

**RICHLAND COUNTY  
PLANNING COMMISSION**



**April 5, 2020  
3 pm**

***Virtual Meeting***

<https://www.youtube.com/user/richlandonline/videos>



# RICHLAND COUNTY PLANNING COMMISSION



Monday, April 5, 2021

Agenda

3:00 PM

*Zoom Meeting*

<https://www.youtube.com/user/richlandonline/videos>

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauer Carlisle • Gary Dennis  
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

- 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** – March 2021

b. **ROAD NAMES**

c. **MAP AMENDMENTS**

- 1. Case # 20-038 MA District 9  
Jesica Mackey  
Roberto Garcia  
RU to LI ( acres)  
1917 Screaming Eagle Road  
TMS# R33900-01-02  
Staff Recommendation: Disapproval  
Page 1
- 2. Case # 21-009 MA District 9  
Jesica Mackey  
Madison Pickrel  
RU to RS-MD (27.73 acres)  
133 Bookman Road  
TMS# R26000-03-02  
Staff Recommendation: Approval  
Page 9
- 3. Case # 21-010 MA District 11  
Chakisse Newton  
Kelvin Steelman  
PDD to PDD  
8930 Rabbit Run  
TMS# R21800-01-06  
Staff Recommendation: Approval  
Page 17

**IV. OTHER ITEMS FOR ACTION**

- a. Opportunity Zones

**V. CHAIRMAN'S REPORT**

**VI. OTHER ITEMS FOR DISCUSSION**

**VII. PLANNING DIRECTOR'S REPORT**

- a. Report of Council

**VIII. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 5, 2021  
**RC PROJECT:** 20-038 MA  
**APPLICANT:** Roberto Garcia  
**LOCATION:** 1917 Screaming Eagle Road

**TAX MAP NUMBER:** R33900-01-02  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** March 19, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There have been no recent map amendment cases within the general area.

**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	Rural Residence
<b><u>South:</u></b>	City of Columbia	Fort Jackson
<b><u>East:</u></b>	RU	Rural Residence
<b><u>West:</u></b>	RU	Rural Residence

## Discussion

### **Parcel/Area Characteristics**

The subject site has limited development with a few structures identified as stables. The subject site is located along Screaming Eagle Road, a two-lane major collector. The general area is comprised of rural residences, agricultural and military uses, and large undeveloped tracts. The parcels in the area are of relatively large size with most greater than five acres. The immediate area is zoned RU on the north, east, and west with rural residences. South of the site is Fort Jackson, which is located in the City of Columbia.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 4.4 miles east of the subject site. The Northeast Columbia fire station (station number 4) is located on Spears Creek Church Road, approximately 4.67 miles east of the subject parcel. Records indicate that water is through a private entity and sewer is via 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 (Large Lot)**.

### **Land Use and Character**

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

### **Fort Jackson/McCrary**

Any proposed land use or zoning decision involving land that is located within a federal military installation overlay zone or, if there is no such overlay zone, within three thousand feet of any federal military installation shall request from the commander of the federal military installation a written recommendation with supporting facts relating to the use of the property which is the subject of review. The Zoning Division received a written response that Fort Jackson does not have any issues with this rezoning request.

### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #306) located southeast of the subject parcel on Screaming Eagle Road identifies 4,500 Average Daily Trips (ADTs). Screaming Eagle Road is classified as a two-lane major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Screaming Eagle Road is currently operating at Level of Service (LOS) "B".

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

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as the proposed rezoning from RU to LI would be not consistent with the recommendations of the 2015 Comprehensive Plan for the Rural (Large Lot) future land use designation.

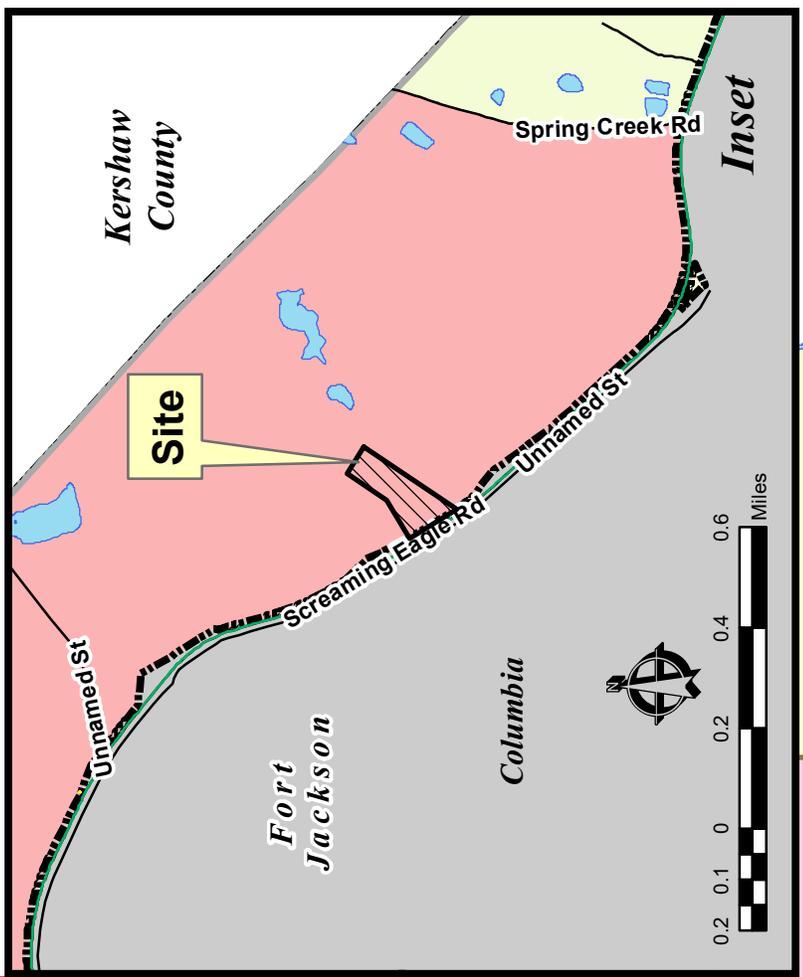
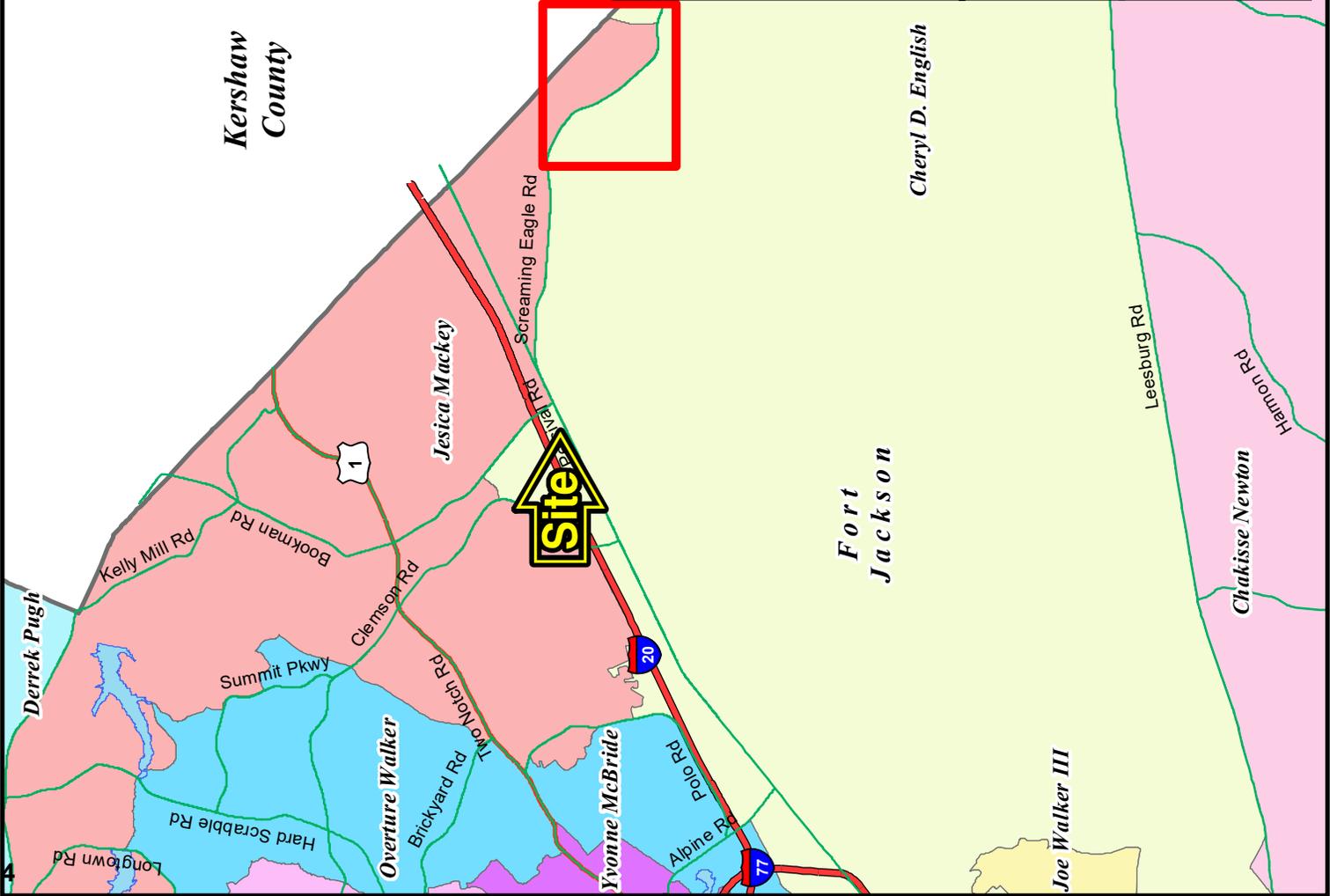
The subject site is not located within a Rural Activity Center, as recommended by the Comprehensive Plan for commercial development. Further, the intensity of uses and development allowed under the LI zoning designation would be incompatible and out of character with the present zoning, land uses, and development pattern within the area.

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

### **Zoning Public Hearing Date**

**April 27, 2021**

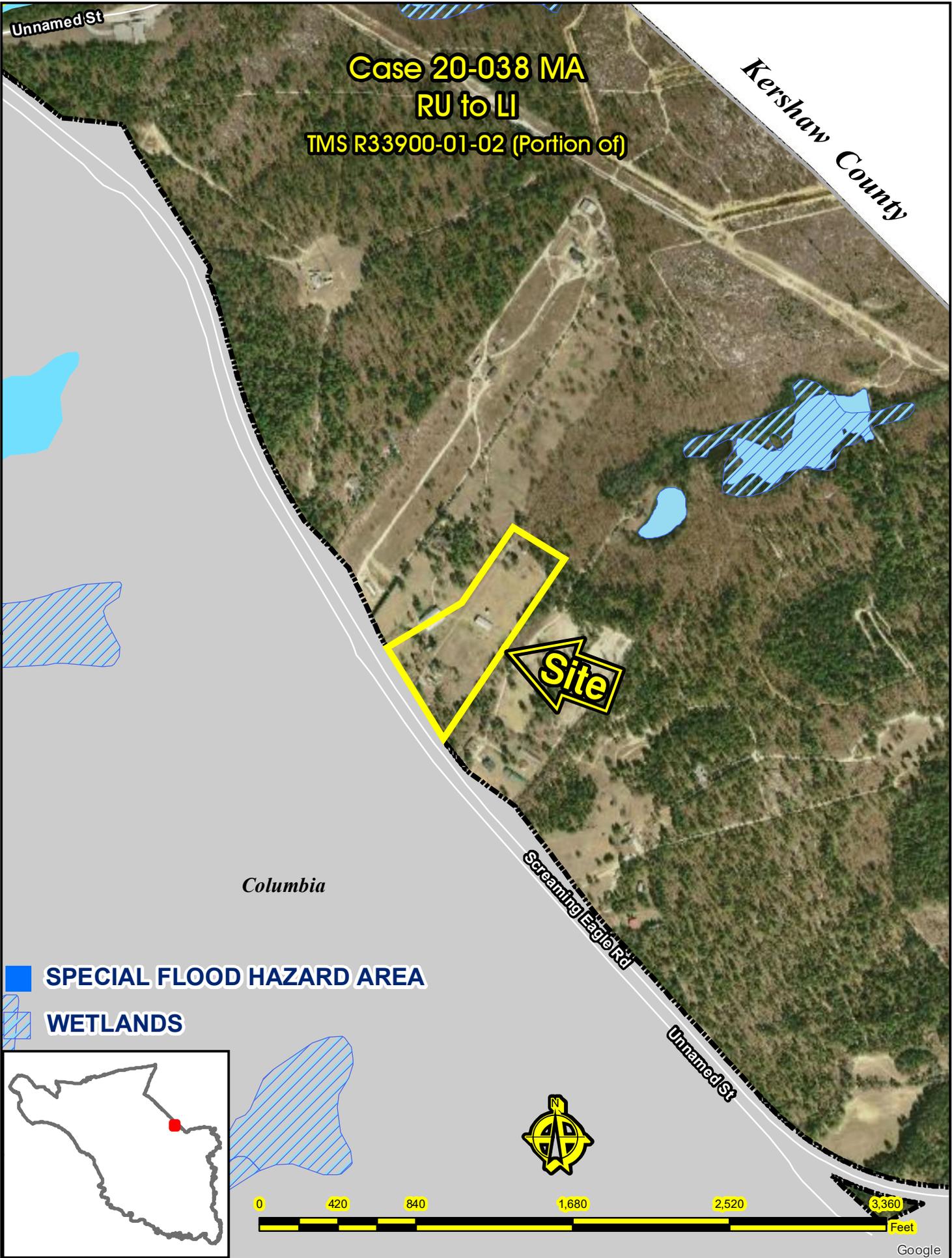
**1. Case 20-038 MA**  
**Roberto Garcia**  
**1917 Screaming Eagle Road**  
**R33900-01-02**  
**DISTRICT 9 - Jessica Mackey**



Unnamed St

**Case 20-038 MA  
RU to LI  
TMS R33900-01-02 (Portion of)**

*Kershaw County*



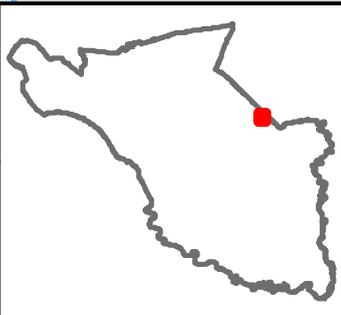
*Columbia*

*Screaming Eagle Rd*

*Unnamed St*

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Google

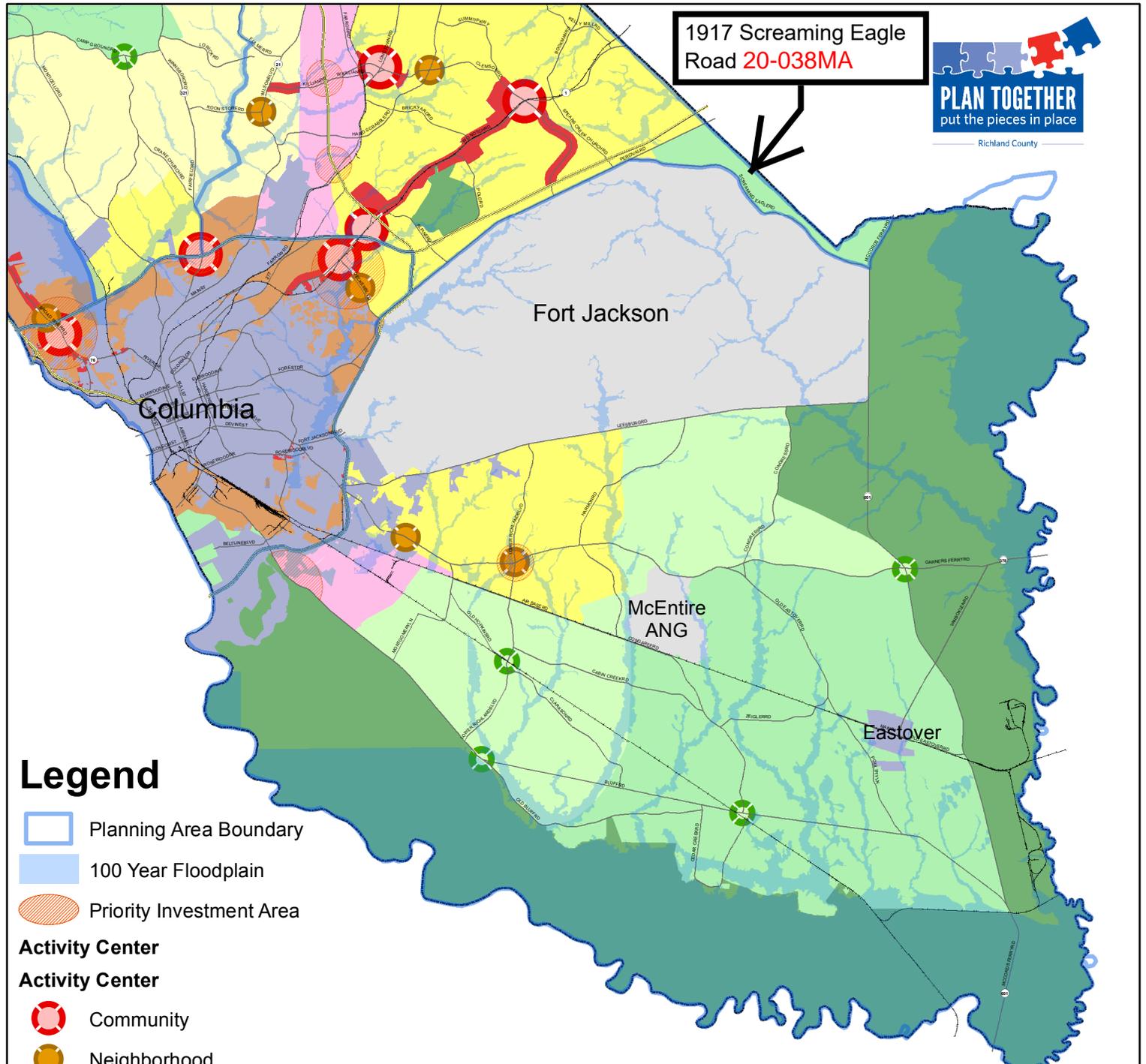
# Case 20-038 MA RU to LI



## 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	

1917 Screaming Eagle Road 20-038MA



### 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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 5, 2021  
**RC PROJECT:** 21-009 MA  
**APPLICANT:** Madison Pickrel

**LOCATION:** 133 Bookman Rd

**TAX MAP NUMBER:** R26000-03-02  
**ACREAGE:** 27.73 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** March 22, 2021

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

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

A previous request to rezone the subject parcel from RU to Residential Single Family Medium Density District (RS-MD), Case # 16-005 MA, was denied.

**Zoning District Summary**

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. 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: 142 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), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	RU/RU	Residences
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU/RU	Residences

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Bookman Road. There are no sidewalks or street lights along this section of Bookman Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses on large lots and undeveloped parcels. North and east of the subject parcel is undeveloped. South and west of the parcel are residential uses.

**Public Services**

The subject parcel is within the boundaries of School District 2. The Bookman Road Elementary School is located 1500 feet southwest of the subject parcel on Kelly Mill Road.

The Elders Pond fire station (number 34) is located 3.85 miles west of the subject parcel on Elders Pond Road. There are no fire hydrants along this section of Bookman Road. The City of Columbia is the water service provider for the area. The parcel is near the boundary of Palmetto Utilities sewer service area.

**Plans & Policies**

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

**Comprehensive Plan**

**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 2019 SCDOT traffic count (Station # 452) located north of the subject parcel on Bookman Road identifies 2,300 Average Daily Trips (ADT's). This segment of Bookman Road is classified as two-lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) "A".

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

**Conclusion**

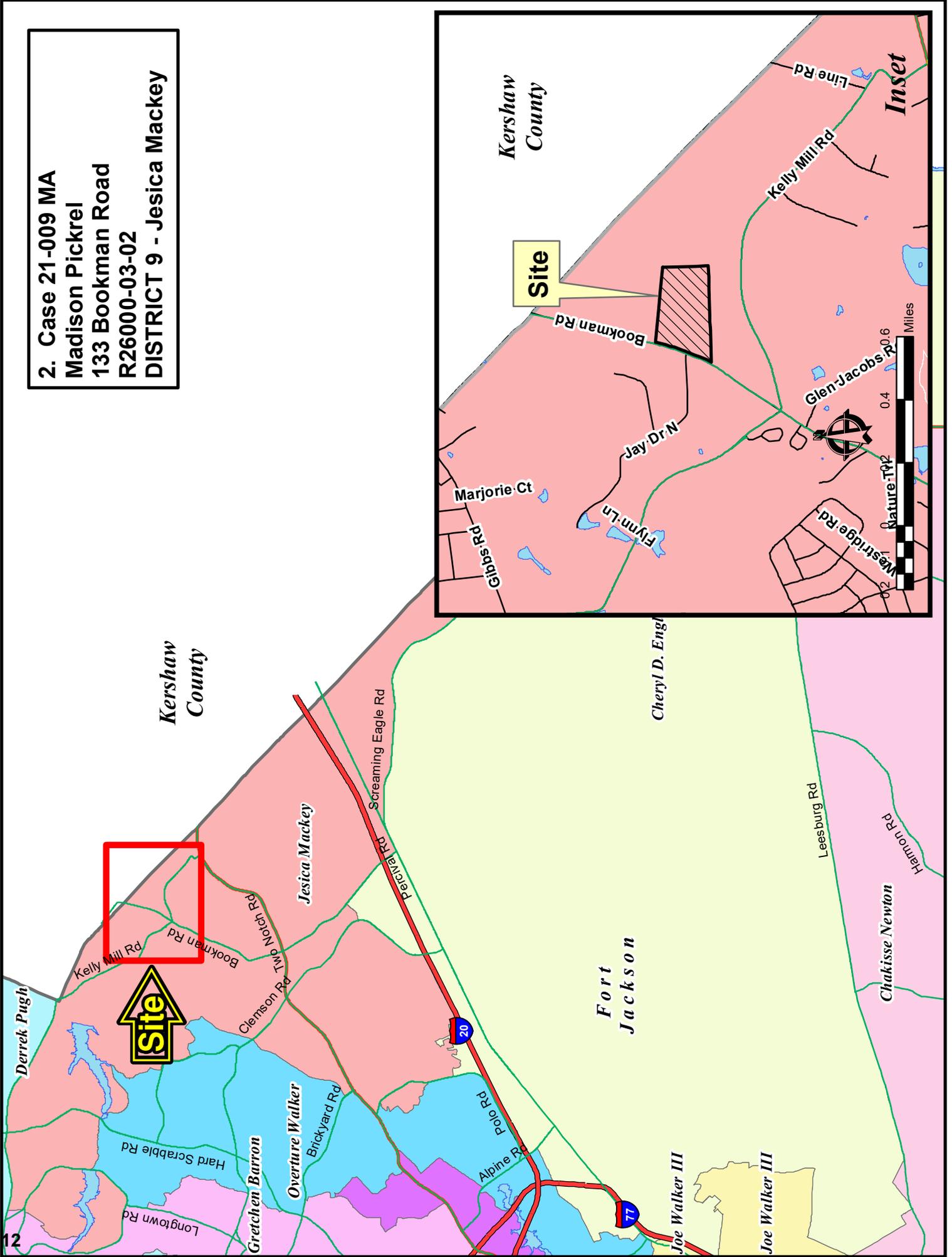
Staff recommends **approval**, principally, because the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for areas designated as Neighborhood Medium Density.

However, the request can also be viewed as being highly inconsistent with the character of the existing rural, large lot residential development pattern and zoning districts along this section of Bookman Road. As a result, the request would introduce a zoning designation and development which is not consistent or compatible with the rural character of the area.

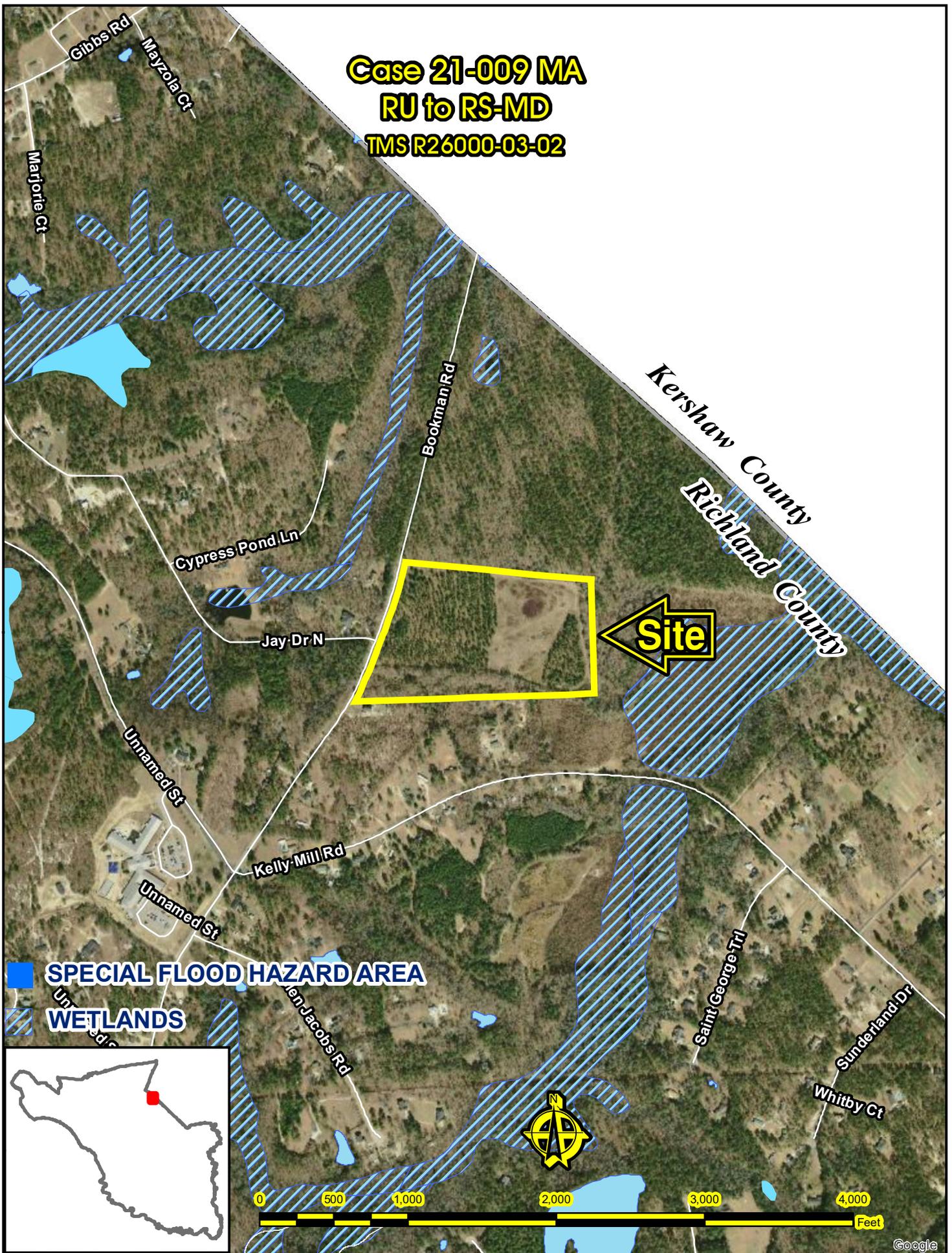
**Zoning Public Hearing Date**

**April 27, 2021.**

2. Case 21-009 MA  
Madison Pickrel  
133 Bookman Road  
R26000-03-02  
DISTRICT 9 - Jessica Mackey



**Case 21-009 MA  
RU to RS-MD  
TMS R26000-03-02**



# Case 21-009 MA RU to RS-MD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	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			

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

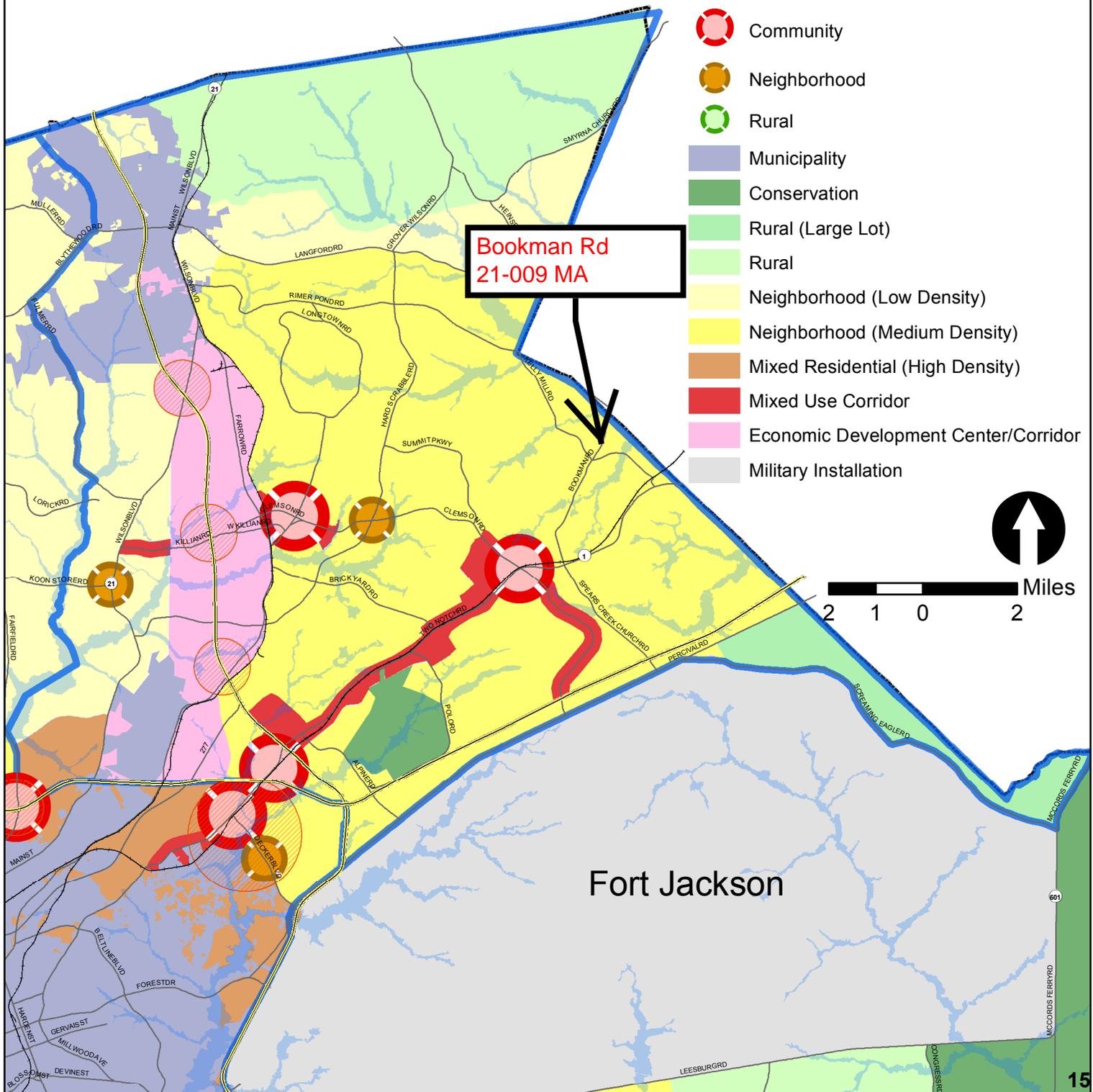


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** April 5, 2021  
**RC PROJECT:** 21-010 MA  
**APPLICANT:** Kevin Steelman

**LOCATION:** 8930 Rabbit Run

**TAX MAP NUMBER:** R21800-01-06  
**ACREAGE:** 175.5  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** March 22, 2021

### Staff Recommendation

Approval

### Background

#### **Zoning History**

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

The subject site was rezoned under case number 07-028MA to Planned Development District (PDD).

#### **Zoning History for the General Area**

The General Commercial District (GC) parcel to the southeast of the site was approved under case number 05-079MA.

#### **Zoning District Summary**

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RS-MD/ RS-MD	Undeveloped / Residential Subdivisions (Alexander Pointe)
<b><u>South:</u></b>	M-1 / RS-LD	Office Building (Schneider Electric) / Undeveloped
<b><u>East:</u></b>	RM-MD/GC	Lower Richland High School / Gas Station
<b><u>West:</u></b>	RU / RS-MD	Undeveloped / Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The site has frontage along Garners Ferry Road, Lower Richland Boulevard and Rabbit Run Road. The section of Garners Ferry Road is a four-lane divided principal arterial without sidewalks and streetlights. The section of Rabbit Run Road along the subject parcel's northern parcel line is a two-lane undivided local road without sidewalks and streetlights. The section of Lower Richland Boulevard is a two-lane undivided major collector without sidewalks and streetlights. The site is currently undeveloped. The general area is comprised of residential subdivisions, undeveloped parcels, institutional uses and commercial uses.

***PDD Standards***

The proposed PDD District development standards include no minimum lot sizes for the single-family dwelling units (DU). For front loaded structures, the proposed front yard setback is twenty (20) feet to the garage and allows the front porch to extend into the setback no more than ten (10) feet. For side or rear loaded structures, the setback is ten feet, inclusive of front porch.

Secondary front setbacks are half of the front yard setback or ten feet on the road intersecting the local residential road. The rear setback is twenty feet for front loaded lots (or five (5) feet for rear garage on alley). The side setback is five (5) feet.

<b>Existing PDD</b>	<b>Proposed PDD</b>
<b>Single-family 44 acres at 4 DU per acre (176)</b>	<b>Single-family (detached) 71.8 acres at 6 DU per acre (430)</b>
<b>Single-family 12 acres at 8 DU per acre (96)</b>	<b>Single-family (attached) 10.7 acres at 8 DU per acre (85)</b>
<b>Multi-family 48 acres at 16 DU per acre (768)</b>	<b>Multi-family 20.7 acres at 16 DU per acre (331)</b>
<b>Commercial 62 acres</b>	<b>Commercial 61.9 acres</b>
<b>Open space 11.6 acres</b>	<b>Open space 10.7 acres</b>
<b>Total residential: 1040</b>	<b>Total residential: 846</b>

**Public Services**

The subject parcel is within the boundaries of Richland School District One. The Lower Richland High School is adjacent to the east of subject parcel on Lower Richland Boulevard. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located east of the site on Lower Richland Boulevard and along Garners Ferry Road.

The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, adjacent to the east of the subject site.

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 Activity Center and Neighborhood (Medium-Density)***.

#### **Neighborhood Activity Center**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

#### **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.

#### **Priority Investment Area**

The subject site is located within priority investment area 11. It has an intent which describes an area with an important crossroads within the community that should be developed in a “Village Center” approach, where investment should ensure that adequate infrastructure is in place to support future redevelopment efforts. This PIA coincides with the SERN neighborhood master plan.

#### **Southeast Richland Neighborhood Master Plan (SERN)**

The SERN master plan put forth a vision for planning and development where the area will develop with a mixture of housing types and prices, commercial uses, and public amenities balancing the need to grow with the desire to preserve the unique character of the community.

Effectively, this seeks to incorporate a mixture of uses and housing types with more rural type housing occurring on the edge of the plan area with more dense housing occurring closer to the intersection of Garners Ferry Road, and commercial uses clustered more densely at Garners Ferry's intersection with Lower Richland Boulevard.

Figure 9 of the Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities identifies the parcel as part of the mixed density residential development

### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #170) located southwest of the subject site on Garners Ferry Road identifies 27,700 Average Daily Trips (ADTs). Garners Ferry Road is classified as a four-lane divided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Garners Ferry Road is currently operating at Level of Service (LOS) "C".

The 2019 SCDOT traffic count (Station #796) located east of the subject site on Rabbit Run Road identifies 1,350 Average Daily Trips (ADTs). Rabbit Run Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Rabbit Run Road is currently operating at Level of Service (LOS) "A".

SCDOT and the Richland County Penny proposes a shared use path from Lower Richland Boulevard to Rabbit Run. The shared use path extents from the Rabbit Run Connector to Lower Richland Boulevard.

The Richland County Penny proposes a road widening from two to five lanes on Lower Richland Boulevard. The proposed scope recommends a 5-lane section (4 travel lanes and a center turn lane) between Rabbit Run and Garners Ferry Road and will include bicycle and pedestrian accommodations.

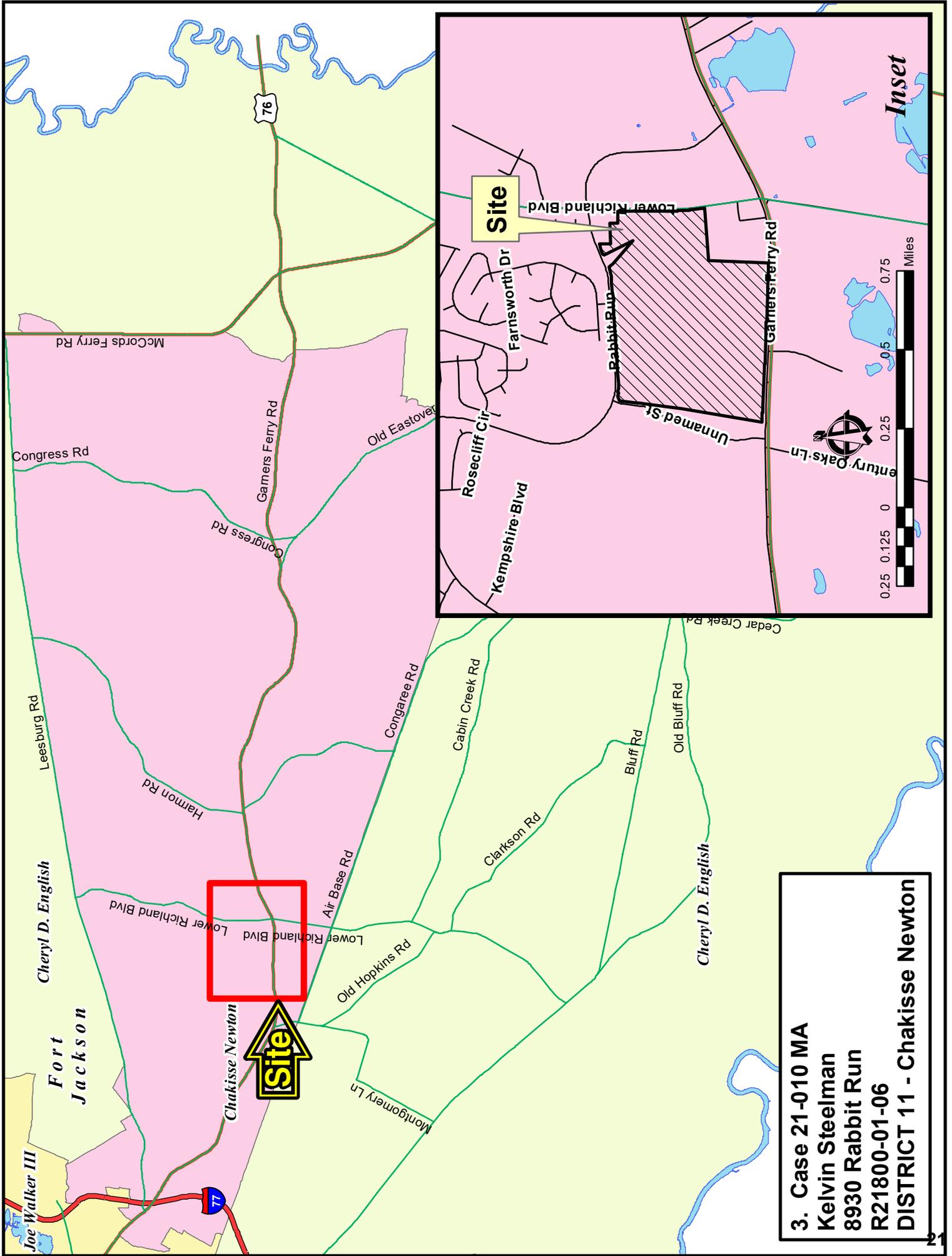
### **Conclusion**

Staff recommends Approval of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan and Southeast Richland Neighborhood Masterplan.

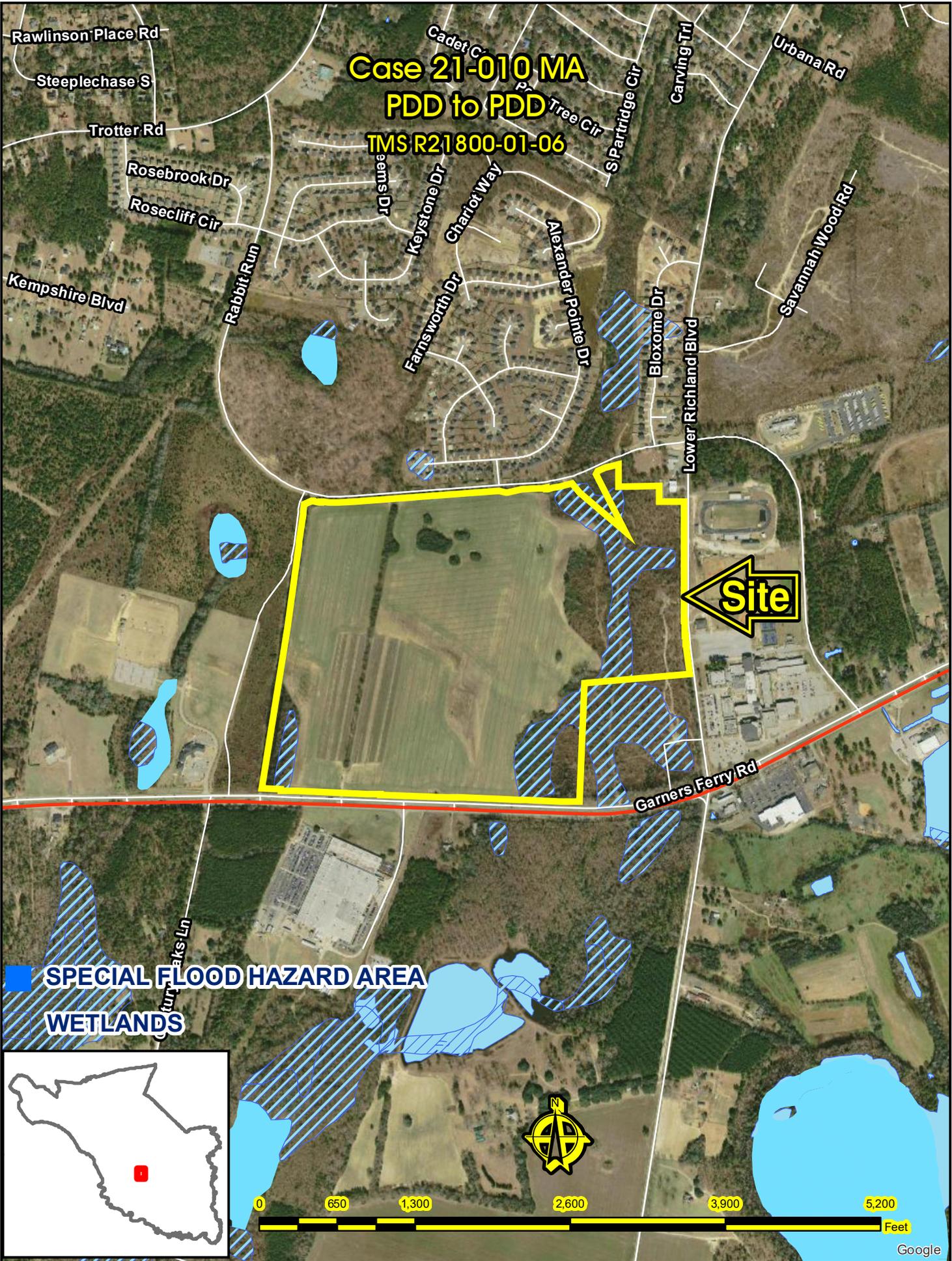
Both the 2015 Comprehensive Plan and the SERN recommends "a mix of residential uses and densities within neighborhoods". The proposed PDD district would allow for residential development consistent with these objectives. Likewise, the amendment from the originally approved PDD would include development at a lower intensity than what is currently allowed.

### **Zoning Public Hearing Date**

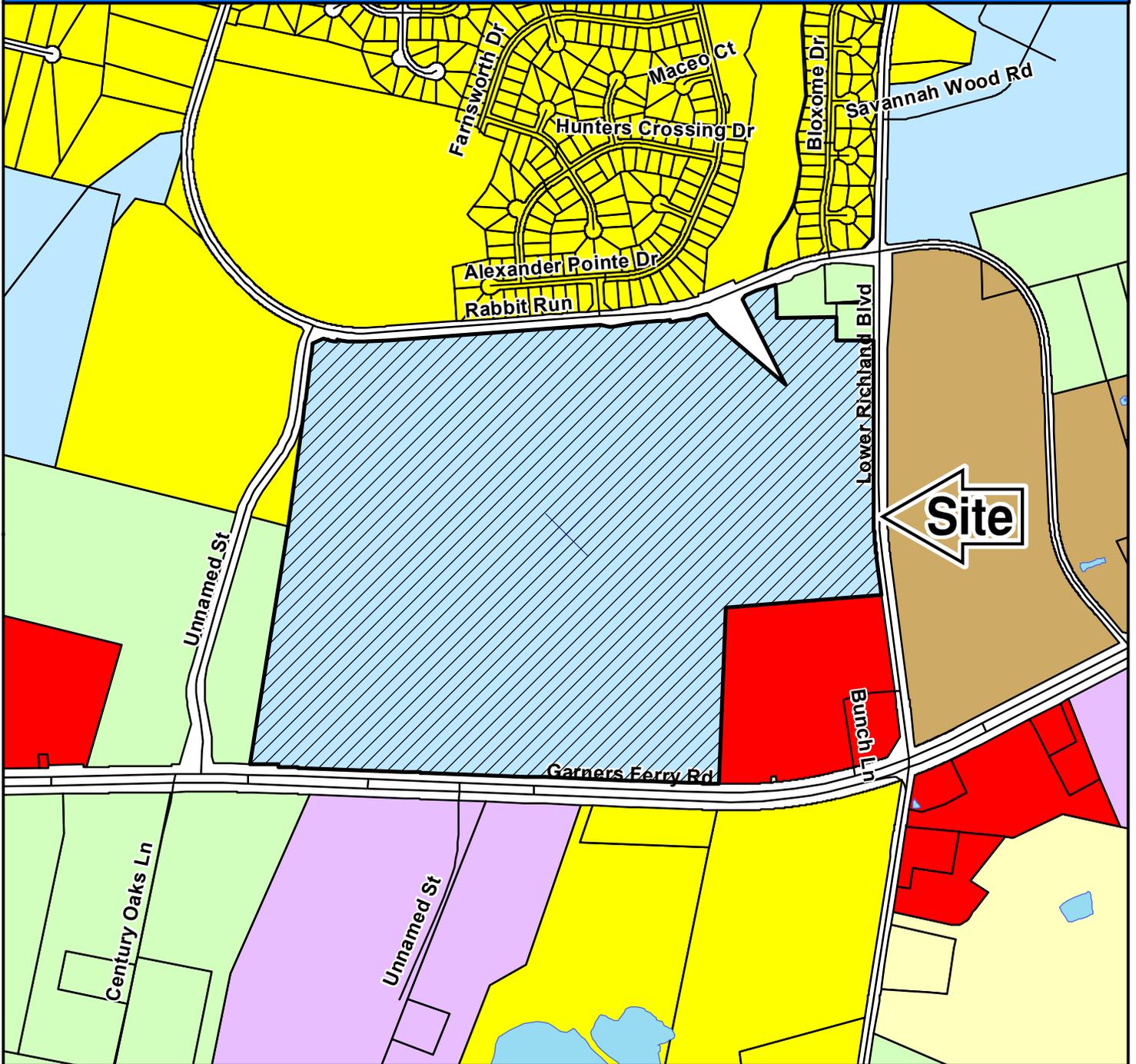
**April 27, 2021**



**3. Case 21-010 MA**  
**Kelvin Steelman**  
**8930 Rabbit Run**  
**R21800-01-06**  
**DISTRICT 11 - Chakisse Newton**



# Case 21-010 MA PDD to PDD

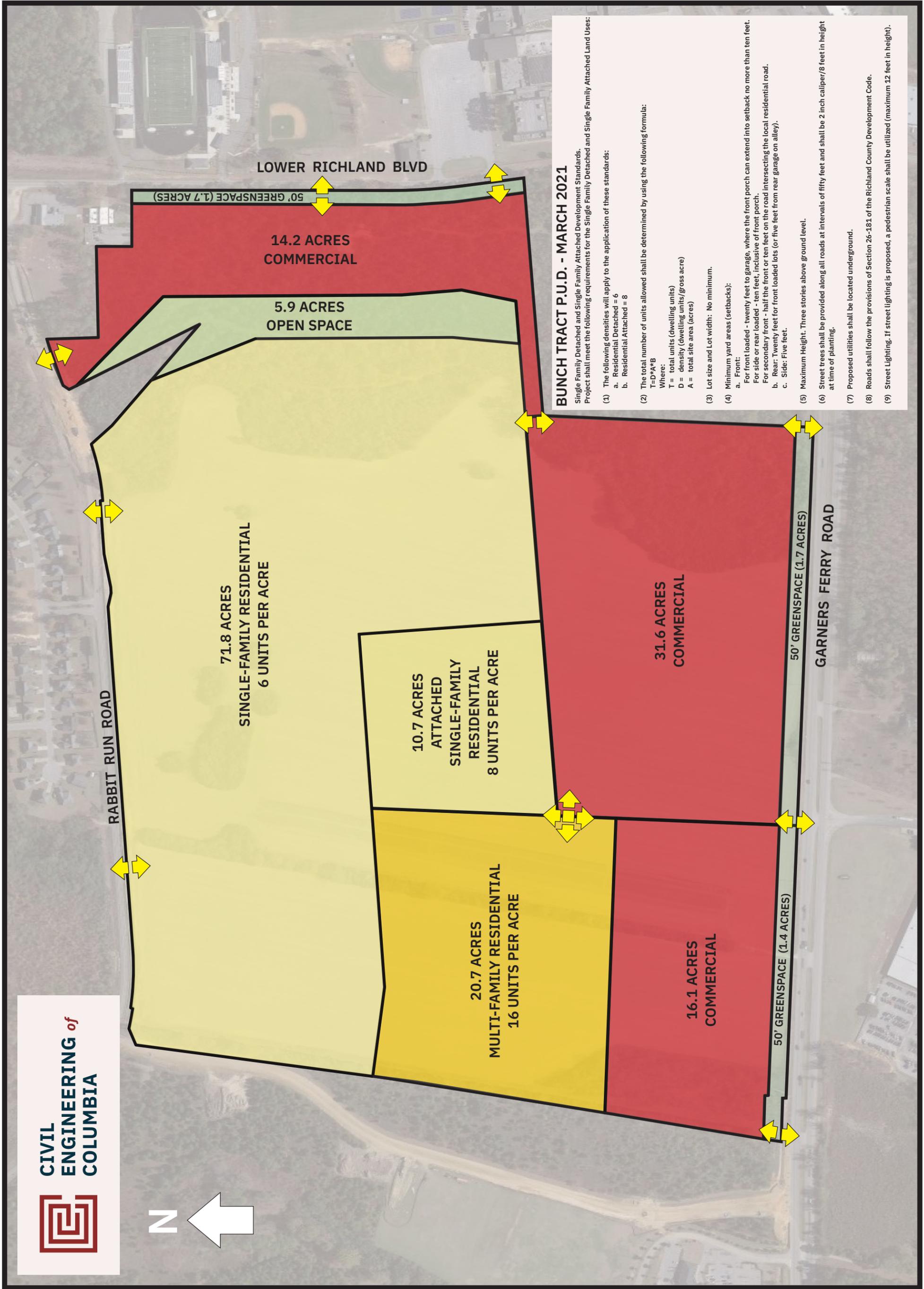


## ZONING CLASSIFICATIONS

	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		RU
	CC-4		RR		RS-HD		OI		M-1				



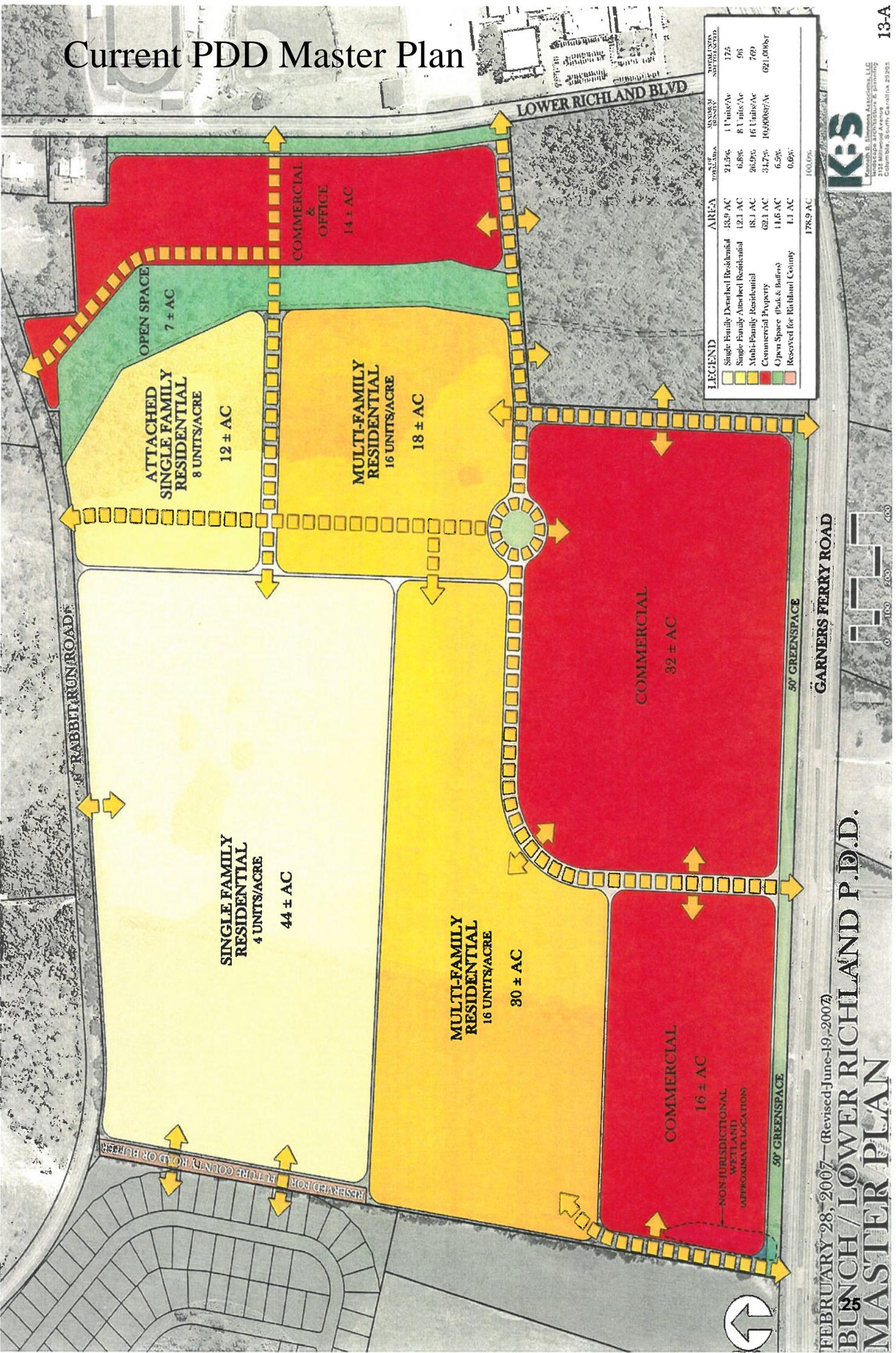
# Proposed Amendment to the PDD



**CIVIL  
ENGINEERING of  
COLUMBIA**



# Current PDD Master Plan



LEGEND	AREA	# OF TOTAL UNITS	DENSITY	TOTAL UNITS ADJUSTED
Single Family Detached Residential	48.9 AC	21,576	11 Units/Ac	375
Single Family Attached Residential	12.1 AC	6,886	8 Units/Ac	56
Multi-Family Residential	18.1 AC	26,596	16 Units/Ac	769
Commercial Property	62.3 AC	31,726	10,200 Units/Ac	621,000 Units
Open Space (Park & Buffer)	11.6 AC	6,576	6.5%	
Reserved for Richland County	1.1 AC	0.6%	0.6%	
	178.9 AC	100.0%		

FEBRUARY 28, 2007 (Revised June 19, 2007)

## BUNCH / LOWER RICHLAND P.D.D. MASTER PLAN



K&S  
K&S ARCHITECTURE & PLANNING  
2142 Millwood Avenue  
Columbia, South Carolina 29203

Figure 9: Conceptual Layout of Southeast Richland Area Showing Potential for Mixed Uses and Densities



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, March 23, 2021*

*Agenda*

*7:00 PM*

*Zoom Meeting*

<https://www.youtube.com/user/richlandonline/videos>

## I. STAFF:

Clayton Voignier..... Community Planning and Development Director  
Geonard Price ..... Division Manager/Zoning Administrator

II. CALL TO ORDER.....Honorable Paul Livingston  
Chair of Richland County Council

## III. ADDITIONS / DELETIONS TO THE AGENDA

## IV. ADOPTION OF THE AGENDA

## V. OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

1. Case # 20-036 MA District 7  
Gretchen Barron  
Joginder Paul  
CC-4 to CC-3 (202 acres)  
7430 Fairfield Road  
TMS# R11904-02-05  
Planning Commission - Disapproval (9-0)  
Staff Recommendation: Disapproval  
**Council unanimously approved the rezoning request.**
  
2. Case # 21-002 MA District 8  
Overture Walker  
John Swistak  
PDD to RM-HD (2.6 acres)  
S/E Rice Meadow Way  
TMS# R20310-07-02 & 03  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
**Council deferred the rezoning request.**
  
3. Case # 21-004 MA District 7  
Gretchen Barron  
Richard Bates  
CC1 to CC3 (2.63 acres) of 75.81 acres  
Crane Church Road  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
**Council unanimously approved the rezoning request.**
  
4. Case # 21-005 MA District 1  
Bill Malinowski  
James Charles Hester  
RU to NC (2.12 acres)  
1220 Dutch Fork Road  
TMS# R03303-01-01  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
**Council deferred the rezoning request.**

5. Case # 21-006 MA  
Richard Jackson  
PDD to RS-E (308.24 acres)  
Nina Lee Drive  
TMS# R14600-03-27  
Planning Commission - Approval (8-1)  
Staff Recommendation: Approval  
**Council deferred the rezoning request.**
- District 7  
Gretchen Barron
6. Case # 21-007 MA  
Jessica Haygood  
NC/RU to LI (2 acres)  
1041 McCords Ferry Road  
TMS# R38000-03-01 & 02  
Planning Commission - Disapproval (7-2)  
Staff Recommendation: Disapproval  
**Council deferred the rezoning request.**
- District 10  
Cheryl English
7. Case # 21-008 MA  
Jatin Patel  
RU to GC (5.37 acres)  
10040 Wilson Blvd  
TMS# R14800-04-01  
Planning Commission - Approval (6-3)  
Staff Recommendation: Approval  
**Council unanimously approved the rezoning request**
- District 7  
Gretchen Barron

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**





Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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