

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



## **February 25, 2025**

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

Updated: The recommendation by the Planning Commission for Case #24-052 has been updated to reflect "Disapproval".





**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**

**AGENDA**

*Tuesday, February 25, 2025*

*2020 Hampton Street, Columbia, SC 29204*

**7:00 PM**

Updated: The recommendation by the Planning Commission for  
Case #24-052 has been updated to reflect "Disapproval".

**1. STAFF:**

Synithia Williams ..... Community Planning and Development Director  
Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator  
Matthew T. Smith ..... Comprehensive Planner

**2. CALL TO ORDER**

The Honorable Jessica Mackey  
Chair of Richland County Council

**3. ADDITIONS / DELETIONS TO THE AGENDA**

The Honorable Jessica Mackey

**4. WITHDRAWALS / DEFERRALS**

The Honorable Jessica Mackey

**5. ADOPTION OF THE AGENDA**

The Honorable Jessica Mackey

**6. OPEN PUBLIC HEARING**

The Honorable Jessica Mackey

**a. MAP AMENDMENTS [ACTION]**

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

Heather Elenbaum

M-1 to R4 (83.75 acres)

1723 Hard Scrabble Road and N/S Hard Scrabble Road

TMS: R17301-01-01 and 02, R17302-01-01 and 02

Planning Commission: Approval (6-0)

Staff Recommendation: Approval

**Page 1**

District 7  
The Honorable Gretchen Barron

**2. Case # 24-038 MA**

Madison Pickrel

R2 to R3 (12.93)

424 Rabon Road

TMS: R17209-01-02

Planning Commission: Approval (5-0)

Staff Recommendation: Approval

**Page 13**

District 7  
The Honorable Gretchen Barron

**3. Case # 24-043 MA**

Krystal Martin

R4 to LI (2.4 acres)

10539 Farrow Road

TMS: R17500-02-18

Planning Commission: Approval (5-0)

Staff Recommendation: Approval

**Page 23**

District 2  
The Honorable Derrek Pugh

4. Case # 24-044 MA  
Gene Pierce  
AG and HM to R3 (51.52 acres)  
1519 and 1525 Hardscrabble Road  
TMS: R14600-03-63 and R14600-03-25  
Planning Commission: Approval (6-0)  
Staff Recommendation: Disapproval  
[Page 33](#)
- District 7  
The Honorable Gretchen Barron
5. Case # 24-047 MA  
Todd Corley  
R2 to R3 (1.3 acres)  
MU1, MU1 & R5 to GC (2.71 acres)  
Bluff Road, Blair Rd & N/S Blair Rd  
TMS: R11115-04-06, 07 & 08  
Planning Commission: Approval (5-0)  
Staff Recommendation: Disapproval  
[Page 43](#)
- District 10  
The Honorable Cheryl D.English
6. Case # 24-051 MA  
Curtis Thomas  
R3 to RT (5.94 acres)  
Starling Goodson Road  
TMS: R22013-01-08, R22013-01-40 and R22013-01-43  
Planning Commission: Disapproval (8-0)  
Comprehensive Plan: Non-Compliant  
[Page 53](#)
- District 11  
The Honorable Chakisse Newton
7. Case # 24-052 MA  
DuBose Williamson  
HM to GC (19.83 acres)  
10141 Wilson Blvd  
TMS: R14800-05-11  
Planning Commission: Disapproval (5-2)  
Staff Recommendation: Disapproval  
[Page 63](#)
- District 7  
The Honorable Gretchen Barron
8. Case # 24-054 MA  
Brian Harbison  
RT to R2 (1.03 acres)  
209 Summer Haven  
TMS: R01312-02-02  
Planning Commission: Approval (8-0)  
Comprehensive Plan: Non-Compliant  
[Page 73](#)
- District 1  
The Honorable Jason Branham
9. Case # 24-056 MA  
Phillip Bradley  
RT to R5 (3.59 acres)  
737 Ross Road  
TMS: R17112-01-02 and R17112-01-03  
Planning Commission: Approval (8-0)  
Comprehensive Plan: Non-Compliant  
[Page 83](#)
- District 7  
The Honorable Gretchen Barron

- 10.** Case # 24-057 MA  
Phillip Bradley  
HM to R3 (5.74 acres)  
747 Ross Road  
TMS: R17112-02-01 (portion of)  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Compliant  
[Page 93](#)
- District 7  
The Honorable Gretchen Barron
- 11.** Case # 24-058 MA  
Fil Mabry  
AG to HM (64.84 acres)  
812 Sandfield Road  
TMS: R 17800-01-13  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 103](#)
- District 2  
The Honorable Derrek Pugh
- 12.** Case # 24-059 MA  
Joanne Williams  
R6 to R2 (2.43 acres)  
3931 Baldwin Road  
TMS: R14103-03-10  
Planning Commission: Disapproval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 113](#)
- District 3  
The Honorable Tyra Little
- 13.** Case # 24-060 MA  
Marco Sarabia  
R6 to R2 (1.02 acres)  
1711 Bluebird Lane and 1039 Bluebird Drive  
TMS: R14104-04-38 and R14104-04-39  
Planning Commission: Disapproval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 123](#)
- District 3  
The Honorable Tyra Little
- 14.** Case # 25-001 MA  
Donald E. Lovett  
R2 to GC (11.72 acres)  
S/S N Brickyard Road  
1201 and 1215 North Brickyard Road  
3517 and 3525 Hardscrabble Road  
TMS: R17300-06-10 (portion of,) R20100-05-01,  
R20100-05-02, R20100-05-04, R20100-05-05  
& R20100-05-08  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 133](#)
- District 7  
The Honorable Gretchen Barron

15. Case # 25-002 MA  
Brandon Pridemore  
AG to R3 (198.84 acres)  
800 Mount Valley Road  
TMS: R12400-02-22  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant  
[Page 143](#)
- District 7  
The Honorable Gretchen Barron
16. Case # 25-003 MA  
Brandon Pridemore  
AG to R3 (111.41 acres)  
700 Mount Valley Road  
TMS: R12400-02-23  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant  
[Page 153](#)
- District 7  
The Honorable Gretchen Barron
17. Case # 25-004 MA  
Carol Crooks  
AG to HM (10.55 acres)  
624 Langford Road  
TMS: R20600-01-04 (portion of)  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 163](#)
- District 2  
The Honorable Derrek Pugh
18. Case # 25-005 MA  
Michael Schroeder  
R3 to R4 (3.8 acres)  
520 Todd Branch Drive  
TMS: R17115-01-18  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant  
[Page 173](#)
- District 7  
The Honorable Gretchen Barron

## 7. ADJOURNMENT



**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:** February 7, 2025

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	GC	Undeveloped
<b><u>South:</u></b>	M-1/M-1	Residential/ Commercial uses
<b><u>East:</u></b>	N/A	I-77
<b><u>West:</u></b>	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.

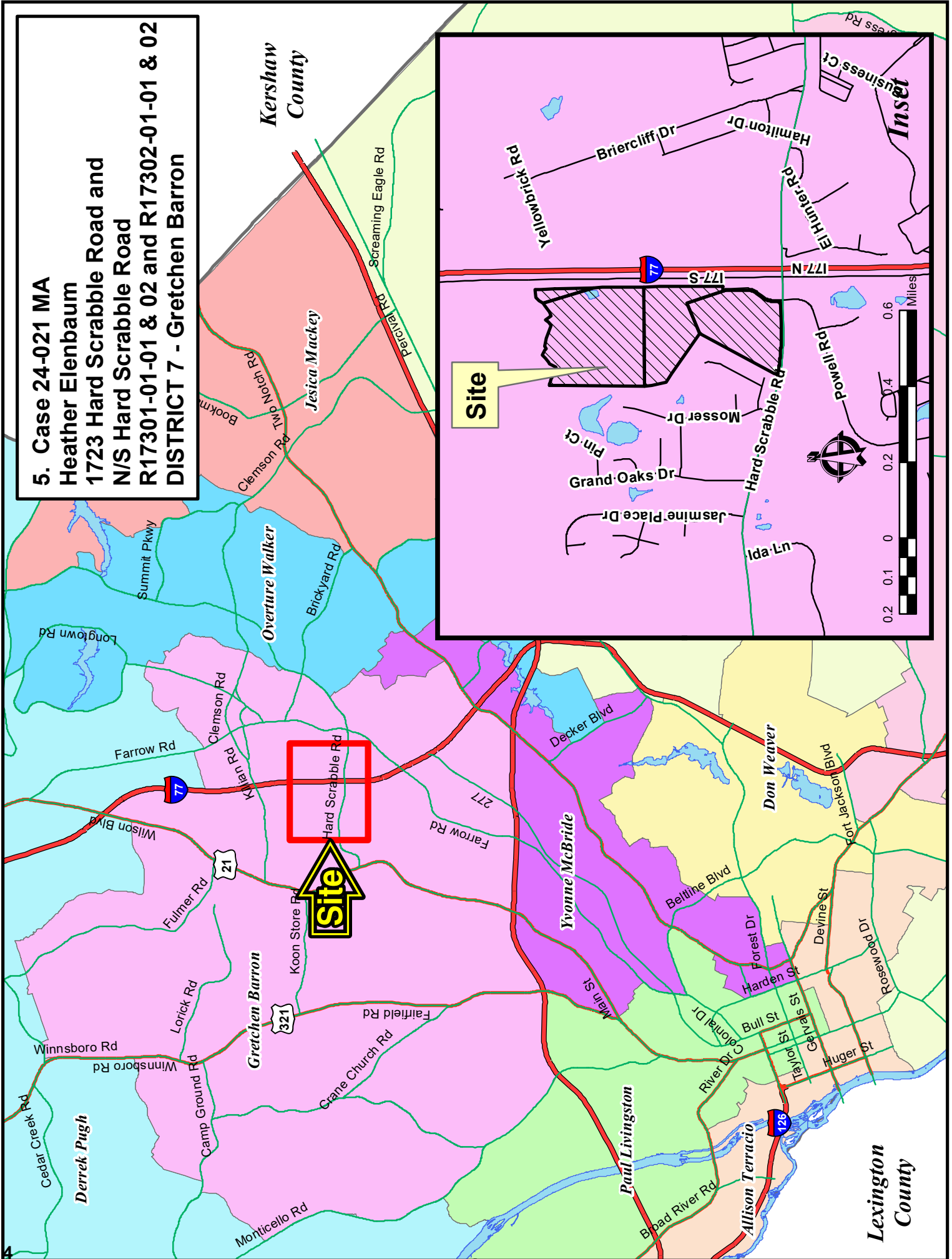
For these reasons, staff recommends **Approval** of this map amendment.

## Planning Commission Action

At their **July 11, 2024** meeting, the Richland County Planning Commission agreed with the PSDS 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**

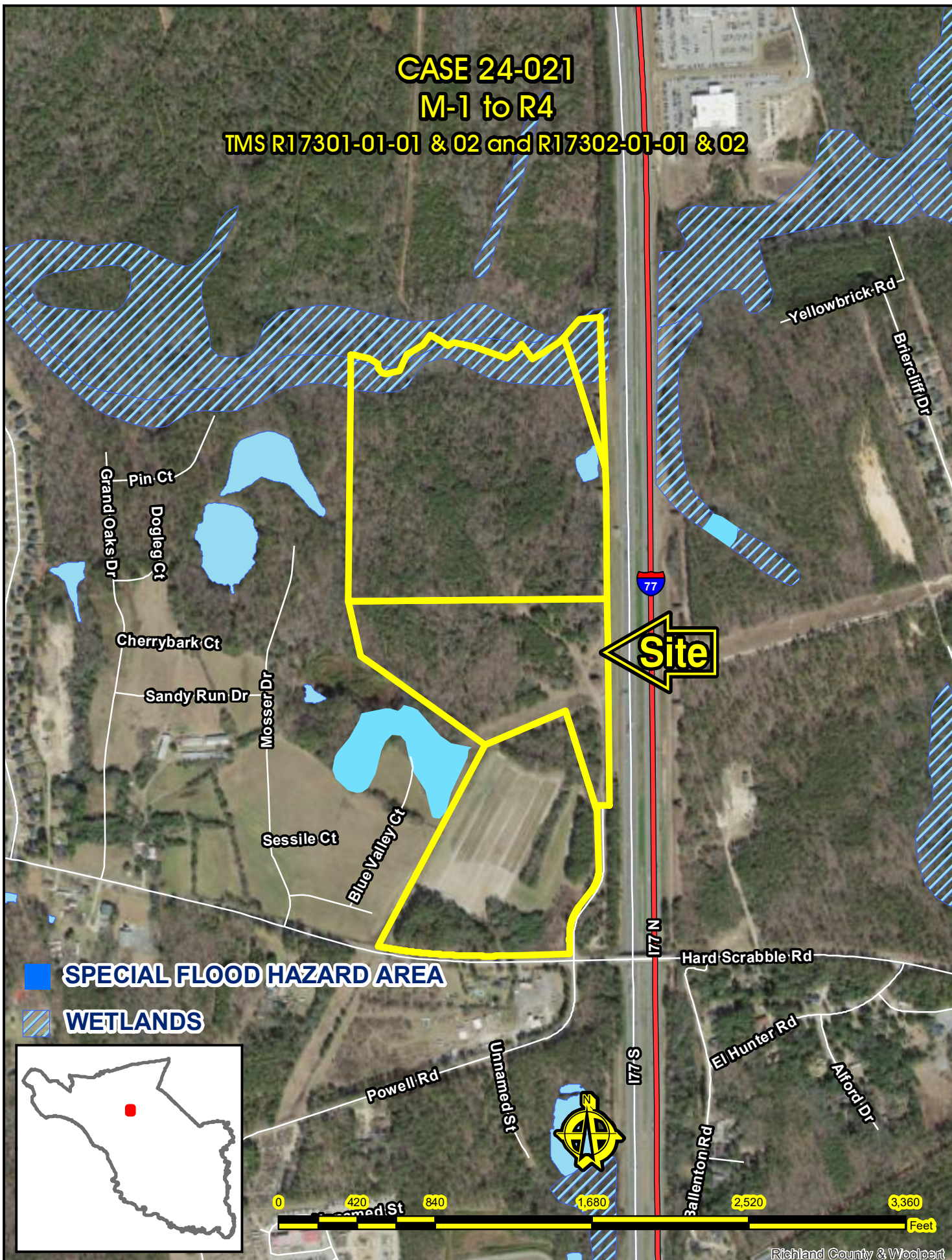
**Lexington  
County**



**CASE 24-021**

**M-1 to R4**

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

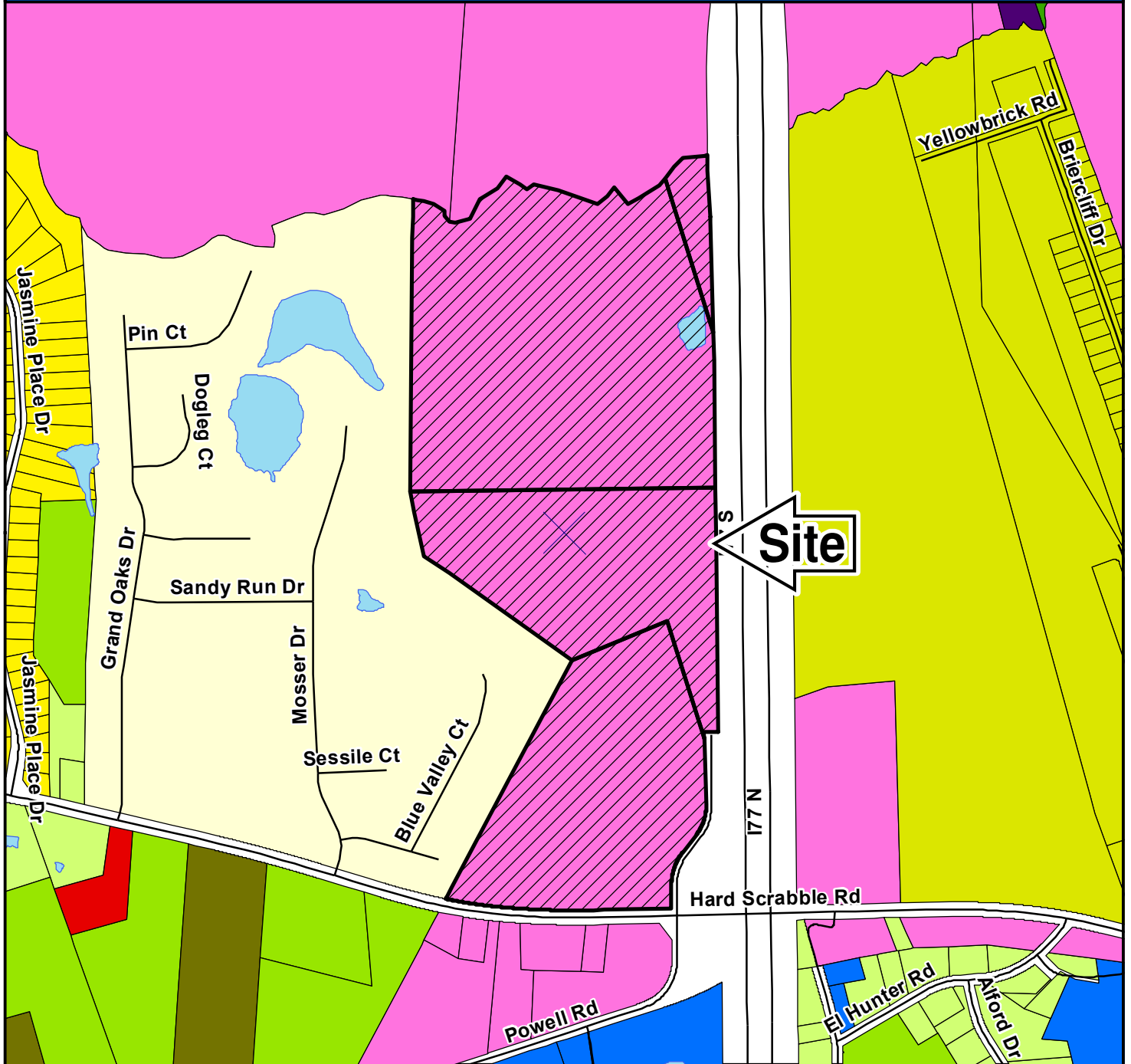


**SPECIAL FLOOD HAZARD AREA**












**WETLANDS**

# 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

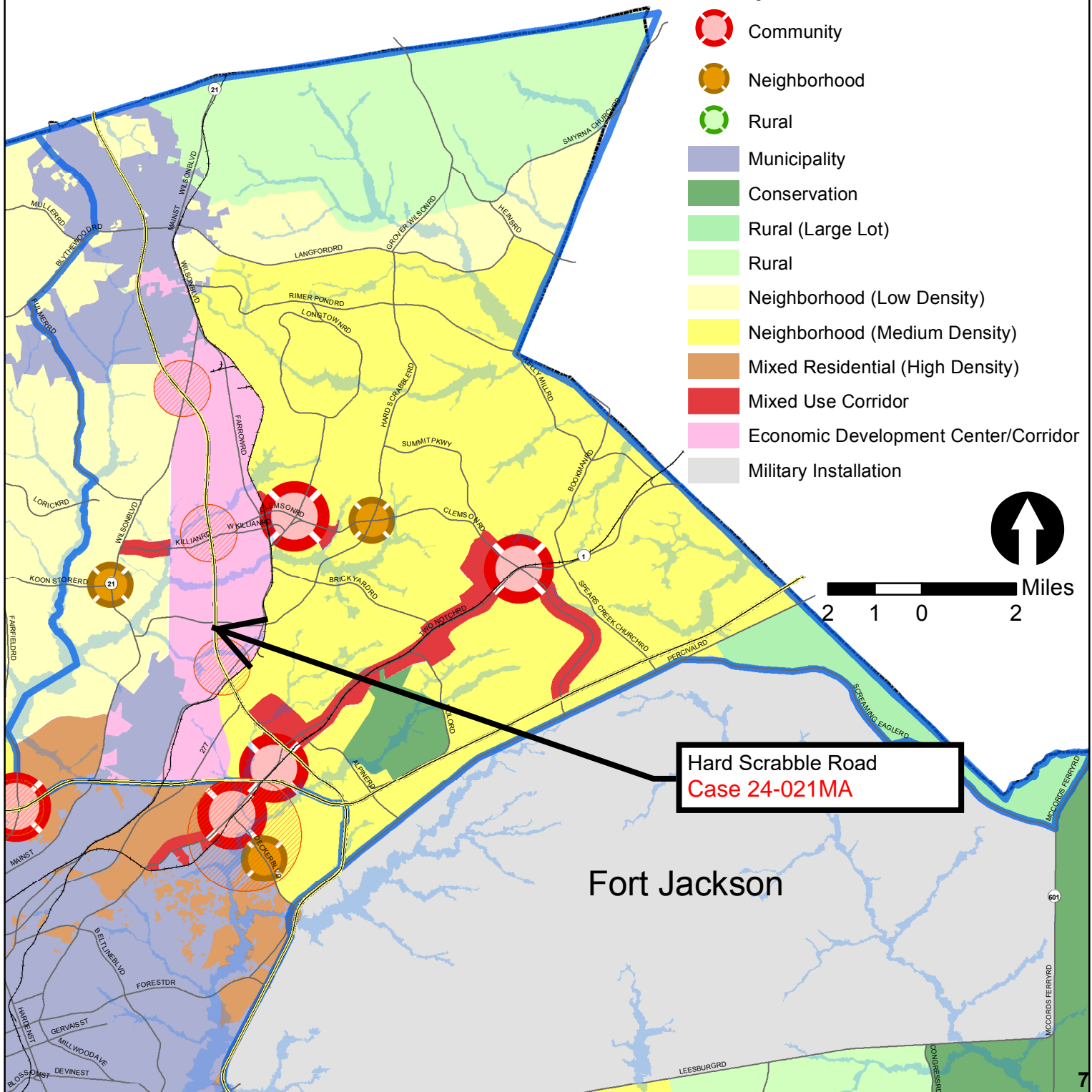


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson

## 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

## 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
<b>Retail Trade and Food Services</b>	
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 <b>Only</b> )	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

## Current Zoning District

### Light Industrial (M-1) District (3)

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<b>Wholesale Trade</b>	
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
<b>Transportation, Information, Warehousing, Waste Management, and Utilities</b>	
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
<b>Manufacturing, Mining, and Industrial Uses</b>	
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
<b>Other Uses</b>	
Shipping Containers used as an Accessory Structure	P



<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** October 7, 2024  
**RC PROJECT:** 24-038 MA  
**APPLICANT:** Madison Pickrel

**LOCATION:** 424 Rabon Road

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

**ZPH SIGN POSTING:** February 7, 2025

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 77 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HI/ R6	Lumber Yard/ Manufactured Home park
<b><u>South:</u></b>	M-1/ R3	General Contractor Office/ Undeveloped
<b><u>East:</u></b>	R2	Undeveloped
<b><u>West:</u></b>	MU-1/	Place of Worship

**Discussion**

**Parcel/Area Characteristics**

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

**Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located 1.83 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.1 miles east of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

**Plans & Policies**

**2015 Comprehensive Plan**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

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

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

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

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

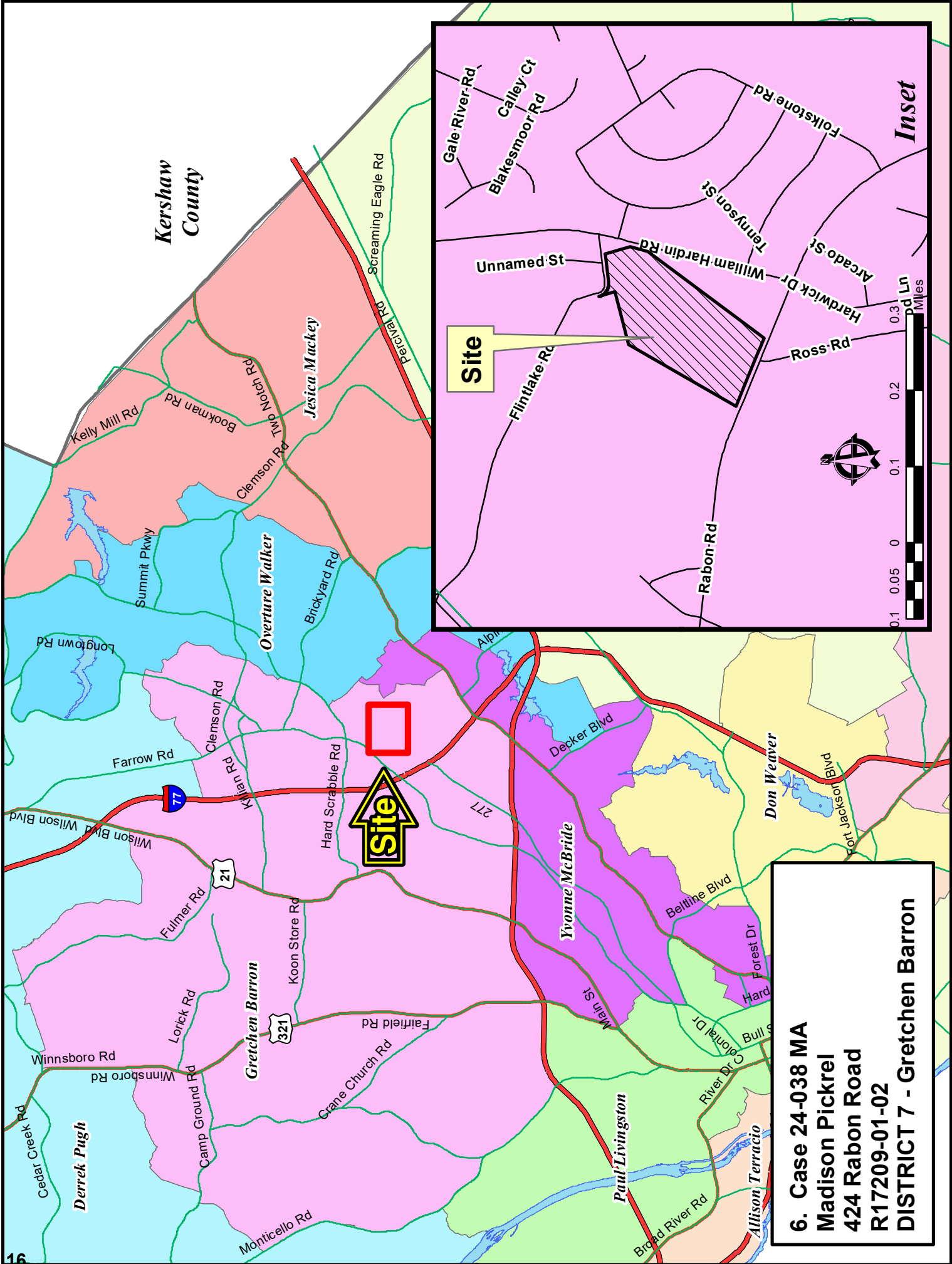
### **Conclusion**

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

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

### **Planning Commission Action**

At their **October 7, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-038 MA**.



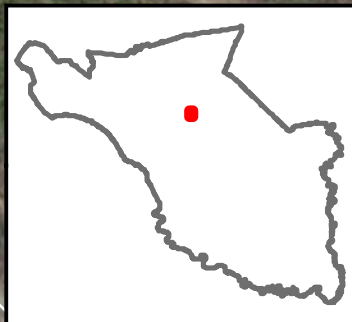
**6. Case 24-038 MA**  
**Madison Pickrel**  
**424 Rabon Road**  
**R17209-01-02**  
**DISTRICT 7 - Gretchen Barron**

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

**Site**

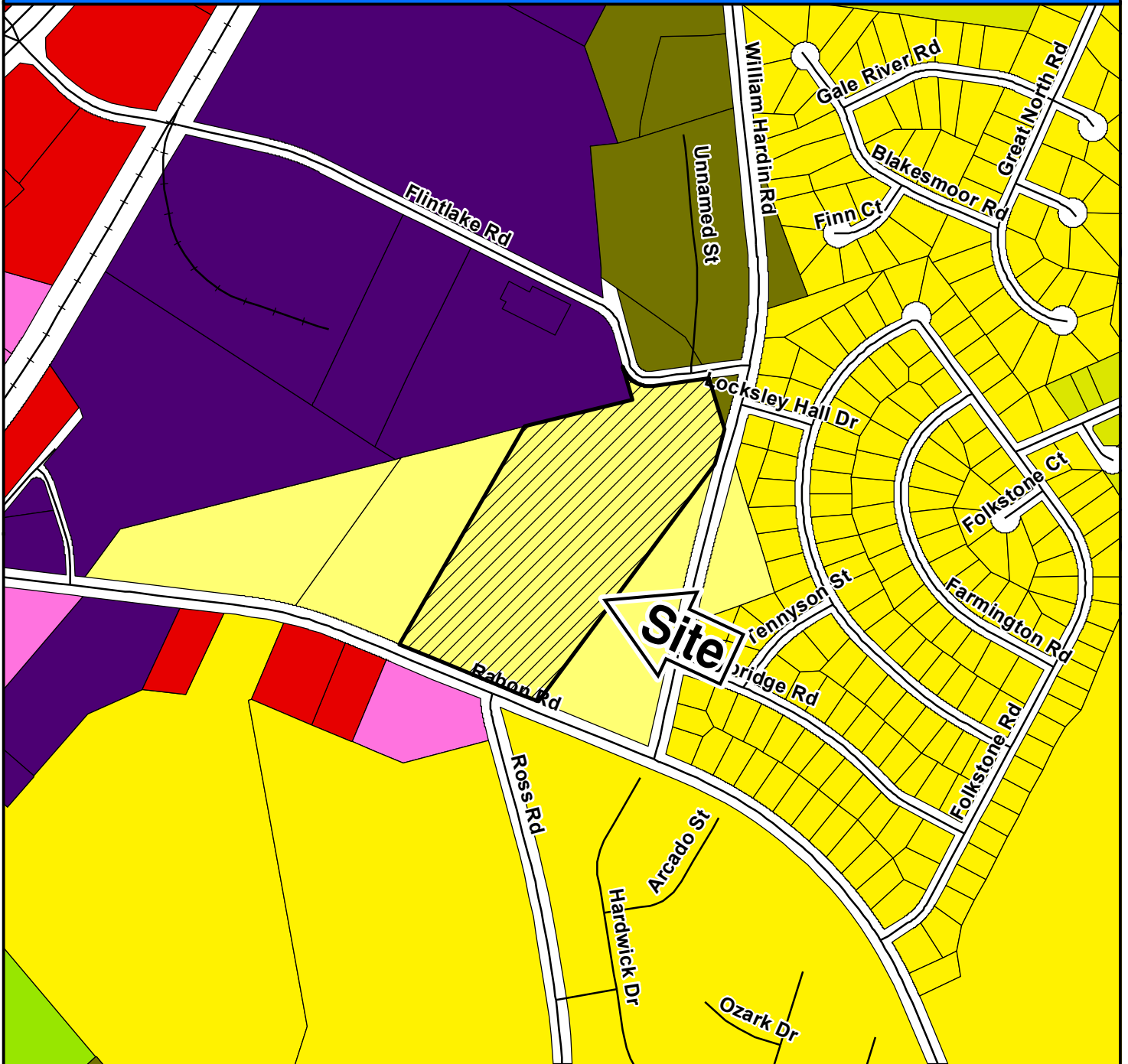
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**






# Case 24-038 MA

## R2 to R3



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

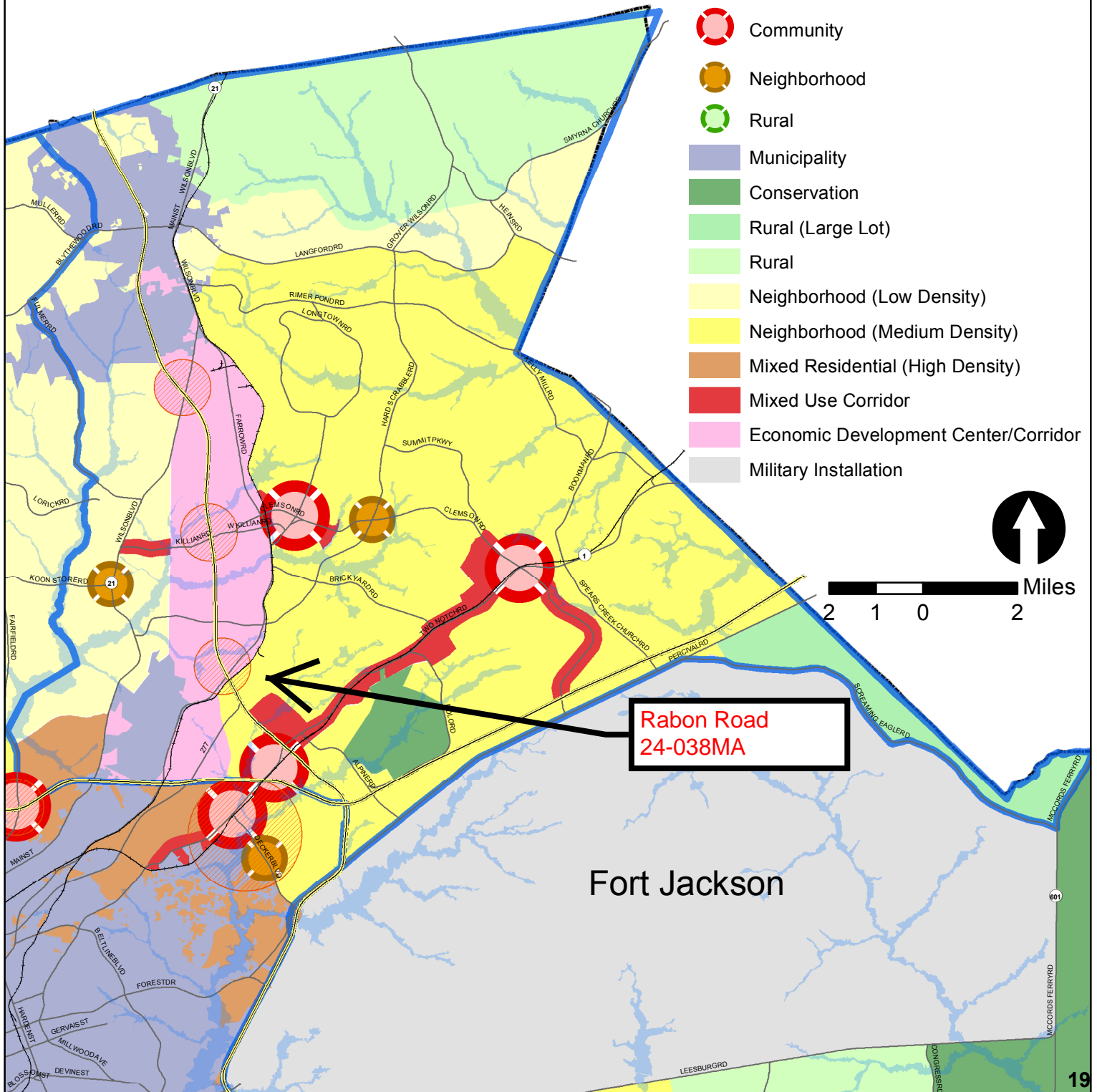


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



Fort Jackson

## **Residential Two (2) District**

**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.

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

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

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 4, 201  
**RC PROJECT:** 24-043 MA  
**APPLICANT:** Krystal Martin

**LOCATION:** 10539 Farrow Road

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

**ZPH SIGN POSTING:** February 7, 2025

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

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

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

**Zoning History for the General Area**

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

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

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

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

### **Zoning District Summary**

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

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

### **Discussion**

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

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

#### **Public Services**

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

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

#### **Plans & Policies**

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

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

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

#### **Desired Development Pattern**

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and

industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,900 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) "F".

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

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

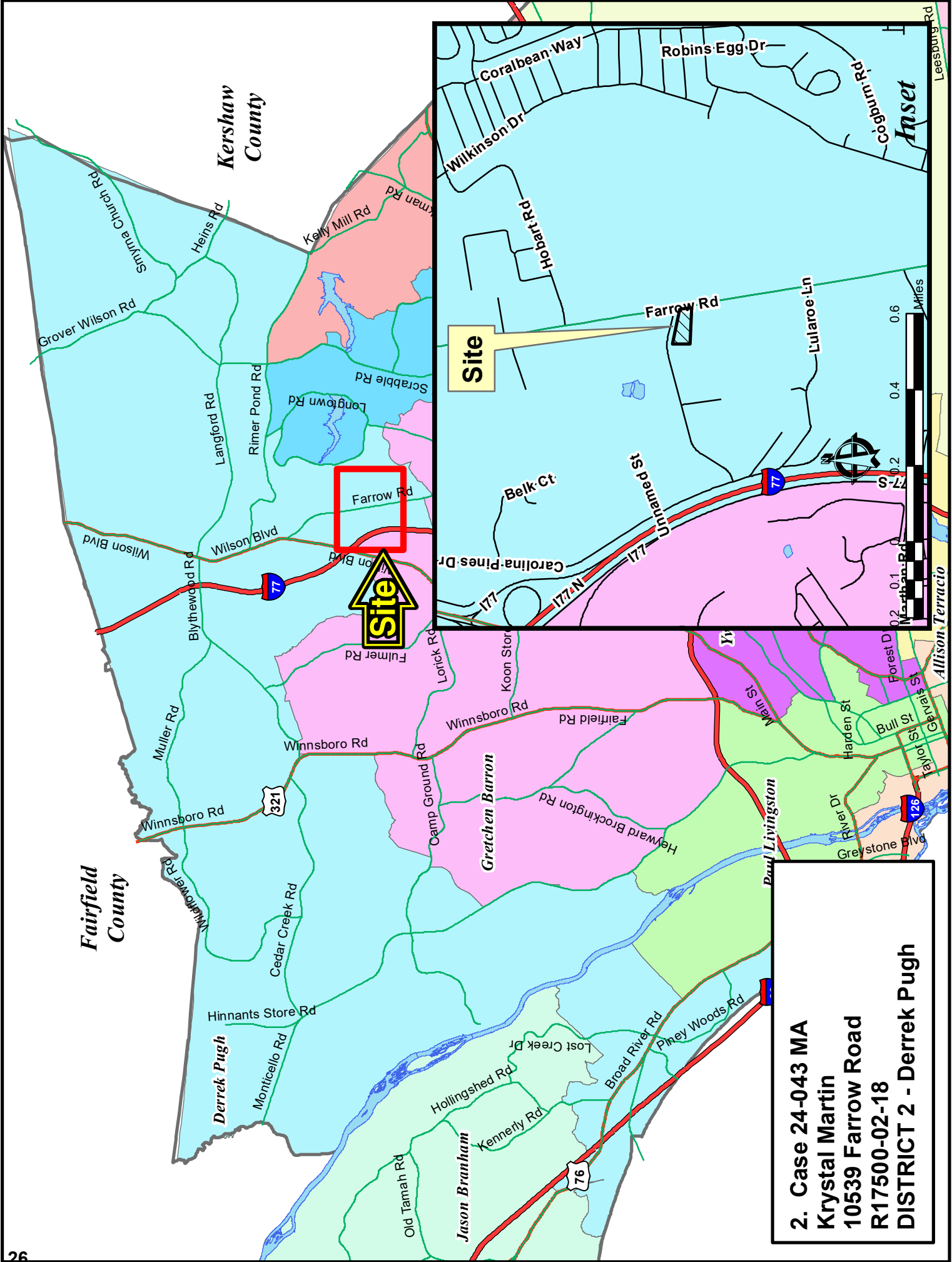
### **Conclusion**

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

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

### **Planning Commission Action**

At their **November 4, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-043 MA**.



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



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

Unnamed St

Hobart Rd

Unnamed Private Driv

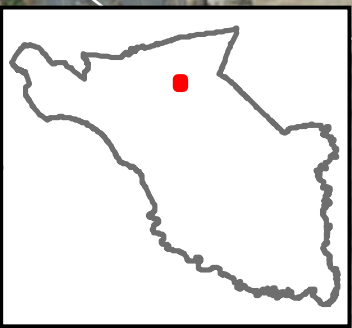
**Site**

Farrow Rd

Lularoe Ln

 **SPECIAL FLOOD HAZARD AREA**

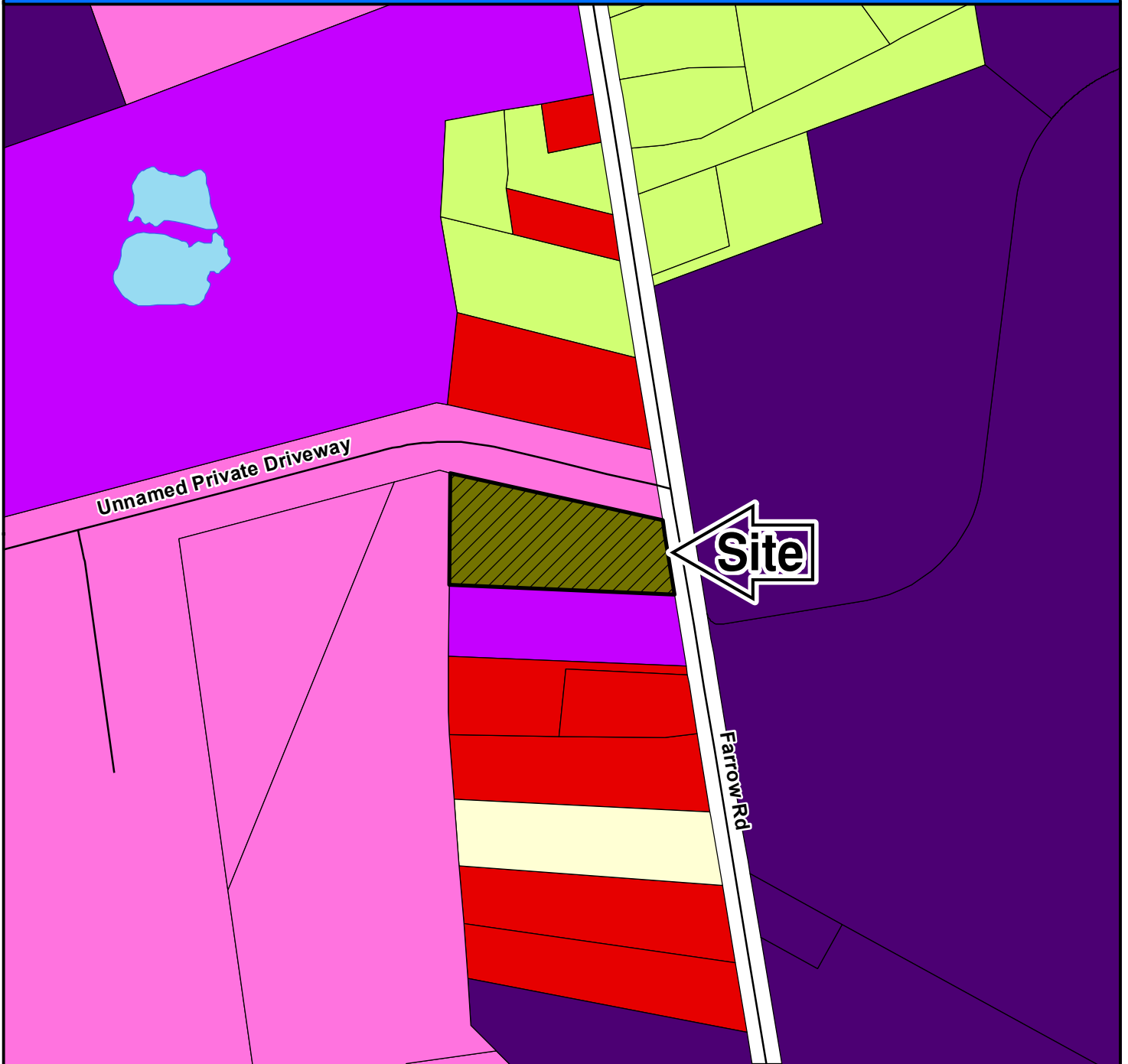
 **WETLANDS**










Richland County & Woolpert

# Case 24-043 MA

## R6 to LI



### ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

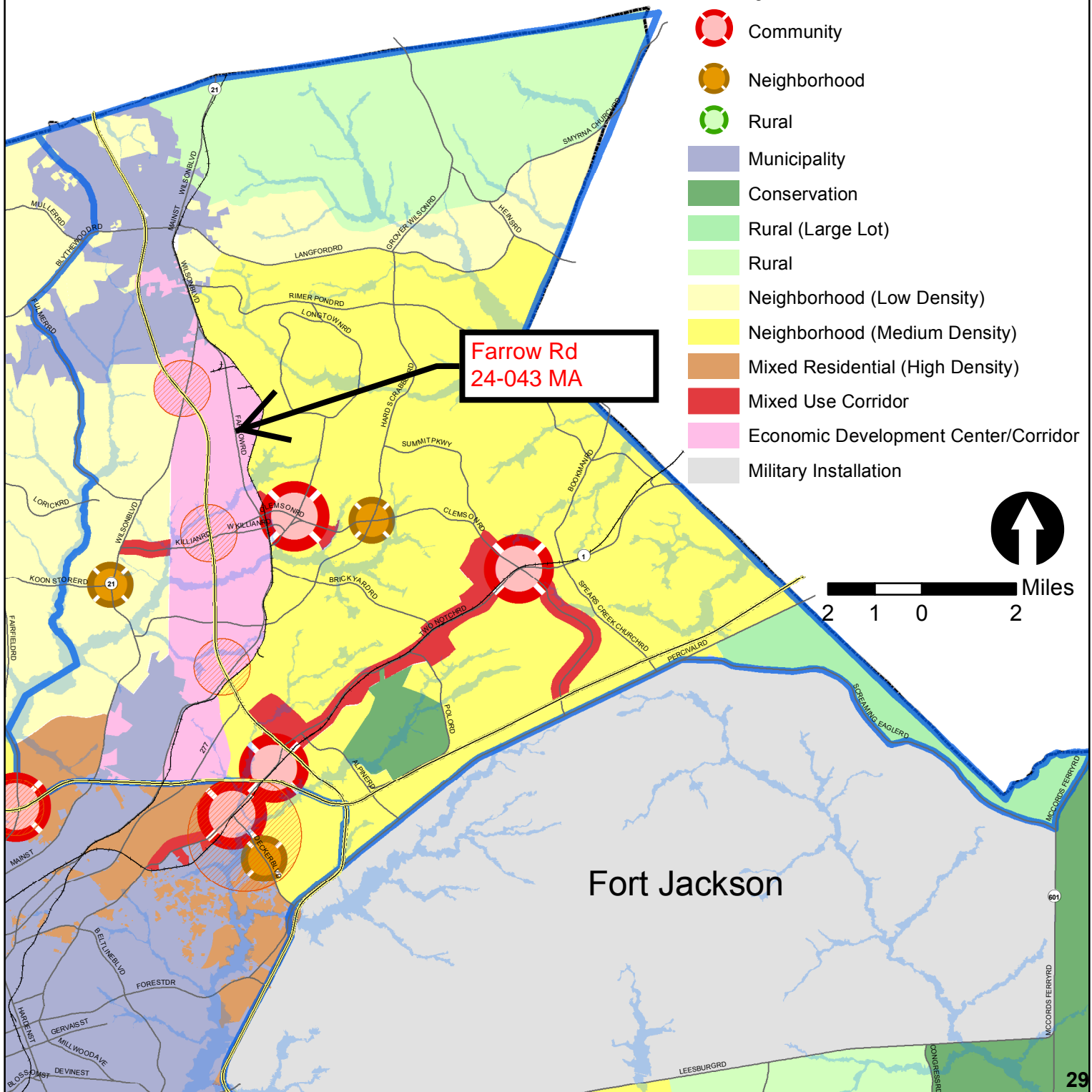


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



**Farrow Rd  
24-043 MA**



Fort Jackson

<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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

## Light Industrial (LI) District

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

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

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

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

**ZPH SIGN POSTING:** February 7, 2025

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 309 dwelling units.

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

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

**Parcel/Area Characteristics**

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

**Public Services**

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

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

**Plans & Policies**

**2015 Comprehensive Plan**

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

**Neighborhood (Low Density)**

**Land Use and Design**

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

**Desired Development Pattern**

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

**Economic Development Center/Corridor**

**Land Use and Design**

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



### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 439) located west of the subject parcel on Hardscrabble Road identifies 3,500 Average Daily Trips (ADT’s). This section of Hardscrabble Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT’s. This segment of Hardscrabble Road is currently operating at Level of Service (LOS) “A”.

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

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

### **Conclusion**

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

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

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

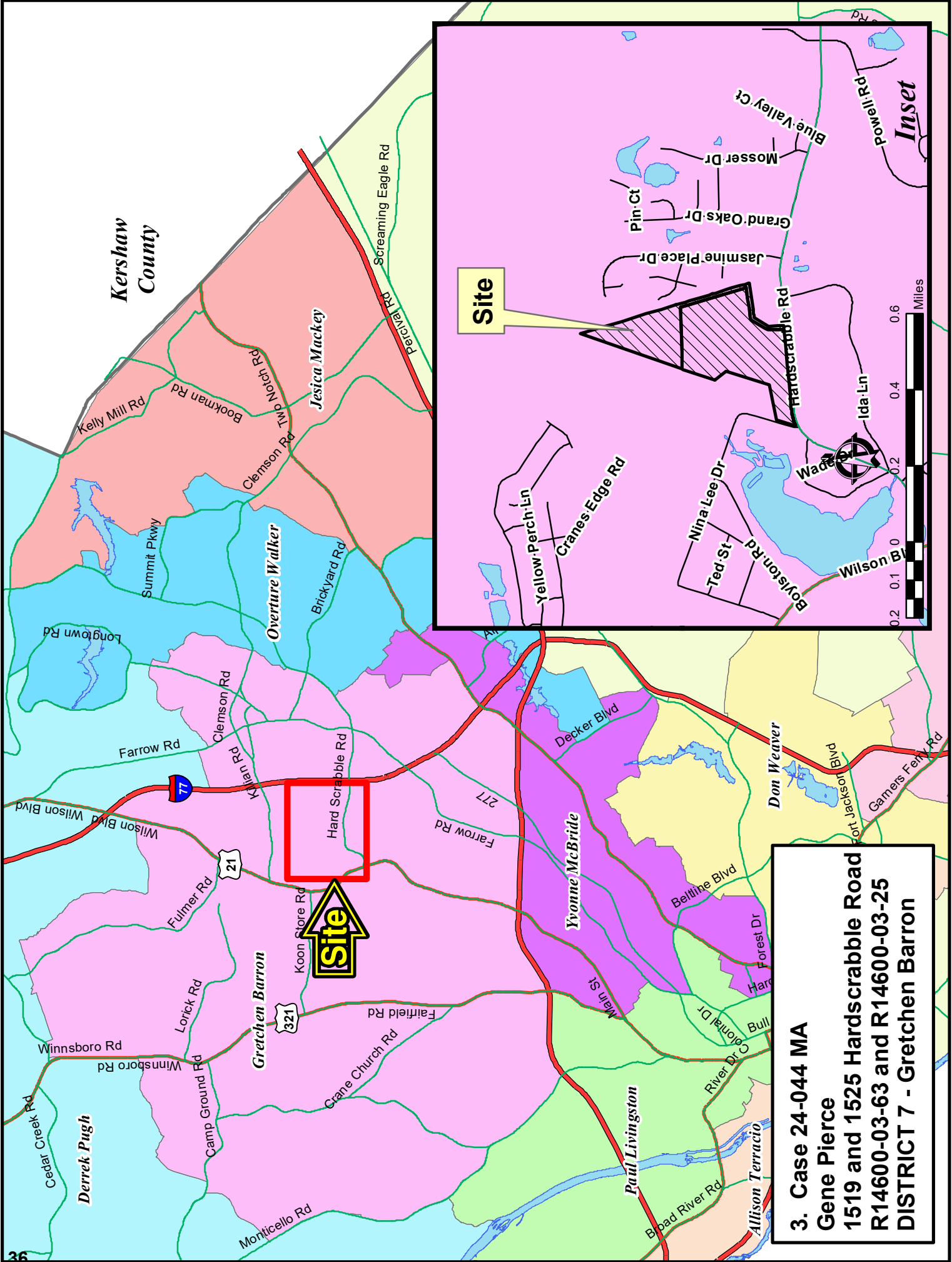
Therefore, to encourage further review and discussion, staff recommends **disapproval** at this time.

### **Planning Commission Action**

At their **November 4, 2024** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- An R3 zoning designation is consistent with the adjacent residential property, as well as being broadly consistent with the residential zoning on the north side of Hardscrabble Road.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-044 MA**.

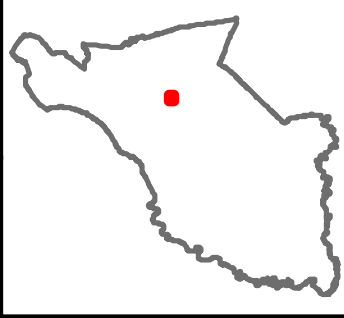


**3. Case 24-044 MA**  
**Gene Pierce**  
**1519 and 1525 Hardscrabble Road**  
**R14600-03-63 and R14600-03-25**  
**DISTRICT 7 - Gretchen Barron**

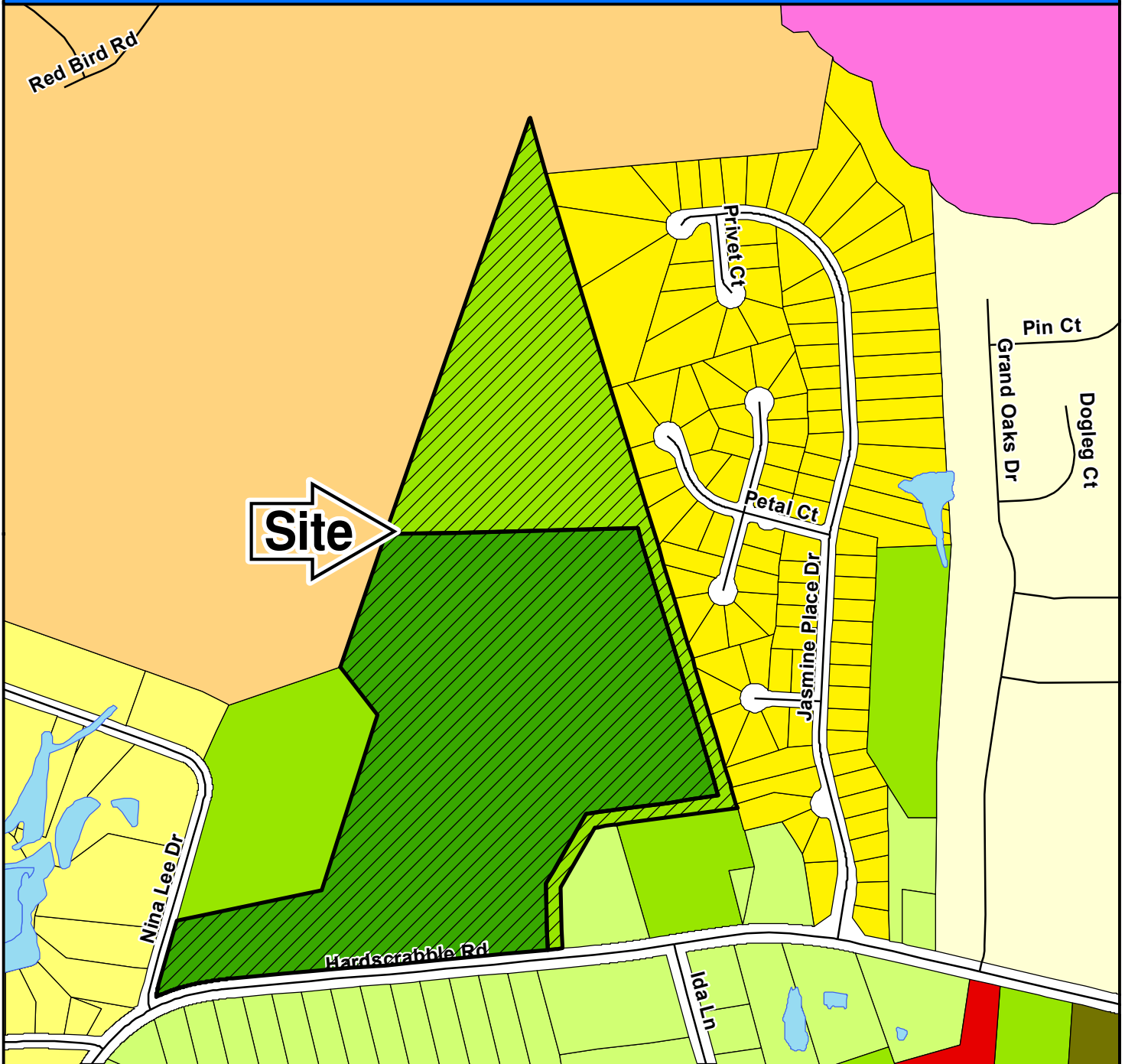
**CASE 24-044**  
**AG and HM to R3**  
**TMS R14600-03-63 and R14600-03-25**

**Site**




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



# Case 24-044 MA AG and HM to R3



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

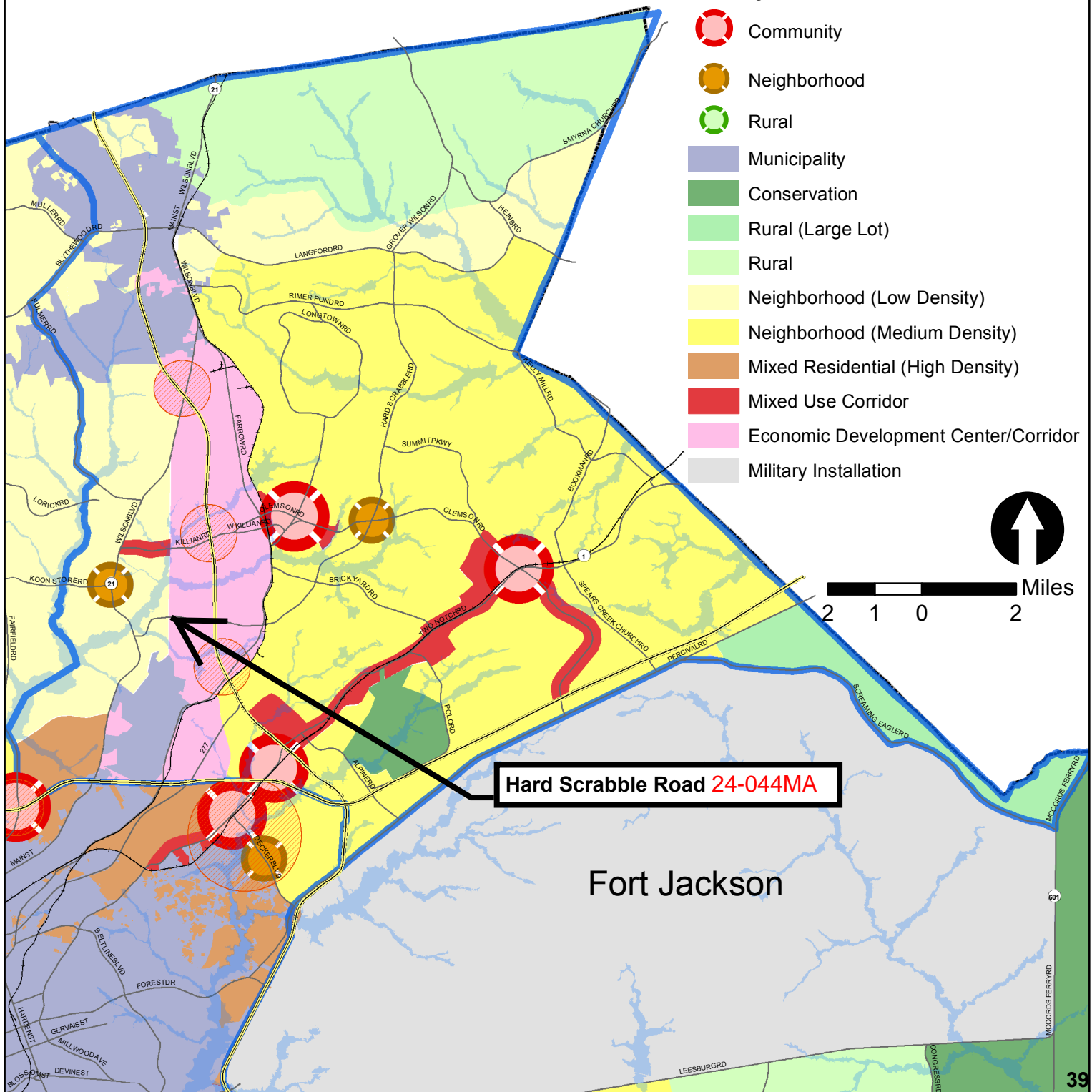


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## Agricultural (AG) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## Homestead (HM) District

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

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

### a. Permitted Uses

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:** December 2, 2024  
**RC PROJECT:** 24-047 MA  
**APPLICANT:** Todd Corley

**LOCATION:** Bluff Road & Blair Road

**TAX MAP NUMBER:** R11115-04-06,07 & 08  
**ACREAGE:** 2.71 acres  
**EXISTING ZONING:** MU1, MU1 & R5  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 7, 2025

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-1) and Residential Multi-family Medium Density District (RG-1). With the adoption of the 2021 Land Development Code, NC District parcels were designated Neighborhood Mixed-Use District (MU-1). With the adoption of the 2021 Land Development Code, Residential Multi-family Medium Density District (RM-MD) parcels were designated Residential District (R6).

**Zoning History for the General Area**

The General Commercial District (GC) parcel immediately northeast of the sites on Bluff Road was rezoned from Residential Multi-family Medium Density District (RM-MD) under case number 11-017MA.

**Zoning District Summary**

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 43 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	R5/ GC	Undeveloped/ Restaurant
<b><u>South:</u></b>	PDD-R (Cayce)	Student Housing
<b><u>East:</u></b>	GC	Retail
<b><u>West:</u></b>	R5/ R5	Undeveloped/ Undeveloped

<b>Discussion</b>
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***Parcel/Area Characteristics***

The subject parcels have frontage along Blair Road and Bluff Road. Bluff Road is a four-lane undivided minor arterial with sidewalks and no streetlights along this section. Blair Road is a two-lane undivided local road with no sidewalks or streetlights along this section. The immediate area is characterized by commercial and residential uses. North of the site is a restaurant. West of the site is undeveloped. South of the site is a student housing complex. Company. East of the site is General Commercial with a retail use.

***Public Services***

The subject parcel is within the boundaries of Richland School District One. Olympia Learning School is located 1.8 miles west of the subject parcel on Bluff Road. Records indicate that the parcel is within the City of Columbia’s water service area and sewer service area. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 2 miles northwest of the subject parcel.

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

***Plans & Policies***

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as ***Mixed Residential (High-Density) and Urban Edge Mixed Residential (UEMR)***.

***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.

### **Urban Edge Mixed Residential (UEMR)**

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #238) located northwest of the subject parcel on Bluff Road identifies 23,300 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) "C".

There is a Road Widening and project currently underway for this section of Bluff Road through the SCDOT. The completion date for this project is currently undetermined. There is a Bikeway project to be completed as a part the Bluff Road widening. This project is currently in the design phase.

There are no planned programs or projects scheduled through County Penny Sales Tax program for this section of Bluff Road.

### **Conclusion**

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

According to the Plan, commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridor. However, the parcels are not within a contextually-appropriate distance of a Activity Center and are not located in a Mixed Use Corridor. The subject parcels are located along a main road corridor, but the proposed zoning designation would allow for commercial uses that are more intense than the neighborhood scale recommended by the Plan.

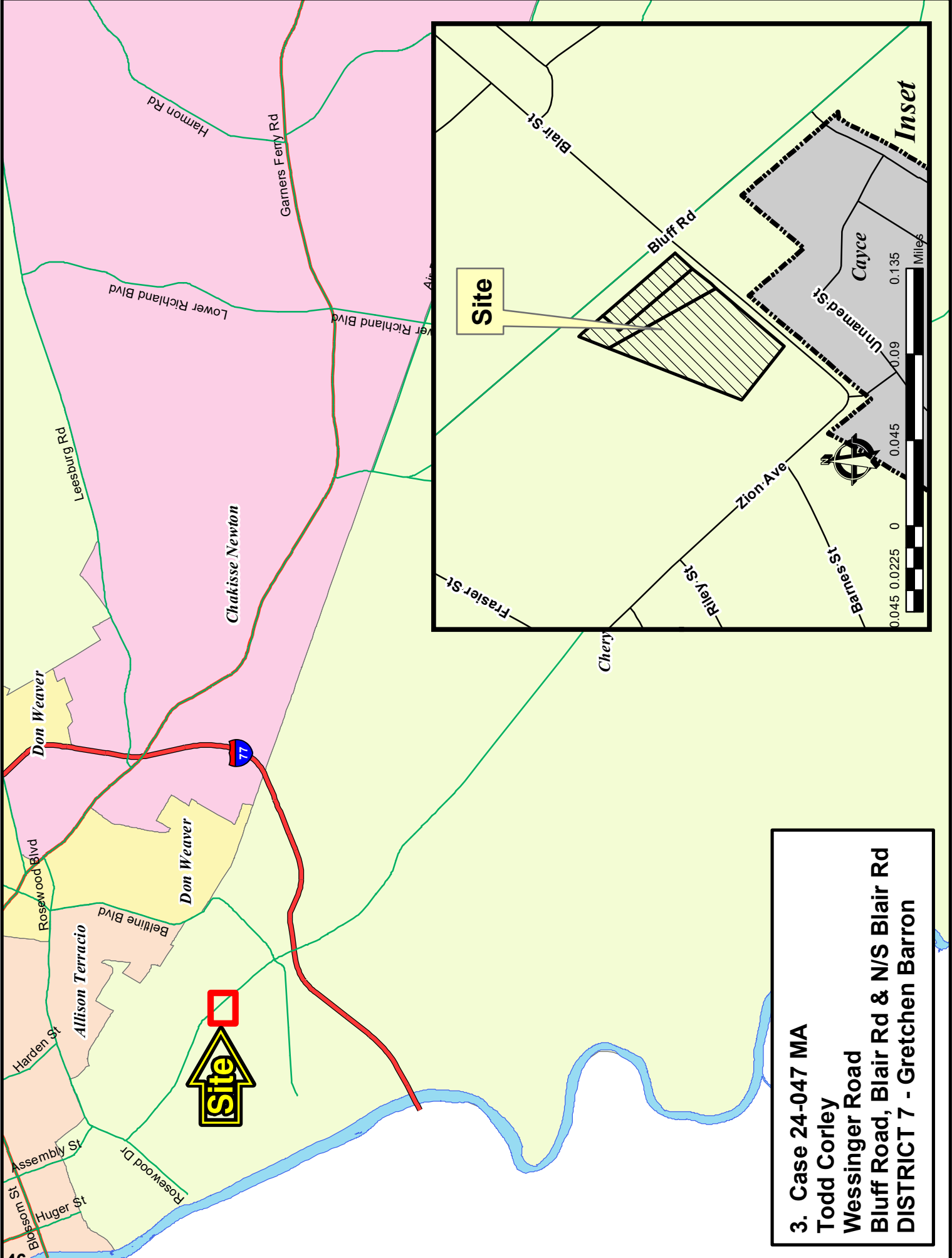
For these reasons, staff recommends **Disapproval** of this map amendment.

### **Planning Commission Action**

At their **December 2, 2024** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- The request fits the character of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-047 MA**.



**3. Case 24-047 MA**  
**Todd Corley**  
**Wessinger Road**  
**Bluff Road, Blair Rd & N/S Blair Rd**  
**DISTRICT 7 - Gretchen Barron**

**CASE 24-047**  
**MU1, MU1 & R5 to GC**  
**TMSR11115-04-06,07 & 08**

**Site**

Bluff Rd

Blair St

James St

Zion Ave

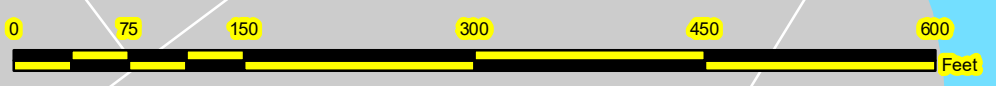
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Cayce

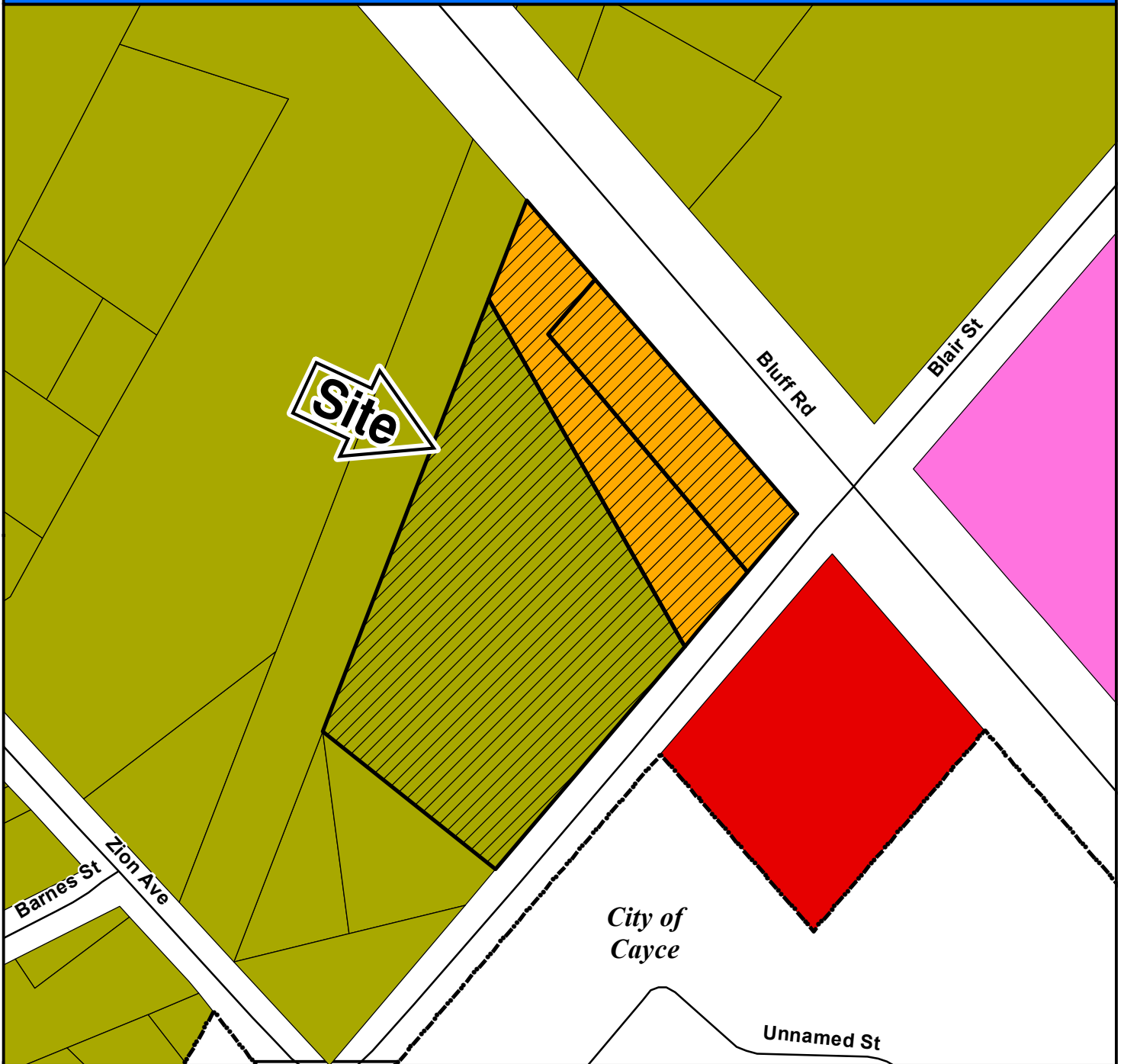
Unnamed St
























Richland County & Woolpert

# Case 24-047 MA

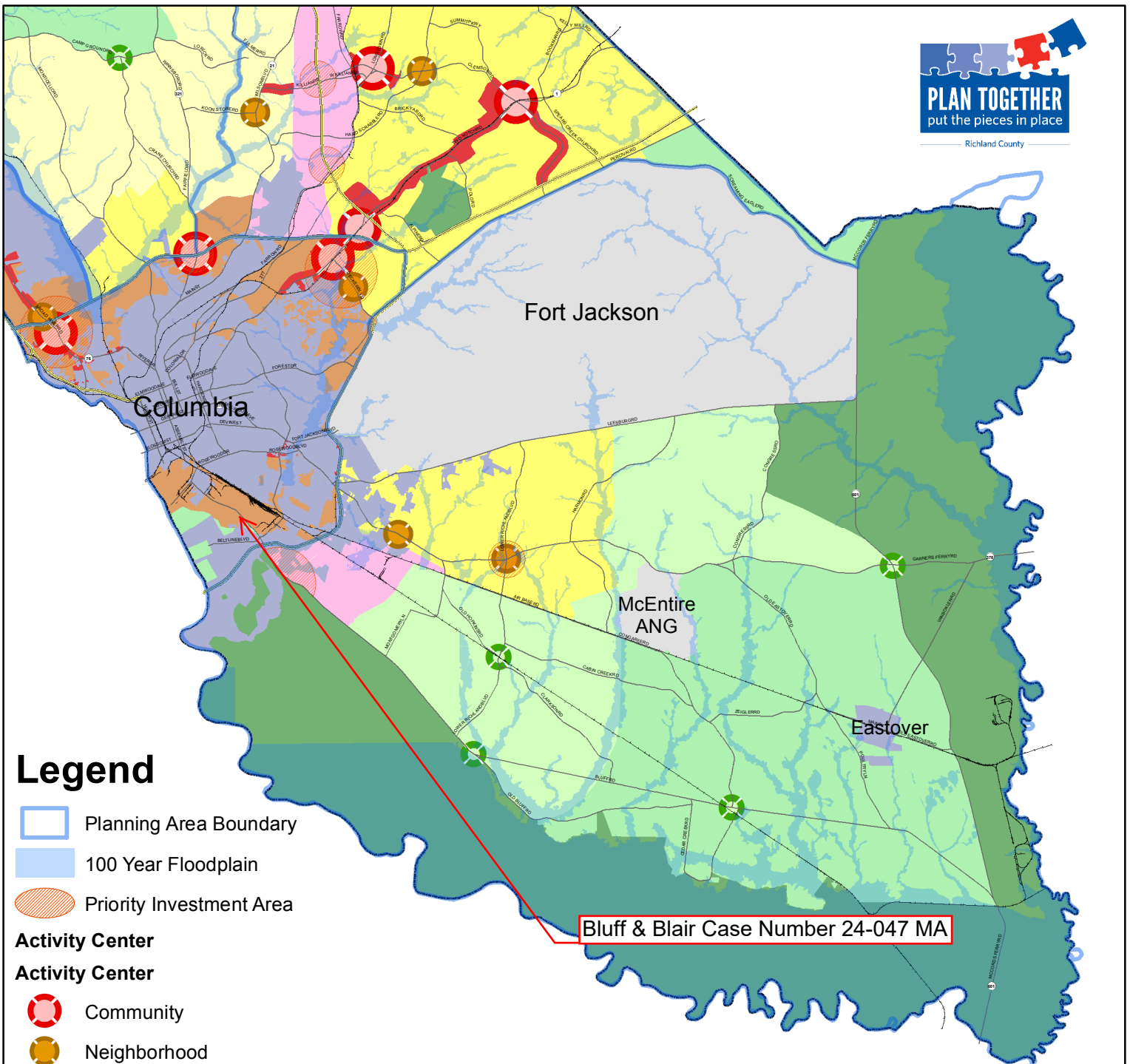
## MU1, MU1 & R5 to GC



### ZONING CLASSIFICATIONS

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





## Legend

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

**Bluff & Blair Case Number 24-047 MA**

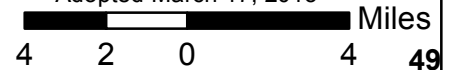
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015



## Neighborhood Mixed-Use (MU1) District

Use Classification, Category, Type	MU1
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Children’s residential care home	P
Continuing care community	SR
Group home, Large	SE
Rooming or boarding house	SE
<b>Community Service</b>	
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
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Passenger terminal, surface transportation	SE
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Utility, minor	SR
<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
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
<b>Recreation/Entertainment</b>	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
<b>Retail Sales</b>	
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
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
<b>Vehicle Sales and Services</b>	
Parking, Commercial	P
Vehicle fueling station	P
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
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.



## **Residential Five Zoning District**

<b>Residential Five (R5) District</b>	
<b>Use Classification, Category, Type</b>	<b>R5</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
<b>Group Living</b>	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
Golf course	SE
<b>Traveler Accommodations</b>	
Bed and breakfast	SR

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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

## General Commercial (GC) District

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

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-051 MA  
**APPLICANT:** Curtis Thomas

**LOCATION:** Starling Goodson Road

**TAX MAP NUMBER:** R22013-01-08, R22013-01-40, and 22013-01-43  
**ACREAGE:** 5.94 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** RT

**ZPH SIGN POSTING:** February 7, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`Ubh

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD) was designated the R3 District.

**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: 5 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R3	Undeveloped
<u>South:</u>	R3	Undeveloped
<u>East:</u>	R3	Undeveloped
<u>West:</u>	R3	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Starling Goodson Road. The subject parcels are undeveloped and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/ forested land uses. West, north east and south of the subject parcels are undeveloped.

**Public Services**

The subject parcel is within the boundaries of School District One. Lower Richland High School is located 1 (one) mile south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1 (one) mile south of the subject parcels on Lower Richland Boulevard. The parcels are located in the City of Columbia’s water service area and the Richland County sewer service area.

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

**Plans & Policies**

**2015 Comprehensive Plan**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

## **Lower Richland Neighborhood Master Plan**

### **Suburban Transition Area**

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan's Pond, Harmon's Pond and Morrell's Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

### **Suburban Transition Area Recommendations**

Promote a variety of housing types including townhomes and apartments.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 1,000 Average Daily Trips (ADT's). This segment of Starling Goodson Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Starling Goodson Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

## **Conclusion**

The proposed rezoning is inconsistent with the objectives for the Comprehensive Plan, as the requested rezoning does not align with the objectives for residential development within the Neighborhood Medium Density future land use designation.

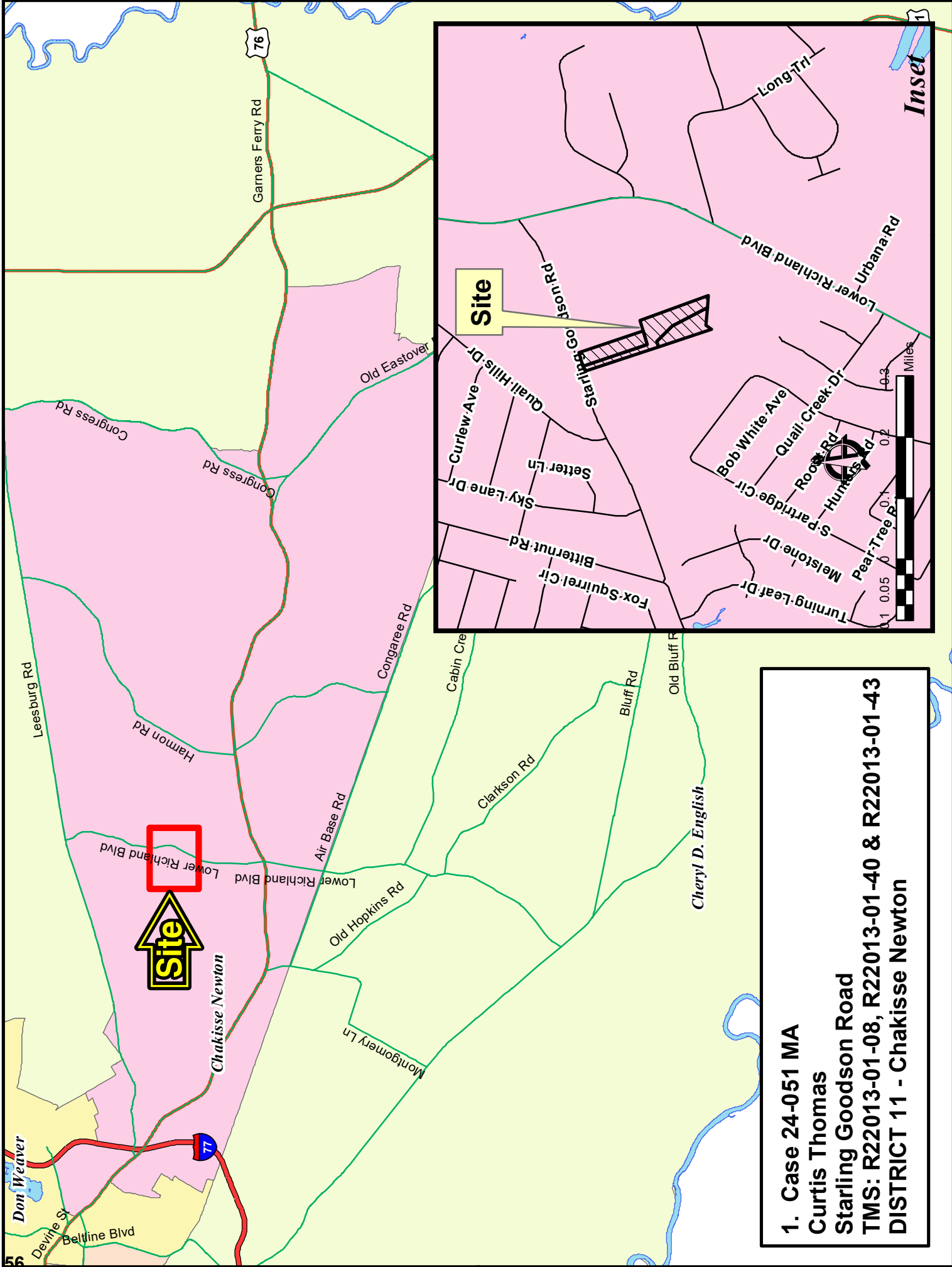
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended to support "medium-density residential neighborhoods and neighborhood-scale commercial development designed in a traditional neighborhood format." These areas serve as a transition between Neighborhood (Low-Density)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

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

Additionally, the proposed rezoning conflicts with the Lower Richland Strategic Community Master Plan, which calls for higher densities and more intensive uses than those permitted under the requested designation.

## **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-051 MA**.



**1. Case 24-051 MA**  
**Curtis Thomas**  
**Starling Goodson Road**  
**TMS: R22013-01-08, R22013-01-40 & R22013-01-43**  
**DISTRICT 11 - Chakisse Newton**

**CASE 24-051**

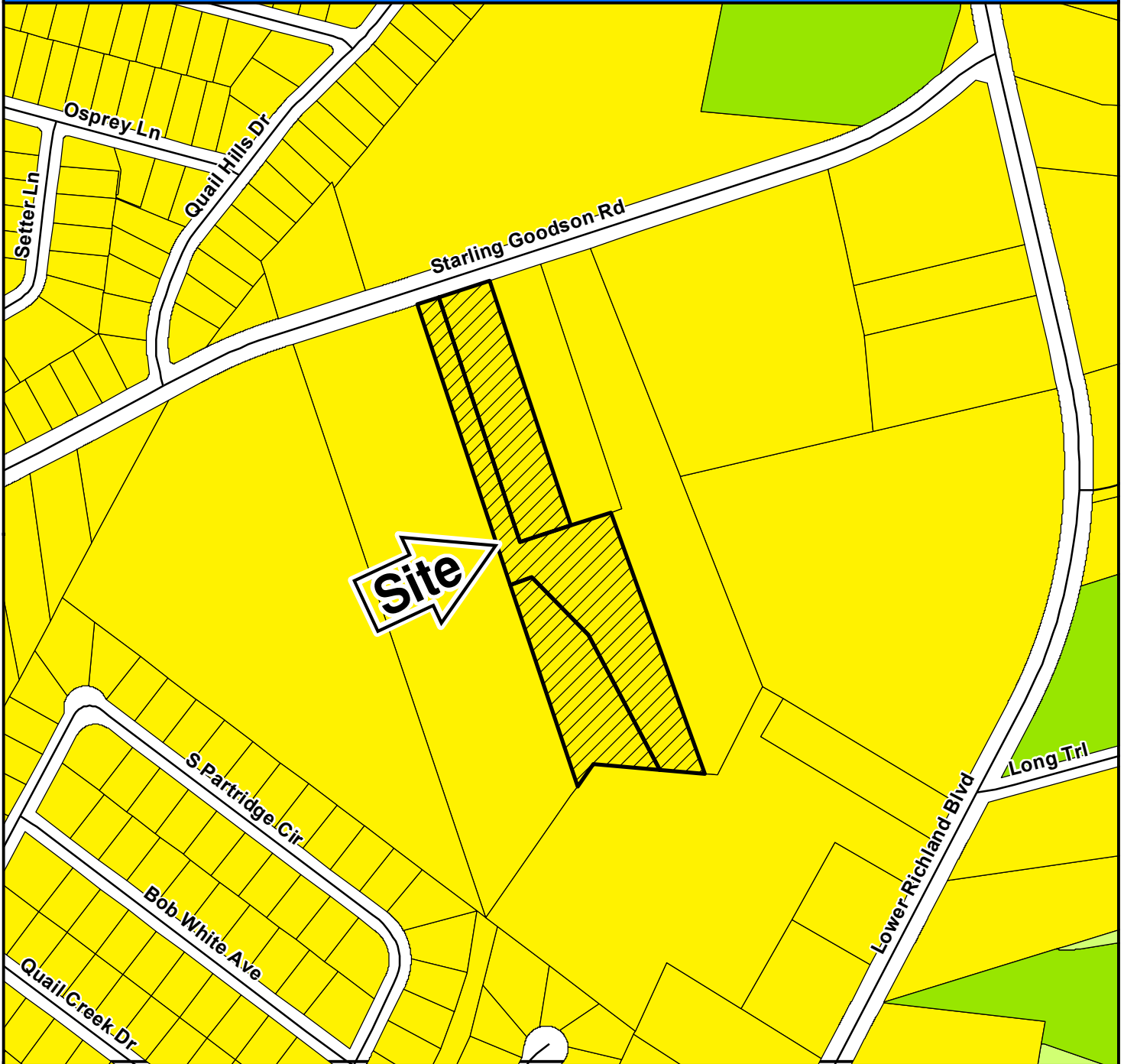
**R3 to RT**

**TMS R22013-01-08, R22013-01-40 & R22013-01-43**









# CASE 24-051 MA

## R3 to RT

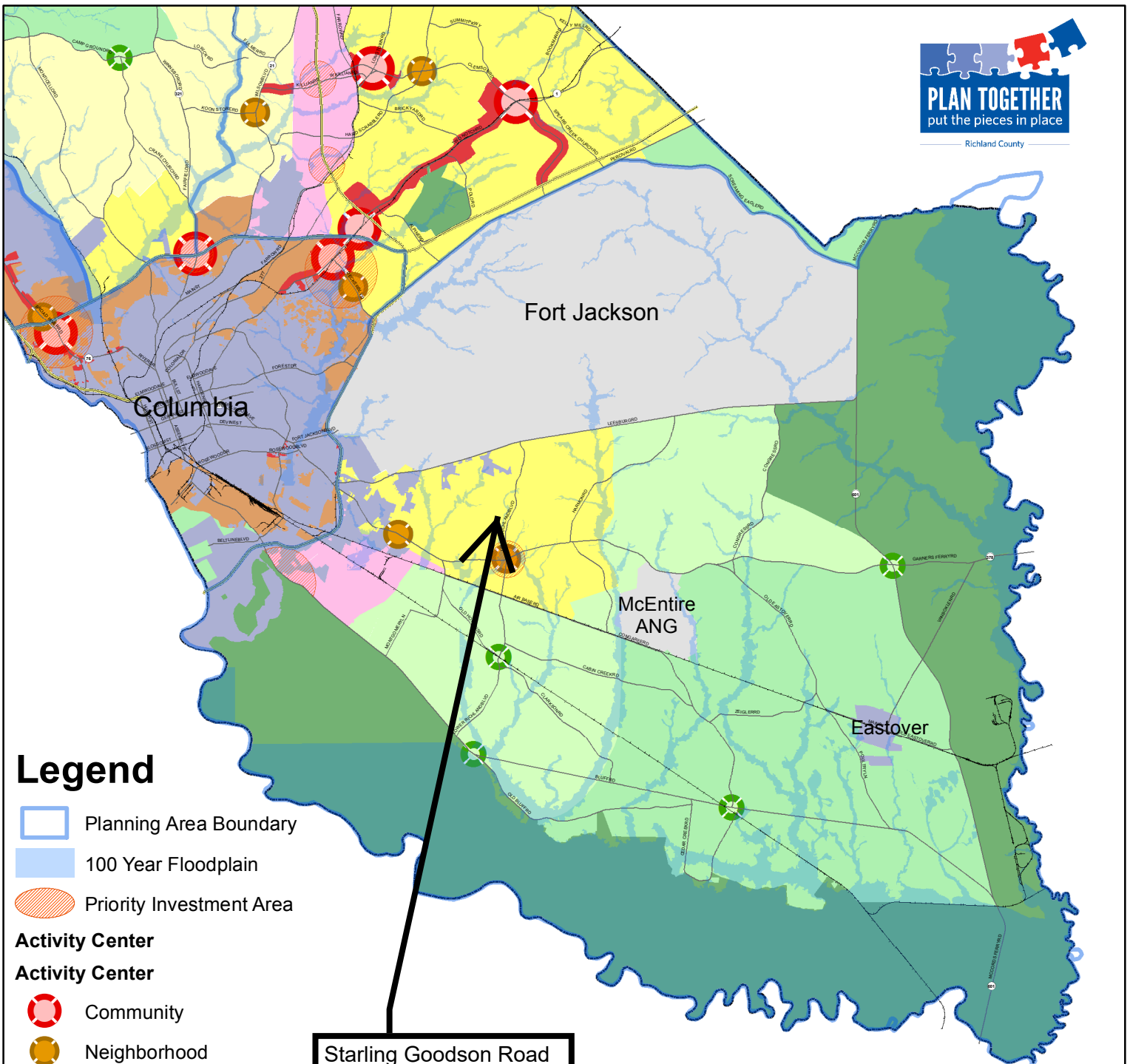


### ZONING CLASSIFICATIONS

 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

**Starling Goodson Road**  
**24-051MA**

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

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

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

## Residential Transition (RT) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 2, 2024  
**RC PROJECT:** 24-052MA  
**APPLICANT:** DuBose Williamson

**LOCATION:** 10141 Wilson Boulevard

**TAX MAP NUMBER:** R14800-05-11  
**ACREAGE:** 19.83 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 3, 2025

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Homestead (HM) District.

**Zoning District Summary**

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 317 dwelling units\*.

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

Direction	Existing Zoning	Use
<u>North:</u>	HM	Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/ PDD
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	AG	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a four-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, and residential properties. The immediate properties contiguous to the site are currently undeveloped.

***Public Services***

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 miles southeast of the subject parcel.

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

***Plans & Policies***

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

***Land Use and Design***

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

***Desired Development Pattern***

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 15,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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

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

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as it is not consistent with the 2015 Comprehensive Plan recommendations

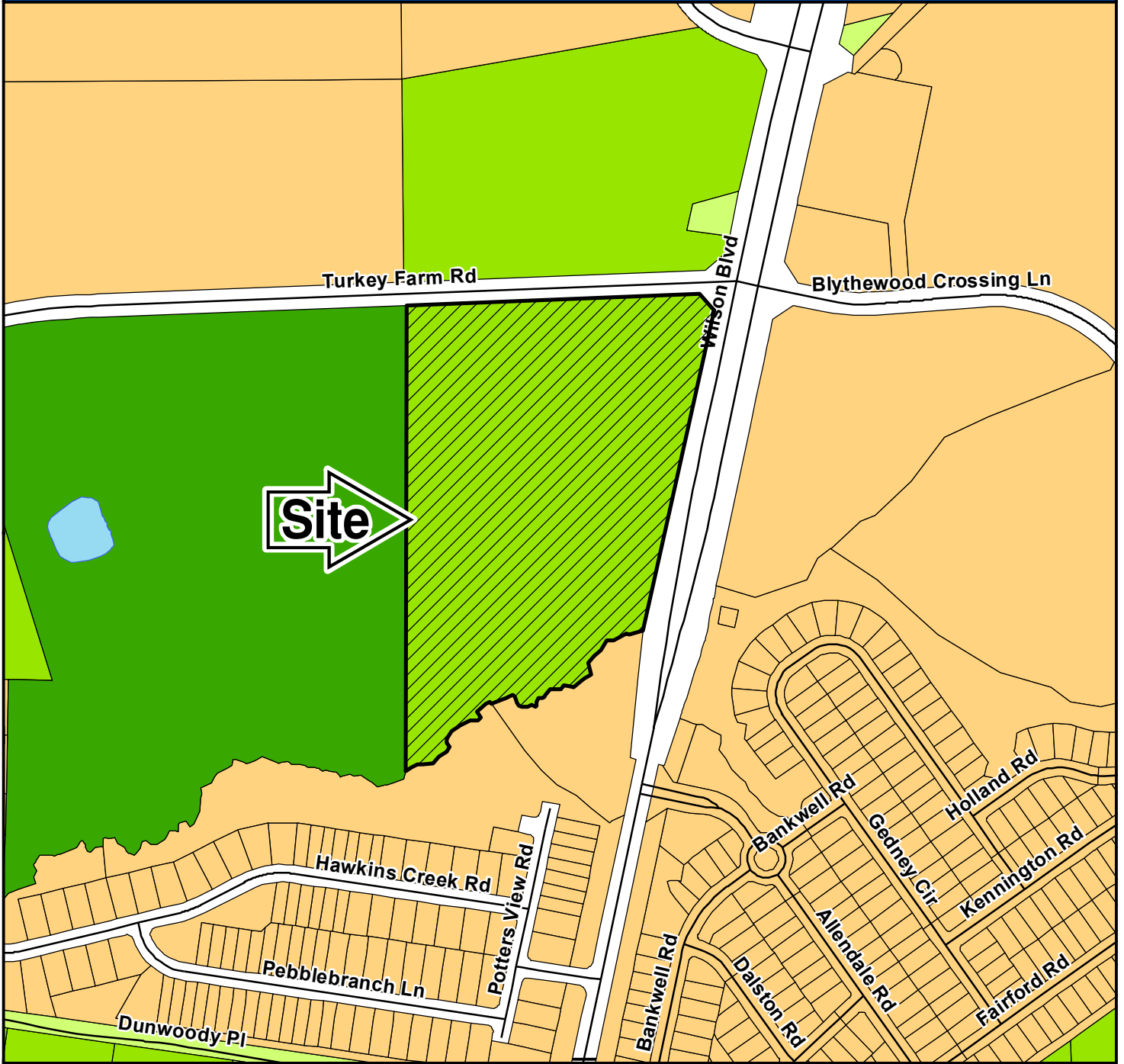
Although the proposed map amendment would allow for retail and commercial uses along a primary road, the subject site is not located within a Neighborhood Activity Center and is not within a contextually-appropriate distance from an intersection, as prescribed by the Comprehensive Plan.

### **Planning Commission Action**

At their **December 2, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-052 MA**.

# Case 24-052 MA

## HM to GC



### ZONING CLASSIFICATIONS

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



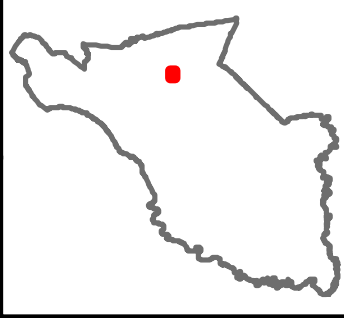


**CASE 24-052**  
**HM to GC**  
**TMS R14800-05-11**

**Site**

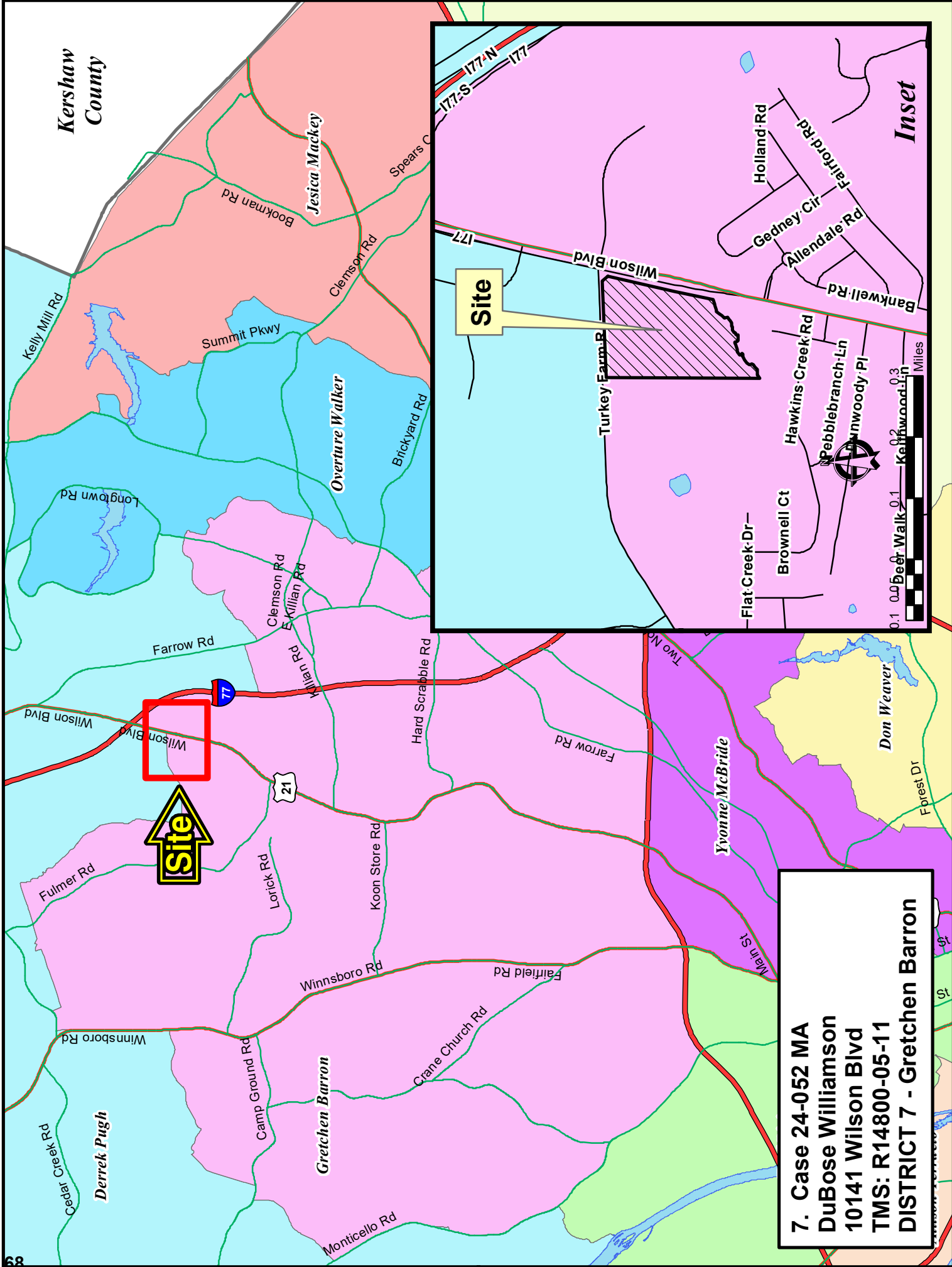
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Richland County & Woolpert

**Kershaw  
County**



**Site**

**Site**

**7. Case 24-052 MA  
DuBose Williamson  
10141 Wilson Blvd  
TMS: R14800-05-11  
DISTRICT 7 - Gretchen Barron**

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

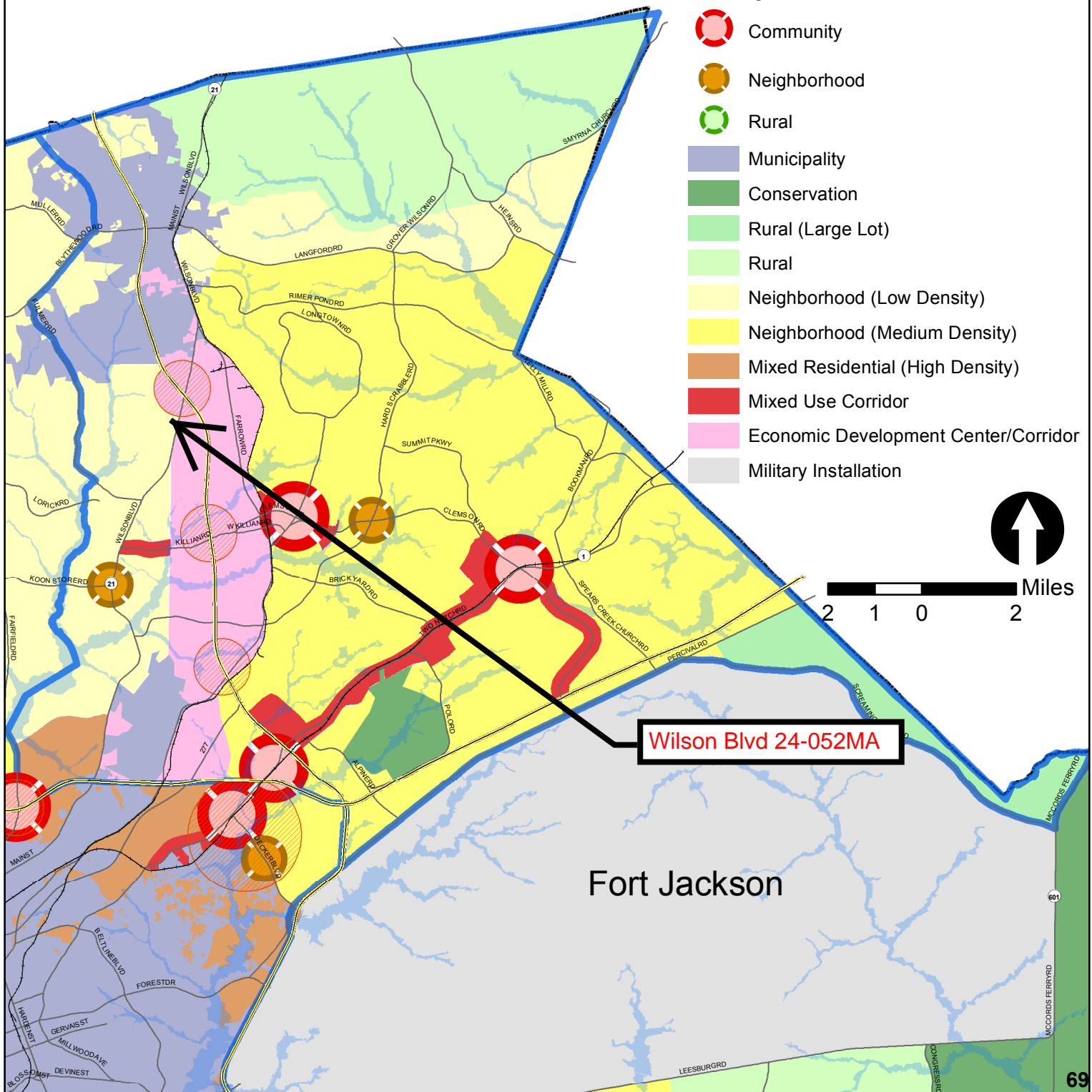


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## Homestead (HM) District

Use Classification, Category, Type	HM
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## General Commercial (GC) District

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

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-054 MA  
**APPLICANT:** Brian Harbison

**LOCATION:** 209 Summer Haven Drive

**TAX MAP NUMBER:** R01312-02-02  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** R2

**ZPH SIGN POSTING:** February 7, 2025

**Comprehensive Plan Compliance**

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**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

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

**(b) (2) b. 4.**

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

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2023 Code the Rural District (RU) was designated the Residential Transition District (RT).

**Zoning History for the General Area**

A group of parcels south of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

A group of parcels further south of the site with frontage along Rucker Road were rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

### **Zoning District Summary**

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

Maximum density standard: no more than twelve (3) units per acre.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RT	Residence
<b><u>South:</u></b>	R2/R2	Residence / Residence
<b><u>East:</u></b>	N/A	Lake Murray
<b><u>West:</u></b>	R2	Residence

### **Discussion**

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

The site has frontage along Summer Haven Drive. The site has a single-family residence. There are no sidewalks or streetlights along this section of Summer Haven Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. East of the site is Lake Murray.

#### **Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.21 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area. Records also indicate that the current structure is on well and septic.

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

#### **Plans & Policies**

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

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

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



### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 20223 SCDOT traffic count (Station #559) located east of the subject parcel on Johnson Marina Road identifies 2,300 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

There is a sidewalk installation scheduled for this section of Johnson Mariana Road through SCDOT with no anticipated completion date. There are no programed improvements for the section of Johnson Marina Road through County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan, as its development standards do not align with the recommended land uses and desired development pattern outlined in the 2015 Plan. Specifically, the requested zoning district permits a zoning density that is contrary to the recommended lower density of the Neighborhood (Low Density) designation.

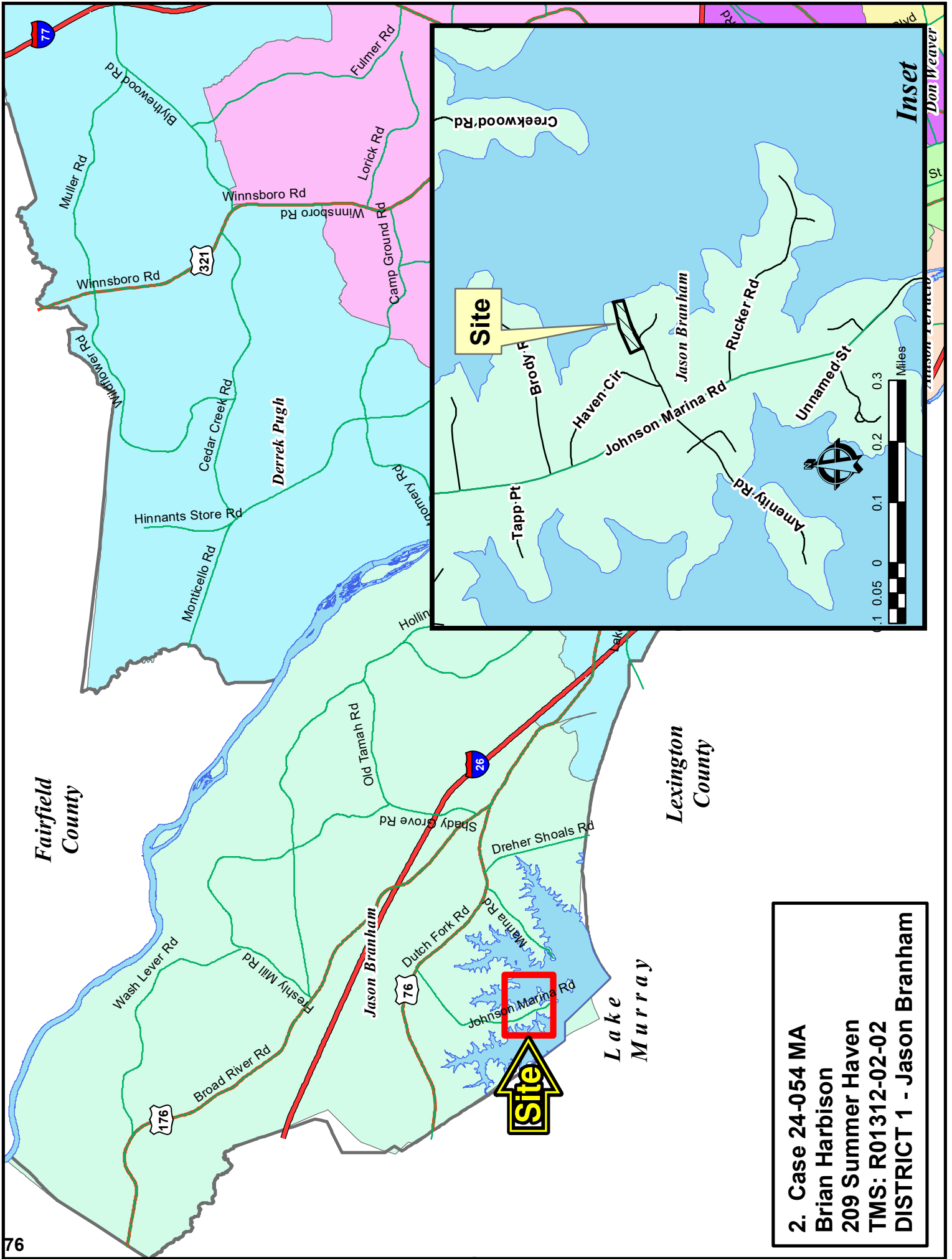
However, the rezoning request aligns with the existing residential development pattern and zoning districts to the south of the site.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The request is consistent with the zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-054 MA**.



2. Case 24-054 MA  
 Brian Harbison  
 209 Summer Haven  
 TMS: R01312-02-02  
 DISTRICT 1 - Jason Branham

**CASE 24-054**  
**RT to R2**  
**TMS R01312-02-02**

*Lake Murray*

**site**

Brody Rd

Haven Cir

Johnson Marina Rd

Summer Haven Dr

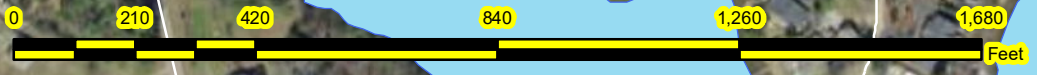
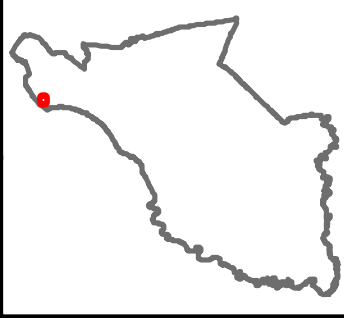
Amenity Rd

ity Ct

Rucker Rd

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



















Richland County & Woolpert

# CASE 24-054 MA RT to R2



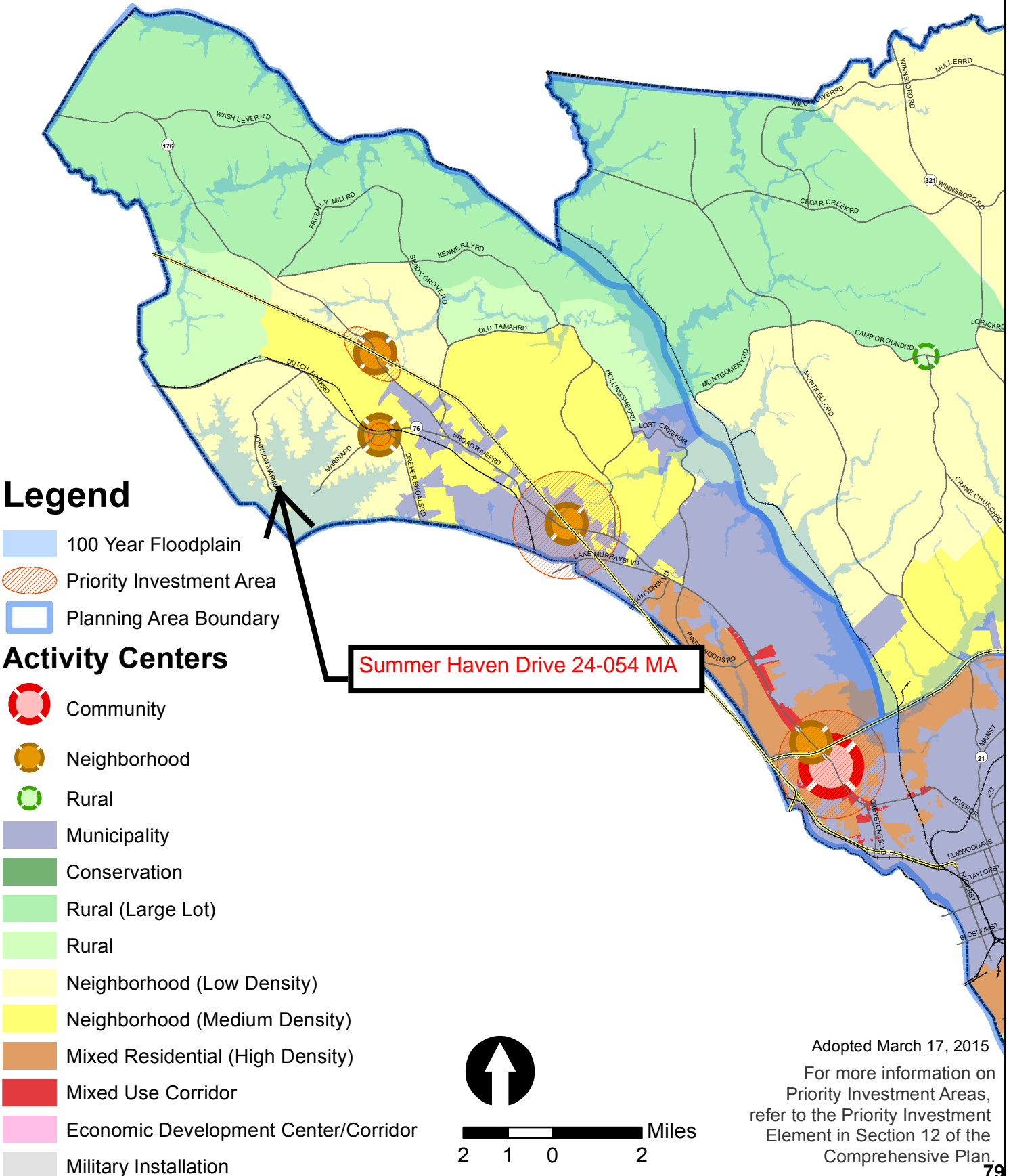
## ZONING CLASSIFICATIONS

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



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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

## Residential Transition (RT) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## Residential Two (2) District

**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.

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-056 MA  
**APPLICANT:** Phillip Bradley

**LOCATION:** 737 Ross Road

**TAX MAP NUMBER:** R17112-01-02 & 03  
**ACREAGE:** 3.59 acres  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** R5

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2023 Code the Rural District (RU) was designated the Residential Transition District (RT).

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 43 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R5	Undeveloped
<b><u>South:</u></b>	M-1/ HM	Utility Company/ Undeveloped
<b><u>East:</u></b>	R3	Residential Subdivision (under construction)
<b><u>West:</u></b>	R5	Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcels have access to Ross Road. There are no sidewalks or streetlamps along this section of Ross Road. The subject parcels are undeveloped. The immediate area is characterized by a mix of undeveloped single-family parcels, undeveloped parcels and an industrial use. North and west of the subject parcels is undeveloped. South of the site is a sewer utility company. East of the subject parcel is a developing single-family residential subdivision.

### **Public Services**

The subject parcels are within the boundaries of School District Two. The W J Keenan High School is located approximately 2 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.16 miles east of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

#### **Desired Development Pattern**

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

### **Traffic Characteristics**

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

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

There are is a planned Pavement Improvement Program currently in the pre-award phase for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program.

### Conclusion

The proposed rezoning is inconsistent with the objectives of the Neighborhood (Medium-Density) designation in the Comprehensive Plan. The requested map amendment does not align with the residential guidelines and recommendations for this designation.

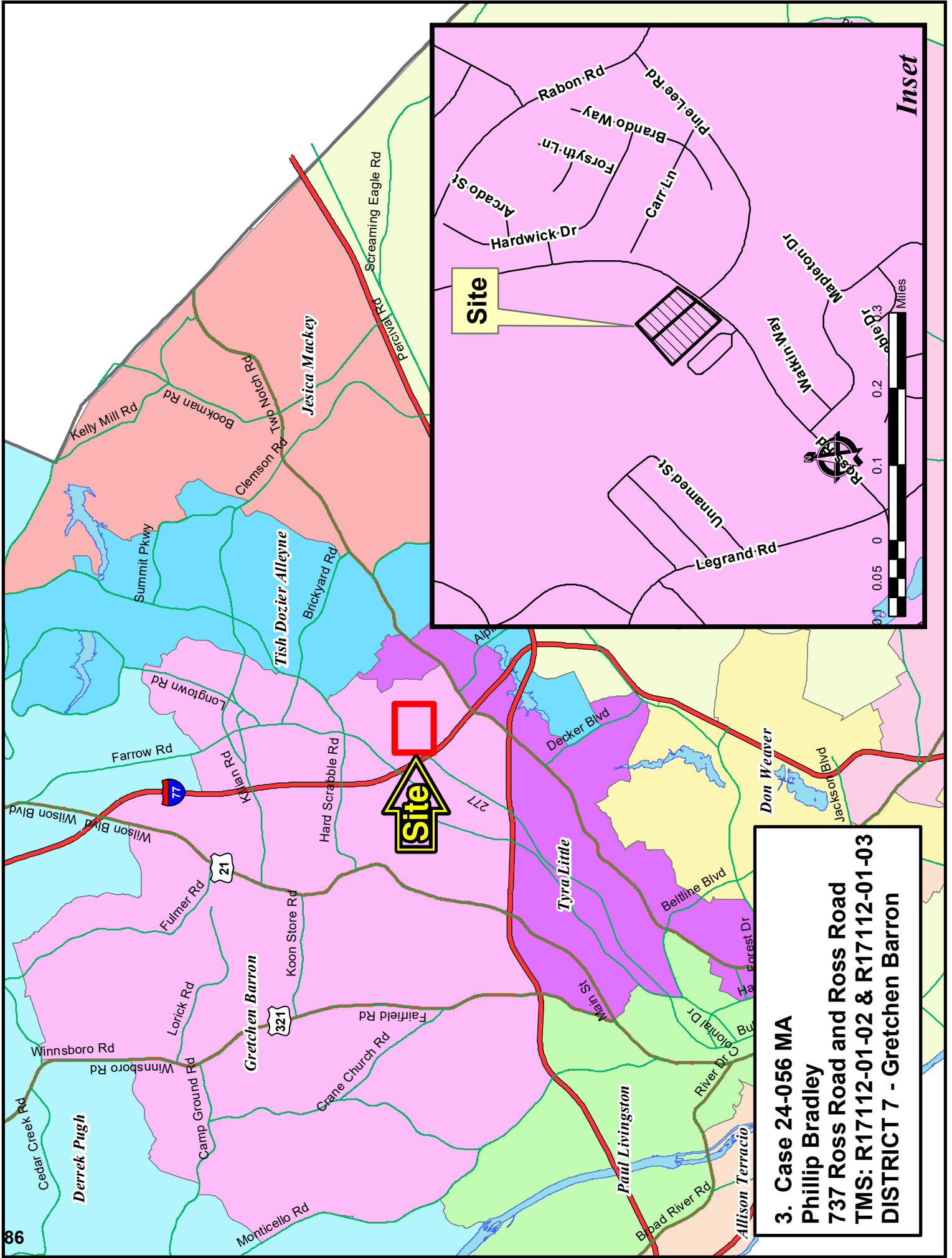
According to the Plan, multi-family housing is recommended near activity centers and within Priority Investment Areas, where there is access to roadways with adequate capacity and multimodal transportation options. The proposed rezoning does not meet these location criteria.

### Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

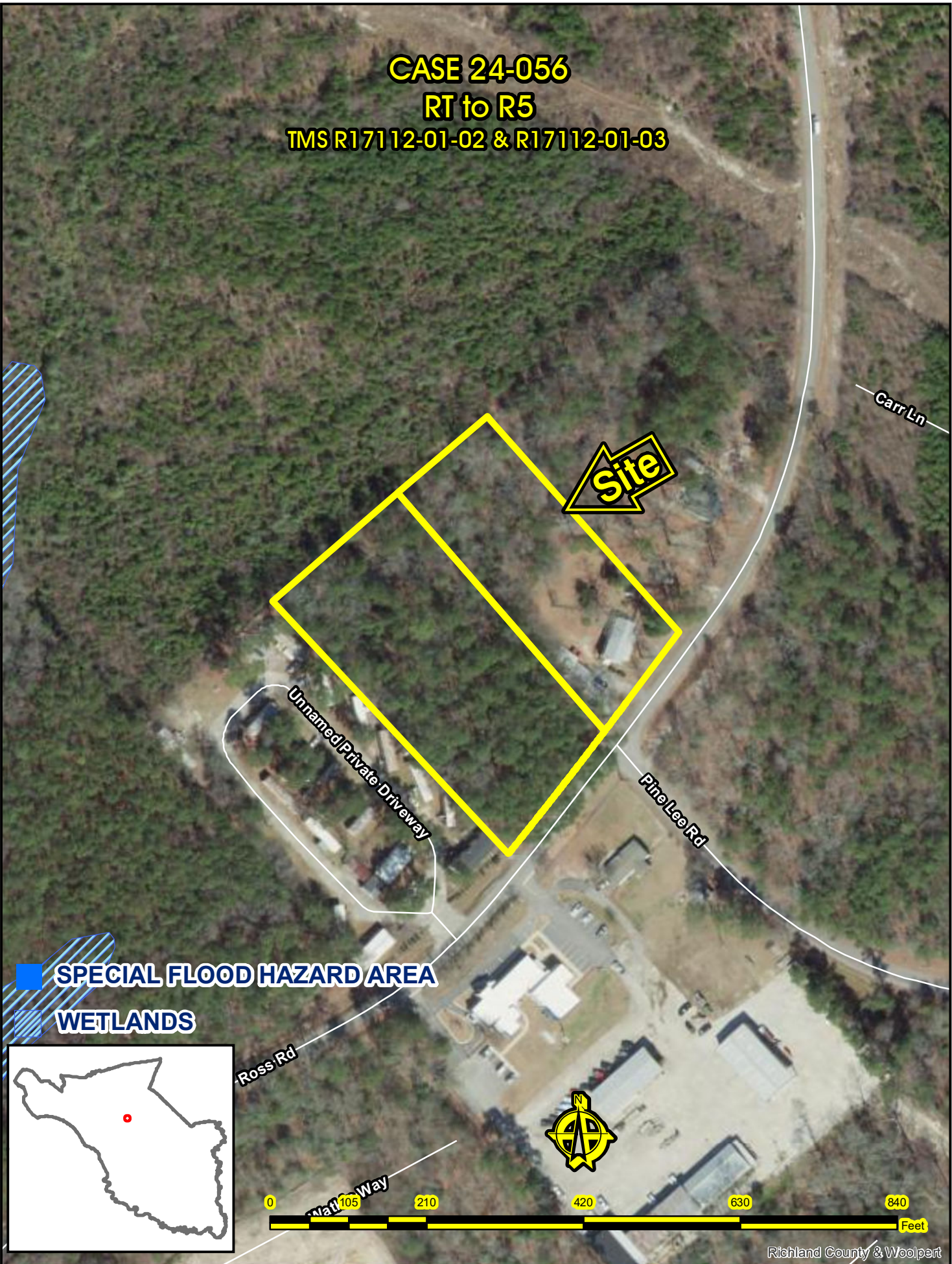
- The request is in character with the zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-056 MA**.



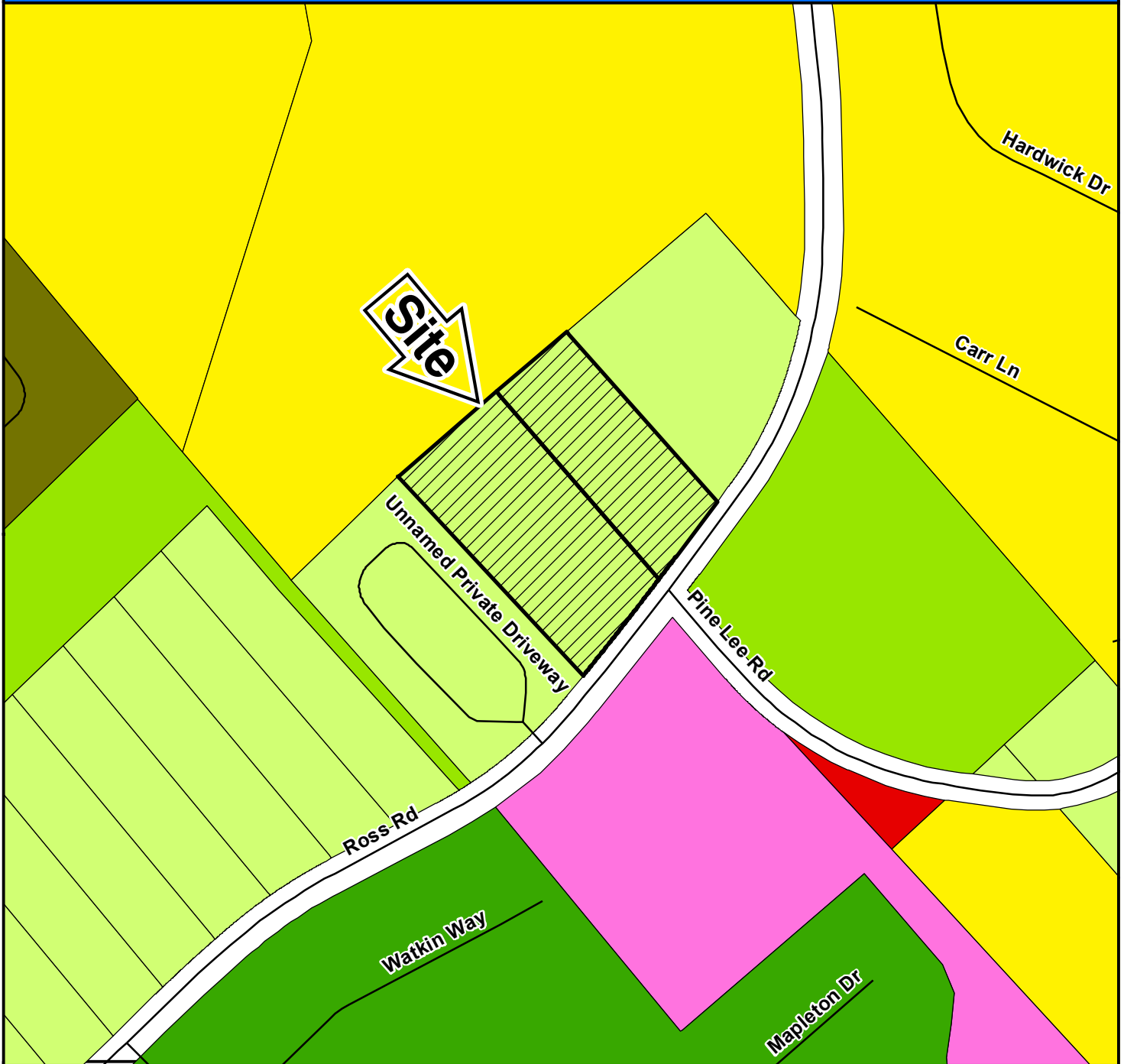
**3. Case 24-056 MA**  
**Phillip Bradley**  
**737 Ross Road and Ross Road**  
**TMS: R17112-01-02 & R17112-01-03**  
**DISTRICT 7 - Gretchen Barron**

**CASE 24-056**  
**RT to R5**  
**TMSR17112-01-02 & R17112-01-03**









# CASE 24-056 MA

## RT to R5



### ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

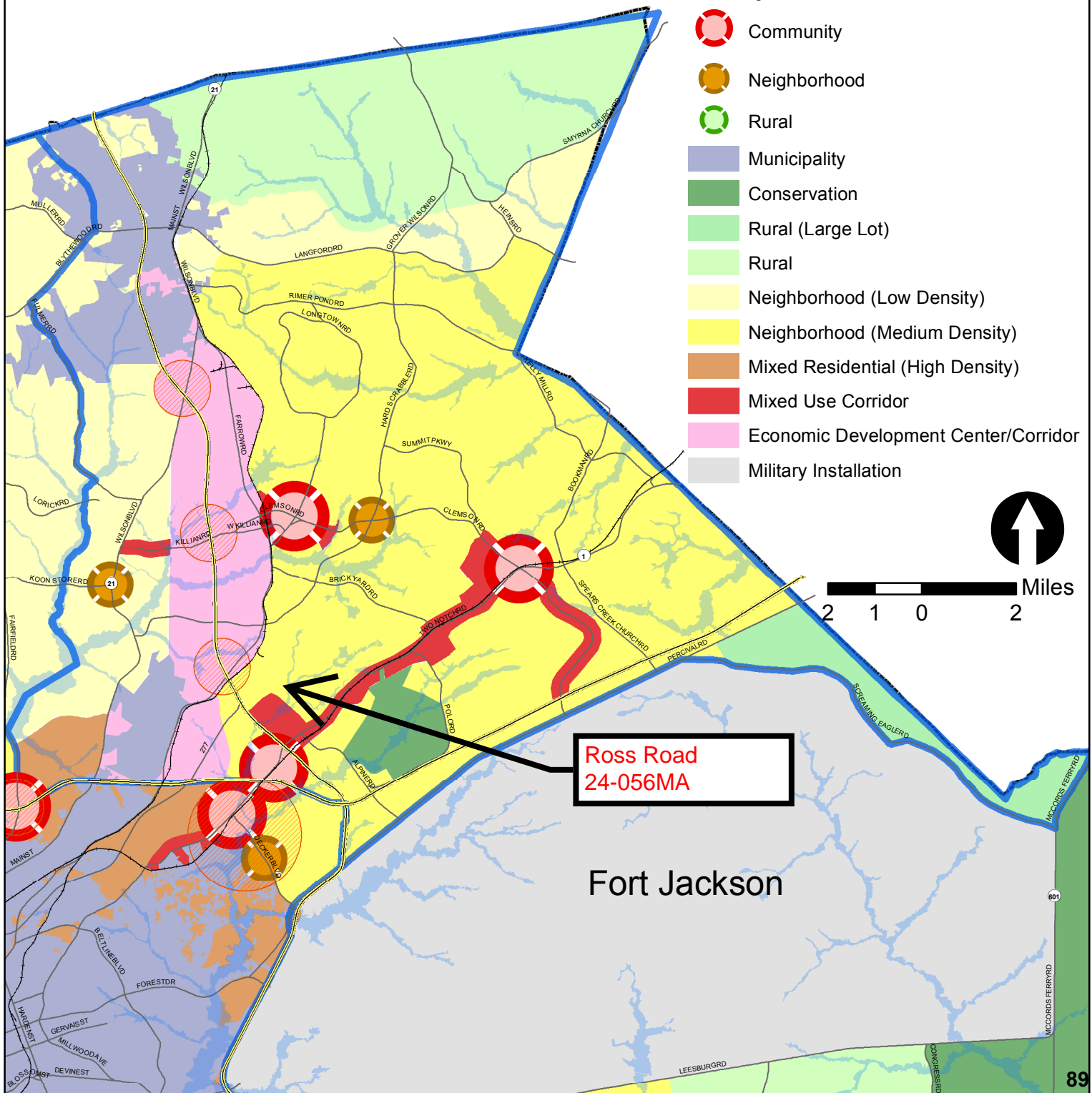


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## Residential Transition (RT) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



## **Residential Five Zoning District**

<b>Residential Five (R5) District</b>	
<b>Use Classification, Category, Type</b>	<b>R5</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
<b>Group Living</b>	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
Golf course	SE
<b>Traveler Accommodations</b>	
Bed and breakfast	SR

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-057 MA  
**APPLICANT:** Phillip Bradley

**LOCATION:** 747 Ross Road

**TAX MAP NUMBER:** R17112-02-01 Portion of  
**ACREAGE:** 5.74 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Compliant

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2023 Code the Rural District (RU) was designated the Homestead District (HM).

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 34 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R3	Residential Sudations (under construction)
<b><u>South:</u></b>	R3/ RT	Undeveloped/ Residence
<b><u>East:</u></b>	R3	Residential Subdivision (under construction)
<b><u>West:</u></b>	M-1	Utility Company/ Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Ross Road and Pine Lee Road. There are no sidewalks or streetlamps along this section of Ross Road or Pine Lee Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of undeveloped single-family parcels, undeveloped parcels and an industrial use. North and east of the subject parcel is a developing single-family residential subdivision. West of the site is a sewer utility company. South of the subject parcel is undeveloped and a residence.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located approximately 2.1 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.10 miles east of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

#### **Desired Development Pattern**

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

### **Traffic Characteristics**

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

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

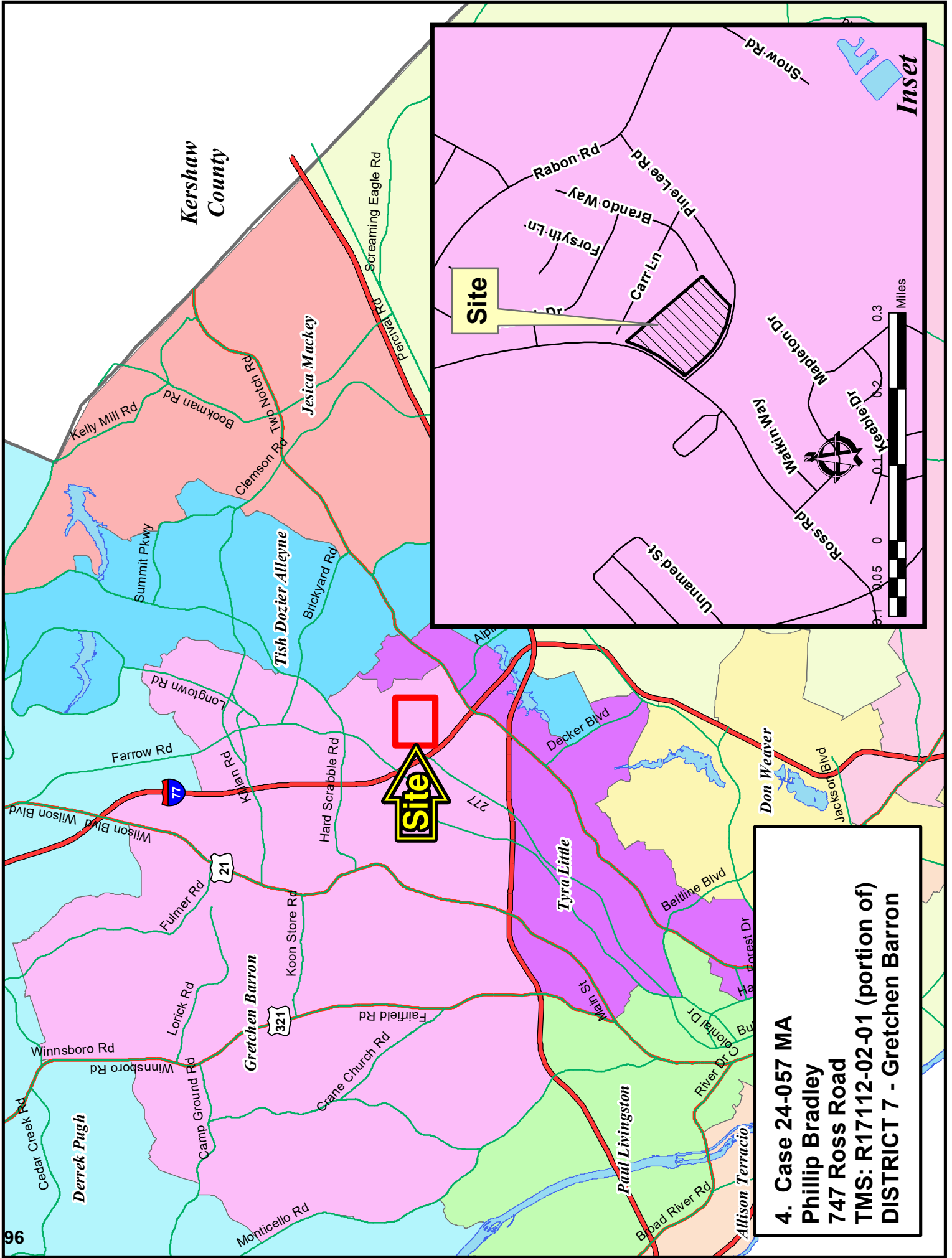
There are is a planned Pavement Improvement Program currently in the pre-award phase for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program.

### **Conclusion**

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

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **approve** the proposed amendment for RC Project # **24-057 MA**.



**Kershaw  
County**

**Site**

**Site**

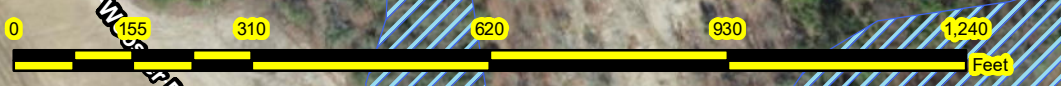
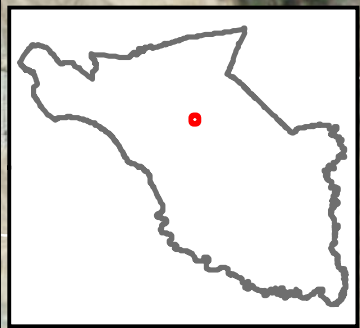
**Inset**

**4. Case 24-057 MA  
Phillip Bradley  
747 Ross Road  
TMS: R17112-02-01 (portion of)  
DISTRICT 7 - Gretchen Barron**

**CASE 24-057**  
**HM to R3**  
**TMS R17112-02-01 (portion of)**

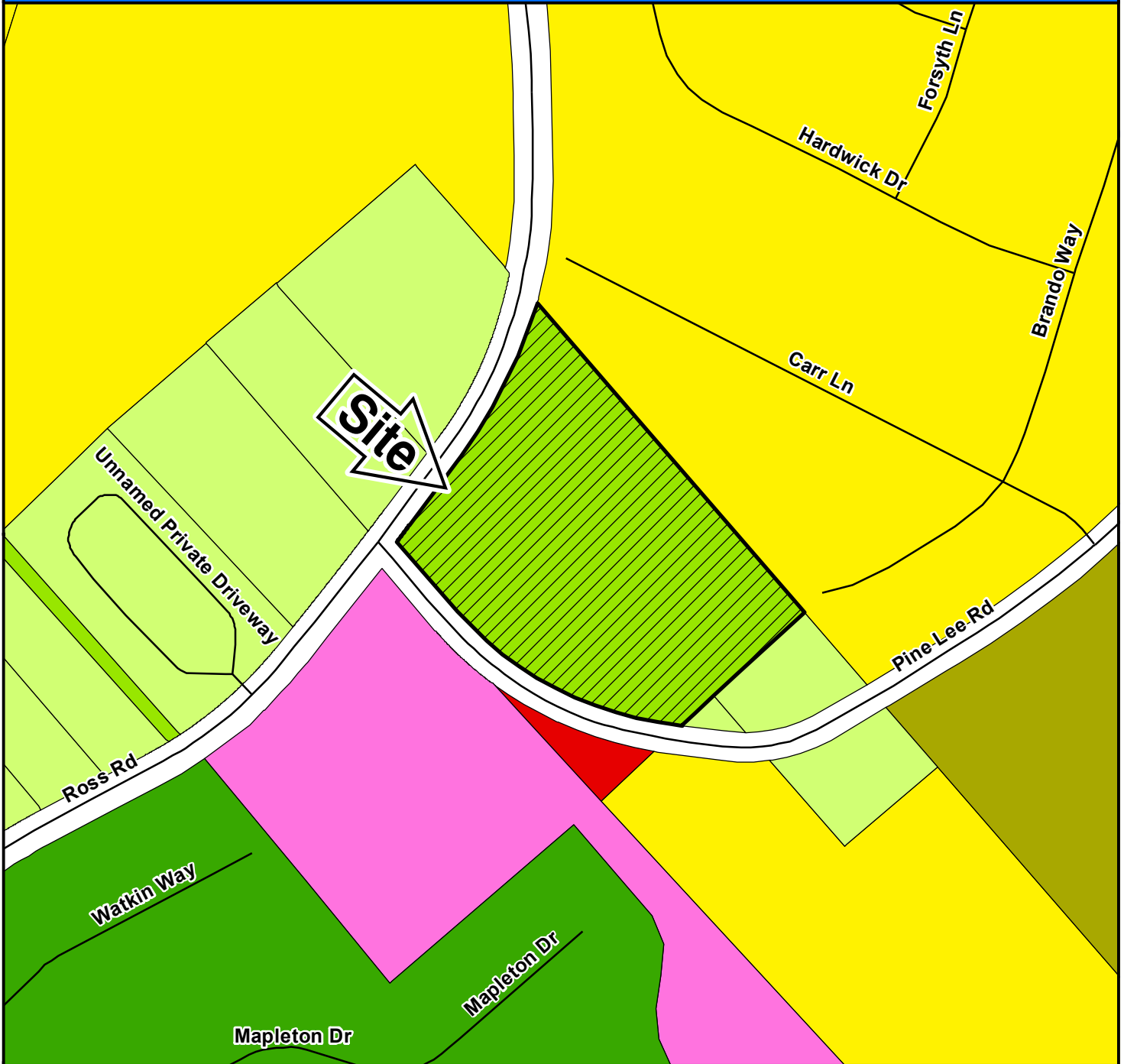
**Site**

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








# CASE 24-057 MA

## HM to R3



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

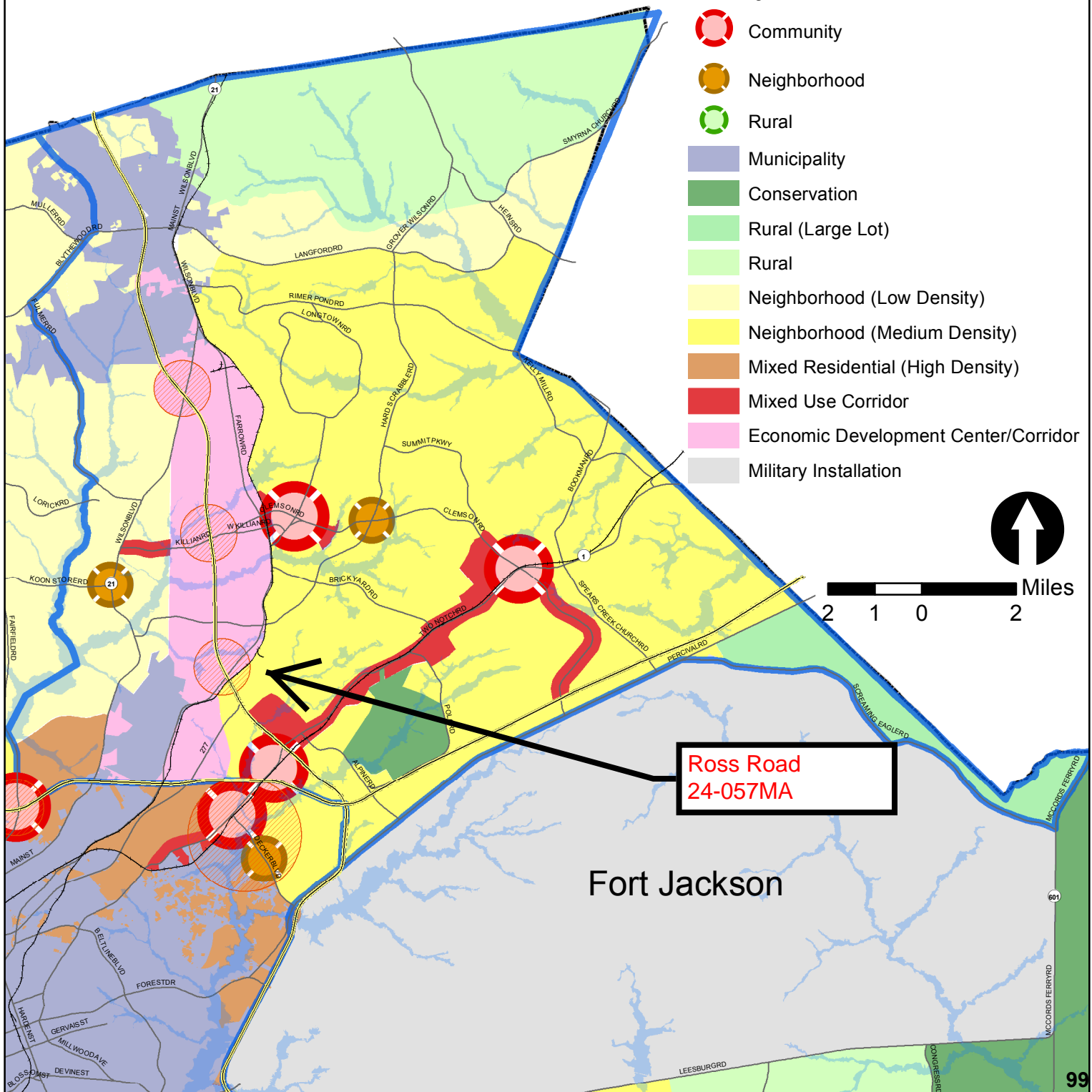


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



Ross Road  
24-057MA

Fort Jackson

## Homestead (HM) District

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

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

### a. Permitted Uses

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.

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

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-058 MA  
**APPLICANT:** Fil Mabry

**LOCATION:** 812 Sandfield Road

**TAX MAP NUMBER:** R17800-01-13  
**ACREAGE:** 64.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HM

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**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: 42 dwelling units.

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

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

## Discussion

### **Parcel/Area Characteristics**

The site has access and frontage along Sandfield Road. This section of Sandfield Road is a two-lane undivided collector without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

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

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

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 494) located west of the subject parcel on Blythewood Road identifies 15,100 Average Daily Trips (ADT's). This section of Blythewood Road is classified as a three-lane undivided major collector, maintained by SCDOT with a design

capacity of 9,800 ADT's. This segment of Blythewood Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for this section of Blythewood Road through SCDOT. There are is a planned bikeway and roadway improvements for this section of Blythewood Road through the County Penny Sales Tax program. These projects are currently in the design phase with no anticipated start or completion dates.

### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Neighborhood (Low-Density) designation, which recommends low-density housing developments in these areas. The requested rezoning does not align with the density recommendations for this designation.

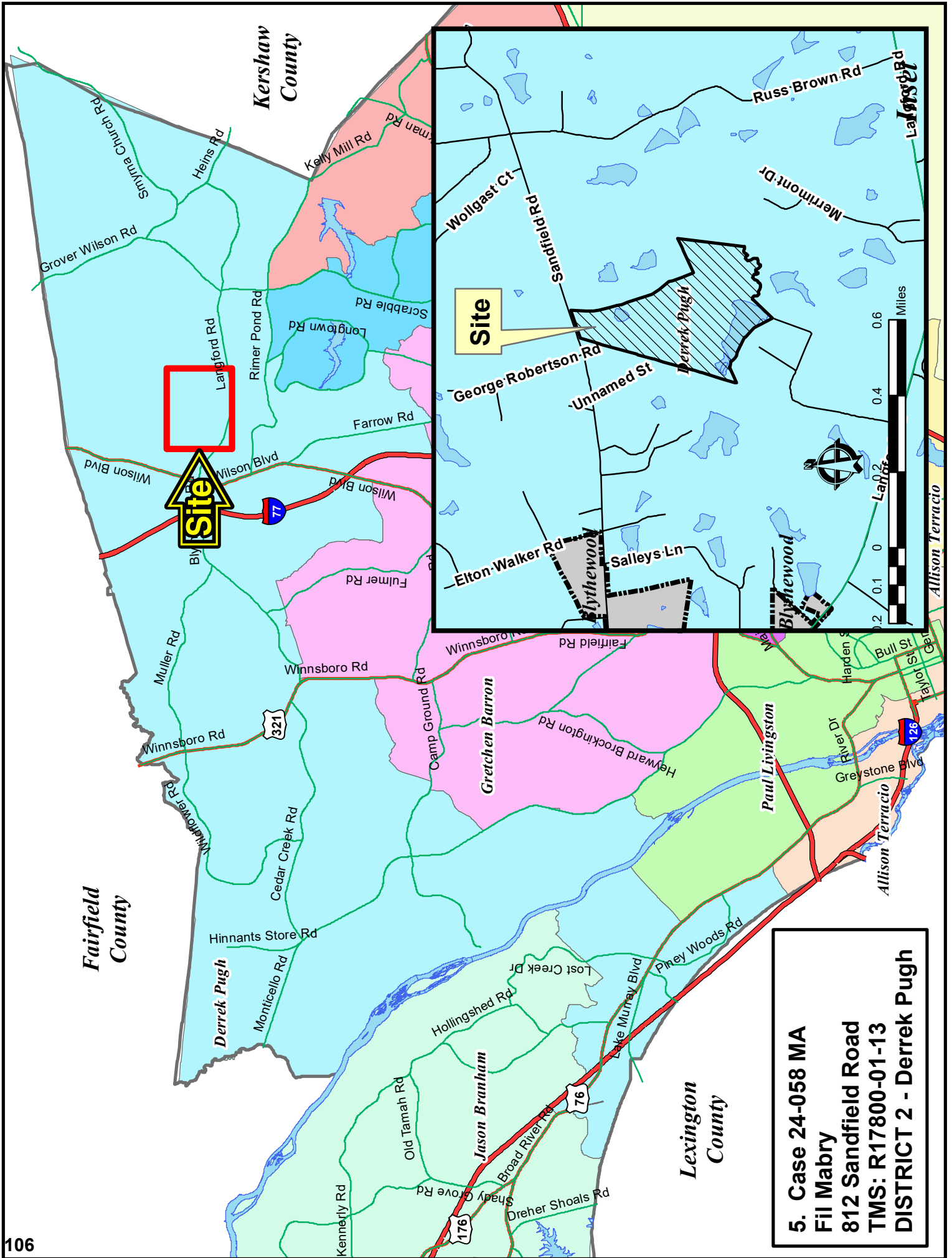
Additionally, the policy guidelines state that "new residential developments should be served by adequately supplied public water and sanitary sewer service." However, records indicate that the area is not currently served by public utilities.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

- The requested HM zoning designation is consistent with the zonings of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-058 MA**.



**Site**



**5. Case 24-058 MA**  
**Fill Mabry**  
**812 Sandfield Road**  
**TMS: R17800-01-13**  
**DISTRICT 2 - Derrek Pugh**



**CASE 24-058**  
**AG to HM**  
**TMS 17800-01-13**

Unnamed St  
George Robertson Rd  
Sandfield Rd  
Unnamed St  
Unnamed St

Sandfield Ct  
Wollgast Ct  
Russ Brown Rd

Kinard Kelly Ln  
Blythewood  
Unnamed St  
Deerwood Farm Trl  
McDonald Ln

**Site**

Langford Rd

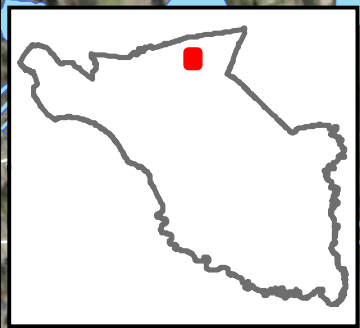
Kingsbury Ln  
Merrimont Dr

Ivywood Ln

Trading Post Rd

**SPECIAL FLOOD HAZARD AREA**

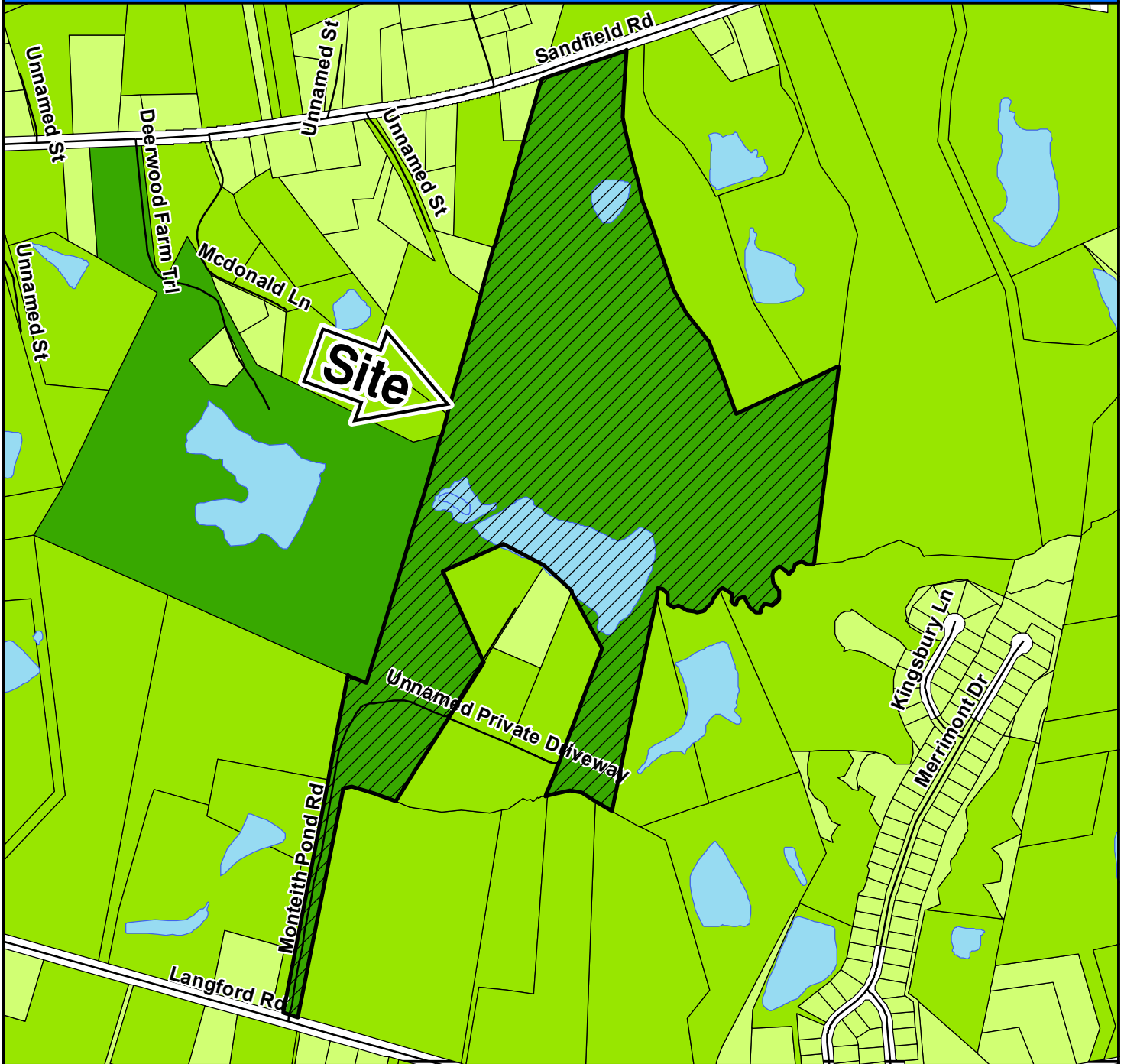
**WETLANDS**







Richland County & Woolpert

# CASE 24-058 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	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



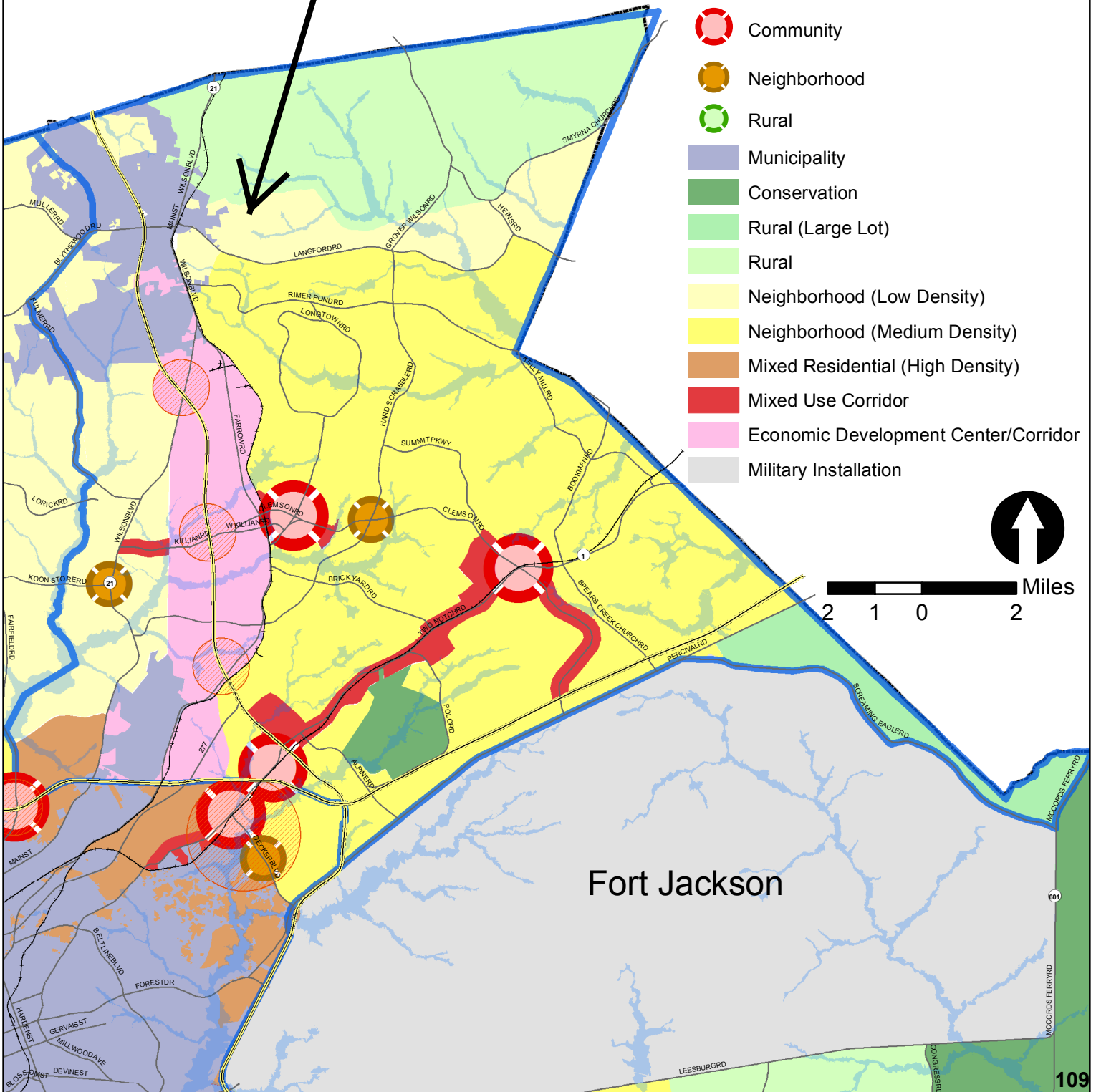
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Sandfield Road  
24-058MA**

### 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

## Agricultural (AG) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## Homestead (HM) District

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

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

### a. Permitted Uses

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:** February 3, 2025  
**RC PROJECT:** 24-059 MA  
**APPLICANT:** Joanne Williams

**LOCATION:** 3931 Baldwin Road

**TAX MAP NUMBER:** R14103-03-10  
**ACREAGE:** 2.43 acres  
**EXISTING ZONING:** R6  
**PROPOSED ZONING:** R2

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`Ubh

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential General District (RG-2). With the adoption of the 2005 Code the Residential General District (RG-2) was designated the Residential Multi-family High Density District (RM-HD). With the adoption of the 2021 Land Development Code the Residential Multi-family High Density District (RM-HD) was designated Residential 6 District (R6).

**Zoning History for the General Area**

A General Commercial District (GC) parcel east of the site were rezoned from RG-2 District under case number 00-35MA.

**Zoning District Summary**

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

Maximum density standard: no more than twelve (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 7 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R6	Residence
<u>South:</u>	R6	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	R6	Residence

## Discussion

### Parcel/Area Characteristics

The site has frontage along Baldwin Road and Bluebird Lane. There are no sidewalks or streetlights along this section of Baldwin Road and Bluebird Lane. The surrounding area is primarily characterized by residential uses with some commercial zoning districts. North and west of the site are single-family residences. East of the site is undeveloped and zoned GC. South of the site is undeveloped.

### Public Services

The Belvedere fire station (station number 11) is located on Blume Court, approximately .4 miles southwest of the subject parcel. The W. G. Sanders Elementary School is located .35 miles south of the subject parcel on Pine Belt Road. Records indicate that the parcel is in the City of Columbia's water service area and located in East Richland County's Public Service District sewer service area. Records also indicate that the current structure is on well and septic.

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

### Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Mixed 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 #673) located northwest of the subject parcel on Cushman Road identifies 5,700 Average Daily Trips (ADT's). Cushman Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Cushman Road is currently operating at Level of Service (LOS) "B".

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

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

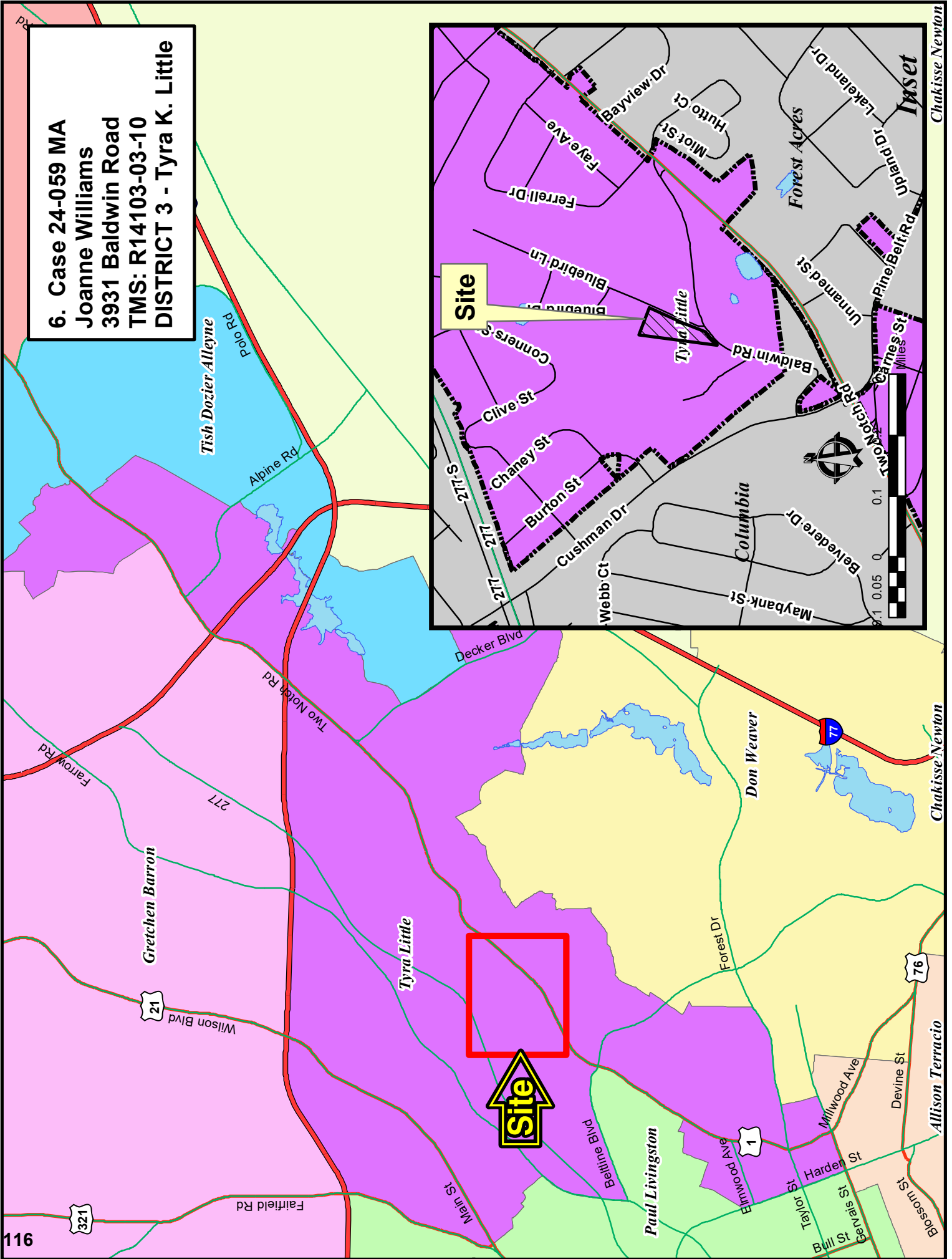
### **Conclusion**

The proposed rezoning is inconsistent with the objectives outlined in the Comprehensive Plan. The Mixed Residential (High Density) designation encourages zoning designations which provide for, "...full range of uses supportive of neighborhood, community, and regional commercial and employment needs" which includes higher density single-family and multi-family developments. The proposed residential district does not provide for a density that is supportive of the recommendations of this designation, nor will the proposed district be in character with the land uses of the surrounding area.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-059 MA**.

6. Case 24-059 MA  
Joanne Williams  
3931 Baldwin Road  
TMS: R14103-03-10  
DISTRICT 3 - Tyra K. Little

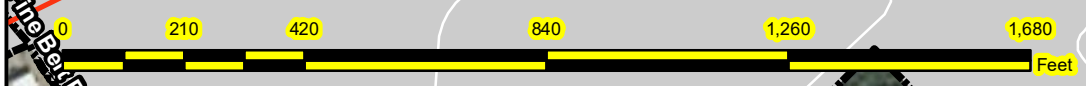
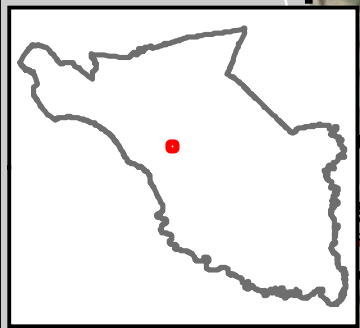


**CASE 24-059**  
**R6 to R2**  
**TMS R14103-03-10**

**Site**

 **SPECIAL FLOOD HAZARD AREA**

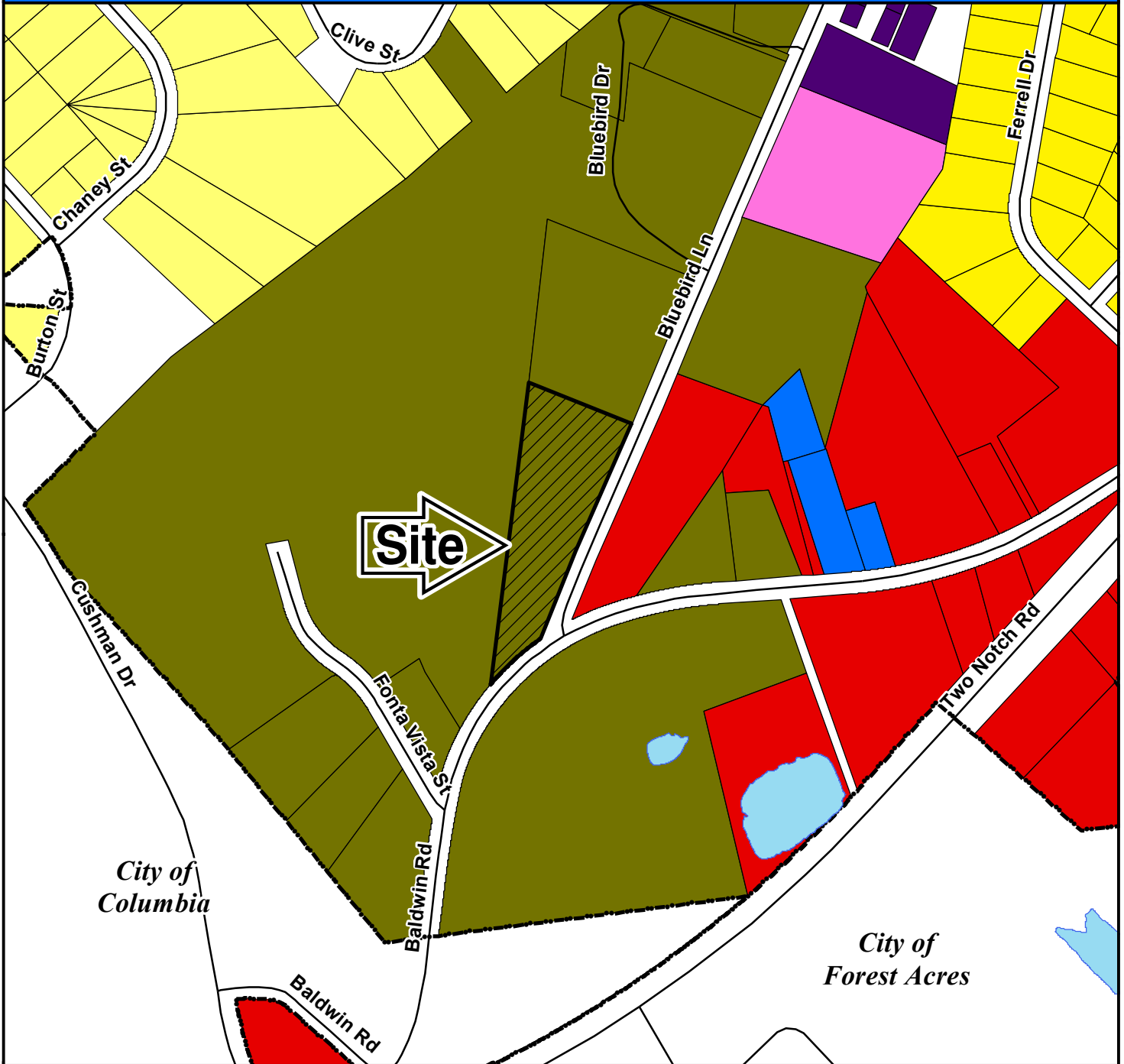
 **WETLANDS**



Richland County & Woolpert

# CASE 24-059 MA

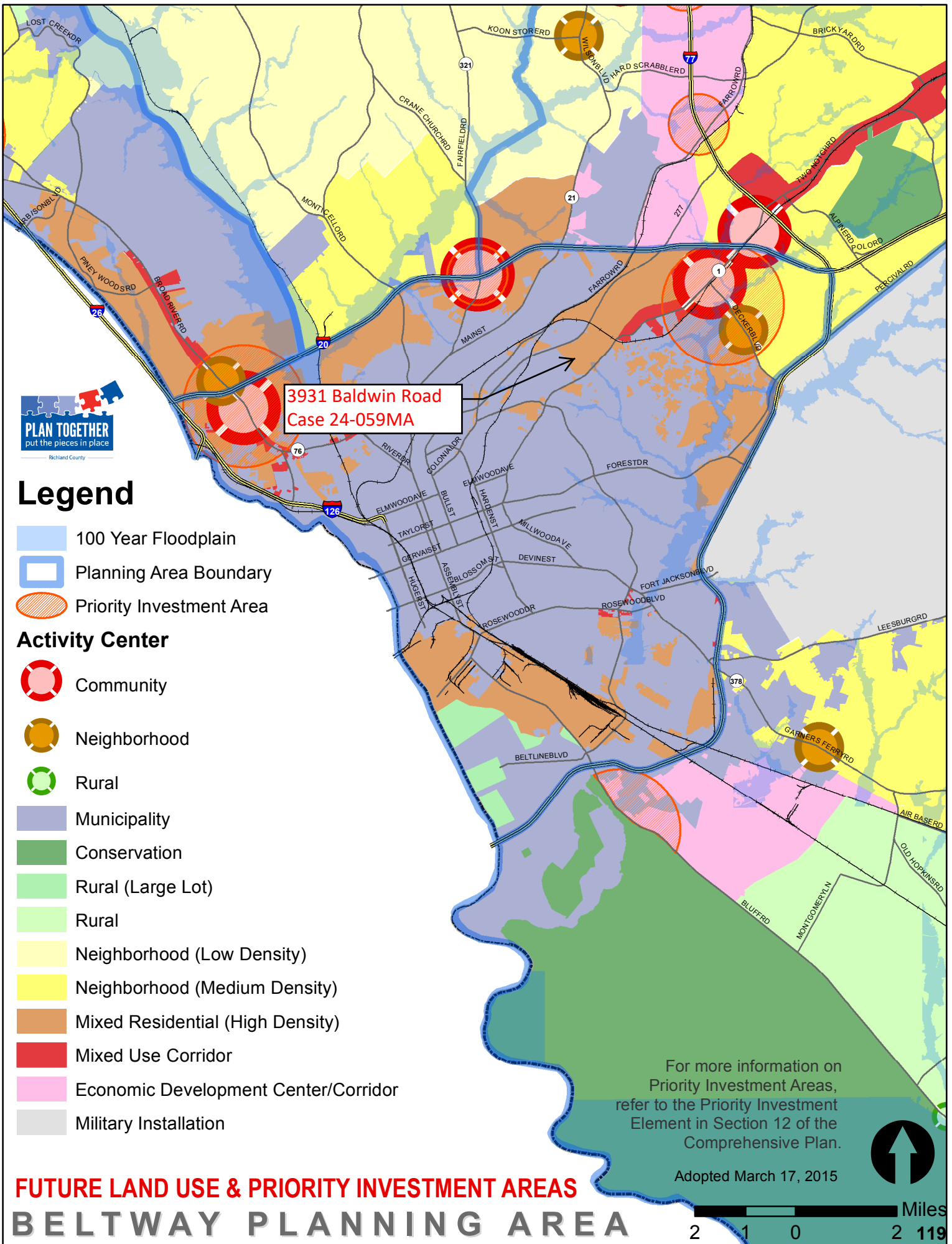
## R6 to R2



### ZONING CLASSIFICATIONS

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





# Legend

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

**3931 Baldwin Road  
Case 24-059MA**

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



Miles  
2 1 0 2 119

## Case #24-043 MA - Zoning Districts

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## **Residential Two (2) District**

**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.

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-060 MA  
**APPLICANT:** Marco Sarabia

**LOCATION:** 1711 Bluebird Lane & 1039 Bluebird Drive

**TAX MAP NUMBER:** R14104-04-38 & 39  
**ACREAGE:** 1.02 acres  
**EXISTING ZONING:** R6  
**PROPOSED ZONING:** R2

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

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

**(b) (2) b. 4.**

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

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential General District (RG-2). With the adoption of the 2005 Code the Residential General District (RG-2) was designated the Residential Multi-family High Density District (RM-HD). With the adoption of the 2021 Land Development Code the Residential Multi-family High Density District (RM-HD) was designated Residential 6 District (R6).

**Zoning History for the General Area**

A General Commercial District (GC) parcel southeast of the site were rezoned from RG-2 District under case number 00-35MA.

### **Zoning District Summary**

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

Maximum density standard: no more than twelve (3) 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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R6	Residence
<b><u>South:</u></b>	R6	Residence
<b><u>East:</u></b>	HI/ HI	Warehouses/ Non-Residential structures
<b><u>West:</u></b>	R2/ R6	Undeveloped/ Residence

### **Discussion**

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

The parcels have frontage along and Bluebird Lane. There are no sidewalks or streetlights along this section of Bluebird Lane. The surrounding area is primarily characterized by residential uses with some industrial uses and zoning districts. North, south and west of the site are single-family residences. East of the site are two industrial zoned parcels and uses.

#### **Public Services**

The Belvedere fire station (station number 11) is located on Blume Court, approximately .5 miles southwest of the subject parcel. The W. G. Sanders Elementary School is located .4miles south of the subject parcel on Pine Belt Road. Records indicate that the parcel is in the City of Columbia's water service area and located in East Richland County's Public Service District sewer service area. Records also indicate that the current structure is on well and septic.

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

#### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Mixed 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 #673) located northwest of the subject parcel on Cushman Road identifies 5,700 Average Daily Trips (ADT's). Cushman Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Cushman Road is currently operating at Level of Service (LOS) "B".

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

There are no programed improvements for the section of Cushman Road through County Penny Sales Tax program or SCDOT.

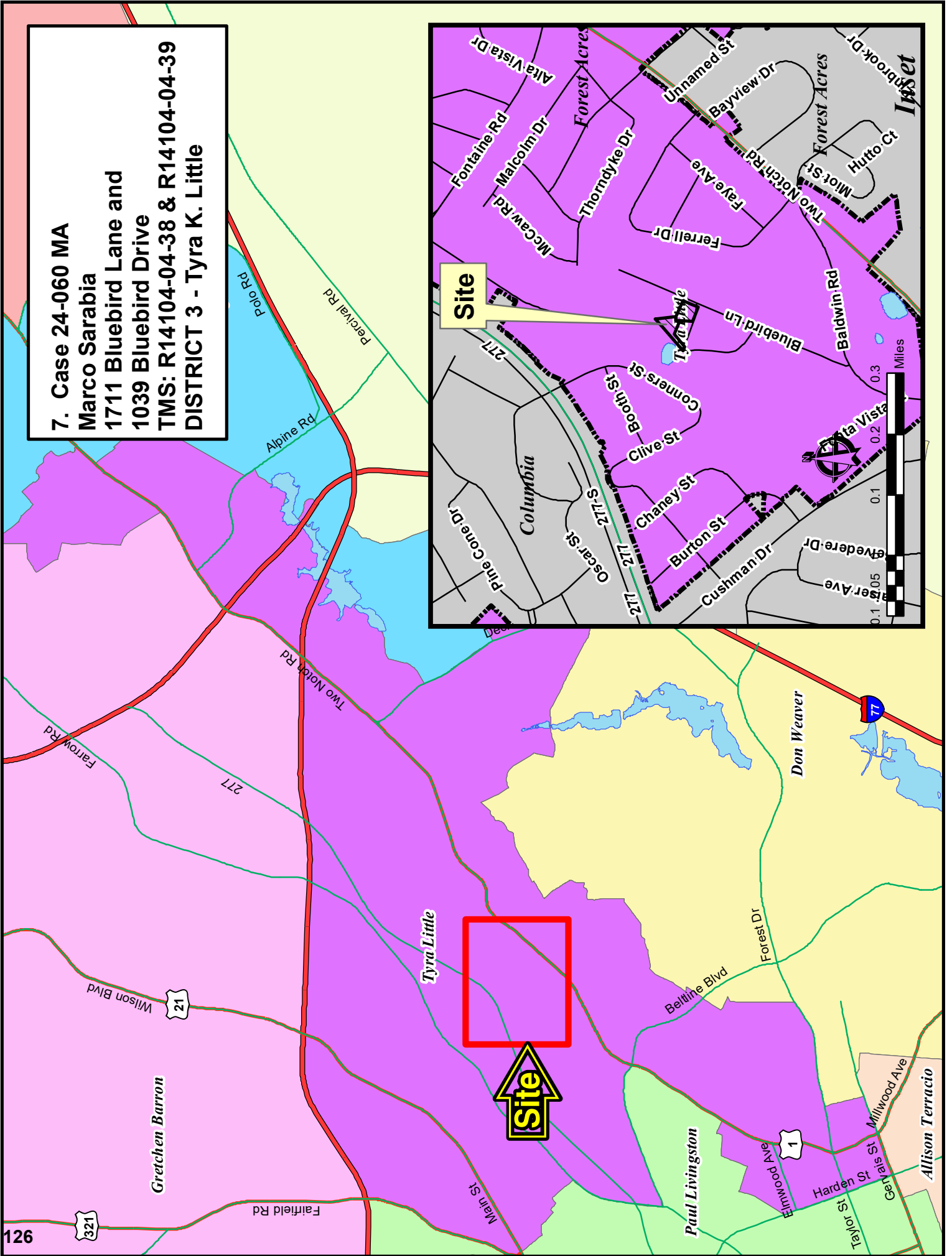
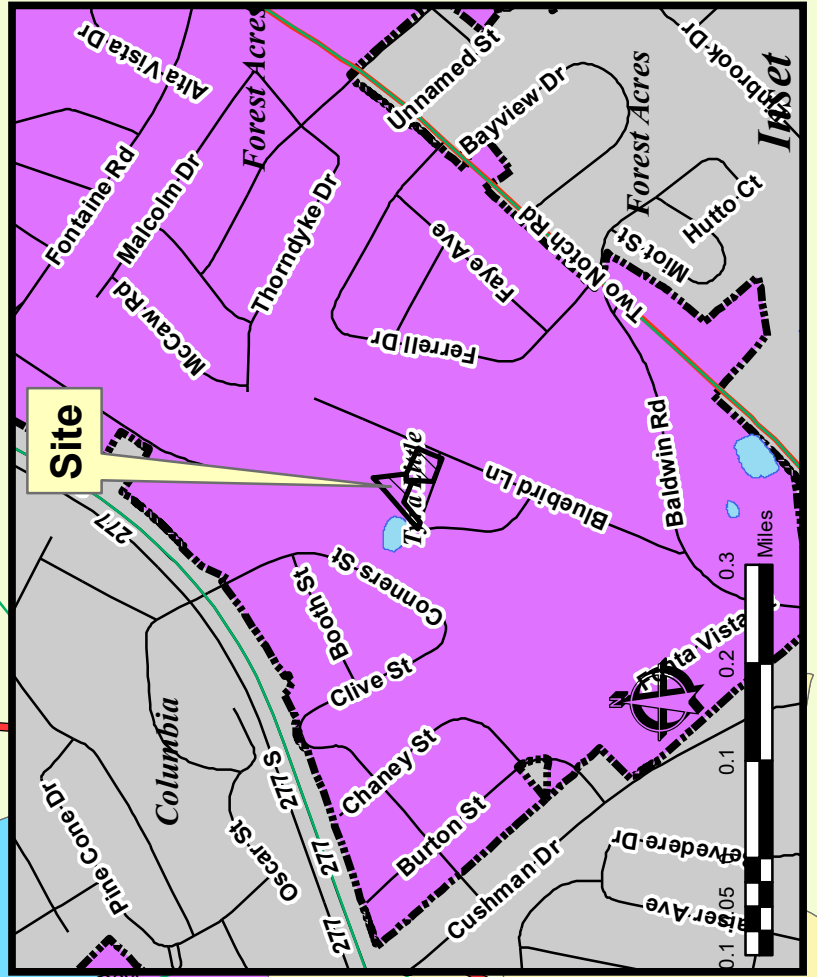
### **Conclusion**

The proposed rezoning is inconsistent with the objectives outlined in the Comprehensive Plan. The Mixed Residential (High Density) designation encourages zoning designations which provide for, "...full range of uses supportive of neighborhood, community, and regional commercial and employment needs" which includes higher density single-family and multi-family developments. The proposed residential district does not provide for a density that is supportive of the recommendations of this designation, nor will the proposed district be in character with the land uses of the immediate area along Bluebird Lane.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-060 MA**.

**7. Case 24-060 MA**  
**Marco Sarabia**  
**1711 Bluebird Lane and**  
**1039 Bluebird Drive**  
**TMS: R14104-04-38 & R14104-04-39**  
**DISTRICT 3 - Tyra K. Little**



277  
Columbia

**CASE 24-060**  
**R6 to R2**  
**TMSR14104-04-38 & R14104-04-39**

McCaw Rd  
Thorndyke Dr

Booth St

Conners St

**Site**

Bluebird Dr

Bluebird Ln

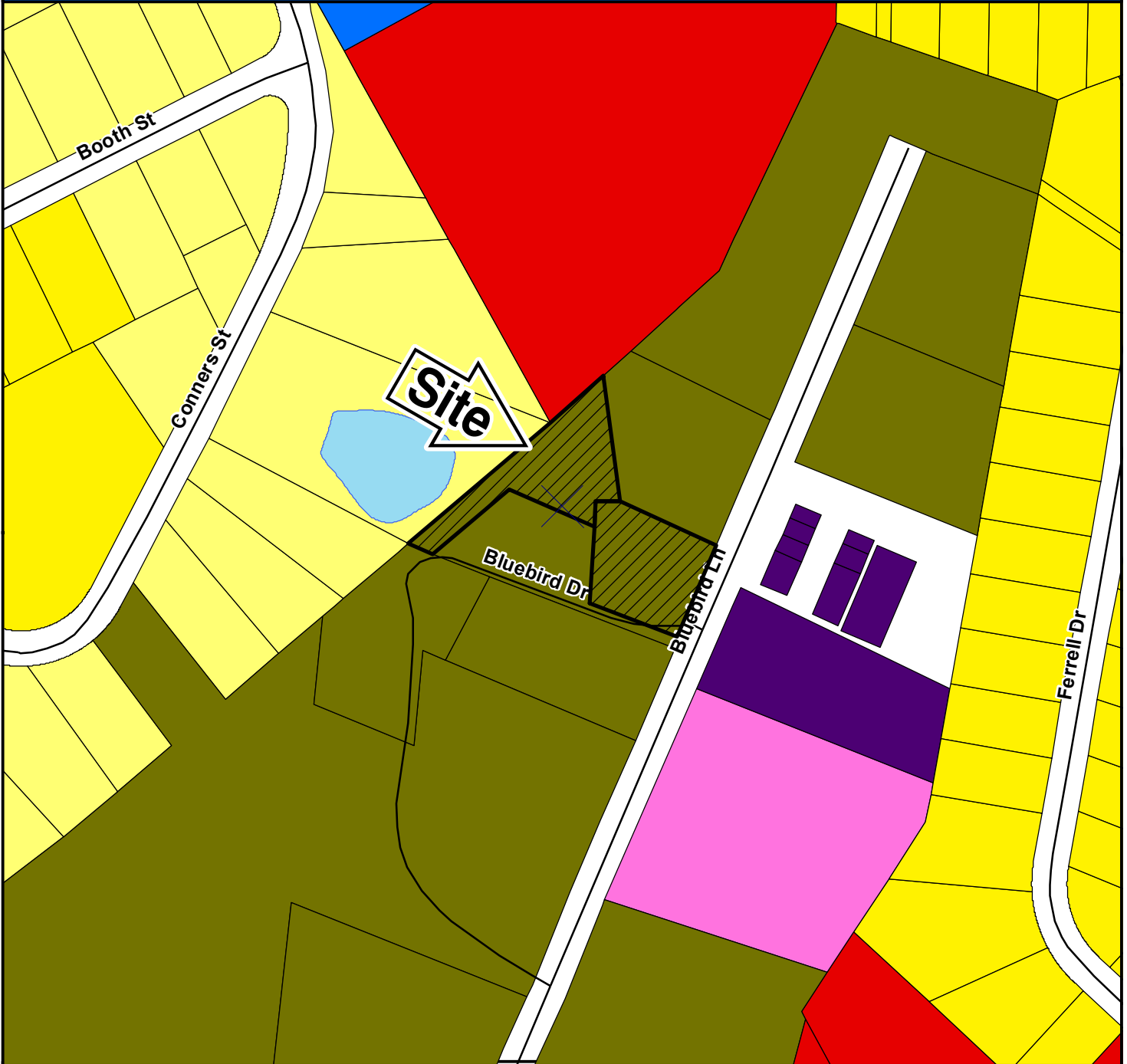
Ferrell Dr

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












# CASE 24-060 MA

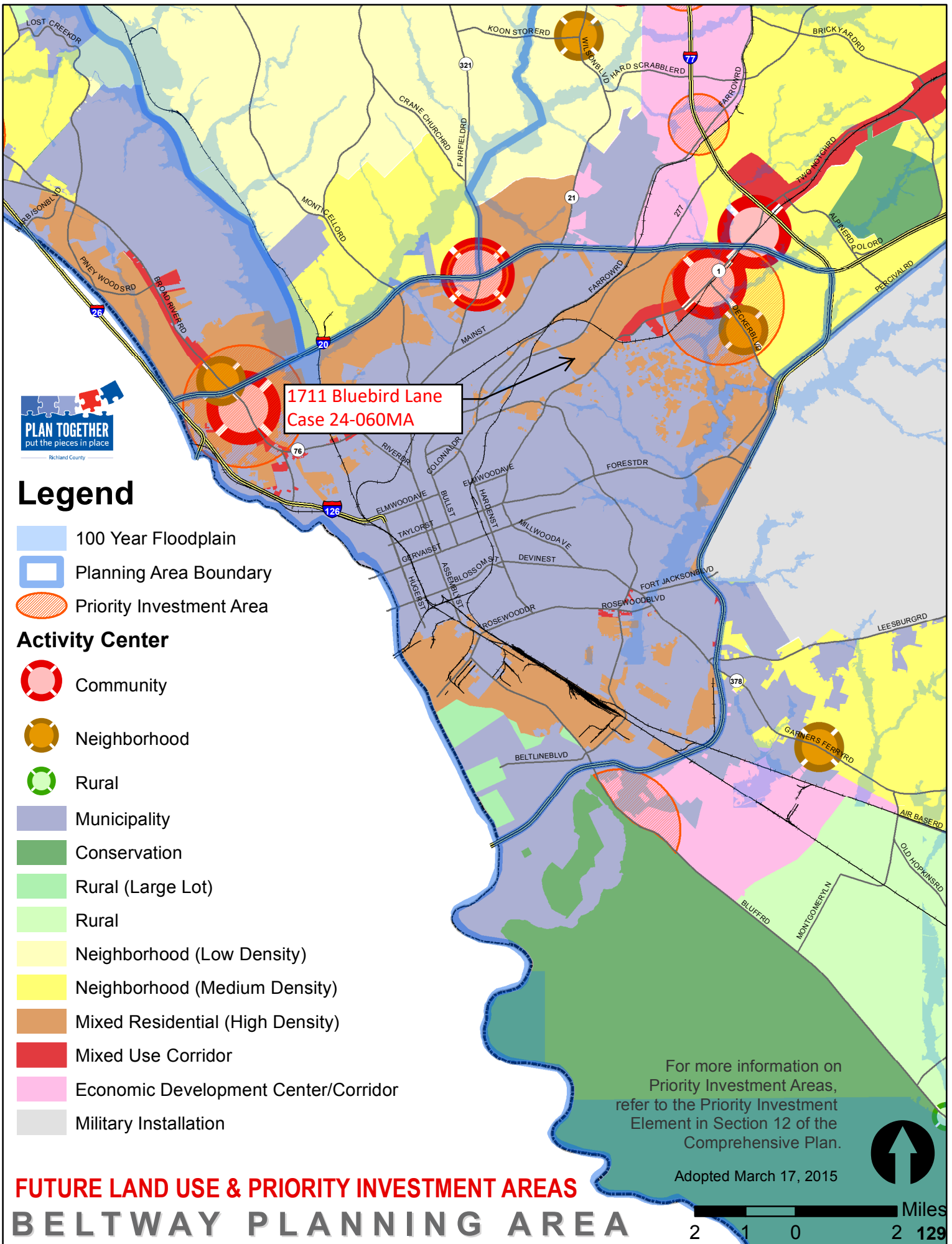
## R6 to R2



### ZONING CLASSIFICATIONS

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





# Legend

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

**1711 Bluebird Lane  
Case 24-060MA**

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

Adopted March 17, 2015



## FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



## Case #24-043 MA - Zoning Districts

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



## **Residential Two (2) District**

**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.

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-001MA  
**APPLICANT:** Donald E. Lovett

**LOCATION:** North Brickyard Road

**TAX MAP NUMBER:** R17300-06-10 (Portion of) R20100-05-01, 02, 04, 05 & 08  
**ACREAGE:** 11.72 acres  
**EXISTING ZONING:** R2  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 10, 2025

**Staff Recommendation**

Bcb!7 ca d`Ubh

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code, the RS-1 District was designated Residential Single-family Low-Density District (RS-LD). With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential 2 District (R2).

**Zoning History for the General Area**

The Homestead subdivision parcels zoned Residential 3 District (R3), located northeast of the site with frontage along North Brickyard, was rezoned from Rural District (RU) under case number 96-048MA.

The Planned Development District (PDD) parcel northwest of the site with frontage on North Brickyard were rezoned under case number 03-034MA.

**Zoning District Summary**

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 188 multi-family dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD/RS-LD	Residence/Residence
<b><u>South:</u></b>	RS-LD	Undeveloped
<b><u>East:</u></b>	RS-LD/ RS-LD	Undeveloped/ Residence
<b><u>West:</u></b>	RS-LD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcels have frontage along North Brickyard Road. and Hardscrabble Road. One parcel is undeveloped. The other parcel contains a single family structure. North Brickyard Road is a two lane collector road without sidewalks or street lamps. Hardscrabble Road is classified as a five lane undivided minor arterial without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North and east of the site are residentially zoned parcels with single family structures. South and west of the site are undeveloped residentially zoned parcels.

**Public Services**

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located .86 miles north of the subject parcels on Clemson Road. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of North Brickyard Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.04 miles northwest of the subject parcels.

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

**Plans & Policies**

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

**Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #460) located east of the subject parcel on N Brickyard Road identifies 7,500 Average Daily Trips (ADT's). N Brickyard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

The 2023 SCDOT traffic count (Station #438) located southwest of the subject parcel on Hardscrabble Road identifies 17,700 Average Daily Trips (ADT's). Hardscrabble Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Hardscrabble Road is currently operating at Level of Service (LOS) "B".

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

There are no planned or programmed improvements for this section of N Brickyard Road, either through SCDOT or the County Penny Sales Tax program. The Hardscrabble Road widening project is due to be completed in the summer of 2025.

### **Conclusion**

The request is not compliant with the recommendations of the Comprehensive Plan for the *Neighborhood (Medium-Density)* designation. According to the designation, non-residential development should be located along roads classified as main road corridors. Hardscrabble Road, however, is designated as an undivided minor arterial.

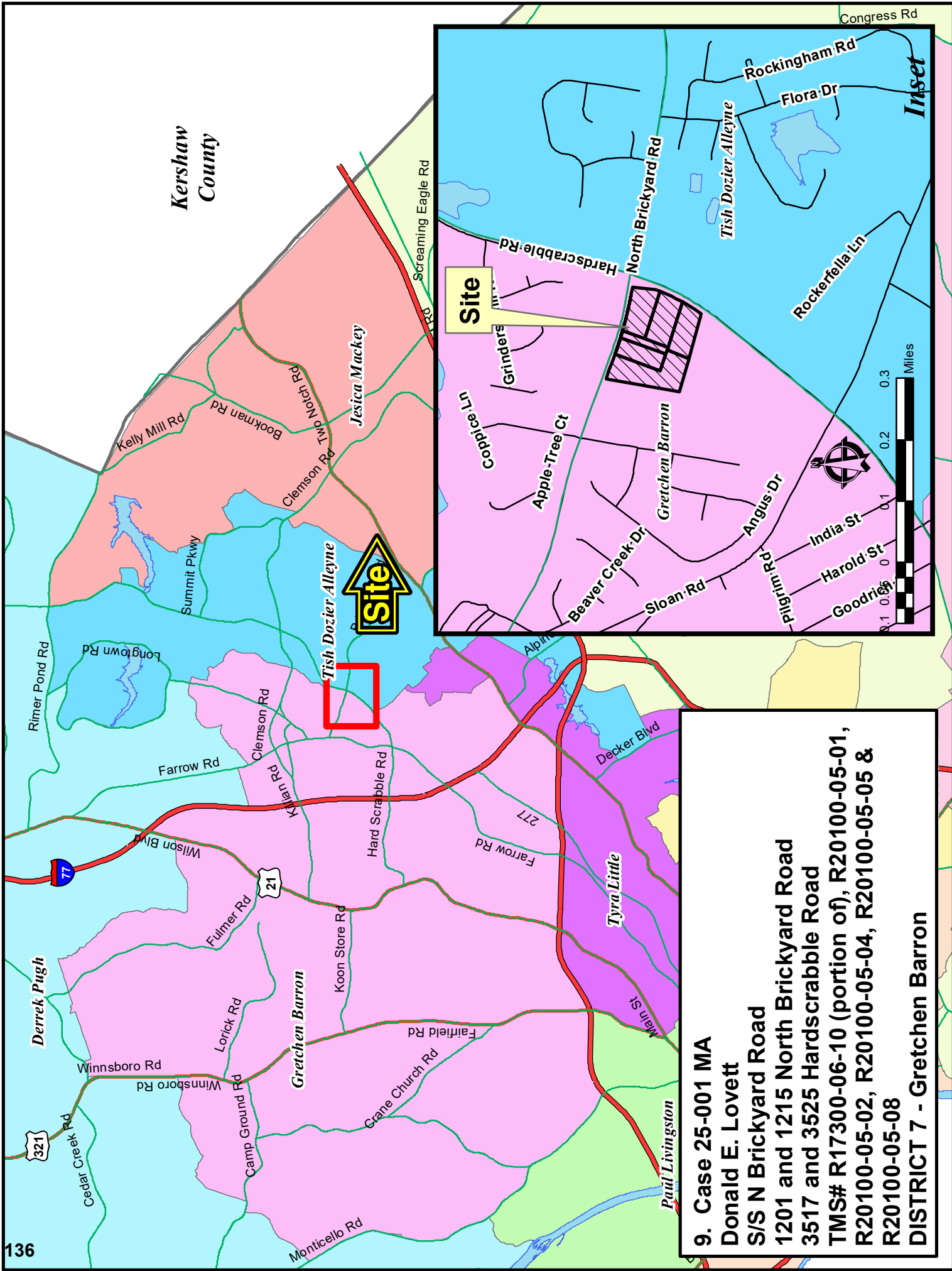
Additionally, the parcels do not meet the objective of being within a contextually appropriate distance from the intersection of a primary arterial. The requested zoning district is also inconsistent with the surrounding development pattern and existing zoning districts in the area.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

- While Hardscrabble Road does not meet the definition of SCDOT for a primary arterial, it represents a major road with substantial traffic, thus General Commercial would be an appropriate zoning in this area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-001 MA**.



**Kershaw  
County**

**Site**

**Site**

Miles

**9. Case 25-001 MA**  
**Donald E. Lovett**  
**S/S N Brickyard Road**  
**1201 and 1215 North Brickyard Road**  
**3517 and 3525 Hardscrabble Road**  
**TMS# R17300-06-10 (portion of), R20100-05-01,**  
**R20100-05-02, R20100-05-04, R20100-05-05 &**  
**R20100-05-08**  
**DISTRICT 7 - Gretchen Barron**

# CASE 25-001 R2 to GC

TMS R17300-06-10 (portion of), R20100-05-01, R20100-05-02,  
R20100-05-04, R20100-05-05 & R20100-05-08



-  SPECIAL FLOOD HAZARD AREA
-  WETLANDS








# CASE 25-001 MA

## R2 to GC



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

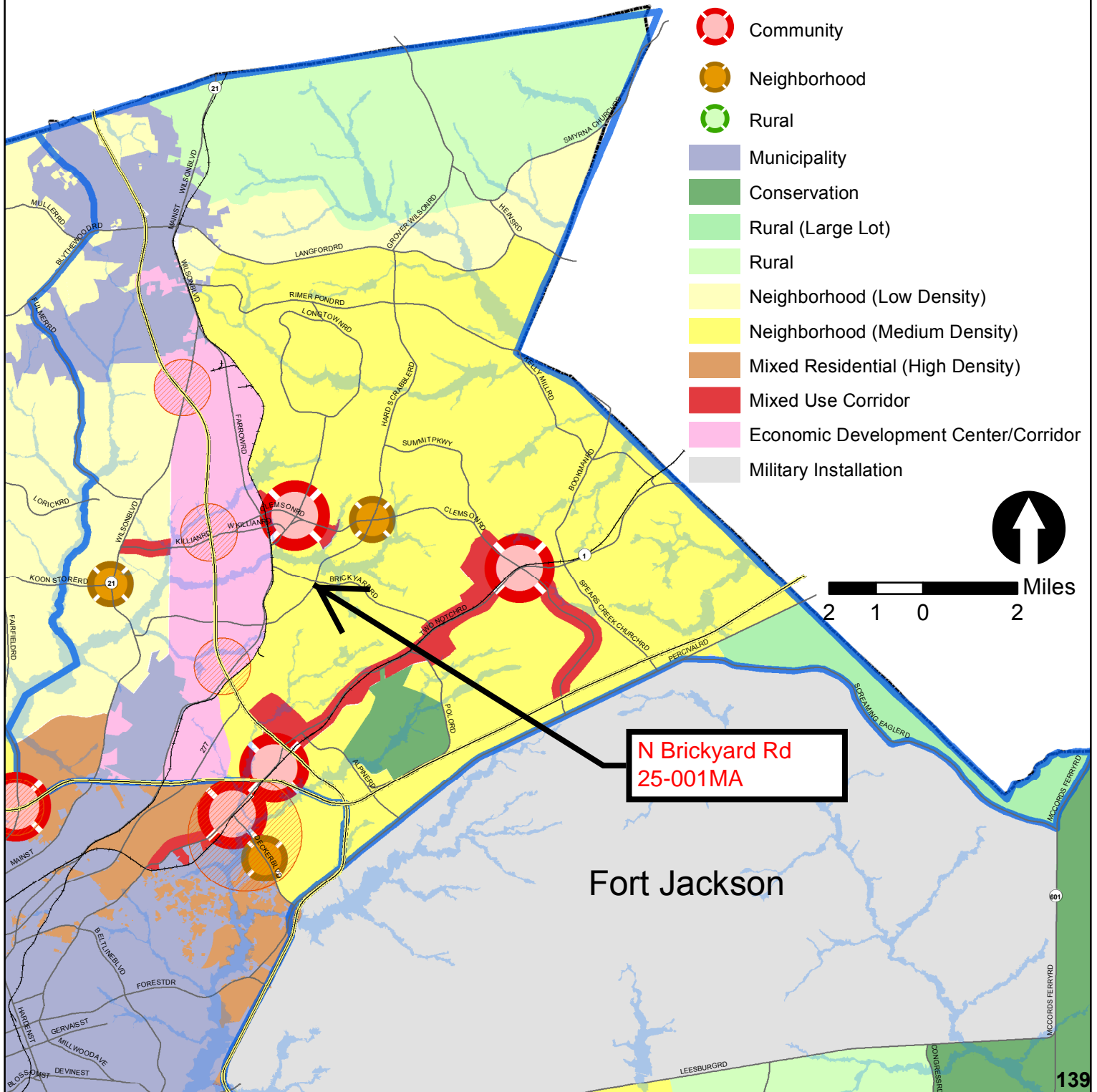


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## **Residential Two (2) District**

**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.

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

## General Commercial (GC) District

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

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-002 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 800 Mount Valley Road

**TAX MAP NUMBER:** R12400-02-22  
**ACREAGE:** 198.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 1,193 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R-12/ R-12/ R-12	Residential Subdivision (Town of Blythewood)
<b><u>South:</u></b>	AG	Undeveloped
<b><u>East:</u></b>	RU/ AG	Undeveloped/ Residence
<b><u>West:</u></b>	R-12/ AG	Residential Subdivision /Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 1.26 miles west of the subject parcel. The Westwood High School is located approximately 2 miles east of the subject parcel on Turkey Farm Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the Richland County Sewer service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

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

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

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer 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.

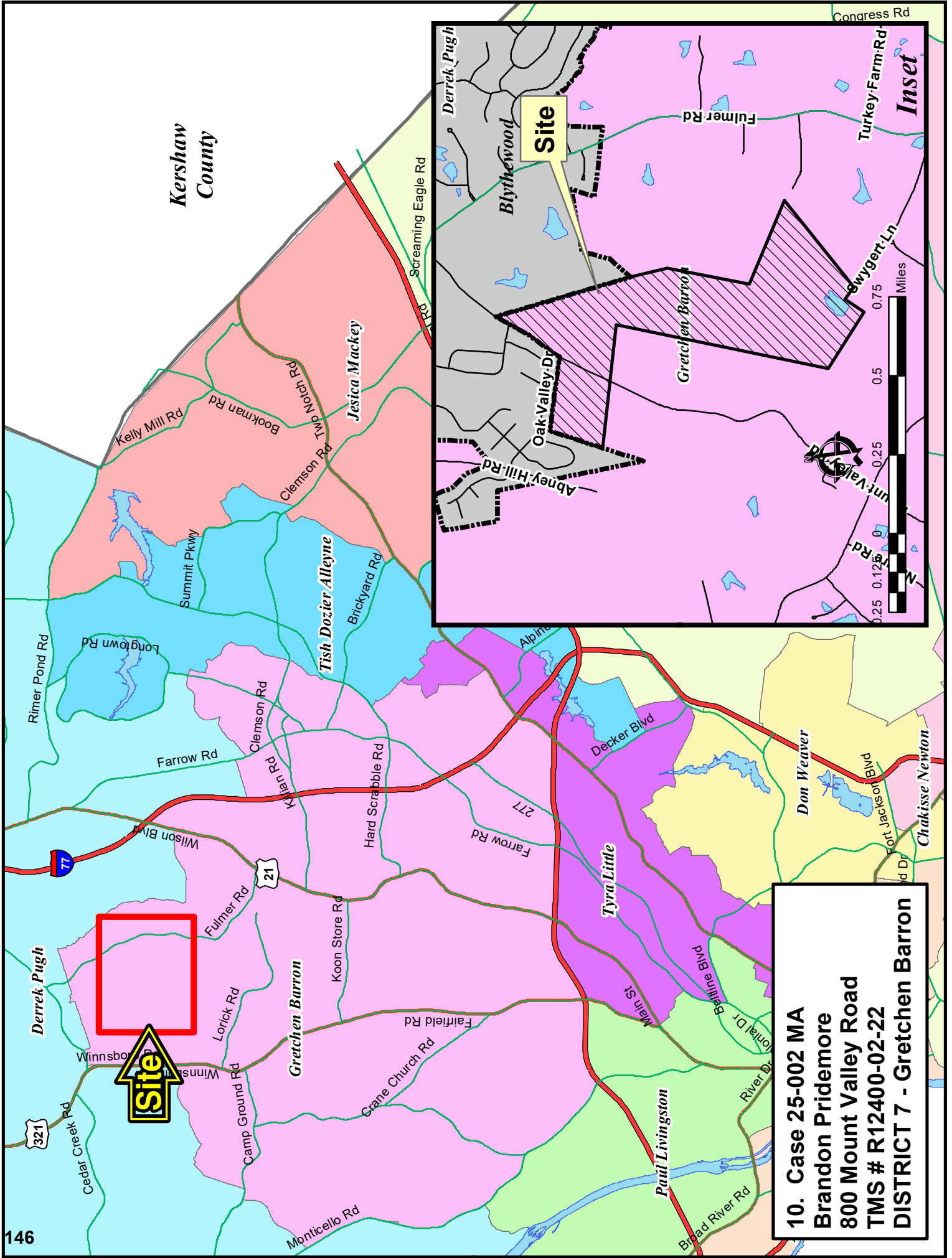
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

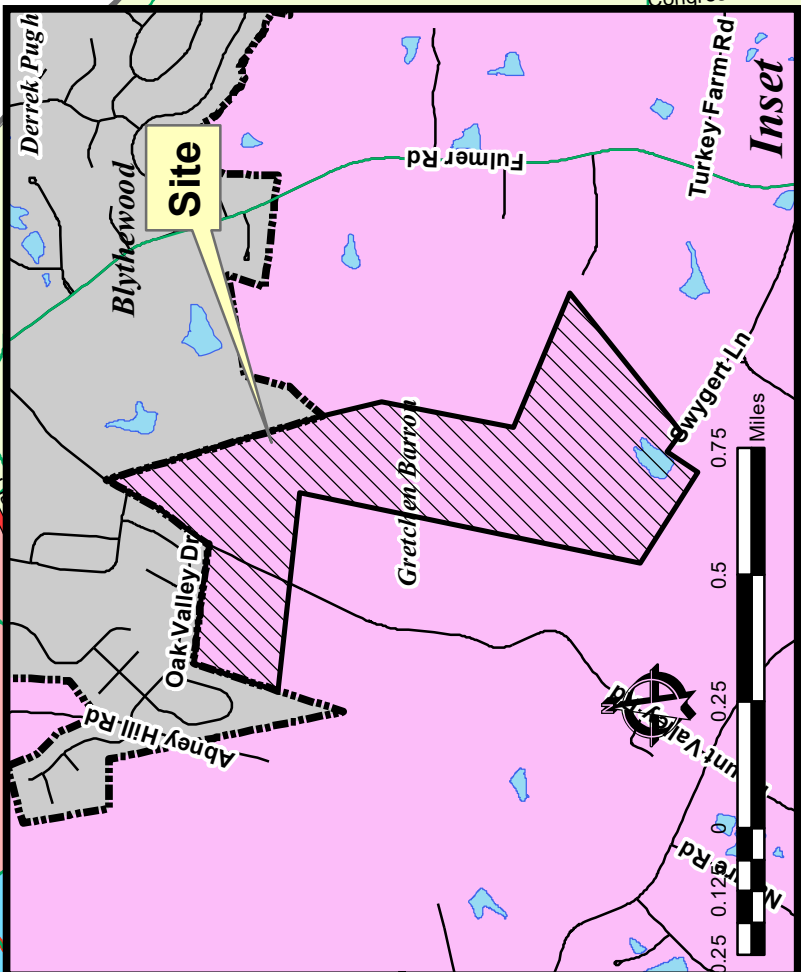
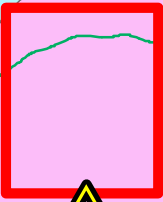
The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-002 MA**.



**Kershaw  
County**



**10. Case 25-002 MA  
Brandon Pridemore  
800 Mount Valley Road  
TMS # R12400-02-22  
DISTRICT 7 - Gretchen Barron**

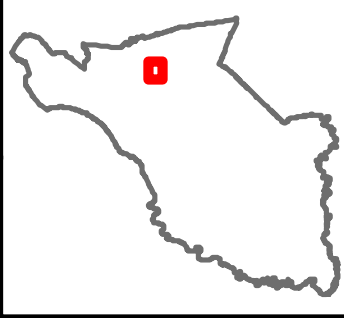


**CASE 25-002**  
**AG to R3**  
**TMS R12400-02-22**

**Site**

 **SPECIAL FLOOD HAZARD AREA**

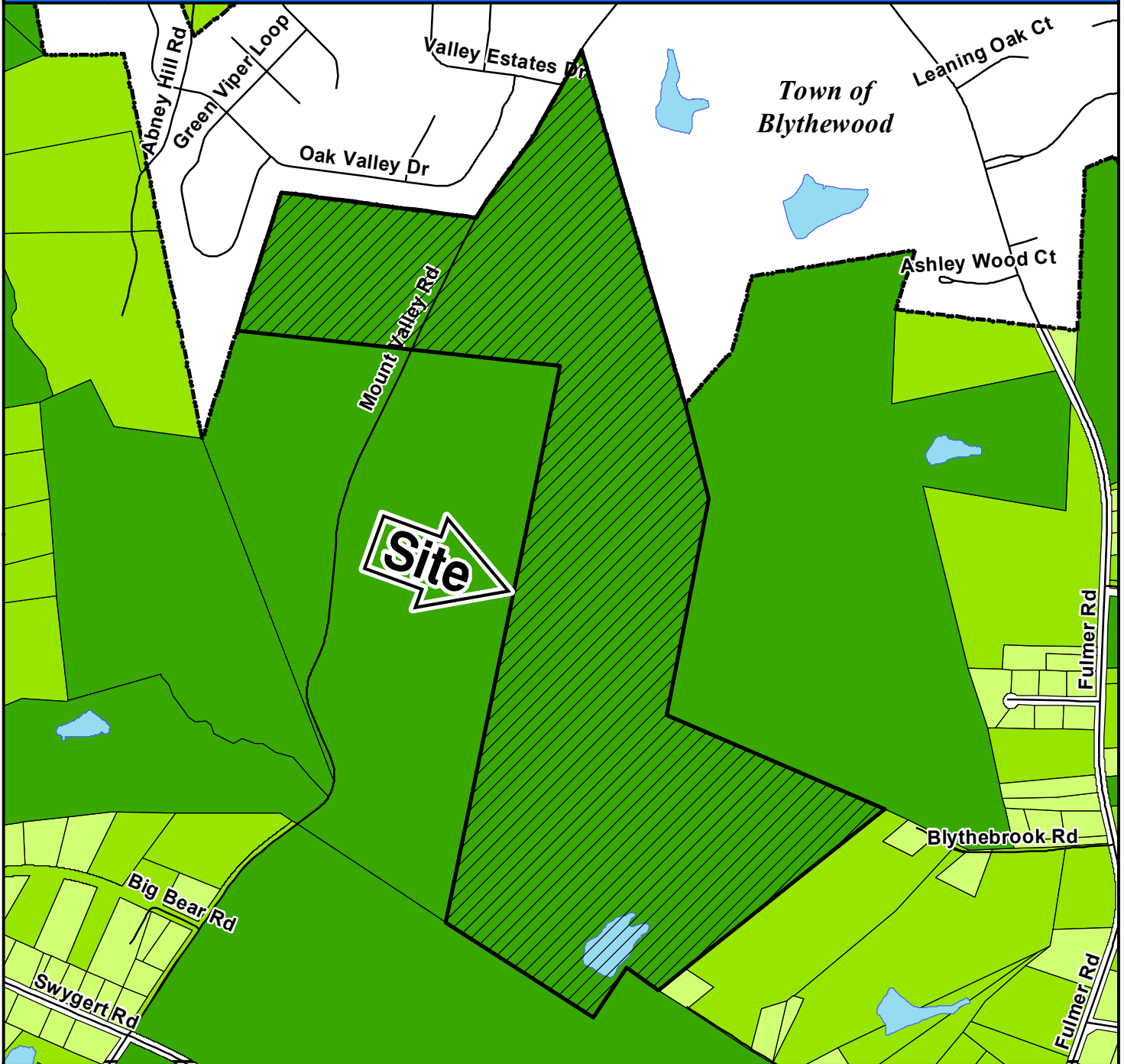
 **WETLANDS**










Richland County & Woolpert

# CASE 25-002 MA

## AG 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		

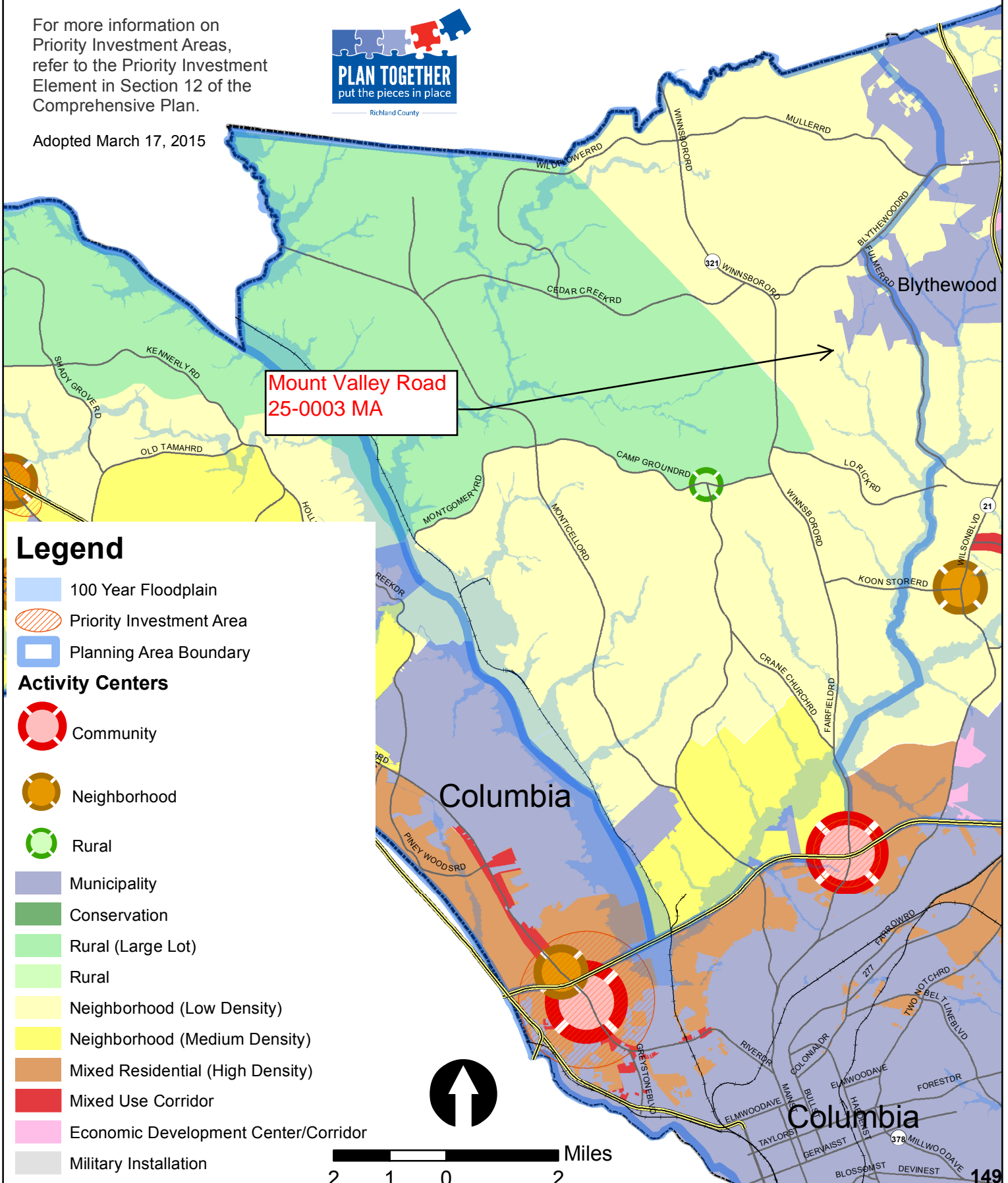


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



# Case #24-044 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

#### a. Permitted Uses

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

#### b. Special Requirements Uses

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

#### c. Special Exception Uses

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

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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-003 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 812 Mount Valley Road

**TAX MAP NUMBER:** R12400-02-23  
**ACREAGE:** 111.41 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** February 7, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**Background**

**Zoning History**

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

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 668 single-family dwelling units.

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

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

## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

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

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

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer 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.

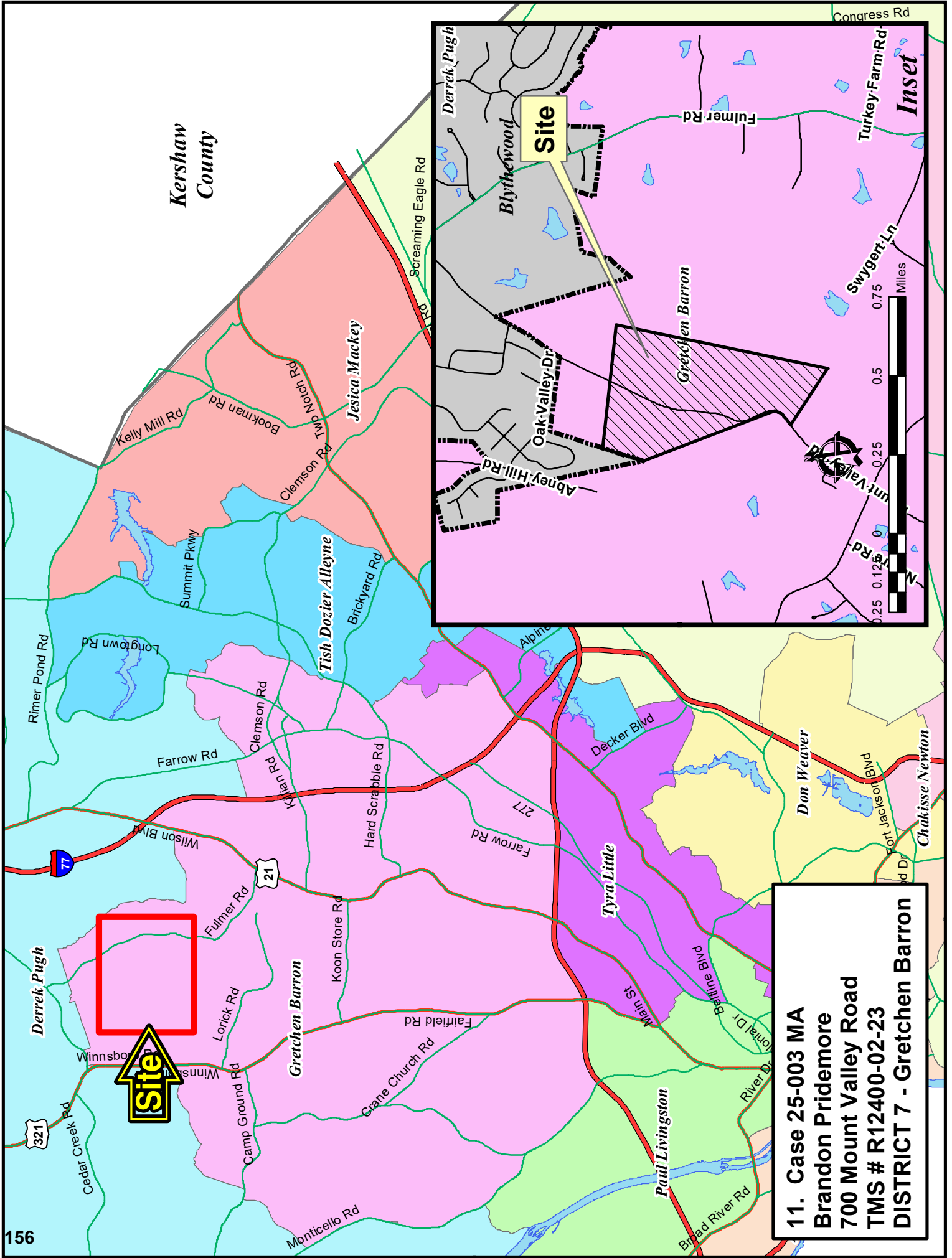
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-003 MA**.



**Kershaw  
County**

Congress Rd

**Inset**

**Site**

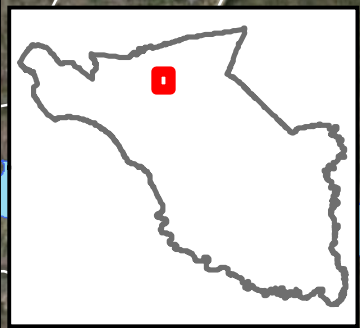
**11. Case 25-003 MA  
Brandon Pridemore  
700 Mount Valley Road  
TMS # R12400-02-23  
DISTRICT 7 - Gretchen Barron**

**CASE 25-003**  
**AG to R3**  
**TMS R12400-02-23**

**Site**

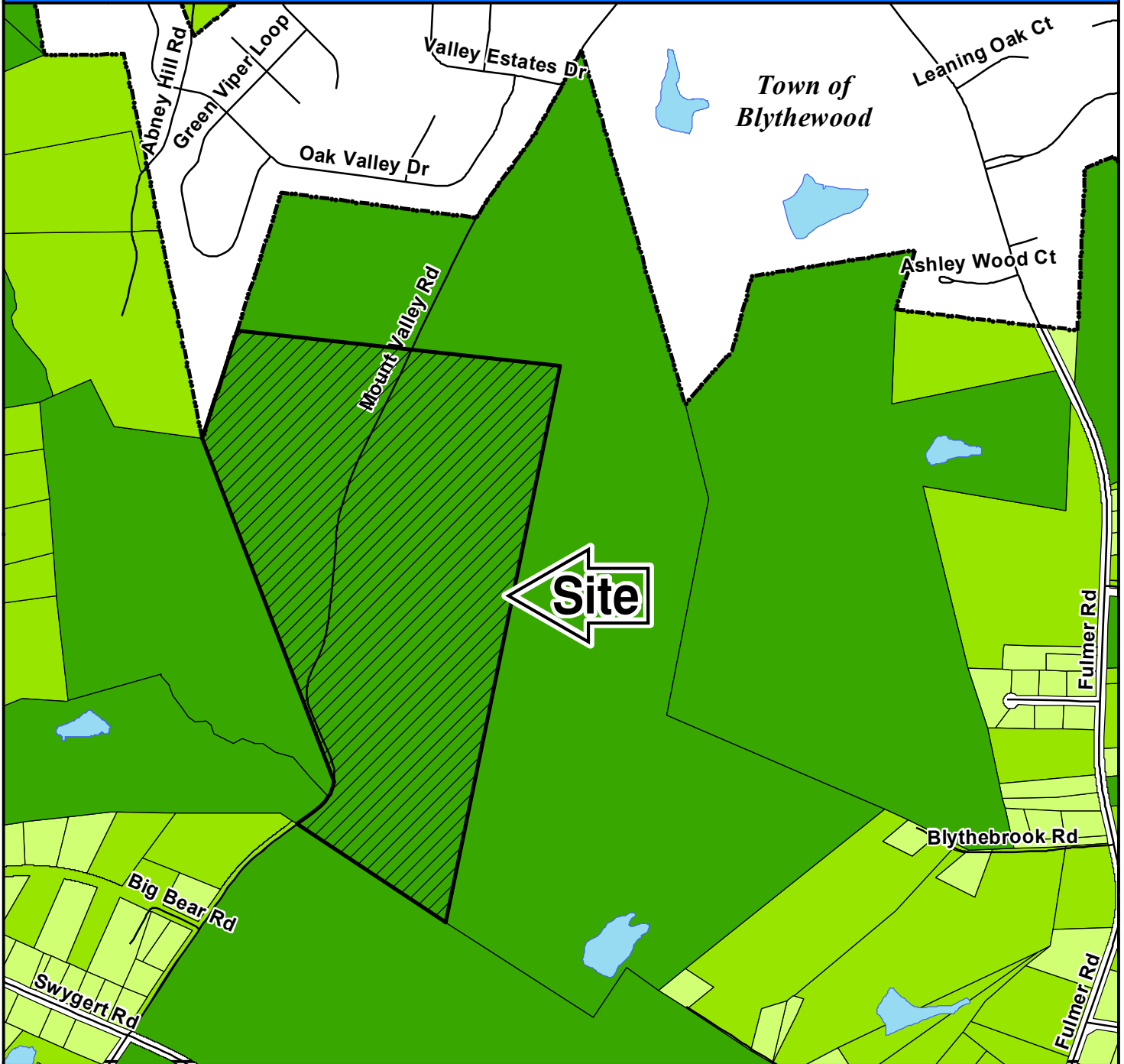
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**






# CASE 25-003 MA

## AG 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	

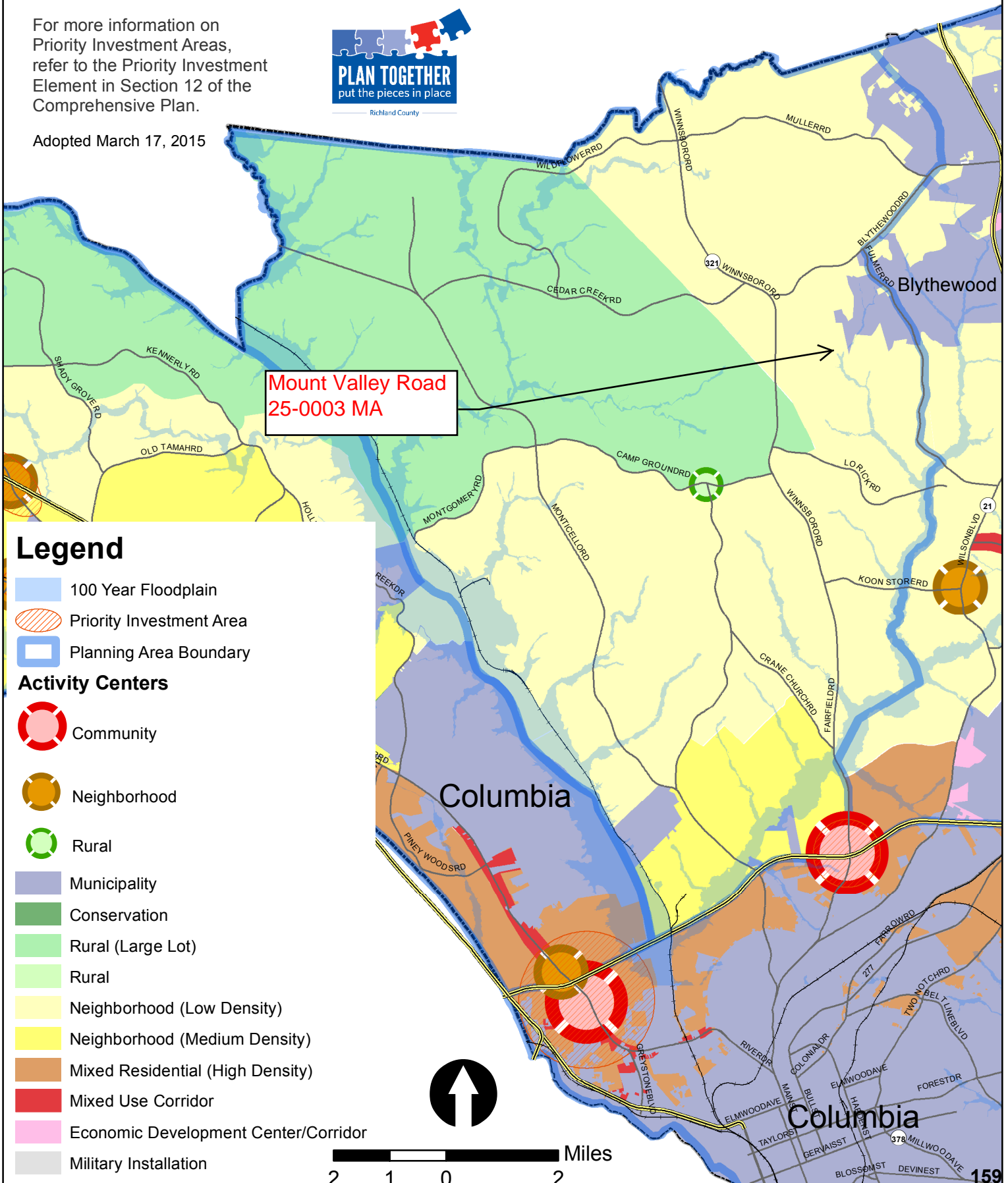


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Mount Valley Road  
25-0003 MA

## Legend

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

## Activity Centers

- Community
- Neighborhood
- Rural

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



# Case #24-044 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

#### a. Permitted Uses

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

#### b. Special Requirements Uses

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

#### c. Special Exception Uses

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

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

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-004 MA  
**APPLICANT:** Carol Crooks

**LOCATION:** 624 Langford Road

**TAX MAP NUMBER:** R20600-01-04 (Portion of)  
**ACREAGE:** 10.55 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HM

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Bcb!7 ca d`]Ubh

**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: 7 dwelling units.

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

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

## Discussion

### **Parcel/Area Characteristics**

The site has access and frontage along Langford Road. This section of Langford Road is a two-lane undivided collector without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family structures.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 2.4 miles west of the subject parcel. The Langford Road Elementary School is located .75 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 305) located west of the subject parcel on Langford Road identifies 8,700 Average Daily Trips (ADT's). This section of Langford Road is classified as a two lane undivided minor collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Langford Road is currently operating at Level of Service (LOS) "D".

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 Langford Road, either through SCDOT or the County Penny Sales Tax program.

## Conclusion

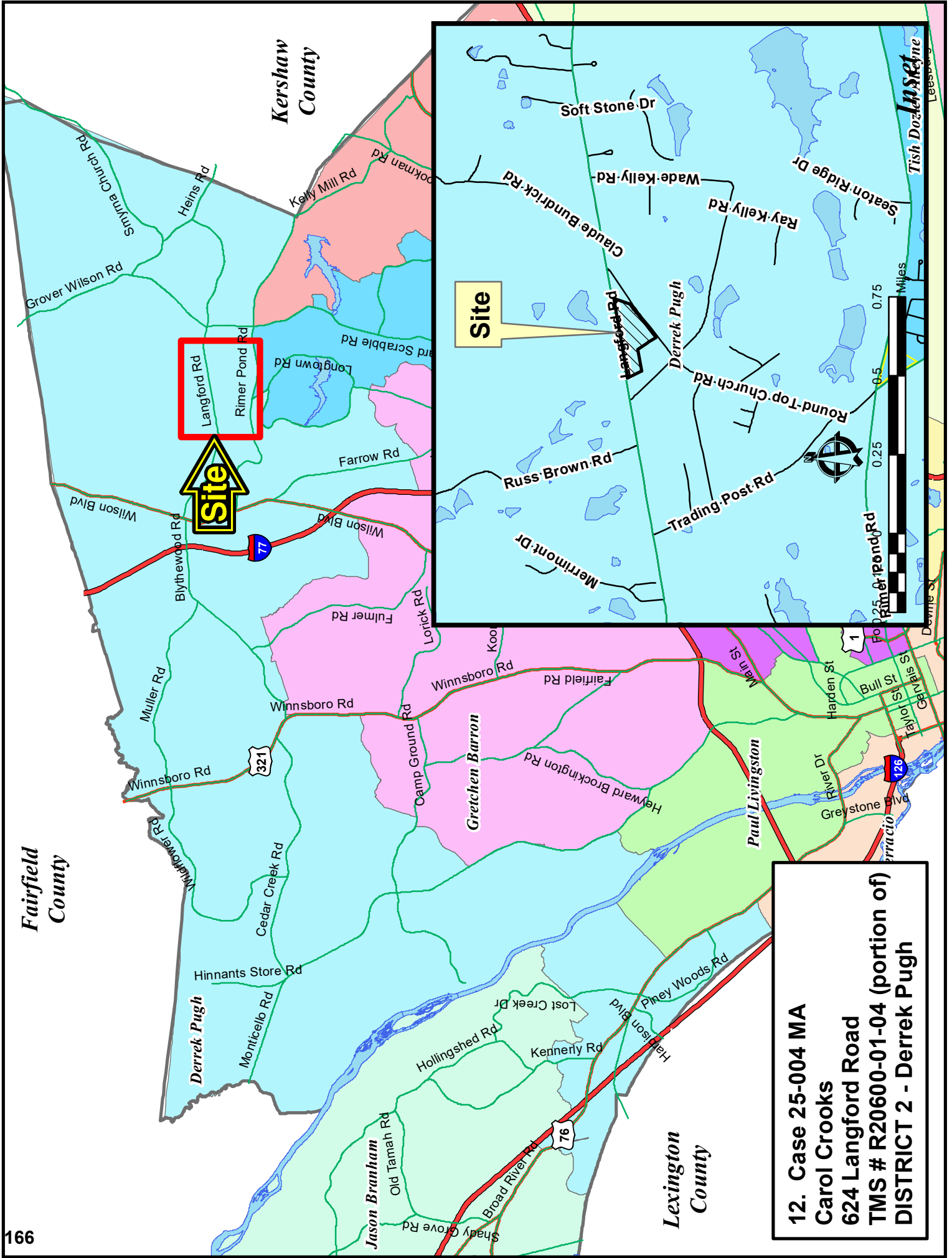
The proposed rezoning is **inconsistent** with the objectives for the Neighborhood (Low Density), which recommends Low Density housing developments within these areas. The proposed request does not meet the density recommendations of the Neighborhood (Low Density) designation.

## Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

- The request is consistent with the zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-004 MA**.



Langford Rd  
Rimer Pond Rd



Site

12. Case 25-004 MA  
 Carol Crooks  
 624 Langford Road  
 TMS # R20600-01-04 (portion of)  
 DISTRICT 2 - Derrek Pugh

**CASE 25-004**  
**AG to HM**  
**TMS R20600-01-04 (portion of)**

**Site**

Langford Rd  
Round Top Church Rd

Wade Kelly Rd

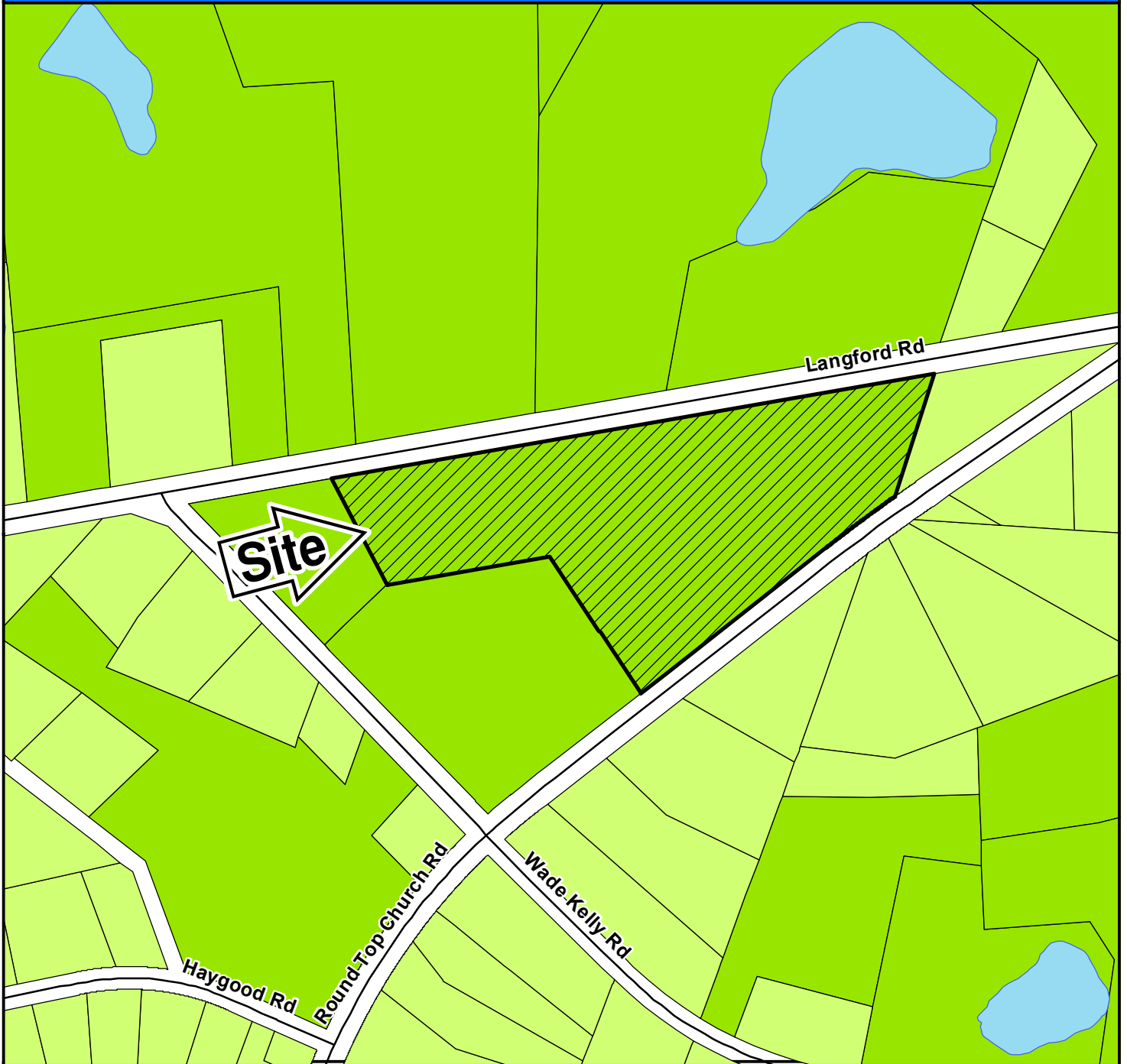
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**








# CASE 25-004 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	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



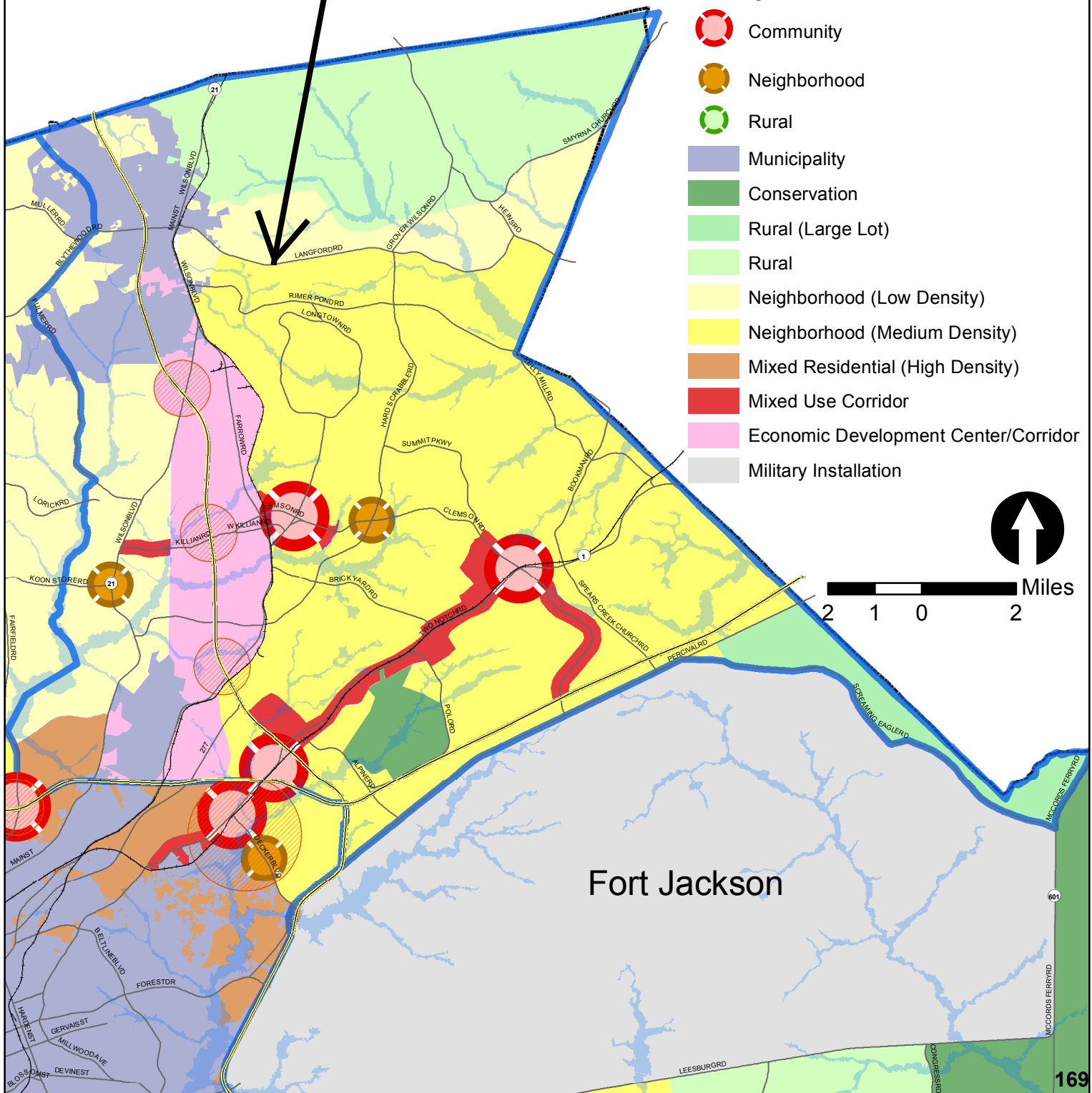
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Langford Road  
25-004MA**

### 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 #24-044 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

#### a. Permitted Uses

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

#### b. Special Requirements Uses

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

#### c. Special Exception Uses

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



# Case #24-044 MA - Zoning Districts

## Current Zoning District

### Homestead (HM) District

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

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

**a. Permitted Uses**

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:** February 3, 2025  
**RC PROJECT:** 25-005 MA  
**APPLICANT:** Michael Schroeder

**LOCATION:** 520 Todd Branch Drive

**TAX MAP NUMBER:** R17115-01-18  
**ACREAGE:** 3.8 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** R4

**ZPH SIGN POSTING:** February 10, 2025

**Comprehensive Plan Compliance**

Nob!7 ompliant

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). With the adoption of the 2005 Code the Residential Single Family District (RS-2) was Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD was designated the Residential 3 District (R3).

**Zoning History for the General Area**

The General Commercial District (GC) parcel north of the site was rezoned from Development District (D-1) under case number (94-058MA).

**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: 34 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/ HM/ GC	Residence/ Residence/ Self Storage
<u>South:</u>	R3/ R4	Residence/ Undeveloped
<u>East:</u>	R4	Residence
<u>West:</u>	HM	Residence

## Discussion

### Parcel/Area Characteristics

The parcel has access to Todd Branch Drive. There are no sidewalks or streetlamps along this section of Todd Branch Drive. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, undeveloped parcels and a commercial use. East of the subject parcel is a single-family residence. West of the site is residence. South of the subject parcel is undeveloped and a residence. North of the site is a residence and a self-storage facility.

### Public Services

The subject parcel is within the boundaries of School District Two. The Windsor Lake Elementary School is located approximately .8 miles east of the subject parcel on Dunbarton Drive. The Jackson Creek fire station (number 32) is located .6 miles northeast of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

### Plans & Policies

#### 2015 Comprehensive Plan

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #11h) located north east of the subject parcel on Two Notch Road identifies 33,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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

There are safety improvements along US 1 (Two Notch Rd) from S-33 (Trenholm Rd Ext) to Valhalla Drive for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The requested zoning designation does align with the existing zoning districts in the immediate area.

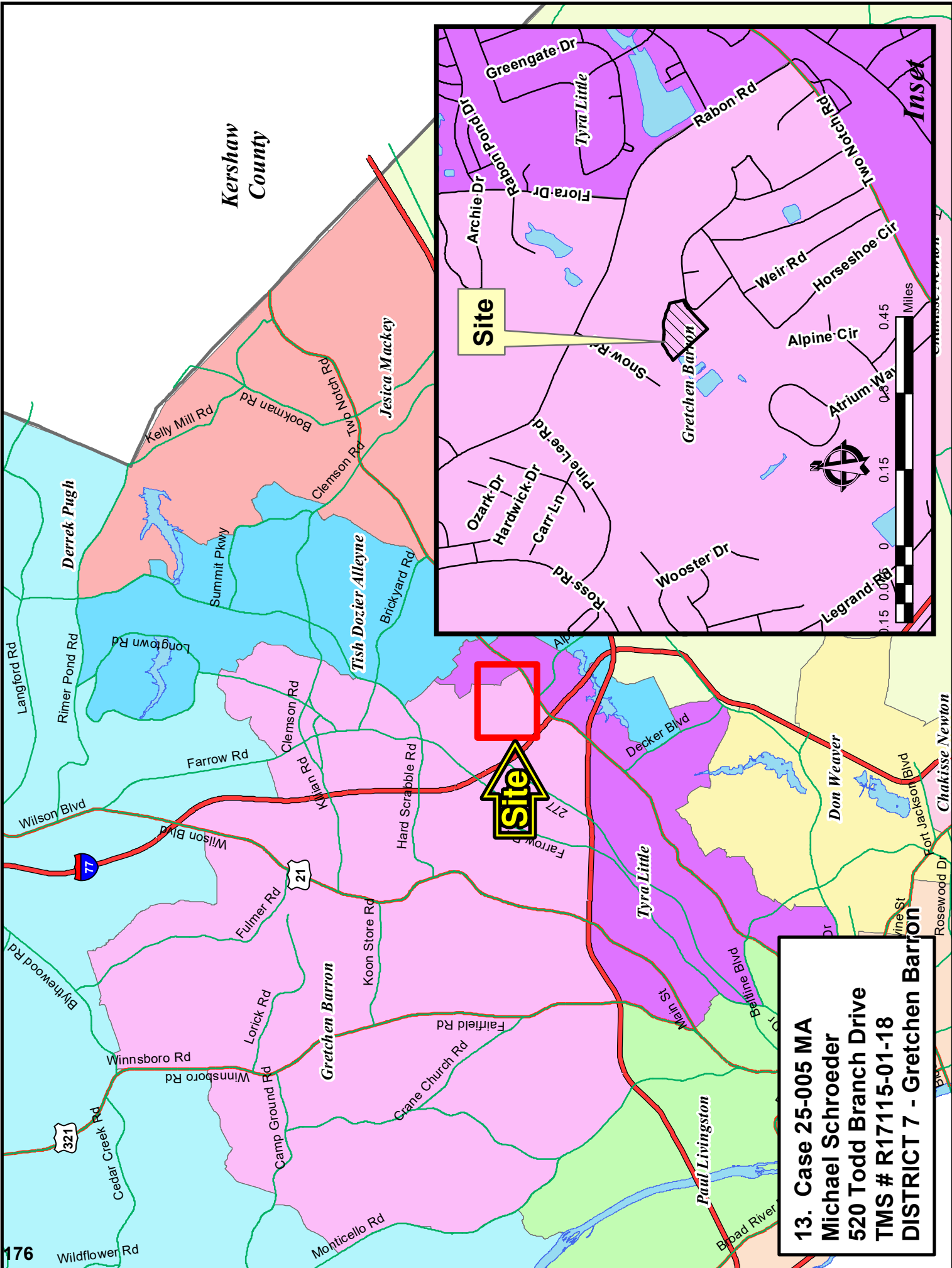
### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

- The request is consistent with the zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **24-005 MA**.

**Kershaw  
County**



**Site**

**Gretchen Barron**

**Inset**



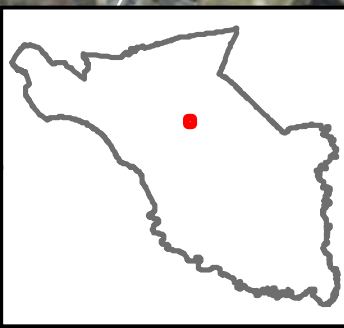
**13. Case 25-005 MA  
Michael Schroeder  
520 Todd Branch Drive  
TMS # R17115-01-18  
DISTRICT 7 - Gretchen Barron**

**CASE 25-005**  
**R3 to R4**  
**TMSR17115-01-18**



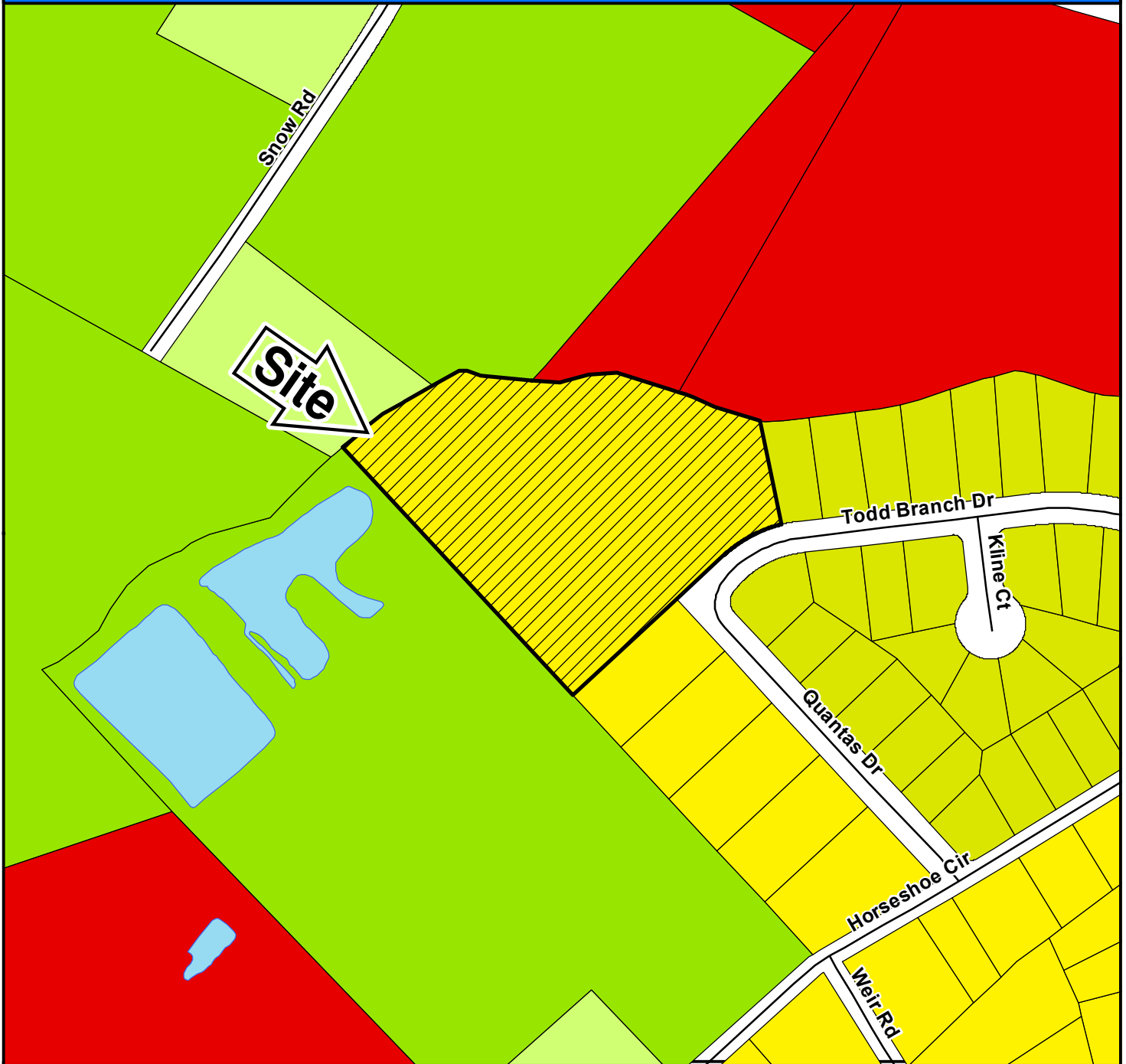
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**





# CASE 25-005 MA

## R3 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

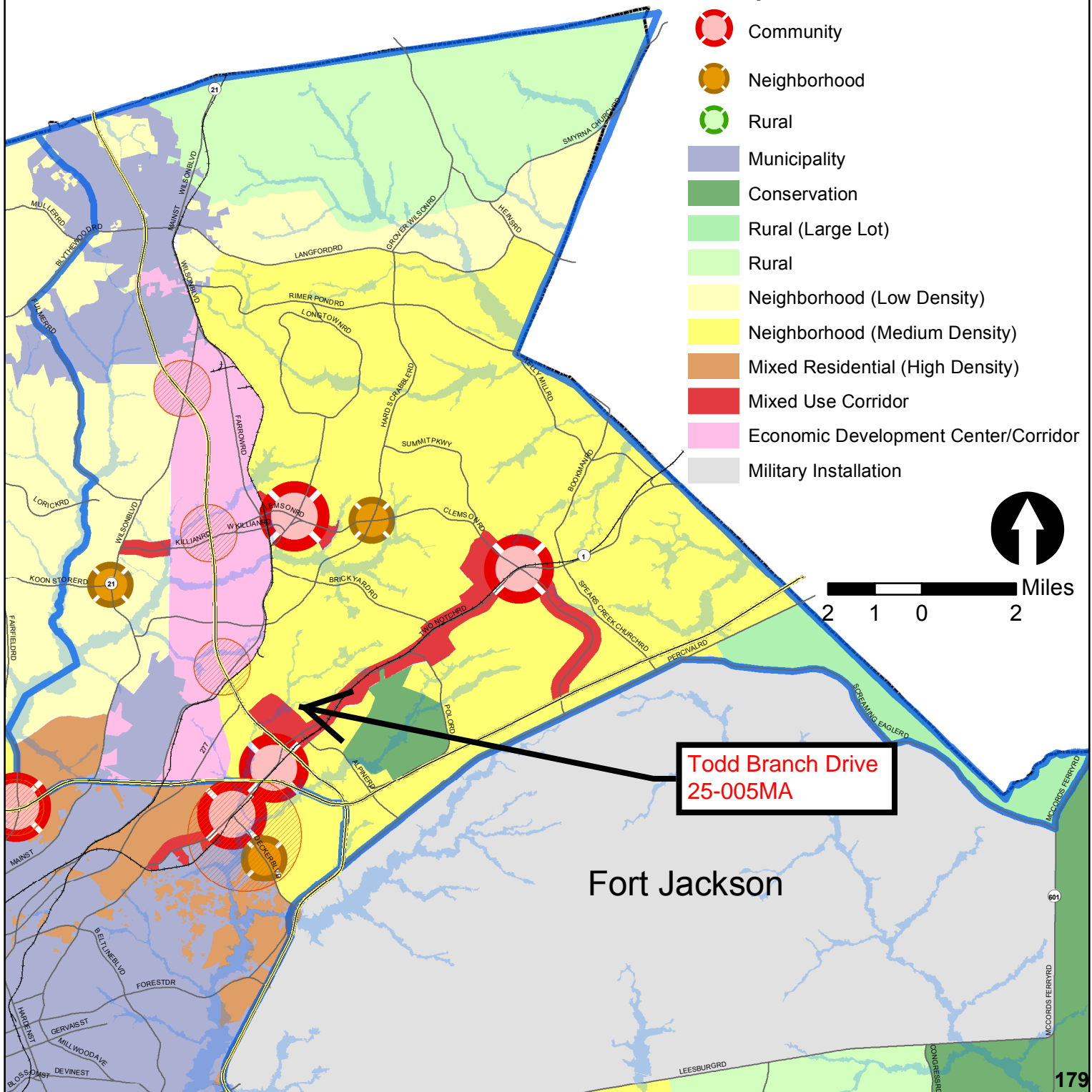


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson

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

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

<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

**a. Permitted Uses**

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

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**c. Special Exception Uses**

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



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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