

**RICHLAND COUNTY  
PLANNING COMMISSION**



**November 4, 2024**

**6 pm**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, November 4, 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: 7 October 2024**
5. **CONSENT AGENDA [ACTION]**

**a. ROAD NAMES**

[\[Page 1\]](#)

**b. MAP AMENDMENTS**

1. Case # 24-042 MA District 10  
Christopher Knight The Honorable Cheryl D. English  
AG to HI (52.71 acres)  
5801 Bluff Road  
TMS: R18600-01-01(portion of)  
Staff Recommendation: Disapproval  
[\[Page 3-12\]](#)
2. Case # 24-043 MA District 2  
Krystal Martin The Honorable Derrek Pugh  
R6 to LI (2.4 acres)  
10539 Farrow Road  
TMS: R17500-02-18  
Staff Recommendation: Approval  
[\[Pages 13-22\]](#)
3. Case # 24-044 MA District 7  
Gene Pierce The Honorable Gretchen Barron  
AG and HM to R3 (51.52 acres)  
1519 and 1525 Hardscrabble Road  
TMS: R14600-03-63 and R14600-03-25  
Staff Recommendation: Disapproval  
[\[Pages 23-32\]](#)

4. Case # 24-045 MA  
Alecia W. Garrick  
HM to RT (2.99 acres)  
4540 Leesburg Road  
TMS: R28100-02-14  
Staff Recommendation: Disapproval  
[\[Pages 33-41\]](#)

District 11  
The Honorable Chakisse Newton

**c. ADMINSTRATIVE REVIEW**

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

**Deferred**

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

**6. OTHER ITEMS**

- a. Olympia Mills Neighborhood Character Overlay Update
- b. Work Session - LDC Updates

**7. CHAIRMAN'S REPORT**

**8. PLANNING DIRECTOR'S REPORT**

- a. Report of Council [\[Pages 43-44\]](#)
- b. Comprehensive Plan Update

**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.

ZONING 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 4<sup>th</sup> 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

November 4, 2024

6:00 pm

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**Council District:** Honorable Yvonne McBride (3)  
**Development:** Future Whispering Willowbrook Apts  
**Tax Map Amendment:** TMS# R16904-01-18  
**Applicant:** Steven Bauhan, The Paces Foundation, Inc  
**Proposed Use:** Residential  
**Proposed Street Name (s):** Willowbrook Drive  
**Staff Recommendation:** Approval

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**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.

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**Map:**







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2024  
**RC PROJECT:** 24-042 MA  
**APPLICANT:** Christopher Knight

**LOCATION:** 5801 Bluff Road

**TAX MAP NUMBER:** R18600-01-01 (portion of)  
**ACREAGE:** 52.71 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** October 22, 20&4

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2005 Land Development Code, the RU District was carried forward. With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

A portion of the property to the north was rezoned from Rural District (RU) to Heavy Industrial District (HI) under case number 09-013MA.

**Zoning District Summary**

The Heavy Industrial District provides lands for intense industrial development that generally involves greater potential for adverse impacts on the environment and surrounding lands, such as dust, fumes, smoke, odor, noise, and vibration, and that may involve large-scale activities requiring extensive movement of vehicles, materials, and goods. Development allowed in this district includes resource extraction, heavy production and processing, outdoor storage, warehouse distribution, major utility facilities, and other similar industrial uses.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HI	Westinghouse
<b><u>South:</u></b>	AG	Agriculture
<b><u>East:</u></b>	AG	Agriculture
<b><u>West:</u></b>	AG	Agriculture

## Discussion

### ***Parcel/Area Characteristics***

The subject property is undeveloped with frontage along Bluff Road, a two-lane undivided minor arterial without sidewalks or streetlights along this section. The immediate area is primarily characterized by undeveloped lots and Westinghouse to the north.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Mill Creek Elementary School is located about 3.4 miles from the subject parcel. The Atlas Road fire station (Station number 8) is approximately 2.75 north of the subject parcel. The parcel is within the City of Columbia's water service area and septic for sewer and wastewater.

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 **Conservation**.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #239) located west of the site on Bluff Road, from Atlas Road to Longwood Road, identifies 10,000 Average Daily Trips (ADTs). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) "C".

A programmed Transportation Alternative project by SCDOT is currently in the design/development stage for sidewalks and bike lanes along Bluff Road from Windy Road to Carswell Road. There is a dirt resurfacing project through the Richland Penny Sales Tax program for Bluff Oaks Road, where the subject property has frontage.

## Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use area should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. The uses permitted in the requested zoning designated are not supportive of the uses recommended for the Conservation designation.

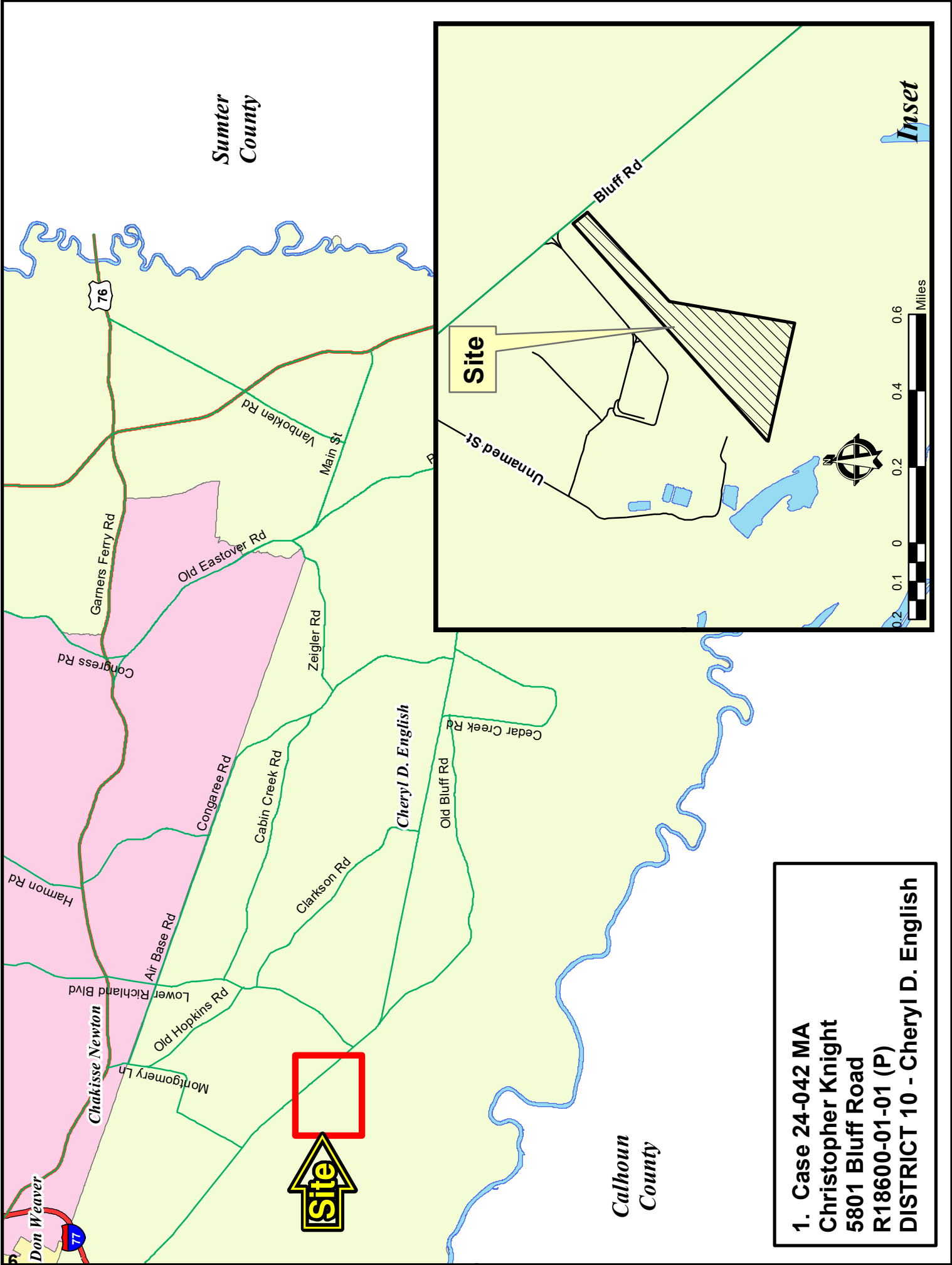
For this reason, staff recommends **Disapproval** for this map amendment.



However, the proposed zoning designation would be consistent with the existing land use and zoning of the adjacent industrial development (Westinghouse).

<b>Zoning Public Hearing Date</b>
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**November 21, 2024.**



**1. Case 24-042 MA**  
**Christopher Knight**  
**5801 Bluff Road**  
**R18600-01-01 (P)**  
**DISTRICT 10 - Cheryll D. English**

**CASE 24-042**  
**AG to HI**  
**TMSR18600-01-01 (P)**

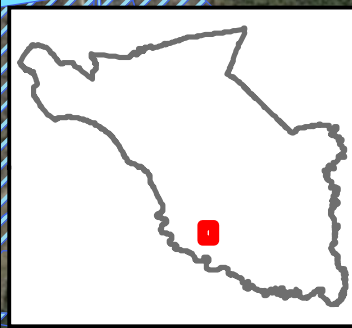
Unnamed St

Bluff Rd

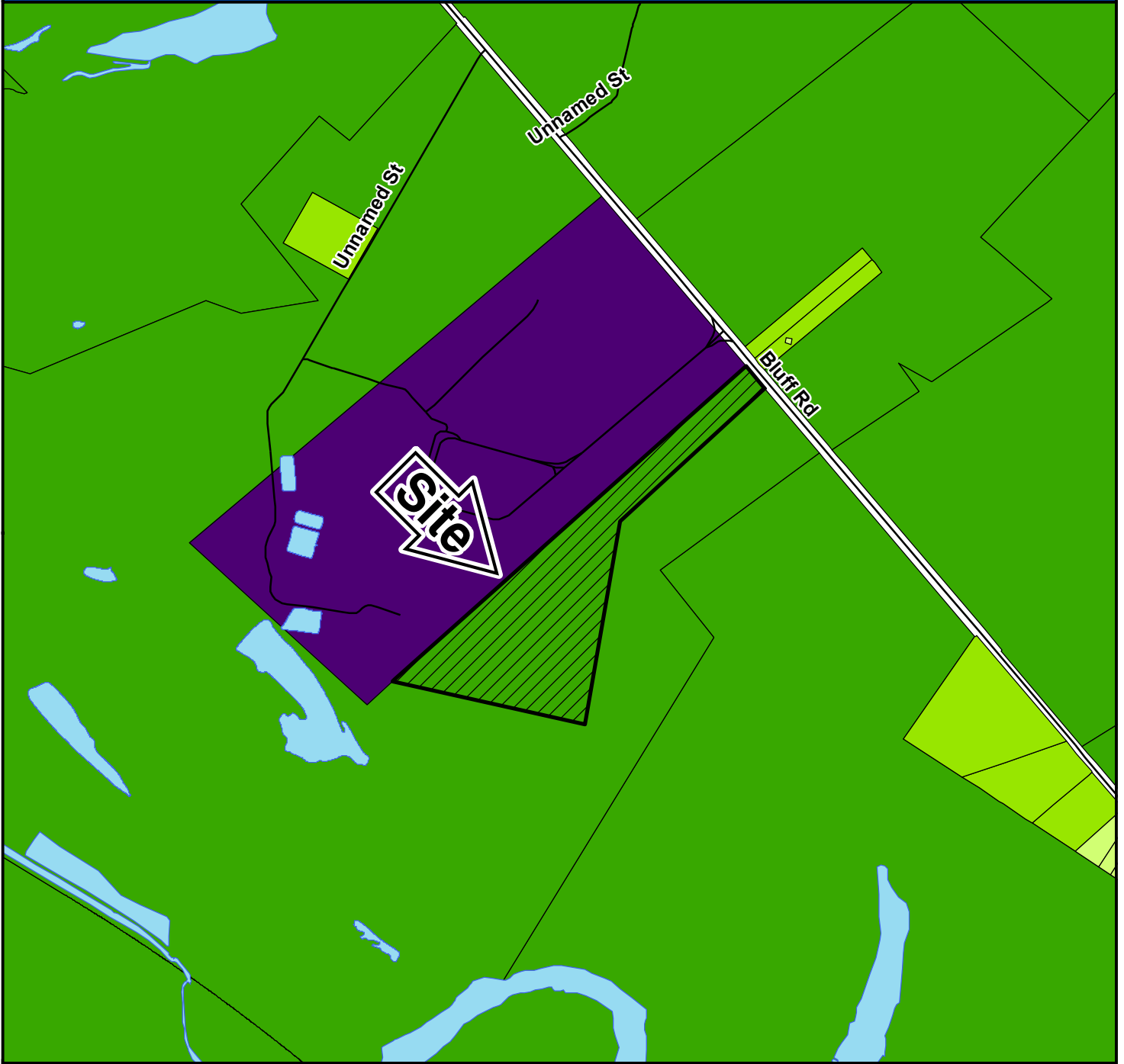
**Site**

 **SPECIAL FLOOD HAZARD AREA**





















 **WETLANDS**



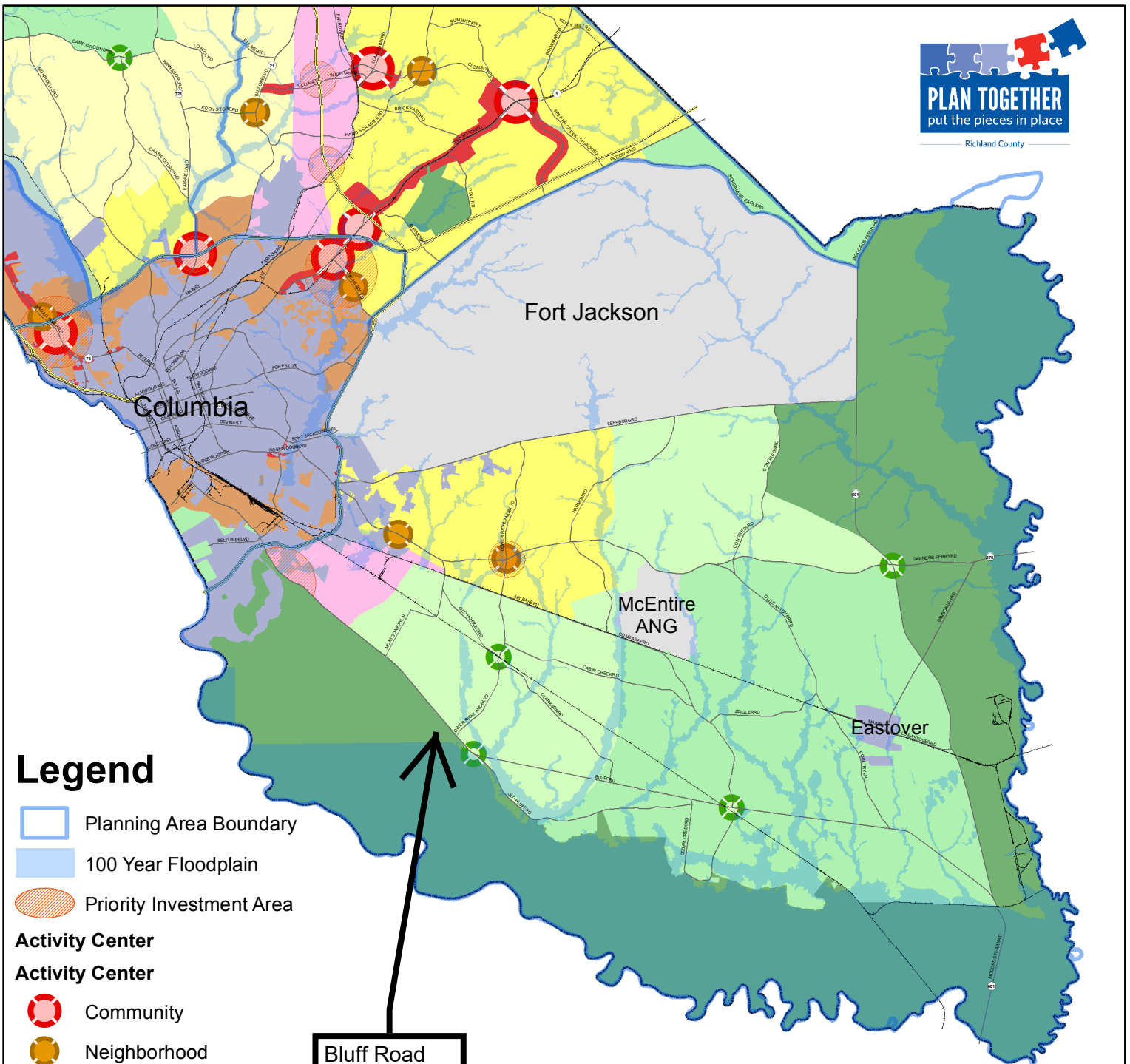
# Case 24-042 MA AG to HI



## 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

**Bluff Road**  
**24-042MA**

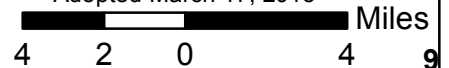
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015



# Case #24-042 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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 #24-042 MA - Zoning Districts

## Proposed Zoning District

### Heavy Industrial (=I) District

Use Classification, Category, Type	HI
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
<b>Residential</b>	
<b>Community Service</b>	
Correctional facility	SE
Public safety facility	P
<b>Education</b>	
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
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
<b>Commercial</b>	
<b>Commercial Services</b>	
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

<b>Recreation/Entertainment</b>	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Building supply sales	P
Convenience store	P
<b>Vehicle Sales and Services</b>	
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
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	P
Mining/Extraction	P
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
<b>Industrial Service</b>	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
<b>Production of Goods</b>	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
<b>Waste and Recycling Facilities</b>	
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.







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2024  
**RC PROJECT:** 24-043 MA  
**APPLICANT:** Krystal Martin

**LOCATION:** 10539 Farrow Road

**TAX MAP NUMBER:** R17500-02-18  
**ACREAGE:** 2.4 acres  
**EXISTING ZONING:** R6  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** October 22, 2024

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

The subject property was rezoned from General Commercial District (GC) to Light Industrial District (LI) under case number 17-009MA.

The subject property was rezoned from Light Industrial District (LI) to Residential Multi-family High Density District (RM-HD) under case number 19-040 MA

**Zoning History for the General Area**

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Light Industrial District (LI) property south of the subject parcel was rezoned under case number 18-004MA.

The Light Industrial District (LI) parcel northwest of the subject parcel was rezoned under case number 14-004MA. The same parcel was part of a request for the Residential Multi-family Medium Density District (RM-MD) under case number 23-007MA. That request was denied.

The Light Industrial District (M-1) parcel northwest of the subject parcel was rezoned under case number 01-036MA.

### Zoning District Summary

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

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

### Discussion

#### Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels south, west and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel.

#### Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

#### Plans & Policies

The 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 #285) located south of the subject parcel on Farrow Road identifies 13,900 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for these road sections through SCDOT or the County Penny Sales Tax program.

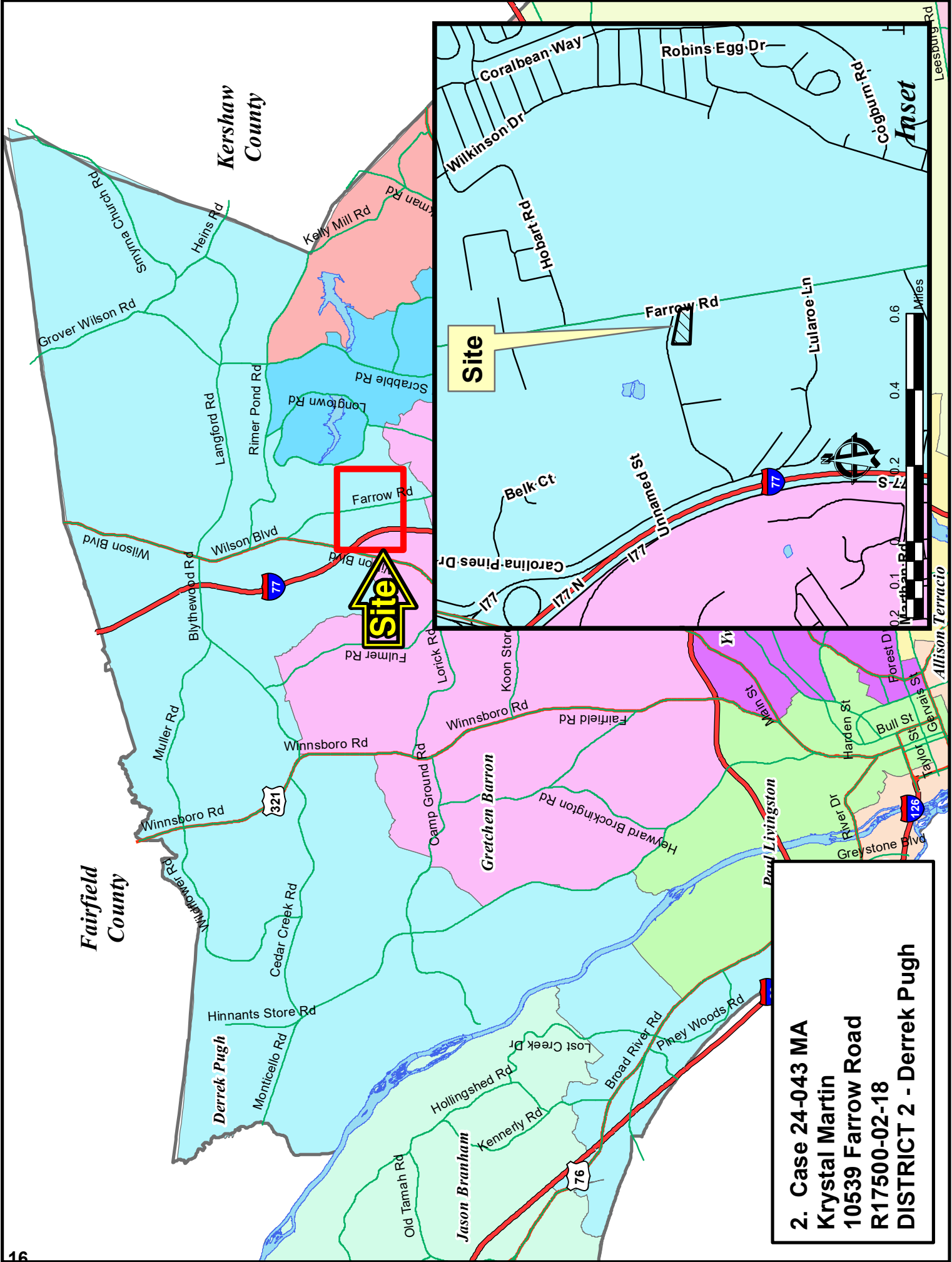
**Conclusion**

The proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan. Per the Plan, development within this future land use designation encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties."

For this reason, **Approval** of this map amendment is recommended.

**Zoning Public Hearing Date**

**November 21, 2024.**



**2. Case 24-043 MA**  
**Krystal Martin**  
**10539 Farrow Road**  
**R17500-02-18**  
**DISTRICT 2 - Derrek Pugh**

**CASE 24-043**  
**R6 to LI**  
**TMS R17500-02-18**

Unnamed St

Hobart Rd

Unnamed Private Driv

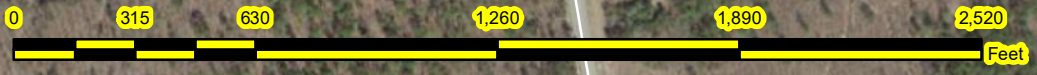
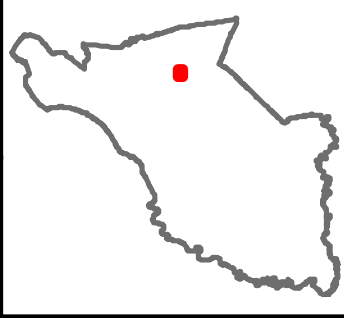
**Site**

Farrow Rd

Lularoe Ln

 **SPECIAL FLOOD HAZARD AREA**

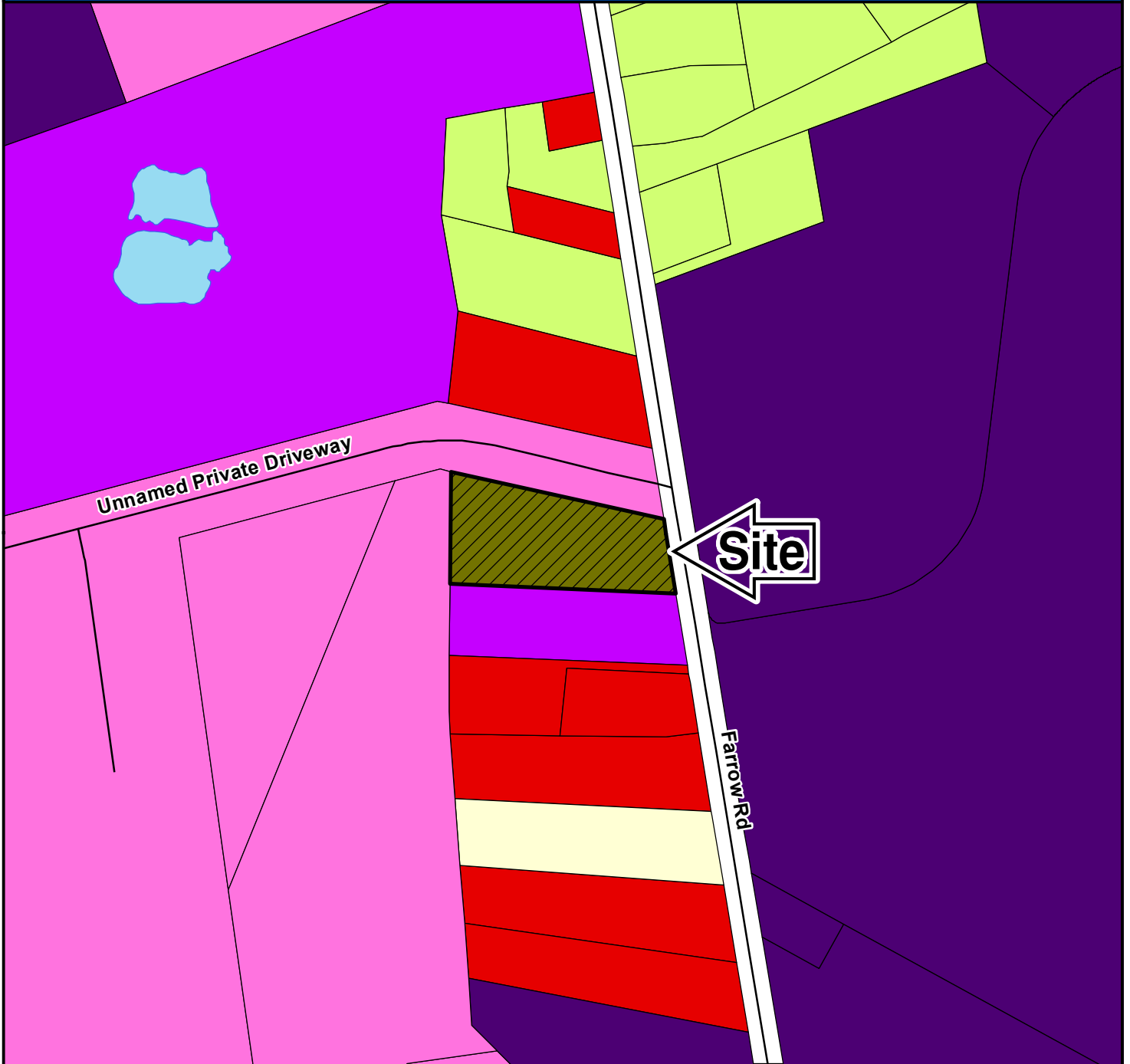
 **WETLANDS**



Richland County & Woolpert

# Case 24-043 MA

## R6 to LI



### ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

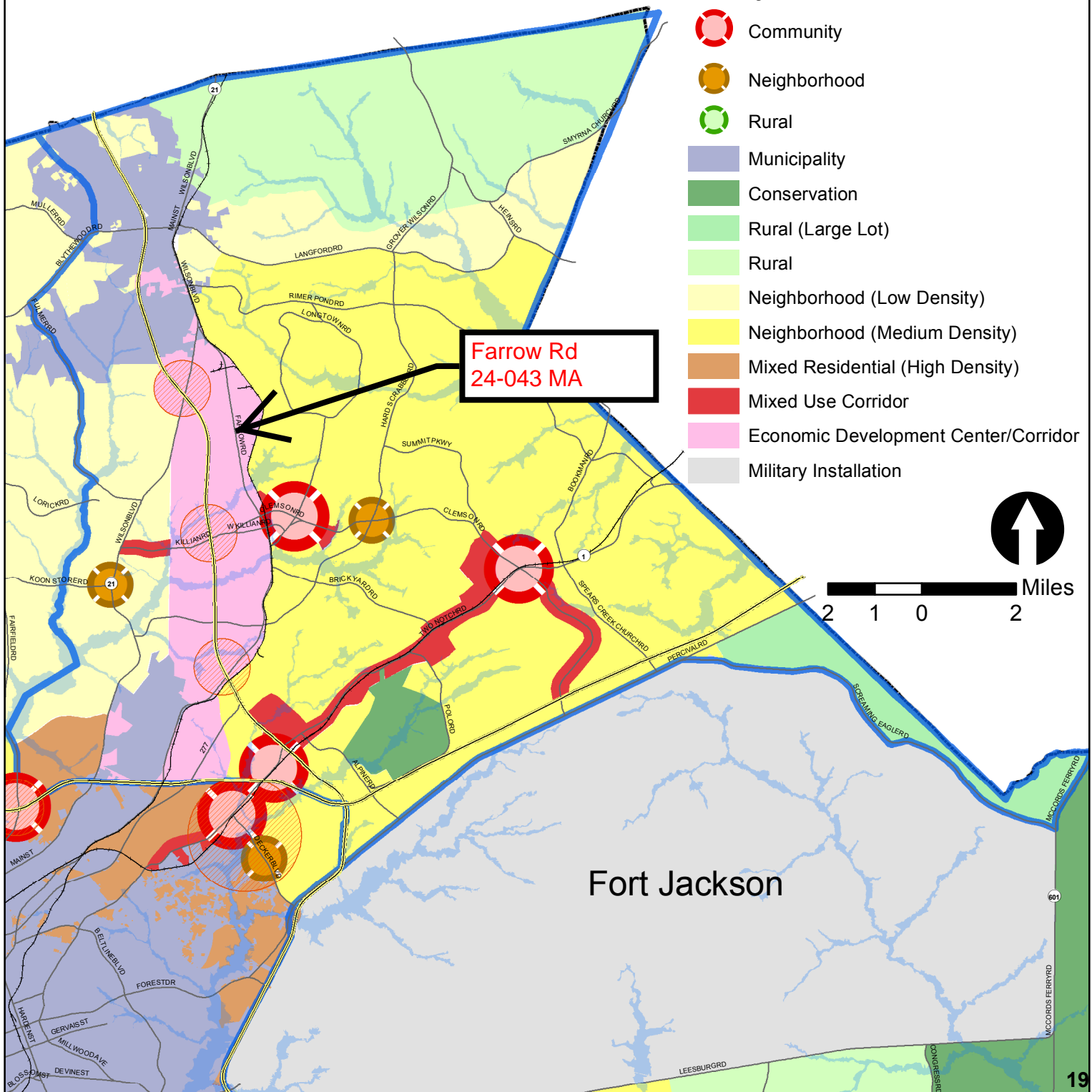


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## Case #24-043 MA - Zoning Districts

<b>Current Zoning District</b>	
<b>Residential Six (R6) District</b>	
Use Classification, Category, Type	R6
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
<b>Group Living</b>	
Children's residential care home	SE
Continuing care community	SR
Dormitory	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Commercial Services</b>	
Personal services	SR
<b>Recreation/Entertainment</b>	
Golf course	SE
<b>Traveler Accommodations</b>	
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.



# Case #24-043 MA - Zoning Districts

## Proposed Zoning District

### Light Industrial (LI) District

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

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 2024  
**RC PROJECT:** 24-044 MA  
**APPLICANT:** Gene Pierce

**LOCATION:** 1519 and 1525 Hard Scrabble Road

**TAX MAP NUMBER:** R14600-03-25 and R14600-03-63  
**ACREAGE:** 51.52 acres  
**EXISTING ZONING:** AG/HM  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** October 22, 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) and Homestead District (HM).

**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: 309 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	PDD	Residential
<b><u>South:</u></b>	RT	Residential
<b><u>East:</u></b>	R3	Residential
<b><u>West:</u></b>	PDD / HM	Residential / Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The site has access and frontage along Hard Scrabble Road. This section of Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights. The subject parcels are undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels (½ acre to 1 acre), and single-family dwellings within residential subdivisions.

### **Public Services**

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.4 miles northeast of the subject parcel. The W.J. Kennan High School is located 1.3 miles southwest of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as both ***Neighborhood (Low Density) and Economic Development Center/Corridor***.

#### **Neighborhood (Low Density)**

##### **Land Use and Design**

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

##### **Desired Development Pattern**

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

#### **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 # 439) located west of the subject parcel on Hardscrabble Road identifies 3,500 Average Daily Trips (ADT’s). This section of Hardscrabble Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT’s. This segment of Hardscrabble Road is currently operating at Level of Service (LOS) “A”.

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

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

### **Conclusion**

The subject request is split by the Neighborhood (Low Density) designation and the Economic Development Center/Corridor designation. The proposed rezoning is **inconsistent** with the objectives for the Neighborhood (Low Density), which recommends Low Density housing developments within these areas. The proposed request does not meet the density recommendations of the Neighborhood (Low Density) designation.

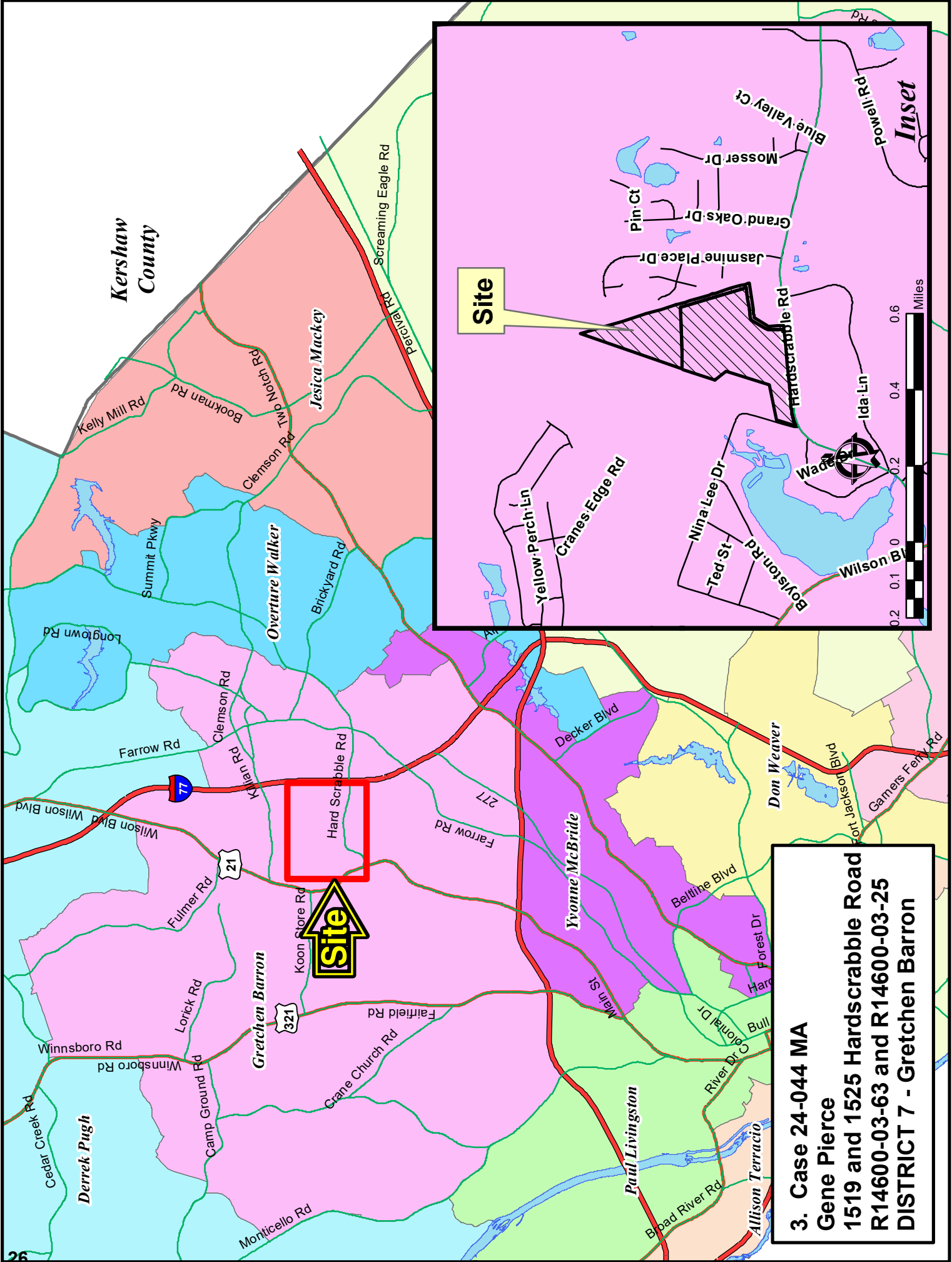
However, the proposed rezoning is **consistent** with the objectives for the Economic Development Center/Corridor designation, which recommends residential uses should be located along primary road corridors proximate to employment centers.

The split in designations may suggest that the area of the rezoning request is transitional. Staff believes that a more thorough site-level analysis is necessary to determine which Future Land Use category best aligns with the subject parcels and, in turn, which zoning districts are most supportive of the recommendations and objectives of the determined Comprehensive Plan designation.

Therefore, to encourage further review and discussion, staff recommends **disapproval** at this time.

### **Zoning Public Hearing Date**

**November 21, 2024.**

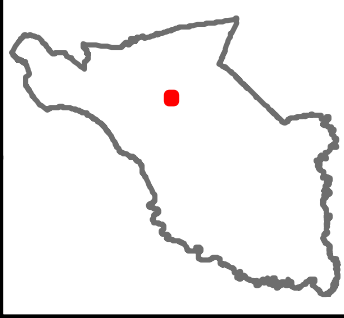


**3. Case 24-044 MA**  
**Gene Pierce**  
**1519 and 1525 Hardscrabble Road**  
**R14600-03-63 and R14600-03-25**  
**DISTRICT 7 - Gretchen Barron**

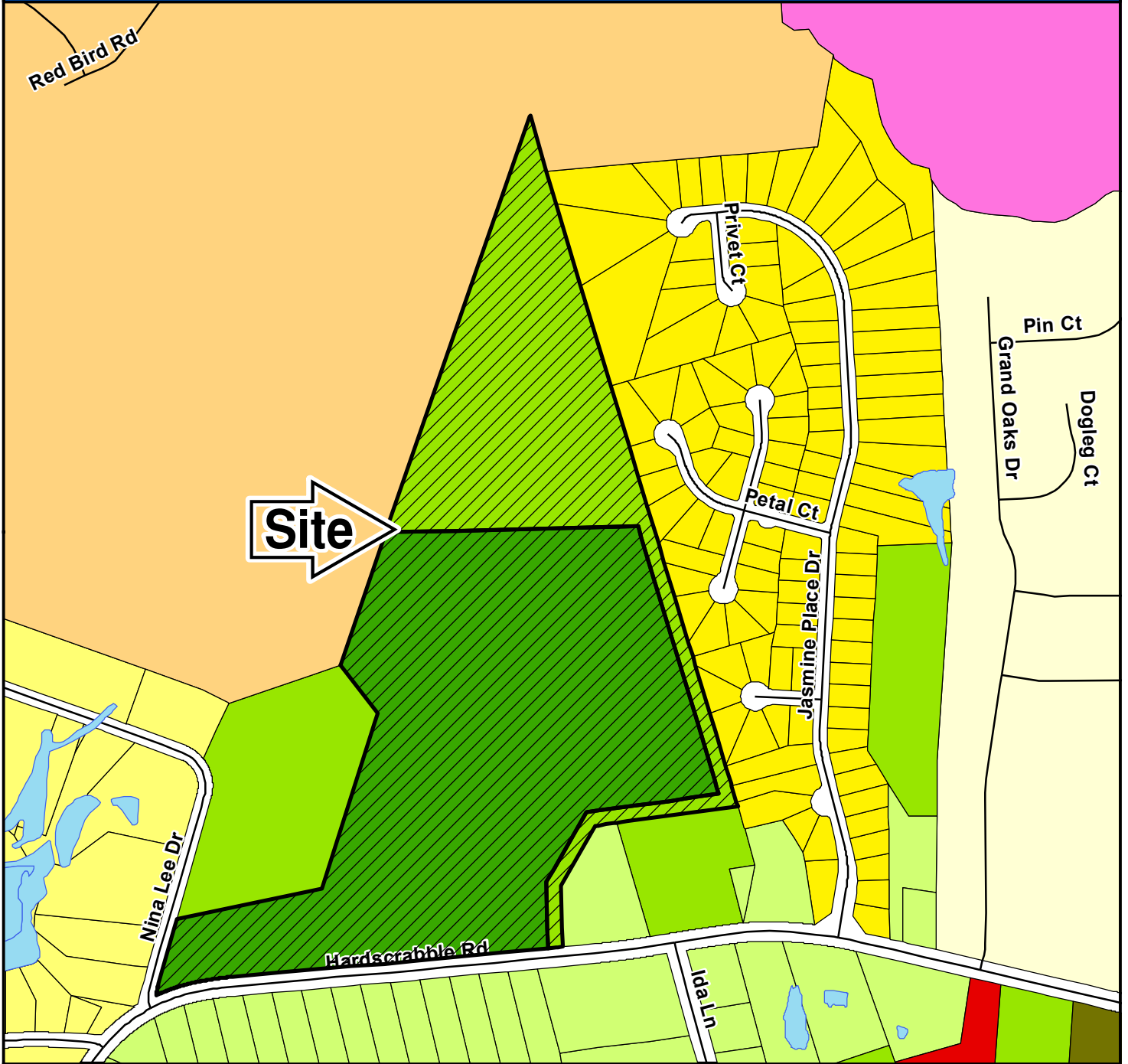
**CASE 24-044**  
**AG and HM to R3**  
**TMS R14600-03-63 and R14600-03-25**

**Site**
















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



# Case 24-044 MA AG and HM 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

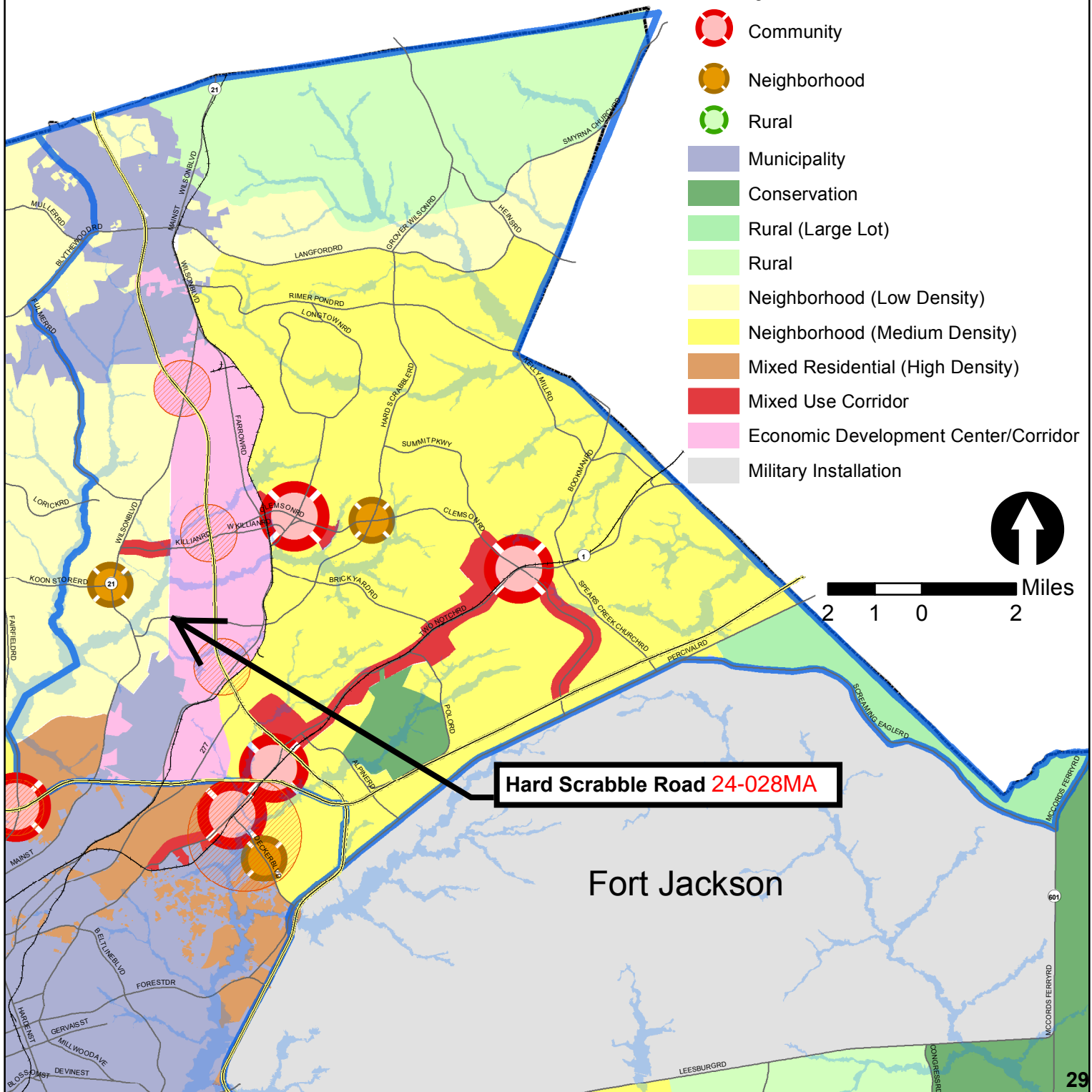


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #24-044 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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 #24-044 MA - Zoning Districts

## Current Zoning District

### Homestead (HM) District

Use Classification, Category, Type	HM
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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

**a. Permitted Uses**

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**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 #24-044 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Residential Three (R3) District</b>	
Use Classification, Category, Type	R3
<b>Agricultural</b>	
Agriculture and Forestry	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
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:** November 4, 2024  
**RC PROJECT:** 24-045 MA  
**APPLICANT:** Alecia W. Garrick

**LOCATION:** 4540 Leesburg Road

**TAX MAP NUMBER:** R28100-02-14  
**ACREAGE:** 2.99 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** RT

**PC SIGN POSTING:** October 21, 2024

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated 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: 2 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	INS-FJ	Fort Jackson
<b><u>South:</u></b>	RT	Residential
<b><u>East:</u></b>	RT/ RT	Residential / Residential
<b><u>West:</u></b>	HM	Residential

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Leesburg Road. There are no sidewalks or street lamps along this section of Leesburg Road. The subject parcel contains a nonresidential structure. The immediate area is characterized by residential parcels, undeveloped parcels and Fort Jackson north of the site. West, south and east of the site are residences.

**Public Services**

The subject parcel is within the boundaries of School District One. The Horrell Hill Elementary School is located 4.9 miles southwest of the subject parcel on Horrell Hill Road. The Congaree fire station (number 29) is located 5.6 miles south of the subject parcel on Old Congaree Run. 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.

**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 #257) located west of the subject parcel on Leesburg Road identifies 6,500 Average Daily Trips (ADT's). Leesburg Road is classified as a two-lane undivided minor collector, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of Leesburg Road is currently operating at Level of Service (LOS) "B".

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

There is a road widening project currently underway for this section of Leesburg Road through the County Penny Sales Tax program and SCDOT. Anticipated completion date is 10/31/2025.

There is a bikeway project currently in the design phase for this section of Leesburg Road through County Penny Sales Tax program. There is no anticipated completion date for this project.

### **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.

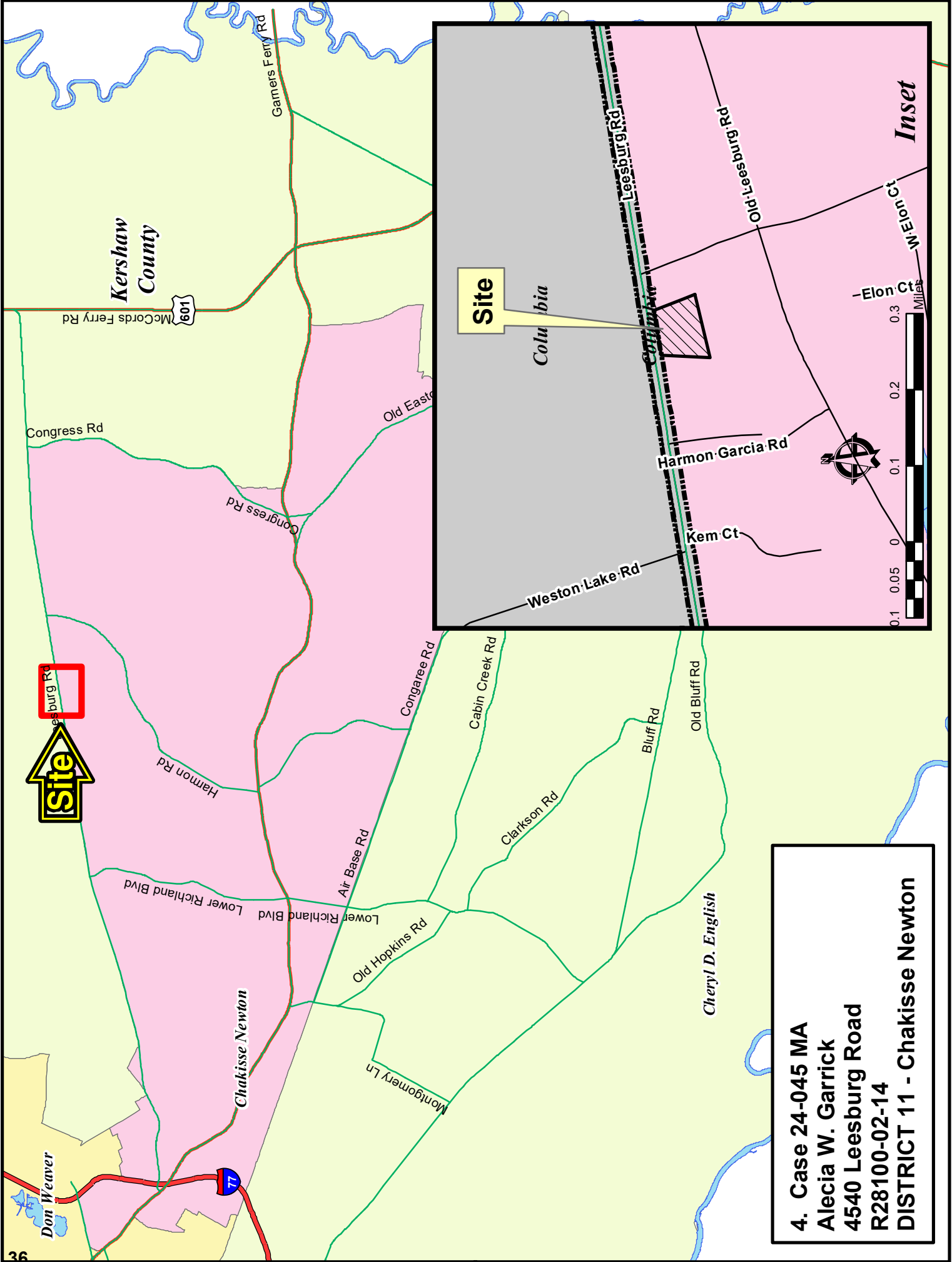
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood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

**November 21, 2024.**

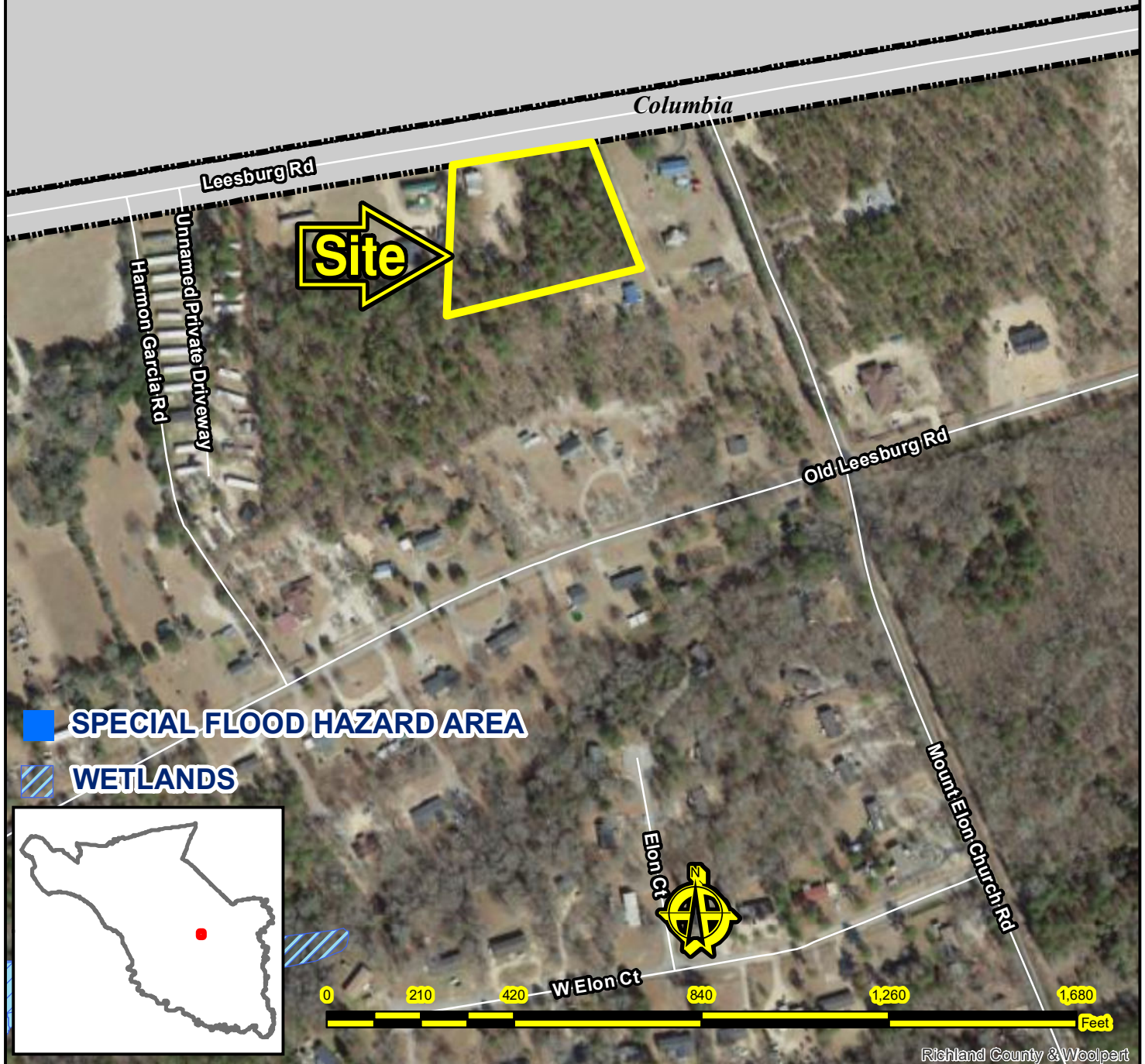


**4. Case 24-045 MA**  
**Alecia W. Garrick**  
**4540 Leesburg Road**  
**R28100-02-14**  
**DISTRICT 11 - Chakisse Newton**



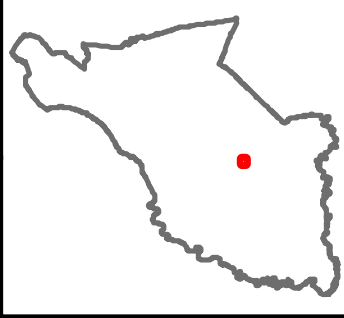
**CASE 24-045**  
**HM to RT**  
**TMS R28100-02-14**

*Columbia*



**SPECIAL FLOOD HAZARD AREA**

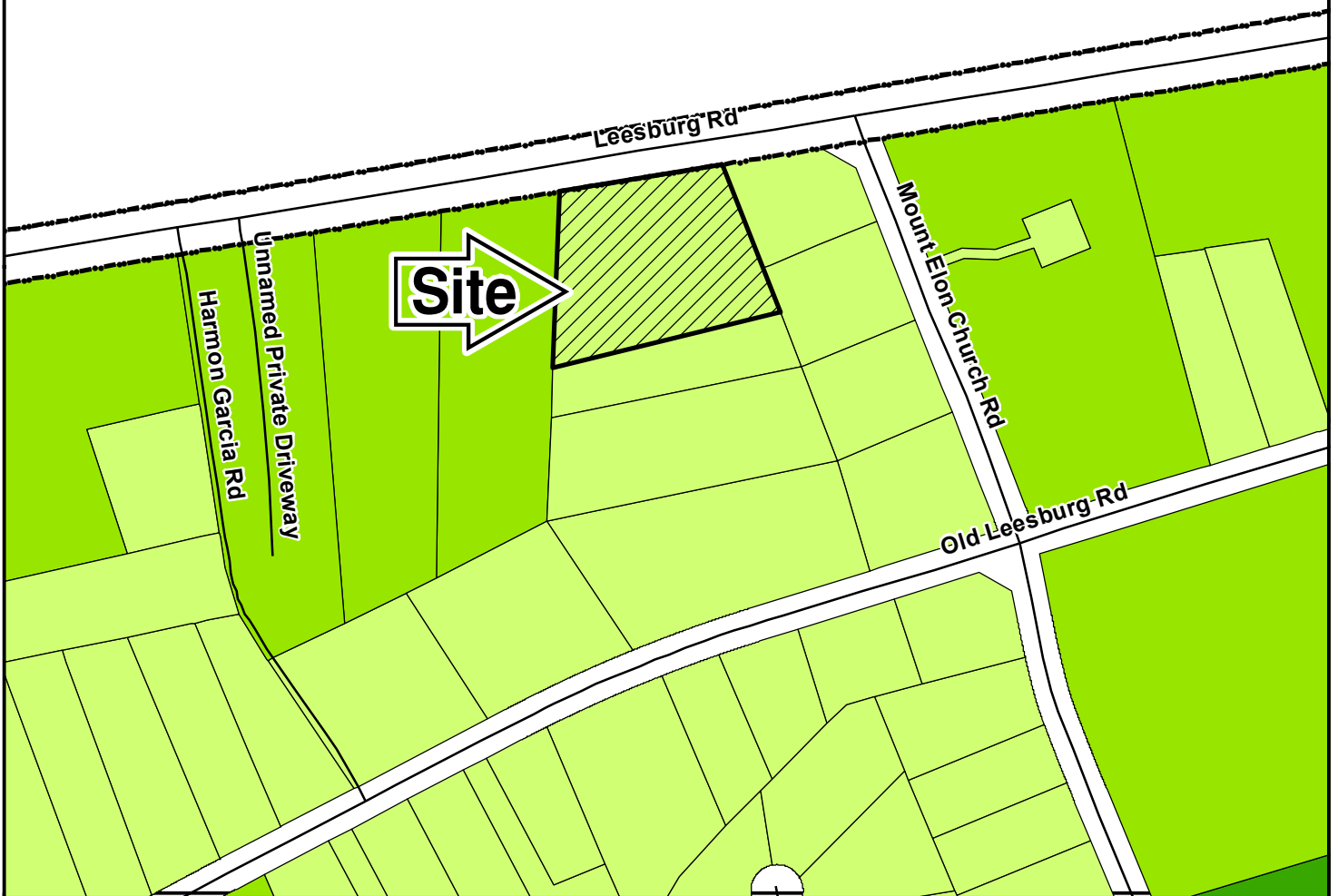
**WETLANDS**






Richland County & Woolpert

# Case 24-045 MA HM to RT

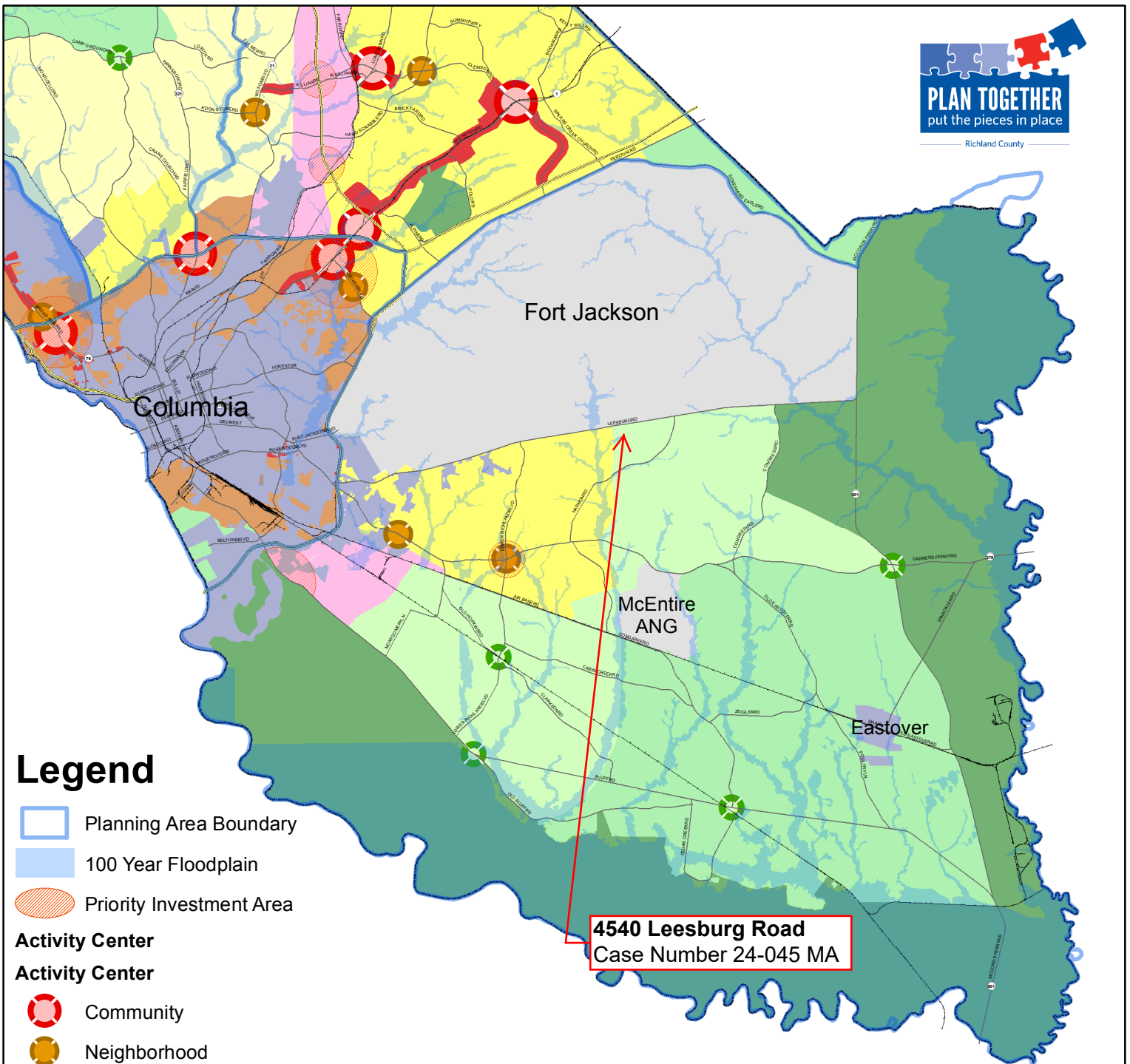
*Fort Jackson*



## 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

**4540 Leesburg Road**  
Case Number 24-045 MA

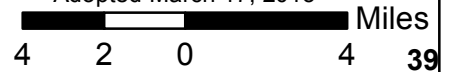
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015



# Case #24-045 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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 #24-045 MA - Zoning Districts

## Proposed Zoning District

### Residential Transition (RT) District

Use Classification, Category, Type	RT
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children’s residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
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
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
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 COUNCIL  
ZONING PUBLIC HEARING**

**AGENDA**

**Tuesday, 22 October 2024  
2020 Hampton Street, Columbia, SC 29204  
7:00 PM**

**Report of County Council**

**1. STAFF:**

Synthia 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 # 24-013 MA**

Krut Patel  
HI to R3 (33.33 acres)  
2336 Hard Scrabble Road  
TMS: R17211-01-02  
Planning Commission: Approval (5-0)  
Staff Recommendation: Approval  
**County Council unanimously approved the request.**

District 7  
The Honorable Gretchen Barron

**2. Case # 24-018 MA**

Bonnie Joshi  
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 approved the request.**

District 11  
The Honorable Chakisse Newton

**3. Case # 24-021 MA**

Heather Elenbaum  
M-1 to R4 (83.75 acres)  
1723 Hard Scrabble & N/S Hard Scrabble Road  
TMS: R17301-1-01 and 02, R17302-01-01 and 02  
Planning Commission: Approval (4-1)  
Staff Recommendation: Approval  
**County Council unanimously deferred the request.**

District 7  
The Honorable Gretchen Barron

4. Case # 24-034 MA District 5  
The Honorable Allison Terracio  
Willie Simmons  
INS to R3 (0.52 acres)  
N/S Innsbrook Drive  
TMS: R07401-07-22  
Planning Commission: Approval (5-0)  
Staff Recommendation: Approval  
**County Council unanimously approved the request.**
5. Case # 24-039 MA District 11  
The Honorable Chakisse Newton  
Joy C McMillion  
HM to RT (4.08 acres)  
1140 Congaree Road  
TMS: R24700-10-30  
Planning Commission: Approval (5-0)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request.**
6. Case # 24-040 MA District 10  
The Honorable Cheryl D. English  
Marion Charile Adams, Jr.  
INS to MU1 (0.47 acres)  
4030 Bluff Road  
TMS: R13509-01-10  
Planning Commission: Approval (5-0)  
Staff Recommendation: Approval  
**County Council unanimously deferred the request.**
7. Case # 24-041 MA District 11  
The Honorable Chakisse Newton  
Norman Gross  
AG to HM (40.08 acres)  
1463 Ridge Road  
TMS: R24900-07-24  
Planning Commission: Approved (4-1)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request.**

## 7. ADJOURNMENT







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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