

**RICHLAND COUNTY  
PLANNING COMMISSION**



**December 3, 2018**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, December 3, 2018**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Beverly Frierson • Mettauier Carlisle • Prentiss McLaurin  
David Tuttle • Wallace Brown • Karen Yip

- 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** – November 2018

- b. ROAD NAMES**

- c. MAP AMENDMENTS**

- 1. Case # 18-042 MA District 10  
Cynthia Watson Dalhi Myers  
RS-HD to MH (1.5 acres)  
Bluff Road  
TMS# R16103-05-03  
PDS Recommendation – Disapproval  
Page 1
    - 2. Case # 18-043 MA District 10  
Margaret Chichester Dalhi Myers  
RU to LI (2 acres)  
Congaree Road  
TMS# R32404-01-01(Portion of)  
PDS Recommendation – Disapproval  
Page 9
    - 3. Case # 18-044 MA District 7  
Kevin Corley Gwendolyn Kennedy  
RU to OI (2.6 acres)  
1820 Crane Church Road  
TMS# R09600-02-07(Portion of)  
PDS Recommendation – Disapproval  
Page 17

- |   |  |
|---|--|
| <p>4. Case # 18-045 MA<br/>George Lesesne<br/>GC to RS-LD (.48 acres)<br/>1501 Leesburg Road<br/>TMS# R16415-06-11<br/>PDS Recommendation – Approval<br/>Page 25</p>                        | <p><u>District 11</u><br/>Norman Jackson</p> |
| <p>5. Case # 18-046 MA<br/>Kenyatte Jones<br/>GC to RM-MD (.4 acres)<br/>5406 Monticello Road<br/>TMS# R09310-07-14 (Portion of)<br/>PDS Recommendation – Approval<br/>Page 33</p>          | <p><u>District 4</u><br/>Paul Livingston</p> |
| <p>6. Case # 18-047 MA<br/>Inga Black<br/>RS-HD to GC (1.21 acres)<br/>Bluff Road and Harlem Street<br/>TMS# R13509-02-07, 42 &amp; 43<br/>PDS Recommendation – Disapproval<br/>Page 41</p> | <p><u>District 10</u><br/>Dalhi Myers</p>    |

**IV. OTHER BUSINESS [ACTION]**

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

**VI. CHAIRMAN’S REPORT**

**VII. PLANNING DIRECTOR’S REPORT**

**A. Report of Council**

**VIII. 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:** December 3, 2018  
**RC PROJECT:** 18-042 MA  
**APPLICANT:** Cynthia Watson

**LOCATION:** Bluff Road

**TAX MAP NUMBER:** R16103-05-03  
**ACREAGE:** 1.5 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** MH

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was RS-3 District. With the adoption of the 2005 Land Development Code, the RS-3 District was designated Residential Single-family High Density District (RS-HD).

**Zoning District Summary**

The MH District is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements (see Section 26-151 of this chapter). This district will expand the range of housing opportunities available to the residents of Richland County while assuring that manufactured home parks are compatible with existing development in the area. Nonresidential uses normally required to provide the basic elements of a balanced and attractive residential area are also permitted.

Minimum lot area: 7,260 square feet, or as determined by DHEC. In no case shall the lot size be less than 7,260 square feet. Maximum density standard: except in manufactured home parks, no more than one (1) principal dwelling unit may be placed on a lot.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 9 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/MH           | Undeveloped/Residences          |
| <b><u>South:</u></b> | RU/RU           | Undeveloped/Undeveloped         |
| <b><u>East:</u></b>  | MH/RS-HD/RS-HD  | Residence/Residence/Undeveloped |
| <b><u>West:</u></b>  | RU              | Undeveloped                     |

**Discussion**

***Parcel/Area Characteristics***

The subject property is an undeveloped site located off of Bluff Road, a two lane undivided minor arterial without sidewalks or streetlights along this section. The immediate area is primarily characterized by undeveloped lots and residential uses (manufactured homes on MH zoned parcels). Industrial uses and large, undeveloped sites are present in the surrounding area.

**Public Services**

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

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2017 SCDOT traffic count (Station #239) located west of the site on Bluff Road, from Atlas Road to Longwood Road, identifies 9,900 Average Daily Trips (ADTs). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

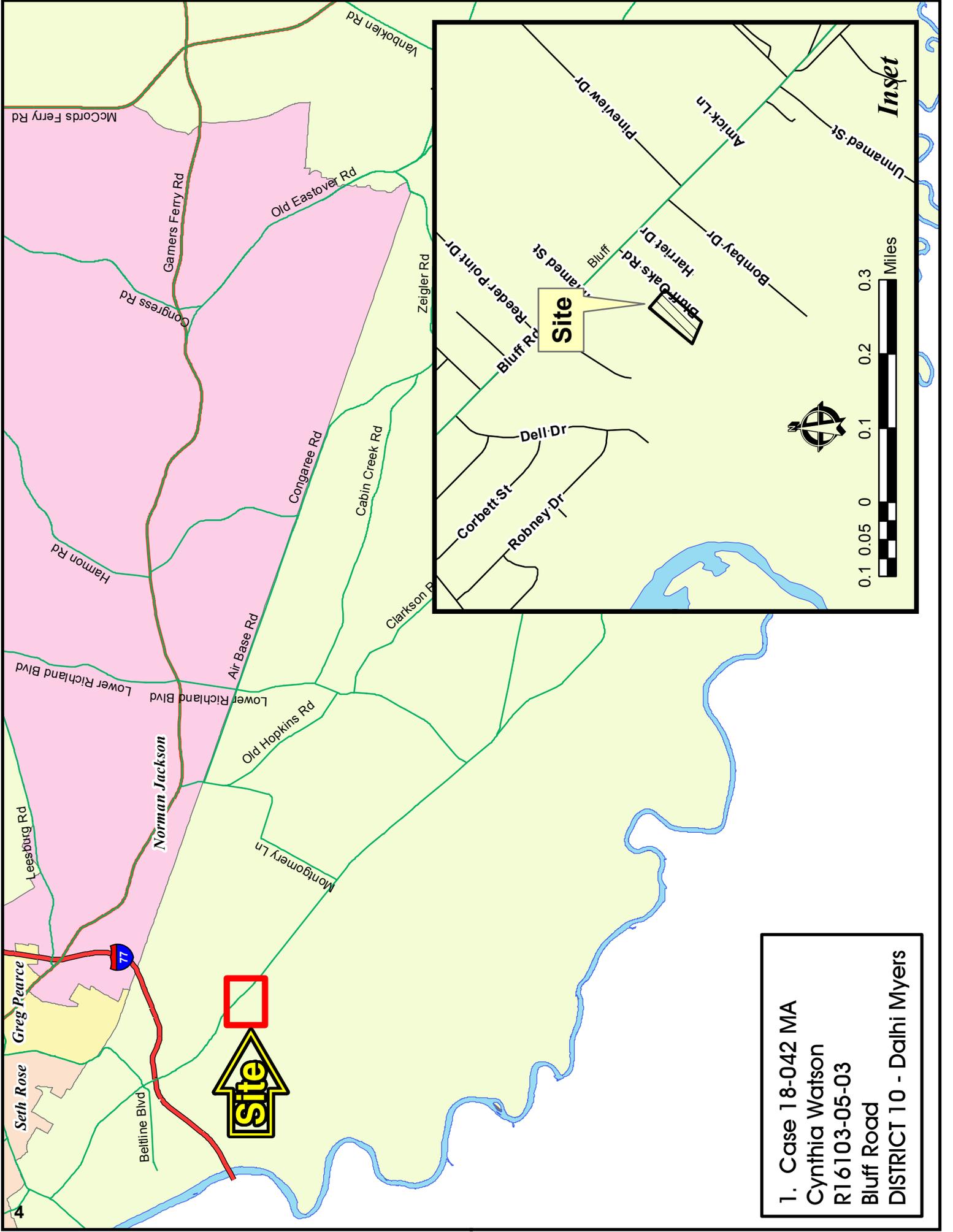
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use area should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. Generally, the TROS, PR, and C Overlay districts provide for these characteristics. The proposed MH district "...is intended as a residential district allowing for single-family development, but also permitting the development of manufactured home parks subject to special requirements." Although this district will expand the range of housing opportunities available to the residents of Richland County, the permitted uses conflict with the desired land use design of the Comprehensive Plan.

Staff recommends **Disapproval** for this map amendment.

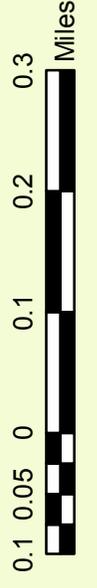
However, the proposed zoning designation would be consistent with the existing land uses of the immediate area.

## Zoning Public Hearing Date

**December 18, 2018.**



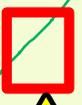
1. Case 18-042 MA  
 Cynthia Watson  
 R16103-05-03  
 Bluff Road  
 DISTRICT 10 - Dalhi Myers



**Inset**

**Site**

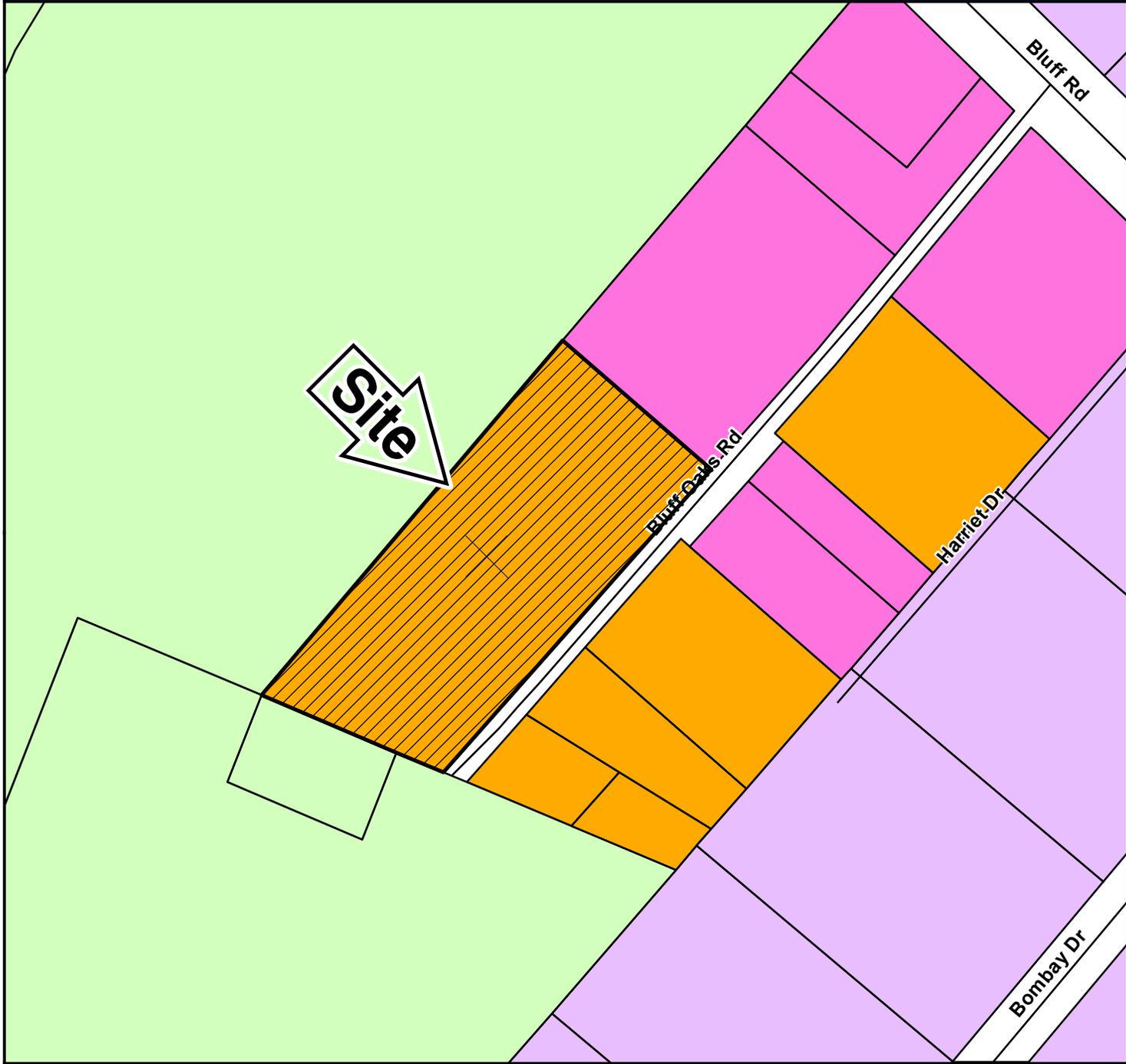
**Site**



**Case 18-042 MA**  
**RS-HD to MH**  
**TMS R16103-05-03**



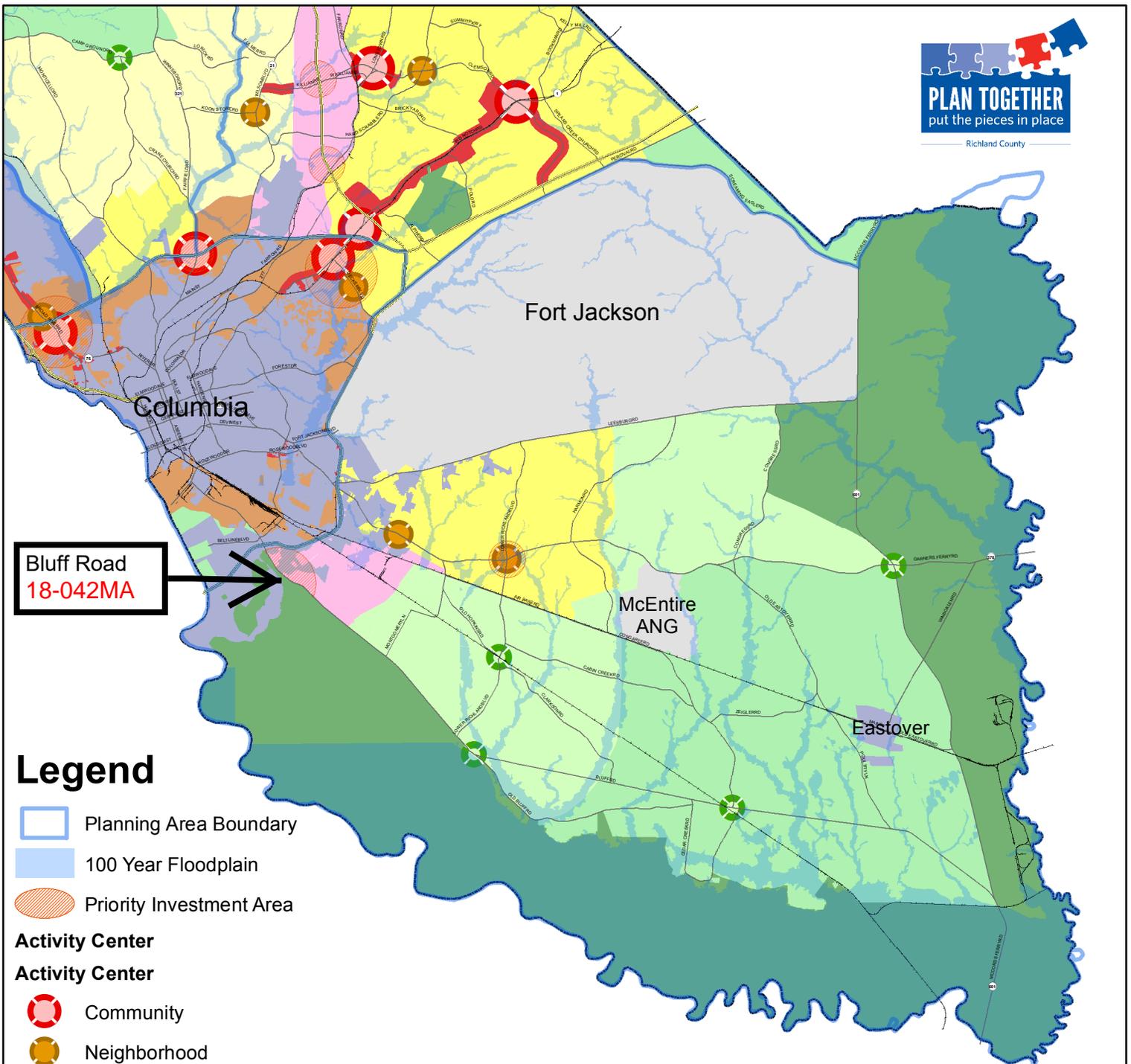
# Case 18-042 MA RS-HD to MH



## 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  |  |





**Bluff Road**  
**18-042MA**

**Legend**

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

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

**FUTURE LAND USE & PRIORITY INVESTMENT AREAS**  
**SOUTHEAST PLANNING AREA**



Adopted March 17, 2015  
Miles  
4 2 0 4 7





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 3, 2018  
**RC PROJECT:** 18-043 MA  
**APPLICANT:** Margaret Chichester

**LOCATION:** Congaree Road

**TAX MAP NUMBER:** R32404-01-01 (Portion of)  
**ACREAGE:** 2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

The subject property was part of a previous request for the LI District under case number 18-031MA. The case was withdrawn at the Zoning Public Hearing.

**Zoning History for the General Area**

The parcels south of the site, which contain a Dollar General store, were rezoned from RU to Rural Commercial (RC) under ordinance number 023-15HR (case number 15-23 MA).

**Zoning District Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>                   |
|----------------------|------------------------|------------------------------|
| <b><u>North:</u></b> | RU                     | Residential                  |
| <b><u>South:</u></b> | RU                     | Residential                  |
| <b><u>East:</u></b>  | RU                     | Residential                  |
| <b><u>West:</u></b>  | RU                     | Undeveloped/Place of worship |

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Congaree Road. The subject property contains two structures. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along Bluff Road and Congaree Road. The surrounding area is characterized by residential uses, a post office and west of the site is a non-conforming convenience store without pumps. The parcels east of the site are being utilized residentially. South of the site is a place of worship.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. The Gadsden fire station (station number 19) is located on Gadsden Community Road, approximately 1.2 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

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 **Rural Activity Center**.

### **Land Use and Design**

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts or other small scale tourism operations are appropriate.

### **Lower Richland Neighborhood Master Plan**

#### **Agriculture Area**

The central portion of the Planning Area is classified as the agricultural area, and is surrounded by the other land uses. The agricultural area is bounded by Garners Ferry Road to the north and Congaree National Park to the south, while extending to Congaree Road on the west and McCords Ferry Road on the east. The active farming community and rural character are the mainstays of this area.

#### **Agricultural Area Recommendations**

Promote farming as a viable occupation and expanding the market for locally grown food.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station # 243) located northwest of the subject parcel on Bluff Road identifies 2,300 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "A".

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

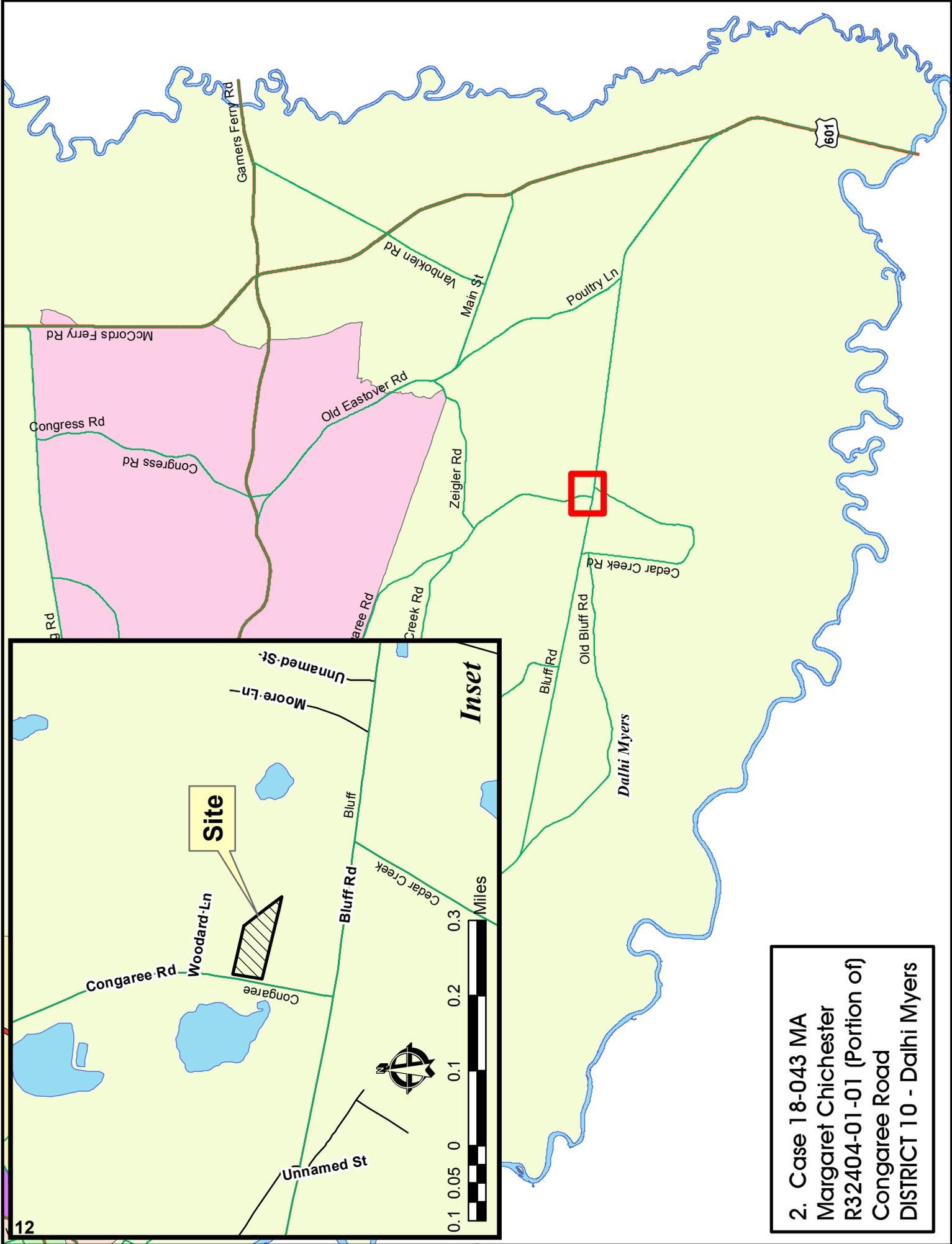
## Conclusion

Staff is of the opinion that the request is not in compliance or consistent with the objectives for commercial development within the Rural Activity Center designation. Due to the intensity of the uses allowed under the requested LI District, approval of the requested zoning would be out of character with the existing uses in the surrounding area.

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

## Zoning Public Hearing Date

**December 18, 2018.**



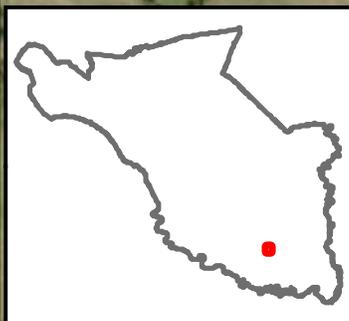
2. Case 18-043 MA  
 Margaret Chichester  
 R32404-01-01 (Portion of)  
 Congaree Road  
 DISTRICT 10 - Dalhi Myers

**Case 18-043 MA**  
**RU to LI**  
**TMS R32404-01-01 (Portion of)**

**Site**

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



© Google

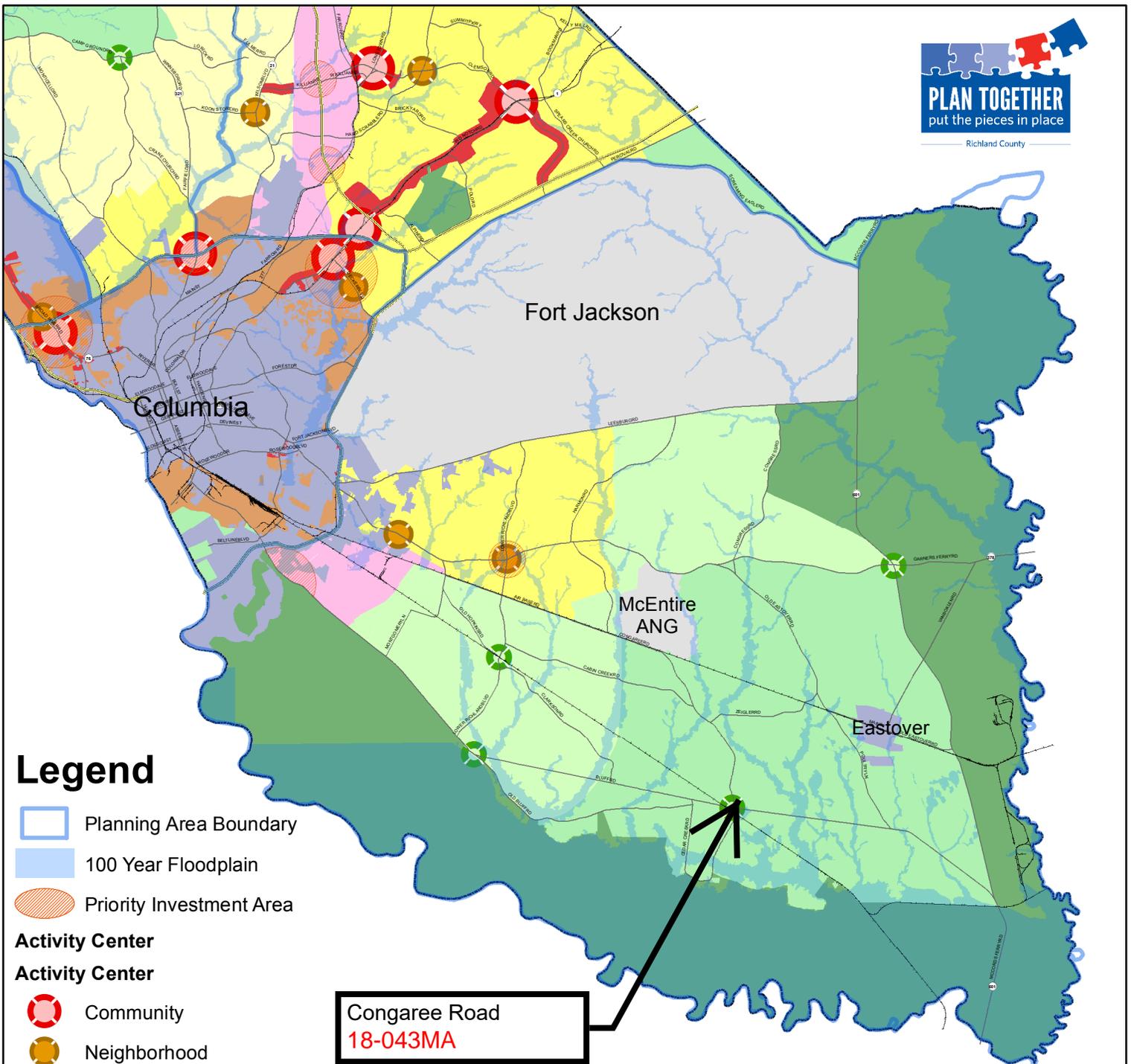
# Case 18-043 MA RU to LI



## 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  |  |





### Legend

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

Congaree Road  
**18-043MA**

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 4, 2017  
**RC PROJECT:** 18-044MA  
**APPLICANT:** Kevin Corley

**LOCATION:** 1820 Crane Church Road

**TAX MAP NUMBER:** R09600-02-07(Portion of)  
**ACREAGE:** .48 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

**Disapproval**

**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. 3.**

3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Planned Development District (PDD) parcel east of the site was rezoned from Rural (RU) District under case number 94-003MA.

**Zoning District Summary**

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

| Direction     | Existing Zoning | Use                                |
|---------------|-----------------|------------------------------------|
| <u>North:</u> | RU              | Residence                          |
| <u>South:</u> | RU              | Undeveloped                        |
| <u>East:</u>  | PDD             | Undeveloped portion of golf course |
| <u>West:</u>  | RU              | Non-conforming structure/use       |

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Crane Church Road. Crane Church Road is a two-lane undivided major collector street without sidewalks or streetlights. The site contains a residential structure in the front of the property and a construction operation in the rear of the property. The immediate area is characterized by sparse residential uses and natural, undeveloped land. North, west, and south of the subject parcel are residentially developed RU zoned properties. The parcel east of the subject site is zoned PDD (Oak Hill Golf Club). The adjacent area of the PDD, along Crane Church Road, is heavily forested.

**Public Services**

The subject parcels are within the boundaries of Richland School District One. Forest Heights Elementary School is about 1.1 miles southwest of the property. According to the parcel records, water is provided via well and sewer via septic. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1.8 miles southeast of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Character**

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

**Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of 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 2017 SCDOT traffic count (Station #431) located southeast of the subject parcel on Crane Church Road identifies 2,900 Average Daily Trips (ADTs). Crane Church Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Crane Church Road is currently operating at Level of Service (LOS) "A".

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

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

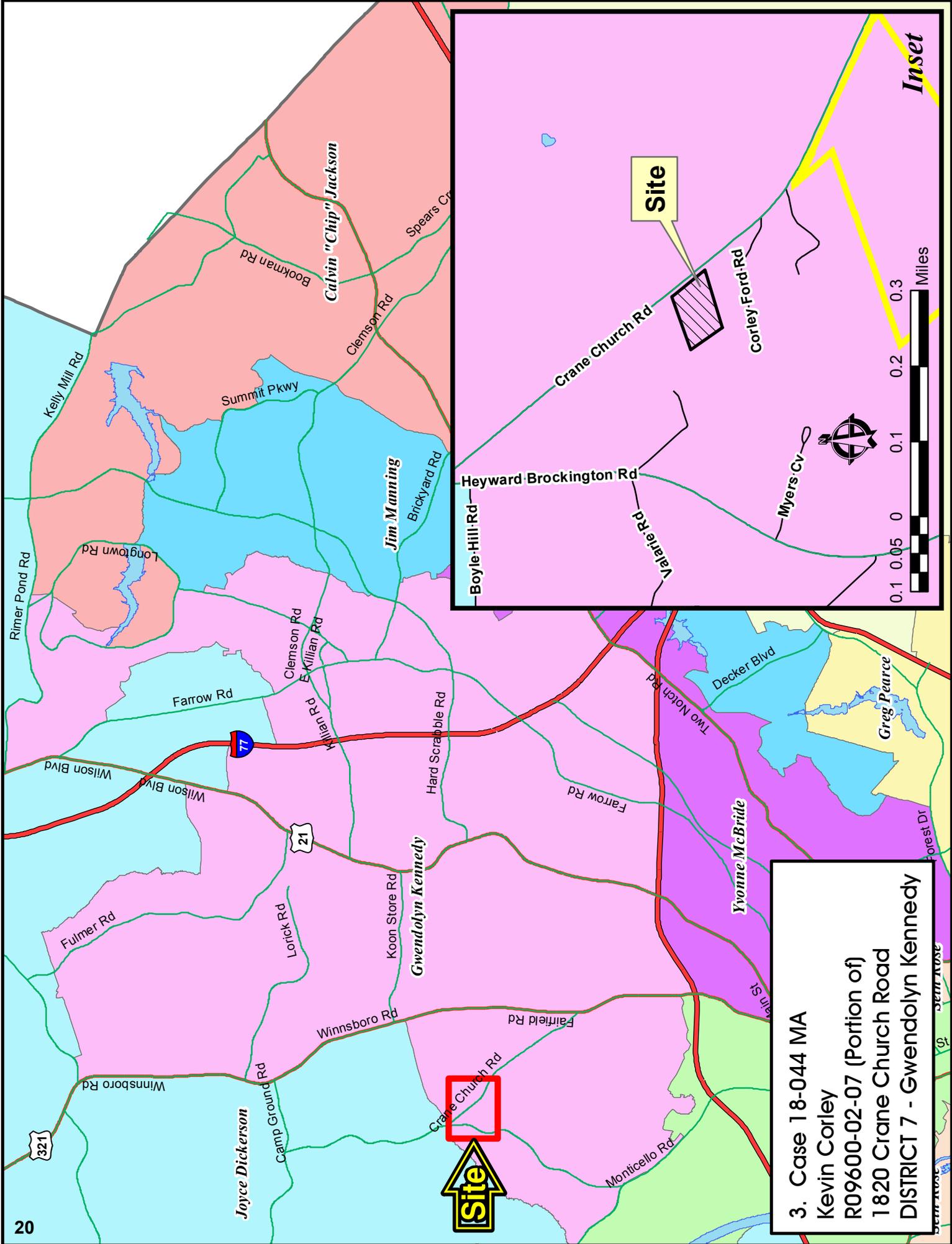
### **Conclusion**

Staff recommends **Disapproval** of this map amendment, as the proposed rezoning would be inconsistent with the objectives outlined in the Comprehensive Plan.

According to the plan, "commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually appropriate distance from the intersection of a primary arterial". Crane Church Road is classified as a collector, with a limited amount of traffic and is not near the intersection of a primary arterial. Additionally, the primary land uses for neighborhood low-density areas is single-family detached housing.

### **Zoning Public Hearing Date**

**December 18, 2018.**



**3. Case 18-044 MA**  
**Kevin Corley**  
**R09600-02-07 (Portion of)**  
**1820 Crane Church Road**  
**DISTRICT 7 - Gwendolyn Kennedy**

**Case 18-044 MA**  
**RU to OI**  
**TMS R09600-02-07 (Portion of)**

**Site**

Hall Dunlap Rd

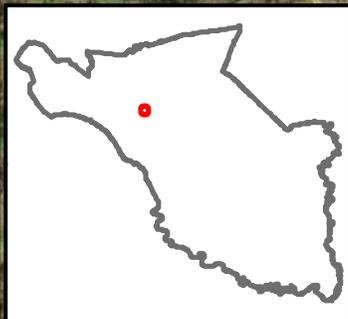
Crane Church Rd

Corley Ford Rd

Slab Pile Rd

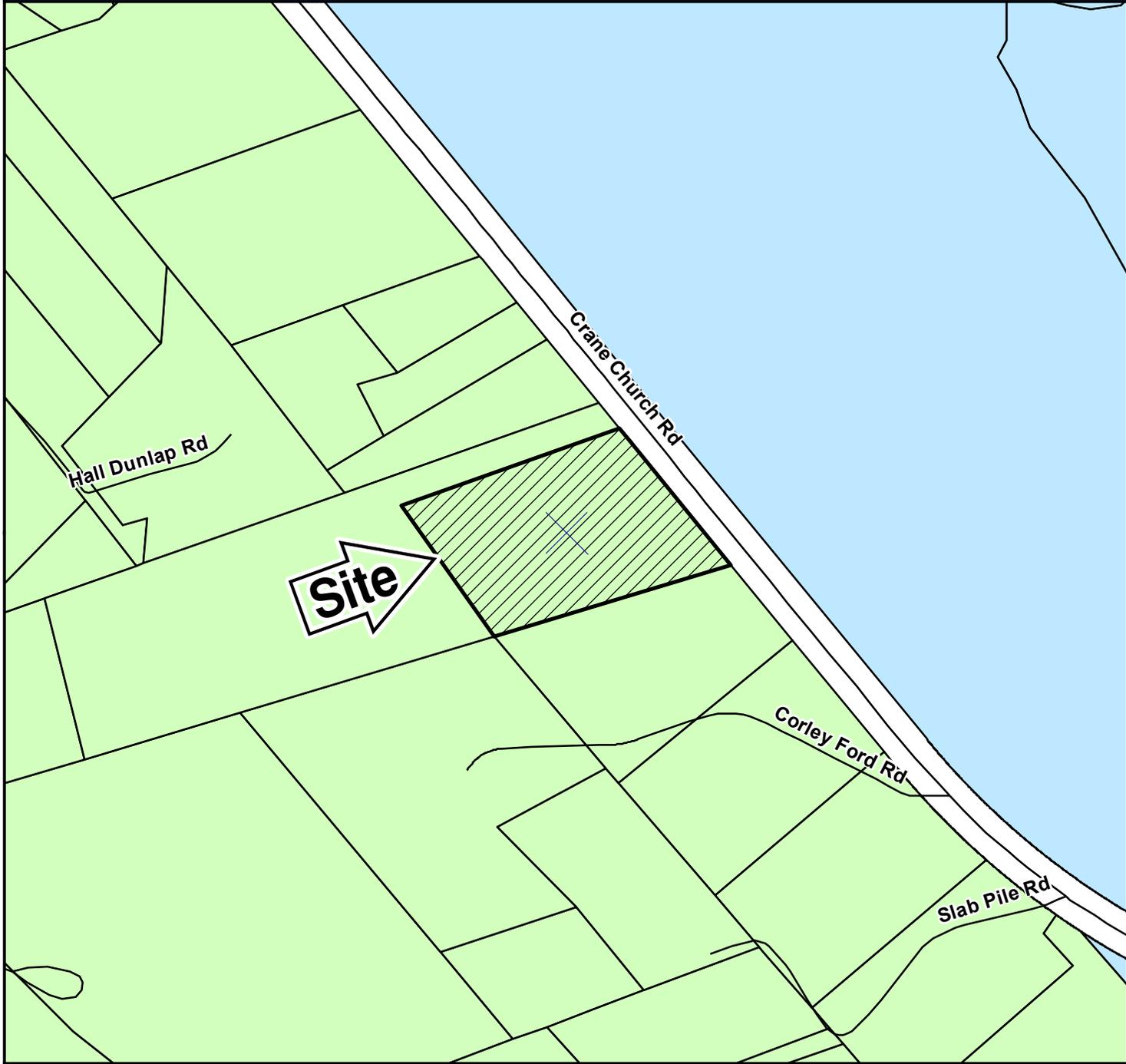
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Google

# Case 18-044 MA RU to OI



## 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  |  |

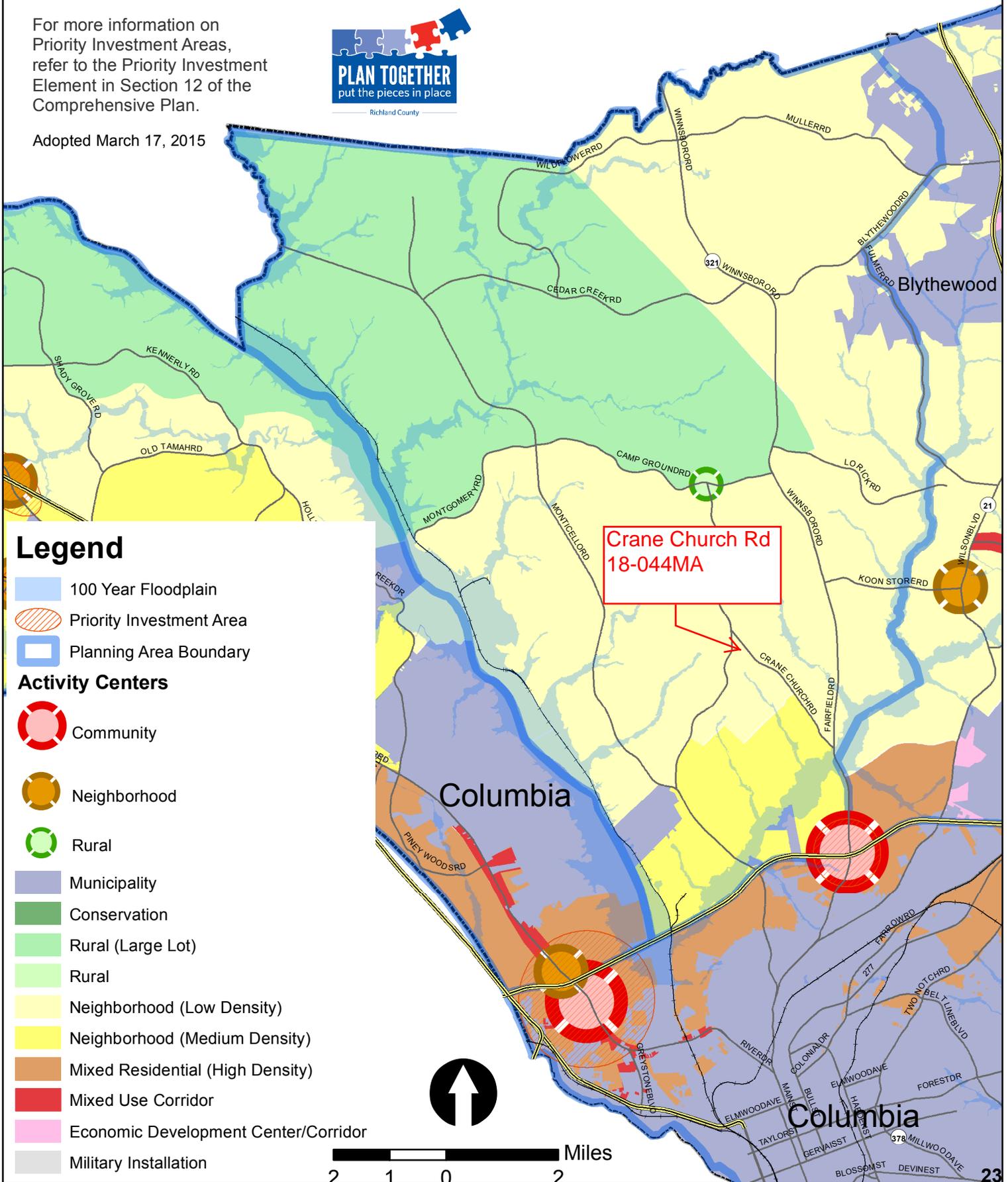


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



## Legend

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

## Activity Centers

- Community
- Neighborhood
- Rural

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 3, 2018  
**RC PROJECT:** 18-045 MA  
**APPLICANT:** George Lesesne

**LOCATION:** 1501 Leesburg Road

**TAX MAP NUMBER:** R16415-06-11  
**ACREAGE:** .48 acre  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

Approval

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

**(b) (2) b. 1.**

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 C-1 District. With the adoption of the 2005 Land Development Code, the C-1 District was designated Office and Institutional District (OI).

The subject parcel was rezoned from OI to General Commercial (GC) District under case number 96-066MA.

**Zoning History for the General Area**

A parcel southwest of the site with frontage on Leesburg Road was rezoned from RS-LD to Office and Institutional (OI) District under case number 95-016MA.

Two parcels west of the site with frontage on Leesburg Road were rezoned from RS-LD to Office and Institutional (OI) District under case number 98-054MA.

A parcel south of the site with frontage on Leesburg Road was rezoned from RS-LD to Neighborhood Commercial (NC) District under case number 05-092MA.

Three parcels southeast of the site with frontage on Leesburg Road were rezoned to General Commercial Density (GC) District under case numbers 94-022MA, 96-024MA and 00-033MA.

Parcels north of the site with frontage on Deloach Drive and Joiner Road were rezoned from RS-LD to Residential Single-family Medium Density (RS-MD) District under case number 18-025MA.

**Zoning District Summary**

The Residential Single Family Low Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

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

\*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), or application of open space provisions are not taken into consideration.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>           |
|----------------------|------------------------|----------------------|
| <b><u>North:</u></b> | RS-LD                  | Residence            |
| <b><u>South:</u></b> | GC                     | Commercial Structure |
| <b><u>East:</u></b>  | OI                     | Residence            |
| <b><u>West:</u></b>  | GC                     | Retail               |

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Leesburg Road and Deloach Drive. Leesburg Road is a four lane undivided minor arterial with a sidewalk on side and limited street lights. Deloach Drive is a two lane undivided local road without street lights or sidewalks. The subject parcel has a former residential structure which has been designated for office use. The immediate area is characterized by residential and commercial uses. Many of the commercial buildings are former residences. The parcels west and north of the subject site contain residential uses and are zoned OI and RS-LD, respectively. East and south are GC zoned properties.

**Public Services**

The property is within Richland School District One. Annie Burnside Elementary School is located approximately 0.4 miles south of the subject parcel. A fire hydrant is located at west of the property at the intersection of Patterson Road and Leesburg Road. The Atlas Road Fire Station (Station number 8) is about a mile south of the subject parcel. Records indicate the water is provided by the City of Columbia and sewer is septic.

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

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood 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 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 2017 SCDOT traffic count (Station #255) located east of the subject parcel on Leesburg Road identifies 24,200 Average Daily Trips (ADTs). Leesburg Road is classified as a four lane undivided Minor Arterial maintained by SCDOT with a design capacity of 21,600 ADTs. This section of Leesburg Road is currently operating at Level of Service (LOS) “D”.

SCDOT is currently managing an Operational & Safety intersection improvement project that is in design/development to install turn lanes in conjunction with a road widening on Leesburg Road. The Richland Penny Sales Tax program has bike lanes and sidewalk improvements for Leesburg Road and a dirt road surfacing project for Deloach Drive.

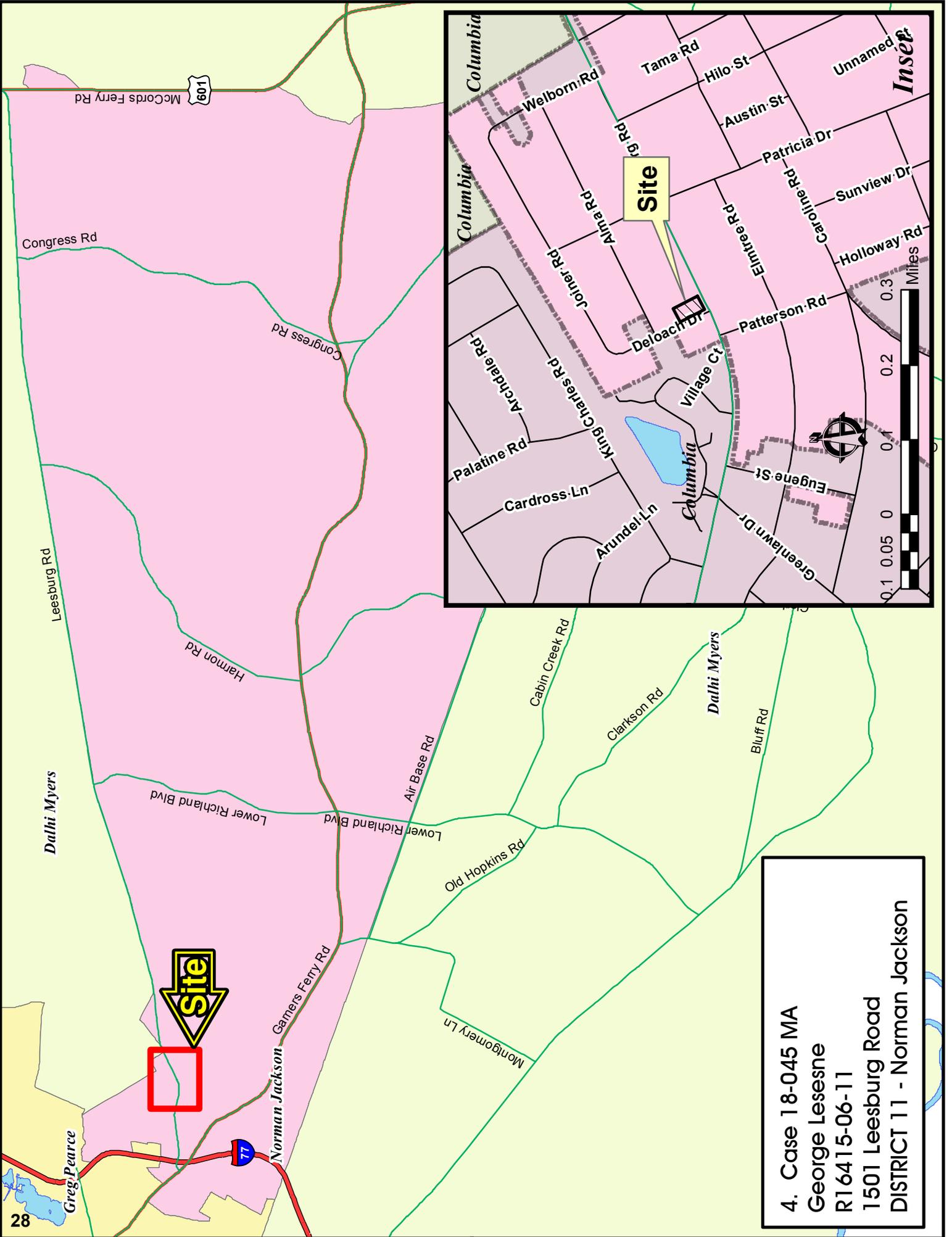
## **Conclusion**

Staff recommends **Approval** of the map amendment, as the rezoning request would be consistent with the recommendations of the Comprehensive Plan. Per the Comprehensive Plan, Neighborhood Medium-Density areas are intended to provide a mix of residential uses and densities within a neighborhood, while serving as a transition from higher density areas to lower density areas. The uses found within the RS-LD zoning district would meet the recommendations of the Neighborhood Medium-Density future land use designation.

However, due to the future improvements to this intersection regarding roadway widening, it is likely ROW expansion will cause a reduction in property frontages along Leesburg Road. This reduction in frontage could create complications for residential property development. Additionally, this section of Leesburg Road currently functions as a commercial node connecting the adjacent neighborhoods to a commercial area.

## **Zoning Public Hearing Date**

**December 18, 2018.**



4. Case 18-045 MA  
 George Lesesne  
 R16415-06-11  
 1501 Leesburg Road  
 DISTRICT 11 - Norman Jackson

**Case 18-045 MA**  
**GC to RS-LD**  
**TMS R16415-06-11**

Columbia

Archdale Rd

King Charles

Joiner Rd

Pelaine Rd

Village Way

Alma Rd

Patricia Dr

Village Walk

Deloch Dr

Leesburg Rd

Village Ct

Site

Elmtree Rd

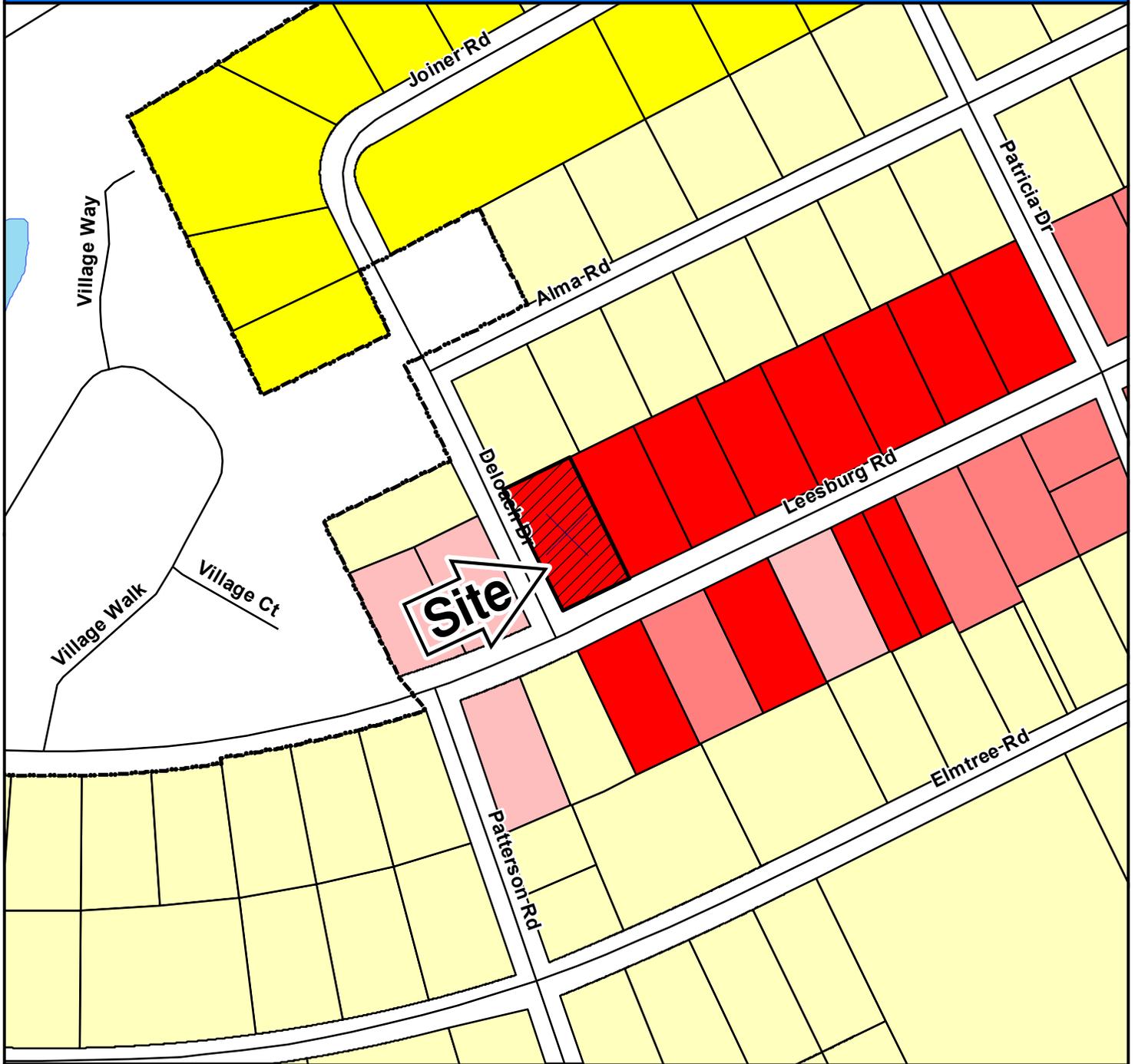
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Google

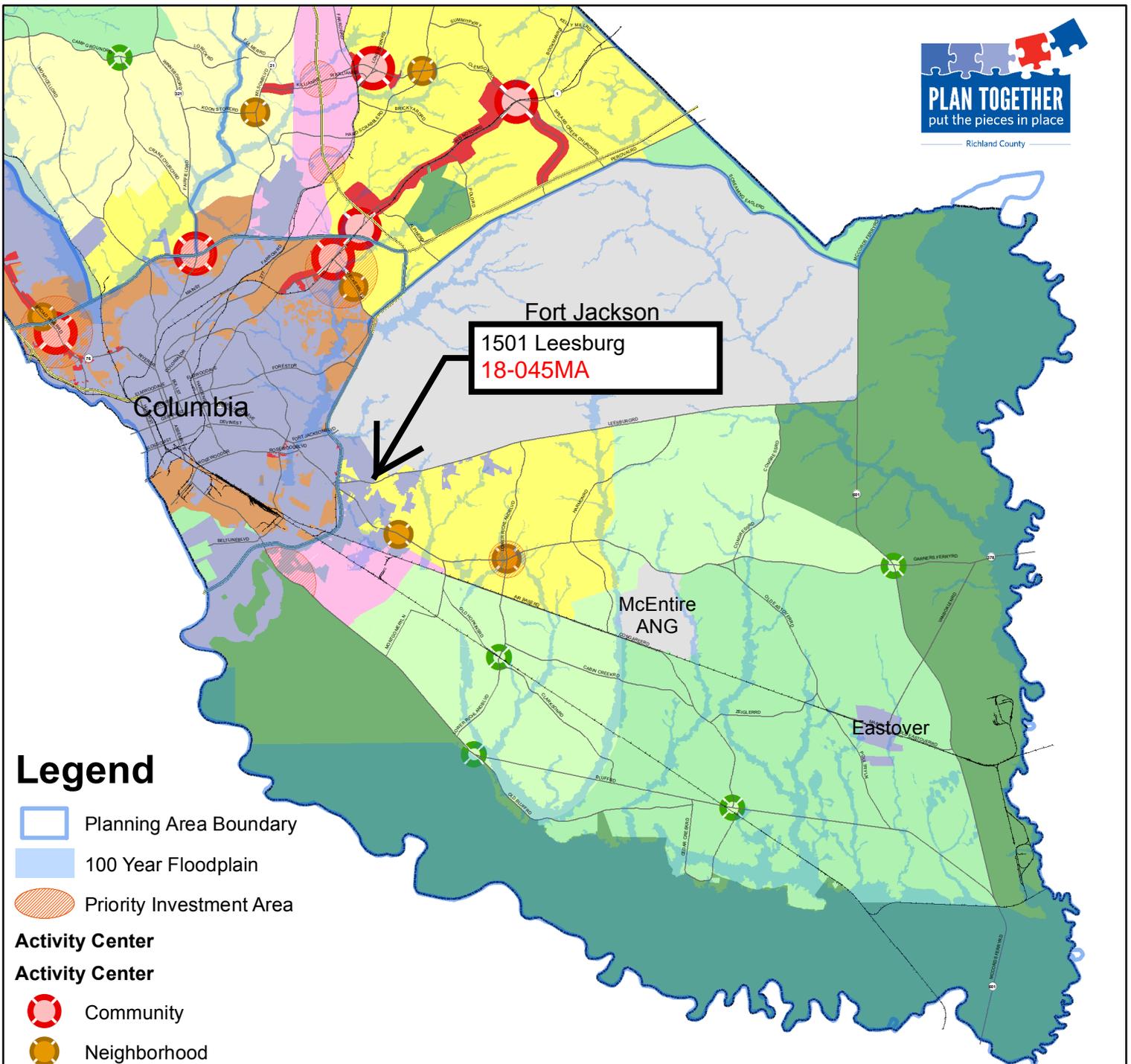
# Case 18-045 MA GC to RS-LD



## 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  |  |                  |





### Legend

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

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles  
 4 2 0 4 31





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 3, 2018  
**RC PROJECT:** 18-046MA  
**APPLICANT:** Kenyatte Jones

**LOCATION:** Monticello Road

**TAX MAP NUMBER:** R09310-07-14 (Portion of)  
**ACREAGE:** .4 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** RM-MD

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

Approval

**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. 1.**

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 General Commercial District (C-3). With the adoption of the 2005 Land Development Code, the C-3 District was designated General Commercial District (GC).

**Zoning History for the General Area**

The Office and Institutional District (OI) parcel northeast of the site was rezoned from Residential Multi-family Medium Density (RM-MD) District to OI District under case number 11-003MA.

**Zoning District Summary**

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and

attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

| Direction            | Existing Zoning | Use                                  |
|----------------------|-----------------|--------------------------------------|
| <b><u>North:</u></b> | GC/RM-MD        | Commercial Brick Structure/Residence |
| <b><u>South:</u></b> | GC              | Residence                            |
| <b><u>East:</u></b>  | RM-MD           | Place of Worship                     |
| <b><u>West:</u></b>  | GC              | Commercial Brick Structure           |

**Discussion**

***Parcel/Area Characteristics***

The subject parcel contains a residential structure and has a split zoning of GC and RM-MD. It has frontage along Manigault Street, a two-lane undivided local without sidewalks and limited streetlights. The area is primarily characterized by a scattering of residential and institutional uses with commercial uses further south of the property. South of the site is zoned GC with a nonconforming single-family residence. North of the site is zoned RM-MD with a single-family residence. East of the site is zoned RM-MD with a place of worship.

**Public Services**

The subject parcels are within the boundaries of Richland School District One. Eau Claire High School is located about 0.4 miles south of the subject parcel on Monticello Road. Water and sewer service would be provided by the City of Columbia. The Eau Claire fire station (station number 13) is located on N Main Street, approximately 1.2 miles south of the subject parcel

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

**Plans & Policies**

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

**Land Use and Character**

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

**Desired Development Pattern**

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be

located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

### **Traffic Characteristics**

The 2017 SCDOT traffic count (Station #247) located north of the subject parcel on Monticello Road identifies 11,700 Average Daily Trips (ADTs). Monticello Road is classified as a four lane undivided primary arterial, maintained by SCDOT with a design capacity of 29,200 ADTs. Monticello Road is currently operating at Level of Service (LOS) "A".

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

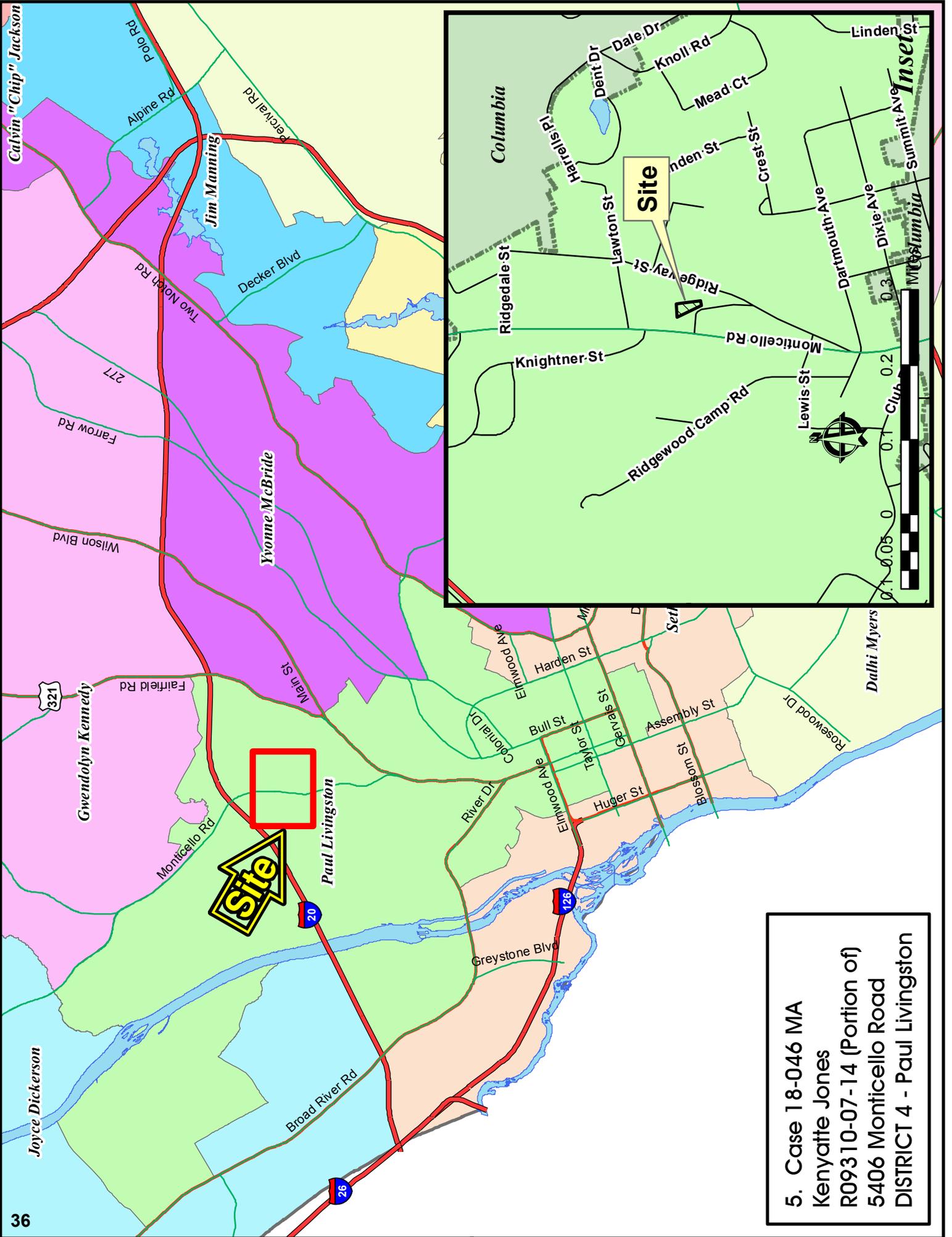
SCDOT currently has an emergency repair project programmed for this section of Monticello Rd under the October 2015 Flood event, currently in design/development. There are no planned or programmed improvements for this section of Monticello Road through the County Penny Sales Tax program.

### **Conclusion**

Principally, staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. According to the plan, "*residential single-family, multifamily, office and institutional, general and neighborhood commercial, and recreational uses are appropriate...*" in the Mixed Residential Future Land Use Designation.

### **Zoning Public Hearing Date**

**December 18, 2018.**



5. Case 18-046 MA  
 Kenyatte Jones  
 R09310-07-14 (Portion of)  
 5406 Monticello Road  
 DISTRICT 4 - Paul Livingston

**Case 18-046 MA**  
**GC to RM-MD**  
**TMS R09310-07-14 (Portion of)**

Knighner St

Lawton St

Woodbrier St

**Site**

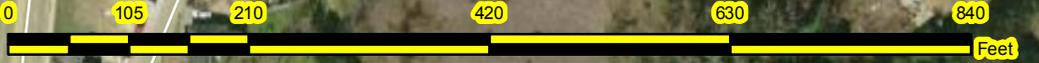
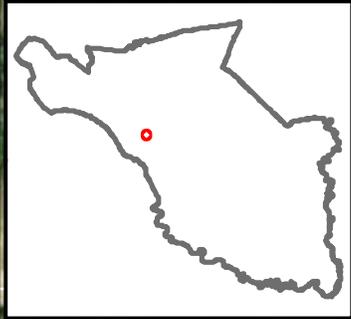
Ridgeway St

Manigault St

Montcello Rd

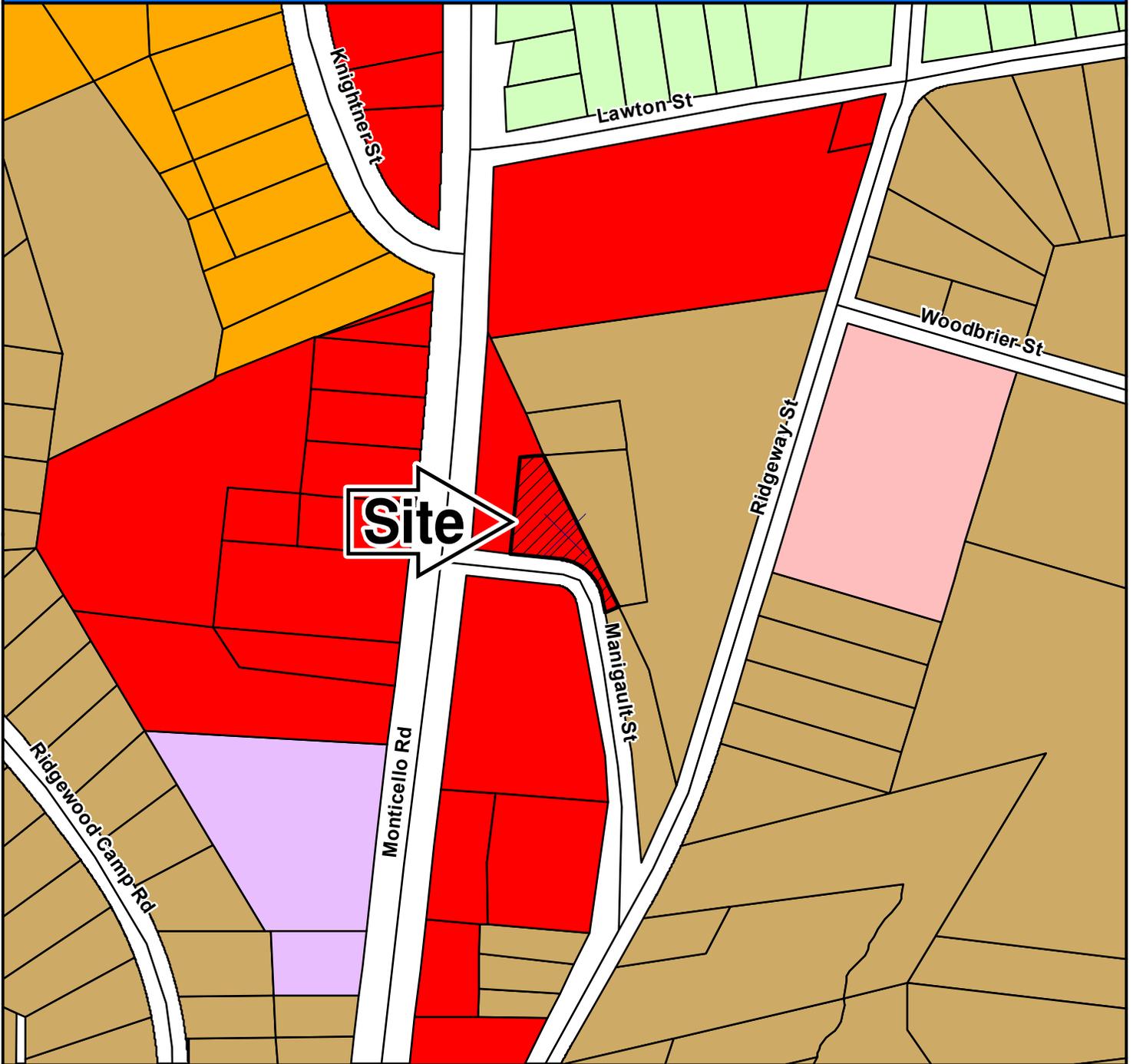
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Feet  
Google

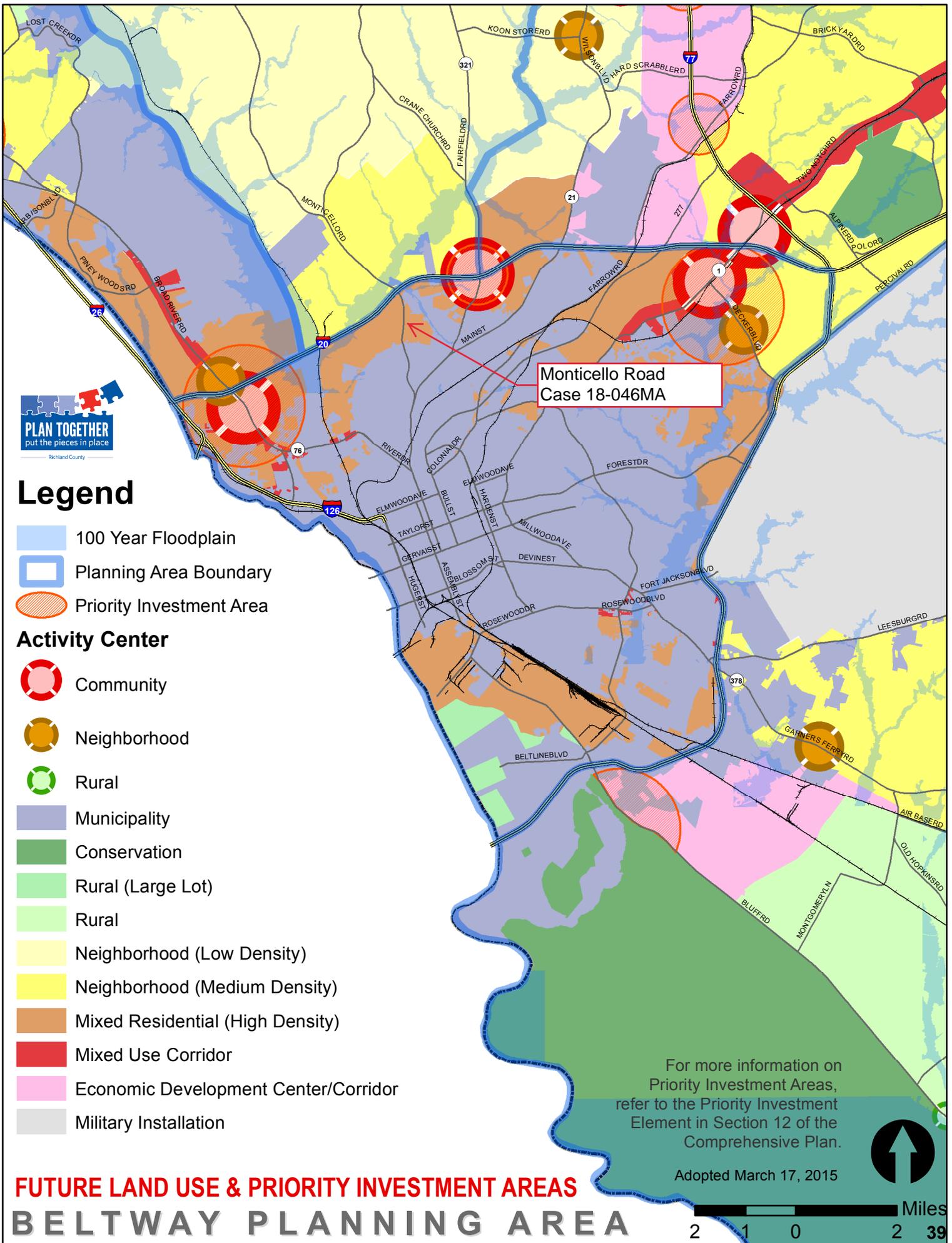
# Case 18-046 MA GC to RM-MD



## 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  |  |                  |





# Legend

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

Monticello Road  
Case 18-046MA

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

Adopted March 17, 2015



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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 3, 2018  
**RC PROJECT:** 18-047 MA  
**APPLICANT:** Inga Brooks

**LOCATION:** Bluff Road and Harlem Street

**TAX MAP NUMBER:** R13509-02-07, 42 & 43  
**ACREAGE:** (1.21 acres total)  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 16, 2018

**Staff Recommendation**

**Disapproval**

**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. 1.**

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 RS-3 District. With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-family High Density (RS-HD) District.

**Zoning History for the General Area**

The three General Commercial (GC) District parcels with frontage along Bluff Road were rezoned under case number 17-024MA.

An Office and Institutional District (OI) parcel northwest of the site with frontage along Atlas Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 96-048MA.

An Office and Institutional District (OI) parcel west of the site with frontage along Bluff Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 99-013MA.

The General Commercial District (GC) parcels northwest of the site with frontage along Bluff Road and Atlas Road were rezoned from Development District (D-1) to General Commercial District (GC) under case number 92-020MA.

**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: 19 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.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>                                  |
|----------------------|------------------------|---|
| <b><u>North:</u></b> | RS-HD                  | Undeveloped                                 |
| <b><u>South:</u></b> | M-1/RS-HD/GC           | Undeveloped/Undeveloped/Charter Bus Parking |
| <b><u>East:</u></b>  | RS-HD                  | Undeveloped                                 |
| <b><u>West:</u></b>  | RS-HD                  | Undeveloped                                 |

**Discussion**

***Parcel/Area Characteristics***

The parcels contain frontage along Bluff Road and Harlem Street. The parcels are undeveloped. Bluff Road is a five-lane principal arterial with sidewalks and street lamps along this section. Harlem Street is a two-lane local road without sidewalks or street lamps along this section. The immediate area is primarily characterized by residential and institutional uses east and north of the site with a mix of undeveloped parcels along this section of Bluff Road. The subject parcels are located within a Priority Investment Area.

**Public Services**

The subject parcels are within the boundaries of Richland School District One. The Mill Creek Elementary School is located 3.4 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately .8 miles northwest of the subject parcels.

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

### **Plans & Policies**

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

### **Land Use and Character**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2016 SCDOT traffic count (Station #239) located south of the subject parcel on Bluff Road identifies 11,400 Average Daily Trips (ADT’s). Bluff Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Bluff Road is currently operating at Level of Service (LOS) “A”.

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

### **Conclusion**

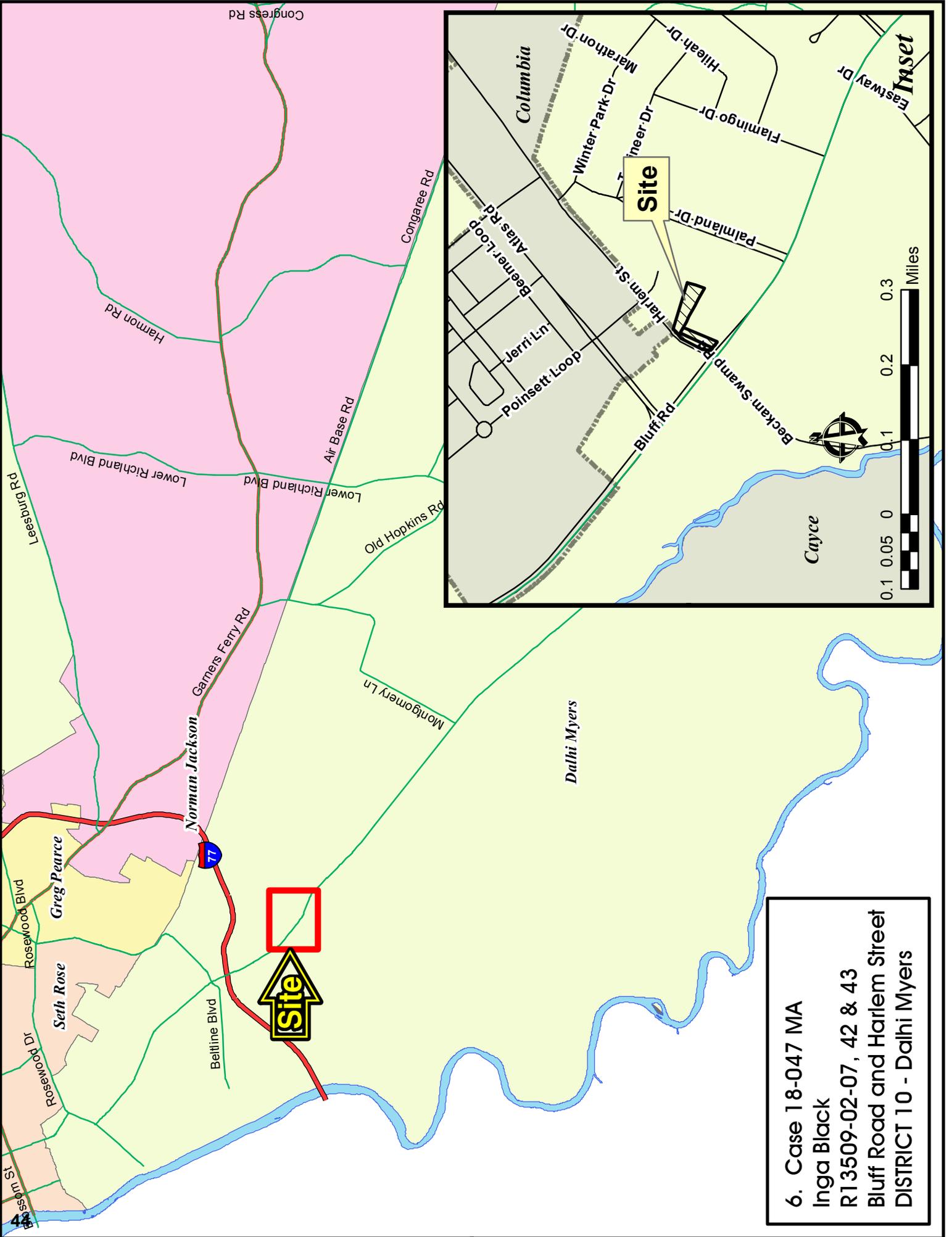
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and commercial and office uses in locations that will minimally affect surrounding properties. The encroachment of the proposed commercial district could adversely impact the surrounding residential uses and zoning districts along Harlem Street.

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

### **Zoning Public Hearing Date**

**December 18, 2018.**



6. Case 18-047 MA  
 Inga Black  
 R13509-02-07, 42 & 43  
 Bluff Road and Harlem Street  
 DISTRICT 10 - Dalhi Myers

**Case 18-047 MA**  
**RS-HD to GC**  
**TMS R13509-02-07, 42 & 43**

Columbia

Atlas Rd  
Atlas Rd

Mary St

Harlem St

Site

Site

Beckam Swamp Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



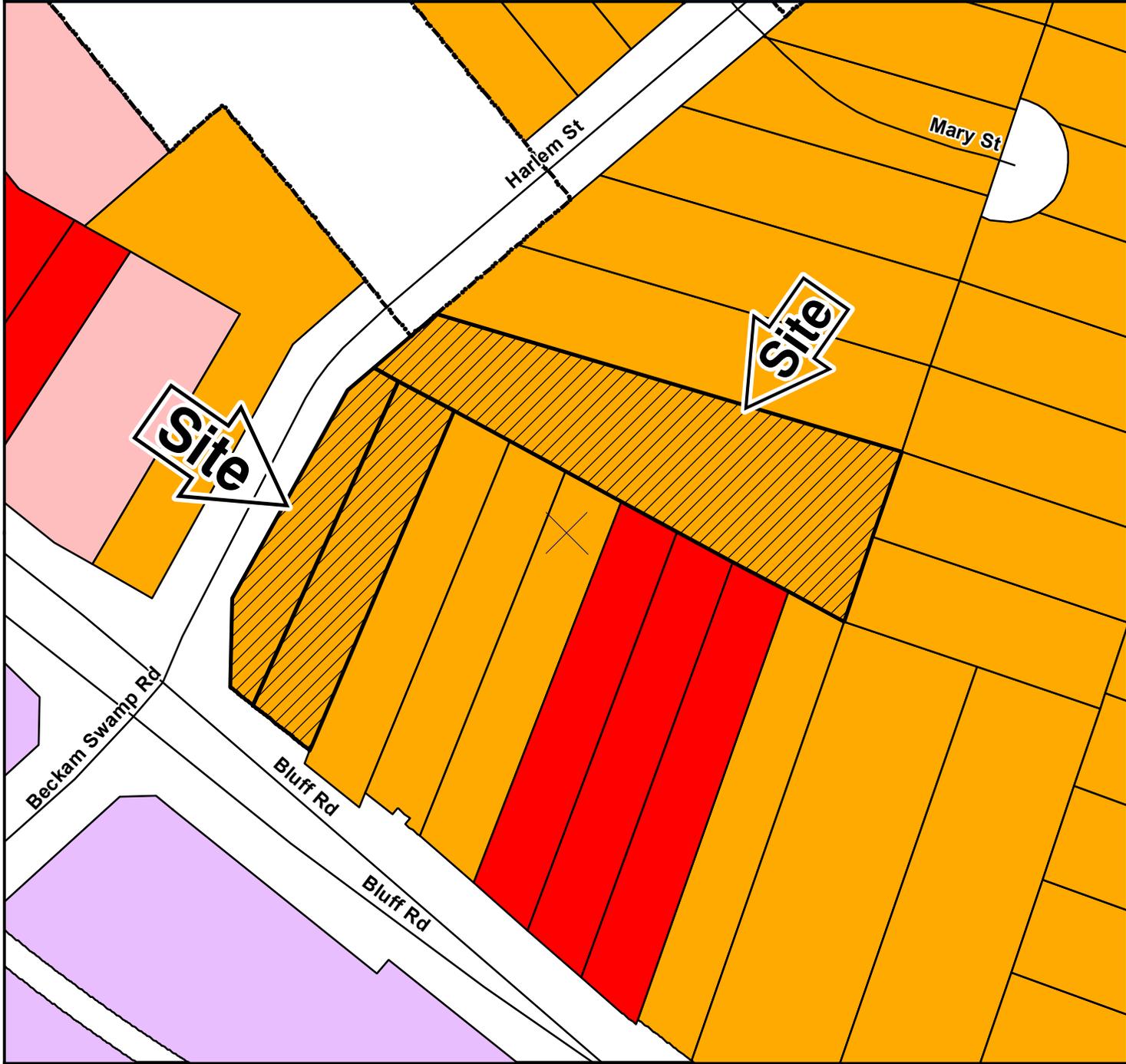
Bluff Rd

Palmland Dr



Google

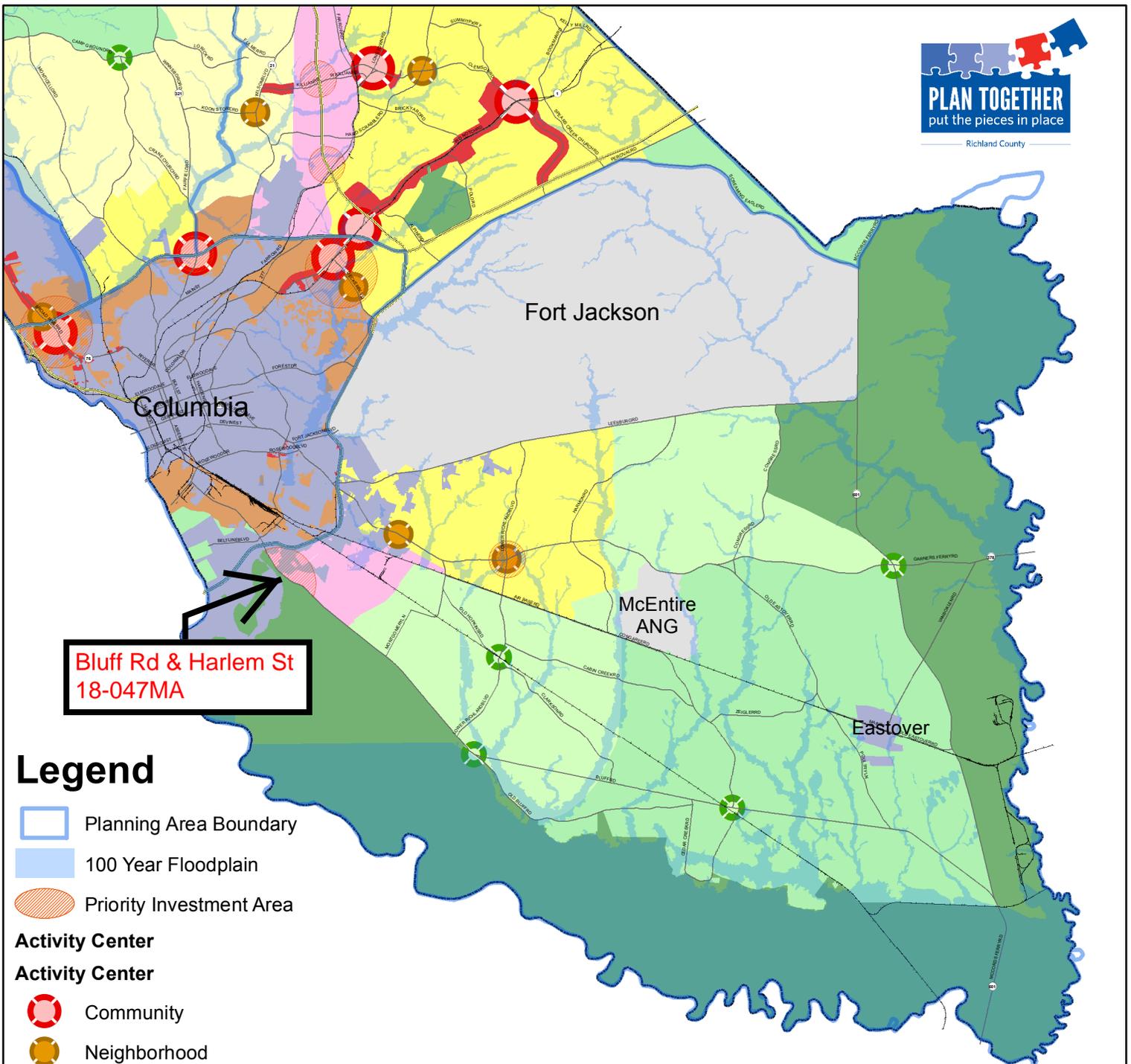
# Case 18-047 MA RS-HD to GC



## 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  |                  |





**Bluff Rd & Harlem St  
18-047MA**

### Legend

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

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015





# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Thursday, November 15, 2018

Agenda

7:00 pm

2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

## STAFF:

Tracy Hegler, AICP .....Community Planning and Development Director  
Geonard Price..... Division Manager/Zoning Administrator

CALL TO ORDER..... Honorable Joyce Dickerson  
Chair of Richland County Council

## ADDITIONS / DELETIONS TO THE AGENDA

## ADOPTION OF THE AGENDA

## MAP AMENDMENTS

### a. MAP AMENDMENTS [ACTION]

1. Case # 18-030 MA District 10  
Dalhi Myers  
Stanley T. Bell  
RS-HD to RU (.44 acre)  
2024 Harlem Street  
TMS# R13515-05-06 **[FIRST READING]**  
PDS Recommendation – Disapproval  
Planning Commission – Disapproval (8-0)  
**Council unanimously disapproved the rezoning request.**
2. Case # 18-033 MA District 10  
Dalhi Myers  
Sanjiv Narang  
HI to GC (1.46 acre)  
809 Idlewild Boulevard  
TMS# R11209-02-04 **[FIRST READING]**  
PDS Recommendation – Approval  
Planning Commission – Approval (8-0)  
**Council unanimously approved the rezoning request.**

## OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

1. Case # 18-034 MA District 9  
Calvin “Chip” Jackson  
Johnathan L. Yates  
PDD to PDD (49.27 acres)  
1141 Kelly Mill Road  
TMS# R23300-03-06  
PDS Recommendation – Approval  
Planning Commission - Approval (6-0)  
**Council unanimously approved the rezoning request.**

2. Case # 18-035 MA  
Avery Winder  
RU to GC (7.63 acres)  
916 Kennerly Road  
TMS# R05100-03-07  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (8-0)  
**Council disapproved the rezoning request.**  
  

District 2  
Joyce Dickerson
  
3. Case # 18-036 MA  
George R. McElveen III  
RU to NC (2.9 acres)  
698 Kelly Mill Road  
TMS# R26103-03-05  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (6-0)  
**Council unanimously accepted the applicant's request to withdraw.**  
  

District 9  
Calvin "Chip" Jackson
  
4. Case # 18-037 MA  
Ben H. Higgins  
RU to NC (1.02 acres)  
1041 McCords Ferry Road  
TMS# R38000-03-02  
PDSD Recommendation – Disapproval  
Planning Commission – Disapproval (5-1)  
**Council unanimously approved the rezoning request.**  
  

District 10  
Dalhi Myers
  
5. Case # 18-038 MA  
Ken Jones  
RS-LD to NC (1.62 acres)  
3409 Hard Scrabble Road  
TMS# R17300-06-08  
PDSD Recommendation – Disapproval  
Planning Commission – Approval (4-2)  
**Council approved the rezoning request.**  
  

District 7  
Gwendolyn Kennedy
  
6. Case # 18-039 MA  
Gabriel McFadden  
RU to NC (1.21 acres)  
Dutch Fork Road  
TMS# R01507-02-05  
PDSD Recommendation – Disapproval  
Planning Commission – Approval (6-0)  
**Council unanimously approved the rezoning request.**  
  

District 1  
Bill Malinowski
  
7. Case # 18-040 MA  
Scott Morrison  
GC to RM-HD (7.22 acres)  
Brighton Road  
TMS# R17004-02-02 (Portion of)  
PDSD Recommendation – Approval  
Planning Commission – Approval (6-0)  
**Council unanimously approved the rezoning request.**  
  

District 7  
Gwendolyn Kennedy

8. Case # 18-041 MA  
Ridgewood Missionary Baptist Church  
RU to OI (1.63 acres)  
Lawton Street  
TMS# R09310-03-14,16-23  
PDSD Recommendation – Approval  
Planning Commission – Approval (6-0)  
**Council unanimously approved the rezoning request.**

District 4  
Paul Livingston

**b. TEXT AMENDMENT [ACTION]**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, SO AS TO PERMIT RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS WITH SPECIAL REQUIREMENTS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS IN THE RURAL (RU), LIGHT INDUSTRIAL (LI), AND HEAVY INDUSTRIAL (HI) DISTRICTS.

Planning Commission – Approval (8-0)  
**Council unanimously approved the rezoning request.**

**ADJOURNMENT – 7:28 pm**





# 2019 PLANNING COMMISSION MEETINGS

|   |  |  |
|---|--|--|
| <b>Planning Commission</b>                                |  |  |
| *customarily meets on the 1st Monday of the month at 3 pm |  |  |
|   |  |  |
| <b>February 4th</b>                                       |  |  |
| <b>March 4th</b>  |  |  |
| <b>April 1st</b>  |  |  |
| <b>May 6th</b>  |  |  |
| <b>June 3rd</b>   |  |  |
| <b>July 1st</b>   |  |  |
| <b>August 6th</b>   |  |  |
| <b>September 9th</b>                                      |  |  |
| <b>October 7th</b>  |  |  |
| <b>November 4th</b>                                       |  |  |
| <b>December 2nd</b>                                       |  |  |

The Zoning Public Hearing by Council is not scheduled to be held.



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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Fax (803) 576-2182

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