

# **RICHLAND COUNTY PLANNING COMMISSION**



**June 3, 2023**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, June 3, 2024**  
**Agenda**  
**6:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

Chairman – Christopher Yonke

Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • John Metts  
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** ..... Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** ..... Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **CONSENT AGENDA [ACTION]**
  - a. **ROAD NAMES**
  - b. **MAP AMENDMENTS**
    1. Case # 24-011 MA District 1  
Jason Branham  
Denise Lawson  
RT to GC (.69 acres)  
1710 Dutch Fork Road  
TMS: R02408-02-03  
Staff Recommendation: Disapproval  
Page 1
    2. Case # 24-014 MA District 1  
Jason Branham  
Erik Norton  
RT to MU1 (2.60 acres)  
1301 Three Dog Road & E/S Dutch Fork Road  
TMS: R01507-02-03 & R01507-02-04  
Staff Recommendation: Disapproval  
Page 11
    3. Case # 24-015 MA District 3  
Yvonne McBride  
Megan Newbold  
GC to MU3 (1.53 acres)  
3003 Two Notch Road  
TMS: R11613-02-02  
Staff Recommendation: Approval  
Page 21

4. Case # 24-016 MA  
Phillip Bradley  
R3 to R5 (21.24 acres)  
S/E Rabon Road  
TMS: R17112-01-01 (portion of)  
Staff Recommendation: Disapproval  
Page 31

District 7  
Gretchen Barron

**5. OTHER ITEMS**

**6. CHAIRMAN'S REPORT**

**7. PLANNING DIRECTOR'S REPORT**

**a. Report of Council**

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**8. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2024  
**RC PROJECT:** 24-011 MA  
**APPLICANT:** Denise Lawson

**LOCATION:** 1700 Dutch Fork Road

**TAX MAP NUMBER:** R02408-02-03  
**ACREAGE:** .69 acres  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 16, 2024

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

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

**Eligibility for Map Amendment Request**

**Section 26-2.5 Zoning Map Amendment**

*A Zoning Map amendment requested by a property owner or the owner’s authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:*

**(b) (4) a. 1.**

1. An extension of the same existing district boundary.

**Zoning History for the General Area**

The Neighborhood Mixed-Use District (MU-1) parcel north and east of the site was rezoned from Rural District (RU) under case number 17-046MA.

The PDD parcel north of the site was rezoned from GC District GC to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A GC parcel southeast of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

Another parcel south of the site on Gates Road of the site was rezoned from RU to GC District (under case number 05-22MA).

The PDD parcel south of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU District to PDD under case number 05-40MA.

**Zoning District Summary**

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

Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 11 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.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	MU-1	Undeveloped
<b><u>South:</u></b>	PD	Dock Construction Company
<b><u>East:</u></b>	MU-1	Undeveloped
<b><u>West:</u></b>	GC/RT	Minor Auto Repair

**Discussion**

***Parcel/Area Characteristics***

The parcel has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by commercial uses to the west, south and commercial zoning to the east and north.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .68 miles east of the subject parcels on Bickley Road. Records indicate that the parcel is in the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located southeast of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.8 miles east 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 (Medium-Density)***.

**Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 28,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "F".

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

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

### **Conclusion**

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

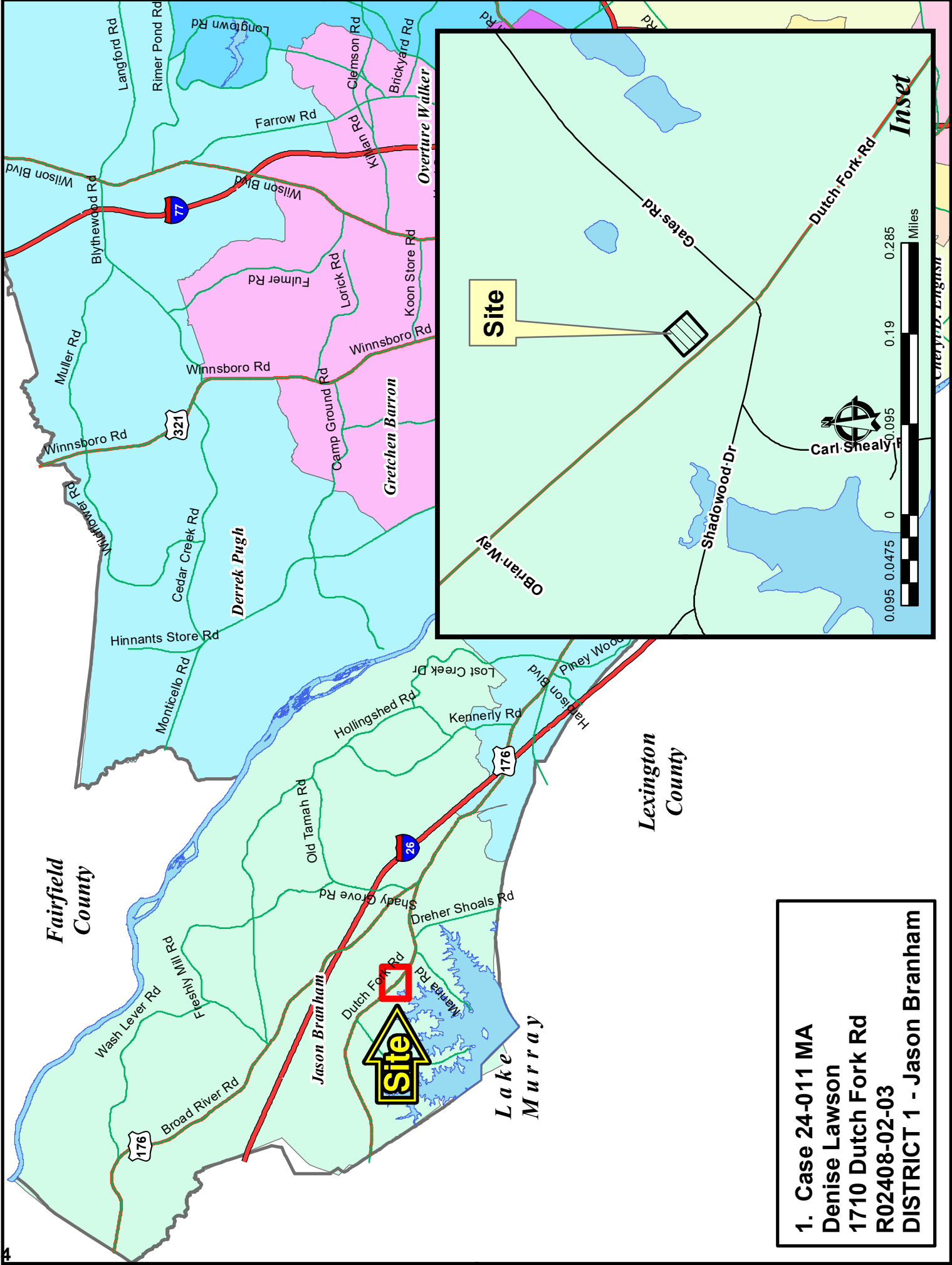
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

However, the reference of the Comprehensive Plan that the request should not result in "strip commercial" or "fragmented leapfrog" development may be negated due to the approvals of the previous map amendment approvals (see *Zoning History of the Area*). The proposed District would be consistent with the existing zoning and uses in the immediate area.

### **Zoning Public Hearing Date**

**June 25, 2024**



1. Case 24-011 MA  
 Denise Lawson  
 1710 Dutch Fork Rd  
 R02408-02-03  
 DISTRICT 1 - Jason Branham



**CASE 24-011**  
**RT to GC**  
**TMS R02408-02-03**

Dutch Fork Rd

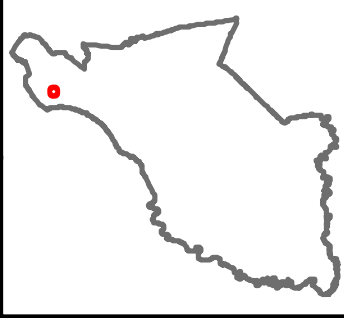
Gates Rd

Shadowwood Dr



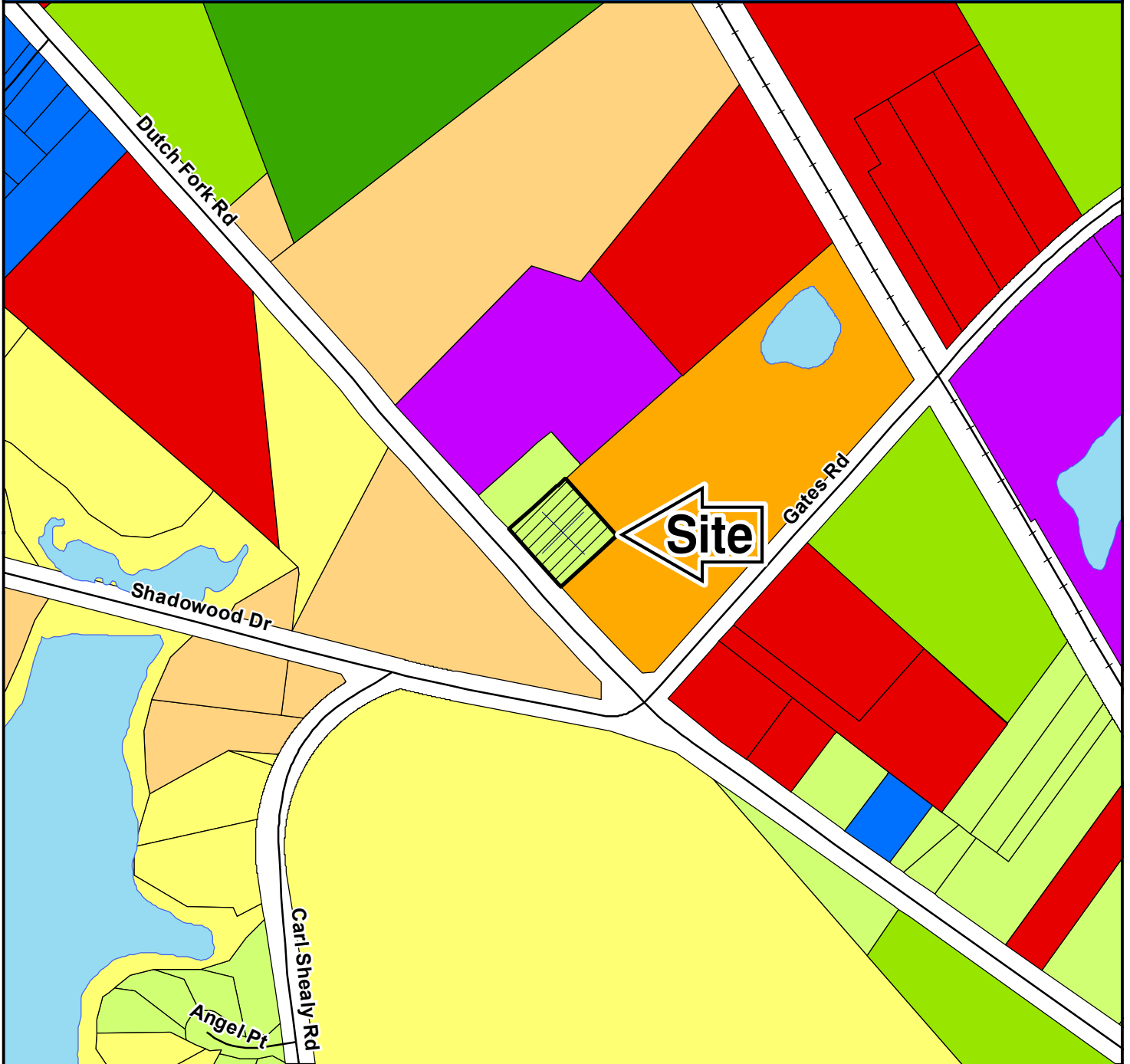
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

















# Case 24-011 MA RT to GC



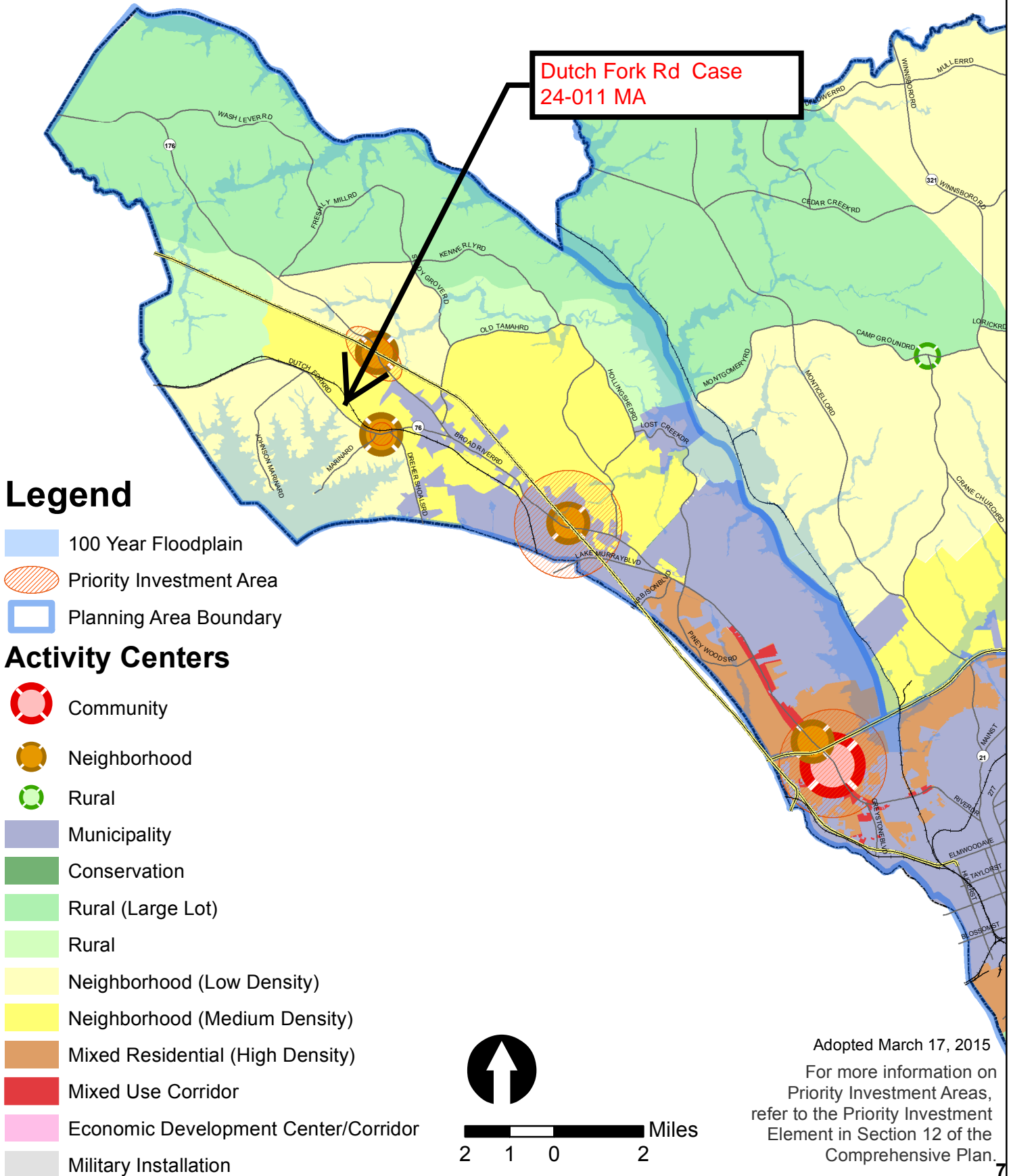
## ZONING CLASSIFICATIONS

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



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



# Case #24-011 MA - Zoning Districts

## Current Zoning District

### Residential Transition (RT) District

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

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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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

# Case #24-011 MA - Zoning Districts

## Proposed Zoning District

### General Commercial (GC) District

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

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

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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2024  
**RC PROJECT:** 24-014 MA  
**APPLICANT:** Erik Norton

**LOCATION:** 1301 Three Dog Road & Dutch Fork Road

**TAX MAP NUMBER:** R01507-02-03 & 04  
**ACREAGE:** 2.6 acres (1.99 acres & .61 acres)  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** MU1

**PC SIGN POSTING:** May 16, 2024

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of 2021 Land Development Code the property was mapped as Residential Transition (RT) District.

The subject was part of a previous zoning request for the Rural Commercial (RC) District under case number 23-025MA. The map amendment was denied by County Council

**Zoning History for the General Area**

The Neighborhood Mixed-Use District (MU-1) parcel southeast of the site was rezoned from Rural District (RU) under case number 20-019MA.

The Neighborhood Mixed-Use District (MU-1) parcel east (adjacent) of the site was rezoned from Rural District (RU) under case number 18-039MA.

The Neighborhood Mixed-Use District (MU-1) parcel east of the site was rezoned from Rural District (RU) under case number 18-007MA.

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

### **Zoning District Summary**

The MU1: Neighborhood Mixed-Use District provides lands for moderate-intensity, neighborhood-scale commercial that supports the common day-to-day demands of the surrounding neighborhood for goods and services. This district allows a mix of commercial uses such as grocery stores, restaurants and bars, personal services, small-scale retail, and offices, as well as moderate-intensity multi-family residential development in close proximity to and with convenient access to shopping and employment within the district. District standards are intended to ensure uses, development intensities, and development forms supports development that:

- Is oriented toward and provides enhanced visual character on the major streets within the district;
- Provides safe and convenient vehicular, bicycle, and pedestrian access from surrounding neighborhoods; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	N/A	Rail Road ROW
<b><u>South:</u></b>	PDD/PDD	Residence/ Undeveloped
<b><u>East:</u></b>	NC	Multi-tenant commercial development
<b><u>West:</u></b>	GC	Undeveloped

### **Discussion**

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

The parcels have frontage along Dutch Fork Road and Three Dog Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Three Dog Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses to the south and commercial zoning to the east and west. Located north of the site is railroad ROW.

#### **Public Services**

The subject parcels are within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .48 miles south of the subject parcels on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.9 miles east of the subject parcels.

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

#### **Plans & Policies**

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



### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 28,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "F".

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

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

### **Conclusion**

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

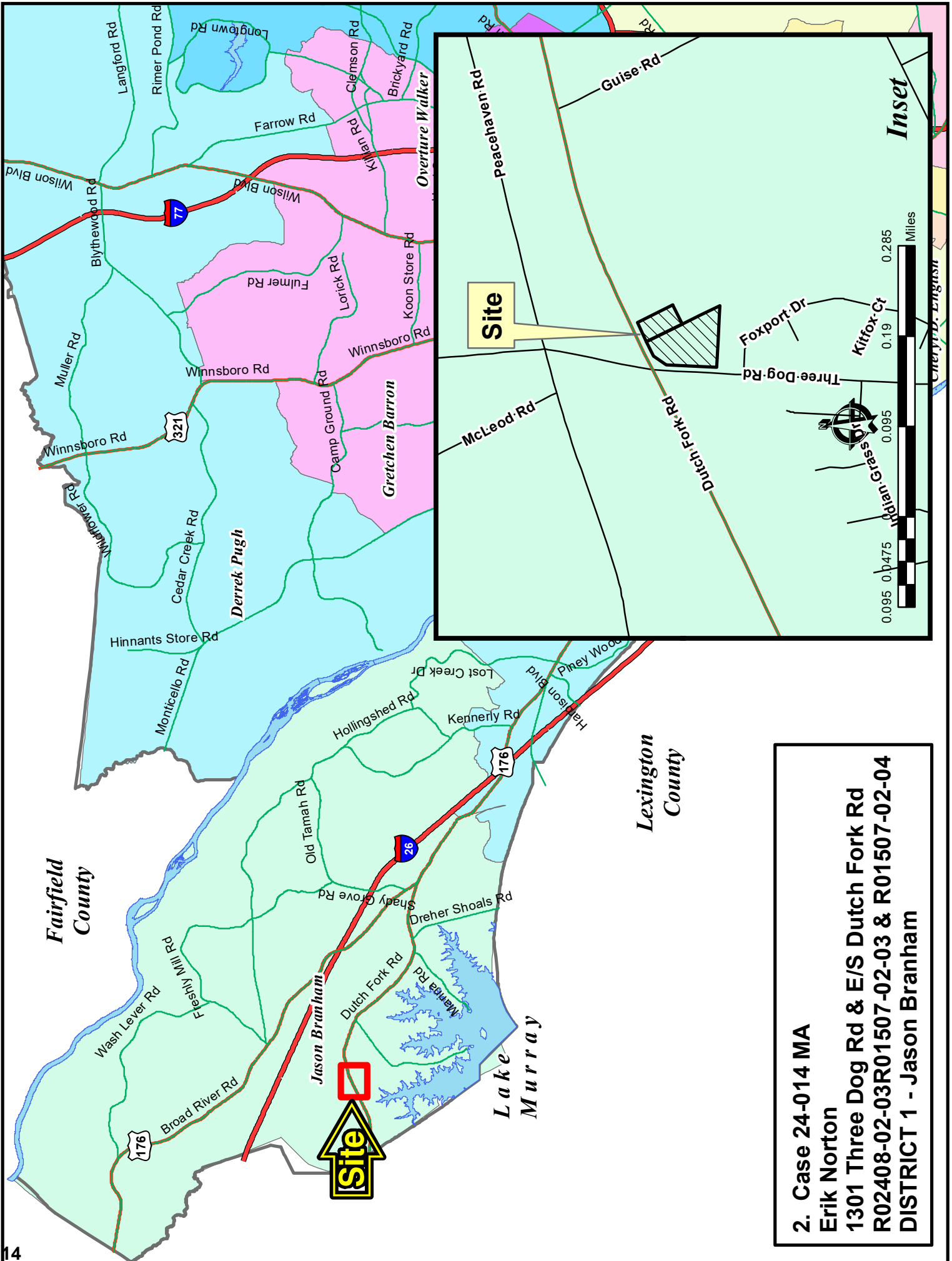
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

However, the reference of the Comprehensive Plan that the request should not result in "strip commercial" or "fragmented leapfrog" development may be negated due to the approvals of the previous map amendment approvals (see *Zoning History of the Area*).

### **Zoning Public Hearing Date**

**June 25, 2024**



**2. Case 24-014 MA**  
**Erik Norton**  
**1301 Three Dog Rd & E/S Dutch Fork Rd**  
**R02408-02-03R01507-02-03 & R01507-02-04**  
**DISTRICT 1 - Jason Branham**



**CASE 24-014  
RT to MU1**

**TMS R01507-02-03 & R01507-02-04**

**Site**



McLeod Rd

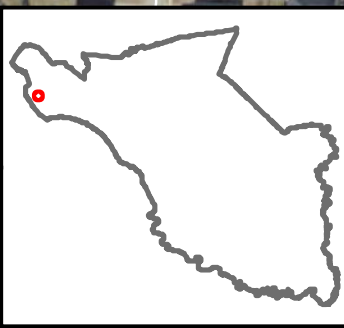
Peacehaven Rd

Dutch Fork Rd

Foxport Dr

**SPECIAL FLOOD HAZARD AREA**

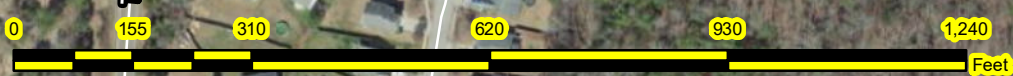
**WETLANDS**



Bunchberry Ct

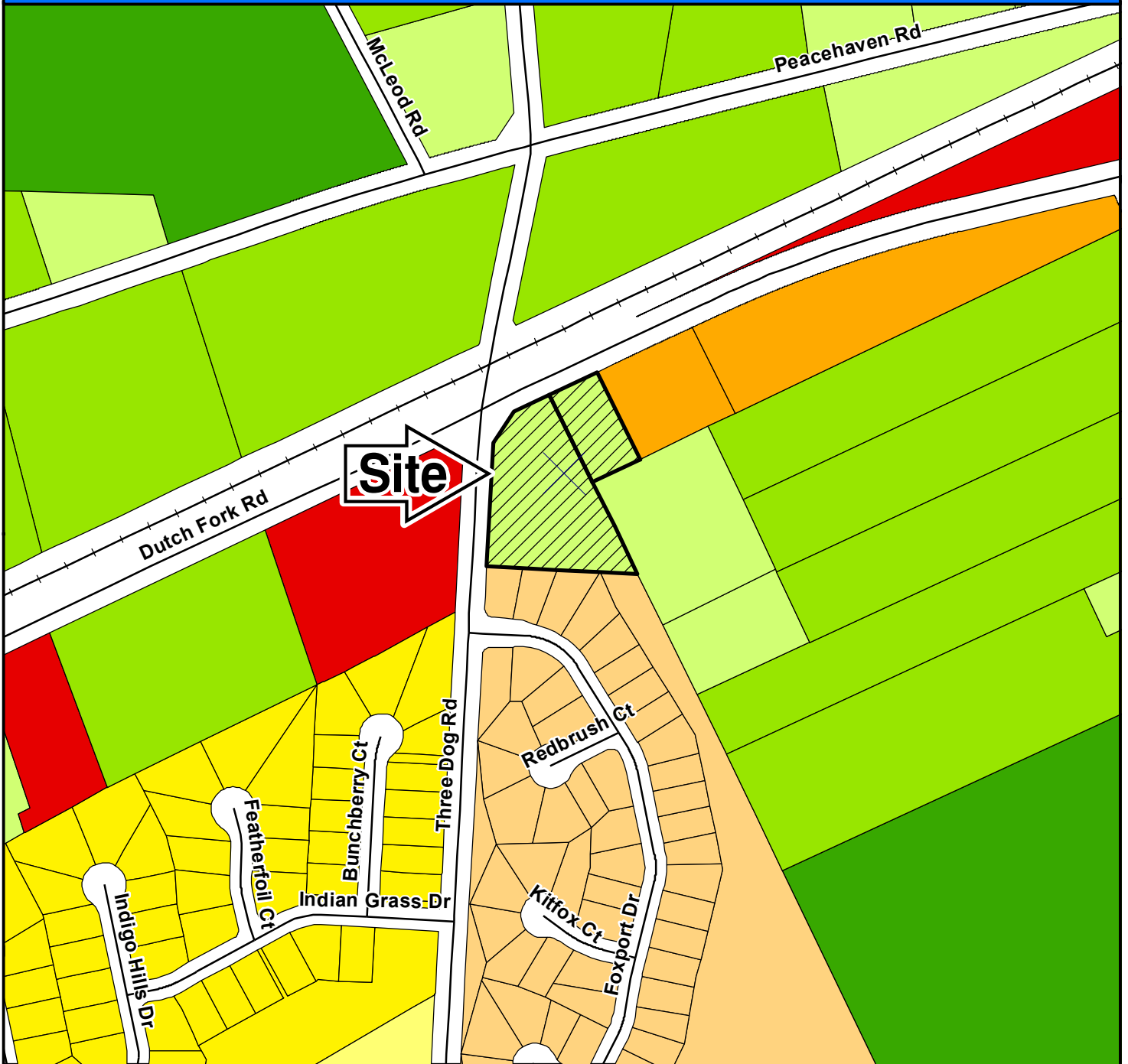
Three Dog Rd

Kitfox Ct





# Case 24-014 MA RT to MU1



## ZONING CLASSIFICATIONS

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

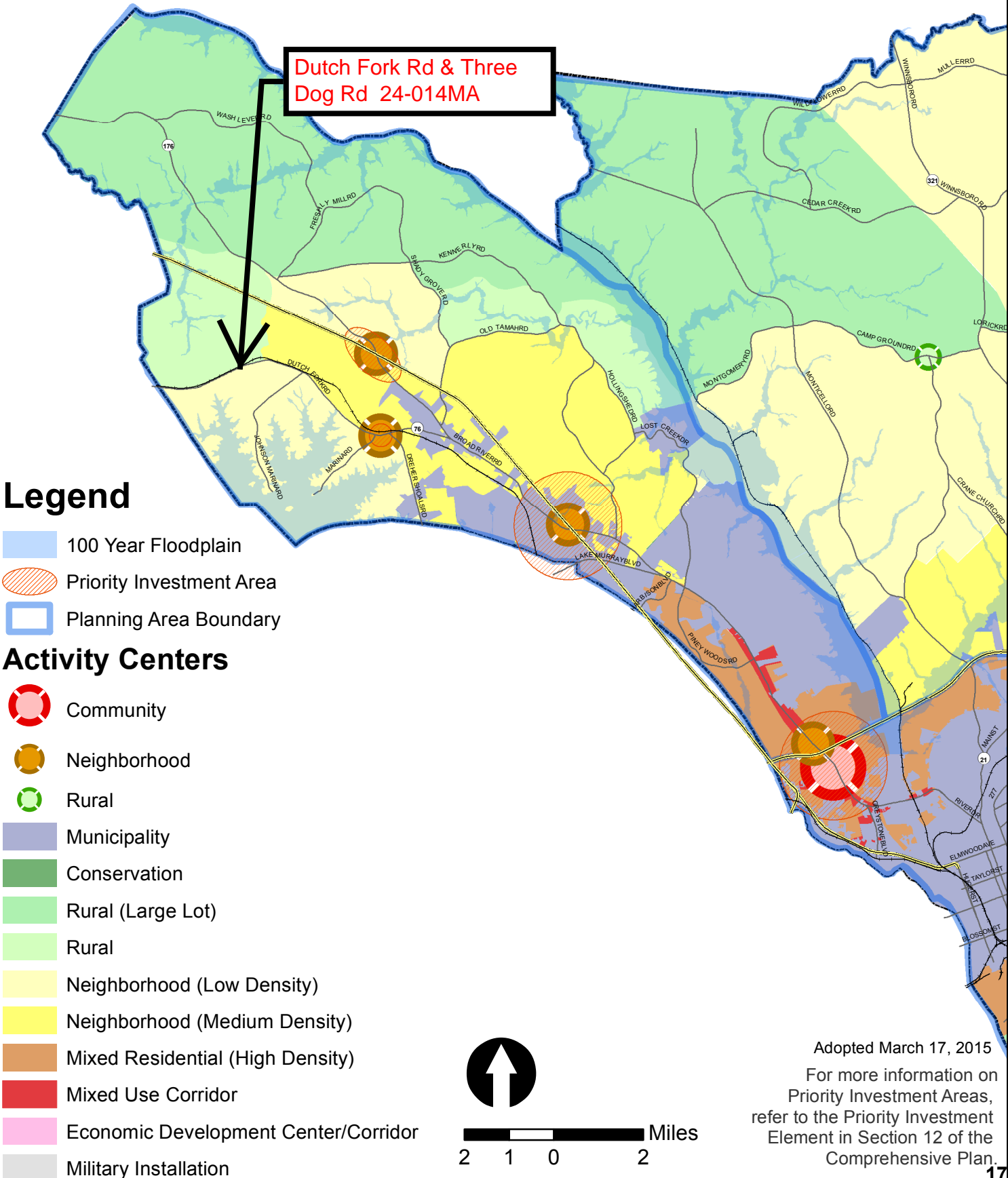


# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Dutch Fork Rd & Three Dog Rd 24-014MA

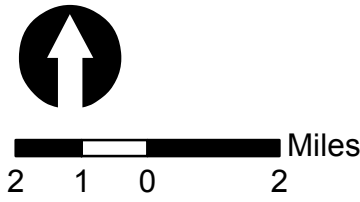


### Legend

- 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



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

# Case #24-014 MA - Zoning Districts

## Current Zoning District

### Residential Transition (RT) District

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

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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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

## Case #24-014 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Neighborhood Mixed-Use (MU1) District</b>	
Use Classification, Category, Type	MU1
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Children’s residential care home	P
Continuing care community	SR
Group home, Large	SE
Rooming or boarding house	SE
<b>Community Service</b>	
Community food services	P
Community recreation center	SR
Cultural facility	P
Day care facility	SR
Government office	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Passenger terminal, surface transportation	SE
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Auction house	
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Tattoo or body piercing facility	SR
Bar or other drinking place	SE
Restaurant	SR
Restaurant, Carry-out	P
<b>Recreation/Entertainment</b>	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers’ market	P
Garden center or retail nursery	P
Grocery/Food store	P
Pawnshop	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
<b>Vehicle Sales and Services</b>	
Parking, Commercial	P
Vehicle fueling station	P
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR

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

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

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 3, 2024  
**RC PROJECT:** 24-015 MA  
**APPLICANT:** Megan Newbold

**LOCATION:** 3003 Two Notch Road

**TAX MAP NUMBER:** R11613-02-02  
**ACREAGE:** 1.53 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** MU3

**PC SIGN POSTING:** May 16, 2024

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Commercial District (GC).

**Zoning District Summary**

The MU3: Community Mixed-Use District provides lands for walkable mixed-use centers that include a mix of commercial and institutional uses serving residents of the community generally, and neighborhoods surrounding the district, as well as high-intensity residential uses. Development allowed in this district includes a broad range of uses at different scales, such as large and small format retail uses, grocery stores, restaurants and bars, personal service uses, professional offices, stand-alone multi-family residential development, and multi-family residential development in buildings containing nonresidential uses on the ground floor. District standards are intended to ensure uses, development intensities, and development forms that supports development that:

- Is oriented toward the major road corridor or otherwise establishes a traditional main street character;
- Provides enhanced visual character on the major streets within the center;
- Includes public open space accessible to those who live in, work in, and visit the center; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC/CAC (City of Columbia)	Heating and Air/
<b><u>South:</u></b>	MU-2 (City of Columbia)	Car sales/ Dentist
<b><u>East:</u></b>	NAC (City of Columbia)	Auto parts store
<b><u>West:</u></b>	GC	Mechanical Contractor

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

The parcel has frontage along Two Notch Road. Two Notch Road is a five-lane undivided principal arterial. The immediate area is primarily characterized by residential uses to the north and commercial zoning to the south, east and west. Many of the surrounding properties are located in the City of Columbia’s jurisdiction.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. W.A. Perry Middle School is located .55 miles southeast of the subject parcel at 2600 Barhamville Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site on W Beltline Boulevard. The Belvedere fire station (station number 11) is located at 30 Blume Court, approximately .28 miles northeast 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 Design**

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

**Desired Development Pattern**

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future

opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #105) located north east of the subject parcel on Two Notch Road identifies 21,900 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial road, maintained by SCDOT with a design capacity of 38,600 ADT's. This portion of Two Notch Road is currently operating at Level of Service (LOS) "B".

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

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

### **Conclusion**

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

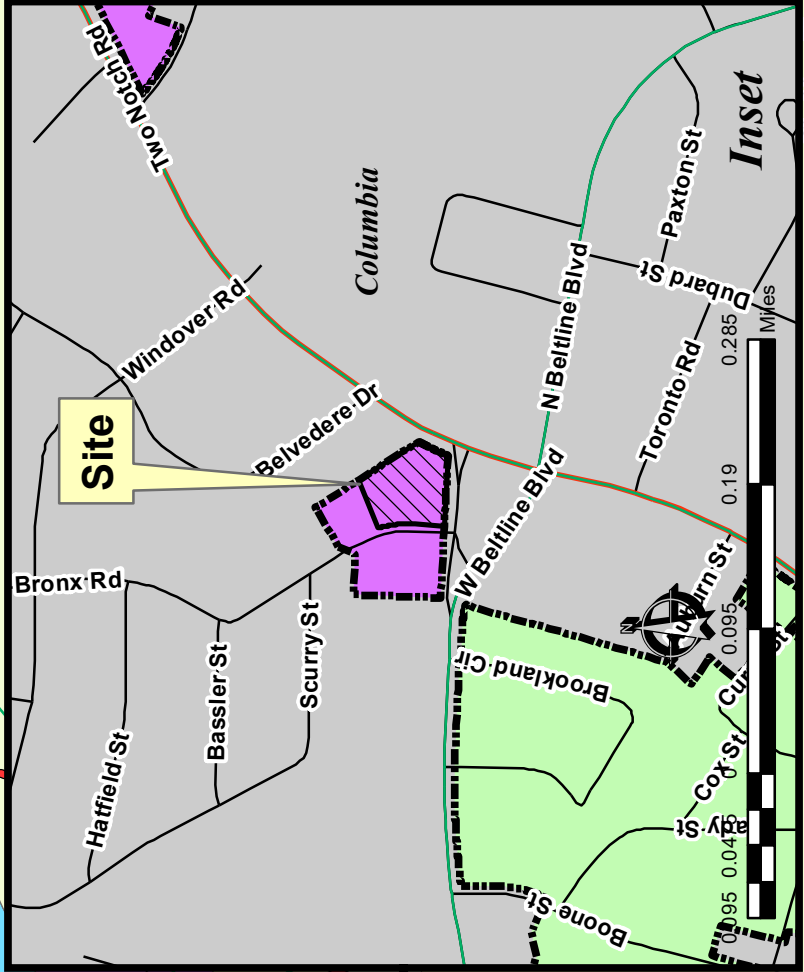
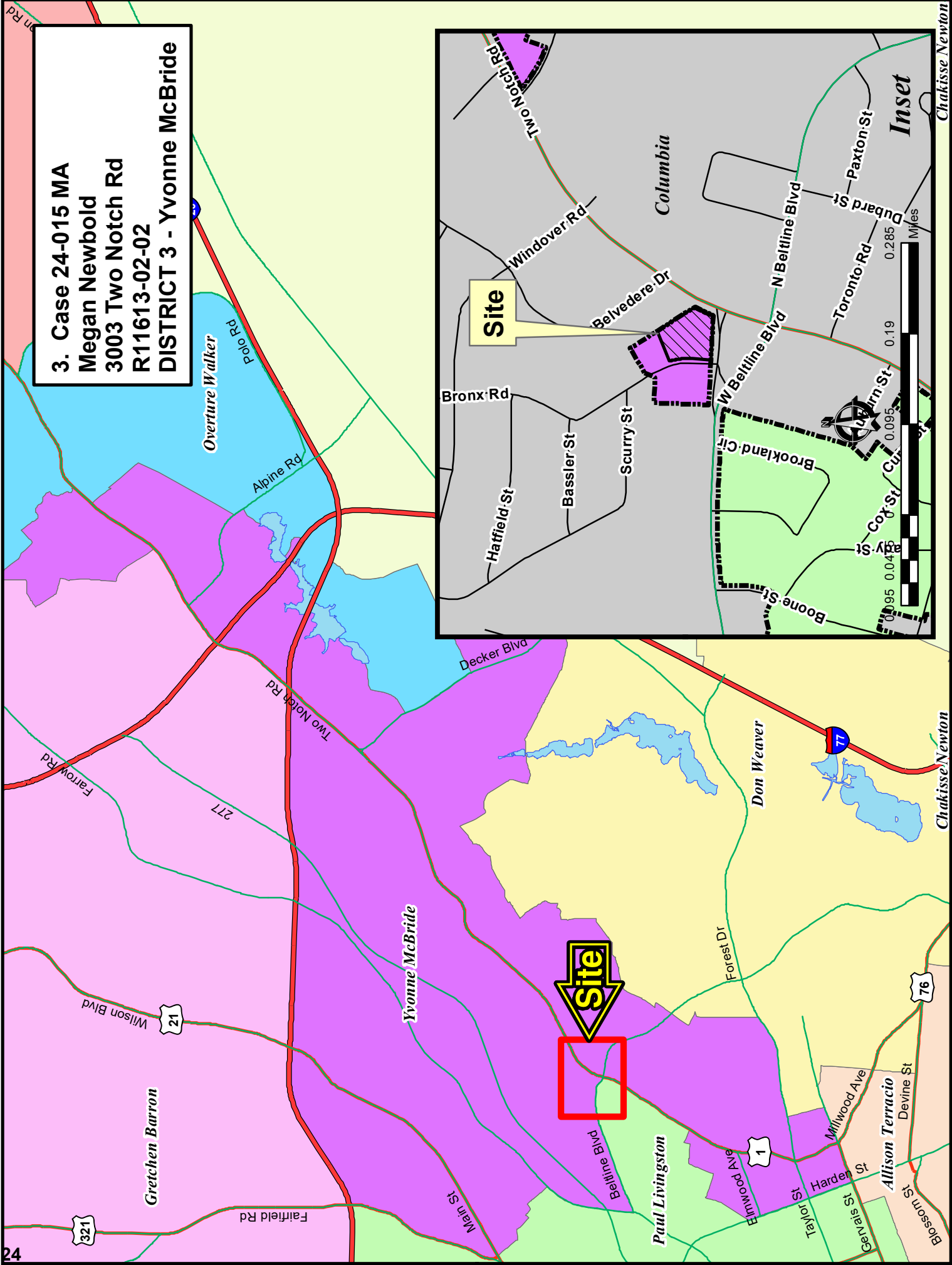
The Plan recommends Mixed residential areas including the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area.

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

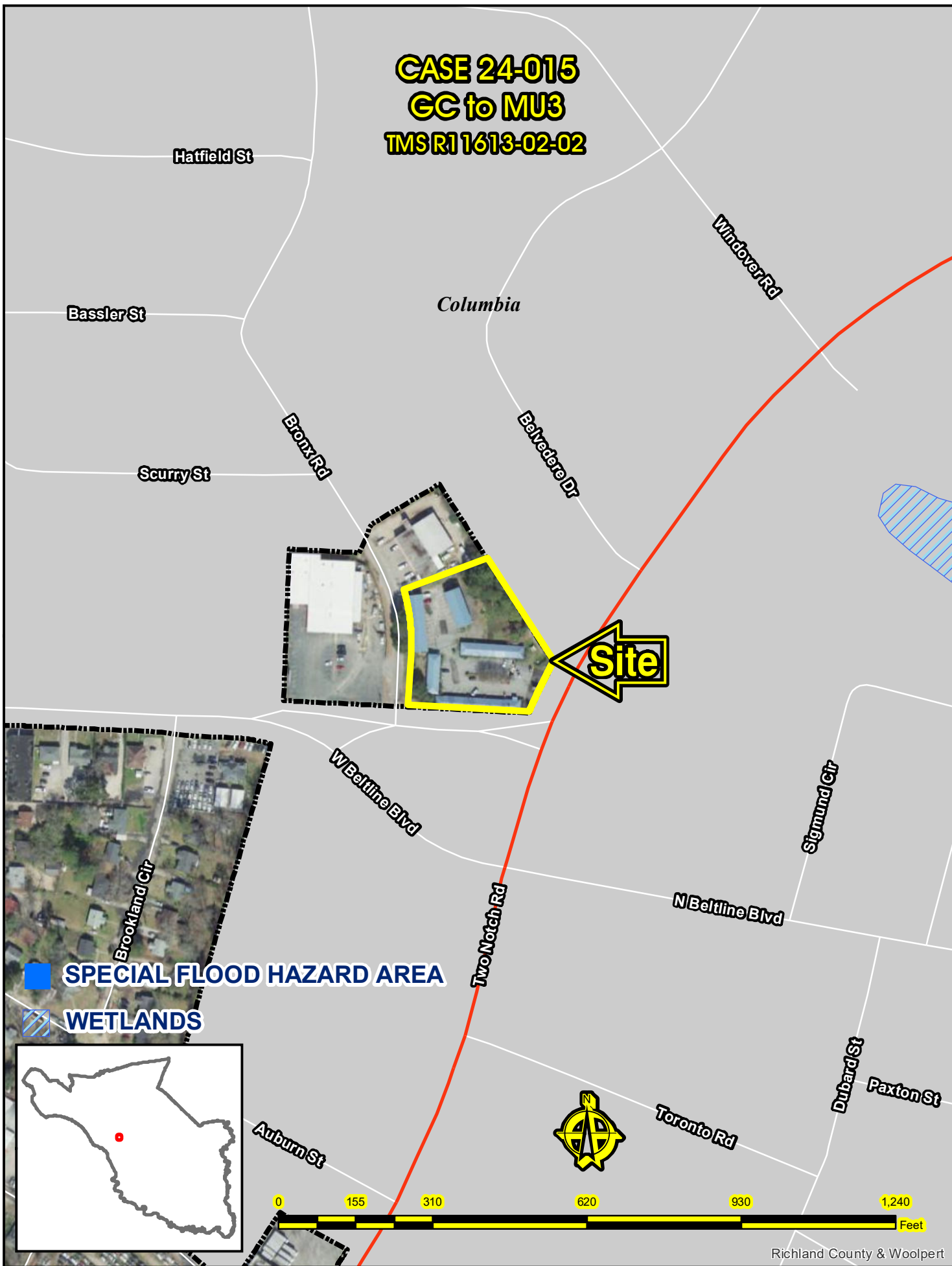
### **Zoning Public Hearing Date**

**June 25, 2024**

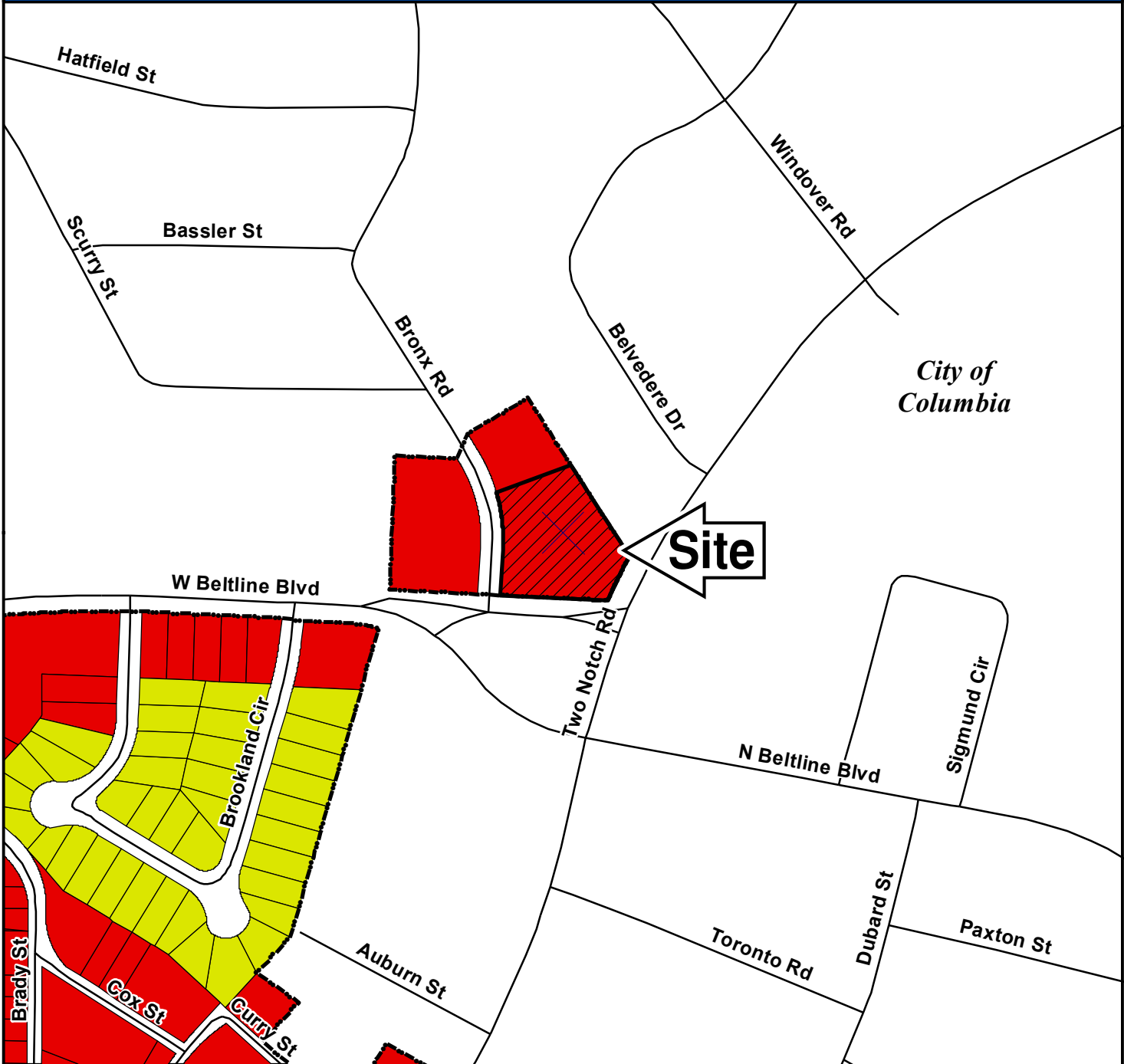
**3. Case 24-015 MA**  
**Megan Newbold**  
**3003 Two Notch Rd**  
**R11613-02-02**  
**DISTRICT 3 - Yvonne McBride**



**CASE 24-015**  
**GC to MU3**  
**TMS R11613-02-02**



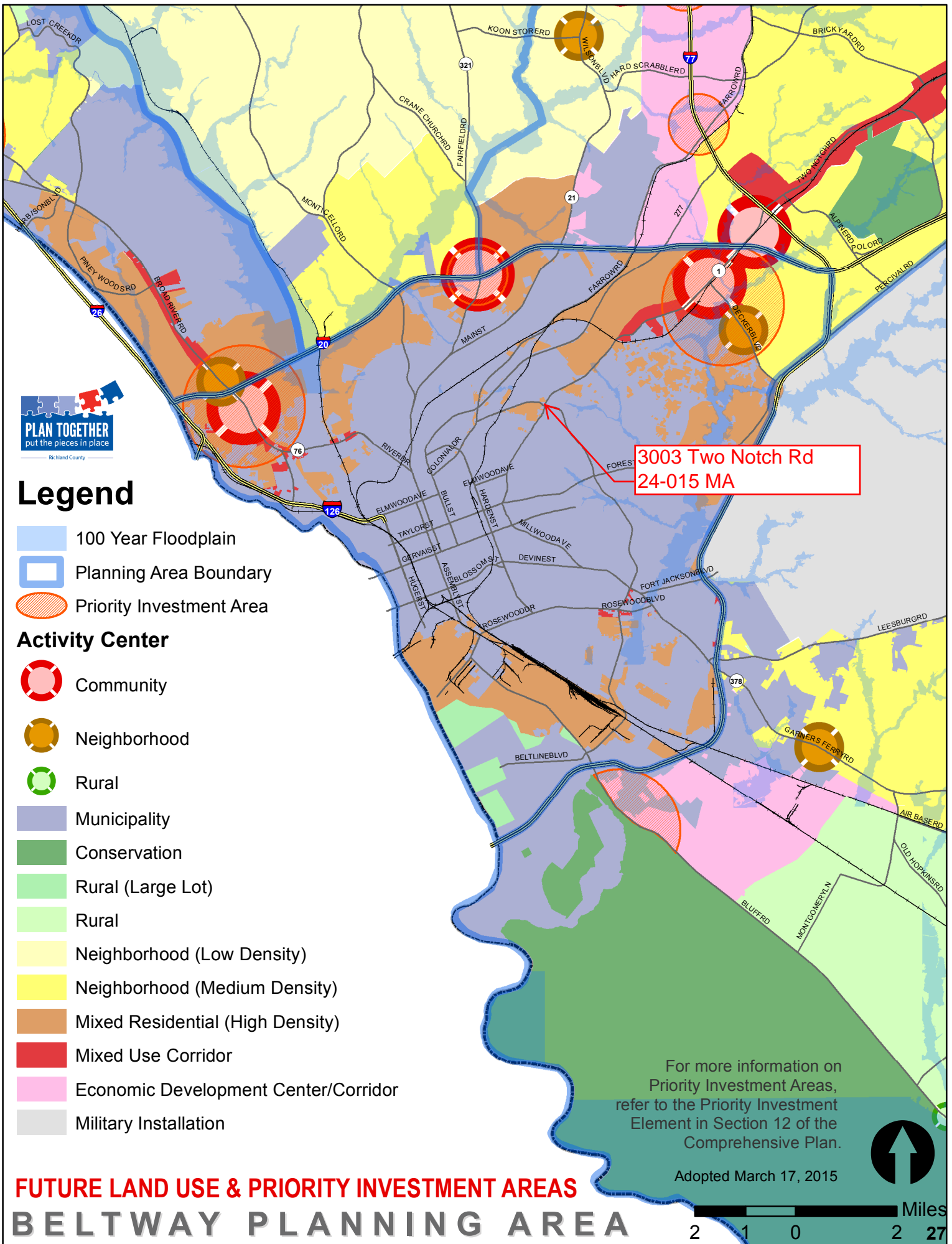
# Case 24-015 MA GC to MU3



## ZONING CLASSIFICATIONS

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





# Legend

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

3003 Two Notch Rd  
24-015 MA

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

Adopted March 17, 2015



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





# Case #24-015 MA - Zoning Districts

## Current Zoning District

### General Commercial (GC) District

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

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

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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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



# Case #24-015 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Neighborhood Mixed-Use (MU3) District</b>	
<b>Use Classification, Category, Type</b>	<b>MU3</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SE
<b>Agriculture and Forestry Related</b>	
Farm supply and machinery sales and service	P
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Continuing care community	SR
Rooming or boarding house	SE
<b>Community Service</b>	
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
<b>Education</b>	
College or university	P
Elementary, middle, or high school	SR
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR
<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	SR
<b>Recreation/Entertainment</b>	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Performing arts center	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers' market	P
Garden center or retail nursery	P
Grocery/Food store	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Home-based lodging	SR
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
Parking, Commercial	P
Vehicle fueling station	P
<b>Industrial</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 1, 2024  
**RC PROJECT:** 24-016 MA  
**APPLICANT:** Phillip Bradley

**LOCATION:** Rabon Road

**TAX MAP NUMBER:** R17112-01-01 (portion of)  
**ACREAGE:** 21.24 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** R5

**PC SIGN POSTING:** May 16, 2024

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the Office and Institutional District (C-1) was designated Office and Institutional District (OI). With the adoption of the 2021 Land Development Code the Office and Institutional District (OI) was designated Institutional District (INS).

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 254dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	HIGC/R2	Concrete Plant/ Commercial uses/ Undeveloped
<u>South:</u>	R6/RT	Landscape Services
<u>East:</u>	R3	Residential Sudations (under construction)
<u>West:</u>	HM/R6/R6	Undeveloped/ Mobile home subdivision/ Residence

**Discussion**

**Parcel/Area Characteristics**

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

**Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located 1.81 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.2 miles east of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

**Plans & Policies**

**2015 Comprehensive Plan**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

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

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

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

**Conclusion**

The proposed rezoning is not consistent with the objectives for the Neighborhood (Medium-Density) zoning district land use designation outlined in the 2015 Comprehensive Plan. Multi-family housing is recommended near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. The proposed request does not meet the location recommendations of the Neighborhood (Medium Density) designation.

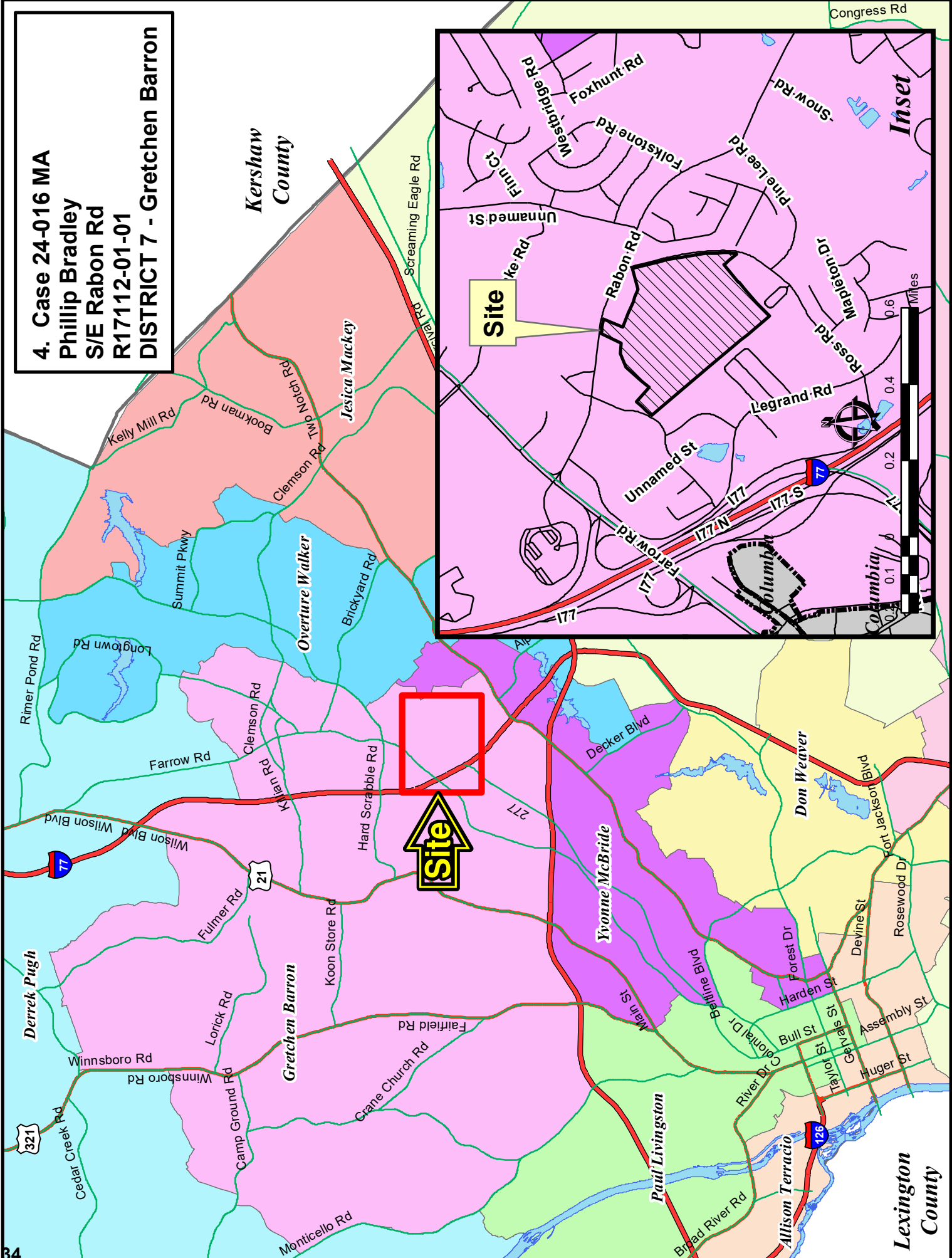
For this reason, staff recommends **Disapproval** of this map amendment.

**Zoning Public Hearing Date**

**June 25, 2024.**

**4. Case 24-016 MA**  
**Phillip Bradley**  
**S/E Rabon Rd**  
**R17112-01-01**  
**DISTRICT 7 - Gretchen Barron**

*Kershaw  
County*





**CASE 24-016**  
**R3 to R5**  
**TMSR17112-01-01 (P)**



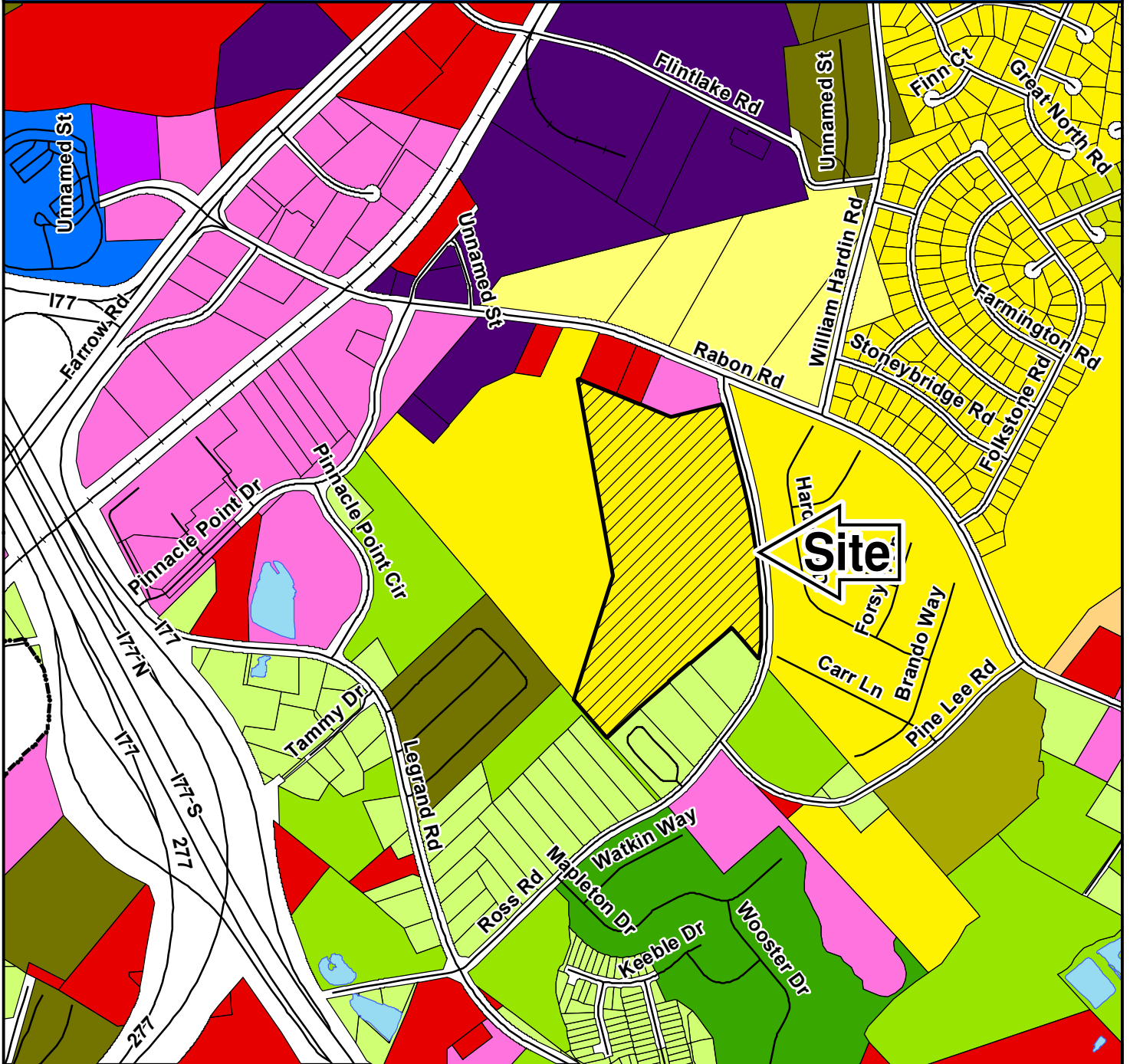
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

























# Case 24-016 MA

## R3 to R5



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

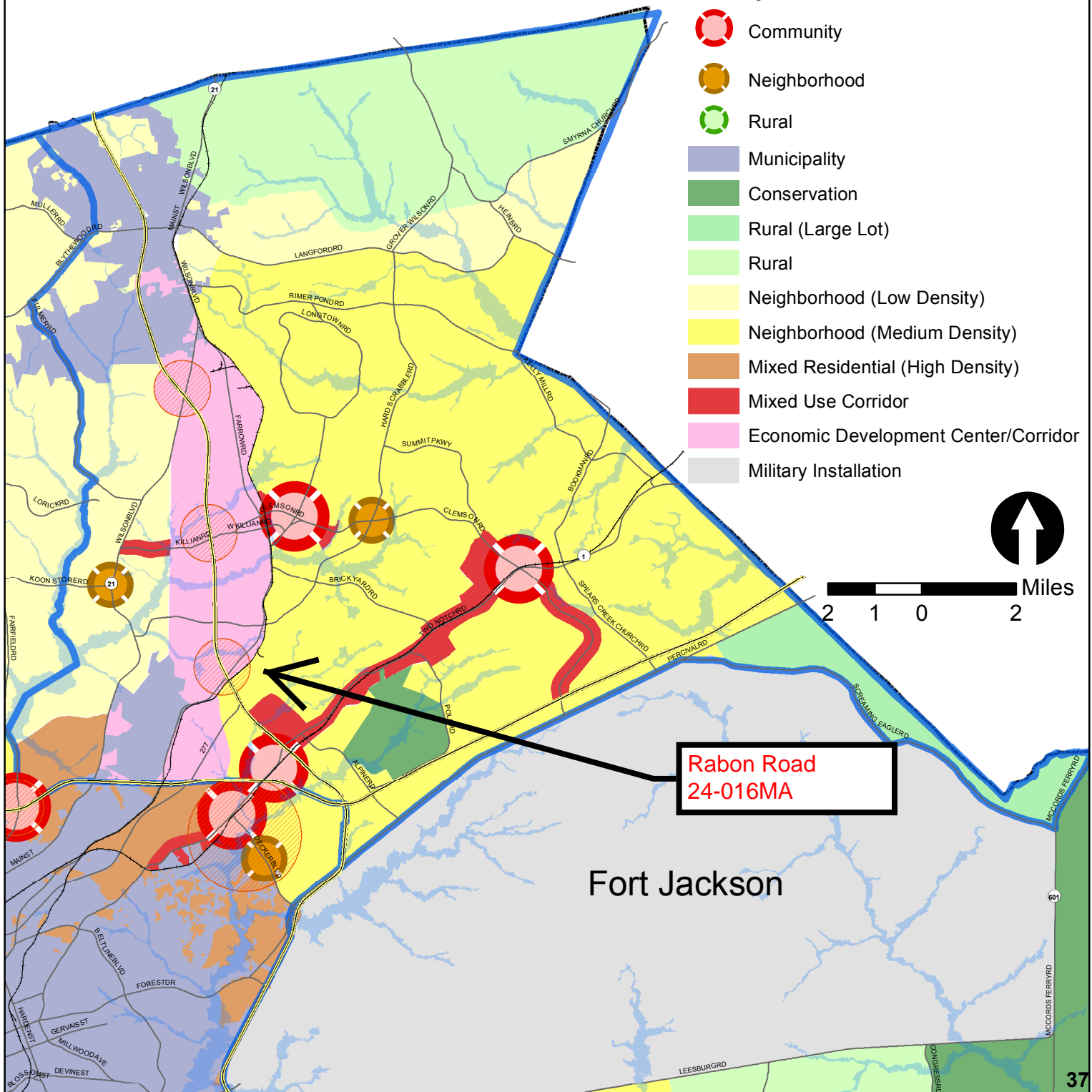


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



## Case #24-016 MA - Zoning Districts

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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

## Case #24-016 MA - Zoning Districts

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 21 May 2024*  
*Agenda*  
*7:00 PM*

**1. STAFF:**

Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator

**2. CALL TO ORDER** ..... Honorable Jessica Mackey  
Chair of Richland County Council

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

**4. ADOPTION OF THE AGENDA**

**5. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 23-045 MA District 7  
Gretchen Barron  
Raysa Sanchez  
INS to R6 (.40 acres)  
1626 Horseshoe Drive  
TMS# R17011-02-19  
Planning Commission: Approval (7-0)  
Staff Recommendation: Approval  
**County Council unanimously approved the request (9-0)**
  
2. Case # 24-004 MA District 2  
Derrek Pugh  
John T. Bakhaus  
RT to GC (1.16 acres)  
10336 Wilson Blvd  
TMS# R14900-03-01  
Planning Commission: Approval (7-0)  
Staff Recommendation: Approval  
**County Council unanimously deferred the request (9-0)**
  
3. Case # 24-005 MA District 9  
Jessica Mackey  
Kathy E. Peake  
GC to LI (3.98 acres)  
10891 Two Notch Rd, 10901 Two Notch Rd &  
W/S Two Notch Rd  
TMS: R29000-01-01, R29000-01-05 & R29004-01-02  
Planning Commission: Disapproval (5-0)  
Staff Recommendation: Disapproval  
**County Council unanimously disapproved the request (9-0)**
  
4. Case # 24-008 MA District 7  
Gretchen Barron  
Heather Bounds/Christina Tran  
PDD to PDD (63.95 acres)  
1312 Crane Church Rd, 7639 Fairfield Rd & Crane Church Rd  
TMS: R09600-02-13, R09600-03-02 & R09600-03-03  
Planning Commission: Approval (5-0)  
Staff Recommendation: Approval  
**County Council unanimously approved the request (9-0)**



5. Case # 24-009 MA District 8  
Overture Walker  
Aaron Breedon  
HM to GC (9.18 acres)  
E/S Hard Scrabble Road  
TMS: R20300-03-02  
Planning Commission: Approval (5-0)  
Staff Recommendation: Disapproval  
**County Council unanimously deferred the request (9-0)**
6. Case # 24-010 MA District 7  
Gretchen Barron  
Dawson Yandle  
M-1 to R2 (13.48 acres)  
N/S Wessinger Rd  
TMS: R12000-03-03  
Planning Commission: Disapproval (3-2)  
Staff Recommendation: Disapproval  
**County Council unanimously accepted the request to withdraw (9-0)**
7. Case #24-012 MA District 2  
Derrek Pugh  
Jeff Ruble  
Richland County Economic Development  
HM to LI (5.15 acres)  
605 Blythewood Road  
TMS: R15100-01-03 (portion)  
Planning Commission: Approval (5-0)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request (9-0)**

## 6. ADJOURNMENT





Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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