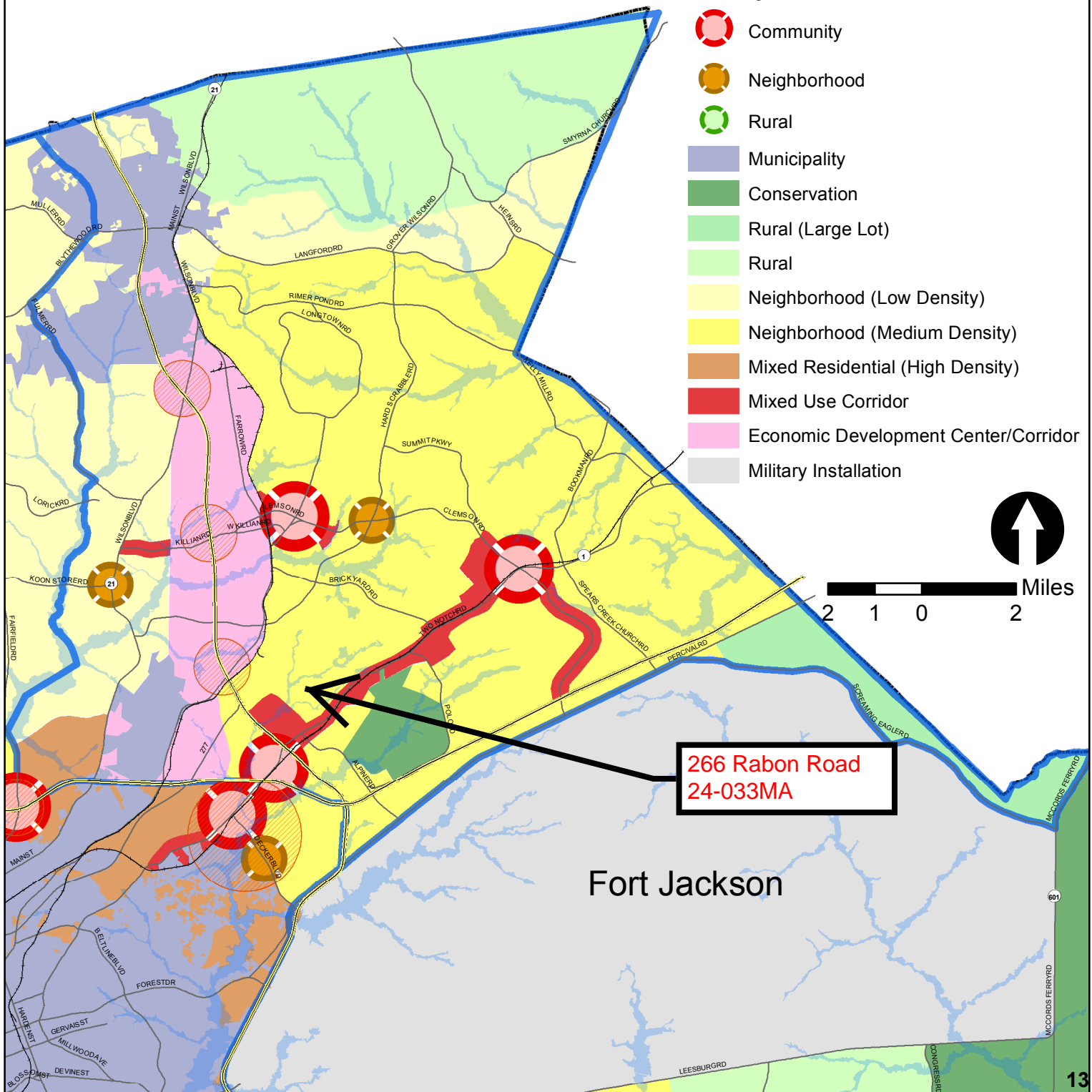


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Case #24-033 MA - Zoning Districts

Current Zoning District

General Commercial (GC) District

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

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-033 MA - Zoning Districts

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2024
RC PROJECT: 24-034 MA
APPLICANT: Willie Simmons

LOCATION: Innsbrook Drive

TAX MAP NUMBER: R07401-07-22
ACREAGE: .52 acres
EXISTING ZONING: INS
PROPOSED ZONING: R3

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

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. 1.

1. An extension of the same existing district boundary;

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI). With the adoption of the 2021 Land Development Code the district was designated the Institutional District (INS).

Zoning District Summary

The R3: Residential 3 District provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than twelve (6) 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>	R2 / R2	Residential / Residential
<u>South:</u>	INS	Shipping Office
<u>East:</u>	CAC	Multi-tenant Office Building
<u>West:</u>	R3	Residence

Discussion

Parcel/Area Characteristics

The parcel has access to Innsbrook Road. There are no sidewalks and no streetlamps along this section of Innsbrook Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels to the north and west with commercial uses to the south and east. West and north of the subject parcel are residentially zoned properties and structures. South of the site is a shipping company. East of the subject parcel is a multi-tenant office structure.

Public Services

The subject parcel is within the boundaries of School District One. The Killian Elementary School is located .65 miles southeast of the subject parcel on Bluefield Road. The Saint Andrews station (number 6) is located .48 miles north of the subject parcel on 1225 Briargate Circle. Water is provided by the City of Columbia and sewer is provided by the Bush River Utilities.

Plans & Policies

2015 Comprehensive Plan

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Community Activity Center and Mixed Residential (High Density)***

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.

Mixed Residential (High Density)

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include 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 appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #469) located south of the subject parcel on Hard Bush River Road identifies 22,900 Average Daily Trips (ADT's). Bush River Road is classified as a four-lane undivided minor arterial, maintained by SCDOT with a design capacity of 21,600 ADT's. This portion of Hard Scrabble Road is currently operating at Level of Service (LOS) "C".

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 Bush River Road through SCDOT or the County Penny Sales Tax program.

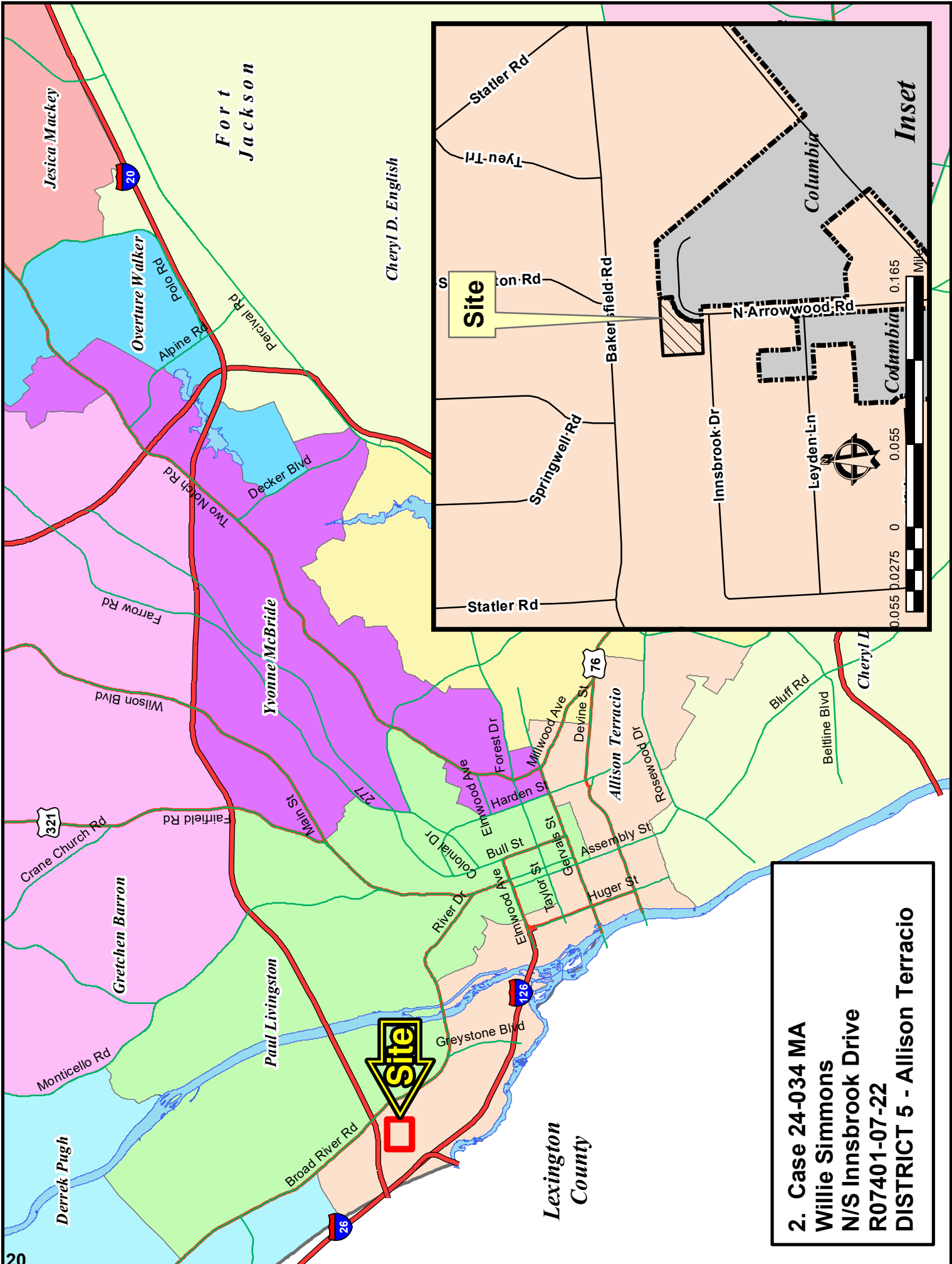
Conclusion

The proposed rezoning is consistent with the objectives for the Neighborhood (Medium-Density) zoning district land use designation outlined in the 2015 Comprehensive Plan. Mixed Residential areas should provide a mix of housing opportunities within these areas. The proposed request does meet the density recommendations of the Neighborhood (High Density) designation.

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

Zoning Public Hearing Date

October 22, 2024.

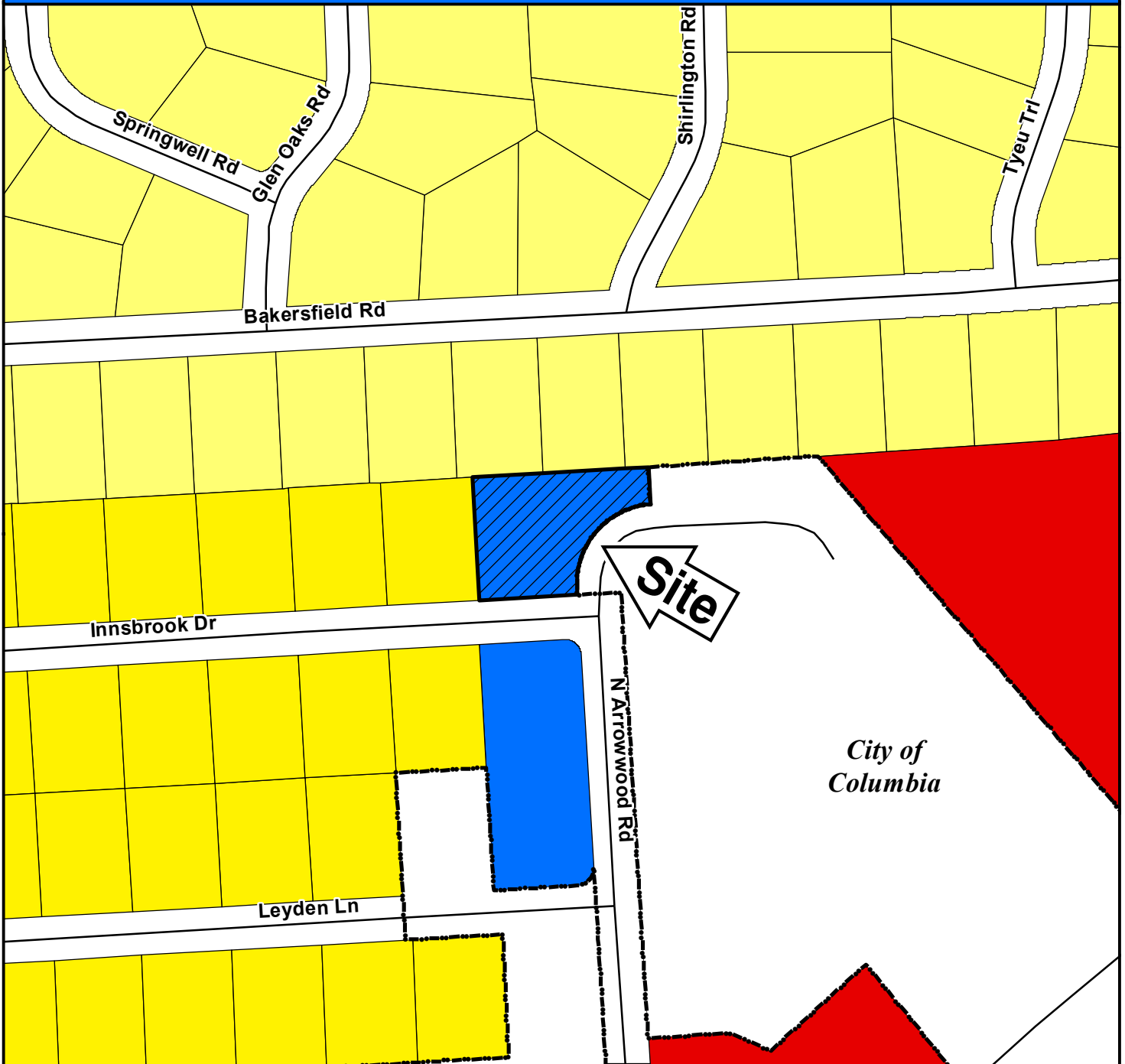


2. Case 24-034 MA
Willie Simmons
N/S Innsbrook Drive
R07401-07-22
DISTRICT 5 - Allison Terraccio





CASE 24-034
INS to R3
TMS R07401-07-22



Case 24-034 MA INS to R3



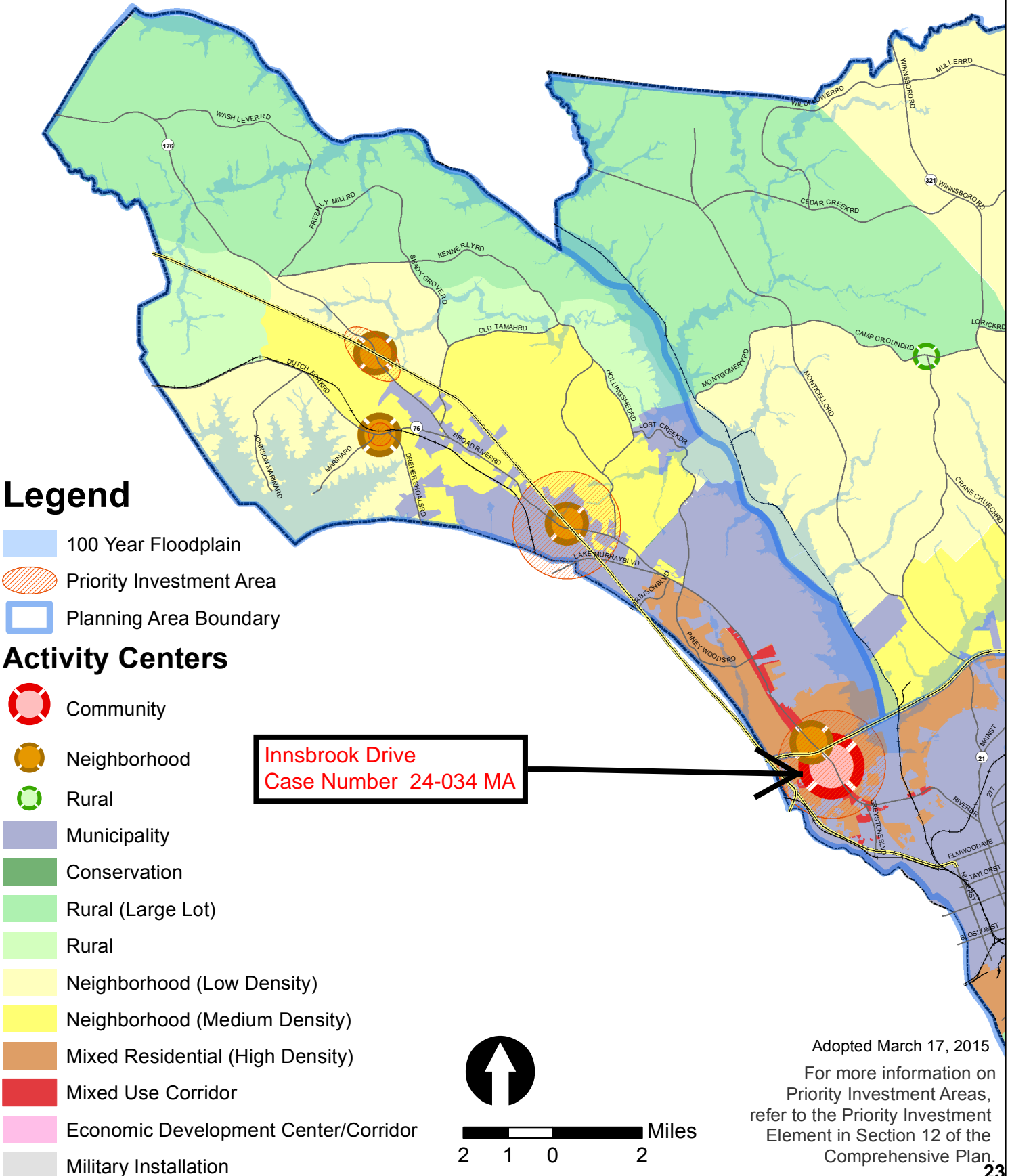
ZONING CLASSIFICATIONS

 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



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

Case #24-034 MA - Zoning Districts

Current Zoning District
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.

Case #24-03 MA - Zoning Districts

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2024
RC PROJECT: 21-015 MA
APPLICANT: Robert C Lee

LOCATION: 511 Ross Road

TAX MAP NUMBER: R17107-03-03
ACREAGE: .97 acres
EXISTING ZONING: GC
PROPOSED ZONING: RT

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 4.

4. An extension of the same existing zoning district boundary.
(Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District. With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU). The subject property was rezoned to GC District under case number 21-015 MA.

Zoning History for the General Area

Three parcels east of the site were rezoned from Rural (RU) District to Residential Single-family Medium Density (RS-MD) District under case number 17-031MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation, the maximum number of units for the site is approximately: 15 dwelling units.*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residential/ Residential
<u>South:</u>	N/A	Interstate
<u>East:</u>	GC	Commercial Development
<u>West:</u>	RU	Residential

Discussion

Parcel/Area Characteristics

The parcel has frontage along Ross Road. The subject parcel is undeveloped. There are no sidewalks or streetlights along this section of Ross Road. The surrounding area is primarily characterized by residential uses and commercial uses. The properties north and west of the site are residences zoned RU. South of the site is Interstate 77. East of the site are commercial business First Response of Columbia SC and Supreme Bouncers, zoned GC.

Public Services

Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.54 miles east of the subject parcel. There is a fire hydrant located at the terminus of Ross Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on

individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2023 SCDOT traffic count (Station # 424) located north of the subject parcel on Ross Road identifies 1200 Average Daily Trips (ADT's). Ross Road is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Ross Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

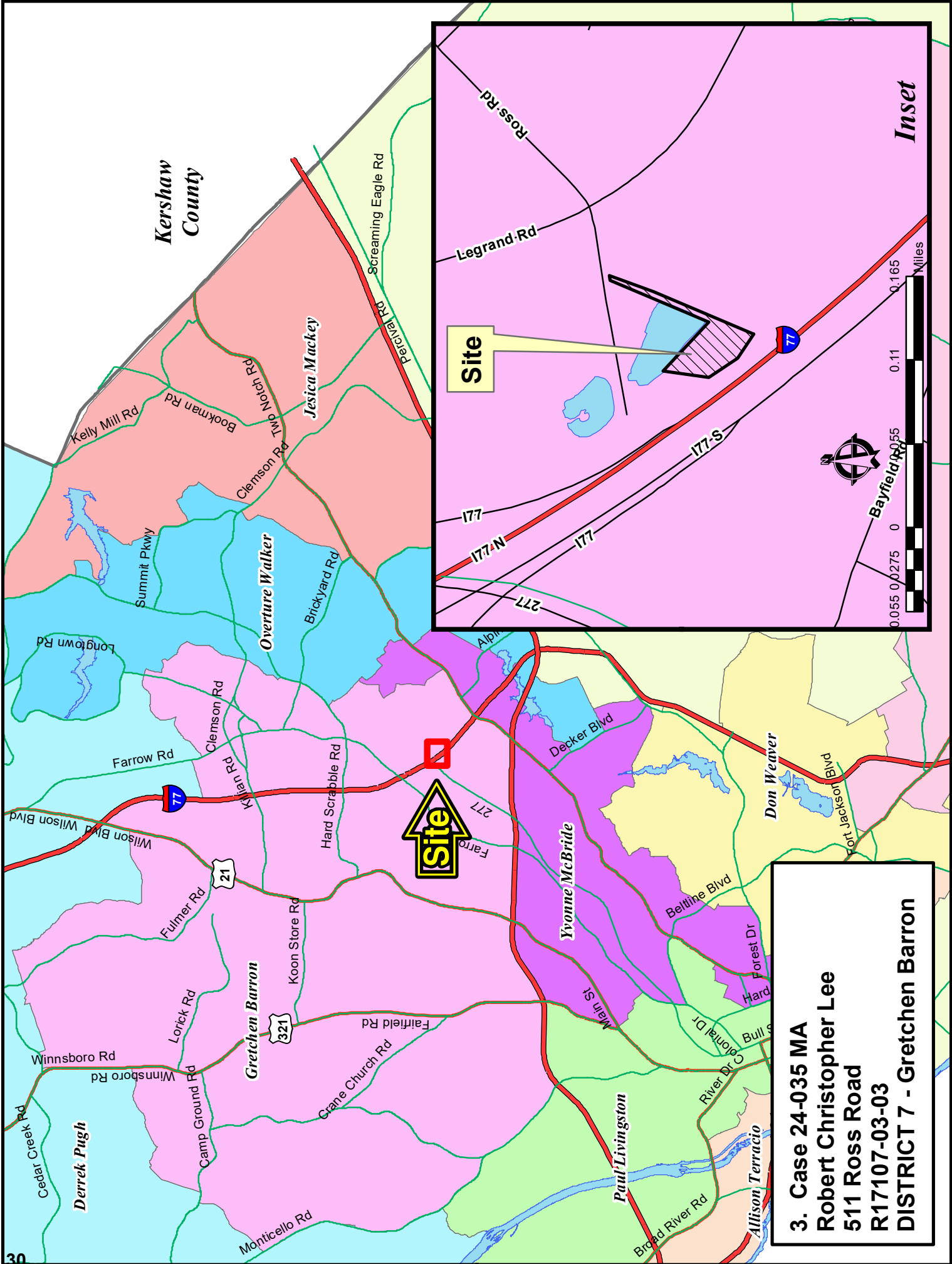
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing commercial development patterns and zoning districts along this section of Ross Road.

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

Zoning Public Hearing Date

October 22, 2024.



3. Case 24-035 MA
Robert Christopher Lee
511 Ross Road
R17107-03-03
DISTRICT 7 - Gretchen Barron

CASE 24-035
GC to RT
TMS R17107-03-03

Legram Rd

Ross Rd

Site

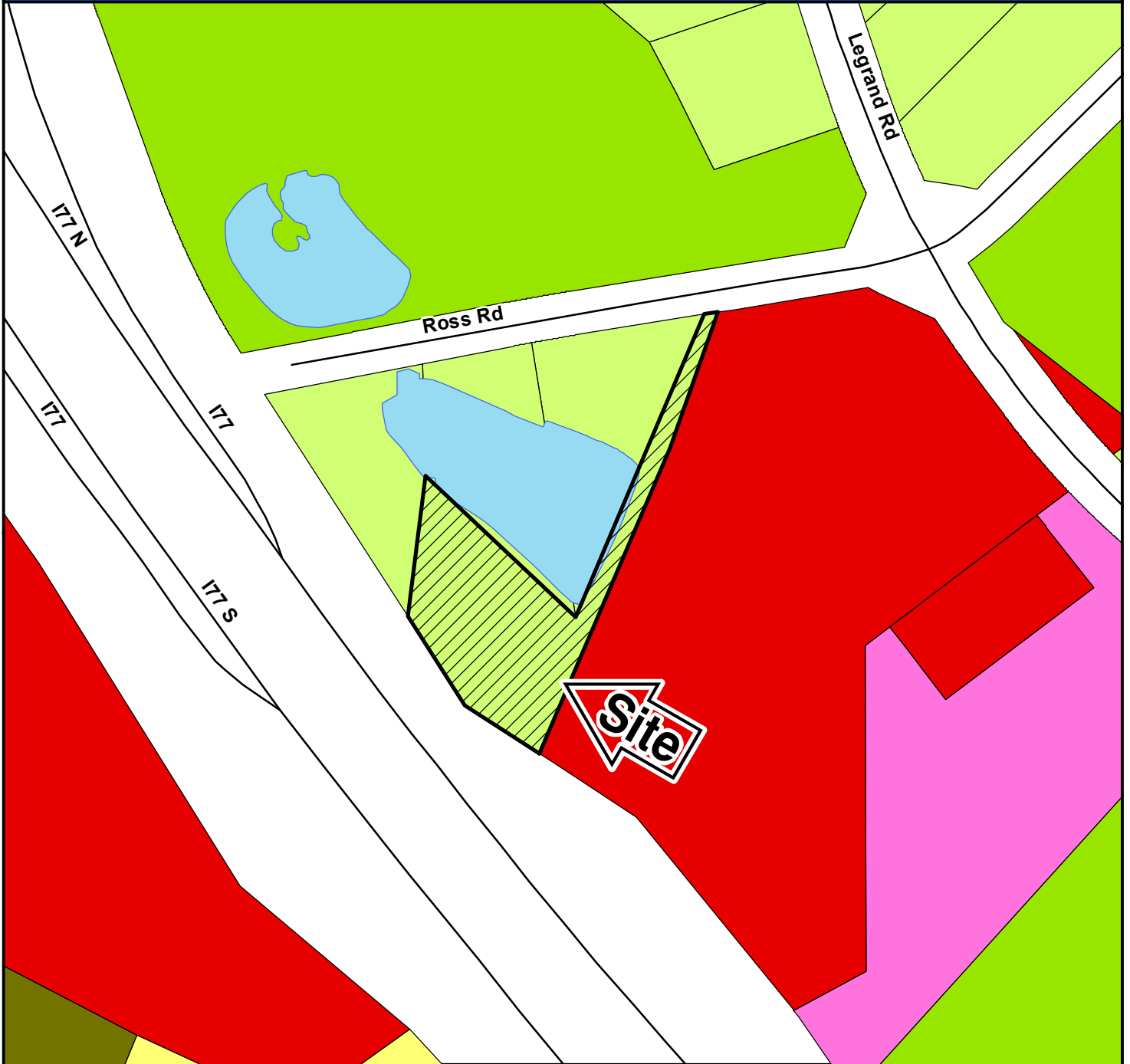
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

Case 24-035 MA GC 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

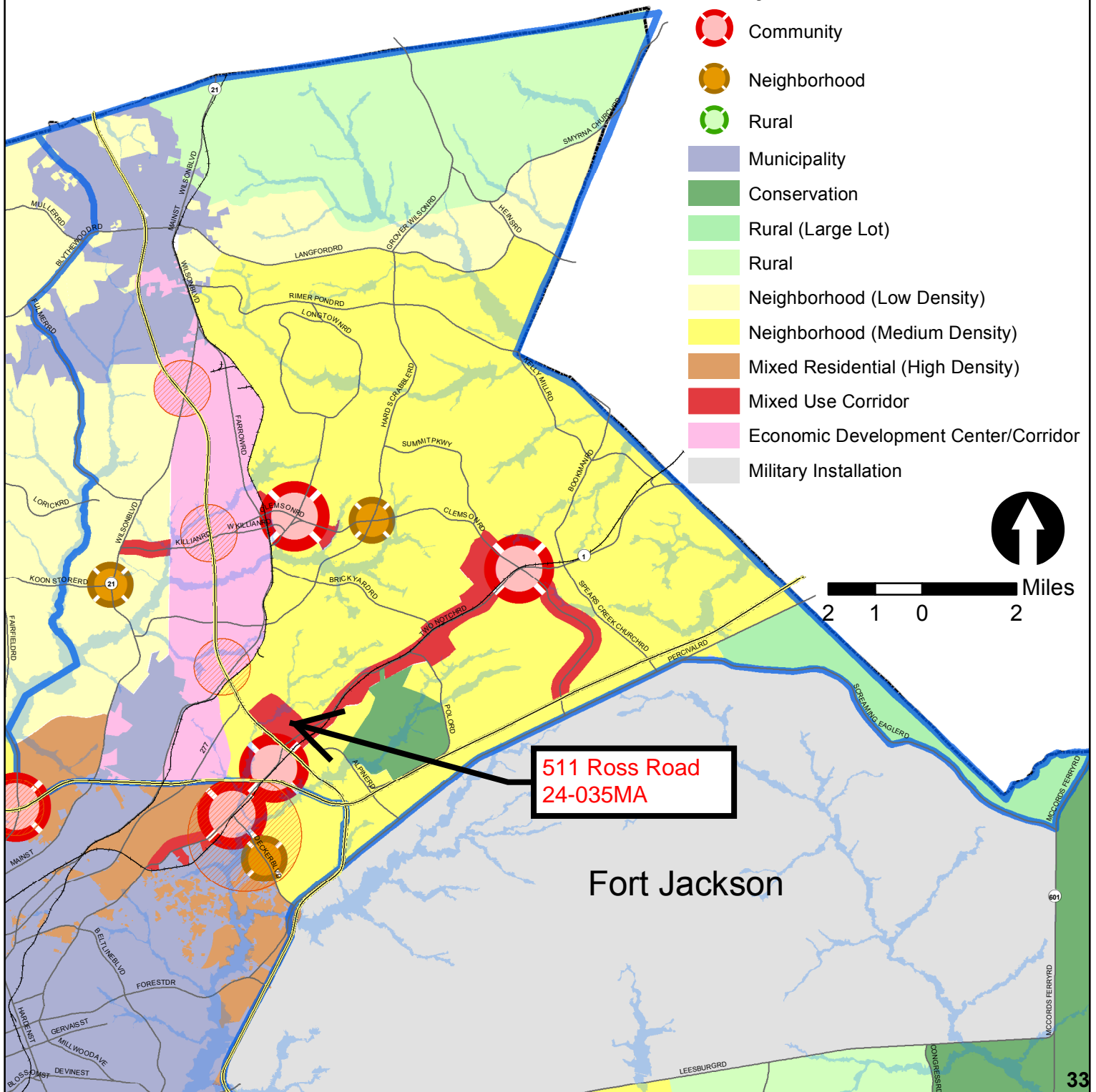


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Case #24-035 MA - Zoning Districts

Current Zoning District

General Commercial (GC) District

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

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-035 MA - Zoning Districts

Proposed Zoning District

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

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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: October 7, 2024
RC PROJECT: 24-036 MA
APPLICANT: Madison Pickrel

LOCATION: Rabon Road

TAX MAP NUMBER: R17107-03-03
ACREAGE: 13.11 acres
EXISTING ZONING: HI
PROPOSED ZONING: R5

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Office and Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the Heavy Industrial District (M-2) was designated Heavy Industrial District (HI). With the adoption of the 2021 Land Development Code the Heavy Industrial District (HI) was carried forward.

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: 157 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>	HI	Lumber Yard
<u>South:</u>	M-1/HI	Appliance Store/ Cement Plant
<u>East:</u>	R2	Undeveloped
<u>West:</u>	HI	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Rabon Road. There are no sidewalks or streetlamps along this section of Rabon Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of undeveloped parcels, commercial and industrial uses. West of the subject parcel is undeveloped industrial property. North and south of the site are industrial uses. East of the subject parcel is undeveloped residential property.

Public Services

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located 1.8 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.2 miles east of the subject parcel on Two Notch 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 ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT’s). Rabon Road is classified as a two-lane undivided

minor collector, maintained by SCDOT with a design capacity of 9,800 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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 Rabon Road through the County Penny Sales Tax program.

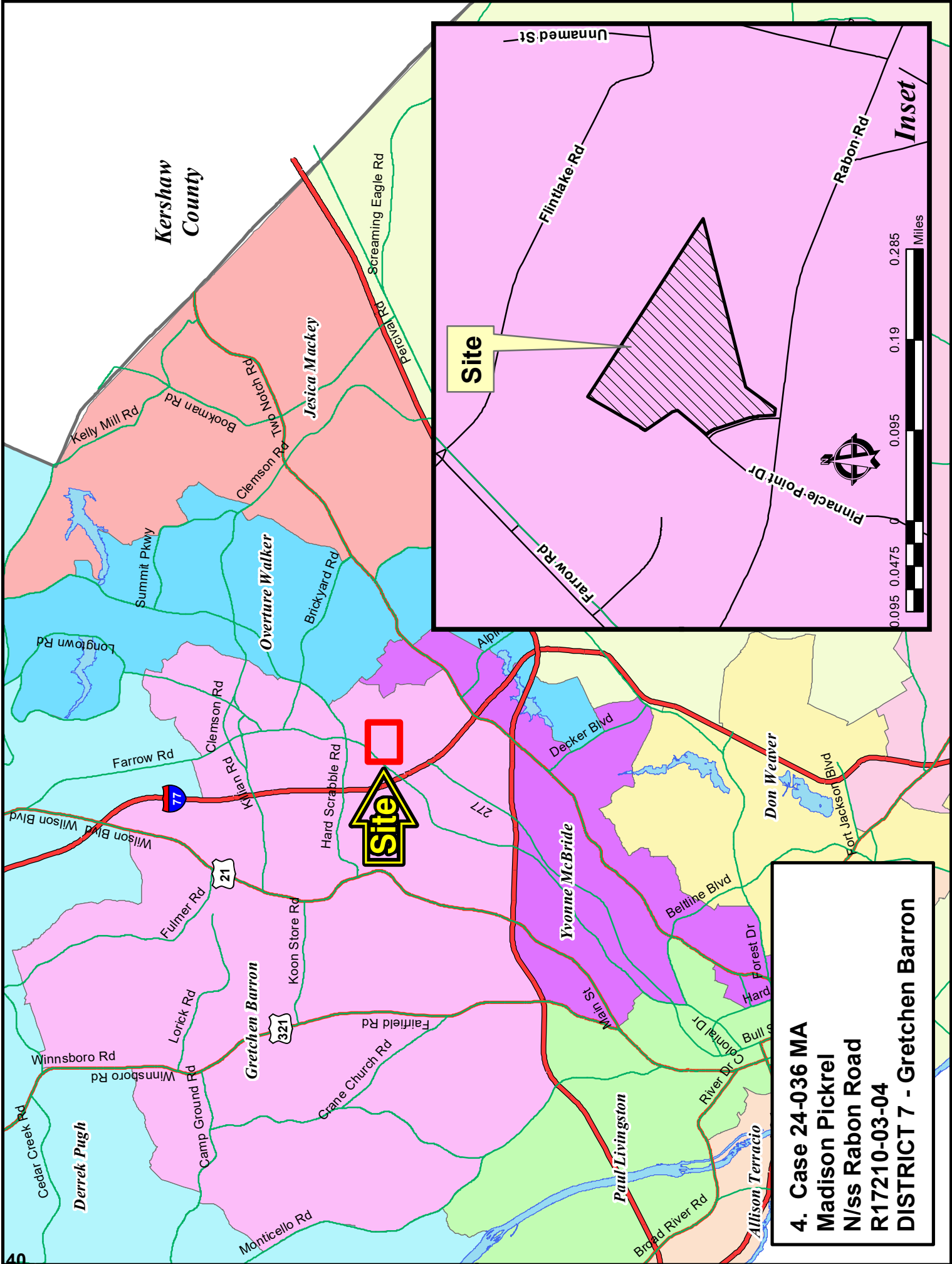
Conclusion

The proposed rezoning is consistent with the objectives for the Neighborhood (Medium-Density) 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 does meet the location recommendations of the Neighborhood (Medium Density) designation.

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

Zoning Public Hearing Date

October 22, 2024.



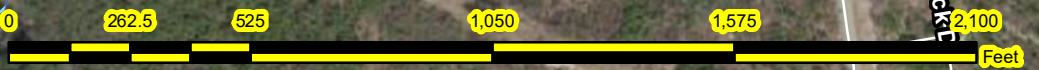
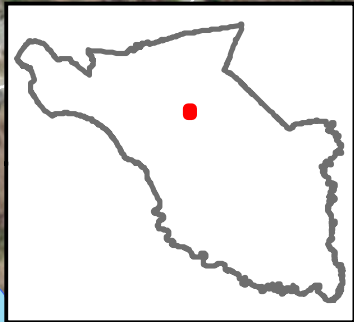
4. Case 24-036 MA
Madison Pickrel
N/SS Rabon Road
R17210-03-04
DISTRICT 7 - Gretchen Barron

CASE 24-036
HI to R5
TMS R17210-03-04

Site

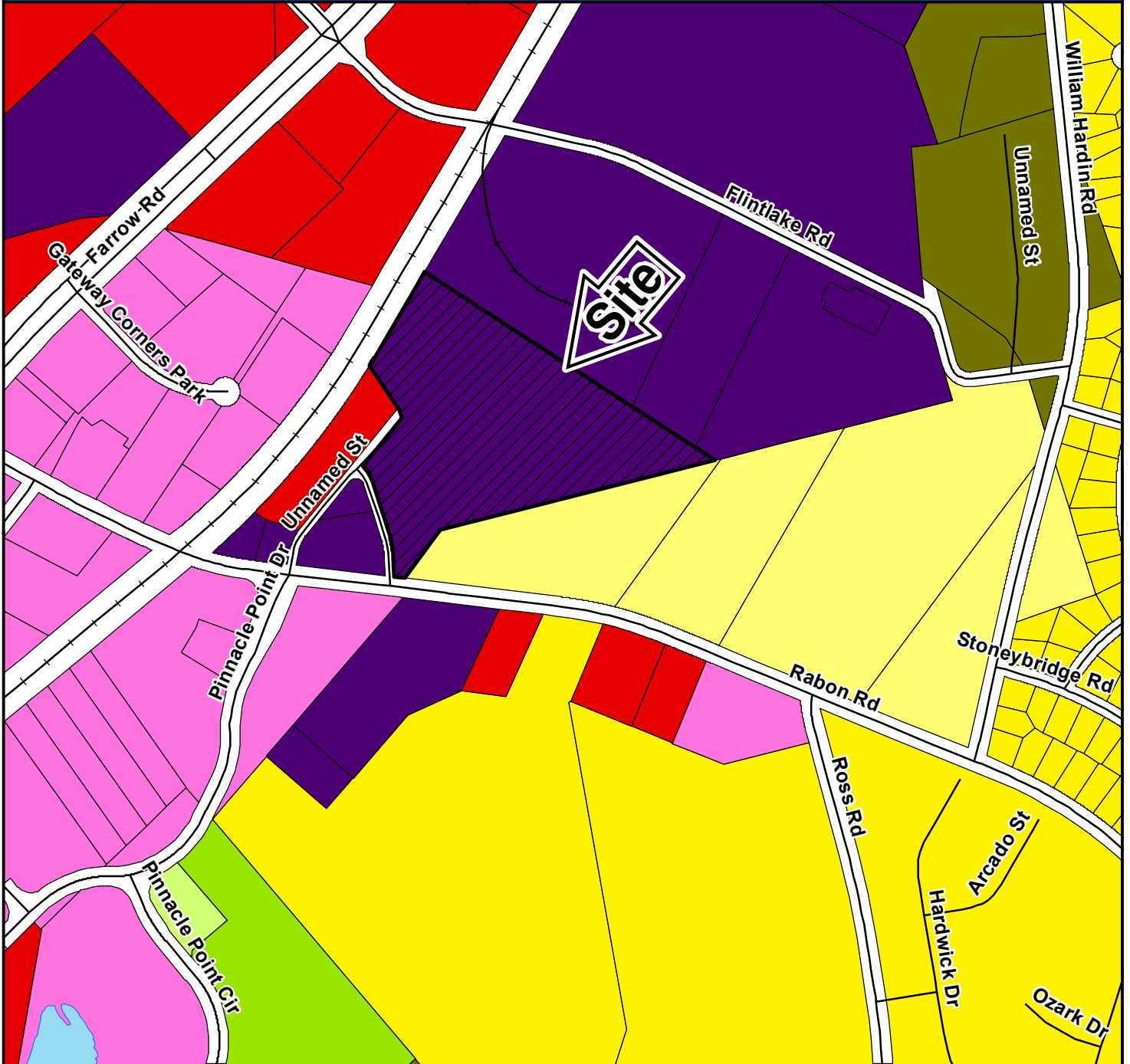
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**














Richland County & Woolpert

Case 24-036 MA HI 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

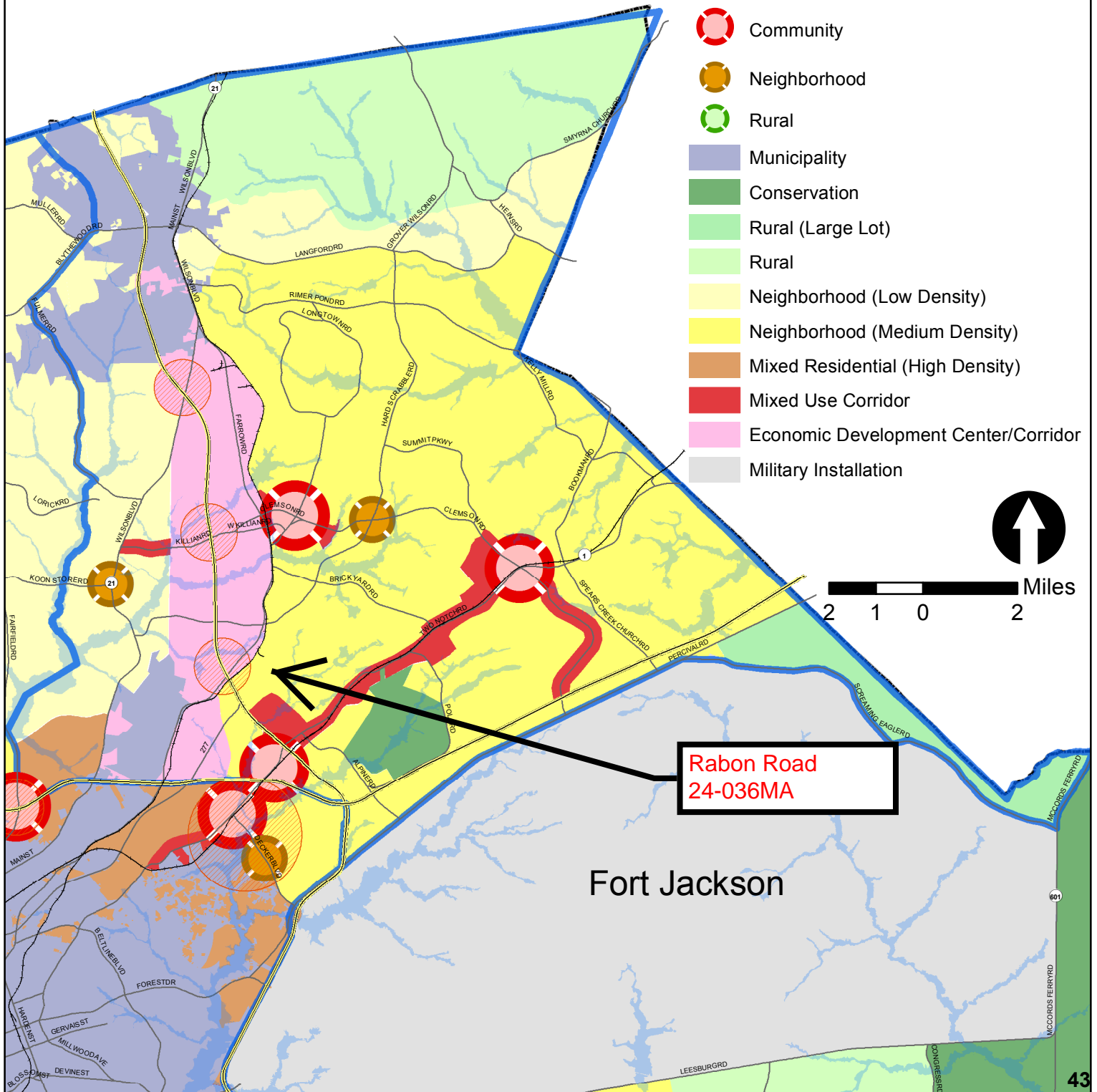


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Case #24-036 MA - Zoning Districts

Current Zoning District

Heavy Industrial (HI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-036 MA - Zoning Districts

Proposed 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: October 7, 2024
RC PROJECT: 24-037 MA
APPLICANT: Madison Pickrel

LOCATION: Rabon Road

TAX MAP NUMBER: R17209-01-05
ACREAGE: 6 acres
EXISTING ZONING: R2
PROPOSED ZONING: R3

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-1). With the adoption of the 2005 Land Development Code the Single Family Residential District (RS-1) was designated Residential Single-family Low Density District (RS-LD). With the adoption of the 2021 Land Development Code the Residential Single-family Low Density District (RS-LD) was designated The Residential 2 District (R2).

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 36 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>	HI	Undeveloped
<u>South:</u>	HI / GC /R5	Cement Plant/ Gym / Undeveloped
<u>East:</u>	MU-1	Place of Worship
<u>West:</u>	HI	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Rabon Road. There are no sidewalks or streetlamps along this section of Rabon Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of undeveloped parcels, commercial and industrial uses. West of the subject parcel is undeveloped industrial property. North and south of the site are industrial uses. East of the subject parcel is undeveloped residential property.

Public Services

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located 1.8 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.2 miles east of the subject parcel on Two Notch 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 ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT's). Rabon Road is classified as a two-lane undivided minor collector, maintained by SCDOT with a design capacity of 9,800 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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 Rabon Road through the County Penny Sales Tax program.

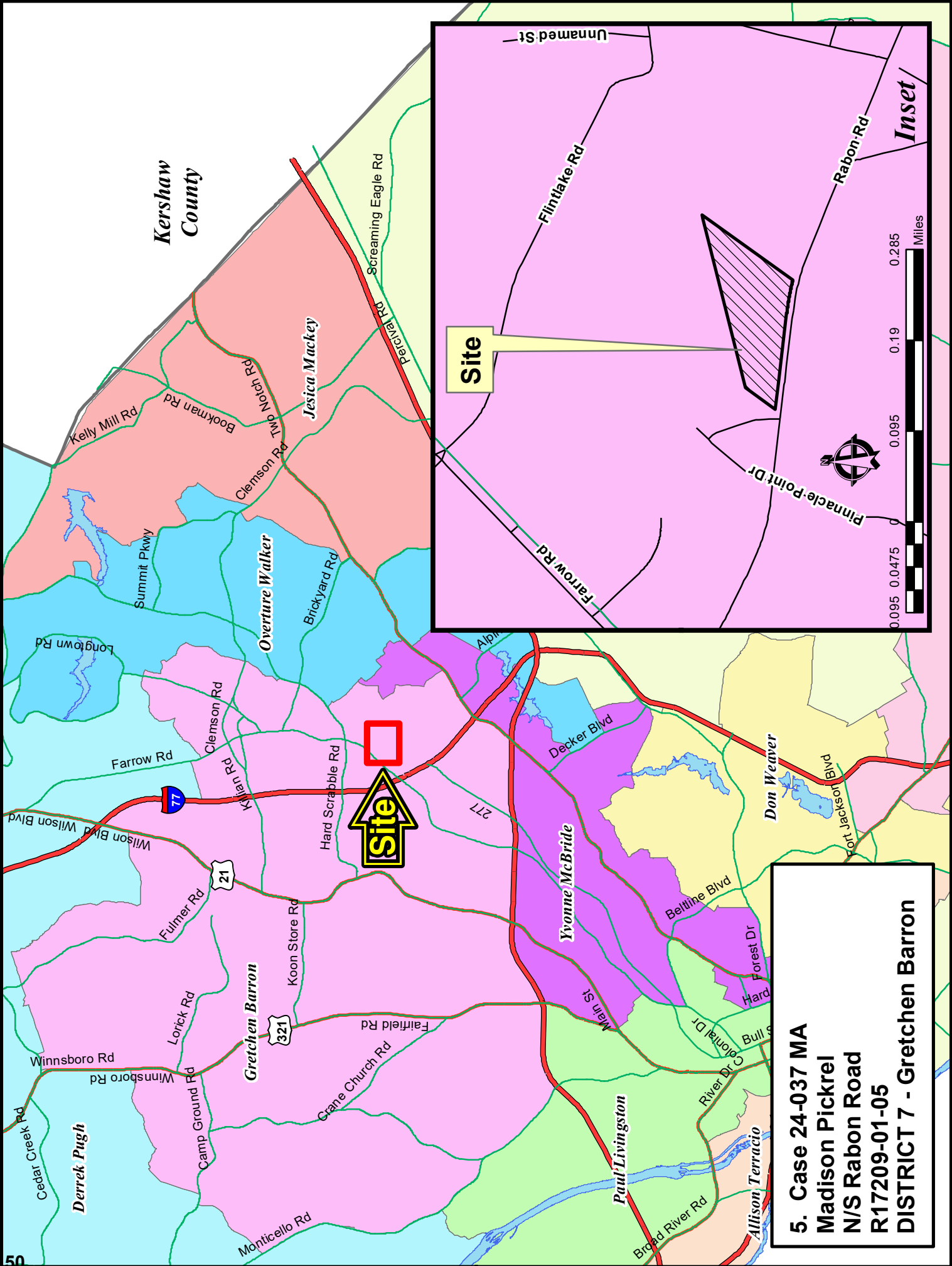
Conclusion

The proposed rezoning is consistent with the objectives for the Neighborhood (Medium-Density) zoning district land use designation outlined in the 2015 Comprehensive Plan. Mixed Residential areas should provide a mix of housing opportunities within these areas. The proposed request does meet the density recommendations of the Neighborhood (High Density) designation.

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

Zoning Public Hearing Date

October 22, 2024.



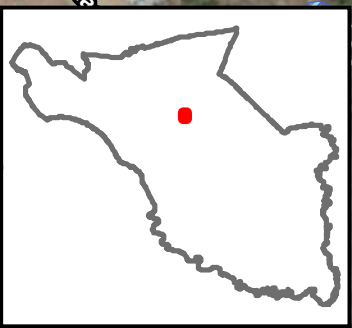
5. Case 24-037 MA
Madison Pickrel
N/S Rabon Road
R17209-01-05
DISTRICT 7 - Gretchen Barron

CASE 24-037
R2 to R3
TMS R17209-01-05

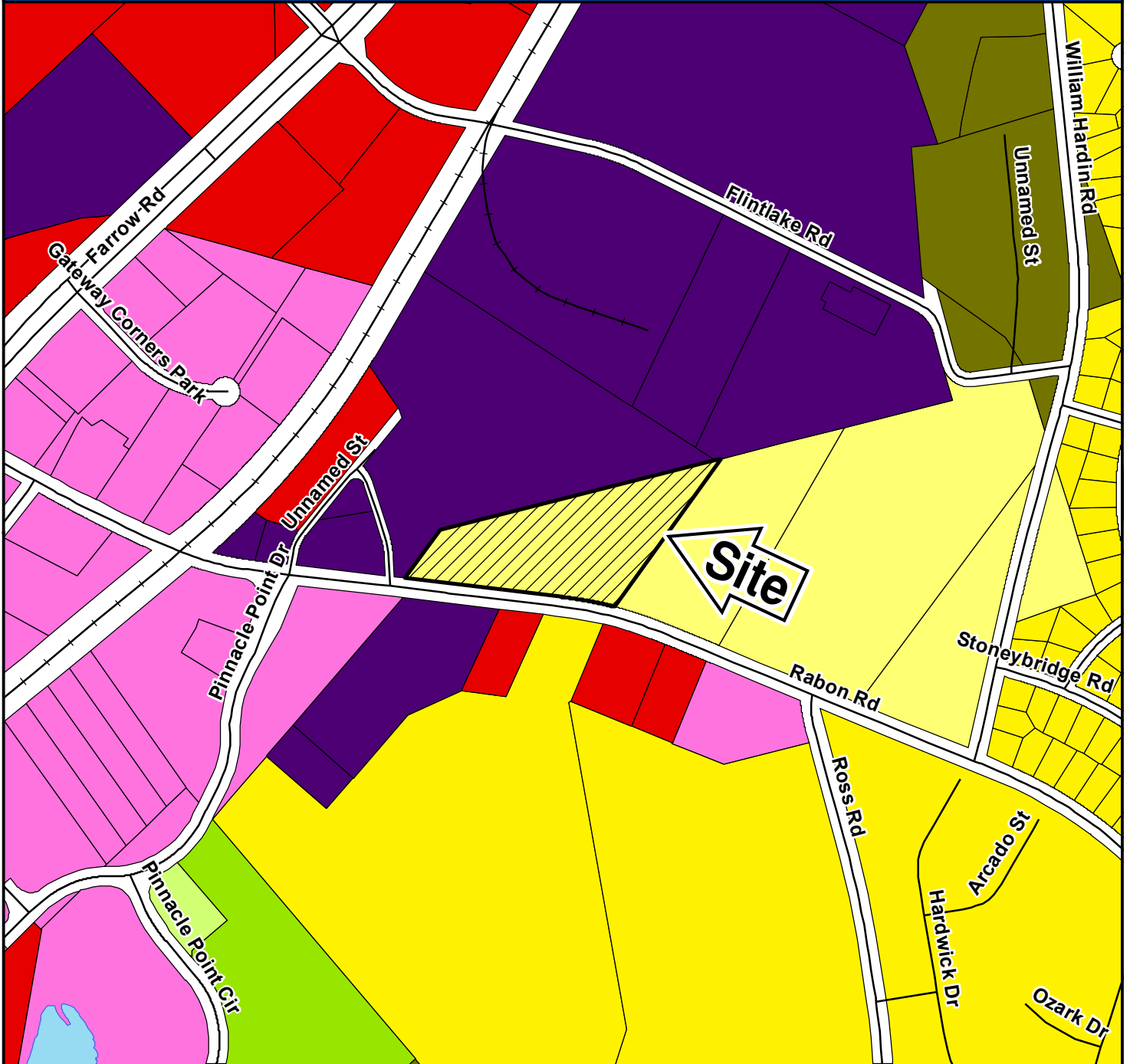
Site

SPECIAL FLOOD HAZARD AREA













WETLANDS



Case 24-037 MA R2 to R3



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

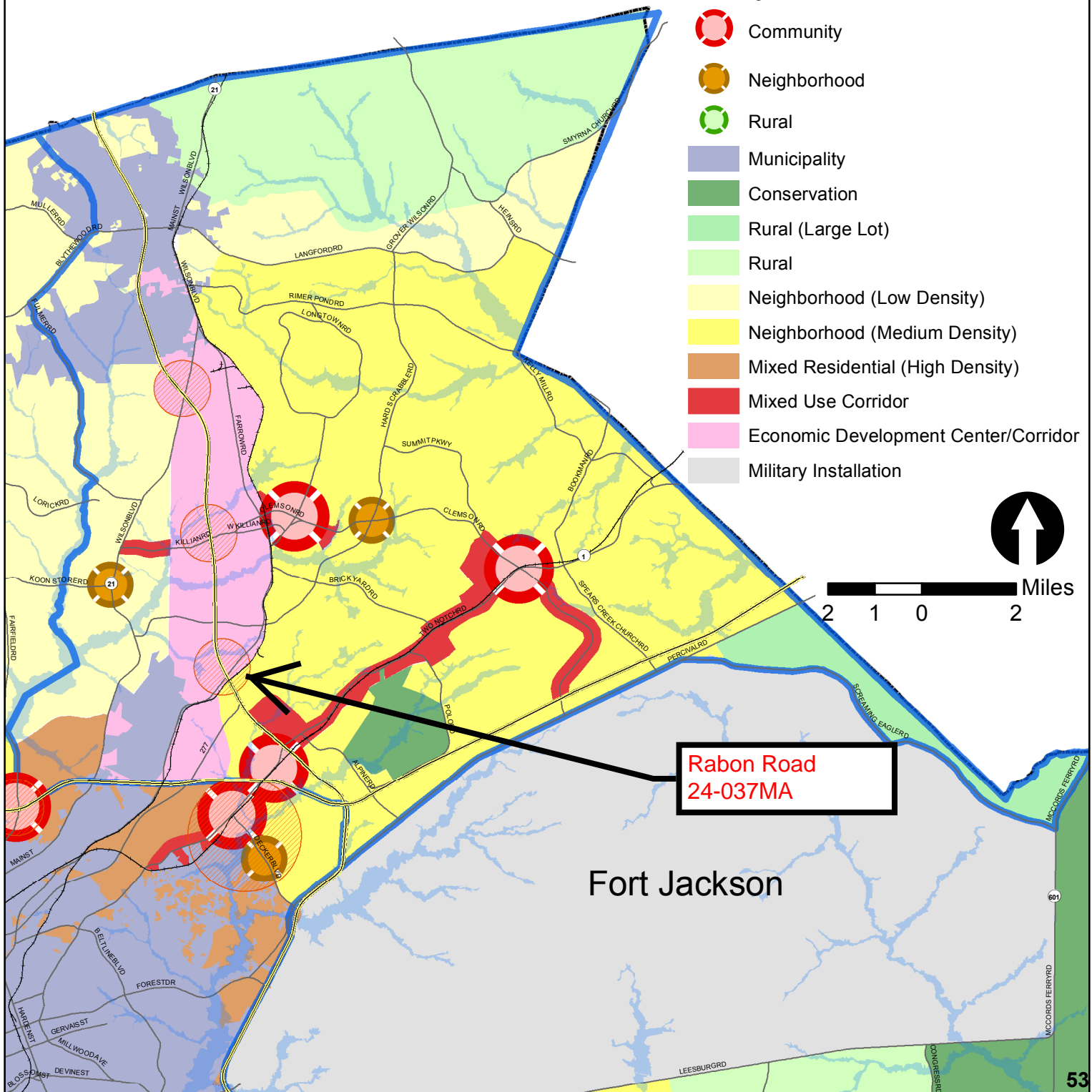


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Case #24-037 MA - Zoning Districts

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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.

Current 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

Case #24-037 MA - Zoning Districts

Proposed Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
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

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: October 7, 2024
RC PROJECT: 24-038 MA
APPLICANT: Madison Pickrel

LOCATION: 424 Rabon Road

TAX MAP NUMBER: R17209-01-02
ACREAGE: 12.93 acres
EXISTING ZONING: R2
PROPOSED ZONING: R3

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-1). With the adoption of the 2005 Land Development Code the Single Family Residential District (RS-1) was designated Residential Single-family Low Density District (RS-LD). With the adoption of the 2021 Land Development Code the Residential Single-family Low Density District (RS-LD) was designated The Residential 2 District (R2).

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 77 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>	HI/ R6	Lumber Yard/ Manufactured Home park
<u>South:</u>	M-1/ R3	General Contractor Office/ Undeveloped
<u>East:</u>	R2	Undeveloped
<u>West:</u>	MU-1/	Place of Worship

Discussion

Parcel/Area Characteristics

The parcel has access to Rabon Road. There are no sidewalks or streetlamps along this section of Rabon Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of undeveloped parcels, commercial and industrial uses. West of the subject parcel is undeveloped industrial property. North and south of the site are industrial uses. East of the subject parcel is undeveloped residential property.

Public Services

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located 1.83 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.1 miles east of the subject parcel on Two Notch 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 ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #611) located west of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT's). Rabon Road is classified as a two-lane undivided

minor collector, maintained by SCDOT with a design capacity of 9,800 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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 Rabon Road through the County Penny Sales Tax program.

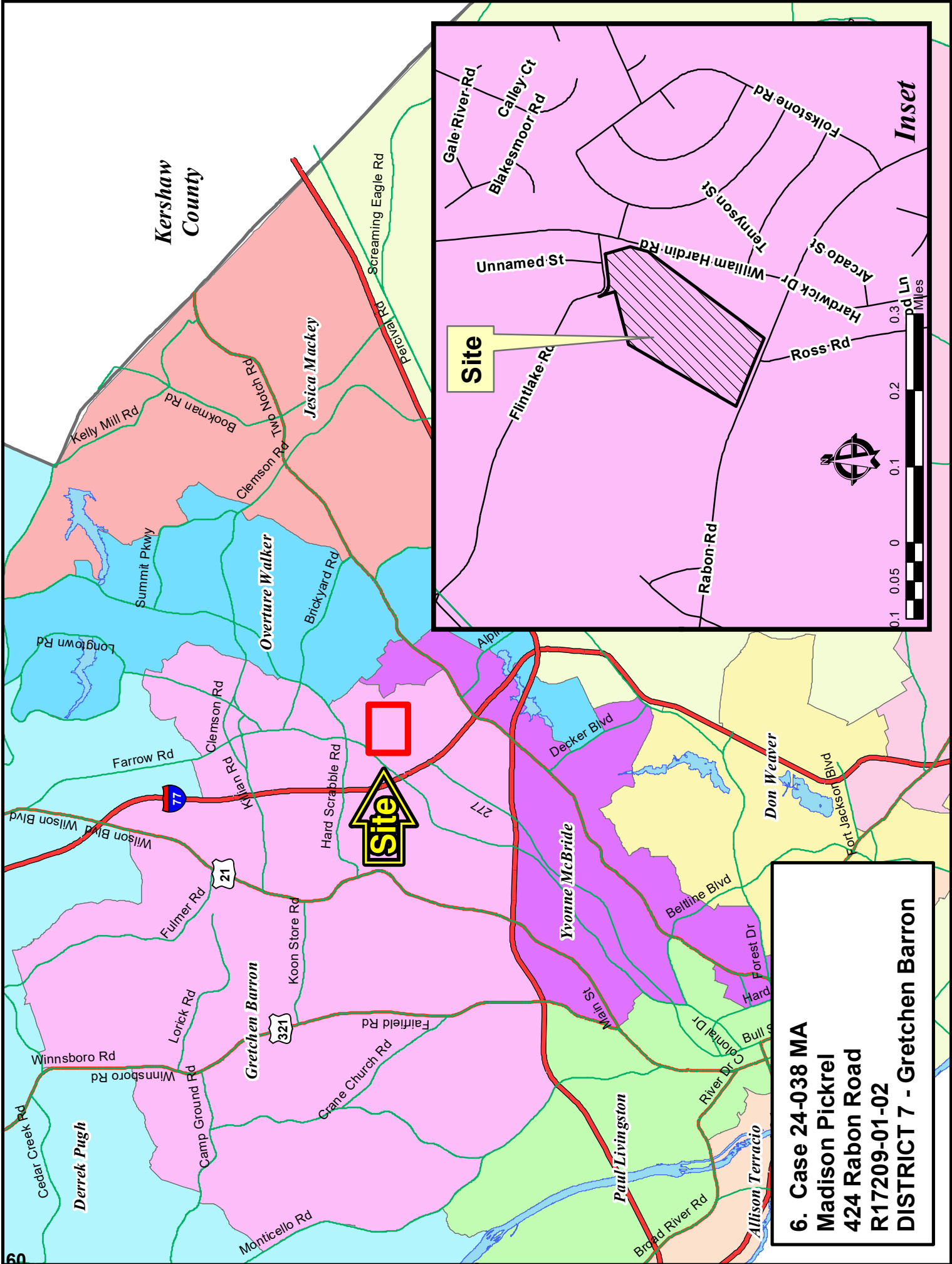
Conclusion

The proposed rezoning is consistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning is consistent with the recommended existing zoning districts of similar character identified in the plan.

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

Zoning Public Hearing Date

October 22, 2024.

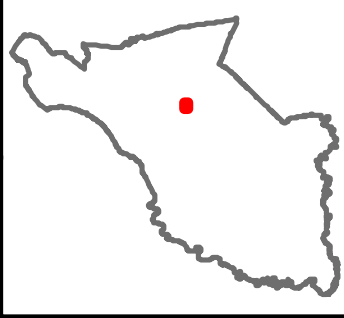


6. Case 24-038 MA
Madison Pickrel
424 Rabon Road
R17209-01-02
DISTRICT 7 - Gretchen Barron

CASE 24-038
R2 to R3
TMS R17209-01-02

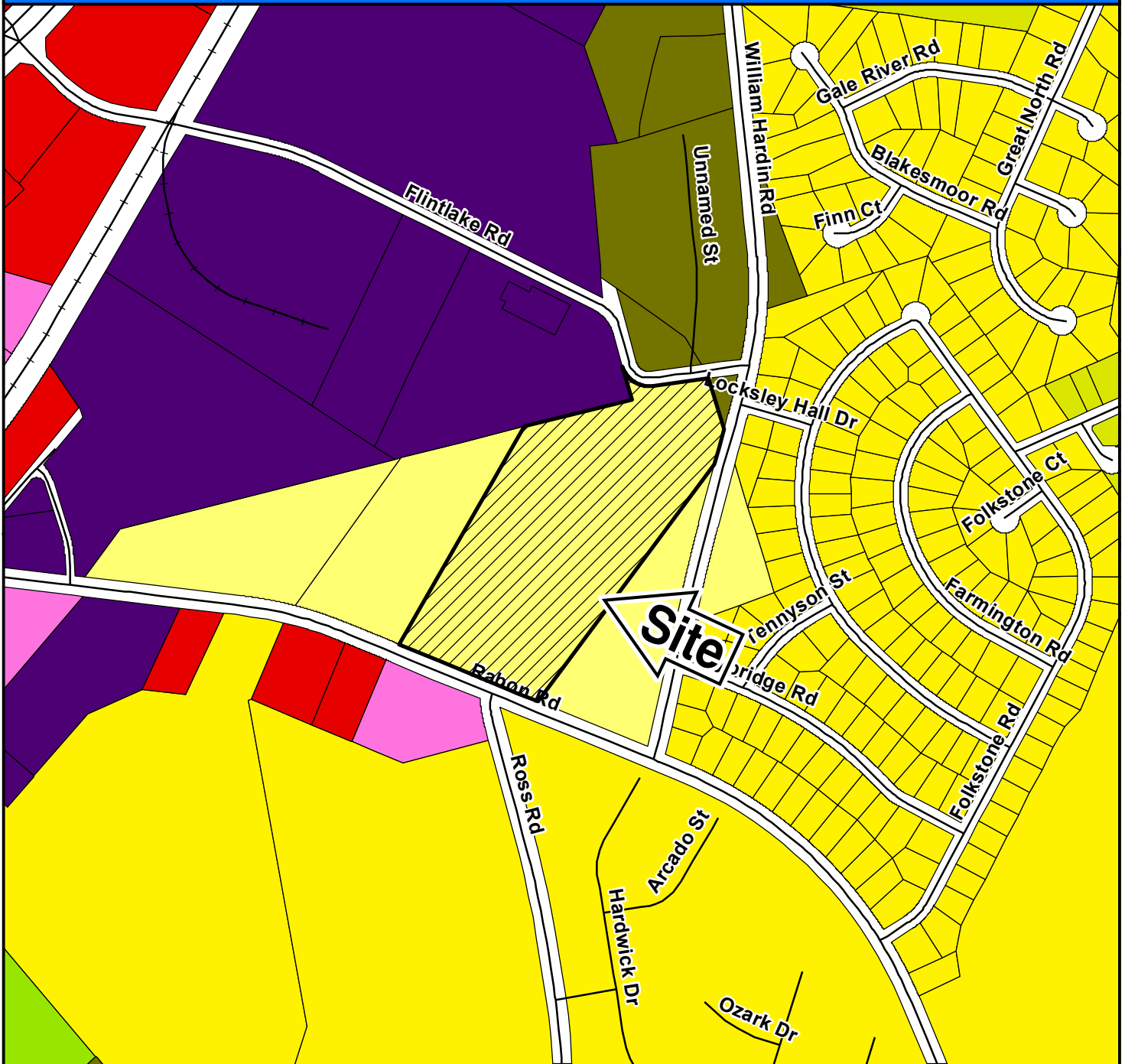
Site

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



Case 24-038 MA

R2 to R3



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

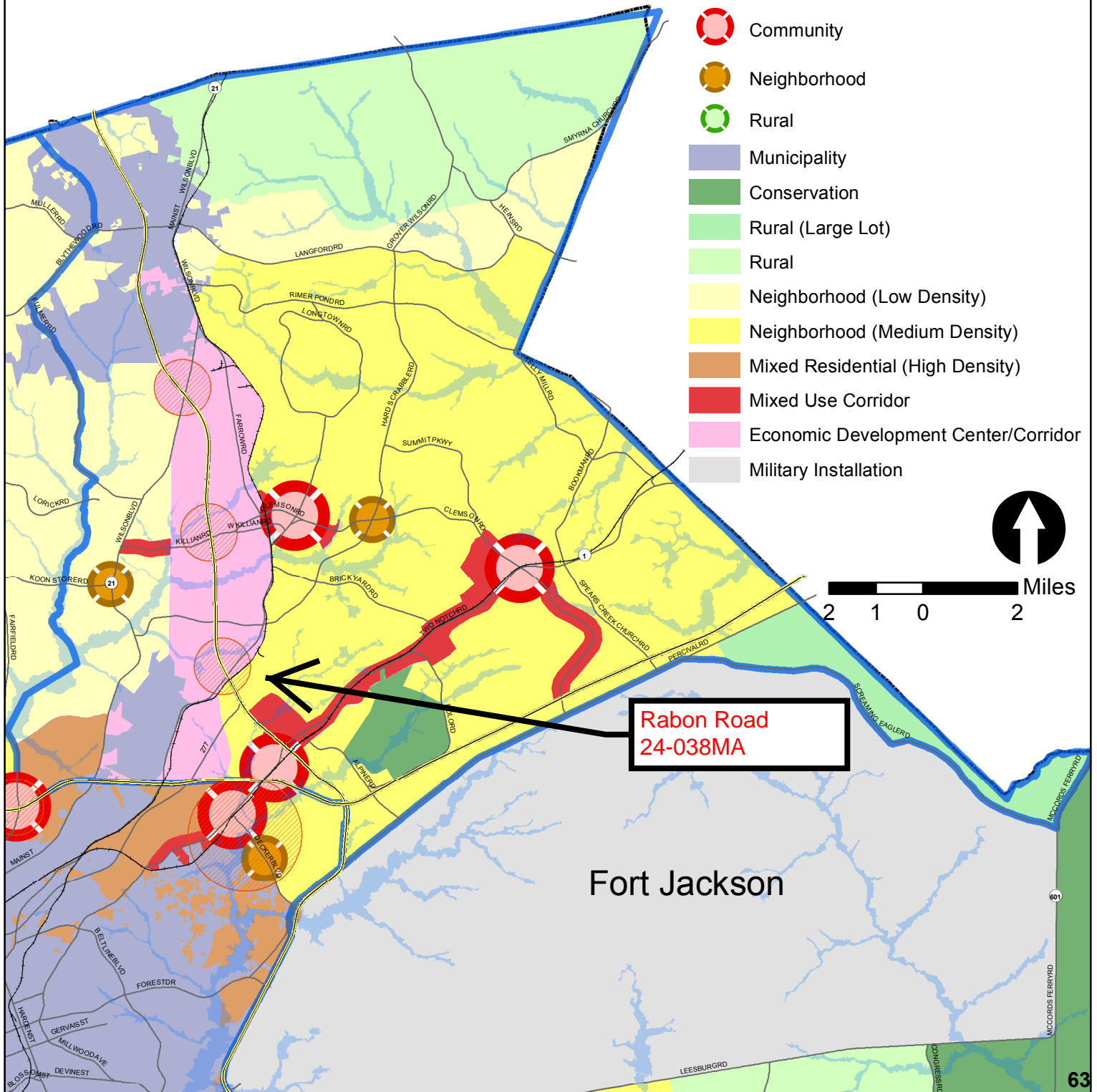


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson

Case #24-038 MA - Zoning Districts

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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.

Current 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

Case #24-038 MA - Zoning Districts

Proposed Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
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

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: October 7, 2024
RC PROJECT: 24-039 MA
APPLICANT: Joy C McMillion

LOCATION: 1140 Congaree Road

TAX MAP NUMBER: R24700-10-30
ACREAGE: 4.08 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

PC SIGN POSTING: September 20, 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 Homestead District (HM).

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: 4 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/RT	Residential/ Residential
<u>South:</u>	HM/RT	Residential/ Residential
<u>East:</u>	RT/RT	Residential/ Residential
<u>West:</u>	RT/RT	Residential/ Residential

Discussion

Parcel/Area Characteristics

The parcel has access to Congaree Road. There are no sidewalks or street lamps along this section of Congaree Road. The subject parcel contains a residence. The immediate area is characterized by residential uses and parcels and undeveloped parcels West, east, north and south of the subject parcel are residencies.

Public Services

The subject parcel is within the boundaries of School District One. The Horrell Hill Elementary School is located west of the subject parcel on Horrell Hill Road. The Lower Richland fire station (number 22) is located 2. miles northwest of the subject parcel on Lower Richland Boulevard. 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 ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #172) located west of the subject parcel on Garners Ferry Road identifies 21,400 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four-lane divided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This portion of Garners Ferry Road is currently operating at Level of Service (LOS) “B”.

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

There are Intersection Improvement Projects in the design phase for this section of Garners Ferry Road through the County Penny Sales Tax program.

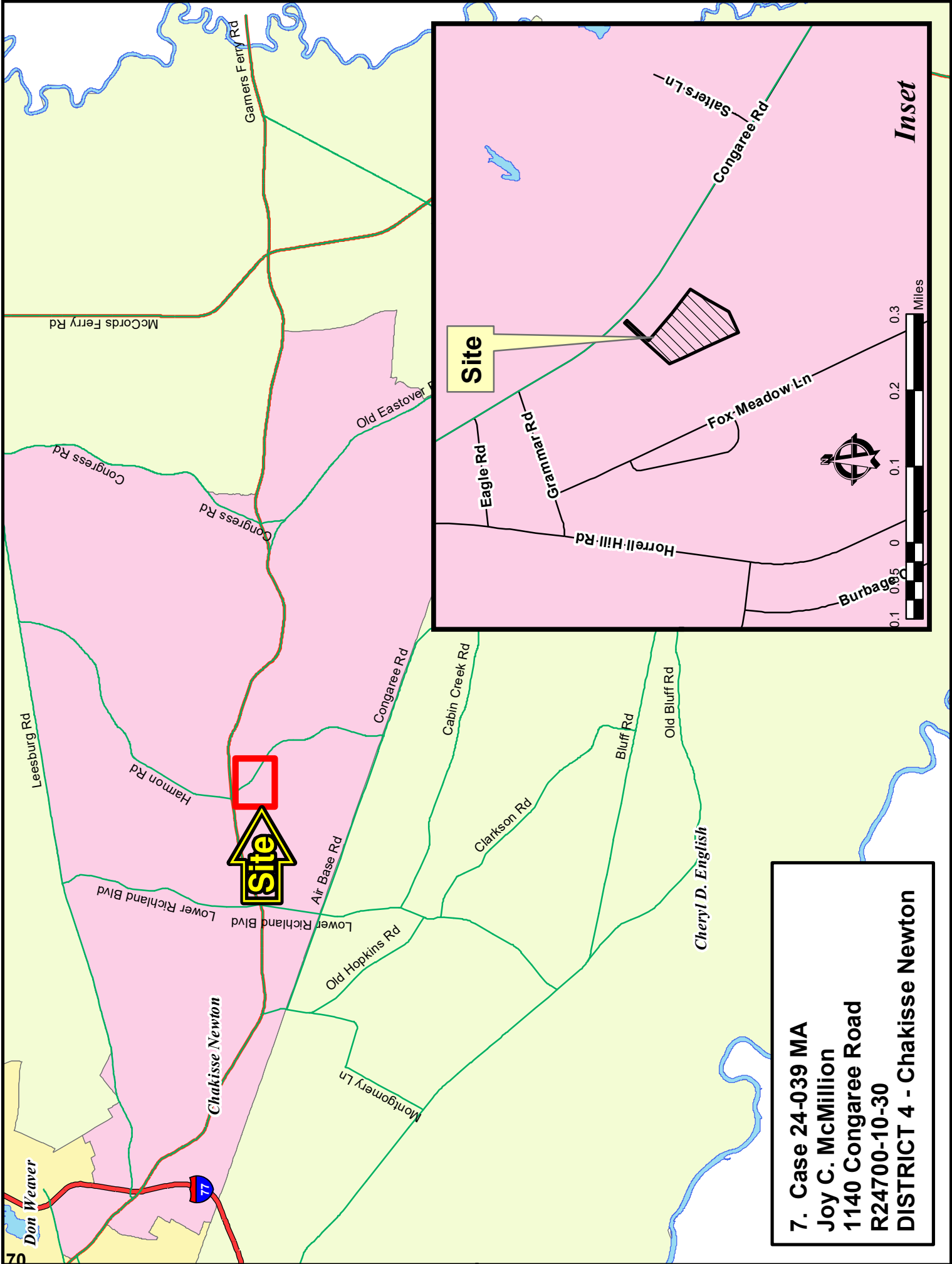
Conclusion

The proposed rezoning is not consistent with the objectives for the Rural land use designation outlined in the 2015 Comprehensive Plan.

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

Zoning Public Hearing Date

October 22, 2024.



7. Case 24-039 MA
Joy C. McMillion
1140 Congaree Road
R24700-10-30
DISTRICT 4 - Chakisse Newton

Garners Ferry Rd

CASE 24-039
HM to RT
TMS R24700-10-30

Eagle Rd

Grammar Rd

Horrell Hill Rd

Site

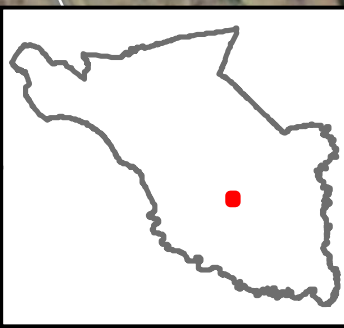
Congaree Rd

Salters Ln

Fox Meadow Ln

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**














Richland County & Woolpert

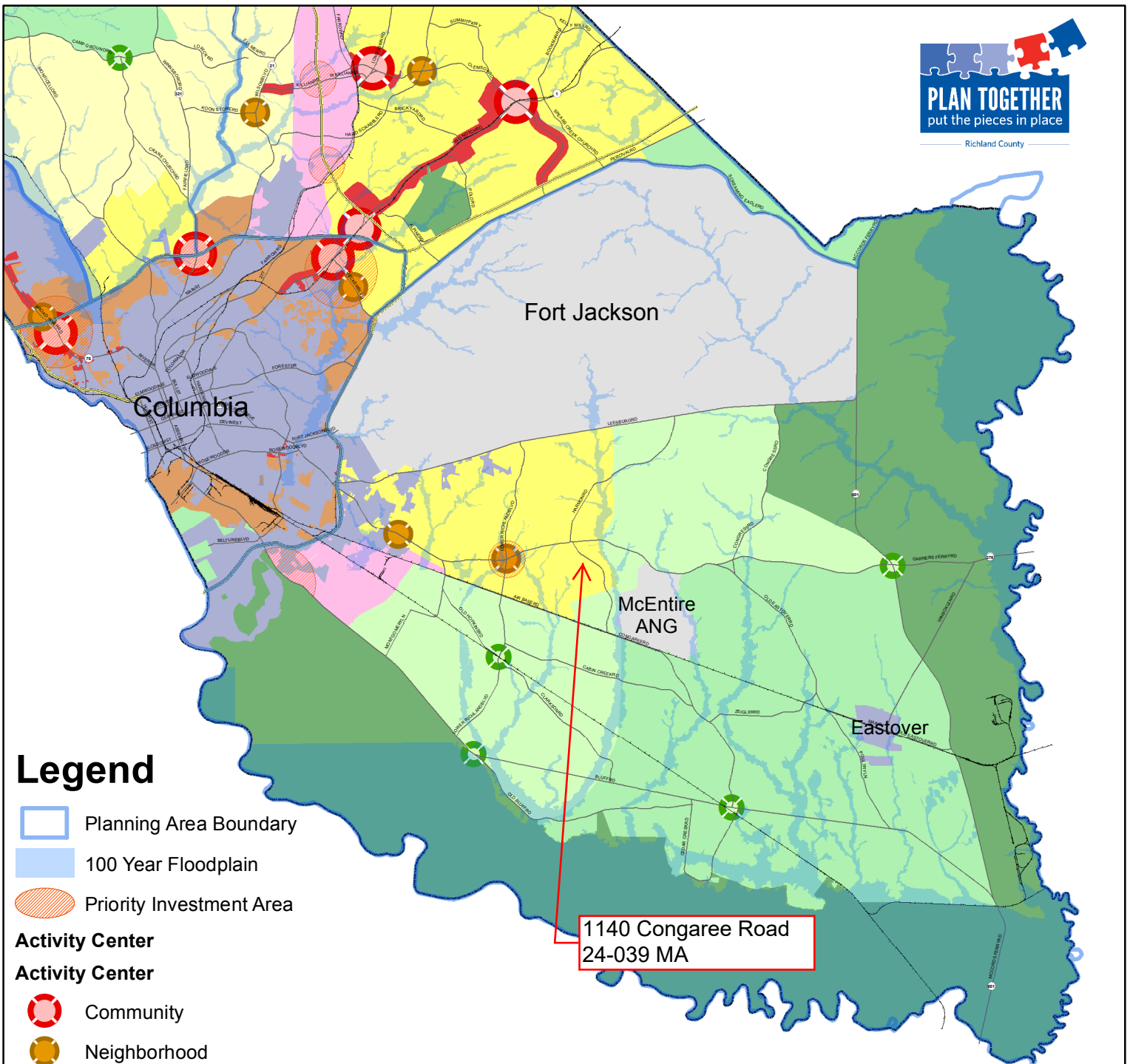
Case 24-039 MA HM to RT



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

1140 Congaree Road
24-039 MA

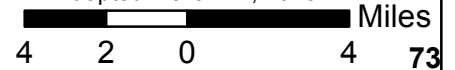
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-039 MA - Zoning Districts

Current Zoning District

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-039 MA - Zoning Districts

Proposed Zoning District

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: October 7, 2024
RC PROJECT: 24-040 MA
APPLICANT: Marion Charlie Adams, Jr.

LOCATION: Bluff Road

TAX MAP NUMBER: R13513-01-27
ACREAGE: .47 acres
EXISTING ZONING: HM
PROPOSED ZONING: MU1

PC SIGN POSTING: September 20, 2024

Staff Recommendation

Approval

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 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 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>	R4	Undeveloped
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	R4	Undeveloped
<u>West:</u>	GC	Place of Worship

Discussion

Parcel/Area Characteristics

The parcel has access to Bluff Road. There are sidewalks along this section of Bluff Road. The subject parcel contains a single-family residence. The immediate area is characterized by single-family parcels, commercial uses and undeveloped residential parcels. North and east of the subject parcel is an undeveloped residential property. West of the subject parcel is a place of worship. South of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. The Meadowfield Elementary School is located 2.5 miles northeast of the subject parcel on Galway Lane. The industrial park fire station (number 3) is located 1-mile northwest of the subject parcel on The Boulevard. Water and sewer is provided by the City of Columbia.

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 #239) located west of the subject parcel on Bluff Road identifies 10,000 Average Daily Trips (ADT's). Bluff Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 14,300 ADT's. This portion of Bluff Road is currently operating at Level of Service (LOS) “B”.

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

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

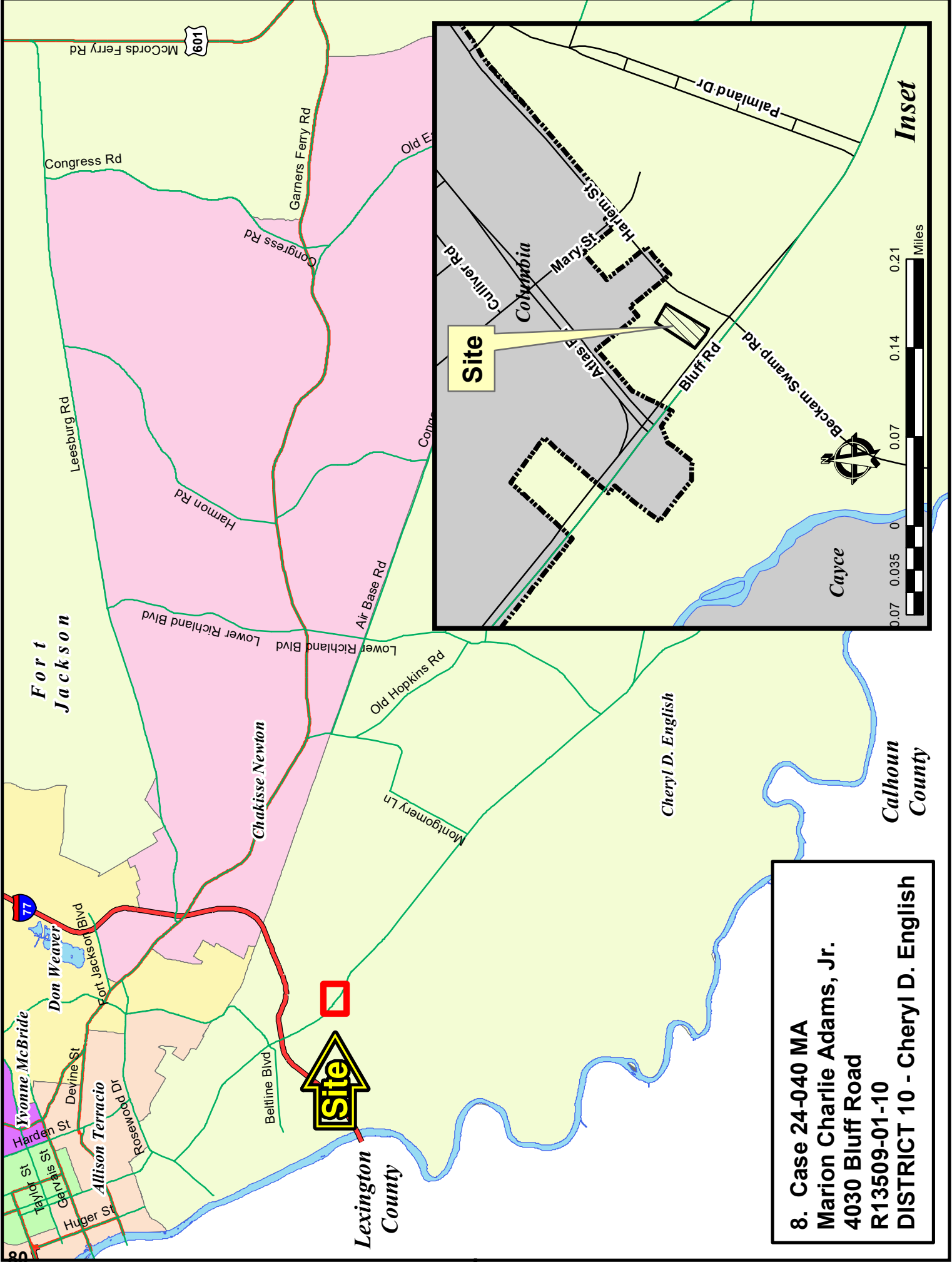
Conclusion

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. Secondary commercial and residential uses should be located along primary road corridors. 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

October 22, 2024.



8. Case 24-040 MA
Marion Charlie Adams, Jr.
4030 Bluff Road
R13509-01-10
DISTRICT 10 - Cheryl D. English

CASE 24-040
INS to MU1
TMS R13509-01-10

Columbia

Site

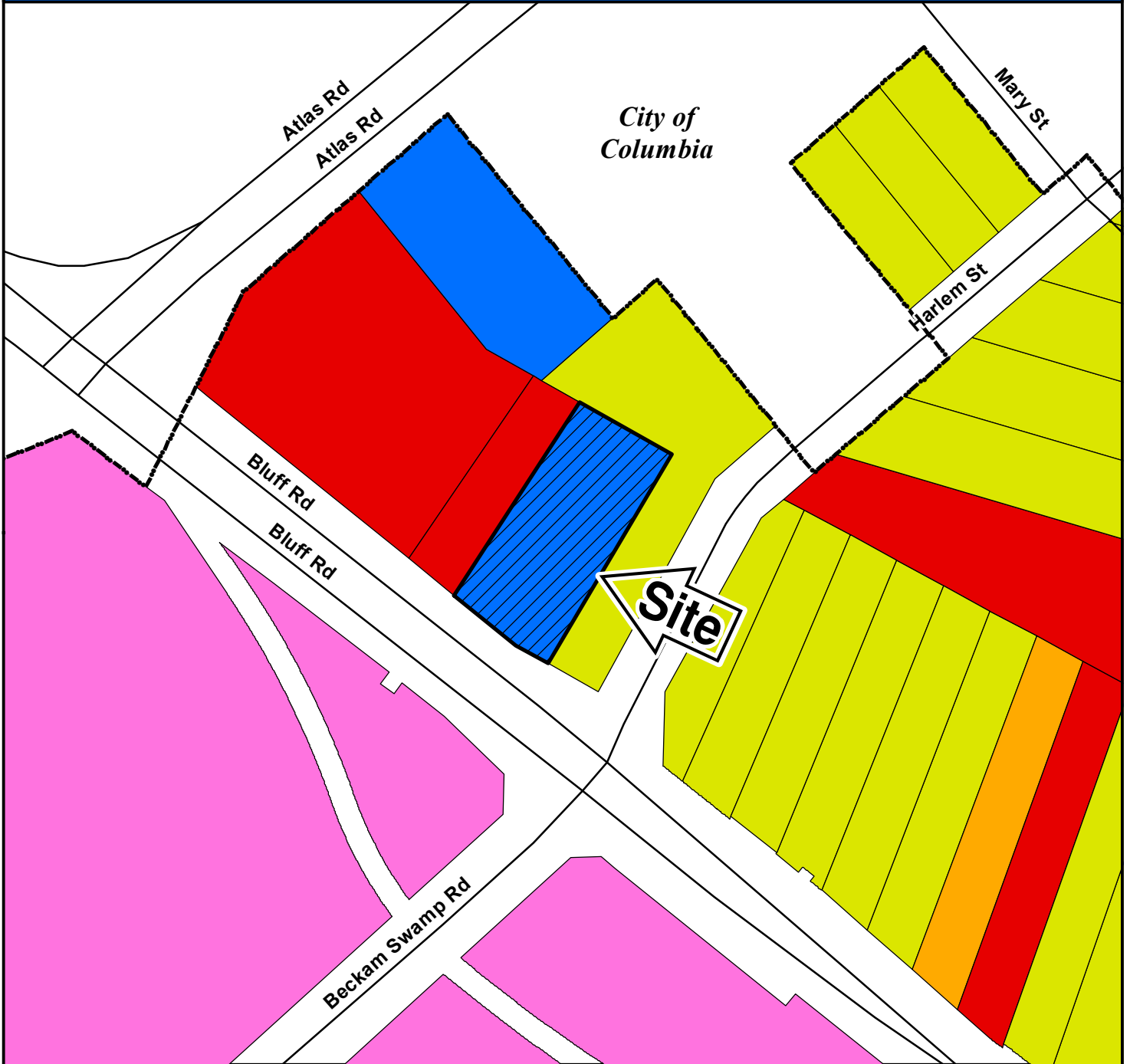
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**











Richland County & Woolpert

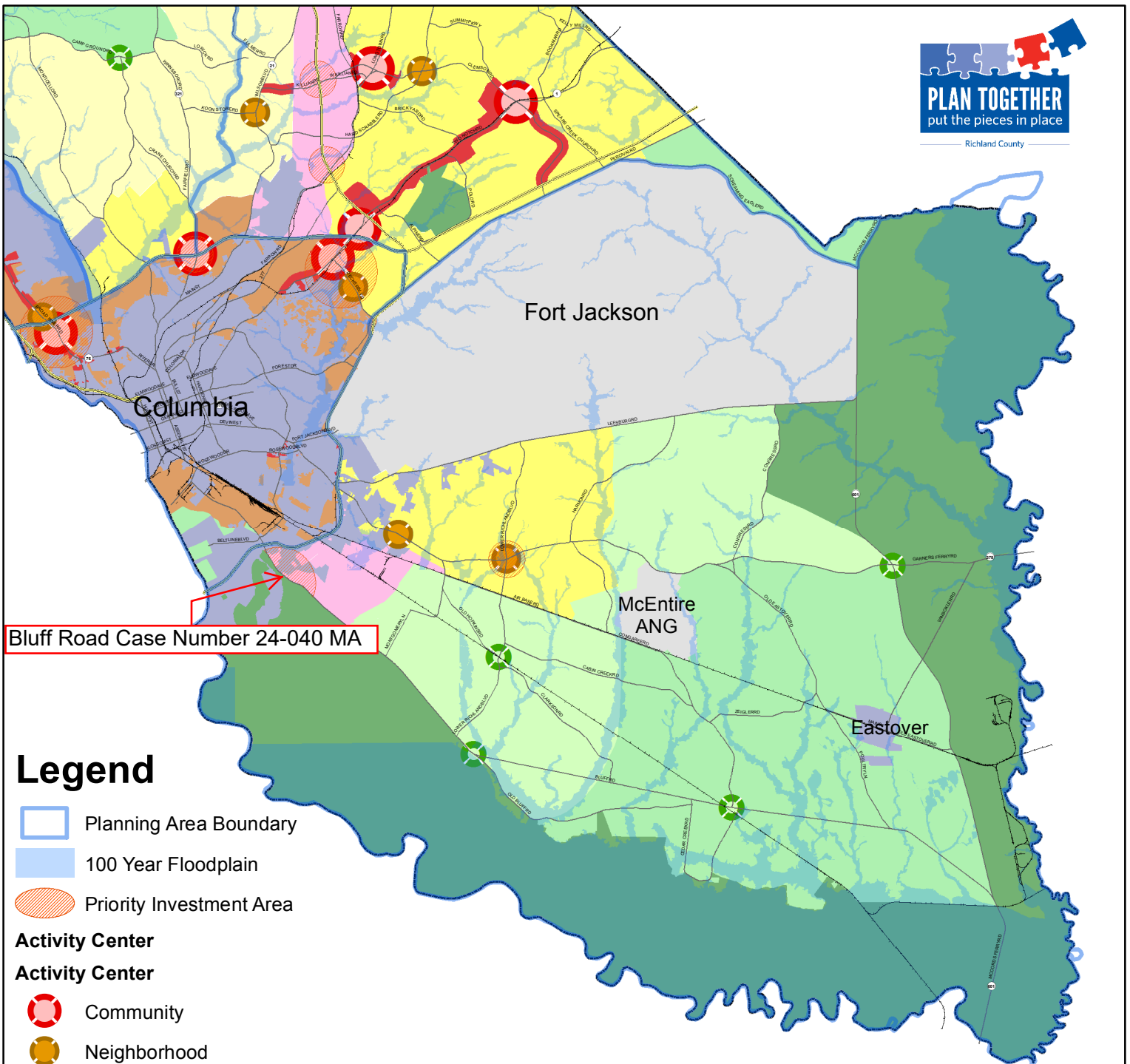
Case 24-040 MA INS to MU1



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		





Bluff Road Case Number 24-040 MA

Legend

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

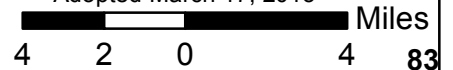
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-040 MA - Zoning Districts

Current Zoning District
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.

Case #24-040 MA - Zoning Districts

Proposed Zoning District	
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	
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: October 7, 2024
RC PROJECT: 24-041 MA
APPLICANT: Norman E. Gross

LOCATION: 1463 Ridge Road

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

PC SIGN POSTING: September 20, 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 Homestead District (HM) provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Maximum density standard: no more than sixty-six hundredths (.66) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 26 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.

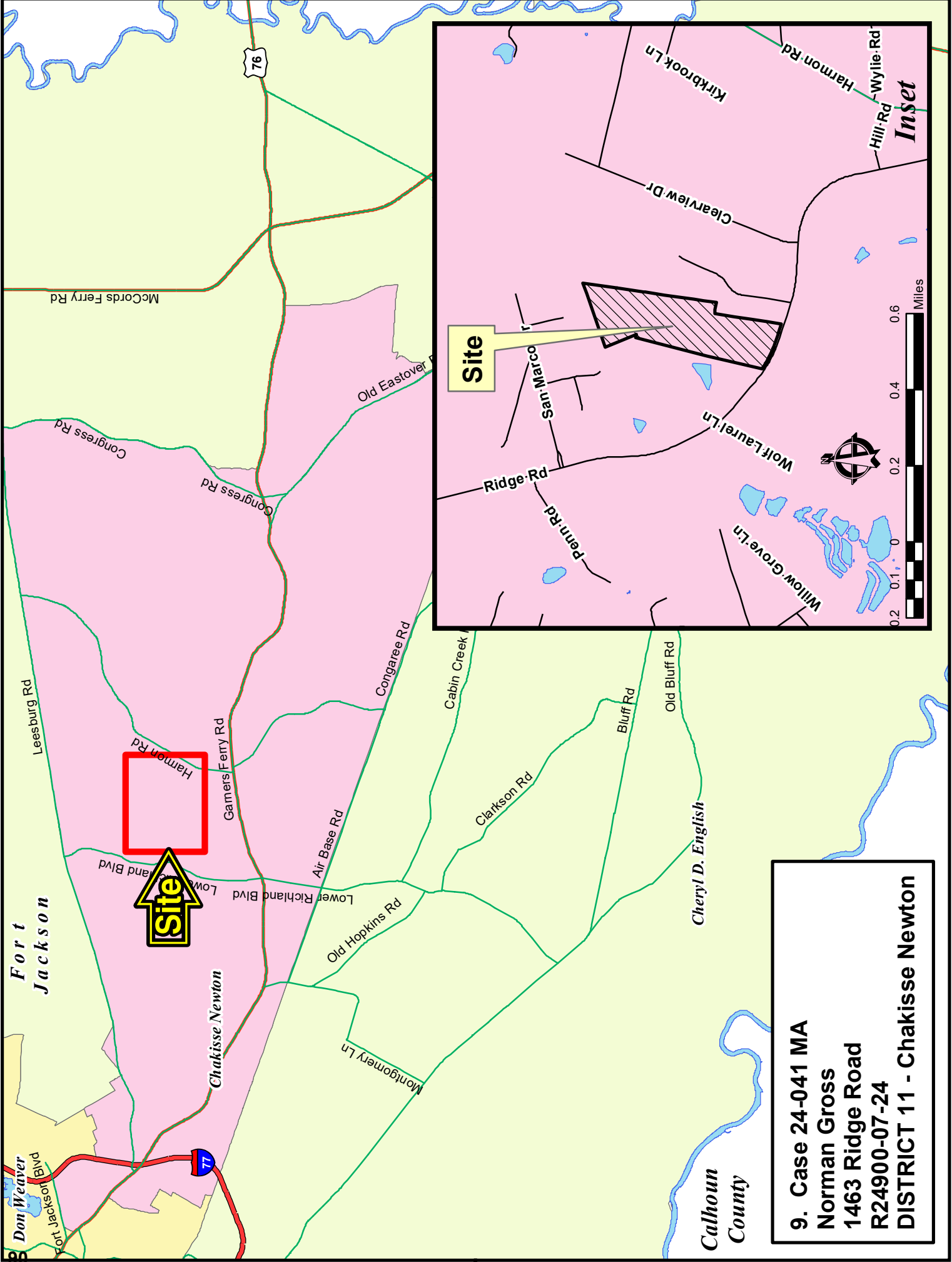
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood (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

October 22, 2024.



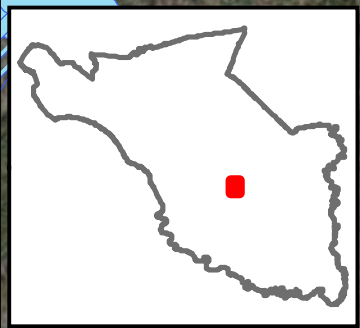
9. Case 24-041 MA
Norman Gross
1463 Ridge Road
R24900-07-24
DISTRICT 11 - Chakisse Newton

CASE 24-041
AG to HM
TMS R24900-07-24

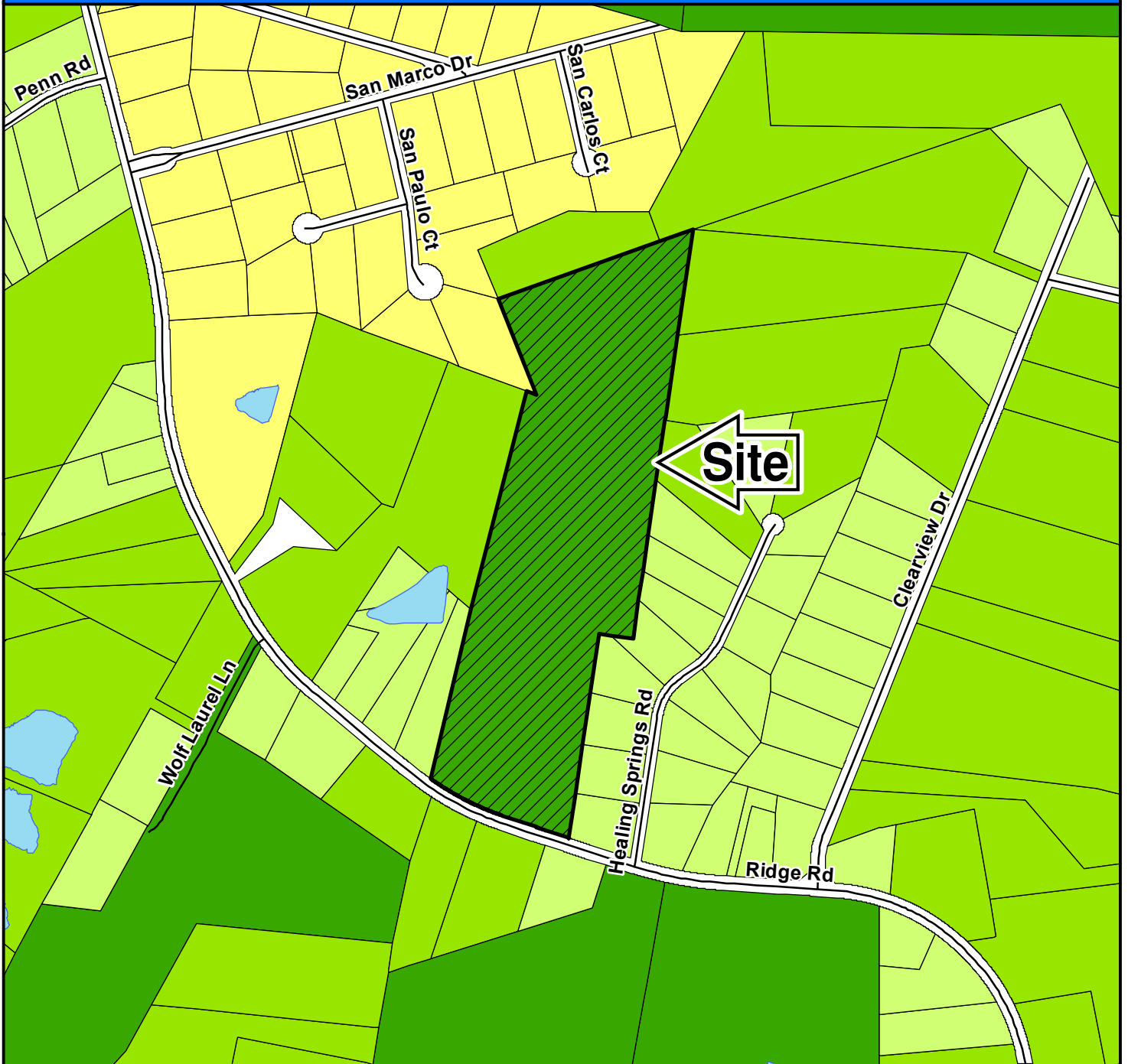


SPECIAL FLOOD HAZARD AREA













WETLANDS



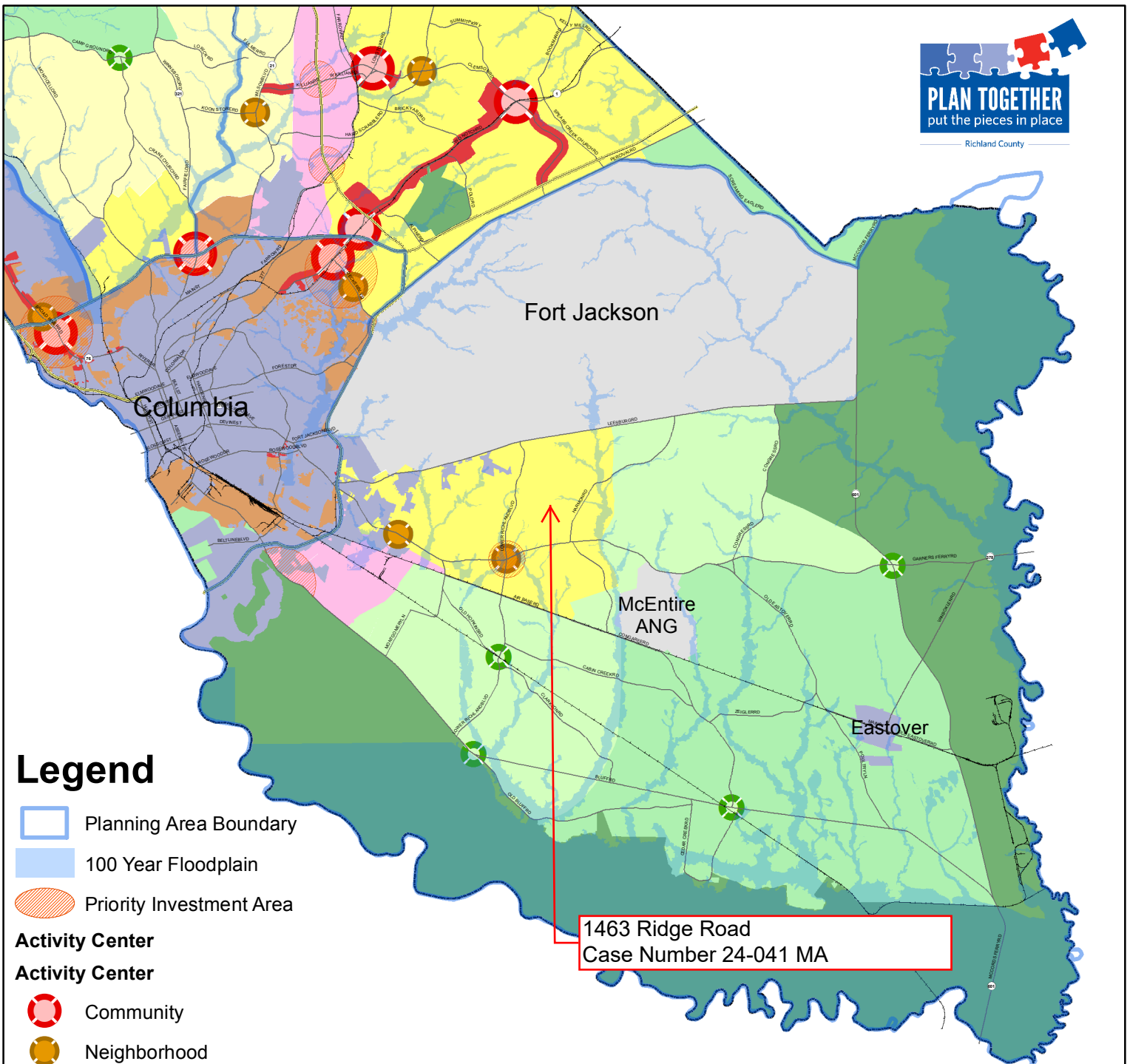
Case 24-041 MA AG to HM



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 24-041 MA

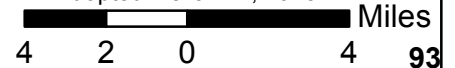
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-041 MA - Zoning Districts

Current Zoning District

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.

Case #24-041 MA - Zoning Districts

Proposed Zoning District

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



7 October 2024
Planning Commission

Administrative Review

CASE:

24-001 Administrative Review

REQUEST:

Section 26-181, *Road Standards*, Sub-section 26-181(b), *Design standards for public or private roads*, (3), *Connectivity*, b., *Access to undeveloped property*, of the 2005 Richland County Land Development Code provided provisions for the extension of roads and rights-of-way within developing subdivisions. This provision established criteria for when roads should be extended to the boundaries of adjoining, undeveloped property to allow for the future development of a logical road pattern.

The applicant is appealing the approval of the Linkside Village subdivision (SD22-006 - sketch - **Attachment A**) by the Planning and Development Services Division, asserting that the development fails to provide connectivity to an adjacent 80-acre tract (TMS: R20401-01-03), which is owned by the applicant. The applicant argues that, under the provisions of Section 26-181, the Linkside Village development is required to provide such connectivity to the 80-acre tract.

The original sketch plan for the Linkside Village development was approved on March 9, 2022, with subsequent approvals of revised plans on December 6, 2022, and June 8, 2023. None of these plans included connectivity to the 80-acre tract owned by Fairways Development LLC. Specifically, the proposed Fairway View Lane terminates at lot #51, rather than being reserved for future connectivity. The determination to not require connectivity was based on the "incompatible characteristics" of the adjacent parcel, which is a golf course. Section 26-181(c)(b) outlines the requirements for connectivity (access) to "undeveloped property," and staff maintains that the golf course is considered a developed parcel, therefore exempting it from the connectivity requirement.

Furthermore, the development of the Linkside Village subdivision does not result in the landlocking of the 80-acre tract owned by Fairways Development LLC. Records show that these tracts have operated as separate parcels since 2012, which aligns with the sale of the property referenced in Mr. Bakhaus' email to Assistant County Administrator Jensen (**Attachment B**). Additionally, access to the 80-acre tract was further constrained by Fairways Development LLC's sale of TMS: 20403-03-03 in 2008, which blocked direct access to Flycatcher Lane.

GENERAL INFORMATION:

Applicant: John Bakhaus

ZONING ORDINANCE CITATION (S):

Sec. 26-2.5(r)(1).

Appeals of Administrative Decisions.

The board of zoning appeals shall hear and decide appeals when it is alleged that there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter. Provided, however, the planning commission shall hear and decide appeals from staff decisions on land development permit applications and subdivision applications.

Sec. 26-181. Road Standards.

(3) *Connectivity.*

- a. *Extension of existing roads.* The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater

widths may be required if the existing road is identified for widening in the county's thoroughfare plan.

- b. *Access to undeveloped property.* Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted.
 1. *Construction of road connections.* Where required for a logical road pattern, road extensions or connections may be built. In the event that the adjoining property is later developed in such a manner that it is determined that the connection will not be necessary for a logical road pattern, the connection may be abandoned and divided proportionally among adjoining landowners. Temporary dead end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other approved type of turnaround.
 2. *Reservation of road connections.* In certain situations, the development review team may permit a platted lot to be "reserved for future connection" in lieu of construction of the road connection, in which case an escrow account will be established in favor of the county for a ten (10) year period in an amount determined by the county engineer to cover the cost of construction. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners and the balance of the escrow account refunded to the developer. In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer and the escrow account refunded to the developer. If the extension has not been constructed within the ten (10) year period, the development review team will determine the continued necessity of the extension and either extend the time of the escrow account or recommend that the reservation be terminated, with ownership of the lot remaining with the developer and the escrow account being refunded to the developer.
- c. *Conservation areas.* One (1) private access easement shall be allowed across a conservation area, provided that such access is at least twenty (20) feet in width and provides access to no more than one (1) parcel.

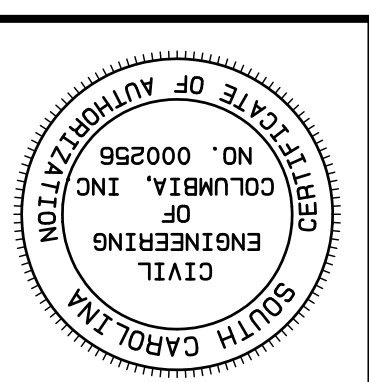
FORMAL REVIEW:

26-58 (e) Upon receiving the application, the board of zoning appeals or planning commission (as applicable) shall conduct a public hearing on the appeal. Any party may appear in person or be represented by an agent. After conducting the public hearing, the board of zoning appeals or planning commission (as applicable) shall adopt an order reversing or affirming, wholly or in part, or modifying the order requirements, decision, or determination in question. These boards shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. These boards in the execution of the duties specified herein may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The decision of these boards must be in writing and permanently filed in the planning department as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of these boards, which must be delivered to parties of interest by certified mail.

*Administrative Review
Case # AR24-001*



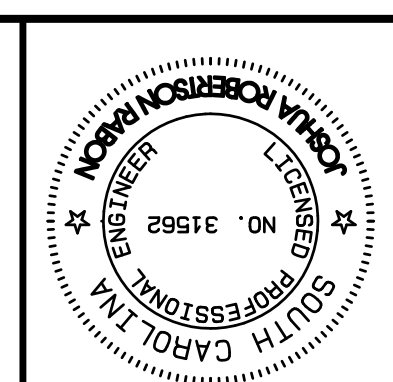
NO.	DATE	DESCRIPTION
1	11-18-22	PUT OPEN SPACE CALCS BACK ON
2	11-18-22	REV. OPEN SPACE PER COUNTY
3	1-10-23	REVISE LOTS 58-61
4	5-15-23	ADDED SECOND ENTRANCE & 3 LOTS



THE PRODUCT ON THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT FOR A SPECIFIC PROJECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS, WARRANTIES, OR GUARANTEES MADE BY THE ENGINEER. THE DESIGN ENGINEER IS STRONGLY PROHIBITED FROM ENGAGING IN ANY OTHER PROFESSIONAL SERVICE THAT MAY BE IN CONFLICT WITH THE INTERESTS OF THE CLIENT OR THE PUBLIC. ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES MADE BY THE ENGINEER ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THESE DOCUMENTS.

CIVIL ENGINEERING of COLUMBIA

3740A FERNANDINA ROAD COLUMBIA, SC 29210
 TEL (803) 798-2820 FAX (803) 798-2826



SCALE	1" = 60'
DATE	SEPT. 14, 2022
DRAWN	M. DINKINS
DESIGNED	M. DINKINS
DRAWING NUMBER	1 OF 1
CHECKED BY:	
JOB NUMBER	21007
PREPARED FOR	FOX CREEK DEVELOPMENT
LOCATION	MOUNT PLEASANT, SOUTH CAROLINA

SKETCH PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES (HORIZONTAL & VERTICAL) INCLUDING BUT NOT LIMITED TO: GAS LINES, WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, AND FIBER OPTIC CABLES. CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811

AT LEAST 8 DAYS BEFORE CONSTRUCTION, UNLESS STATED OTHERWISE, CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE GOVERNING AGENCY PRIOR TO INSTALLATION. THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

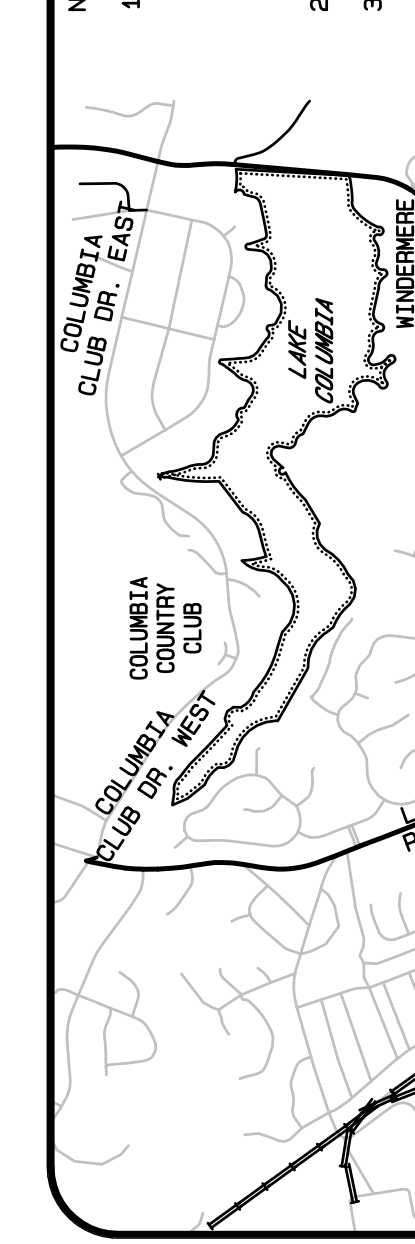
THESE PLANS AND DETAILS ARE INTENDED TO SHOW MINIMUM REQUIREMENTS, MEASURES, AND METHODS TO PREVENT AND CONTROL EROSION. ADDITIONAL MEASURES MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION. CONTRACTORS AND SUBCONTRACTORS SHALL BE AWARE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE GOVERNING AGENCY PRIOR TO INSTALLATION. THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

ADDITIONAL MEASURES THAT MAY BE FOUND TO BE NECESSARY SHALL BE AGREED UPON BY THE CONTRACTOR, DESIGN ENGINEER AND GOVERNING AGENCY PRIOR TO INSTALLATION. CONTRACTORS AND SUBCONTRACTORS SHALL BE AWARE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE GOVERNING AGENCY PRIOR TO INSTALLATION. THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

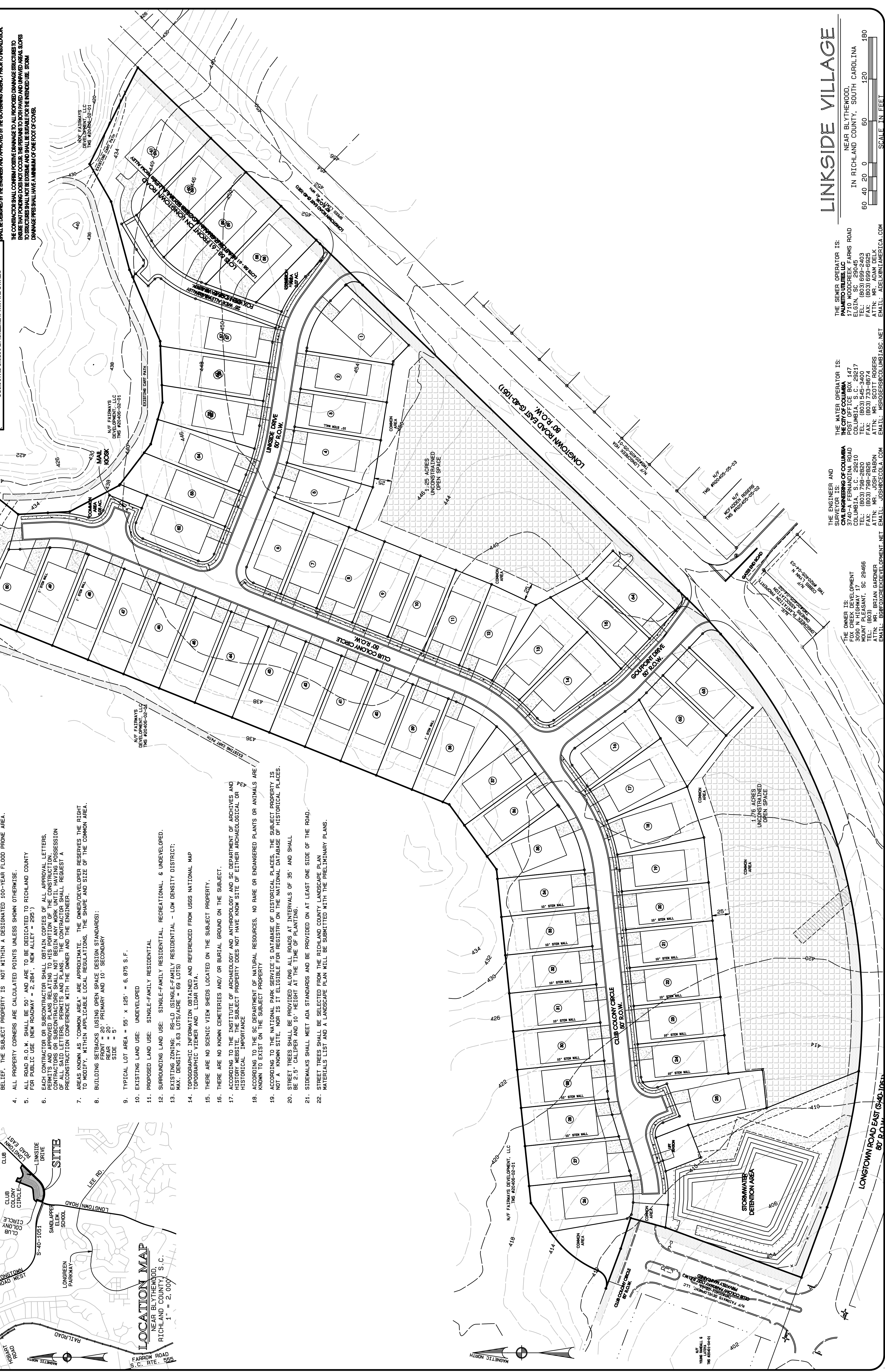
THE CONTRACTOR SHALL CONFIRM POSITIVE DRAINAGE TO ALL PROPOSED DRAINAGE STRUCTURES TO ENSURE THAT FLOODING DOES NOT OCCUR. THE PERMANENT TO BE PAVED AND UNPAVED AREAS, SLOPES TO STRUCTURES SHALL NOT BE ERODED AND SHALL BE SUITABLE FOR THE INTENDED USE. STORM DRAINAGE PIPES SHALL HAVE A MINIMUM OF ONE FOOT OF COVER.

NOTES AND REFERENCES:

- 19.20 ACRES TO BE DIVIDED INTO 64 SINGLE FAMILY RESIDENTIAL LOTS USING OPEN SPACE CODE. LOTS 58 - 61 HAVE ROAD FRONTAGE ON LONGTOWN ROAD EAST, BUT SHALL HAVE ACCESS FROM AN ALLEY (ACCESS FROM REAR OF LOT). 3.01 ACRES (15.7%) SHALL BE SET ASIDE FOR OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% OPEN SPACE ASSOCIATION OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% OPEN SPACE (AT LEAST 10% BEING UNCONSTRAINED) MET.
2. A PORTION OF RICHLAND COUNTY TAX MAP 20405-02-01 ZONED RS-LD.
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #45079C 0141L, DATED DECEMBER 21, 2017, AND TO THE BEST OF MY BELIEF, THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED 100-YEAR FLOOD PRONE AREA.
4. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
5. ALL ROAD R.O.W. SHALL BE 60' AND ARE TO BE DESIGNATED TO RICHLAND COUNTY FOR PUBLIC USE (NEW ROADWAY = 2,284', NEW ALLEY = 295')
6. EACH CONTRACTOR OR SUBCONTRACTOR SHALL OBTAIN COPIES OF ALL APPROVAL LETTERS, PERMITS, AND ORDINANCES FROM THE GOVERNING AGENCY PRIOR TO CONSTRUCTION. CONTRACTORS OR SUBCONTRACTORS SHALL NOT BEGIN ANY WORK UNTIL HAVING POSSESSION OF ALL SAID LETTERS, PERMITS AND PLANS. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION CONFERENCE WITH THE OWNER AND THE ENGINEER.
7. AREAS KNOWN AS "COMMON AREA" ARE APPROXIMATE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO MODIFY, WITHIN APPLICABLE LOCAL REGULATIONS, THE SHAPE AND SIZE OF THE COMMON AREA.
8. BUILDING SETBACKS (USING OPEN SPACE DESIGN STANDARDS):
 FRONT = 20' PRIMARY AND 10' SECONDARY
 REAR = 5'
 SIDE = 5'
9. TYPICAL LOT AREA = 55' x 125' = 6,875 S.F.
10. EXISTING LAND USE: UNDEVELOPED
11. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
12. SURROUNDING LAND USE: SINGLE-FAMILY RESIDENTIAL, RECREATIONAL, & UNDEVELOPED.
13. EXISTING ZONING: RS-LD SINGLE-FAMILY RESIDENTIAL - LOW DENSITY DISTRICT;
 MAX. DENSITY 3.63 LOTS/ACRE = 69 LOTS
14. TOPOGRAPHIC INFORMATION OBTAINED AND REFERENCED FROM USGS NATIONAL MAP TOPOGRAPHIC VIEWER AND LIDAR DATA.
15. THERE ARE NO SCENIC VIEW SHEDS LOCATED ON THE SUBJECT PROPERTY.
16. THERE ARE NO KNOWN CEMETERIES AND/OR BURIAL GROUND ON THE SUBJECT.
17. ACCORDING TO THE INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY AND SC DEPARTMENT OF ARCHIVES AND HISTORIC PRESERVATION, THE SUBJECT PROPERTY DOES NOT HAVE HIGH STATE OF EITHER ARCHAEOLOGICAL OR HISTORICAL IMPORTANCE.
18. ACCORDING TO THE SC DEPARTMENT OF NATURAL RESOURCES, NO RARE OR ENDANGERED PLANTS OR ANIMALS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
19. ACCORDING TO THE NATIONAL PARK SERVICE'S DATABASE OF HISTORICAL PLACES, THE SUBJECT PROPERTY IS NOT A KNOWN SITE, NOR IS IT ELIGIBLE FOR REGISTRY ON THE NATIONAL DATABASE OF HISTORICAL PLACES.
20. STREET TREES SHALL BE PROVIDED ALONG ALL ROADS AT INTERVALS OF 35' AND SHALL BE 2.5" CALIPER AND 10' HEIGHT AT THE TIME OF PLANTING.
21. SIDEWALKS SHALL MEET ADA STANDARDS AND BE PROVIDED ON AT LEAST ONE SIDE OF THE ROAD.
22. STREET TREES SHALL BE SELECTED FROM THE RICHLAND COUNTY LANDSCAPE PLAN MATERIALS LIST AND A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE PRELIMINARY PLANS.



LOCATION MAP
 NEAR BLYTHEHOOD,
 RICHLAND COUNTY, S.C.
 1" = 2,000'



THE OWNER IS:
 FOX CREEK DEVELOPMENT
 500 CREEK DRIVE
 MOUNT PLEASANT, SC 29466
 TEL: (803) 798-2820
 ATTN: BRIAN GARDNER
 EMAIL: BRG@FOXCREKDEVELOPMENT.NET

THE ENGINEER AND SURVIVOR IS:
 CIVIL ENGINEERING OF COLUMBIA
 3740A FERNANDINA ROAD
 COLUMBIA, S.C. 29210
 TEL: (803) 798-2820
 FAX: (803) 798-2826
 EMAIL: INFO@CIVILCOLUMBIA.COM

THE WATER OPERATOR IS:
 RICHLAND COUNTY WATER & SEWER
 1447 W. WOODCREEK FARMS ROAD
 ELGIN, SC 29045
 TEL: (803) 545-3400
 FAX: (803) 599-6925
 EMAIL: INFO@RICHLANDCOUNTYSC.NET

THE SENER OPERATOR IS:
 N.F. FAIRWAYS DEVELOPMENT, LLC
 1710 WOODCREEK FARMS ROAD
 ELGIN, SC 29045
 TEL: (803) 599-2403
 FAX: (803) 599-6925
 EMAIL: INFO@NFAIRWAYS.COM

LINKSIDE VILLAGE
 NEAR BLYTHEHOOD,
 IN RICHLAND COUNTY, SOUTH CAROLINA
 60' 40' 20' 0' 60' 420' 180'
 SCALE: 1" = 60'



BOARD OF ZONING APPEALS ADMINISTRATIVE REVIEW



Receipt #	Application # <u>AR24-001</u>	Fee Paid \$ <u>105.31</u>
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1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeals on the grounds that:

(CHECK ONE) GRANTING OR DENIAL

of an application for a permit to develop a major subdivision without connectivity.

Planning
For further background, see the attached letter to Mr. Aric
was erroneous and contrary to provisions of the zoning ordinance in Section ^{planning} 26-181 Jensen
or other action or decision of the Zoning Official was erroneous as follows:

D. Dir. Geo Price approved a development (site) plan for a 20 acre parcel, which blocks an 80 acre parcel, which is owned by Fairways Development, LLC, without applying Connectivity Criteria to that approval.
The two parcels were originally a single 100 acre tract.
They were divided into two tracts of 80 ACS and 20 ACS.
The two tracts are contiguous.

2. Applicant is aggrieved by the action or decision in that:

The decision by Geo Price to allow the development of the 20 acre parcel, without providing access to a county/state road for the 80 acre parcel, has the effect of permanently land locking the 80 acre parcel.

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

To provide connectivity for the 80 acre parcel through the 20 acre parcel, using the roadways, which are being built and will become part of the Richland County road system.

4. Applicant requests the following relief:

Require the developer of the 20 acres to allow connection of the future road of egress and ingress, for the 80 acre parcel, to be connected to the access road in the 20 acre parcel, which will become public.

John Bakhaus

From: John Bakhaus <johnb@windermereclubsc.com>
Sent: Tuesday, April 23, 2024 3:30 PM
To: JENSEN.ARIC@RICHLANDCOUNTYSC.GOV
Subject: Parcel Easement for Fairways Development

Importance: High

April 23, 2014

Mr. Aric Jensen
Assistant County Administrator
Richland County South Carolina

Sent via email to: Jensen.aric@richlandcountysc.gov

Dear Aric,

I thank you for making yourself available for a meeting, on short notice.

Our company, Fairways Development, LLC, owned a 100 acre parcel bounded by Longtown Road East, The Windermere Club golf course, and Lake Windermere. Twenty acres of that parcel was sold to another development company in December, 2012. It was the intention of that company to purchase the balance of the 100 acre parcel and develop the entire tract. The purchaser submitted a development plan on the entire 100 acre tract, to the Richland County Planning Department for approval. That plan was approved as presented.

That plan clearly showed the traffic connection between the 20 acres and the 80 acre parcels. A community resident in Longcreek Plantation, sued to block that approval, contending that the Planning Department did not follow its guidelines, in approving a plan with such very high density. After being tied up for over three years in court, the approval was finally withdrawn.

When the twenty acres was purchased, it was closed, under the provisions of a contract containing a detailed easement agreement. Unfortunately, the closing attorney representing both Buyer and Seller did not record the easement across the 20 acres. That attorney also lost any records relating to that contract and easement agreement, essentially leaving the 80 acres landlocked.

The original purchaser of the 20 acres, developed amnesia about the easement agreement after discovering the fact that the contract and easement agreement were missing. That purchaser was unwilling to confirm or grant an easement across the 20 acres, utilizing streets that would be constructed to allow the residential development of the 20 acres.

That purchaser decided to sell the 20 acres and put it under contract to another development company by the name of Fox Creek Development. Brian Gardner and Kevin Steelman are affiliated in the ownership of that property. Upon hearing that news, I hired an attorney to secure an easement through the 20 acres, before it closed a second time. That attorney took his time, in doing his background research. Finally, the two of us agreed that the best course of action was to file a Lis Pendens on the property, in order to prevent the closing, until the easement matter could be resolved. My attorney tried to file the Lis Pendens on the afternoon of the day, on which the sale closed in the morning.

Approximately six months ago, I requested a meeting with Geo Price. The purpose of that meeting was to explain the above detailed situation, and to let him know that, at some point, the owner of the 20 acre parcel will come in with an application, for a site plan approval. I wanted Geo to understand the extreme importance of having connectivity from the 80 acres, through the 20 acres, out to Longtown Road. Geo said that he could not offer guarantees, but said that connectivity between adjoining parcels is an important element, of the review process. I asked him to let me know when the 20 acre application came in, so I might have the opportunity to remind him, of the critical nature of the connection, between the two parcels.

I did not hear back from Geo, but I requested another appointment with him, when I heard, through the HOA, that the development of the 20 acres would begin, in the near future. In our meeting, I requested an update, on the plan submission, and he took me back to his large computer screen. When the site came up on the screen, I assumed that it had been submitted, but not approved. When I started to make a suggestion about a connection point, he told me that it was already approved, without a connection between the two properties. I was incredulous and angry, at the same time. He said that the 20 acre developer told him that there was not a point, at which the 20 acres connected directly to the 80 acres. I debunked that statement immediately.

I told Geo that it appeared that the planning department had reviewed and approved the plan on the 20 acres, without the connectivity standard being clearly in play. In so doing, he had given the land locking, of a valuable 80 acre parcel, the county's official blessing. Geo told me that he thought that there was a possibility that the county could help resolve this problem, saying that he would have to discuss the matter, at the next level. That was over 5 weeks ago, and I have heard nothing about those discussions at the next level, even though I have attempted to make contact several times.

I hope that you can help me find a way to resolve this problem, without litigation.

Thank you for your consideration of the matter. Please confirm receipt of this email.

Sincerely,

John T. Bakhaus



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

**Tuesday, 24 September 2024
2020 Hampton Street, Columbia, SC 29204
7:00 PM**

**Updated 19 September 2024
Reflects the deferral of Case #24-021MA**

Report of Council

1. STAFF:

Synithia Williams Community Planning and Development Director
Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER

The Honorable Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

a. MAP AMENDMENTS [ACTION]

- 1. Case # 24-007 MA District 7
 Gunil G. Kim The Honorable Gretchen Barron
 R3 to GC (.24 acres)
 105 Weir Road
 TMS: R19902-02-07
 Planning Commission: Approval (5-0)
 Staff Recommendation: Approval
 County Council unanimously approved the request (9-0)

- 2. Case # 24-017 MA District 10
 Erik Norton The Honorable Cheryl D. English
 R4 to R5 (10 acres)
 Bluff Road
 TMS: R13513-01-27
 Planning Commission: Disapproval (3-2)
 Staff Recommendation: Approval
 County Council unanimously disapproved the request (9-0)

- 3. Case # 24-018 MA District 11
 Bonnie Joshi The Honorable Chakisse Newton
 HM to RT (4.39 acres)
 140 Richland Farms Road
 TMS: R30953-01-06
 Planning Commission: Approval (5-0)
 Staff Recommendation: Approval
 County Council unanimously deferred the request (9-0)

4. Case # 24-019 MA
 Bonnie Joshi
 HM to RT (5.17 acres)
 E/S Windsorwood Court
 TMS: R32400-06-23
 Planning Commission: Approval (5-0)
 Staff Recommendation: Approval
 County Council unanimously approved the request (9-0)
- District 10
 The Honorable Cheryl English
5. Case # 24-020 MA
 Paul Mishoe, Jr.
 AG to RT (37.7 acres)
 S/S Community Pond Road
 TMS: R39200-01-01
 Planning Commission: Disapproval (7-0)
 Staff Recommendation: Disapproval
 County Council unanimously accepted the applicant's withdrawal request (9-0)
- District 10
 The Honorable Cheryl D. English
6. Case # 24-021 MA
 Heather Elenbaum
 M-1 to R4 (83.75 acres)
 1723 Hard Scrabble Road and
 N/S Hard Scrabble Road
 TMS: R17301-01-01 and 02, R17302-01-01 and 02
 Planning Commission: Approval (4-1)
 Staff Recommendation: Approval
- District 7
 The Honorable Gretchen Barron
**Administratively
 Deferred**
7. Case # 24-022 MA
 Kevin Meetze
 PD to RT (3.17 acres)
 1925 Kennerly Road
 TMS: R04200-06-13
 Planning Commission: Disapproval (7-0)
 Staff Recommendation: Disapproval
 County Council unanimously approved the request (9-0)
- District 1
 The Honorable Jason Branham
8. Case # 24-023 MA
 Madison Pickrel
 GC to R5 (21.07 acres)
 E/S Northeastern Freeway
 TMS: R17003-01-04
 Planning Commission: Approval (7-0)
 Staff Recommendation: Approval
 County Council unanimously approved the request (9-0)
- District 7
 The Honorable Gretchen Barron
9. Case # 24-024 MA
 Madison Pickrel
 HM to R5 (14.71 acres)
 812 Bookman Road
 TMS: R25900-05-01
 Planning Commission: Disapproval (7-0)
 Staff Recommendation: Disapproval
 County Council unanimously accepted the applicant's withdrawal request (9-0)
- District 9
 The Honorable Jessica Mackey

10. Case # 24-025 MA
Mike Crandall
INS to GC (1.3 acres)
1765 Dutch Fork Road
TMS: R02408-01-04
Planning Commission: Approval (6-1)
Staff Recommendation: Disapproval
County Council unanimously approved the request (9-0)
- District 1
The Honorable Jason Branham
11. Case # 24-029 MA
Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.36 acres)
1335 Garner Lane
TMS: R07406-01-05
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
County Council unanimously approved the request (9-0)
- District 4
The Honorable Paul Livingston
12. Case # 24-030 MA
Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.09 acres)
7128 Parklane Road
TMS: R17005-02-04
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
County Council unanimously deferred the request (9-0)
- District 3
The Honorable Yvonne McBride
13. Case # 24-031 MA
Pastor Levern McKenny
R2 to MU1
438 Rabon Road
TMS: R17209-01-06
Planning Commission: Approval (7-0)
Staff Recommendation: Disapproval
County Council unanimously approved the request (9-0)
- District 7
The Honorable Gretchen Barron

7. ADJOURNMENT

7:39 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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