

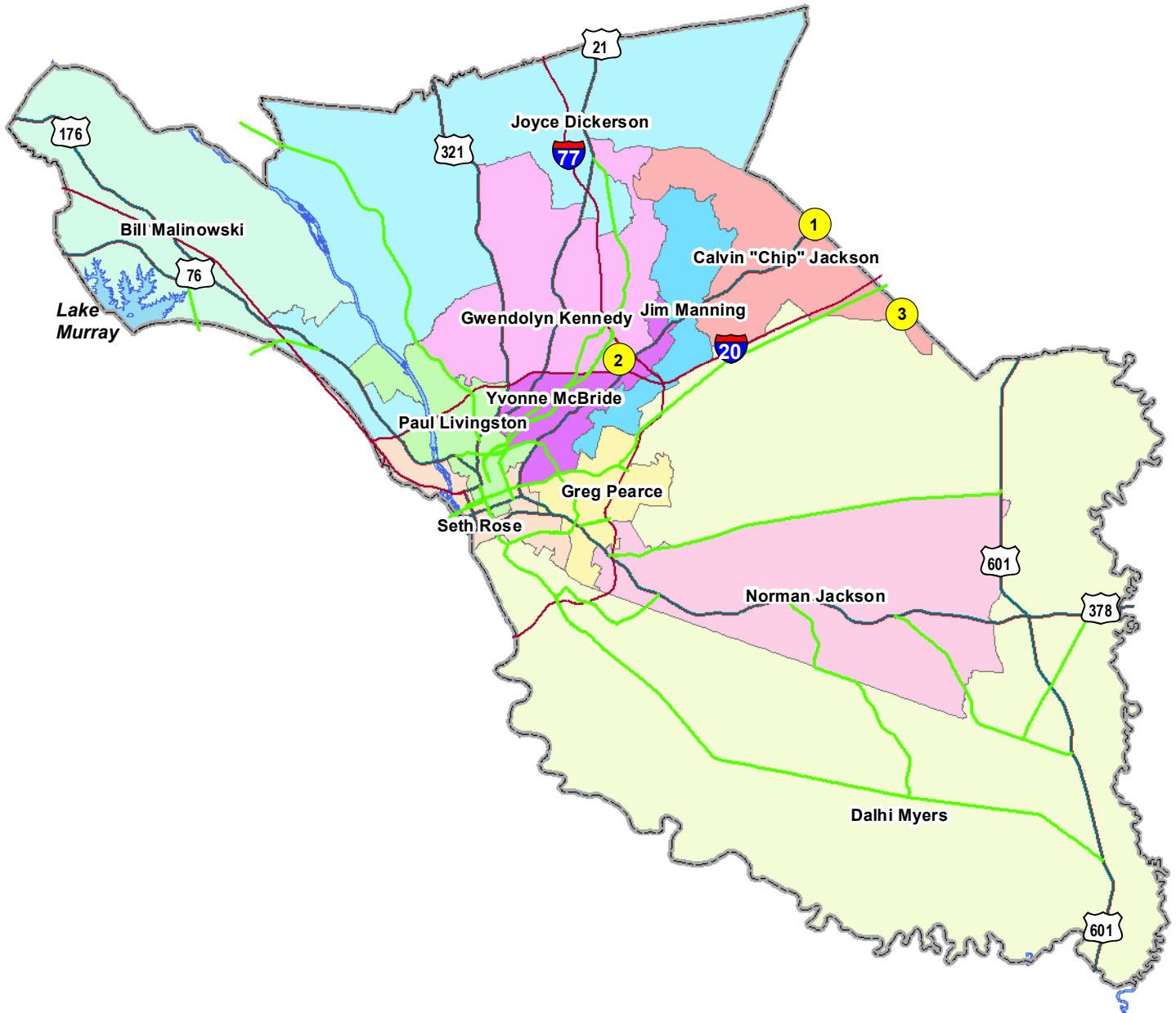
RICHLAND COUNTY  
PLANNING COMMISSION



March 6, 2017  
1:00 p.m.



# RICHLAND COUNTY PLANNING COMMISSION MARCH 6, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-003 MA	Hugo Gonzalez	R29000-02-09 & 10	10958 & 10962 Two Notch Road	C. Jackson
2. 17-004 MA	Fremont Nelson	R17012-01-03	1646 Horseshoe Drive	Kennedy
3. 17-005 MA	Ryan L. Horton	R31600-02-20	Screaming Eagle Road	C. Jackson

**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, March 6, 2017**  
**Agenda**  
**1:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Patrick Palmer · Beverly Frierson · Christopher Anderson · William Theus  
David Tuttle · Wallace Brown · Ed Greenleaf

**I. PUBLIC MEETING CALL TO ORDER** ..... Stephen Gilchrist, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT** ..... Stephen Gilchrist, Chairman

**III. CONSENT AGENDA [ACTION]**

a. PRESENTATION OF MINUTES FOR APPROVAL - February 2017 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 17-003 MA  
Hugo Gonzalez  
OI to GC 1.82 acres & 1.77 acres (3.59 total acres)  
10958 & 10962 Two Notch Road  
TMS# R29000-02-09 & 10  
PDSD Recommendation - Disapproval  
Page 1
2. Case # 17-004 MA  
Fremont Nelson  
OI to RM-HD (.5 acres)  
1646 Horseshoe Drive  
TMS# R17012-01-03  
PDSD Recommendation – Approval  
Page 7
3. Case # 17-005 MA  
Ryan L. Horton  
RU to HI (5 acres)  
Screaming Eagle Rd  
TMS# R31600-02-20  
PDSD Recommendation – Disapproval  
Page13

**IV. LAND DEVELOPMENT CODE REWRITE [ACTION]**

**V. WORK SESSION DATE & TIME**

- VI. CAPITAL CITY MILL DISTRICT MASTER PLAN UPDATE**
- VII. CHAIRMAN'S REPORT**
- VIII. PLANNING DIRECTOR'S REPORT**
- IX. ADJOURNMENT**

**NOTES:**

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2017  
**RC PROJECT:** 17-003 MA  
**APPLICANT:** Hugo Gonzalez

**LOCATION:** 10958 & 10962 Two Notch Road

**TAX MAP NUMBER:** R29000-02-09 & 10  
**ACREAGE:** 1.82 acres & 1.77 acres (3.59 total acres)  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** February 17, 2016

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The subject parcel was rezoned from RU to Office and Institutional (OI) District under ordinance number 014-00HR (case number 00-04MA).

The subject parcel was part of a previous request from Office and Institutional (OI) District to Light Industrial (LI) District under ordinance case number 15-050MA. The case was denied by County Council.

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

**Zoning History for the General Area**

The General Commercial (GC) District parcels west of the subject parcels were approved under Ordinance No. 046-13HR (case number 13-33MA).

The General Commercial (GC) District parcels north east of the subject parcels were approved under Ordinance No. 013-00HR (case number 00-03MA).

**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: 57 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>	RU	Private Club
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcels have frontage along Two Notch Road. The subject properties are undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Two Notch Road. The surrounding area is characterized by scattered nonconforming commercial uses, residences and undeveloped parcels. The parcels south and east of the subject properties are undeveloped. North of the subject properties is a legal non-conforming private club (Gossip of NE).

**Public Services**

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.7 miles northwest of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.5 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. Water would be provided by well and sewer would be provided by septic.

**Plans & Policies**

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

**Land Use and Character**

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 2015 SCDOT traffic count (Station # 119) located west of the subject parcel on Two Notch Road identifies 11,500 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "D".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

### **Conclusion**

Staff is of the opinion that the request is not in compliance with the intentions of the Comprehensive Plan.

The Richland County Comprehensive Plan recommends supporting neighborhood commercial scale development for areas designated as Neighborhood Medium Density. The Plan also discourages "...fragmented "leapfrog" development patterns along corridors."

From staff's view, the request does not provide for neighborhood scale development, as the GC district promotes 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. In addition, the request would introduce a zoning designation which is not compatible with the zoning along this section of Two Notch Road or the surrounding area.

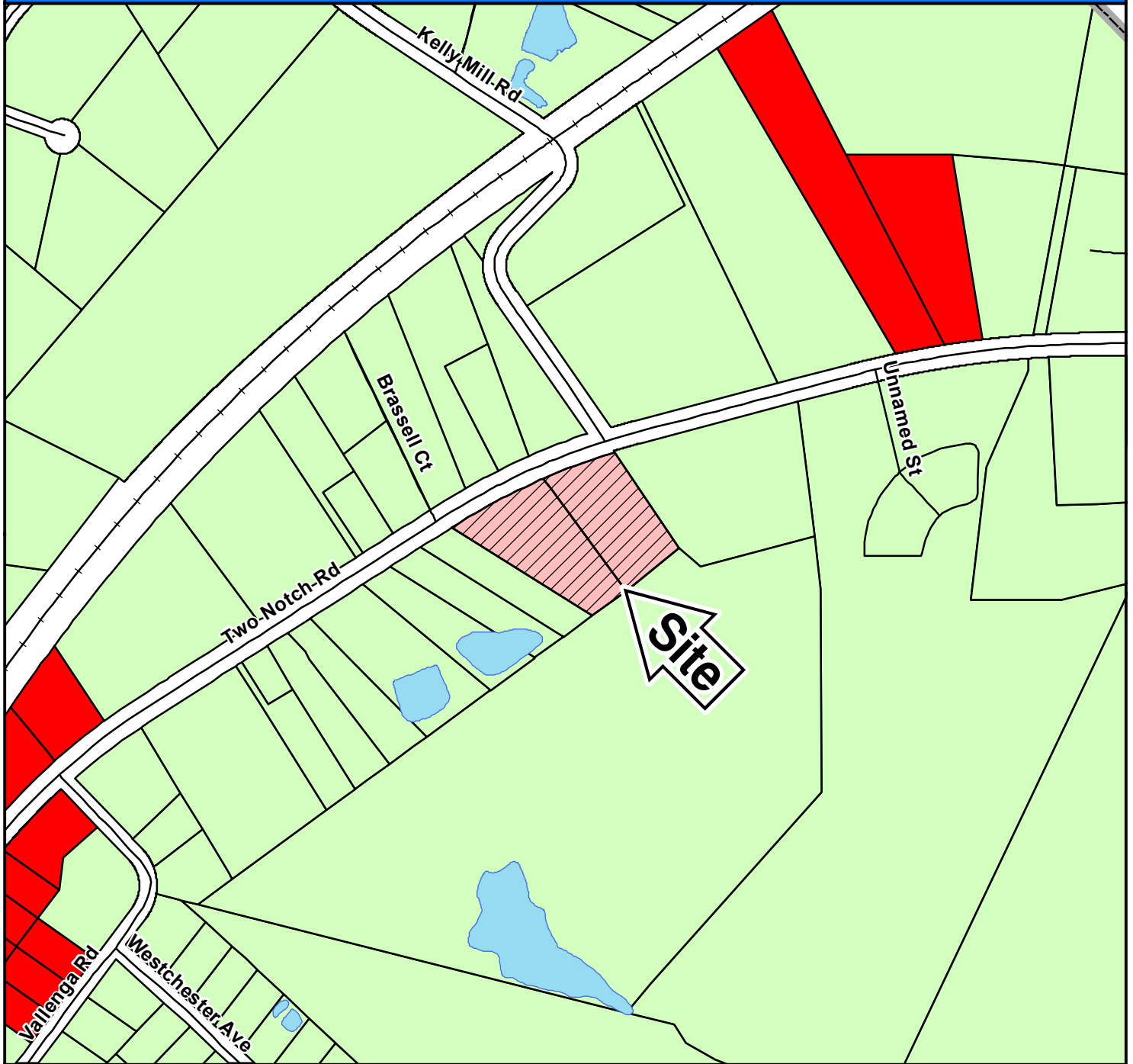
For these reasons, staff recommends **Disapproval** of this map amendment.

### **Zoning Public Hearing Date**

**March 28, 2017.**

# Case 17-003 MA

## OI to GC



### ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 17-003 MA**  
**OI to GC**  
**TMS R29000-02-09 & 10**



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

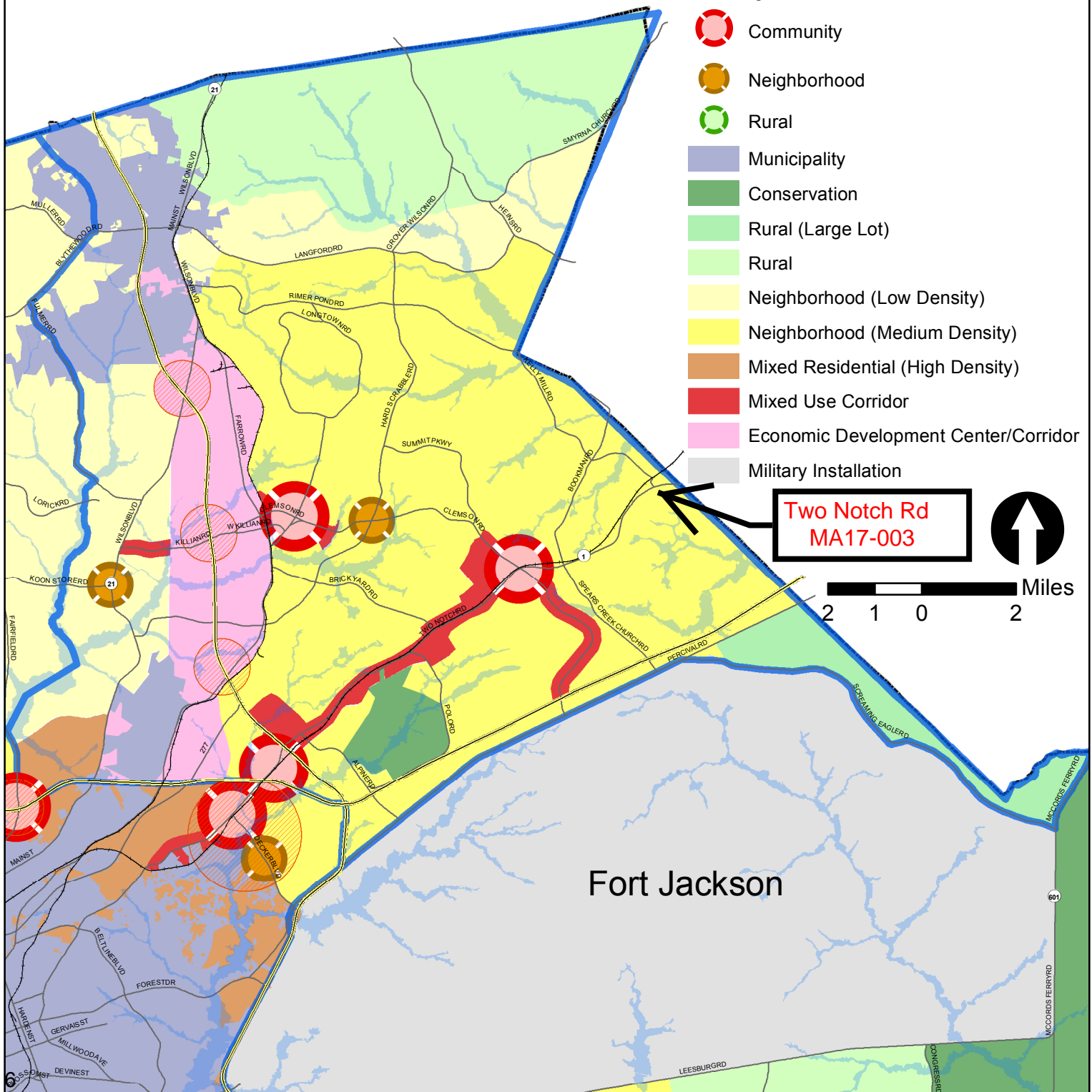


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 6, 2017  
**RC PROJECT:** 17-004 MA  
**APPLICANT:** Fremont Nelson

**LOCATION:** 1646 Horseshoe Drive

**TAX MAP NUMBER:** R17012-01-03  
**ACREAGE:** .5 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** February 17, 2015

**Staff Recommendation**

Approval

**Eligibility for Map Amendment Request**

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** 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 Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI).

**Zoning History for the General Area**

The Residential Multi-family High Density District (RM-HD) parcel directly north of the subject site was approved under Ordinance No. 043-15HR (case number 15-33 MA).

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

*Minimum lot area/maximum density.* Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 8 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>	RM-HD	Residence
<b><u>South:</u></b>	OI	Residence
<b><u>East:</u></b>	OI	Undeveloped
<b><u>West:</u></b>	RM-HD	Multi-family dwellings

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

The subject parcel has frontage along Horseshoe Drive. The parcel is somewhat wooded and undeveloped. There are no sidewalks along this section of Hallbrook Road. The surrounding area is characterized by residential uses west, north and south of the subject parcel. East of the subject parcels is undeveloped.

**Public Services**

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .39 miles west of the subject parcel on Parklane Road. The Dentsville fire station (number 14) is located .44 miles south of the subject parcel on Firelane Road. Records indicate that the parcel is in the City of Columbia’s water service area and within East Richland County Public Service District sewer service area\*.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Medium Density** within a **Community Activity Center**.

**Neighborhood Medium Density**

**Land Use and Character**

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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

### **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 2015 SCDOT traffic count (Station # 111) located south of the subject parcel on Two Notch Road identifies 27,900 Average Daily Trips (ADT's). This section of Two Notch Road is classified as a five lane principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

### **Conclusion**

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan. Approval of the rezoning request would be in character with the existing, surrounding development pattern and zoning districts in the area.

Staff believes that approving a multi-family zoning would be an appropriate transitional zoning district and use between the commercial uses south and the multi-family uses and zoning districts located west and north of the site.

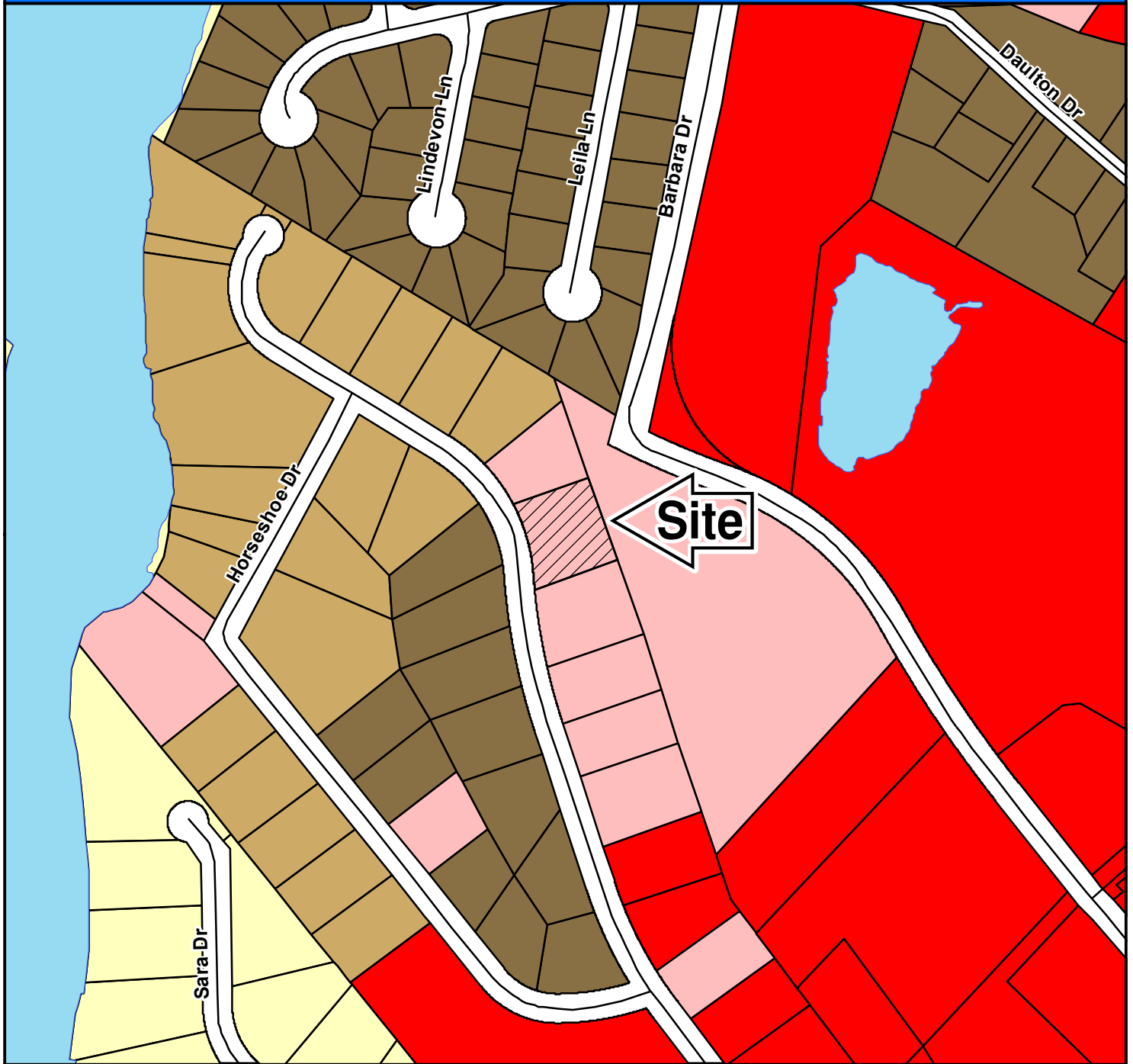
For these reasons, staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**March 28, 2017.**

# Case 17-004 MA

## OI to RM-HD



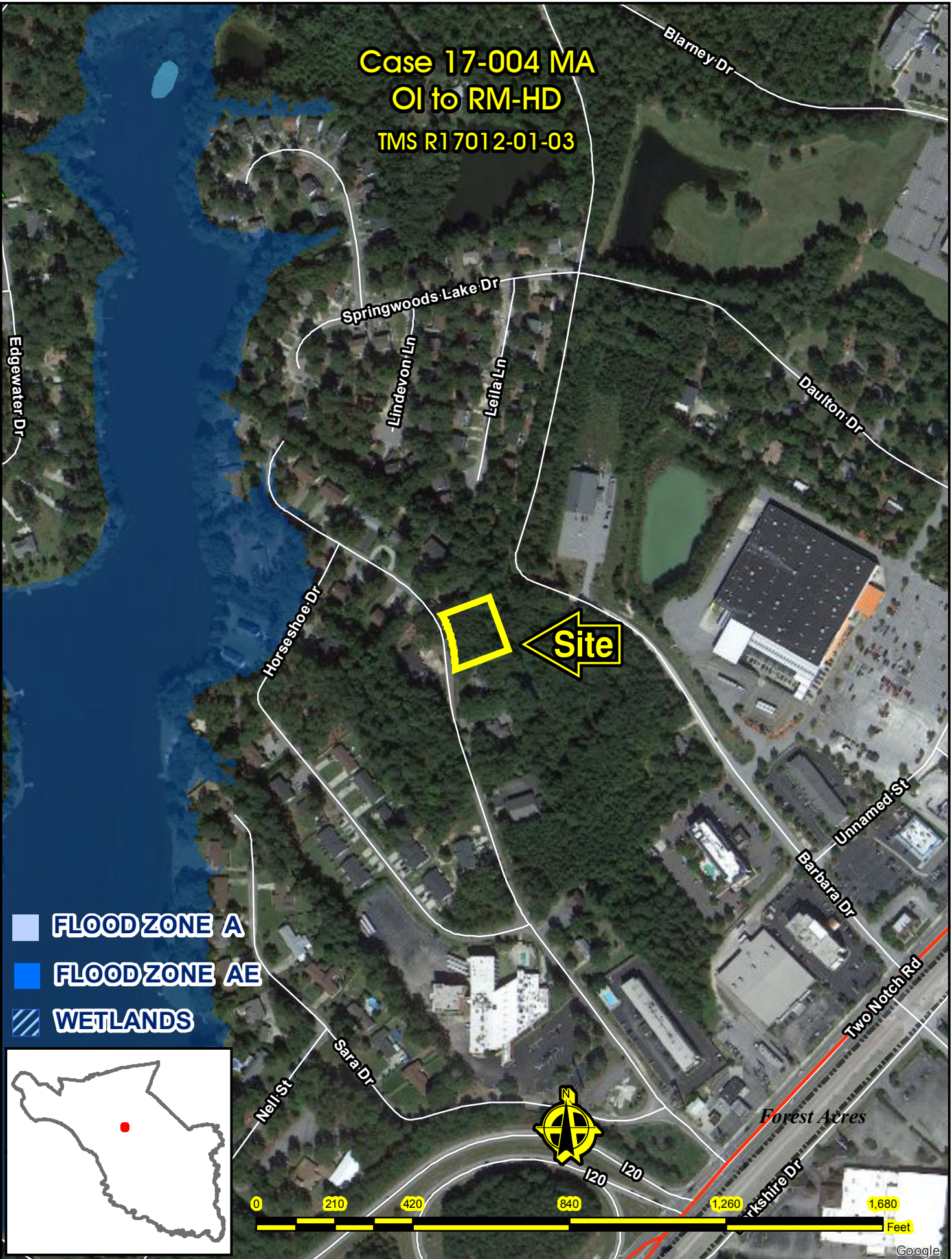
### ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		

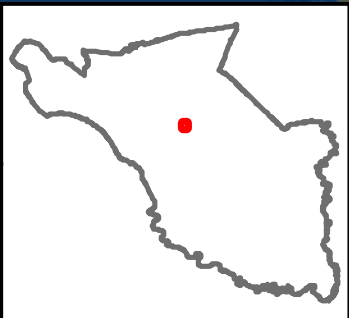




**Case 17-004 MA**  
**OI to RM-HD**  
**TMS R17012-01-03**



-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

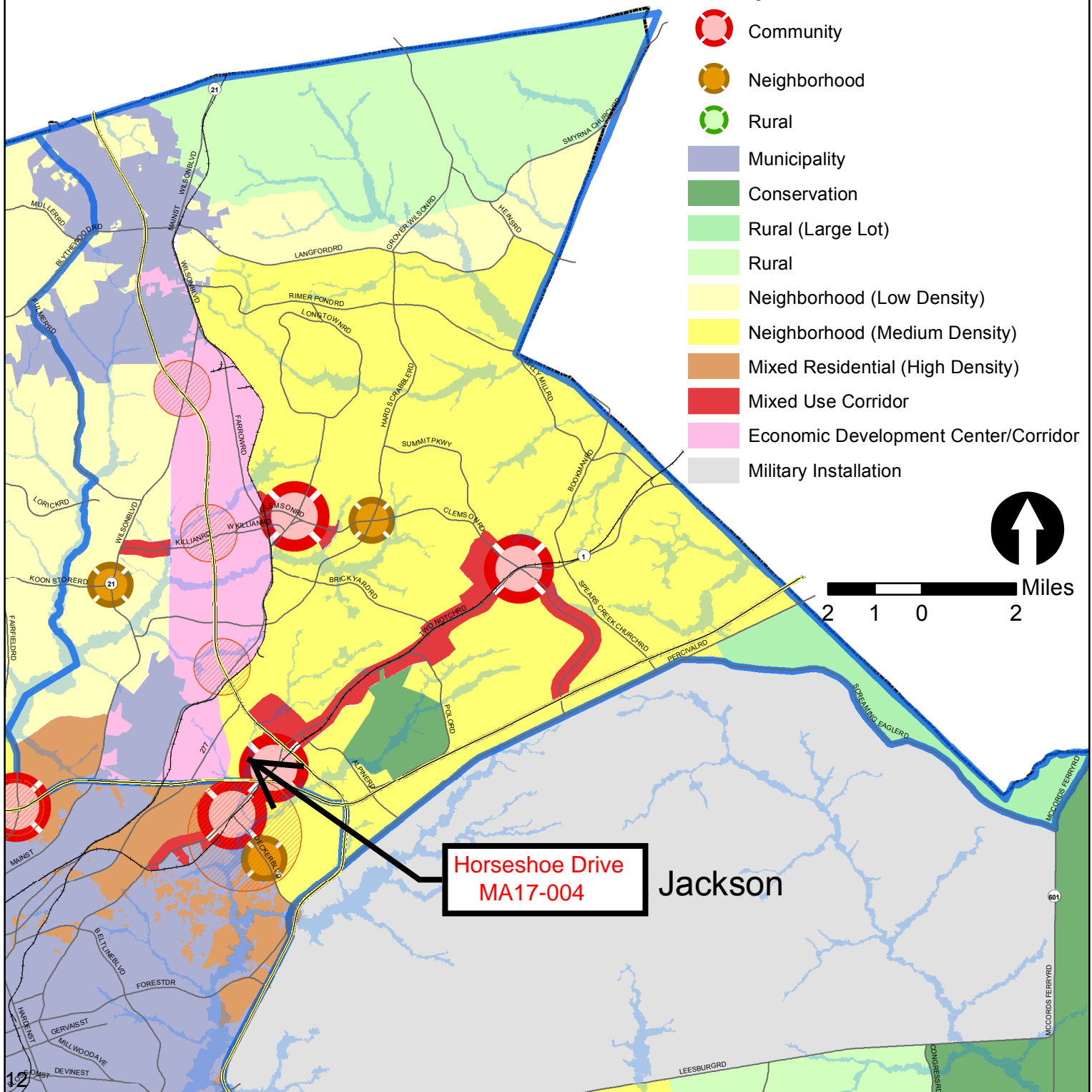


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 6, 2017  
**RC PROJECT:** 17-005 MA  
**APPLICANT:** Ryan L. Horton

**LOCATION:** Screaming Eagle Road

**TAX MAP NUMBER:** R31600-02-20  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** February 17, 2017

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

The subject parcel was part of a previous zoning request from Rural District (RU) to Rural Commercial District (RC) (case number 013-013MA). The case was denied by County Council.

**Zoning History for the General Area**

The Heavy Industrial District Parcel west of the site was rezoned under ordinance number 070-12HR (case number 12-32MA).

**Zoning District Summary**

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimal lot area except as required by DHEC; and no maximum density standard.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Richland County Land Fill (undeveloped)
<b><u>South:</u></b>	RS-1	City of Columbia (Fort Jackson)
<b><u>East:</u></b>	RU	Mining/Mineral extraction and Landfill
<b><u>West:</u></b>	RU	Richland County Landfill (undeveloped)

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Screaming Eagle Road. The subject parcel is undeveloped and wooded. Screaming Eagle Road is a two-lane, undivided collector without sidewalks or streetlights. The surrounding area is characterized by undeveloped parcels, industrial, mineral extraction and landfilling type uses. The parcel located east contains a silica mine and construction and demolition land fill. Further to the east is a radio/telecommunications tower. West of the site is an undeveloped portion of the Richland County landfill. Located further west is a scattering of residential parcels and a mineral extraction operation (Hardaway Sand Plant). However, in the countywide zoning map update that took place in 2005, the D-1 zoning was eliminated and the D-1 District became the RU district. As such, the mine is allowed to continue operating as a nonconforming use. The existing mineral extraction operation (to the west) would not be allowed to expand without a rezoning. The parcel to the south is Fort Jackson.

### **Public Services**

The subject parcel is within the boundaries of School District 2. Pontiac Elementary School is located 3.7 miles west of the subject parcel on Spears Creek Church Road. The Northeast fire station (number 4) is located 3.9 miles west of the subject parcel on Spears Creek Church Road. There are no fire hydrants located along this section of Screaming Eagle Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by private well and the parcel is located within the Palmetto Utilities 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 **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.

### **Chapter 29 Comprehensive Planning Enabling Act**

In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation.

In addition, the parcel is part of the proposed Military Activity Zone (MAZ) 6 as identified in the Joint Land Use Study (JLUS). The MAZ 6 does not contain specific land use restrictions, but recommends coordination with the military installation. The MAZ 6 contains recommendations for limits to outdoor lighting so that the glare does not interfere with operations that use night vision training.

### **Traffic Characteristics**

The 2015 SCDOT traffic count (Station # 307) located west of the subject parcel on Screaming Eagle Road identifies 6,600 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) "C".

The 2015 SCDOT traffic count (Station # 306) located east of the subject parcel on Screaming Eagle Road identifies 4,000 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) "A".

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

### **Conclusion**

The intent of the HI District is to accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing.

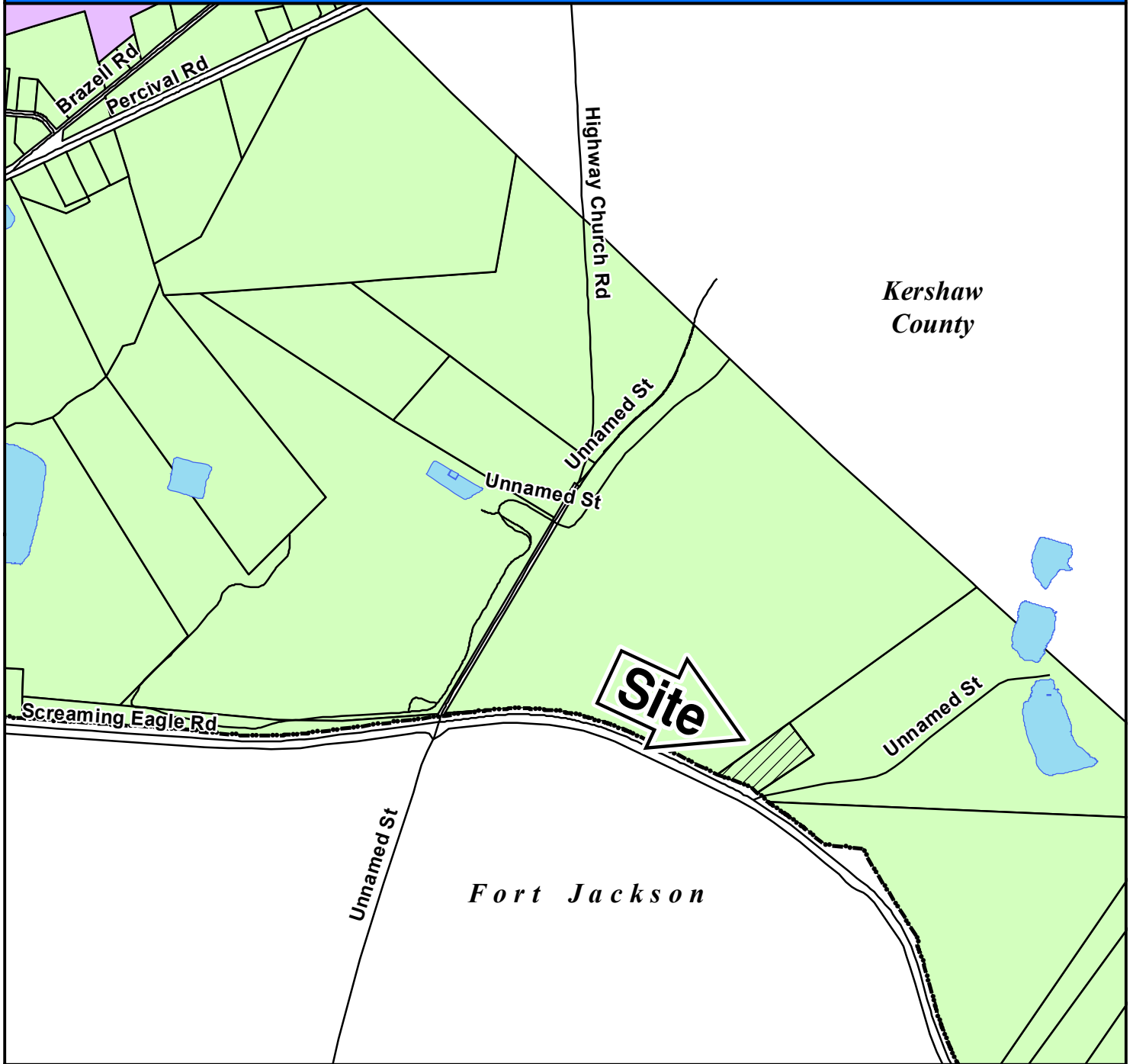
Staff is of the opinion that while approval of the requested zoning would not be out of character with the existing uses in the area, the proposed rezoning would be inconsistent with the intentions of the 2015 Comprehensive Plan, as industrial uses are not supported by the desired development pattern, nor is the proposed district supportive of the desired development pattern.

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

### **Zoning Public Hearing Date**

**March 28, 2017.**

# Case 17-005 MA RU to HI



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 17-005 MA  
RU to HI  
TMS R31600-02-20**

*Kershaw County*

*Highway Church Rd*

*Unnamed St*  
*Unnamed St*

*Unnamed St*

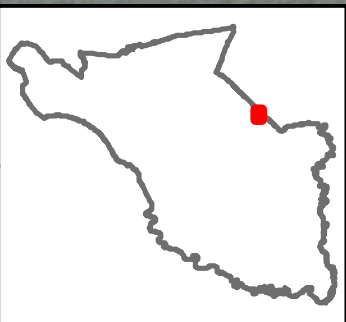
*Unnamed St*

*Screaming Eagle Rd*

*Fort Jackson*

*Columbia*

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



Google

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

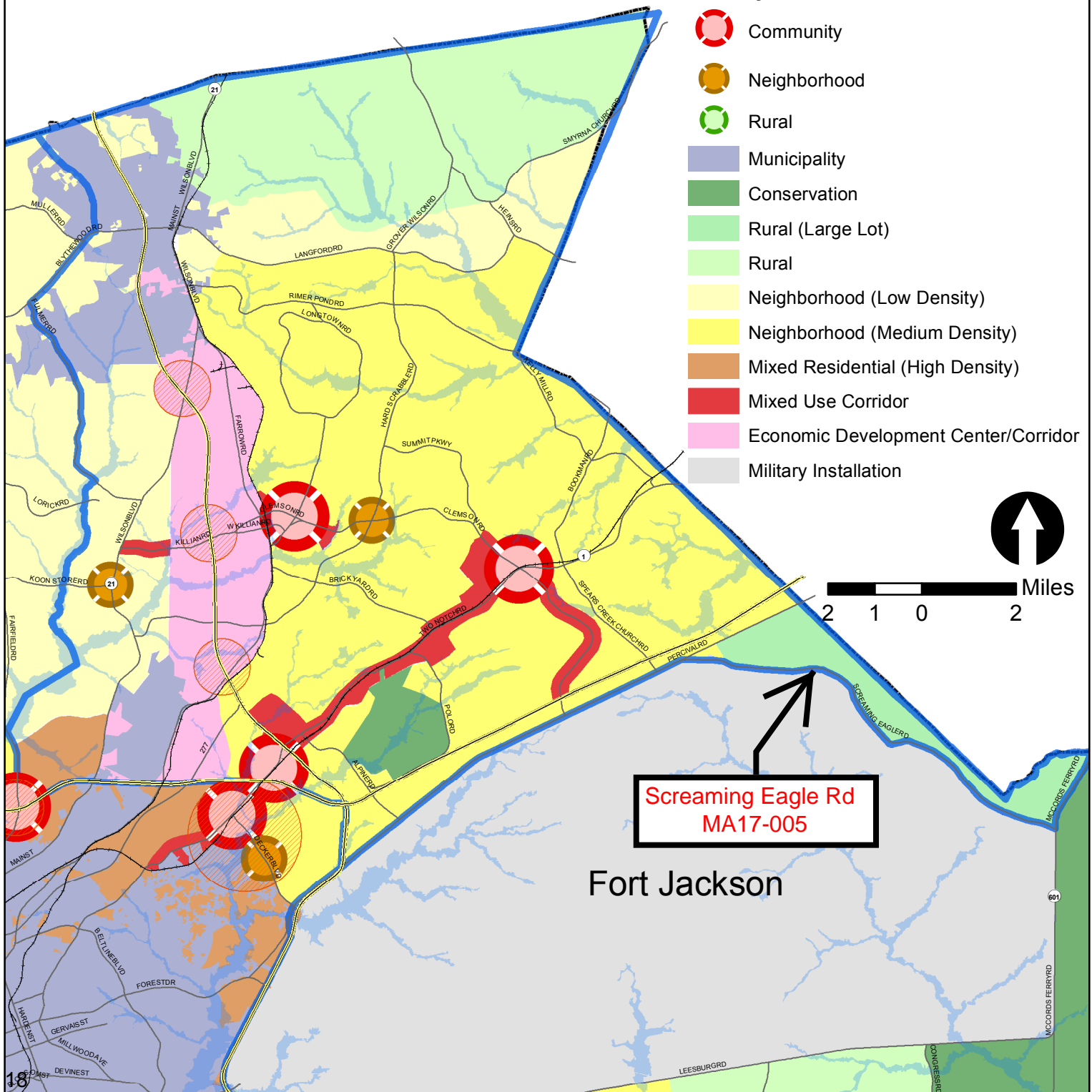


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 Government  
2020 Hampton Street  
Columbia, SC 29204

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

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