

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 22, 2024

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

Tuesday, 22 October 2024

2020 Hampton Street, Columbia, SC 29204

7:00 PM

1. STAFF:

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

2. CALL TO ORDER

The Honorable Jesica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jesica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jesica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jesica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jesica 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
[\[Pages 1-10\]](#)

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
[\[Pages 11-20\]](#)

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
[\[Pages 21-32\]](#)

District 7
The Honorable Gretchen Barron

4. Case # 24-034 MA
Willie Simmons
INS to R3 (0.52 acres)
N/S Innsbrook Drive
TMS: R07401-07-22
Planning Commission: Approval (5-0)
Staff Recommendation: Approval
[\[Pages 33-42\]](#)
- District 5
The Honorable Allison Terracio
5. Case # 24-039 MA
Joy C McMillion
HM to RT (4.08 acres)
1140 Congaree Road
TMS: R24700-10-30
Planning Commission: Approval (5-0)
Staff Recommendation: Disapproval
[\[Pages 43-52\]](#)
- District 11
The Honorable Chakisse Newton
6. Case # 24-040 MA
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
[\[Pages 53-62\]](#)
- District 10
The Honorable Cheryl D. English
7. Case # 24-041 MA
Norman Gross
AG to HM (40.08 acres)
1463 Ridge Road
TMS: R24900-07-24
Planning Commission: Approved (4-1)
Staff Recommendation: Disapproval
[\[Pages 63-71\]](#)
- District 11
The Honorable Chakisse Newton

7. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 11, 2024
RC PROJECT: 24-013 MA
APPLICANT: Krut Patel

LOCATION: 2336 Hard Scrabble Road

TAX MAP NUMBER: R17211-01-02
ACREAGE: 33.33 acres
EXISTING ZONING: HI
PROPOSED ZONING: R3

ZPHSIGN POSTING: October 7, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was 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 district remained Heavy Industrial District (HI).

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: 199 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	Residential / Residential / Residential
<u>South:</u>	HI / R6	Fiberglass Plant / Church
<u>East:</u>	R4	Residential Subdivision
<u>West:</u>	HI / GC	Gas Station / Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Hard Scrabble Road and William Hardin Road. There are sidewalks and no streetlamps along this section of Hard Scrabble Road. There are no sidewalks nor streetlamps along this section of William Hardin Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, commercial and industrial uses. West of the subject parcel is an undeveloped commercial property and a gas station. North of the site are single family parcels with a heavy industrial zoning designation. South of the site is an industrial fiberglass plant and a church. East of the subject parcel is a single-family residential subdivision.

Public Services

The subject parcel is within the boundaries of School District Two. The Killian Elementary School is located 1.95 miles northeast of the subject parcel on Killian Road. The Killian fire station (number 24) is located 1.56 miles north of the subject parcel on Farrow 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 #438) located east of the subject parcel on Hard Scrabble Road identifies 17,700 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This portion of Hard Scrabble Road is currently operating at Level of Service (LOS) “E”.

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

There is a road widening and bikeway project for this section of Hard Scrabble Road through SCDOT and County Penny Sales Tax program that is currently in the construction phase.

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. Medium Density housing is recommended within these areas. The proposed request does meet the density recommendations of the Neighborhood (Medium Density) designation.

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

Planning Commission Action

At their **July 11, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-013 MA**.

1. Case 24-013 MA

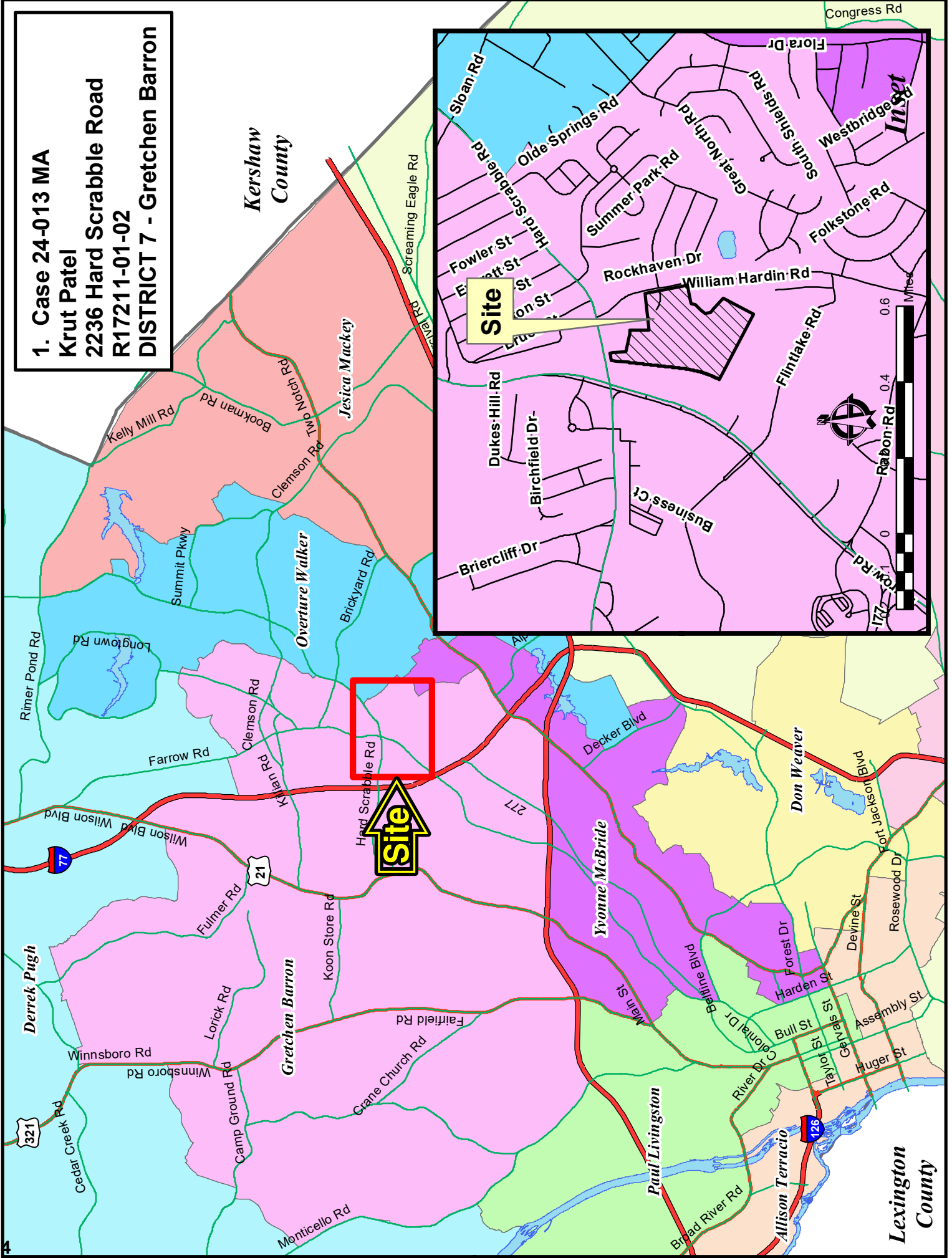
Krut Patel

2236 Hard Scrabble Road

R17211-01-02

DISTRICT 7 - Gretchen Barron

*Kershaw
County*



*Lexington
County*

CASE 24-013
HI to R3
TMS R17211-01-02



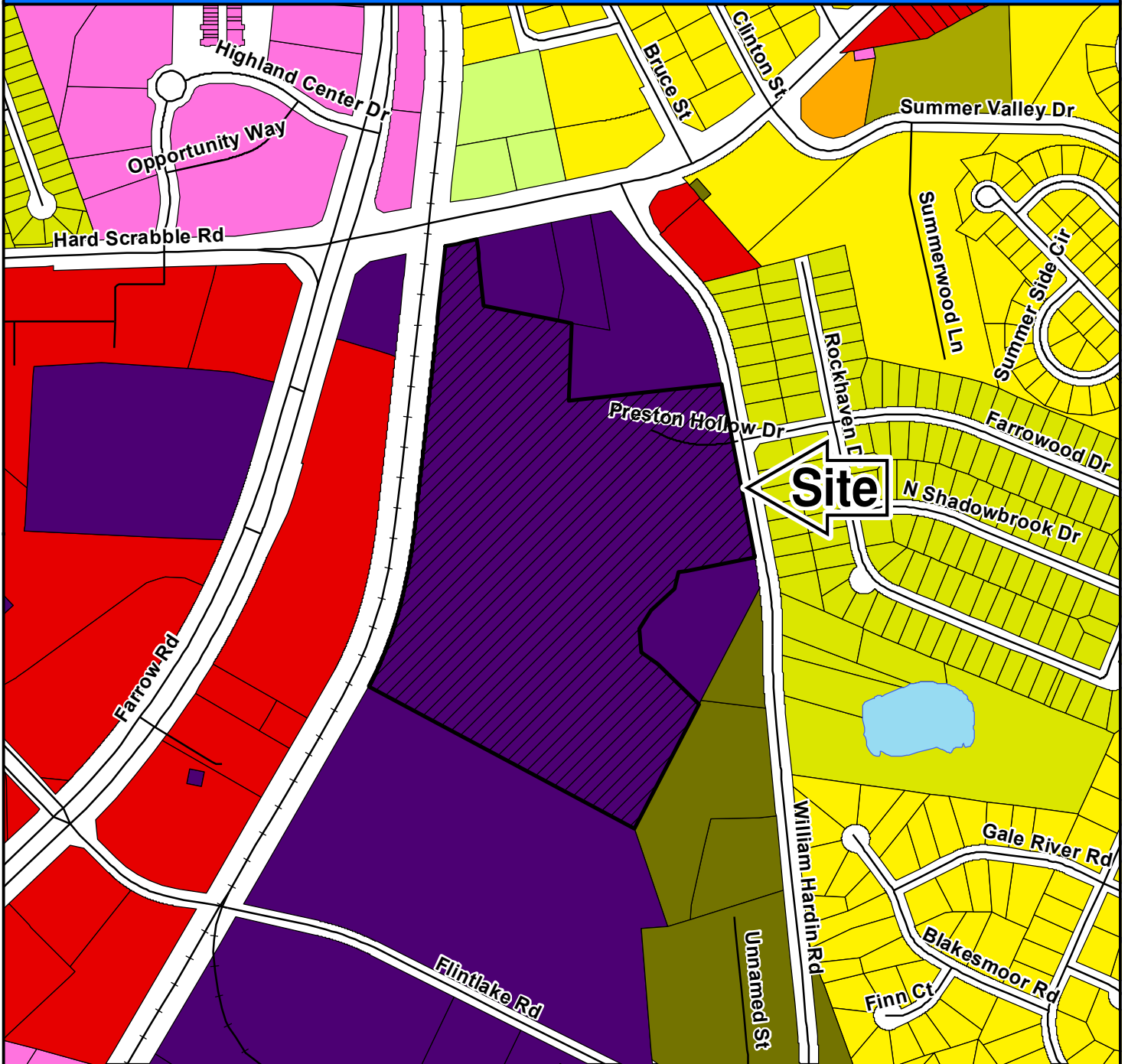
SPECIAL FLOOD HAZARD AREA

WETLANDS









Case 24-013 MA

HI 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

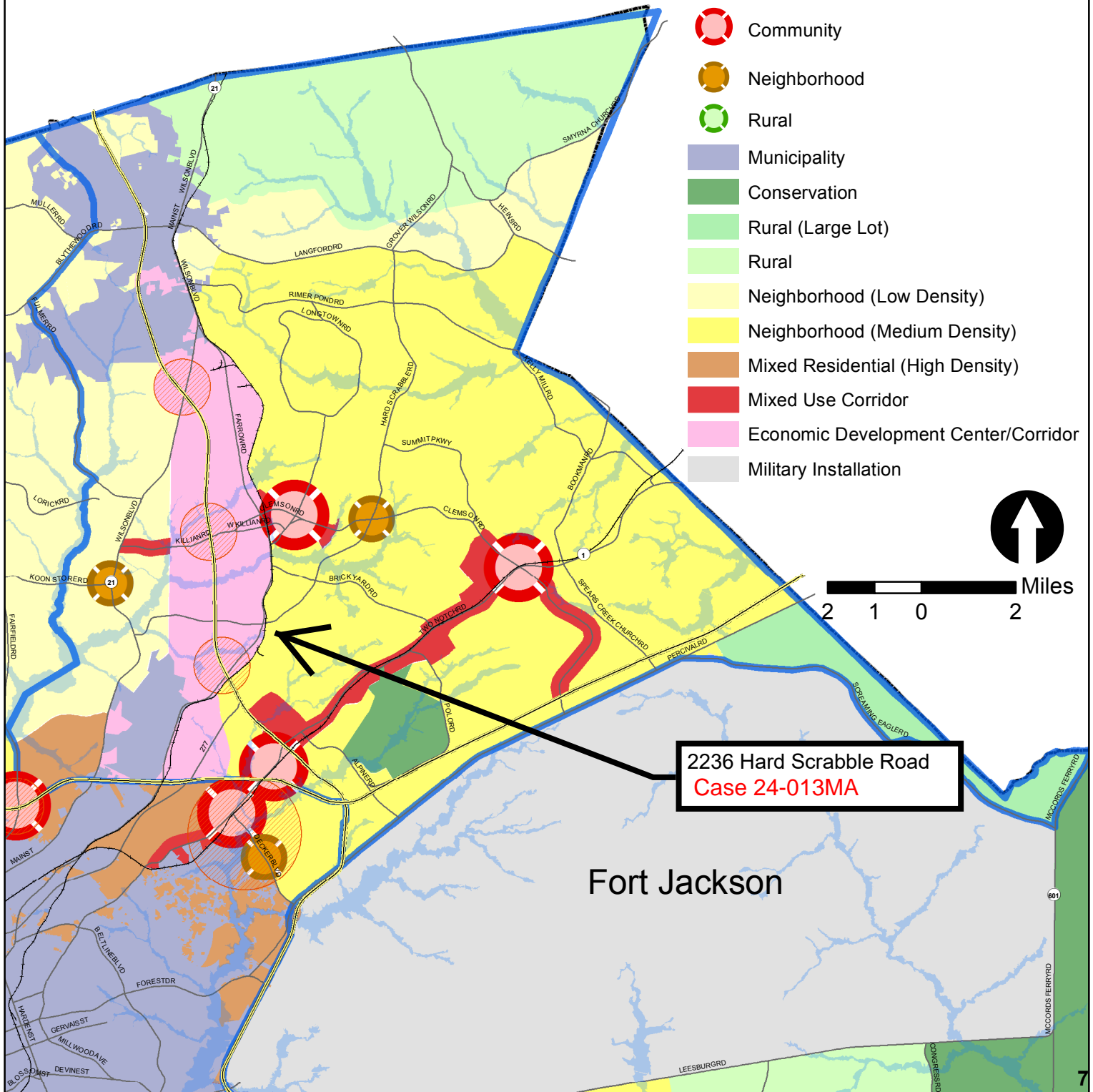


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #24-013 MA - Zoning Districts

Current Zoning District

Heavy Industrial (LI) 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 #24-013 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: July 11, 2024
RC PROJECT: 24-018 MA
APPLICANT: Bonnie Joshi

LOCATION: 140 Richland Farms Road

TAX MAP NUMBER: R30953-01-06
ACREAGE: 4.39 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: October 7, 2024

Staff Recommendation

Approval

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>	HM	Telecommunications Tower
<u>West:</u>	HM	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Richland Farms Road. There are no sidewalks or street lamps along this section of Richland Farms Road. The subject parcel is undeveloped. The immediate area is characterized by residential parcels, undeveloped parcels and a telecommunications tower east of the site. West of the subject parcel is undeveloped. South and north 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 4.4 miles southwest of the subject parcel on Horrell Hill Road. The Congaree fire station (number 29) is located 3.5 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 ***Rural***.

Land Use and Design

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #678) located south of the subject parcel on Mount Elon Church Road identifies 250 Average Daily Trips (ADT's). Mount Elon Church 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 Mount Elon Church 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 Mount Elon Church Road through the County Penny Sales Tax program.

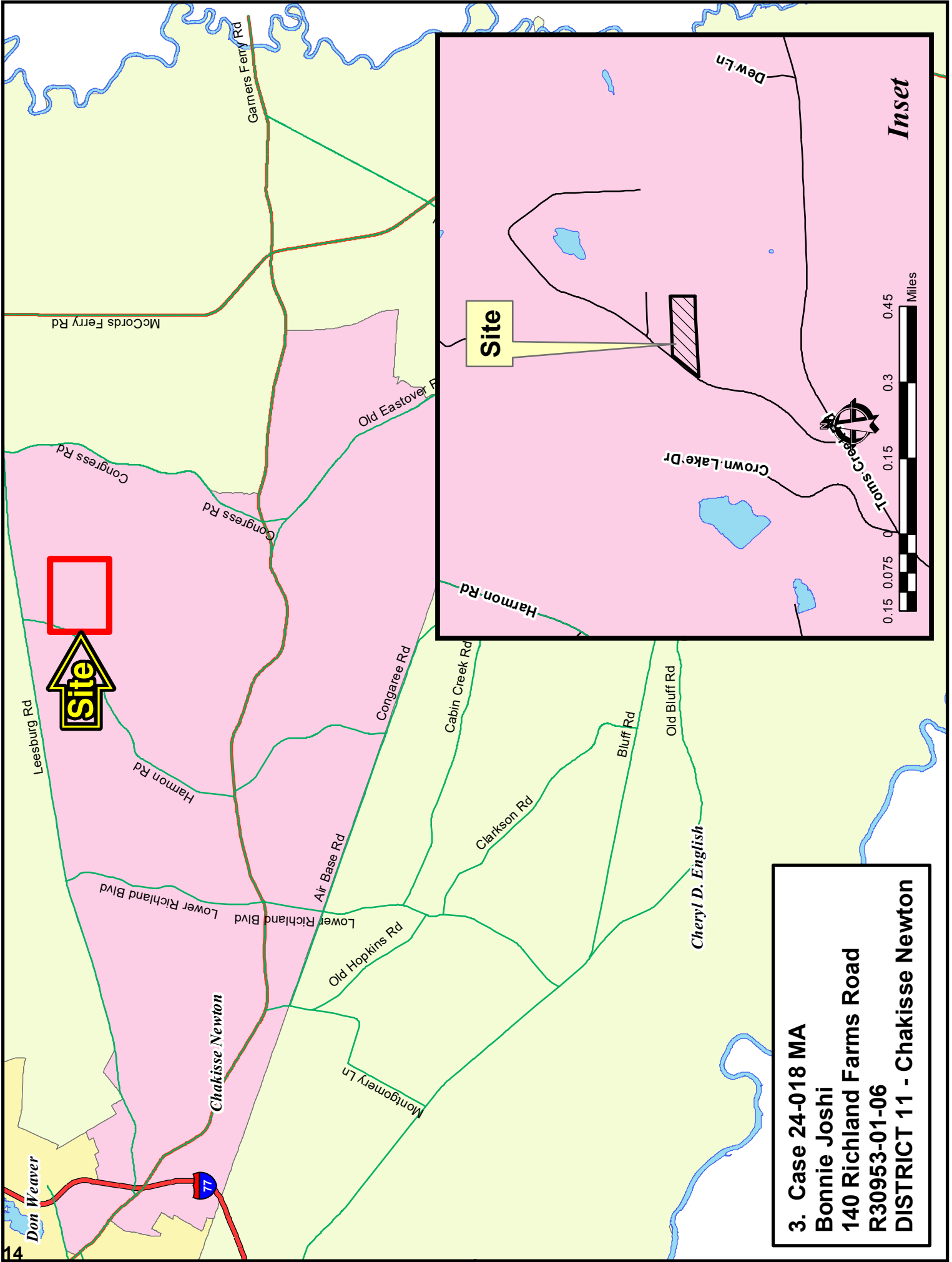
Conclusion

The proposed rezoning is consistent with the objectives for the Rural land use designation outlined in the 2015 Comprehensive Plan.

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

Planning Commission Action

At their **July 11, 2024** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-018 MA**.



3. Case 24-018 MA
Bonnie Joshi
140 Richland Farms Road
R30953-01-06
DISTRICT 11 - Chakisse Newton

CASE 24-018
HM to RT
TMS R30953-01-06

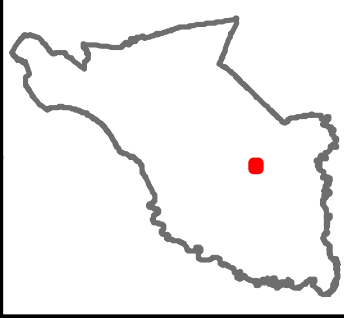
Site

Crown Lake Dr

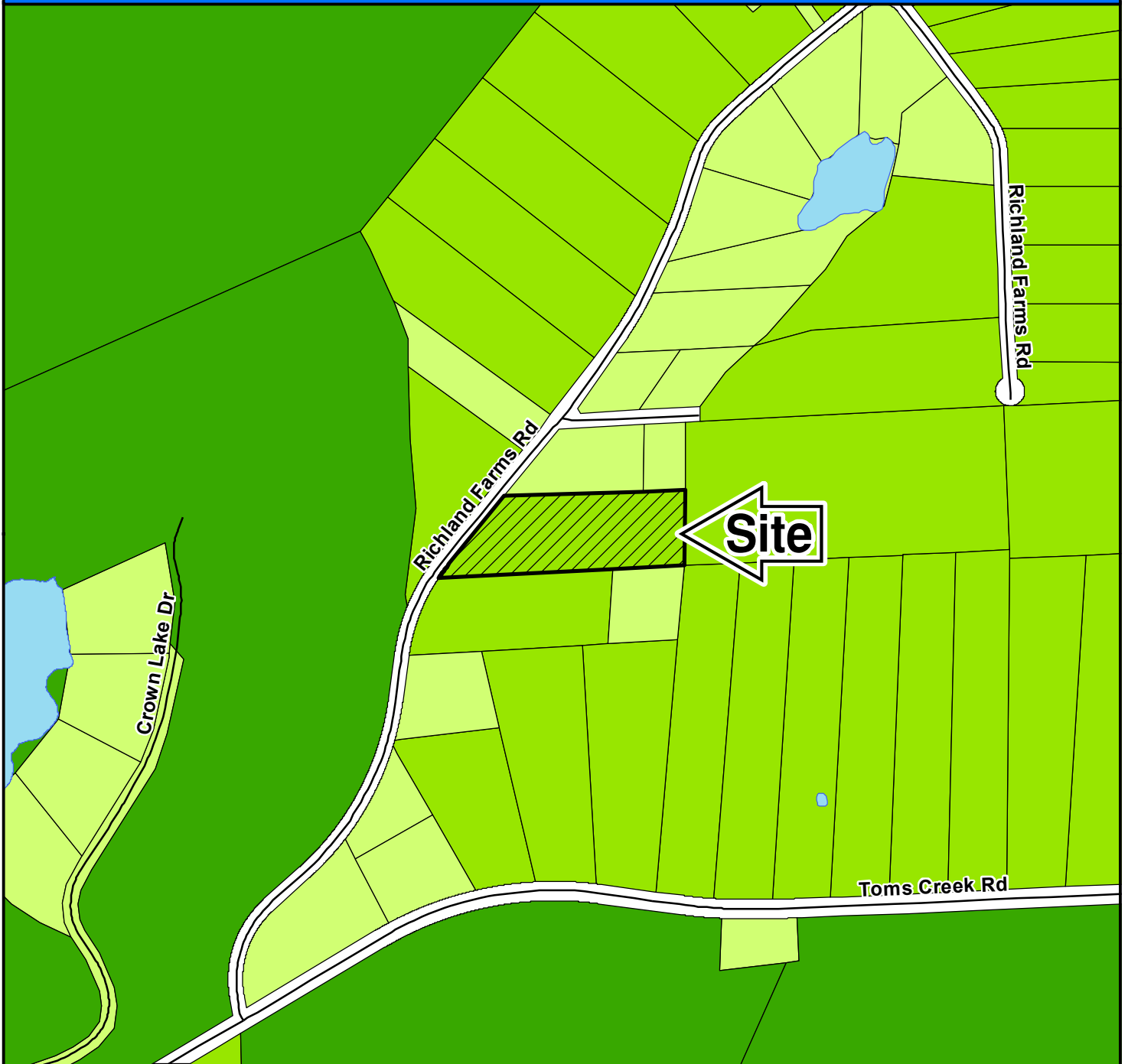
Richland Farms Rd

 **SPECIAL FLOOD HAZARD AREA**













 **WETLANDS**



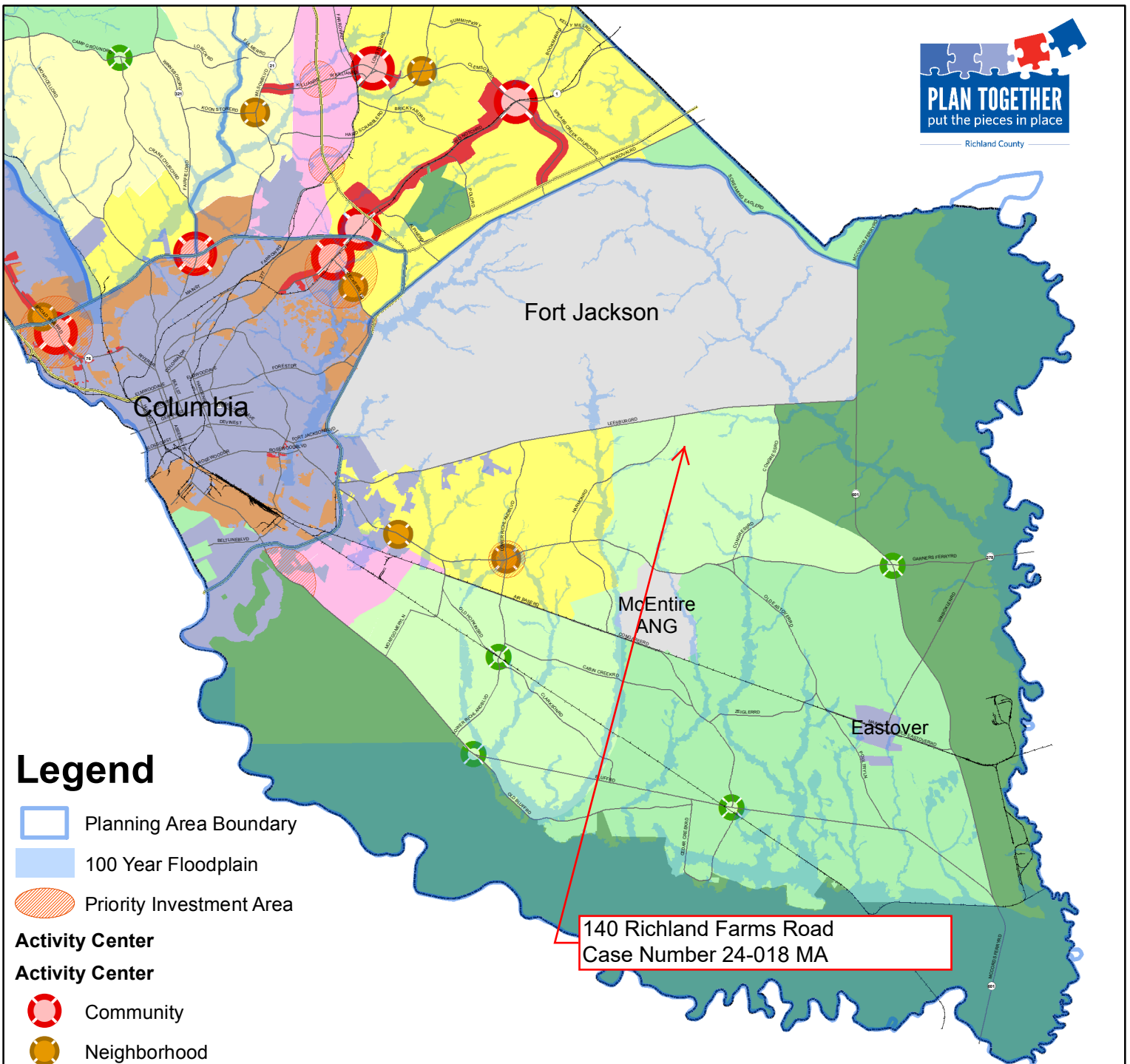
Case 24-018 MA HM to RT



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

140 Richland Farms Road
Case Number 24-018 MA

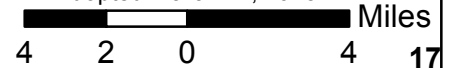
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-018 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 #24-018 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: July 11, 2024
RC PROJECT: 24-021 MA
APPLICANT: Heather Elenbaum

LOCATION: 1723 Hard Scrabble Road

TAX MAP NUMBER: R17301-01-01 & 02, R17302-01-01 & 02
ACREAGE: 83.75 acres
EXISTING ZONING: M-1
PROPOSED ZONING: R4

ZPH SIGN POSTING: October 7, 2024

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

The Residential 4 District (R4) provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. 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 nine (9) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 753 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>	GC	Undeveloped
<u>South:</u>	M-1/M-1	Residential/ Commercial uses
<u>East:</u>	N/A	I-77
<u>West:</u>	R1	Residential Subdivision

Discussion

Parcel/Area Characteristics

The parcel has frontage along Hard Scrabble Road and is currently undeveloped. The surrounding parcels are zoned General Commercial (GC), Light Industrial (M-1), and Residential 1 District (R1). There are no sidewalks or streetlights along this Hard Scrabble Road. The surrounding area is characterized by residential uses and some commercial uses to the south. North of the subject parcel is undeveloped. South of the site is a porta potty business. East of the site is I-77.

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

The 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 # 439) located west of the subject parcel on Hard Scrabble Road identifies 3,500 Average Daily Trips (ADT's). This section of Hard Scrabble 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 Fairfield Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

The requested map amendment would be consistent with the objectives of the 2015 Comprehensive Plan for the Economic Development Center/Corridor future land use designation. According to the Plan, medium-and high-density residential uses are the preferred development type. In addition, the requested amendment would provide for uses that are similar to those previously approved in the adjacent area.

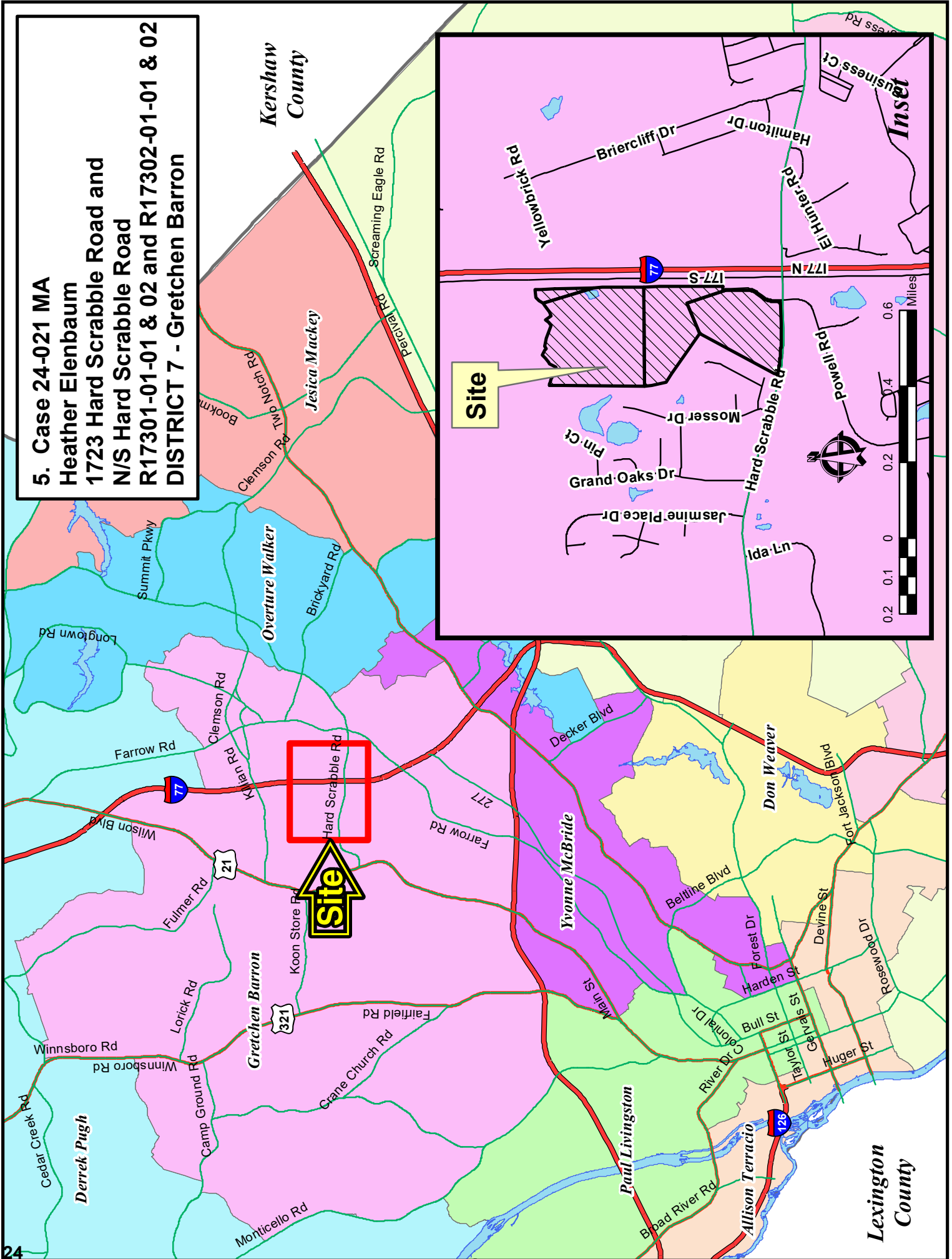
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **July 11, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-021 MA**.

**5. Case 24-021 MA
Heather Elenbaum
1723 Hard Scrabble Road and
N/S Hard Scrabble Road
R17301-01-01 & 02 and R17302-01-01 & 02
DISTRICT 7 - Gretchen Barron**

**Kershaw
County**



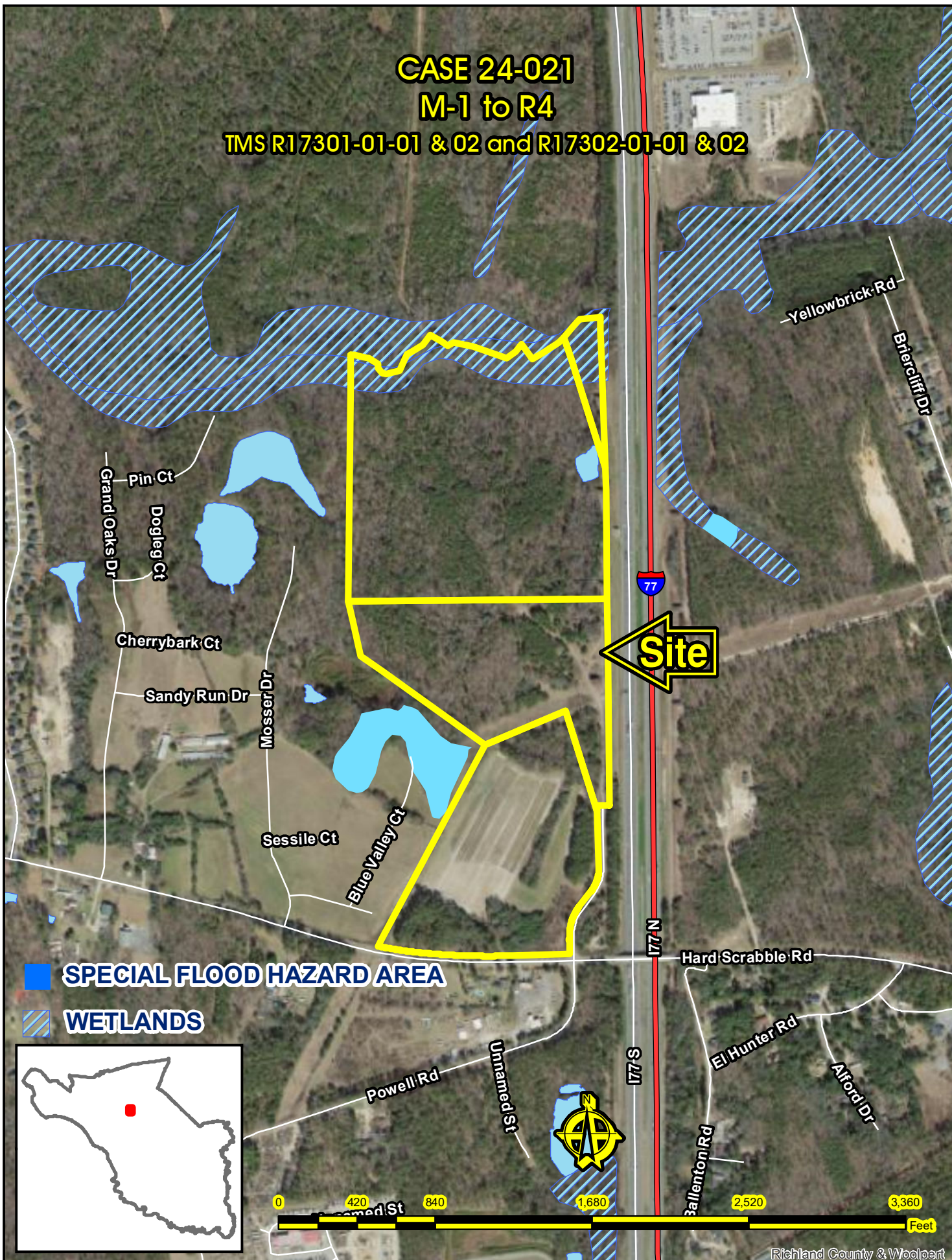
Site



CASE 24-021

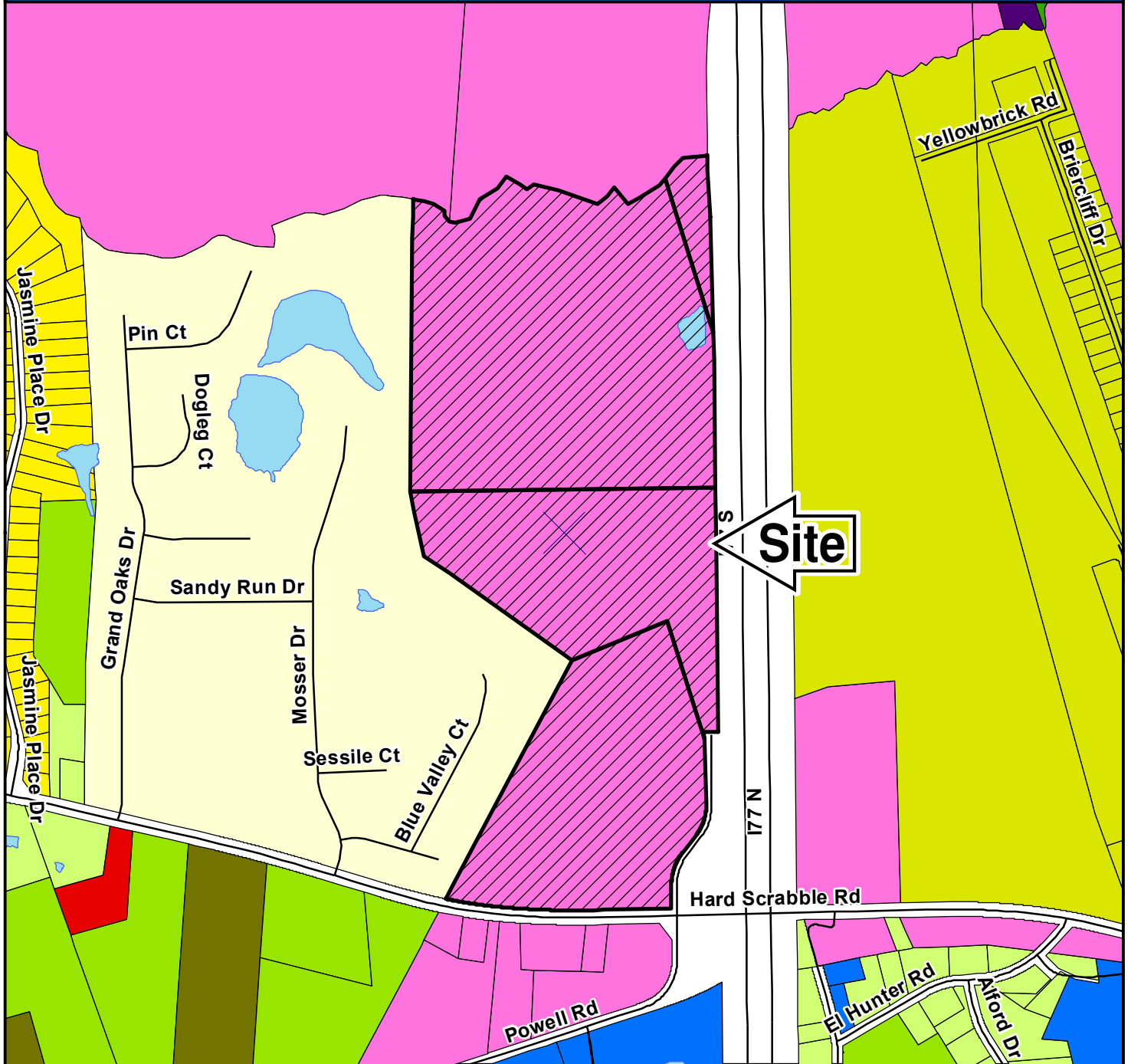
M-1 to R4

TMS R17301-01-01 & 02 and R17302-01-01 & 02















Case 24-021 MA

M-1 to R4



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

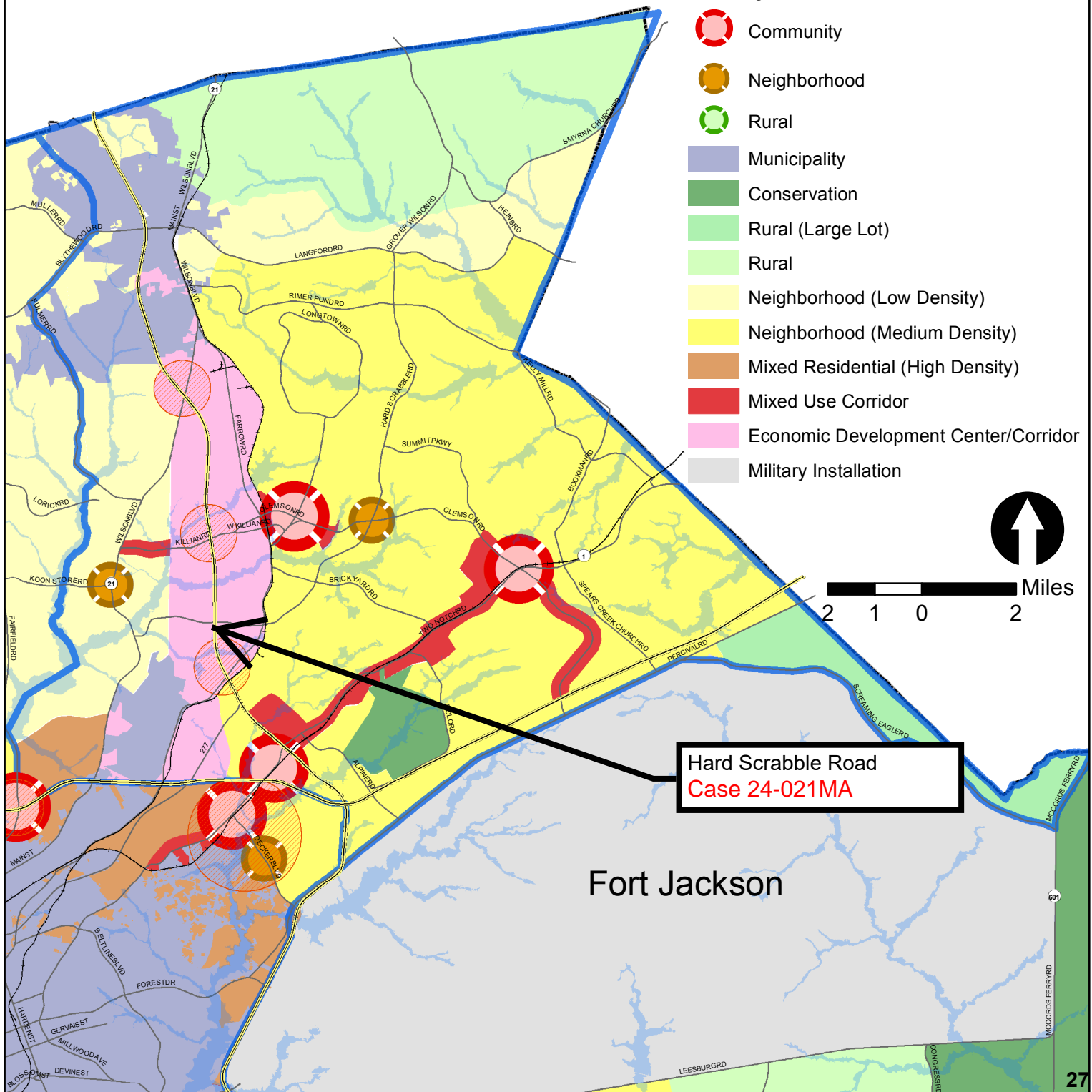


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Hard Scrabble Road
Case 24-021MA

Fort Jackson

Case #24-021 MA - Zoning Districts

Current Zoning District

Light Industrial (M-1) District

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

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

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

Case #24-021 MA - Zoning Districts

Current Zoning District

Light Industrial (M-1) District (2)

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

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

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

Case #24-010 MA - Zoning Districts

Current Zoning District

Light Industrial (M-1) District (3)

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

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

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

Case #24-021 MA - Zoning District

Proposed Zoning District	
Residential Four (R4) District	
Use Classification, Category, Type	R4
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: 24-034 MA
APPLICANT: Willie Simmons

LOCATION: Innsbrook Drive

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

ZPH SIGN POSTING: October 7, 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.

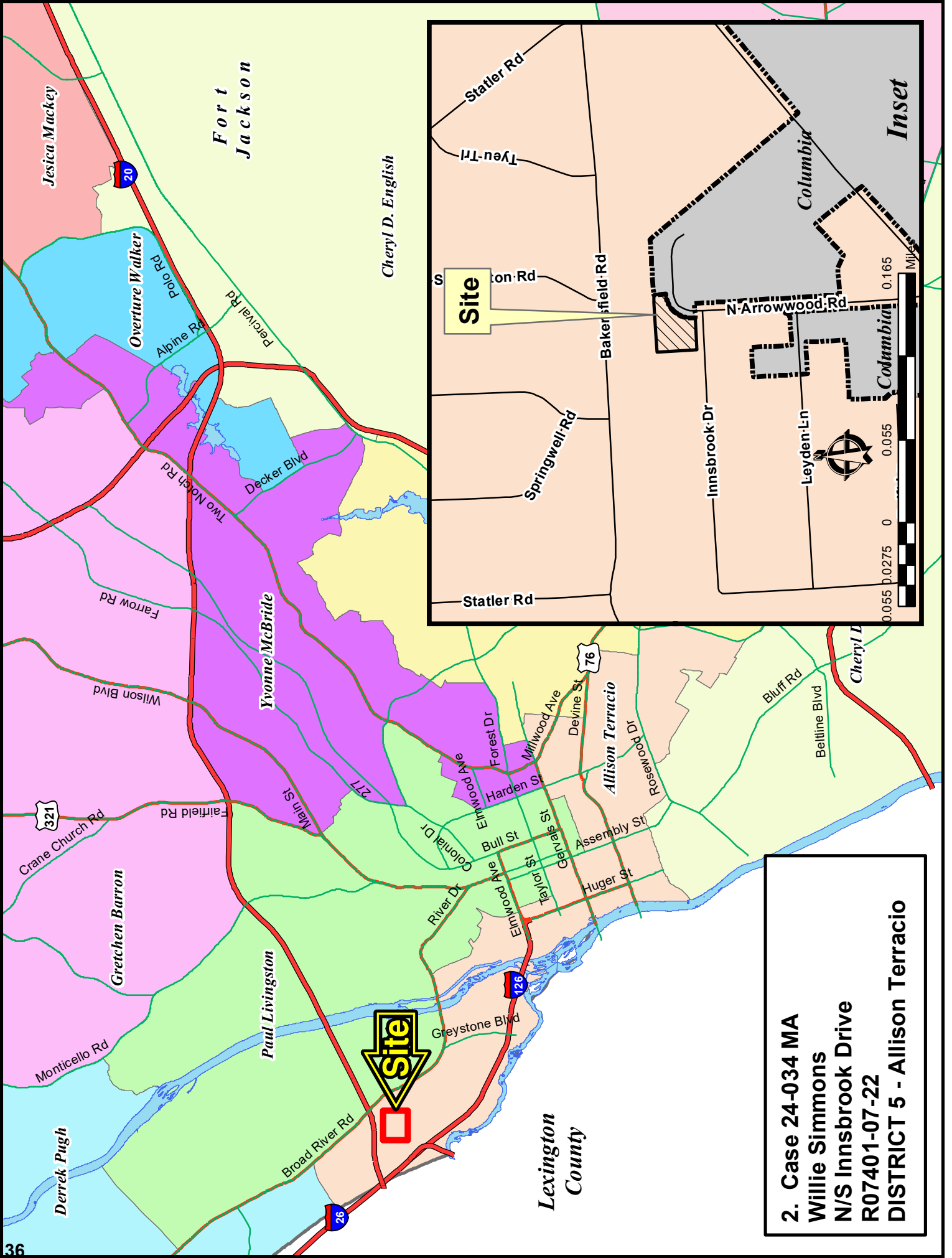
Conclusion

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.

Planning Commission Action

At their **October 7, 2024** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-034 MA**.



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

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

Springwell Rd
Glen Oaks Rd
Shirlington Rd
Tyeu Trl
Bakersfield Rd



Innsbrook Dr

Columbia

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



N Arrowwood Rd

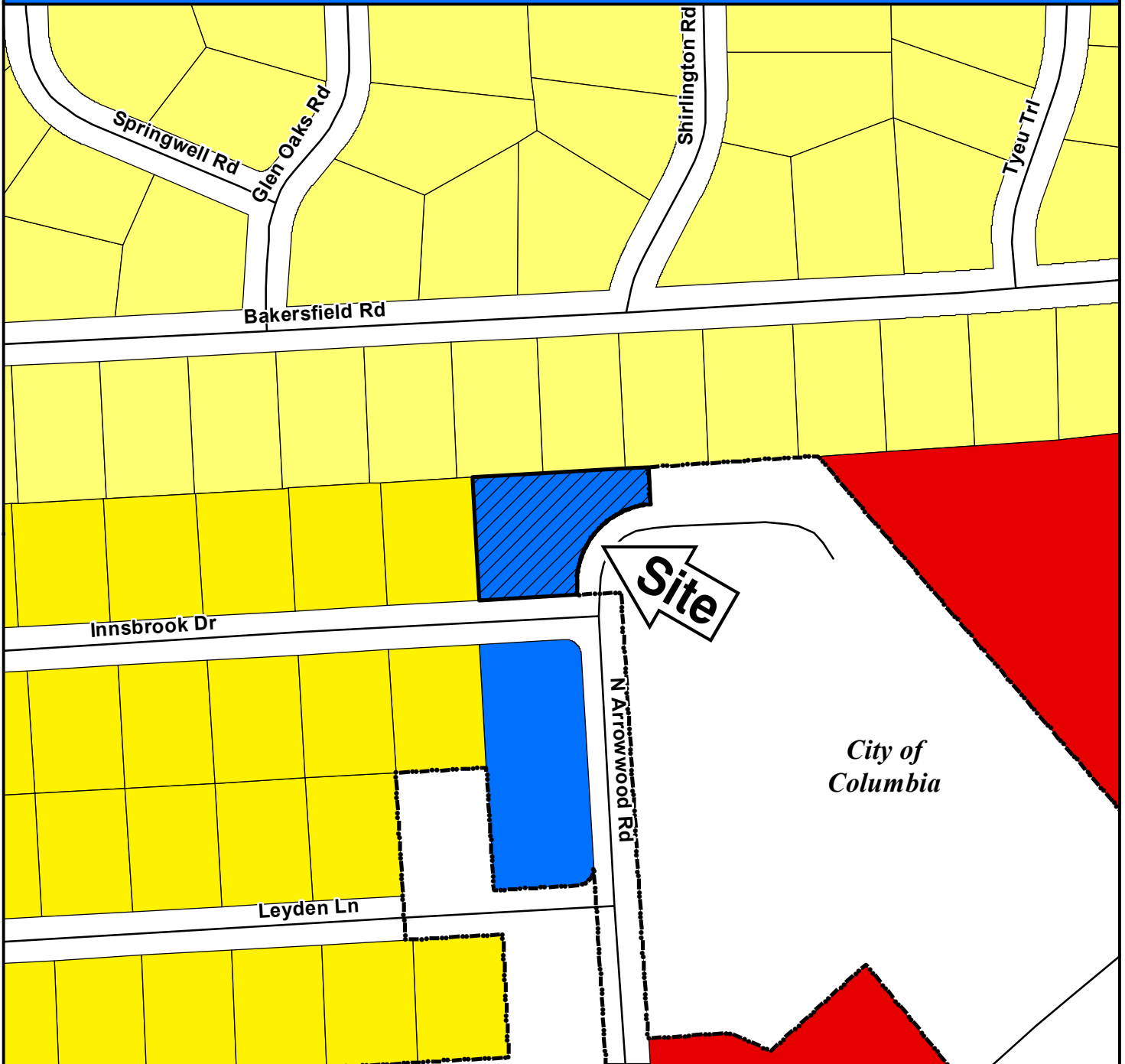


Dutch Square Blvd





Columbia

Case 24-034 MA INS to R3



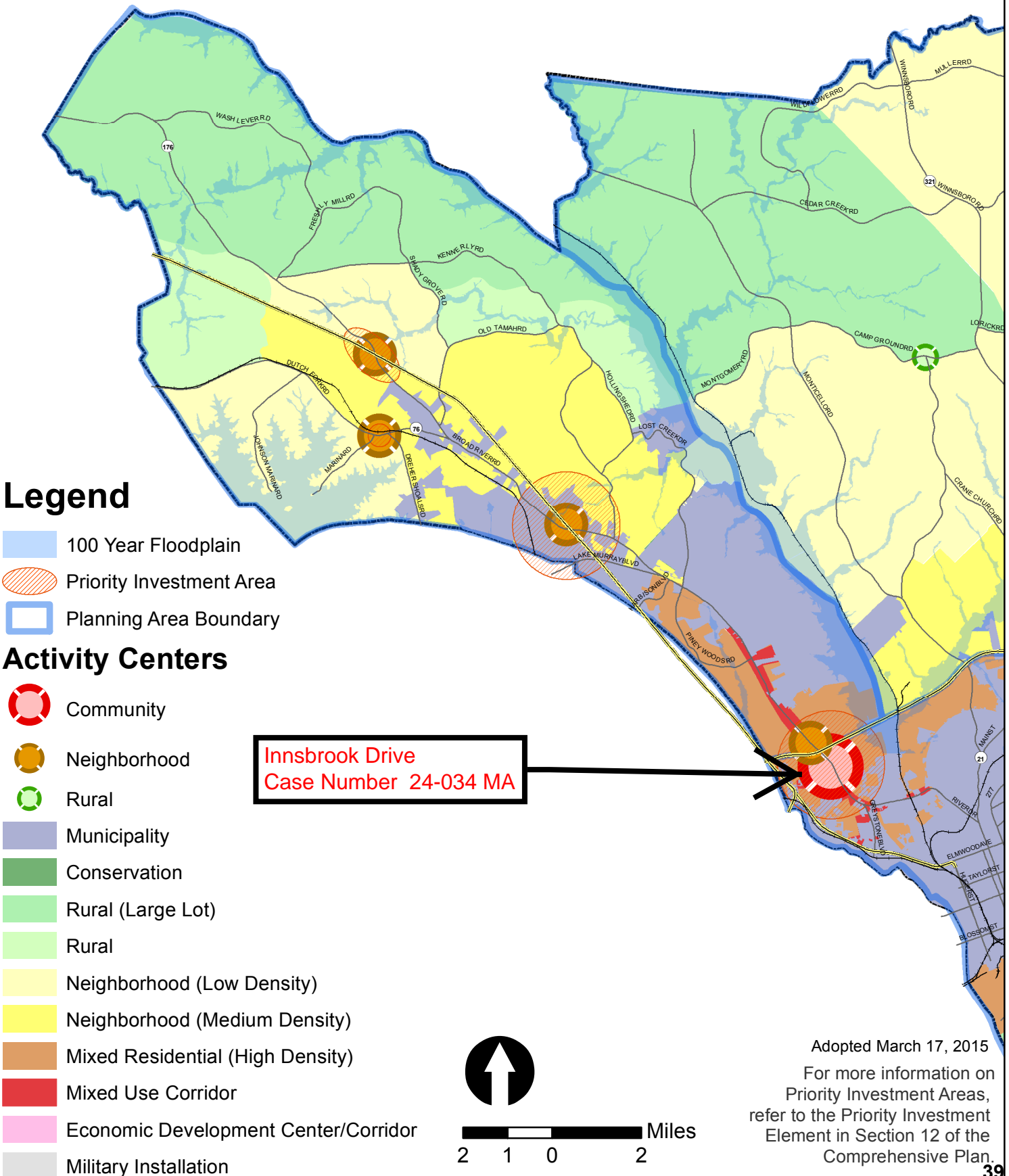
ZONING CLASSIFICATIONS

	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



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: 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

ZPH SIGN POSTING: October 7, 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.

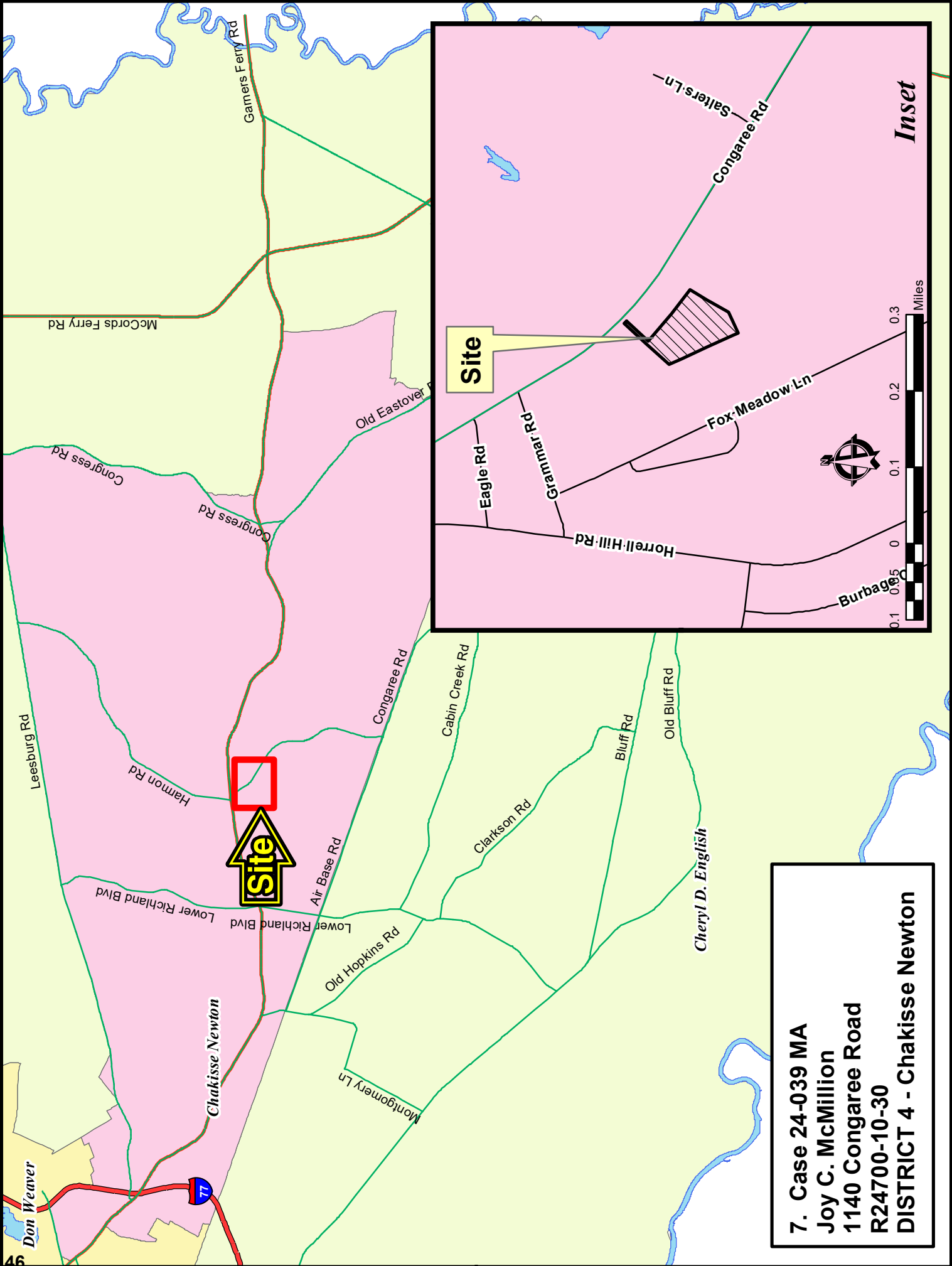
For this reason, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **October 7, 2024** meeting, the Richland County Planning Commission disagreed with the PSDS recommendation for the following reason:

- The trend in the corridor is more consistent than the recommendations of the Comprehensive Plan.

The PC recommends the County Council approve the proposed amendment for RC Project # **24-039 MA**.



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

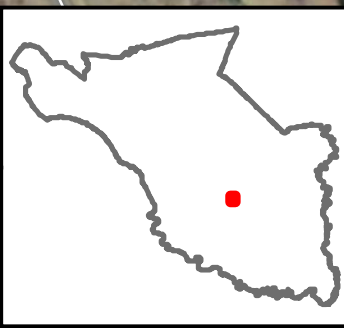
Congaree Rd

Salters Ln

Fox Meadow Ln

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**















Richland County & Woolpert

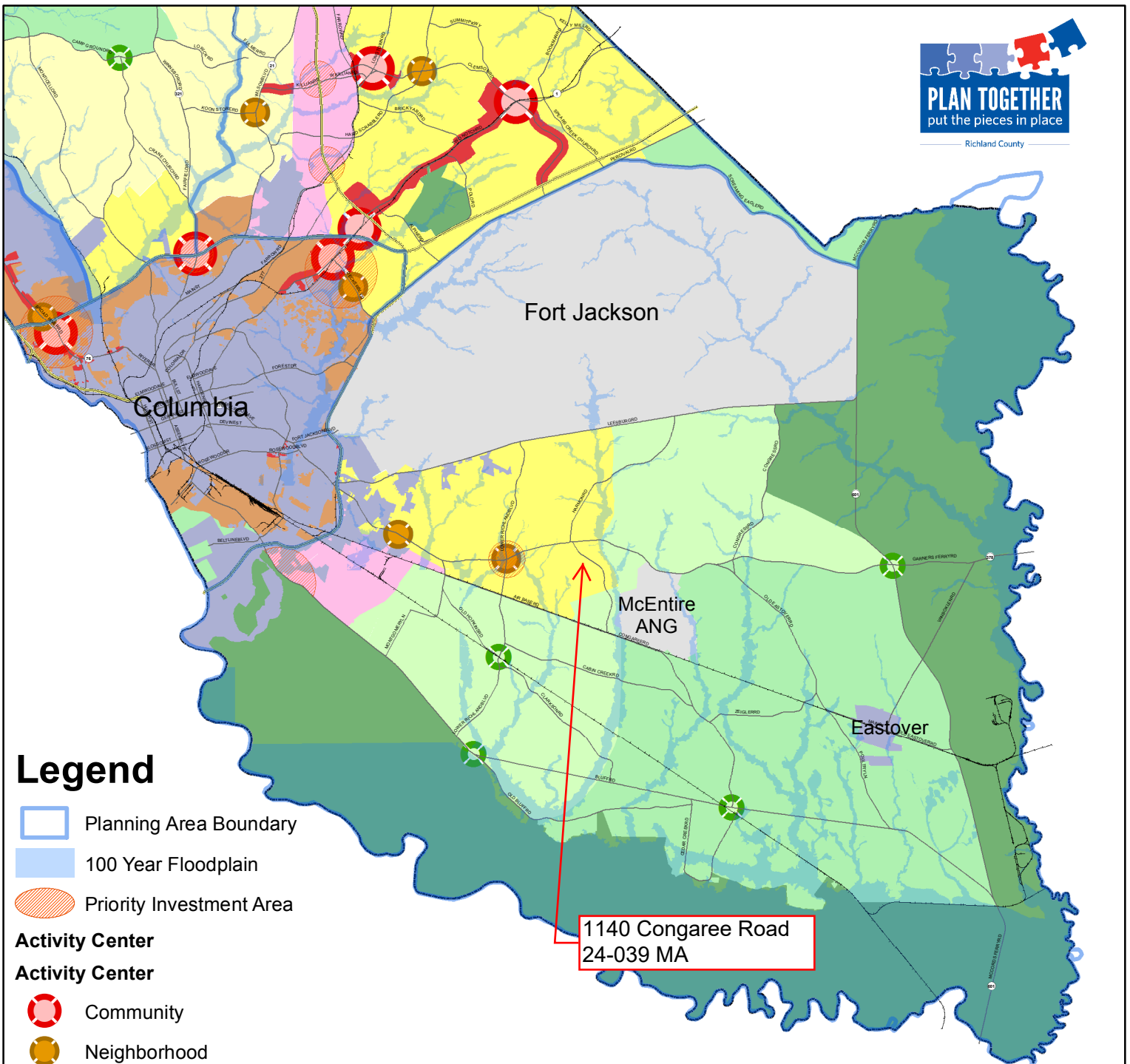
Case 24-039 MA HM to RT



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

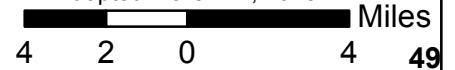
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: October 7, 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.

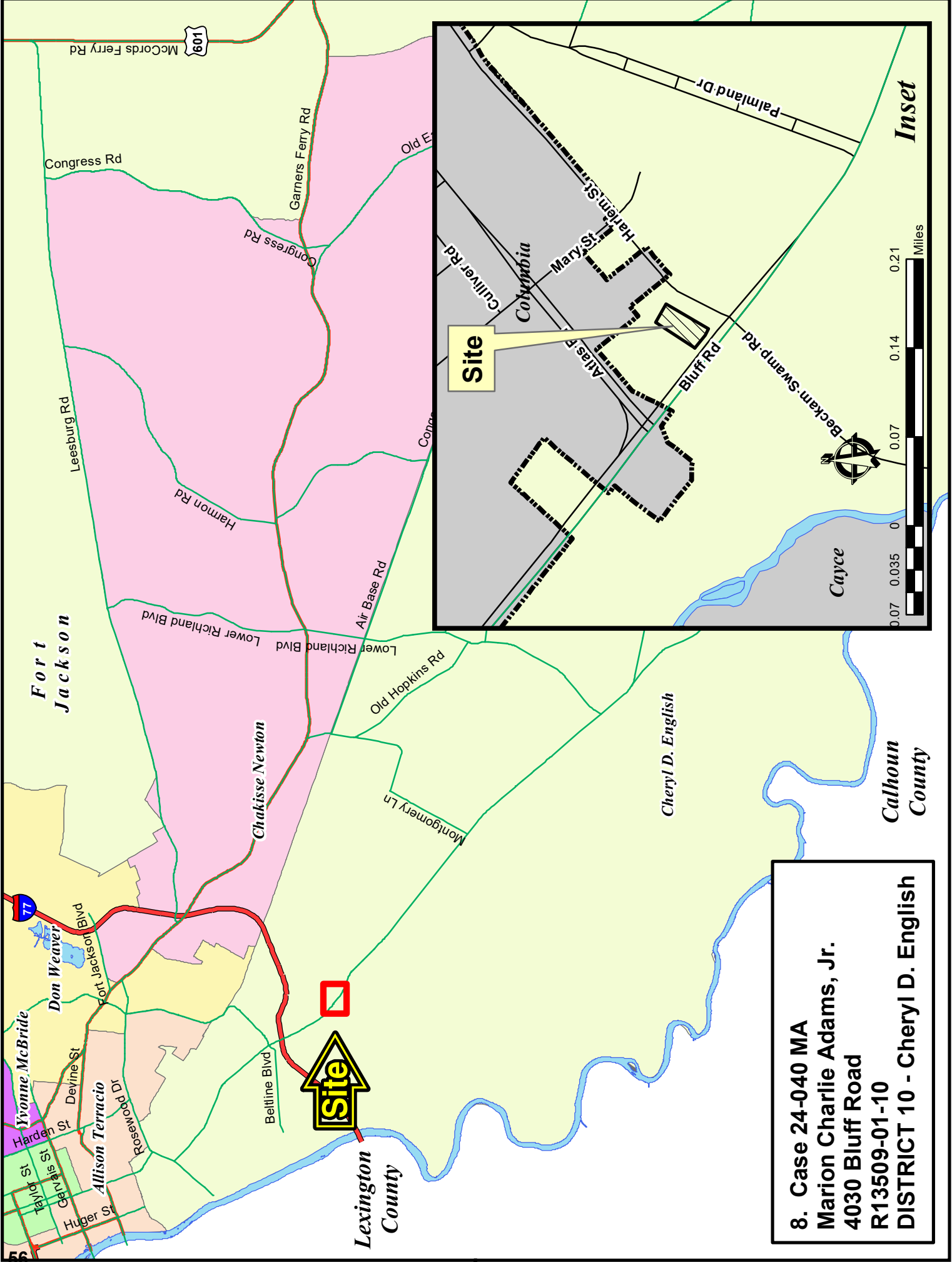
Conclusion

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.

Planning Commission Action

At their **October 7, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-040 MA**.

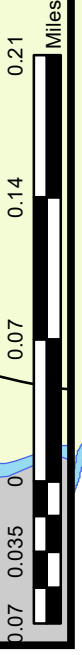


8. Case 24-040 MA
Marion Charlie Adams, Jr.
4030 Bluff Road
R13509-01-10
DISTRICT 10 - Cheryl D. English



Site

Inset



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

Columbia

Site

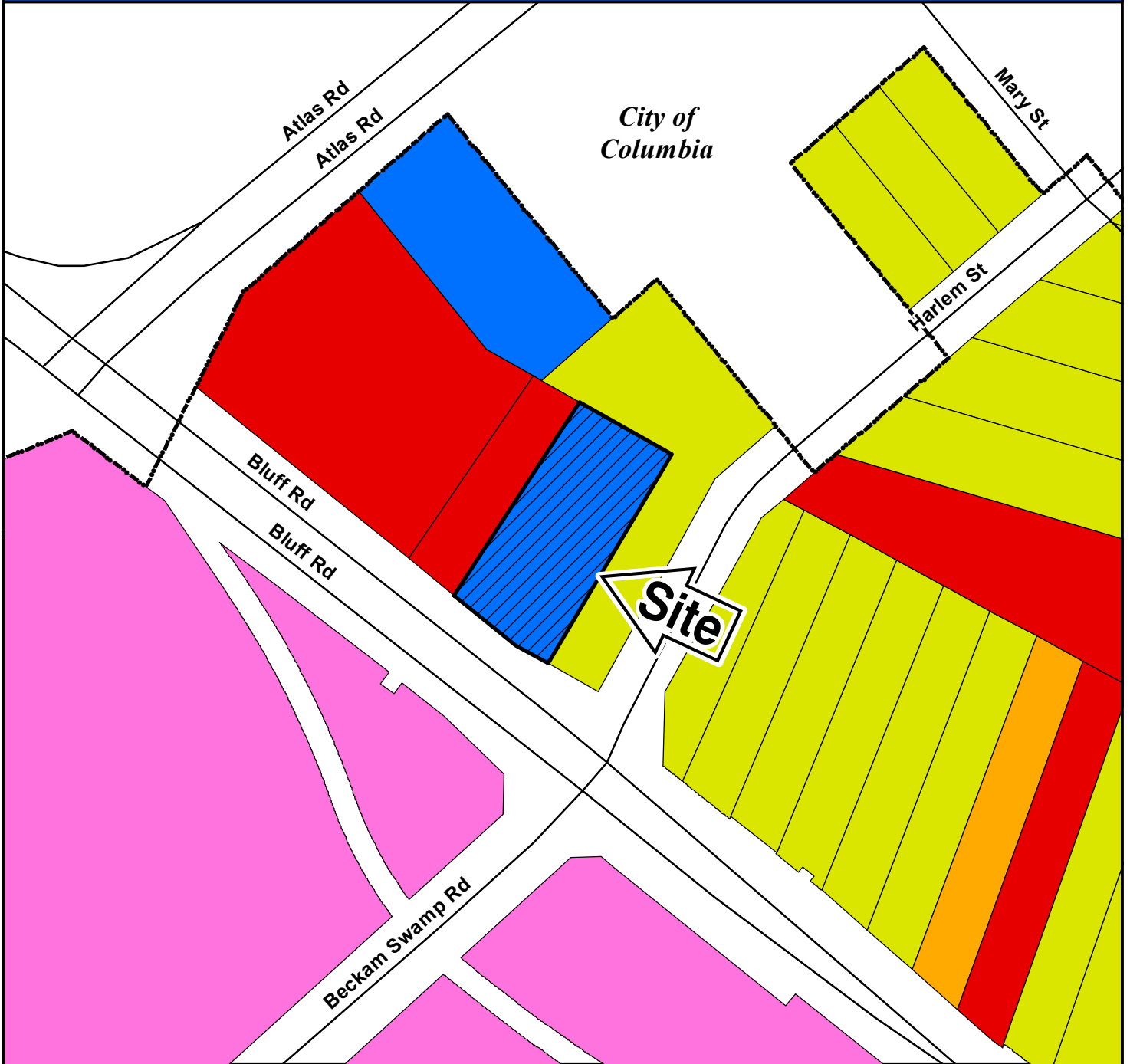
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**










Richland County & Woolpert

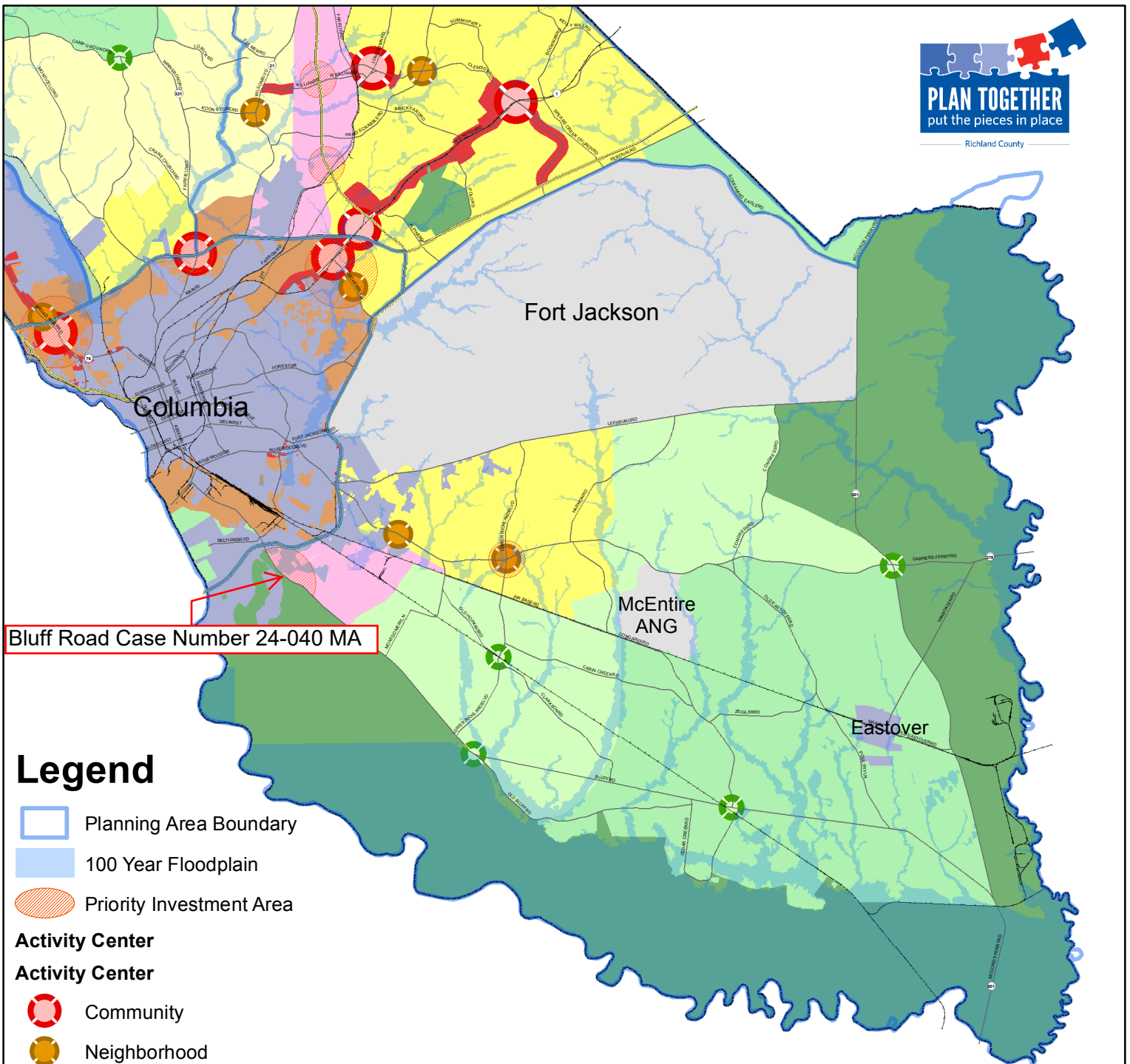
Case 24-040 MA INS to MU1



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

Miles
4 2 0 4 59

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: October 7, 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.

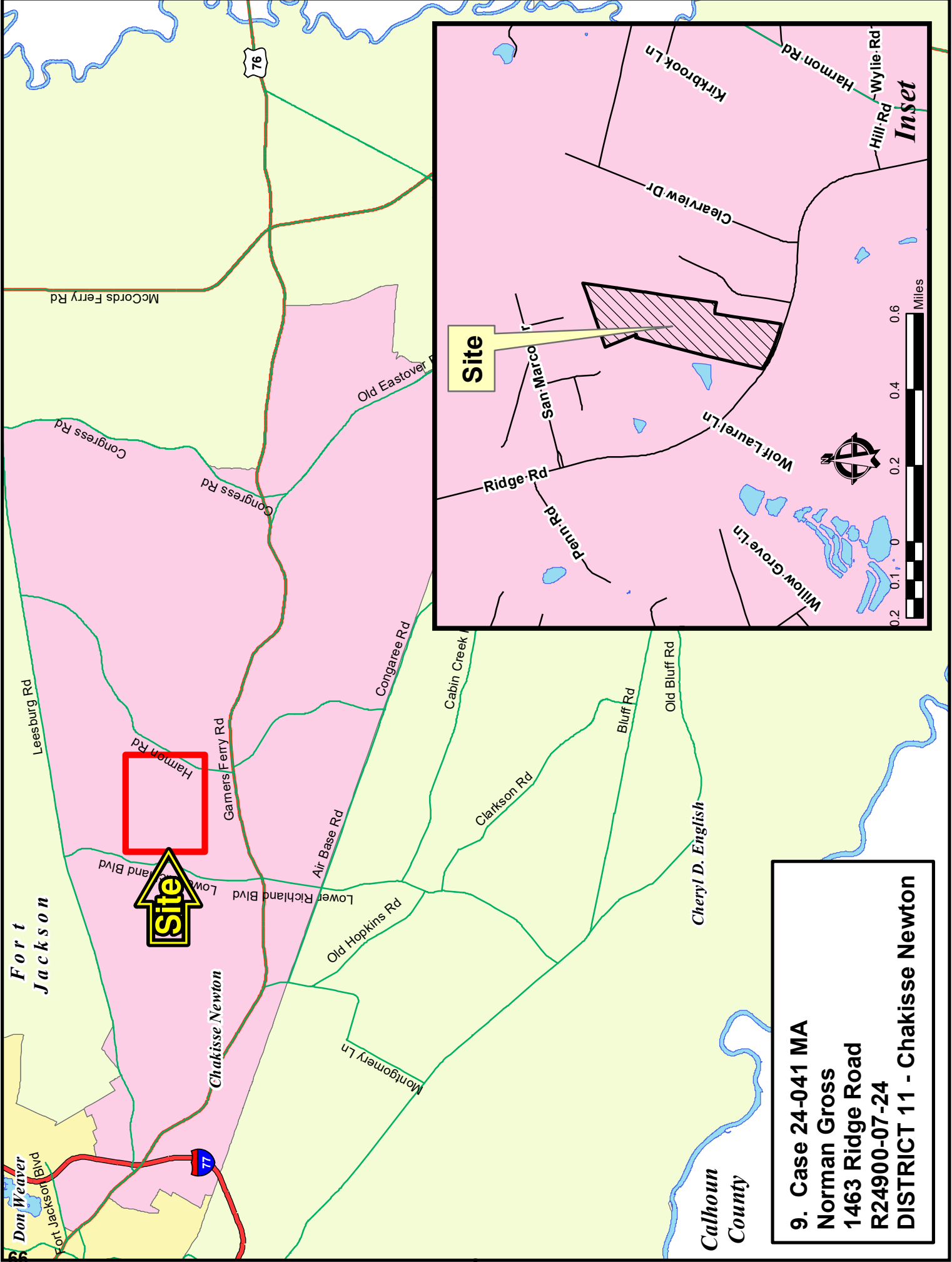
Furthermore, the proposed rezoning would conflict with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Planning Commission Action

At their **October 7, 2024** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- Trend is consistent with the character and zoning of surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-041 MA**.

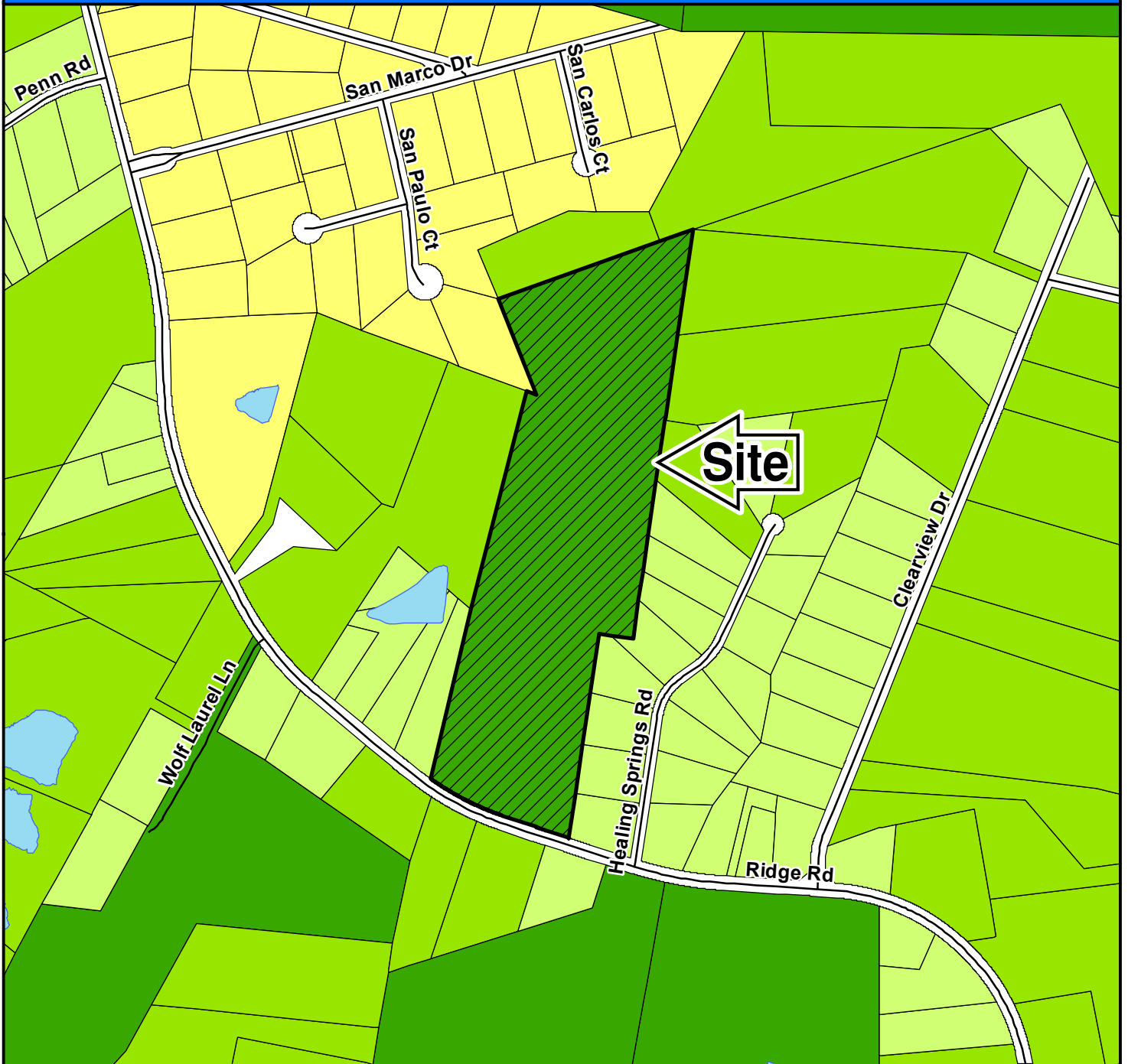


9. Case 24-041 MA
Norman Gross
1463 Ridge Road
R24900-07-24
DISTRICT 11 - Chakisse Newton













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



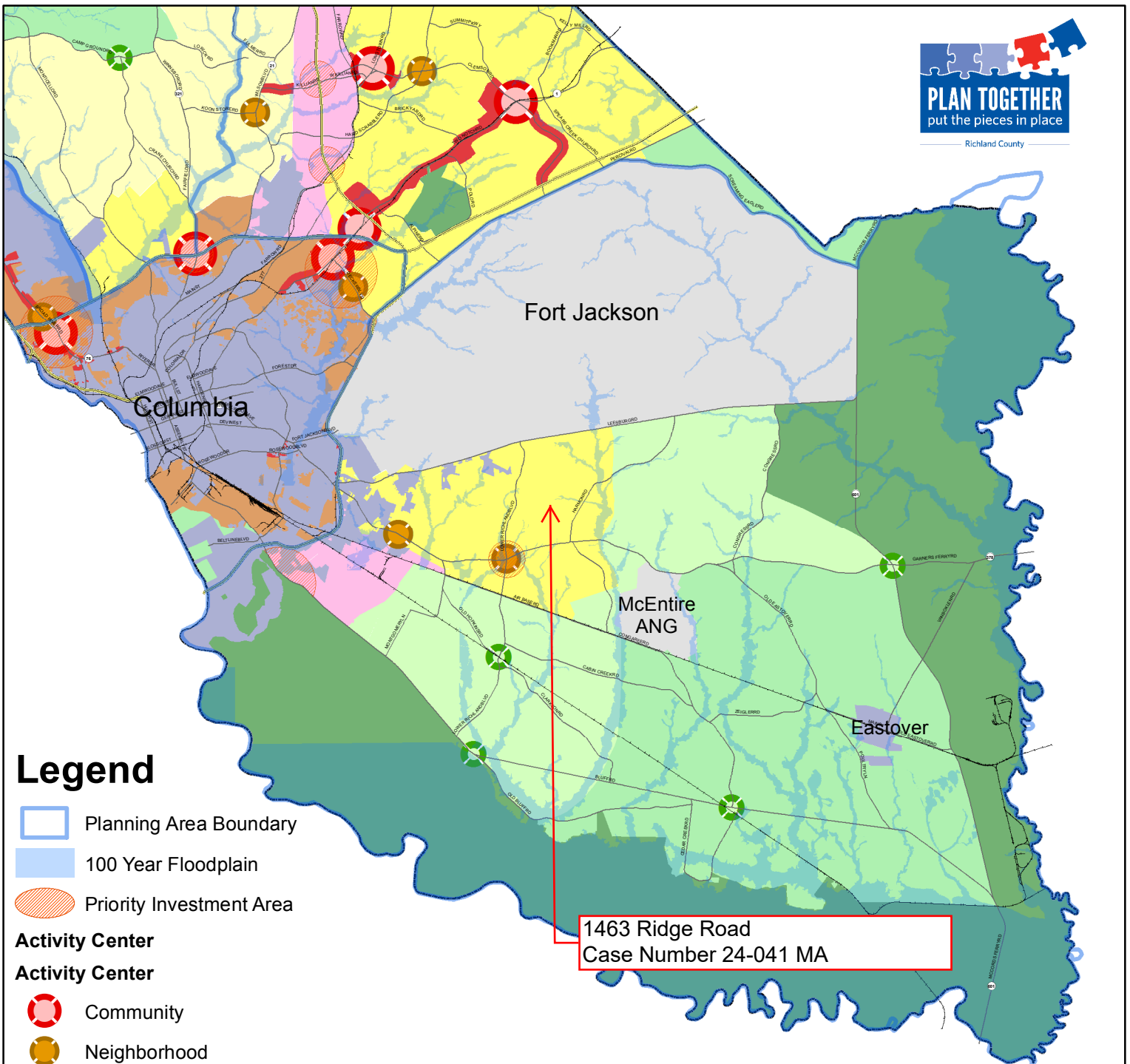
Case 24-041 MA AG to HM



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

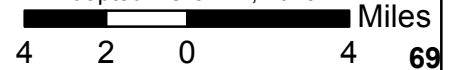
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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