

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



**April 22, 2025**

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

## **Purpose and Use of the Future Land Use Map**

### **Purpose of Future Land Use Map and Categories**

The Future Land Use map and categories are used during rezoning requests to make recommendations and decisions regarding the appropriateness of different aspects of proposed developments. The Future Land Use map and categories provide guidance when making decisions about zoning and infrastructure investments by identifying the type and character of development that should occur in specific areas.

The Future Land Use categories and the Future Land Use map are provided solely with the intention of offering guidance to local decision-makers. This plan does not make formal recommendations to rezone properties to align with these Future Land use designations, but provides support for these Future Land Use designations during a rezoning case evaluation.

### **Using the Future Land Use Map and Categories**

Each rezoning proposal needs to be evaluated using the land use category, goals and implementation strategies outlined in this Comprehensive Plan. Because this is a Comprehensive Plan and not intended to provide site level guidance with regard to development decisions, discretion should be used when evaluating a proposed rezoning using the Future Land Use Map and related categories.

Future Land Use category lines were developed by considering development character, utility service areas, lines of natural features, and roadways. Particularly for areas near or on the boundaries of Future Land Use categories, discretion by the Richland County Planning Department staff is needed to determine the appropriate Future Land Use category that should be applied based on:

- Existing development context of property
- Environmental context of the property
- Development activity or proposed activity occurring within a sphere of influence of the property
- Future plans to construct utility infrastructure, roadways, or other public facilities

Ultimately, rezoning decisions are legislative decisions made by the County Council. This means that the decisions are a policy choice, and that the Comprehensive Plan helps to inform these choices.



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

## AGENDA

*Tuesday, April 22, 2025*

*2020 Hampton Street, Columbia, SC 29204*

*7:00 PM*

### 1. STAFF:

Synithia Williams ..... Community Planning and Development Director  
Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator  
Matthew T. Smith ..... Comprehensive Planner  
Marc Ridlehoover ..... 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 # 24-055 MA

Stephanie Daniel  
R3 to GC (1.00 acres)  
101 and 105 Wynette Way  
TMS: R22914-04-21 & R22914-04-20  
Planning Commission: Disapproval (5-1)  
Comprehensive Plan: Compliant

[Page 5](#)

District 9  
The Honorable Jessica Mackey

##### 2. Case # 24-061 MA

Brad Shell  
HM/RT to GC (14.03 acres)  
10205 Wilson Blvd and W/S Wilson Blvd  
TMS: R14900-01-04 and R14900-01-17  
Planning Commission: Disapproval (5-2)  
Comprehensive Plan: Non-compliant

[Page 16](#)

District 2  
The Honorable Derrek Pugh

##### 3. 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 25](#)

District 7  
The Honorable Gretchen Barron

4. 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 34](#)
- District 7  
The Honorable Gretchen Barron
5. 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 43](#)
- District 7  
The Honorable Gretchen Barron
6. Case # 25-014 MA  
Gale B. Grayson  
HM to RT (4.89 acres)  
11321 Monticello Road  
TMS: R05600-02-59  
Planning Commission: Disapproval (7-0)  
Comprehensive Plan: Non-compliant  
[Page 52](#)
- District 2  
The Honorable Derrek Pugh
7. Case # 25-016 MA  
Helen Bryson  
HM to RT (1.82 acres)  
1036 Langford Road  
TMS: R23400-05-07  
Planning Commission: Disapproval (7-0)  
Comprehensive Plan: Non-compliant  
[Page 61](#)
- District 2  
The Honorable Derrek Pugh

## 7. ADJOURNMENT



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** April 7, 2025  
**RC PROJECT:** 24-055MA  
**APPLICANT:** Stephanie Daniel

**LOCATION:** 101 & 105 Wynette Way

**TAX MAP NUMBER:** R22914-04-21 & R22914-04-20  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** GC

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

### Comprehensive Plan

Compliant

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 was Manufactured Home District (MH-1). With the adoption of the 2005 Land Development Code, the MH-1 District was designated Manufactured Home District (MH). With the adoption of the November 16, 2021 Land Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential 3 District (R3).

#### Zoning History for the General Area

The General Commercial District (GC) parcels, located southwest of the site with frontage along Fore Avenue, was rezoned from Light Industrial District (M-1) and Manufactured Home District (MH) under case number 12-024MA.

The General Commercial District (GC) parcels, located west of the site with frontage along Two Notch Road and Aubrey Street, was rezoned from Neighborhood Commercial District (CC) and Manufactured Home District (MH) under case number 13-002MA.

### 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)

### **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: 16 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>	R-3/ R3	Residence/ Manufactured Home
<b><u>South:</u></b>	R3/ R3	Residence/ Manufactured Home
<b><u>East:</u></b>	R3	Manufactured Home
<b><u>West:</u></b>	GC	Strip Retail

### **Discussion**

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

The parcels have frontage along Wynette Way and Aubrey Street. One parcel is undeveloped. The other parcel contains a single family structure. Both Wynette Way and Aubrey Street are two lane collector roads without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North, South and east of the site are residentially zoned parcels with single family structures and manufactured homes. West of the site are commercial zoned parcels with commercial uses.

#### **Public Services**

The subject parcels are within the boundaries of Richland School District Two. Spring Valley High School is located .9 miles southwest of the subject parcels on Sparkleberry Lane. Records indicate that the parcels are within the City of Columbia's water service area and the East Richland County Public Service District sewer service area. There are no fire hydrants located along this section of Wynette Way and Aubrey Street. The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 1.95 miles east 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 ***Community Activity Center***.

## Land Use and Design

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

## Traffic Characteristics

The 2023 SCDOT traffic count (Station #118) located north of the subject parcel on Two Notch Road identifies 24,800 Average Daily Trips (ADT's). Two Notch Road is classified as a Five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch 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 is a Rehab & Resurfacing project planned for this section of Two Notch Road through SCDOT with no anticipated completion date.

There is a bikeway proposed for this section of Two Notch Road through the County Penny Sales Tax program and is currently in the public input phase.

## Conclusion

The proposed map amendment aligns with the overall objectives of the Comprehensive Plan for the *Community Activity Center* designation and is deemed to be **compliant**. Rezoning the subject parcel would allow for land uses that are consistent with the intended mix of uses in this designation.

However, the proposal conflicts with policy guidance that seeks to buffer residential neighborhoods from more intensive uses. The policy aims to protect residential areas from potential negative impacts, such as increased light, noise, and traffic, by ensuring that higher-intensity uses are located away from homes.

Although the Future Land Use Map (FLUM) places the parcel within the Community Activity Center designation, these boundaries are generalized and do not always account for specific physical dividers, like roads. Aubrey Street functions as a natural separation between the commercial corridor along Two Notch Road (a five-lane principal arterial with existing businesses) and the residential neighborhood of Royal Pines.

## Planning Commission Action

At their **April 7, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

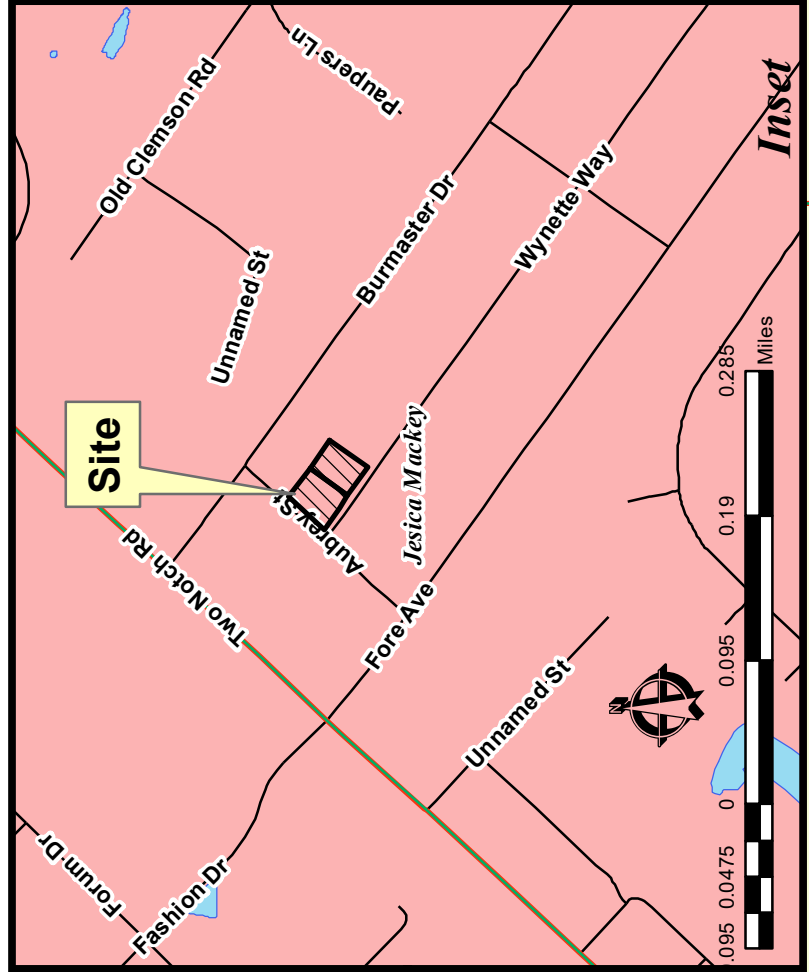
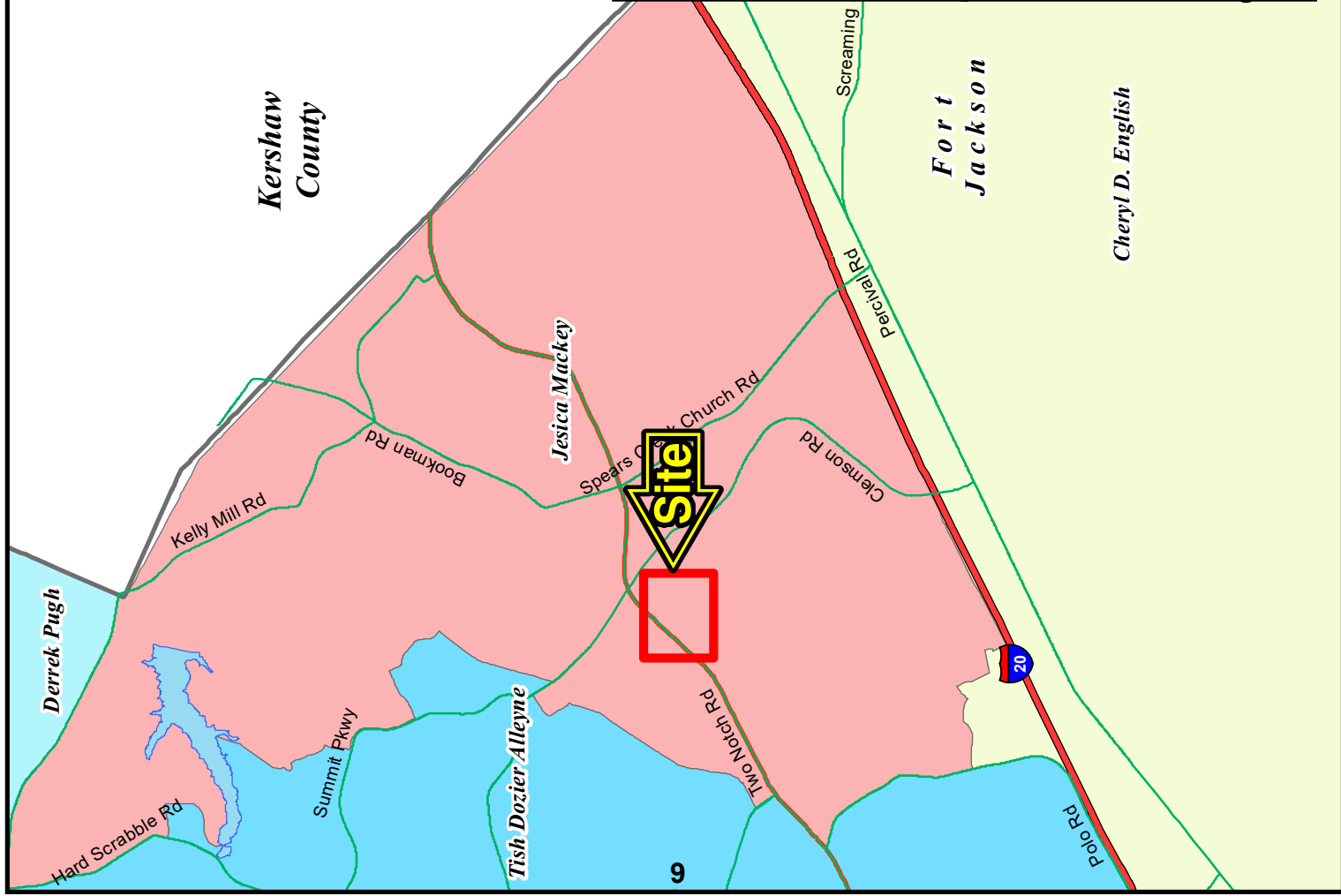
- The proposal conflict with the guidelines which seeks to buffer residential neighborhoods from more intensive uses

- Approval of the request would open the flood gates for further GC zoning and development.

The PC recommends the County Council approve the proposed amendment for RC Project # **24-055 MA**.



1. Case 24-055 MA  
Stephanie Daniel  
101 & 105 Wynette Way  
TMS: R22914-04-20 & R22914-04-21  
DISTRICT 9 - Jessica Mackey



**CASE 24-055 MA**  
**R3 to GC**  
**TMSR22914-04-20 & 21**

Two Notch Rd

Unnamed St



Burmester Dr

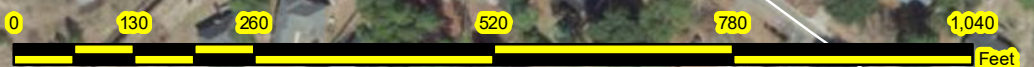
Aubrey St

Wynette Way

Fore Ave

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

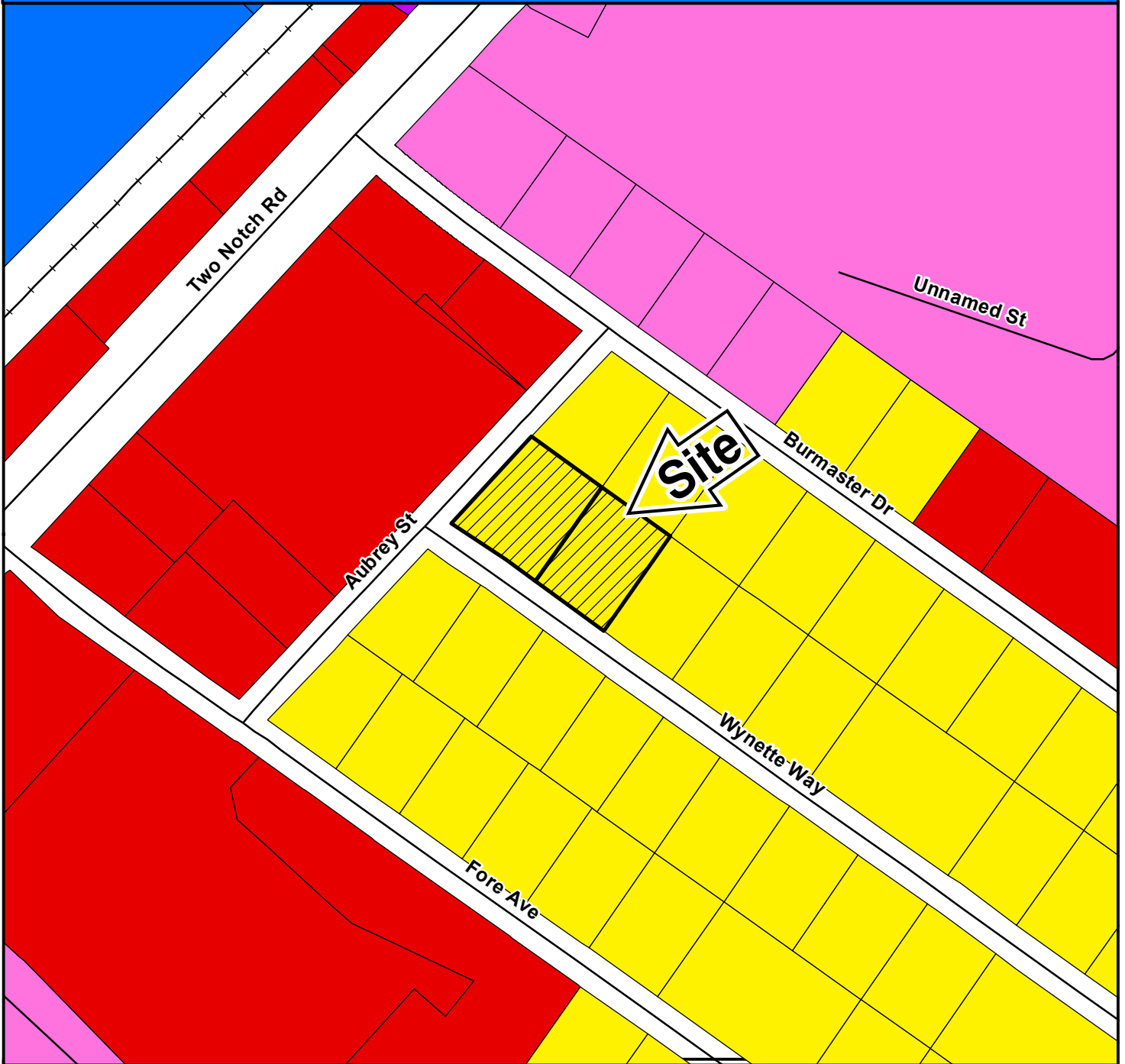


Richland County & Woolpert



# CASE 24-055 MA

## R3 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

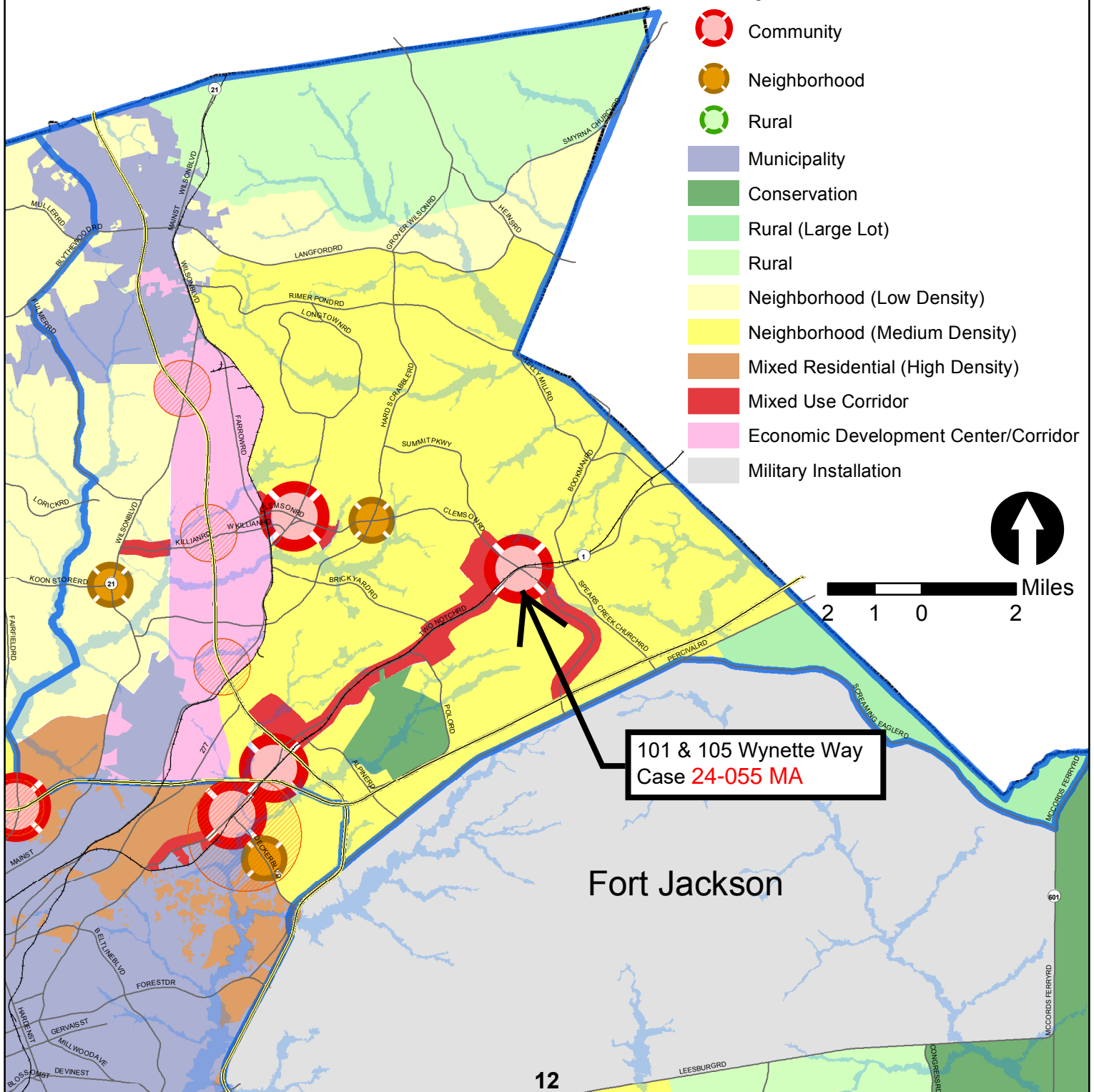


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



<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.

## General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
<b>Agricultural</b>		Kennel	SR	Bed and breakfast	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
<b>Agriculture and Forestry Related</b>		<b>Commercial Services</b>		<b>Vehicle Sales and Services</b>	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
<b>Residential</b>		Bank, Retail	P	Parking, Commercial	P
<b>Household Living</b>		Catering	P	Vehicle fueling station	P
Dwelling, Live-Work	SR	Commercial services	P	Vehicle parts and accessories store	P
Dwelling, Multi-family	P	Consumer goods repair	SR	Vehicle repair, minor	P
Group home, Family	SR	Contractor's office	P	Vehicle sales and rental	P
<b>Group Living</b>		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	<b>Industrial</b>	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
<b>Community Service</b>		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	<b>Production of Goods</b>	
Community food services	P	Personal services	P	Artisan goods production	SR
Community recreation center	P	Rental center	SR	Manufacturing, assembly, and fabrication, Light	P
Cultural facility	P	Self-service storage facility	SR	<b>Waste and Recycling Facilities</b>	
Day care facility	SR	Sightseeing tour services	P	Recycling collection station	P
Government office	P	Tattoo or body piercing facility	SR		
Hospital	P	Bar or other drinking place	SR		
Library	P	Restaurant	SR		
Membership organization facility	P	Restaurant, Carry-out	P		
Nursing care facility	P	Restaurant, Drive-through	P		
Place of worship	P	<b>Recreation/Entertainment</b>			
Public recreation facility	SR	Arena, stadium, or outdoor theater	SR		
Public safety facility	P	Commercial recreation, Indoor	P		
Short-term or transitional housing	SE	Commercial recreation, Outdoor	SR		
<b>Education</b>		Fitness or training center/studio	P		
College or university	P	Golf course	SR		
Elementary, middle, or high school	P	Marina	P		
School, business or trade	P	Performing arts center	P		
<b>Funeral and Mortuary Services</b>		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
<b>Parks and Open Space</b>		Smoking place	SR		
Arboretum or botanical garden	P	<b>Retail Sales</b>			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
<b>Transportation</b>		Consumer goods store	SR		
Transit stop	SR	Consumer goods store, Large	P		
Fleet terminal	P	Convenience store	P		
Passenger terminal, surface transportation	P	Drugstore	P		
<b>Utilities and Communication</b>		Farmers' market	P		
Antenna	P	Flea market	P		
Broadcasting studio	P	Garden center or retail nursery	P		
Communication tower	SE	Grocery/Food store	P		
Utility, minor	SR	Manufactured home sales	SR		
		Outdoor power equipment store	P		
		Pawnshop	P		

### a. Permitted Uses

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### b. Special Requirements Uses

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### c. Special Exception Uses

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# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

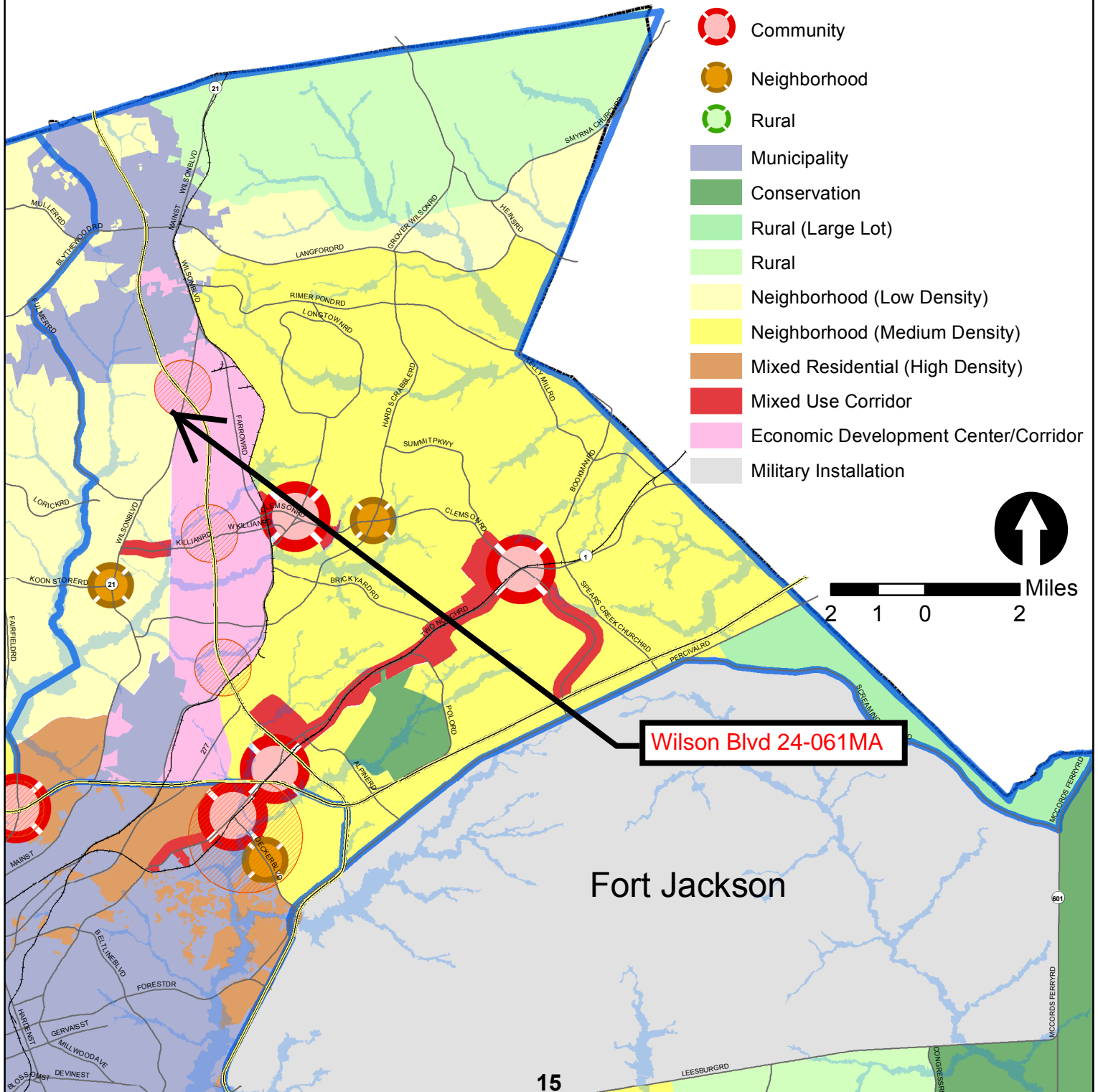


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-061MA  
**APPLICANT:** Brad Shell

**LOCATION:** 10205 Wilson Boulevard

**TAX MAP NUMBER:** R14900-01-04 & 17  
**ACREAGE:** 14.03 acres  
**EXISTING ZONING:** HM / RT  
**PROPOSED ZONING:** GC

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

#### Comprehensive Plan

Compliant

#### 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: 224 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>	PDD/ PDD	Self-Storage/ Gas Station
<b><u>South:</u></b>	HM	Undeveloped
<b><u>East:</u></b>	PDD	Gas Station
<b><u>West:</u></b>	PDD	Undeveloped

## Discussion

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

The parcel has frontage along Wilson Boulevard and Turkey Farm Road. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, commercial uses and residential properties.

### ***Public Services***

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is northwest 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. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.5 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 ***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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

### **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**

The proposed map amendment aligns with the 2015 Comprehensive Plan. The subject site is within the Economic Development Center/Corridor designation, which supports zoning districts that allow complementary retail and commercial uses along a primary road corridor near employment centers.

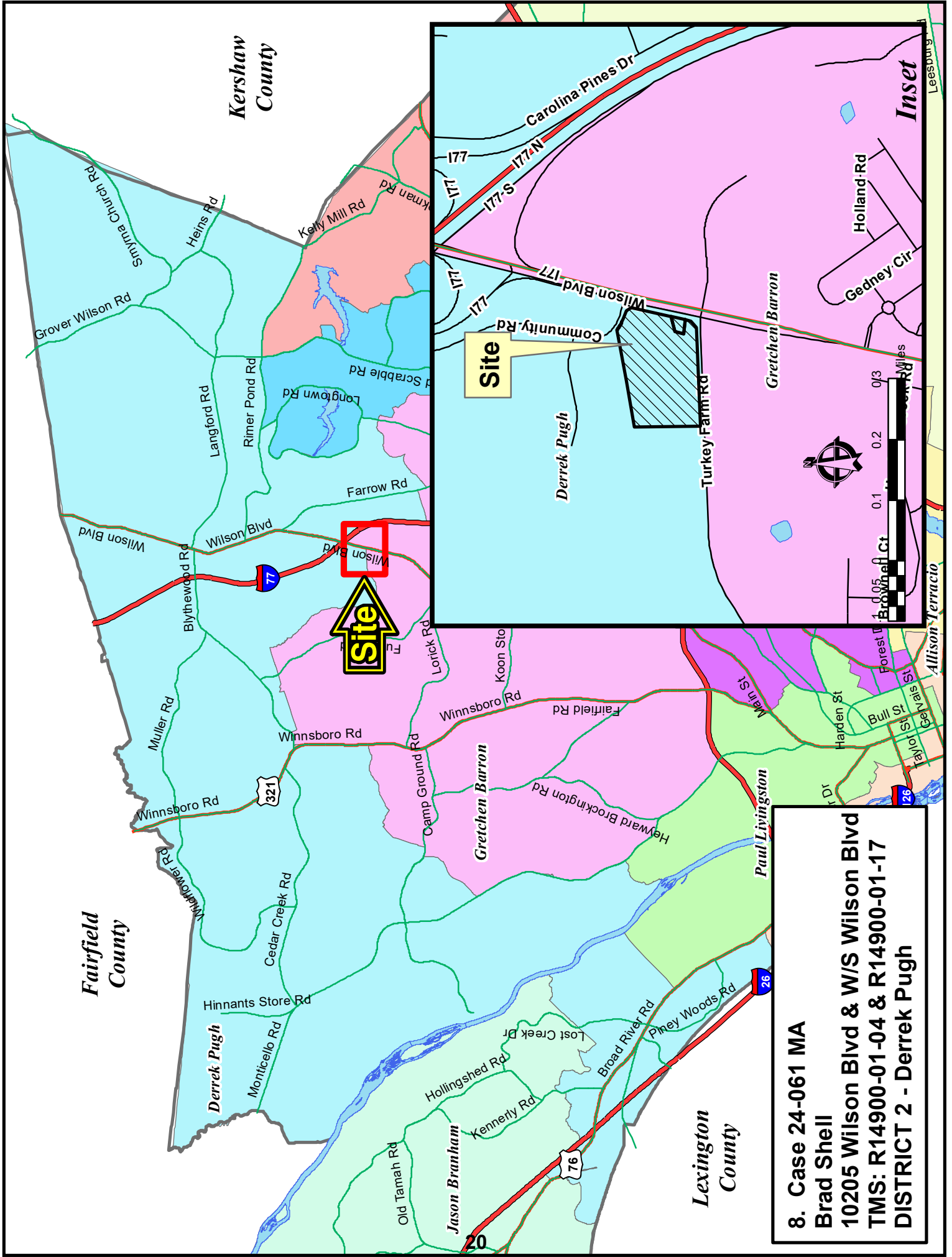
The requested zoning district provides for uses that support the Economic Development Center/Corridor designation's recommendations. Additionally, the subject site meets the location criteria for this designation.

### **Zoning Public Hearing Date**

**February 25, 2025.**







# CASE 24-061 MA

## HM/RT 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	



## 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.

## 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.

## General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
<b>Agricultural</b>		Kennel	SR	Bed and breakfast	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
<b>Agriculture and Forestry Related</b>		<b>Commercial Services</b>		<b>Vehicle Sales and Services</b>	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
<b>Residential</b>		Bank, Retail	P	Parking, Commercial	P
<b>Household Living</b>		Catering	P	Vehicle fueling station	P
Dwelling, Live-Work	SR	Commercial services	P	Vehicle parts and accessories store	P
Dwelling, Multi-family	P	Consumer goods repair	SR	Vehicle repair, minor	P
Group home, Family	SR	Contractor's office	P	Vehicle sales and rental	P
<b>Group Living</b>		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	<b>Industrial</b>	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
<b>Community Service</b>		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	<b>Production of Goods</b>	
Community food services	P	Personal services	P	Artisan goods production	SR
Community recreation center	P	Rental center	SR	Manufacturing, assembly, and fabrication, Light	P
Cultural facility	P	Self-service storage facility	SR	<b>Waste and Recycling Facilities</b>	
Day care facility	SR	Sightseeing tour services	P	Recycling collection station	P
Government office	P	Tattoo or body piercing facility	SR		
Hospital	P	Bar or other drinking place	SR		
Library	P	Restaurant	SR		
Membership organization facility	P	Restaurant, Carry-out	P		
Nursing care facility	P	Restaurant, Drive-through	P		
Place of worship	P	<b>Recreation/Entertainment</b>			
Public recreation facility	SR	Arena, stadium, or outdoor theater	SR		
Public safety facility	P	Commercial recreation, Indoor	P		
Short-term or transitional housing	SE	Commercial recreation, Outdoor	SR		
<b>Education</b>		Fitness or training center/studio	P		
College or university	P	Golf course	SR		
Elementary, middle, or high school	P	Marina	P		
School, business or trade	P	Performing arts center	P		
<b>Funeral and Mortuary Services</b>		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
<b>Parks and Open Space</b>		Smoking place	SR		
Arboretum or botanical garden	P	<b>Retail Sales</b>			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
<b>Transportation</b>		Consumer goods store	SR		
Transit stop	SR	Consumer goods store, Large	P		
Fleet terminal	P	Convenience store	P		
Passenger terminal, surface transportation	P	Drugstore	P		
<b>Utilities and Communication</b>		Farmers' market	P		
Antenna	P	Flea market	P		
Broadcasting studio	P	Garden center or retail nursery	P		
Communication tower	SE	Grocery/Food store	P		
Utility, minor	SR	Manufactured home sales	SR		
		Outdoor power equipment store	P		
		Pawnshop	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:** April 7, 2025

#### Comprehensive Plan

Non-compliant

#### 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.

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

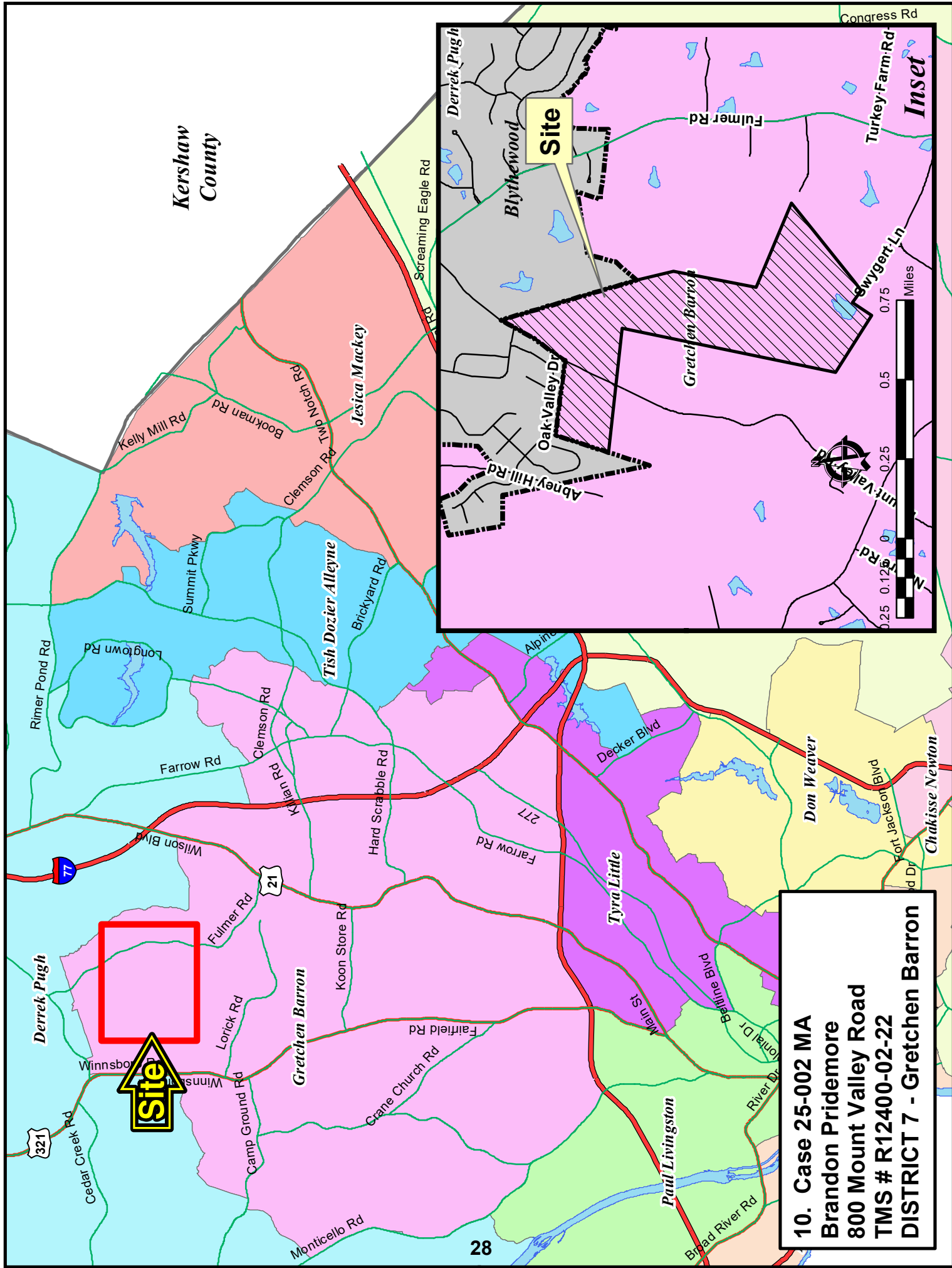
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

### **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.



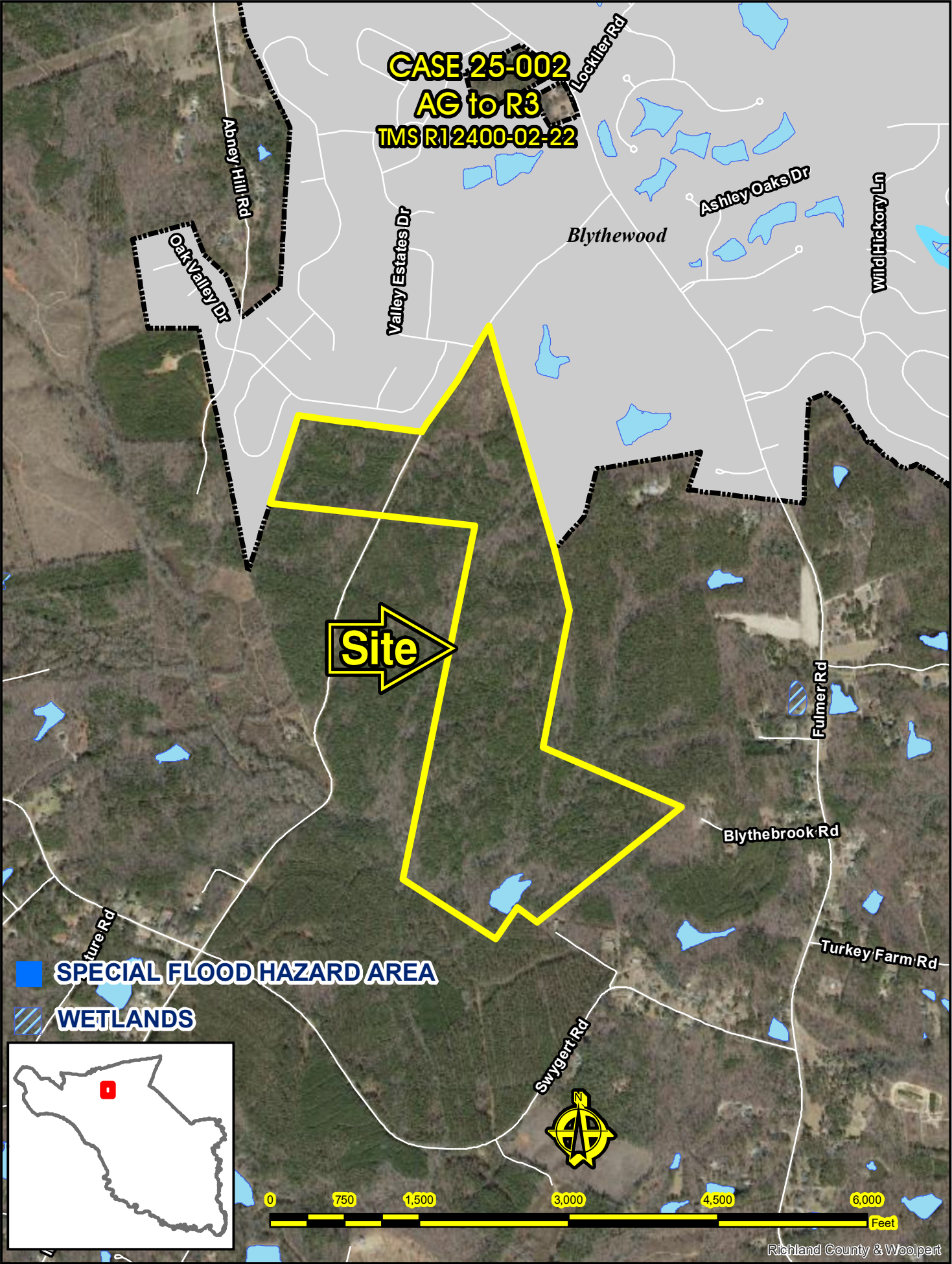
**Kershaw  
County**

**Site**

**Inset**

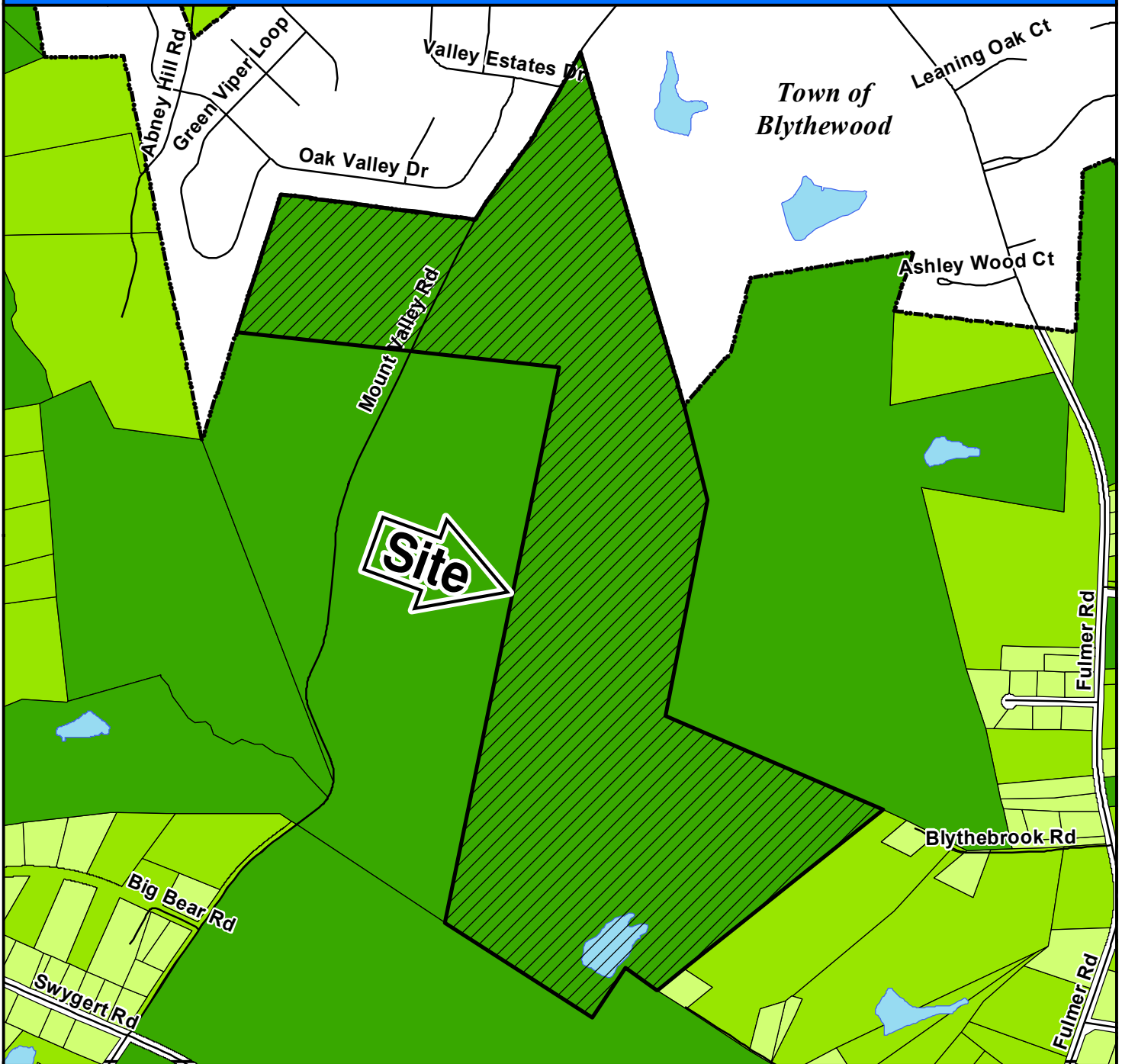
**10. Case 25-002 MA  
Brandon Pridemore  
800 Mount Valley Road  
TMS # R12400-02-22  
DISTRICT 7 - Gretchen Barron**





# 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	



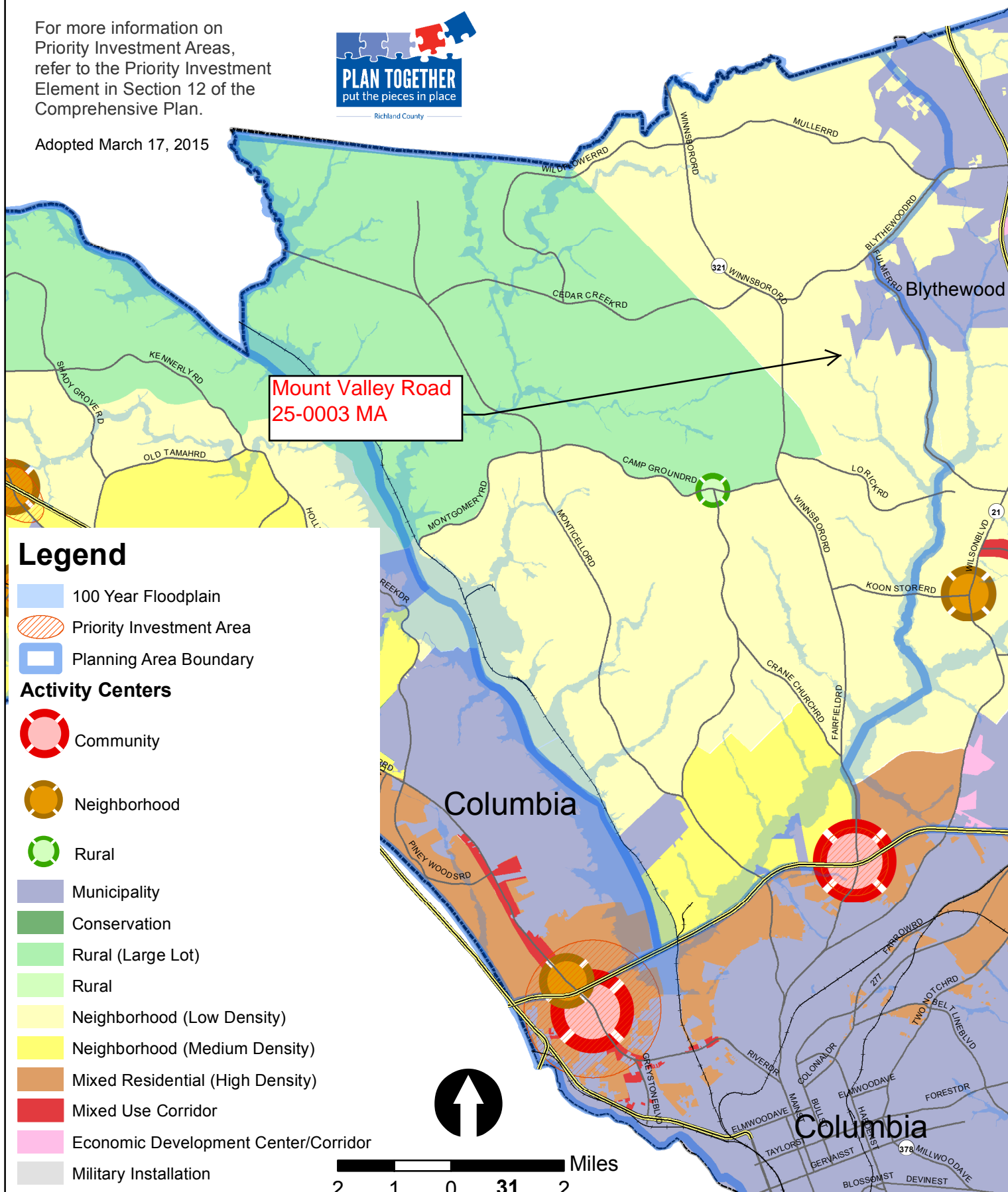
# NORTH CENTRAL PLANNING AREA

## 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





## 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:** 700 Mount Valley Road

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

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

#### Comprehensive Plan

Non-compliant

#### 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
<u>North:</u>	HM	Residence
<u>South:</u>	HM/HM/HM	Undeveloped/ Residence/ Residential Subdivision
<u>East:</u>	HM	Residence
<u>West:</u>	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.

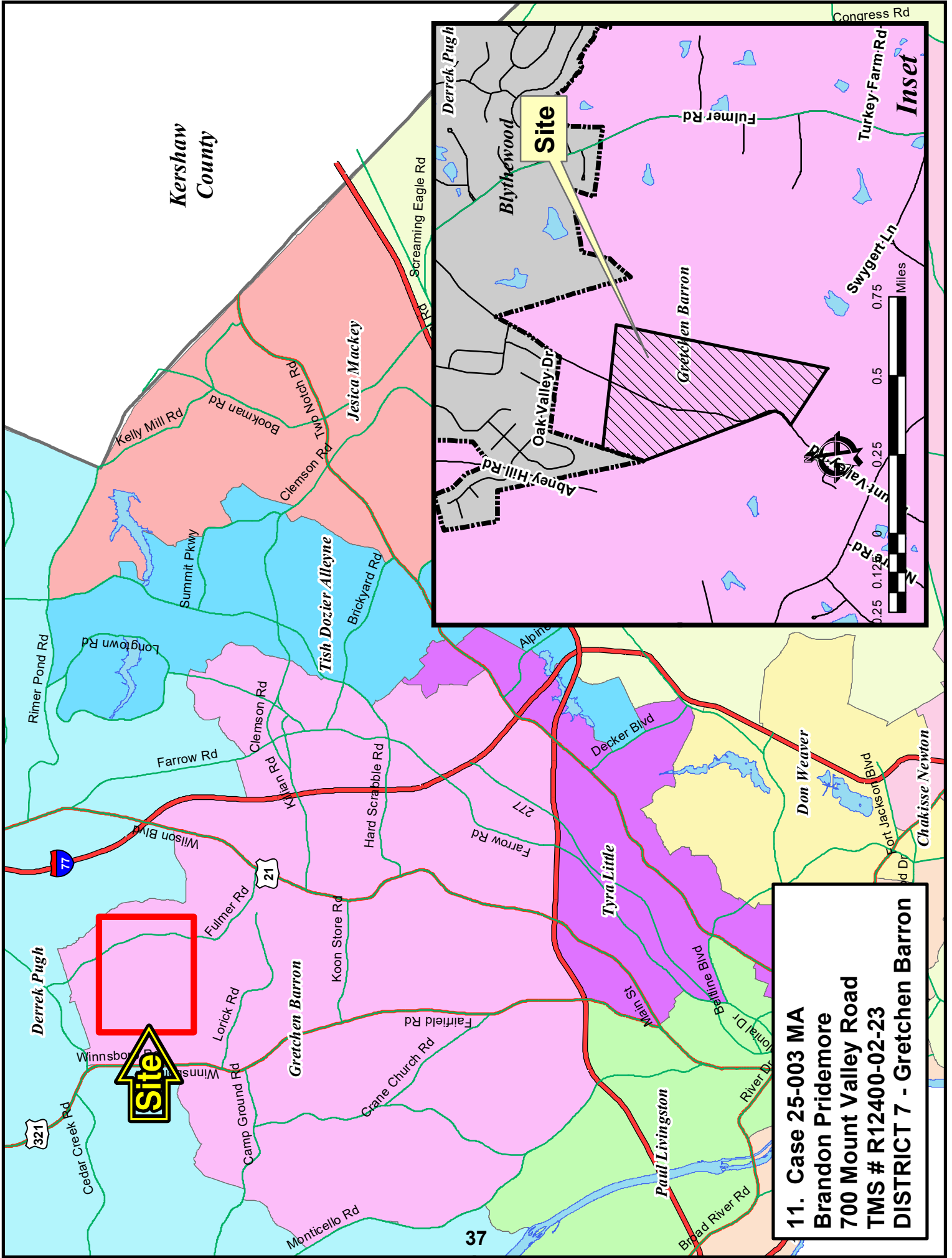
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

### **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.

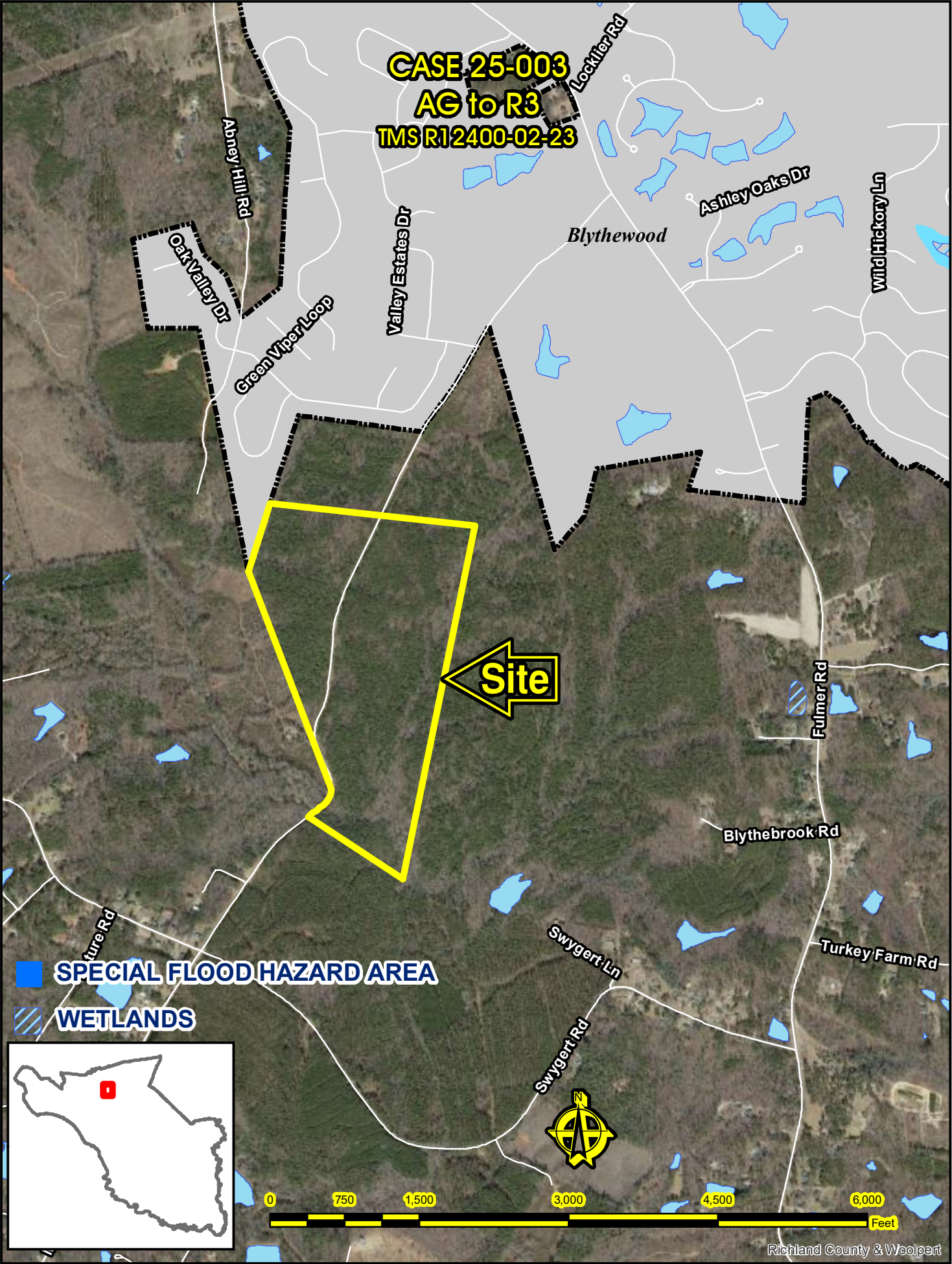
### **Planning Commission Action**

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**.



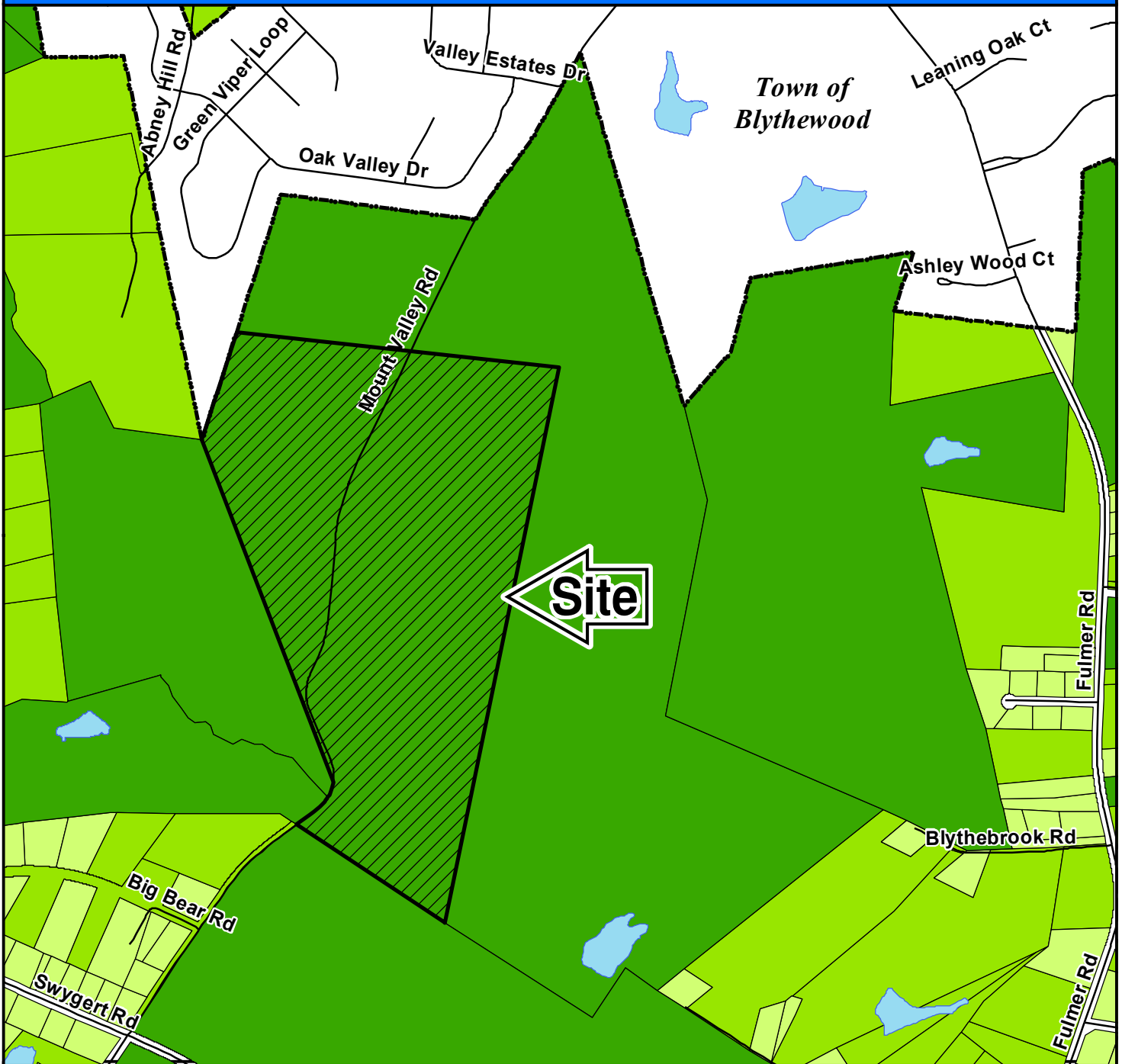
**11. Case 25-003 MA**  
**Brandon Pridemore**  
**700 Mount Valley Road**  
**TMS # R12400-02-23**  
**DISTRICT 7 - Gretchen Barron**





# 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	



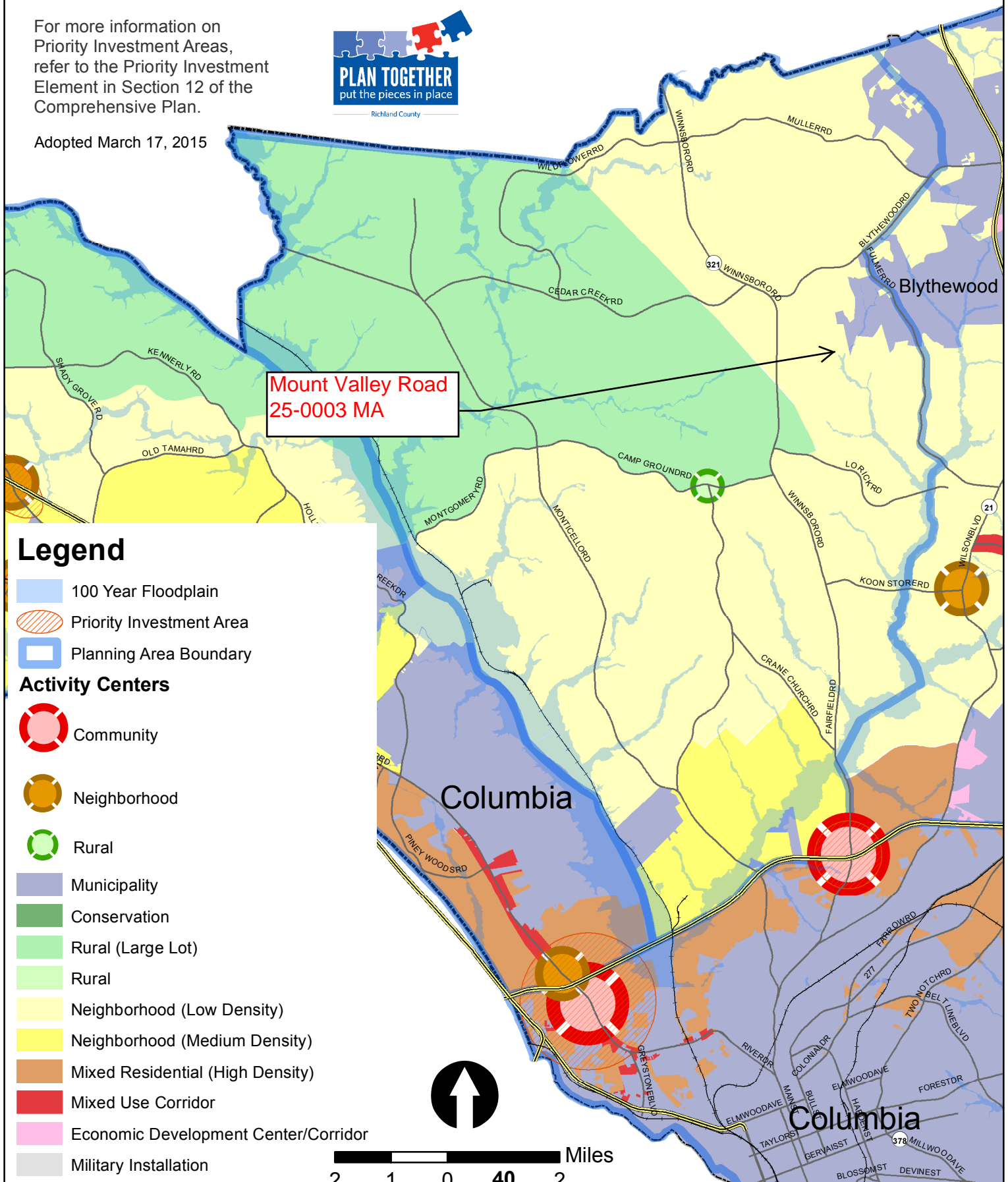
# NORTH CENTRAL PLANNING AREA

## 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





## 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:** 25-005 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:** April 7, 2025

#### Comprehensive Plan

Non-compliant

#### 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**

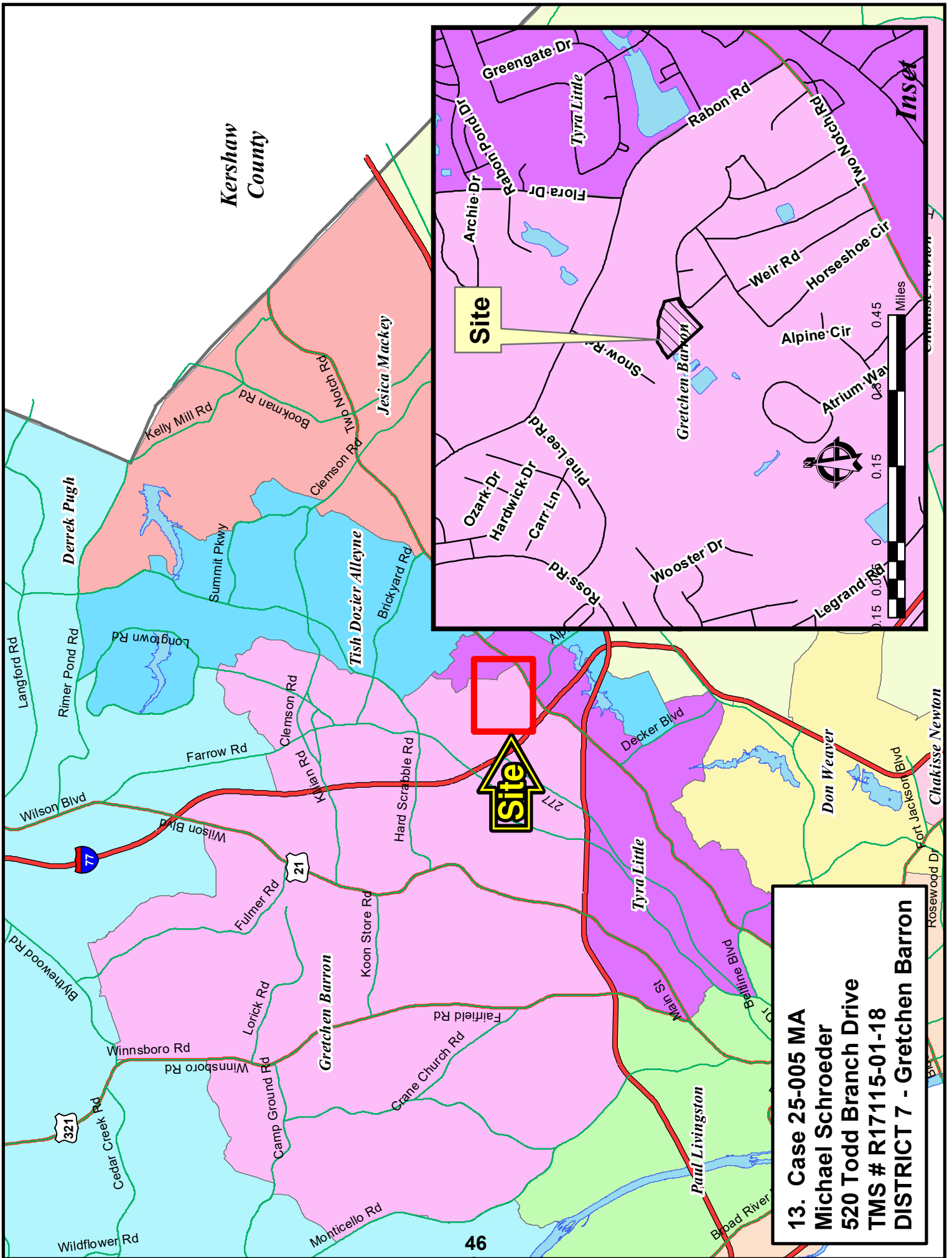
At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

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

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-005 MA**.



**Kershaw  
County**





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

Pine Lee Rd

Snow Rd

Rabon Rd

**Site**

Todd Branch Dr

Quantas Dr

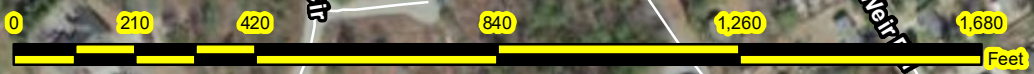
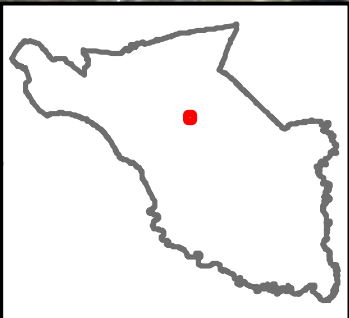
Horseshoe Ln

Horseshoe Cir

Alpine Cir

Weir Rd

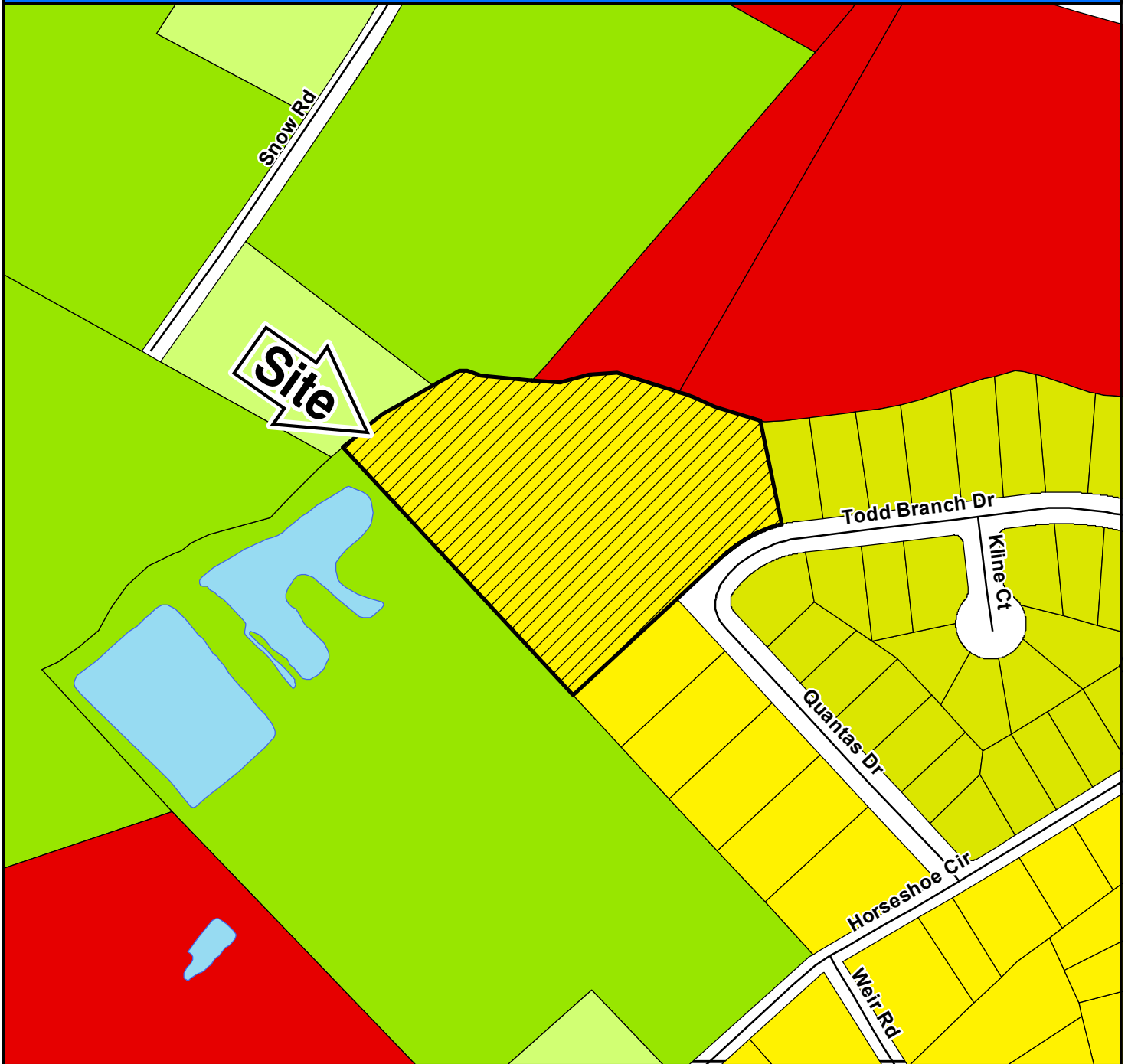
 **SPECIAL FLOOD HAZARD AREA**  
 **WETLANDS**



Richland County & Woolpert

# 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

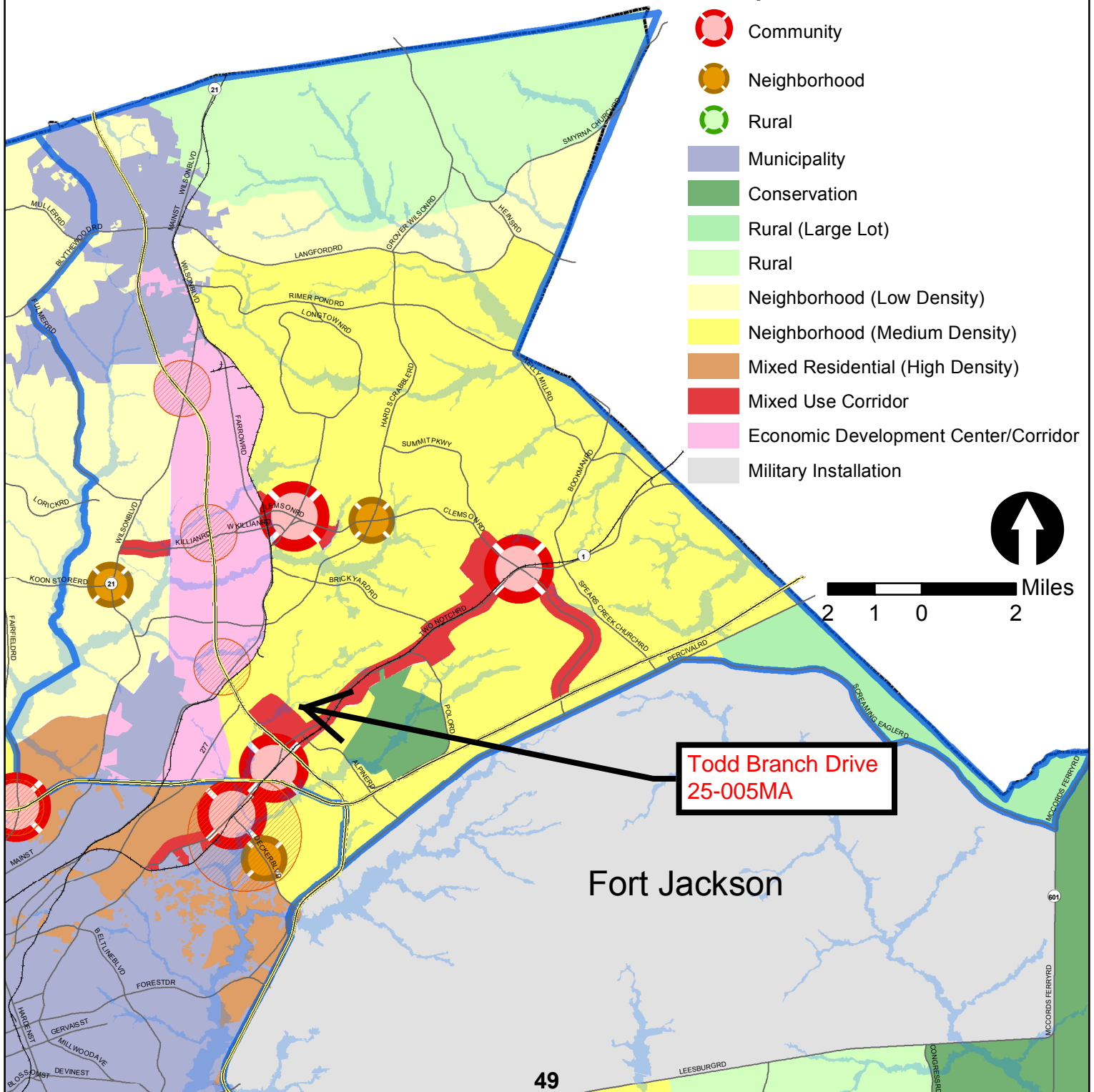


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



<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 Four (R4) District	
Use Classification, Category, Type	R4
<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:** April 7, 2025  
**RC PROJECT:** 25-014 MA  
**APPLICANT:** Gale B. Grayson

**LOCATION:** 11321 Monticello Road

**TAX MAP NUMBER:** R05600-02-59  
**ACREAGE:** 4.89 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** RT

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

#### Comprehensive Plan

Non-compliant

#### Background

##### **Zoning History**

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

##### **Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 4 dwelling units.

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

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

## Discussion

### **Parcel/Area Characteristics**

The subject property has frontage along wash Monticello Road. Monticello Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized residential uses and agricultural uses. North and south of the parcel is undeveloped. West of the site is undeveloped timberland. East of the site is a single-family detached residence.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. The Westwood High School is located 10.3 miles east of the subject parcel on turkey Farm Road. Records indicate that the parcel is not within a water or sewer service area. There are no fire hydrants along this section of Monticello Road. The Upper Richland fire station (station number 17) is located on Camp Ground Road, approximately 4.89 miles southeast of the subject parcel.

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 ***Rural (Large Lot)***.

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

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

#### **Desired Development Pattern**

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #253) located northwest of the subject parcel on Monticello Road identifies 2,500 Average Daily Trips (ADT's). Monticello Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Monticello Road is currently operating at Level of Service (LOS) "A".

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

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

### **Conclusion**

The proposed rezoning is **not compliant** with the objectives of the Rural (Large Lot) designation in the Comprehensive Plan. According to the Plan, "...smaller lot subdivisions are not an appropriate development type...." The requested zoning allows for a minimum lot size that does not support the recommended or desired land uses for this designation. Additionally, the proposed map amendment is inconsistent with the residential-agriculture guidelines and recommendations for this area.

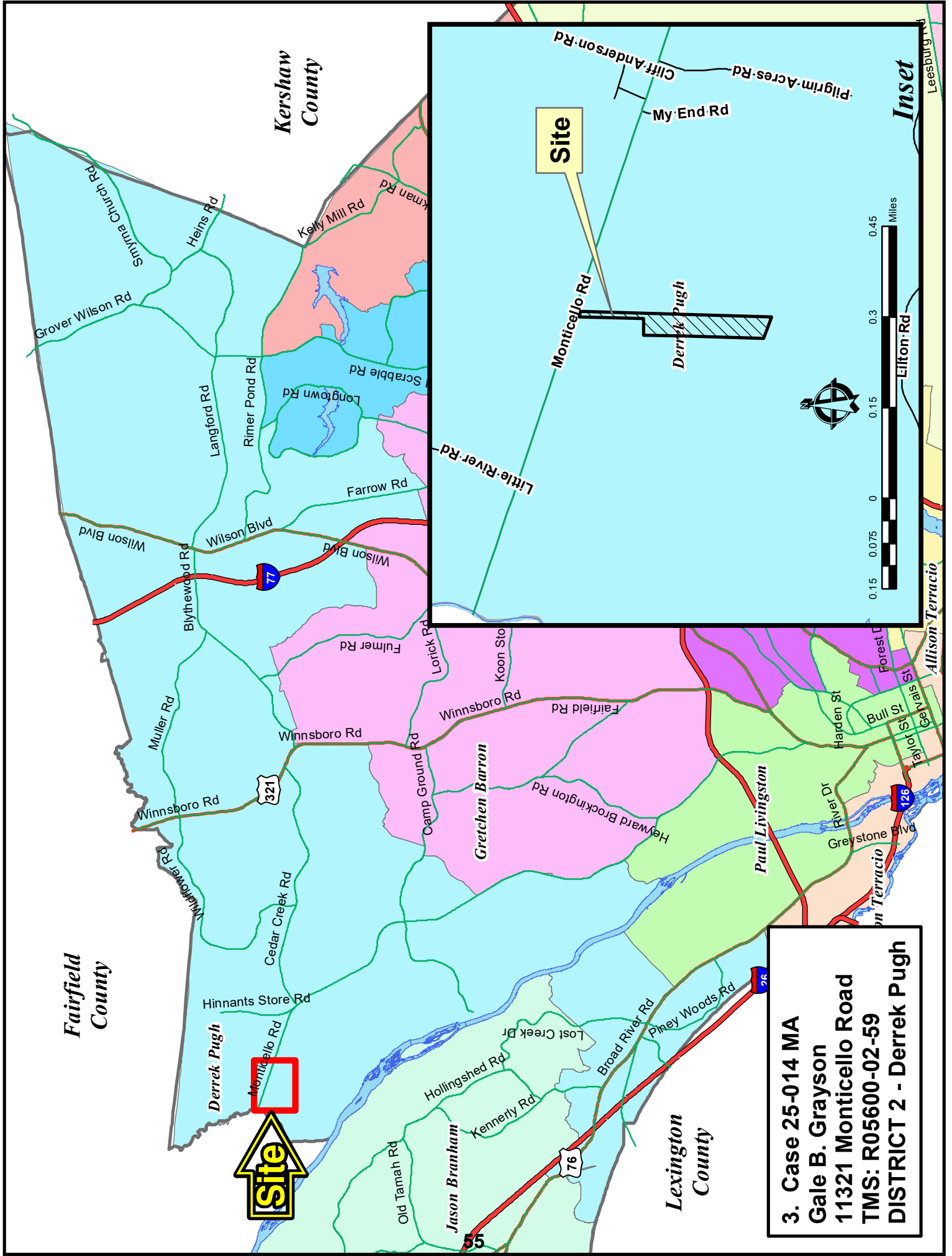
While the requested map amendment does not comply with the Rural (Large Lot) designation's recommendations, its approval would permit lot sizes and uses that are consistent with the character of parcels in the nearby area.

### **Planning Commission Action**

At their **April 7, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The requested RT zoning designation is consistent with objectives and recommendations of the Rural Large Lot designation of the Comprehensive Plan.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-014 MA**.





CASE 25-014 MA  
HM to RT  
TMS R05600-02-59

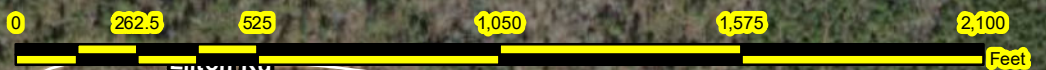
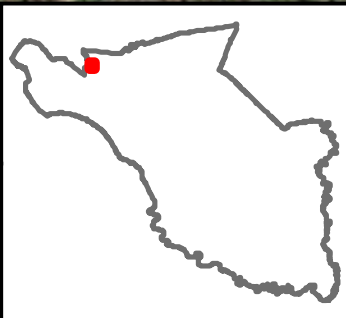
Little River Rd

Monticello Rd

Site

 SPECIAL FLOOD HAZARD AREA

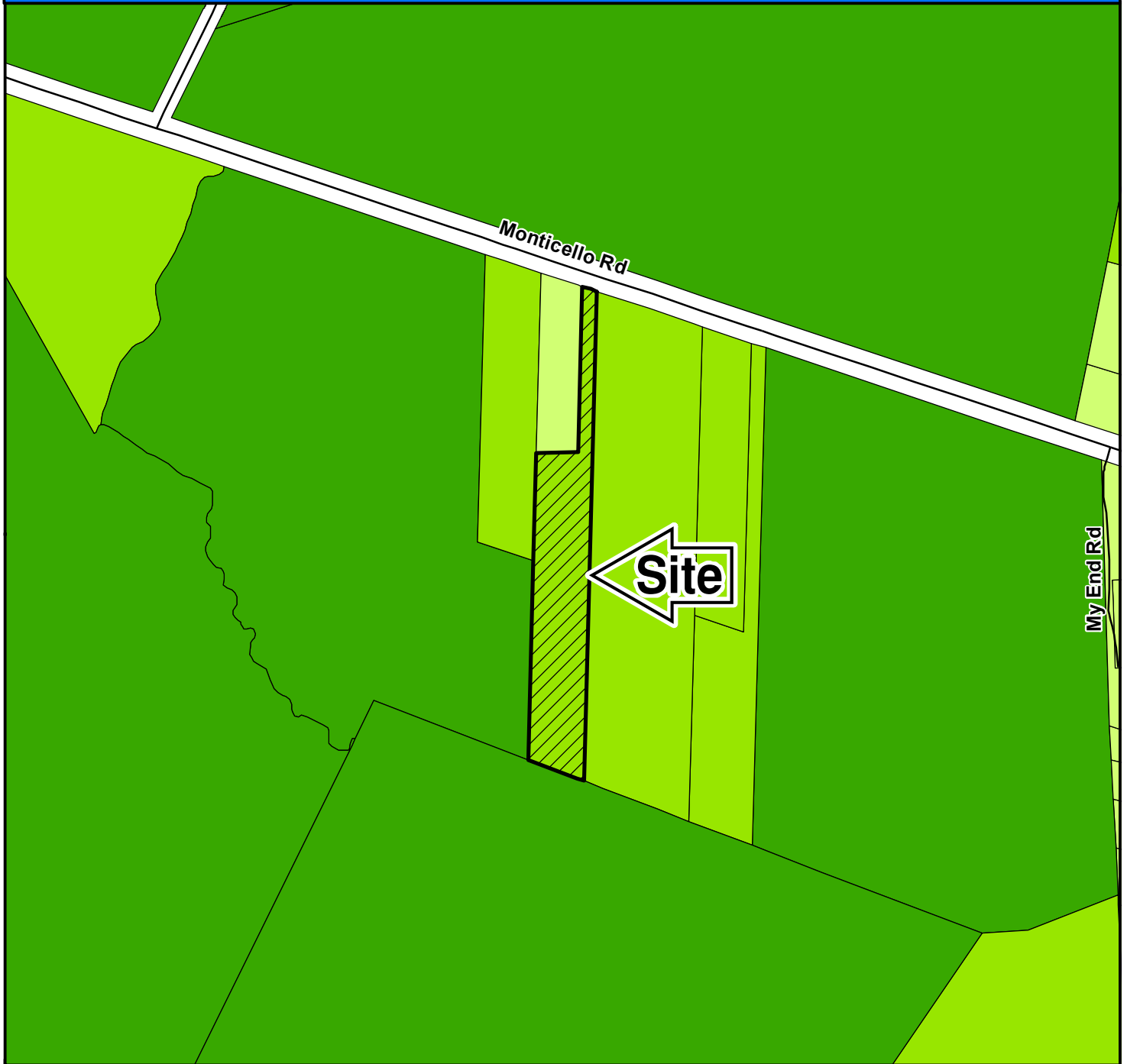
 WETLANDS



Richland County & Woolpert

# CASE 25-014 MA

## HM to RT



### ZONING CLASSIFICATIONS

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





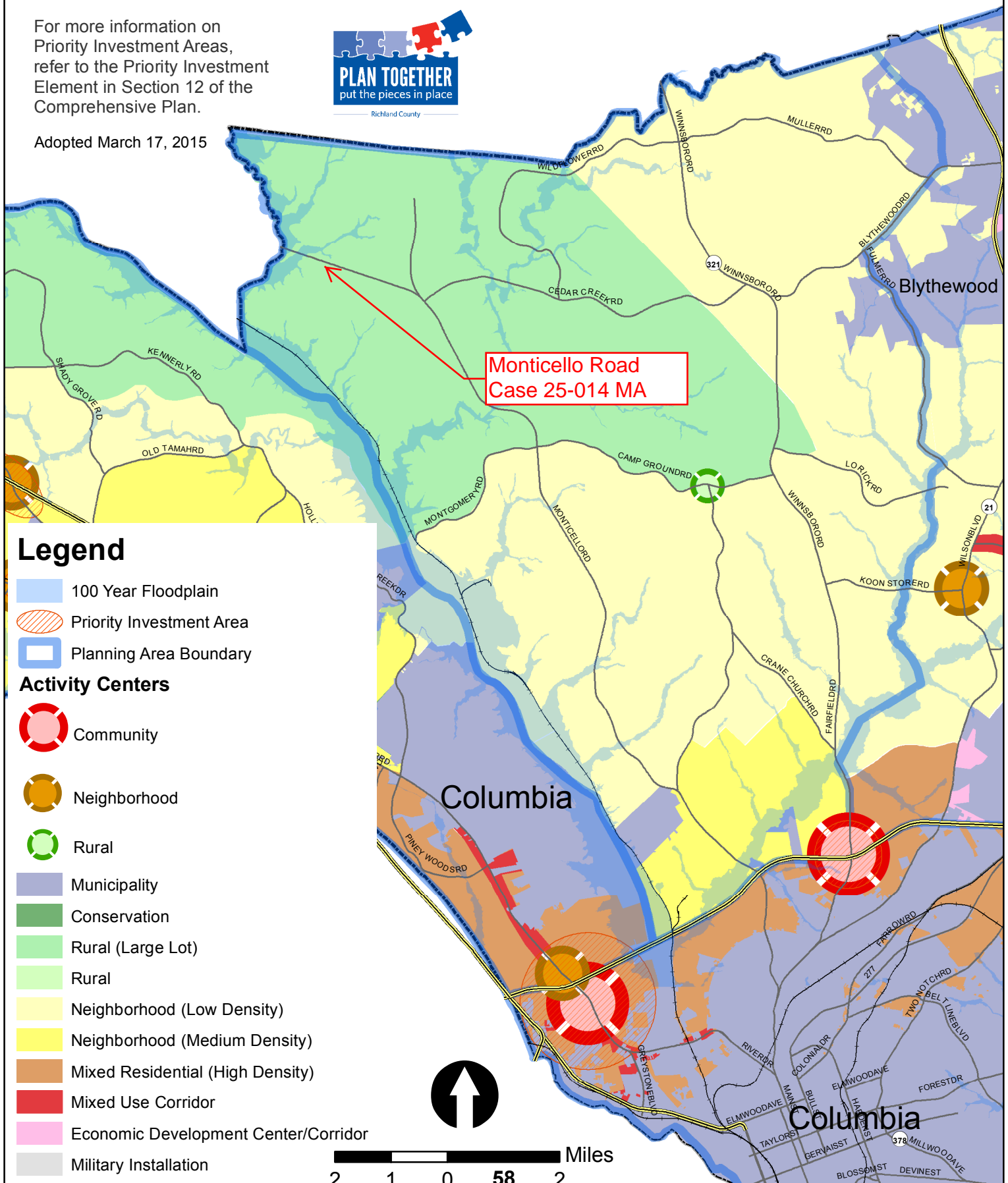
# NORTH CENTRAL PLANNING AREA

## 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



## 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.

## 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: April 7, 2025  
RC PROJECT: 25-016 MA  
APPLICANT: Helen Bryson

LOCATION: 1036 Langford Road

TAX MAP NUMBER: R23400-05-07 (portion of)  
ACREAGE: 1.82 acres  
EXISTING ZONING: HM  
PROPOSED ZONING: RT

ZPH SIGN POSTING: April 7, 2025

#### Comprehensive Plan

Non-Compliant

#### Background

#### Zoning History

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

#### 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)

#### 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: 1 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	HM	Residence
<u>South:</u>	R2/ R2	Residence/ Residence (Grand Arbor Subdivision)
<u>East:</u>	R2/ R2	Residence/ Residence (Grand Arbor Subdivision)
<u>West:</u>	HM	Residence

## Discussion

### **Parcel/Area Characteristics**

The site has access to Langford Road but not direct street frontage. 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 undeveloped parcels, residentially developed parcels, and single-family structures (Grand Arbor Subdivision).

### **Public Services**

The subject parcel is located within the boundaries of Richland School District Two. The Lake Carolina Upper Campus Elementary School is located .62 miles south of the subject parcel on Kelly Mill Road. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 1.6 miles north of the subject parcel. 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 map amendment is **not compliant** with the objectives set forth in the Comprehensive Plan for residential development within the *Neighborhood (Medium Density)* future land use designation.

According to the Comprehensive Plan, the Neighborhood (Medium Density) designation is intended 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) environments. The plan also emphasizes creating "medium-density residential neighborhoods with a mix of residential uses and densities."

The RT district does not support the uses and development standards of the *Neighborhood (Medium Density)* designation, which prioritizes higher densities and smaller lot sizes.

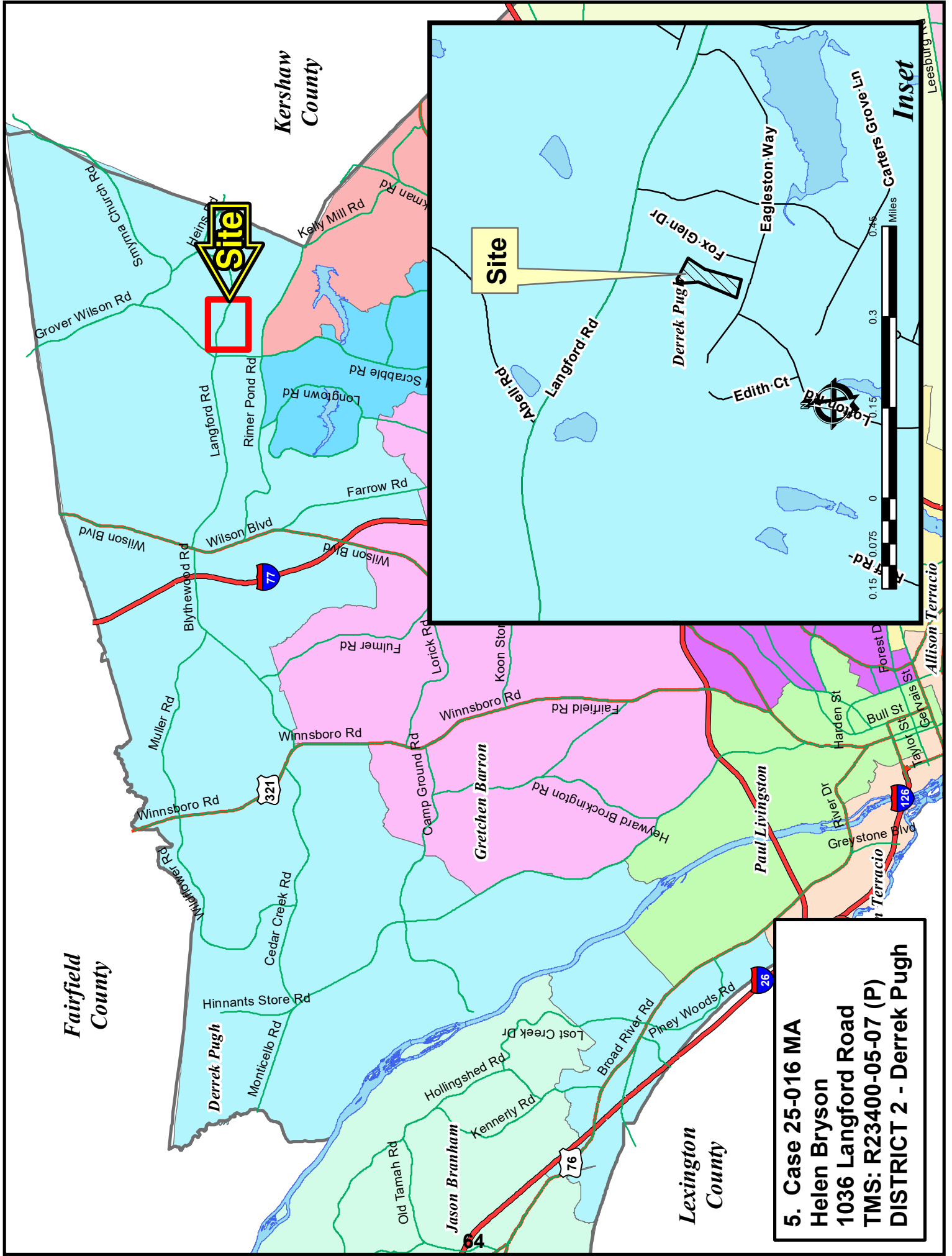
Although the requested map amendment does not conform to the Neighborhood (Medium Density) designation, its approval would allow lot sizes and uses that align with the character of the surrounding parcels to the west of the site.

### **Planning Commission Action**

At their **April 7, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The requested zoning district is compatible with the zoning of the surround area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-016 MA**.



5. Case 25-016 MA  
Helen Bryson  
1036 Langford Road  
TMS: R23400-05-07 (P)  
DISTRICT 2 - Derrek Pugh



**CASE 25-016 MA**  
**HM to RT**  
**TMS R23400-05-07 (P)**



Langford Rd

Fox Glen Dr

Grand Arbor Dr

Eagleston Way

Edinboro PA  
Lafayette

**SPECIAL FLOOD HAZARD AREA**

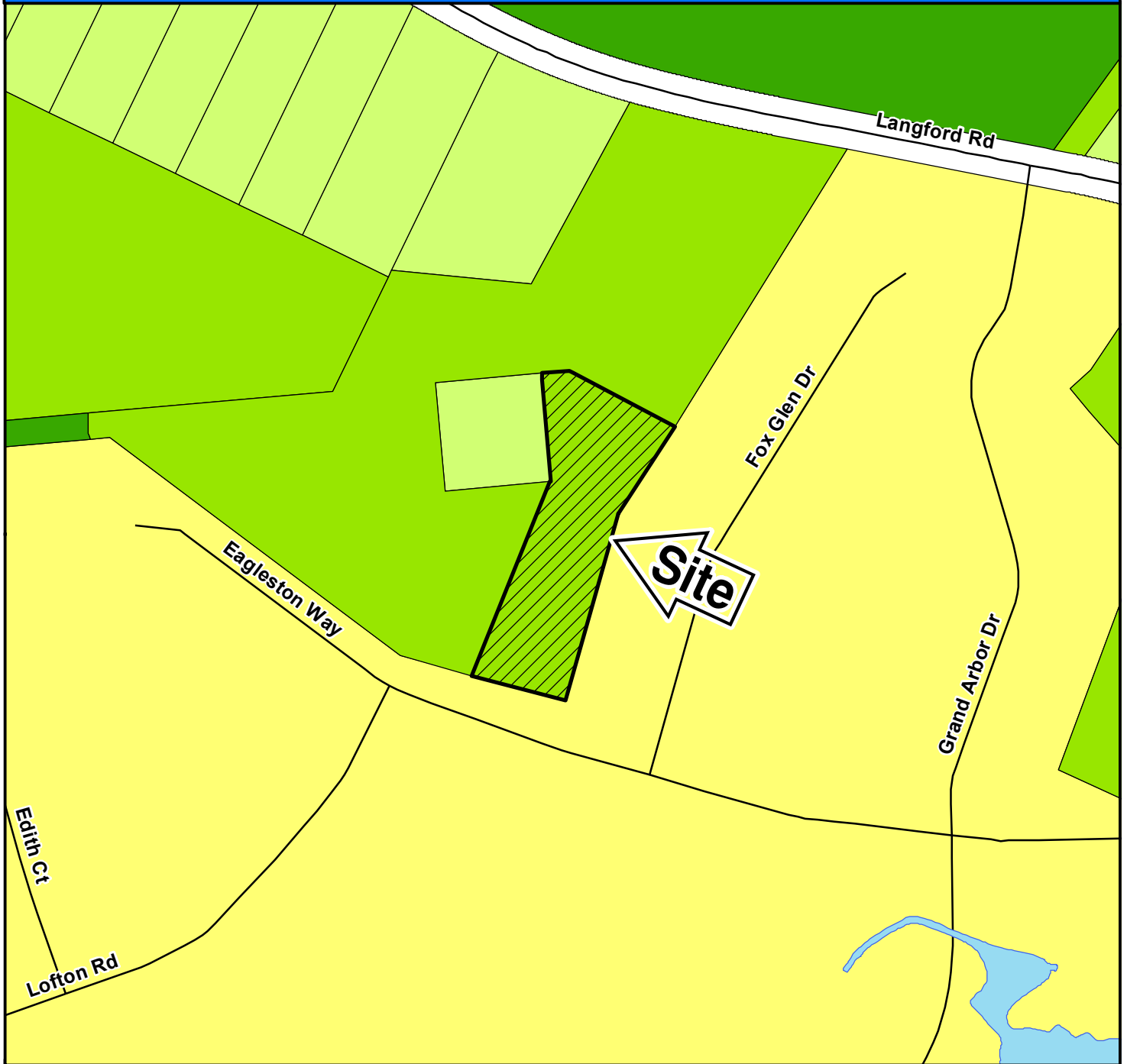
**WETLANDS**



Richland County & Woolpert

# CASE 25-016 MA

## HM to RT



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

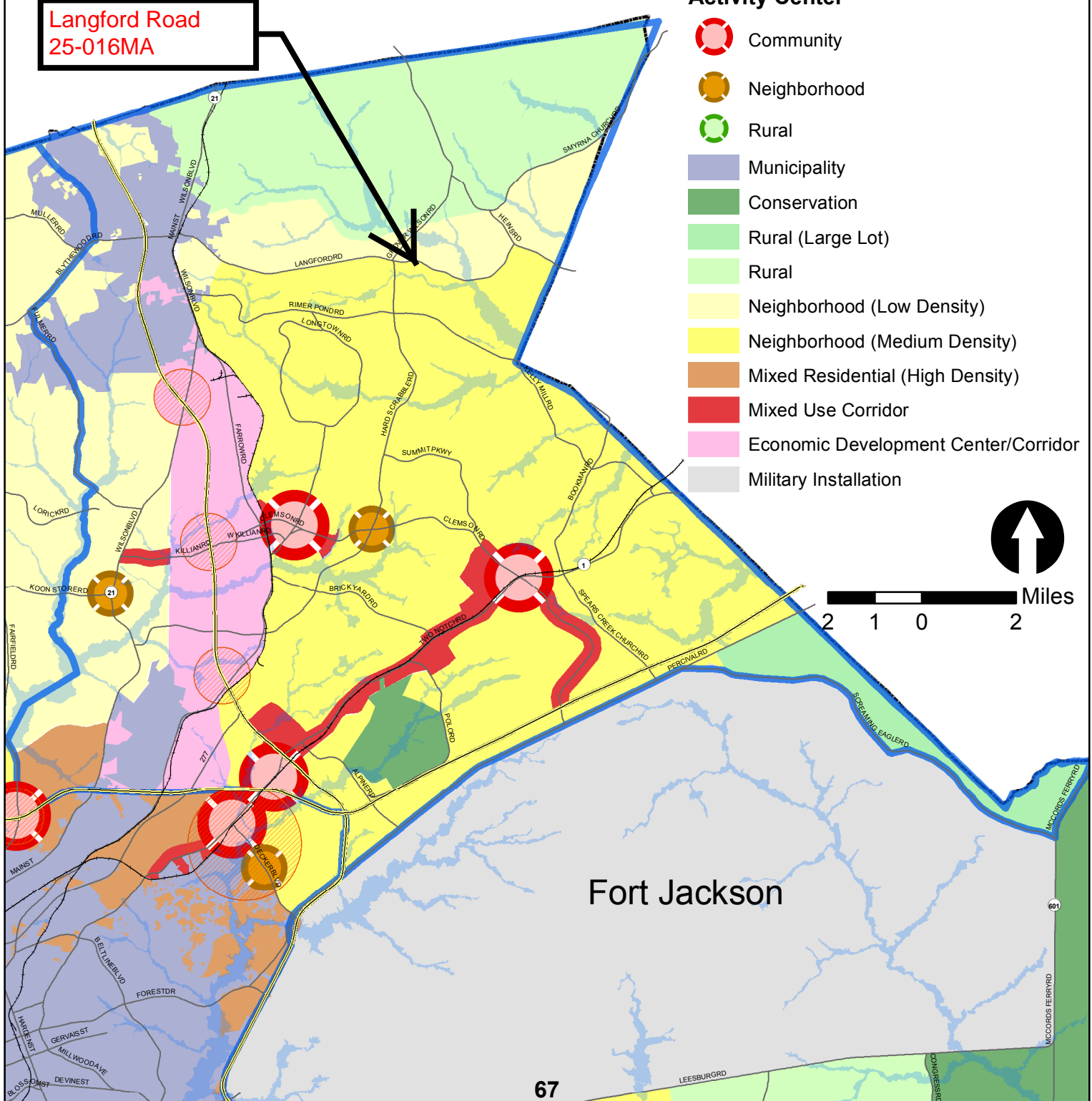


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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.

## 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.



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