

**RICHLAND COUNTY
PLANNING COMMISSION**



December 2, 2024

6 pm

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, December 2, 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. **APPROVAL OF MINUTES: 4 November 2024**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
Page 1
 - b. **ROAD RENAMING**
 1. Renaming of a portion of Faust Street which runs West from Columbia Mall Blvd for approximately 342.00+ feet to the unpaved section of Faust Street.
Page 4

District 3
The Honorable Yvonne McBride
 - c. **MAP AMENDMENTS**
 1. Case # 24-042 MA
Christopher Knight
AG to HI (52.71 acres)
S/S Bluff Road
TMS: R18600-01-01P
Staff Recommendation: Disapproval
Page 5

District 10
The Honorable Cheryl D. English
 2. Case # 24-046 MA
Todd Corley
M-1 to HI
Wessinger Road
TMS # R12000-02-07 & 08
Staff Recommendation: Disapproval
Page 15

District 7
The Honorable Gretchen Barron

3. Case # 24-047 MA
Todd Corley
MU1, MU1 & R5 to GC (2.71 acres)
Bluff Road, Blair Rd & N/S Blair Rd
TMS: R11115-04-06,07 & 08
Staff Recommendation: Disapproval
Page 27
- District 10
The Honorable Cheryl D. English
4. Case # 24-048 MA
Brian W Turbeville
RT to LI (2.4 acres)
128 James Ballentine Road
TMS: R03300-05-07
Staff Recommendation: Disapproval
Page 37
- District 1
The Honorable Jason Branham
5. Case # 24-049 MA
Ray Hill
PD to GC (2.18 acres)
317 Shadowood Drive
TMS: R02408-03-16
Staff Recommendation: Disapproval
Page 47
- District 1
The Honorable Jason Branham
6. Case # 24-050 MA
Norman Gross
HM to RT (32.11)
W/S Roberts Rd, W/S Roberts Rd,
W/S Roberts Rd & 3832 Roberts Rd
TMS: R25000-02-16, R25000-02-17,
R25000-02-18 & R25000-02-20
Staff Recommendation: Disapproval
Page 57
- District 11
The Honorable Chakisse Newton
7. Case # 24-052 MA
DuBose Williamson
HM to GC (19.83 acres)
10141 Wilson Blvd
TMS: R14800-05-11
Staff Recommendation: Disapproval
Page 67
- District 7
The Honorable Gretchen Barron
8. Case # 24-053 MA
Robbie Smith & George Samellas
RT to GC (3.01)
1621 Dutch Fork Road
TMS # R02411-01-03
Staff Recommendation: Disapproval
Page 77
- District 1
The Honorable Jason Branham

d. ADMINSTRATIVE REVIEW

1. Case # AR-24-001
John T. Bakhaus
2004 Longtown Road E
TMS: R20401-01-03

The applicant is appealing the provision of section 26-181(b) (3) b. of the 2005 Richland County Land Development Code which establishes the provisions for the extension of roads and rights-of-way to the boundary of adjoining property.

Page 87

6. CHAIRMAN’S REPORT

7. PLANNING DIRECTOR’S REPORT

- a. Report of Council - Page 95
- b. Comprehensive Plan Update

8. OTHER ITEMS

- a. Election of Officers - 2025
- b. Adoption of 2025 Calendar - Page 97

9. 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 4th Tuesday of the month at 7:00 p.m. Check the County’s website for dates and times.



Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 2, 2024

6:00 pm

Council District: Honorable Jason Branham (1)
Development: Proposed Dorset Ridge Subdivison
Tax Map Amendment: TMS# R04200-04-07
Applicant: Patrick T. Livingston , Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): **Hilliard Eleazer Court**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 2, 2024

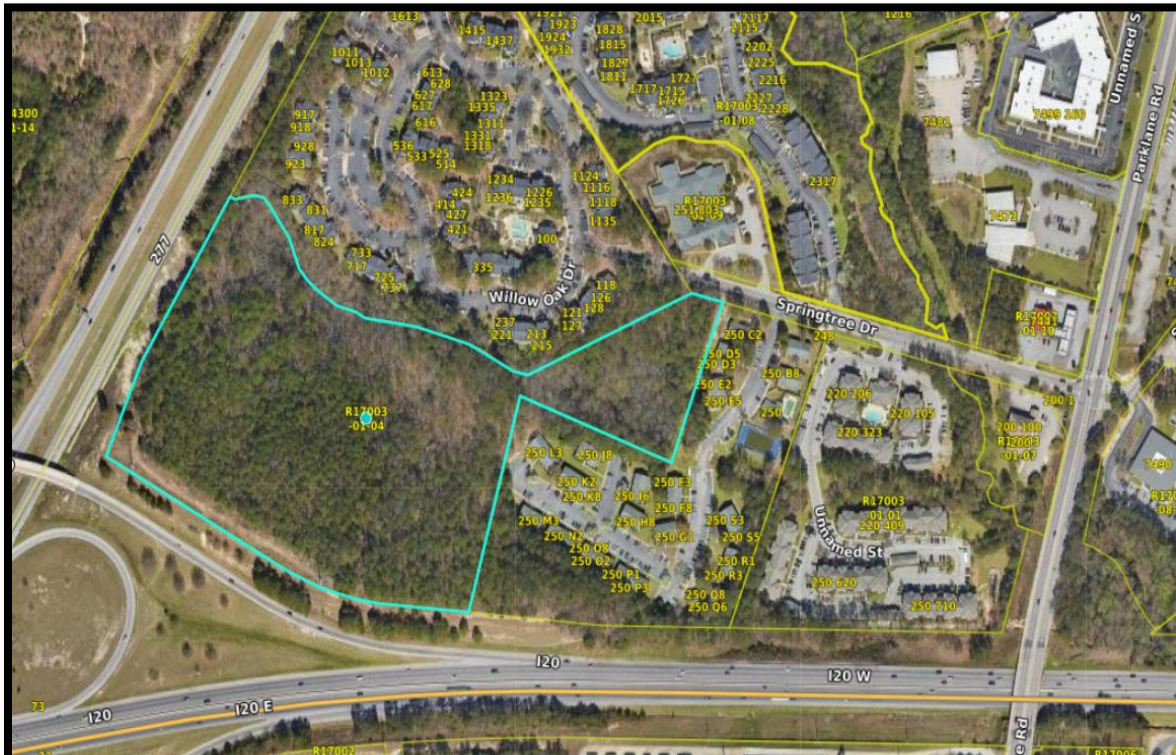
6:00 pm

Council District:	Honorable Gretchen Barron (7)
Development:	Proposed Springtree Townhomes
Tax Map Amendment:	TMS# R17003-01-4
Applicant:	Keith Uthem, Hussey Gay Bell
Proposed Use:	Residential
Proposed Street Name (s):	Garden Plot, Kemper, Pensdale, Petal Bloom, Pollen Bud, Rose Blossom, Rowell, Saber, Tarbor
Staff Recommendation:	Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 2, 2024

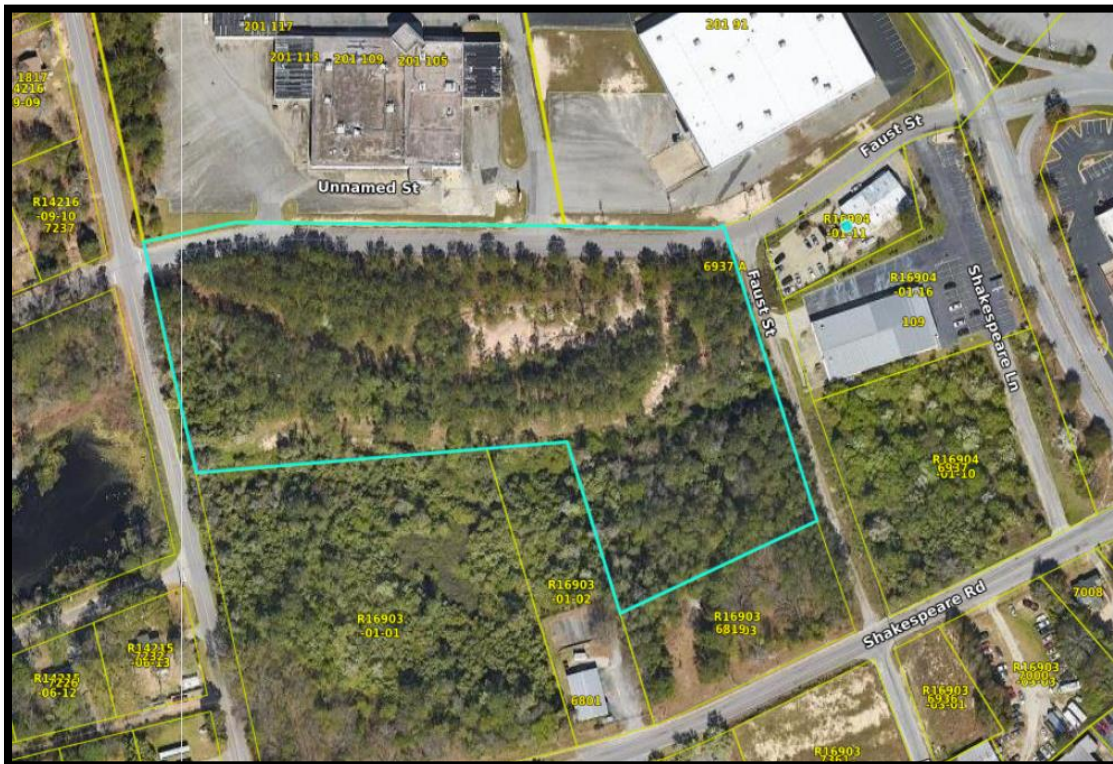
6:00 pm

Council District: Honorable Yvonne McBride (3)
Development: Future Whispering Willowbrook Apts
Tax Map Amendment: TMS# R16904-01-18
Applicant: Steven Bauhan, The Paces Foundation, Inc
Proposed Use: Residential
Proposed Street Name (s): Willowbrook Drive
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

December 2, 2024

6:00 pm

Council District: Honorable Yvonne McBride (3)
Development: Future Whispering Willowbrook Apts
Tax Map Amendment: TMS# R16904-01-18
Applicant: Steven Bauhan, The Paces Foundation, Inc
Proposed Use: Residential
Proposed Street Name (s): Renaming of Faust Street to Willowbrook Drive
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 4, 2024
RC PROJECT: 24-042 MA
APPLICANT: Christopher Knight

LOCATION: 5801 Bluff Road

TAX MAP NUMBER: R18600-01-01 (portion of)
ACREAGE: 52.71 acres
EXISTING ZONING: AG
PROPOSED ZONING: HI

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2005 Land Development Code, the RU District was carried forward. With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

A portion of the property to the north was rezoned from Rural District (RU) to Heavy Industrial District (HI) under case number 09-013MA.

Zoning District Summary

The Heavy Industrial District provides lands for intense industrial development that generally involves greater potential for adverse impacts on the environment and surrounding lands, such as dust, fumes, smoke, odor, noise, and vibration, and that may involve large-scale activities requiring extensive movement of vehicles, materials, and goods. Development allowed in this district includes resource extraction, heavy production and processing, outdoor storage, warehouse distribution, major utility facilities, and other similar industrial uses.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Westinghouse
<u>South:</u>	AG	Agriculture
<u>East:</u>	AG	Agriculture
<u>West:</u>	AG	Agriculture

Discussion

Parcel/Area Characteristics

The subject property is undeveloped with frontage along 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 Westinghouse to the north.

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 2023 SCDOT traffic count (Station #239) located west of the site on Bluff Road, from Atlas Road to Longwood Road, identifies 10,000 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

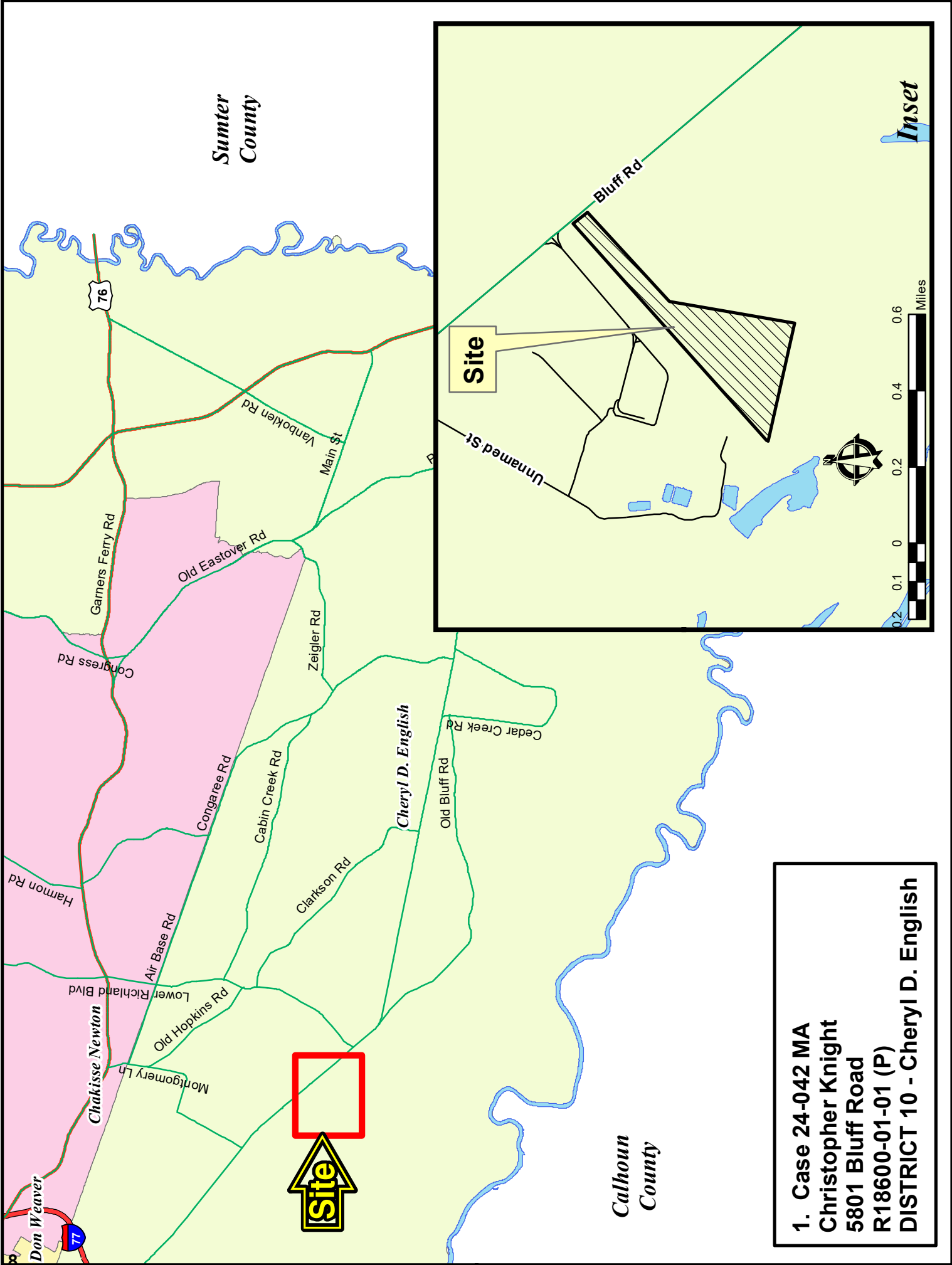
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use area should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. The uses permitted in the requested zoning designated are not supportive of the uses recommended for the Conservation designation.

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

However, the proposed zoning designation would be consistent with the existing land use and zoning of the adjacent industrial development (Westinghouse).

Zoning Public Hearing Date

December 17, 2024.



1. Case 24-042 MA
Christopher Knight
5801 Bluff Road
R18600-01-01 (P)
DISTRICT 10 - Cheryll D. English

CASE 24-042
AG to HI
TMSR18600-01-01 (P)

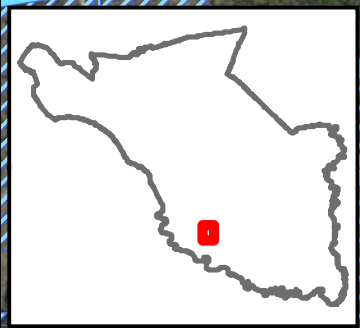
Unnamed St

Bluff Rd

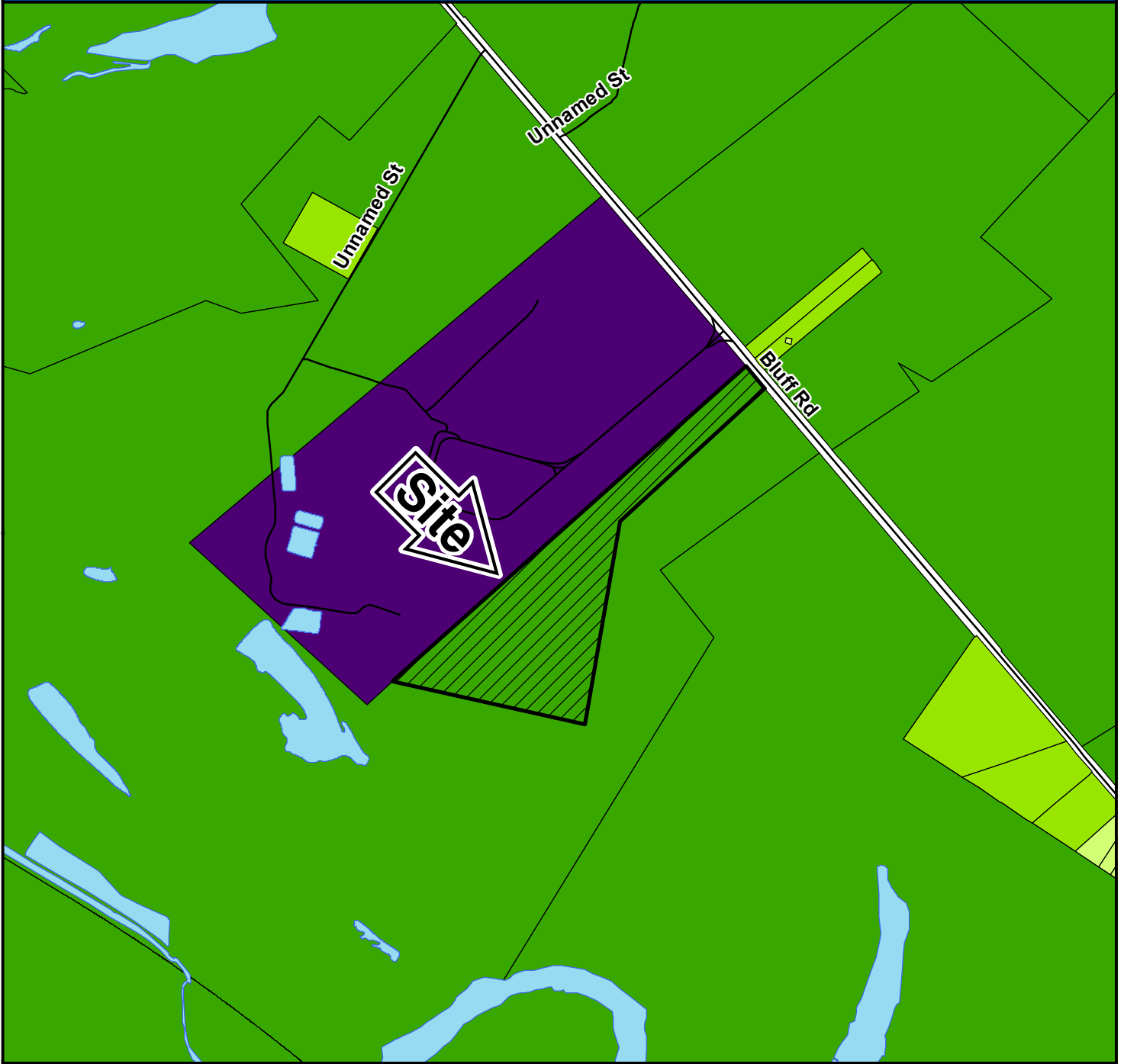
Site

 **SPECIAL FLOOD HAZARD AREA**























 **WETLANDS**



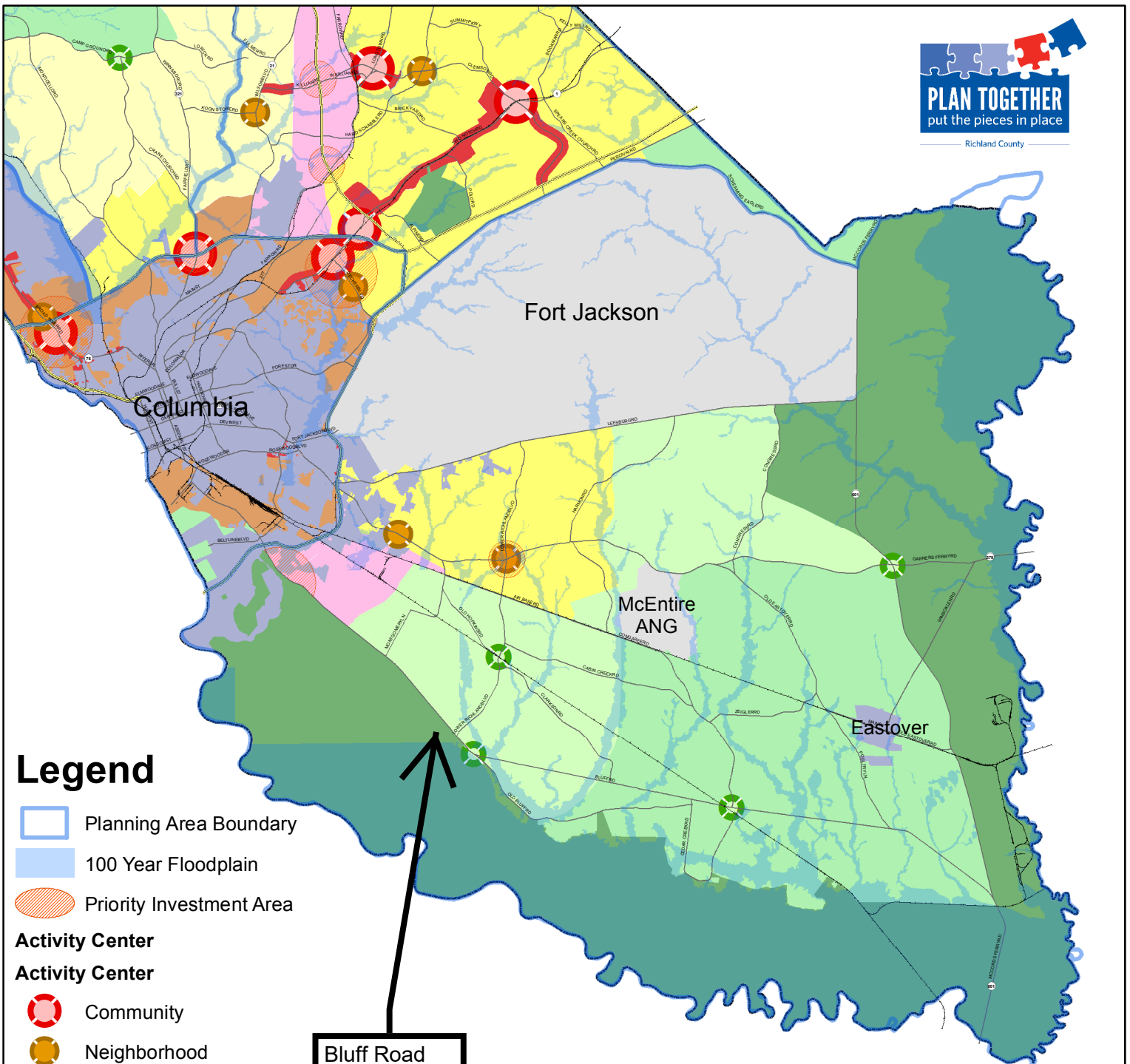
Case 24-042 MA AG to HI



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

- 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

Bluff Road
24-042MA

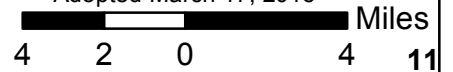
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-042 MA - Zoning Districts

Current Zoning District

Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-042 MA - Zoning Districts

Proposed Zoning District

Heavy Industrial (LI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2024
RC PROJECT: 24-046 MA
APPLICANT: Todd Corley

LOCATION: Wessinger Road

TAX MAP NUMBER: R12000-02-07 & 08
ACREAGE: 13.48 acres
EXISTING ZONING: M-1
PROPOSED ZONING: HI

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1).

The M-1 parcel, R12000-03-02, located along Wessinger Road, was part of four map amendment requests. Case 09-05MA proposed a change to RM-HD and was withdrawn. Case 09-18MA proposed RS-HD and was also withdrawn. Cases 13-30MA and 14-012 MA were denied by County Council.

The M-1 parcel, R12000-03-03, located along Wessinger Road, was part of two map amendment requests. Case 24-03MA proposed a change to GC and was withdrawn. Case 24-010MA proposed a change to R2 and was also withdrawn.

Zoning District Summary

The Heavy Industrial District (HI) provides lands for intense industrial development that generally involves greater potential for adverse impacts on the environment and surrounding lands, such as dust, fumes, smoke, odor, noise, and vibration, and that may involve large-scale activities requiring extensive movement of vehicles, materials, and goods. Development allowed in this district includes resource extraction, heavy production and processing, outdoor storage, warehouse distribution, major utility facilities, and other similar industrial uses.

Direction	Existing Zoning	Use
<u>North:</u>	GC/ GC	Undeveloped/ Residence
<u>South:</u>	AG/ AG	Residence/ Residence
<u>East:</u>	HM	Undeveloped
<u>West:</u>	HI	Recycle Center

Discussion

Parcel/Area Characteristics

The parcels do not have road frontage along Wessinger Road and are currently undeveloped. The adjacent parcels are zoned General Commercial (GC), Heavy Industrial (HI), Homestead District (HM), and Agricultural District (AG). There are no sidewalks or streetlights along this Wessinger Road. The surrounding area is characterized by residential uses and an industrial use. North of the subject parcels lie two tracts: one is undeveloped, while the other contains a single-family residence. West of the site is a recycling center. The parcels east of the site are undeveloped. South of the subject parcels are large tracts with residences.

Public Services

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 1 mile southwest of the subject parcel. The Forest Heights Elementary School is located 1.5 miles southwest of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

The 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. 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 #189) located north of the subject parcel on Fairfield Road identifies 6,900 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

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

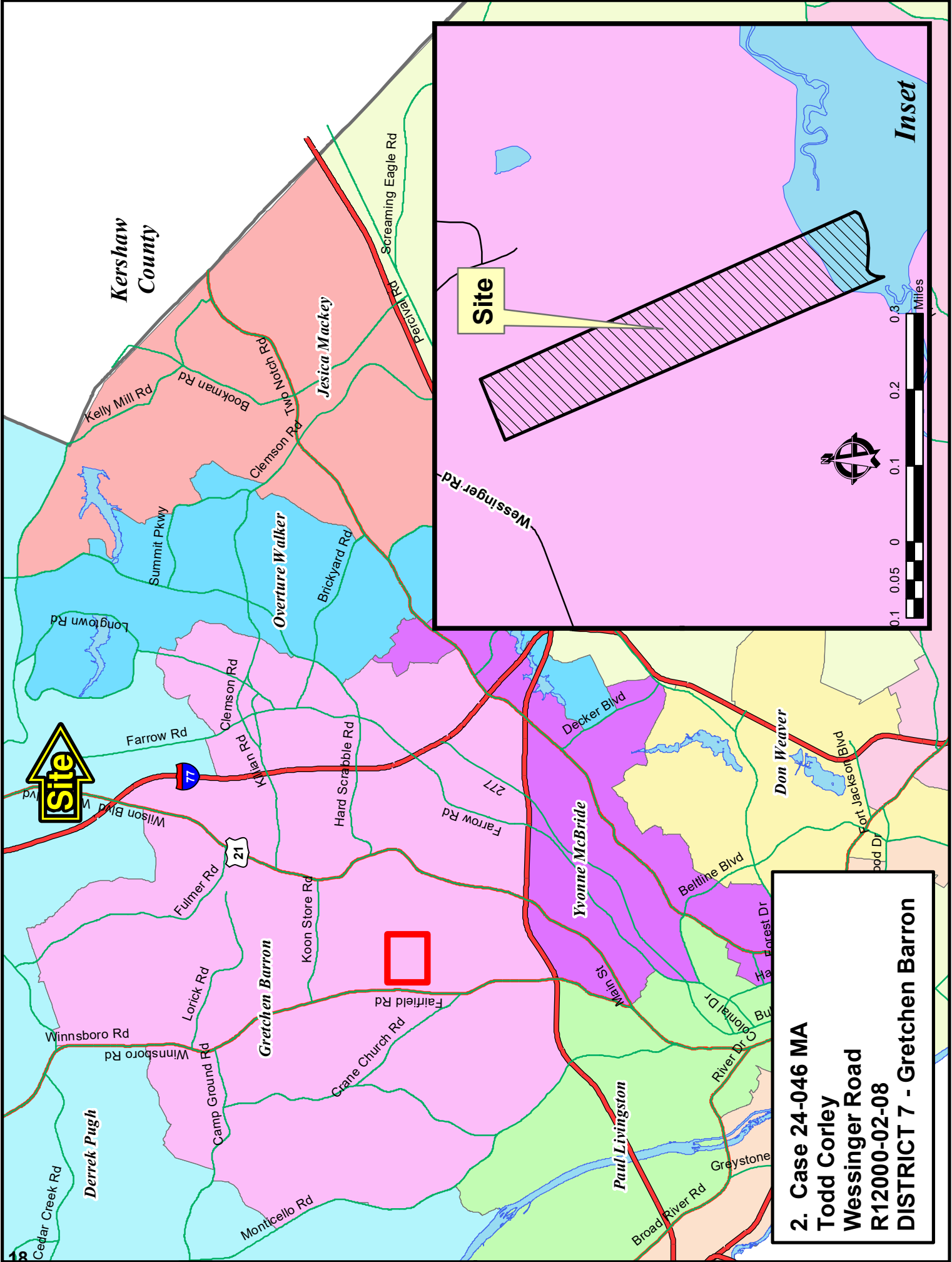
Conclusion

The requested map amendment would not be consistent with the objectives of the 2015 Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. According to the Plan, industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas. In addition, while the requested amendment would provide for uses that are similar to those west of the site, the permitted uses of the requested HI District are not compatible with the surrounding area.

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

Zoning Public Hearing Date

December 17, 2024.

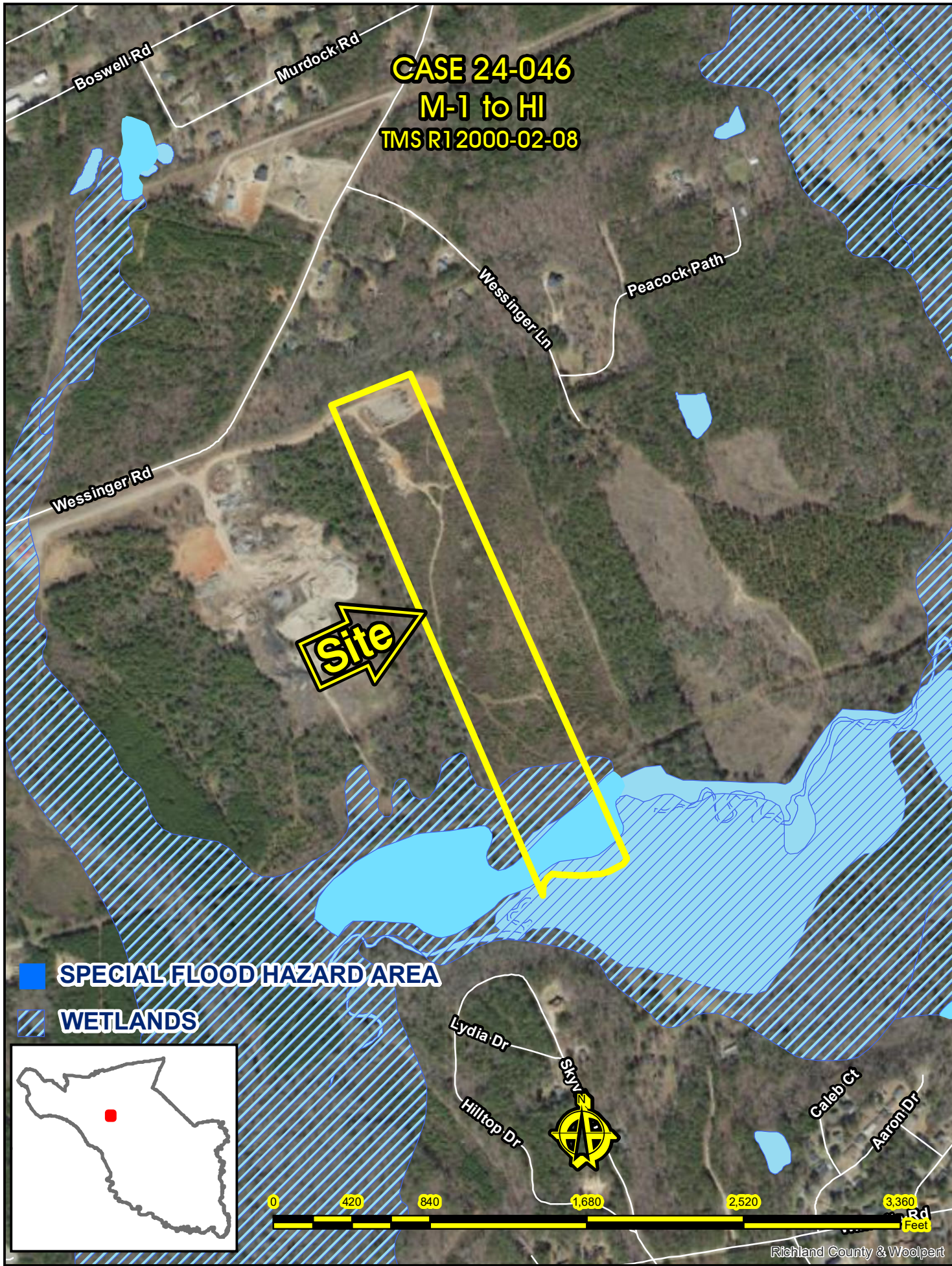


Site



2. Case 24-046 MA
Todd Corley
Wessinger Road
R12000-02-08
DISTRICT 7 - Gretchen Barron

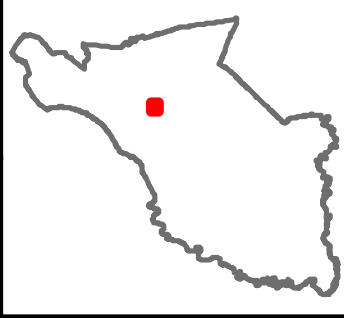
CASE 24-046
M-1 to HI
TMS R12000-02-08



Site

SPECIAL FLOOD HAZARD AREA

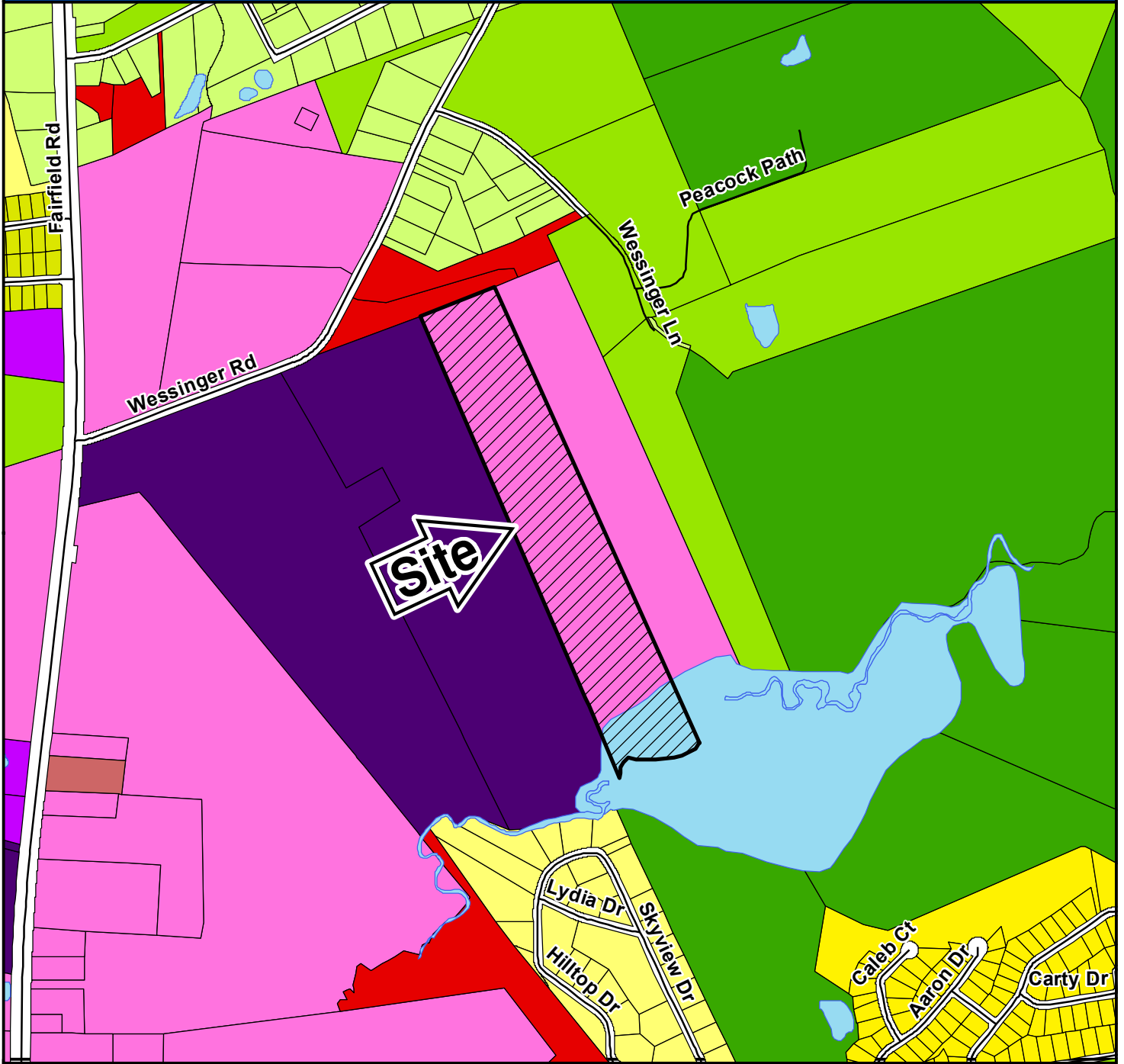
WETLANDS



Richland County & Woolpert

Case 24-046 MA

M-1 to HI



ZONING CLASSIFICATIONS

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

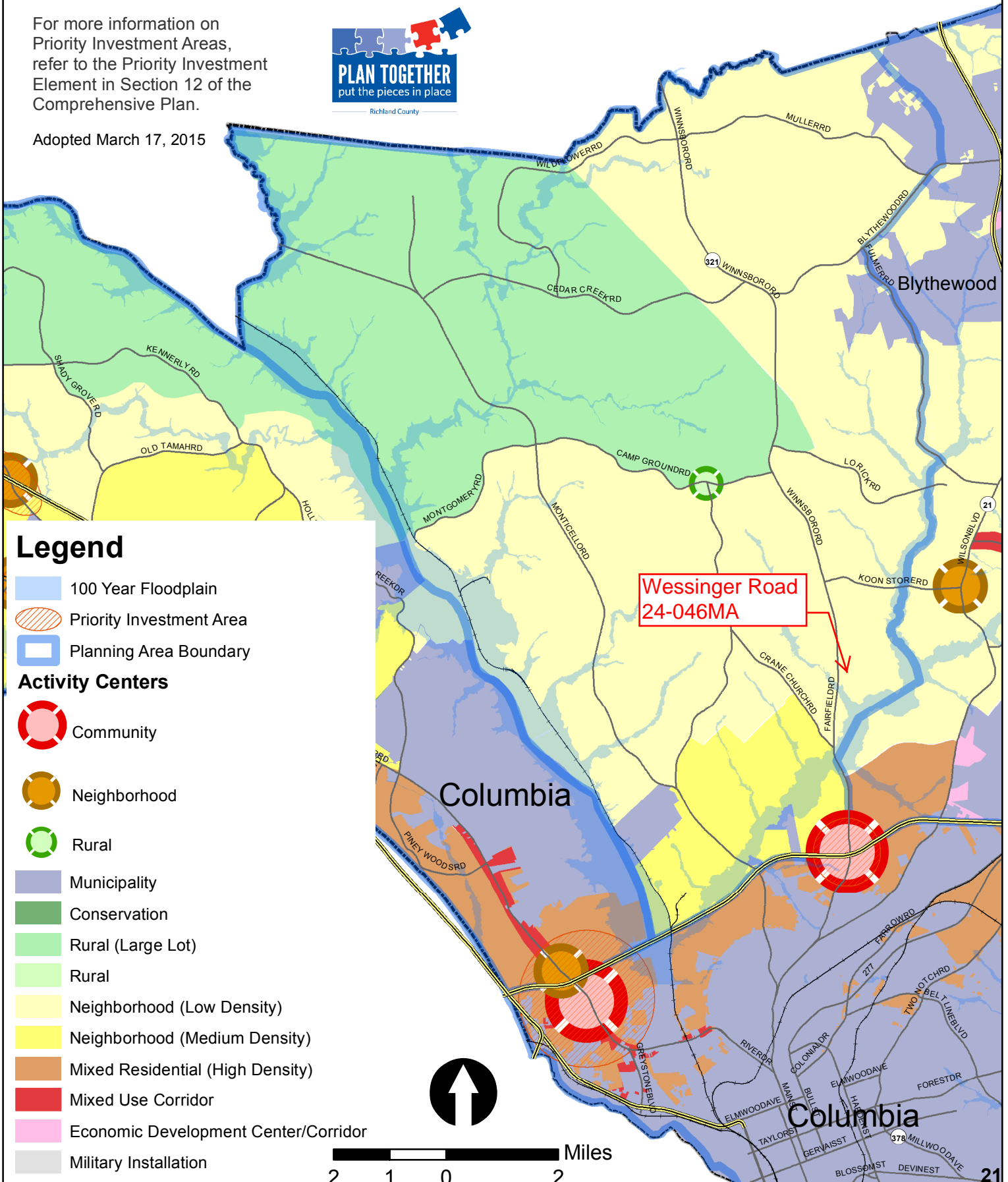


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



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



Current Zoning District

Light Industrial (M-1) District

Agricultural Uses	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	P
Produce Stands	P
Swine Farms	P
Veterinary Services (Livestock)	P
Residential Uses	
Accessory Dwellings	SR
Dwellings, Manufactured Homes on Individual Lots	SE
Accessory Uses and Structures	
Accessory Uses and Structures (Customary)	P
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Riding Stables	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Institutional, Educational and Civic Uses	
Ambulance Services, Emergency	P
Ambulance Services, Transport	P
Animal Shelters	SR

Auditoriums, Coliseums, Stadiums	P
Bus Shelters/Bus Benches	SR
Cemeteries, Mausoleums	SR
Community Food Services	P
Correctional Institutions	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR
Fire Stations	P
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Business, Professional and Personal Services	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, with Outside Storage	SR

Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

Current Zoning District

Light Industrial (M-1) District (2)

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	P
Tire Recapping	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Retail Trade and Food Services	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P

Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cigar Bars	SR
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	SR
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P

Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Delivery, Carry Out Only)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P

Current Zoning District

Light Industrial (M-1) District (3)

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Wholesale Trade	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Antennas	SR

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Remediation Services	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Service Facilities (No Outside Storage)	P
Utility Substations	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Manufacturing, Mining, and Industrial Uses	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P

Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Excluding Chip Mills	P
Other Uses	
Shipping Containers used as an Accessory Structure	P

Heavy Industrial (LI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 2, 2024
RC PROJECT: 24-47 MA
APPLICANT: Todd Corley

LOCATION: Bluff Road & Blair Road

TAX MAP NUMBER: R11115-04-06,07 & 08
ACREAGE: 2.71 acres
EXISTING ZONING: MU1, MU1 & R5
PROPOSED ZONING: GC

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-1) and Residential Multi-family Medium Density District (RG-1). With the adoption of the 2021 Land Development Code, NC District parcels were designated Neighborhood Mixed-Use District (MU-1). With the adoption of the 2021 Land Development Code, Residential Multi-family Medium Density District (RM-MD) parcels were designated Residential District (R6).

Zoning History for the General Area

The General Commercial District (GC) parcel immediately northeast of the sites on Bluff Road was rezoned from Residential Multi-family Medium Density District (RM-MD) under case number 11-017MA.

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: 43 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
<u>North:</u>	R5/ GC	Undeveloped/ Restaurant
<u>South:</u>	PDD-R (Cayce)	Student Housing
<u>East:</u>	GC	Retail
<u>West:</u>	R5/ R5	Undeveloped/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Blair Road and Bluff Road. Bluff Road is a four-lane undivided minor arterial with sidewalks and no streetlights along this section. Blair Road is a two-lane undivided local road with no sidewalks or streetlights along this section. The immediate area is characterized by commercial and residential uses. North of the site is a restaurant. West of the site is undeveloped. South of the site is a student housing complex. Company. East of the site is General Commercial with a retail use.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning School is located 1.8 miles west of the subject parcel on Bluff Road. Records indicate that the parcel is within the City of Columbia’s water service area and sewer service area. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 2 miles northwest 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) and Urban Edge Mixed Residential (UEMR)***.

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.

Urban Edge Mixed Residential (UEMR)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the City or in the outer ring of neighborhoods. This development type primarily represents existing post-1940s subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block pattern adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #238) located northwest of the subject parcel on Bluff Road identifies 23,300 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) "C".

There is a Road Widening and project currently underway for this section of Bluff Road through the SCDOT. The completion date for this project is currently undetermined. There is a Bikeway project to be completed as a part the Bluff Road widening. This project is currently in the design phase.

There are no planned programs or projects scheduled through County Penny Sales Tax program for this section of Bluff Road.

Conclusion

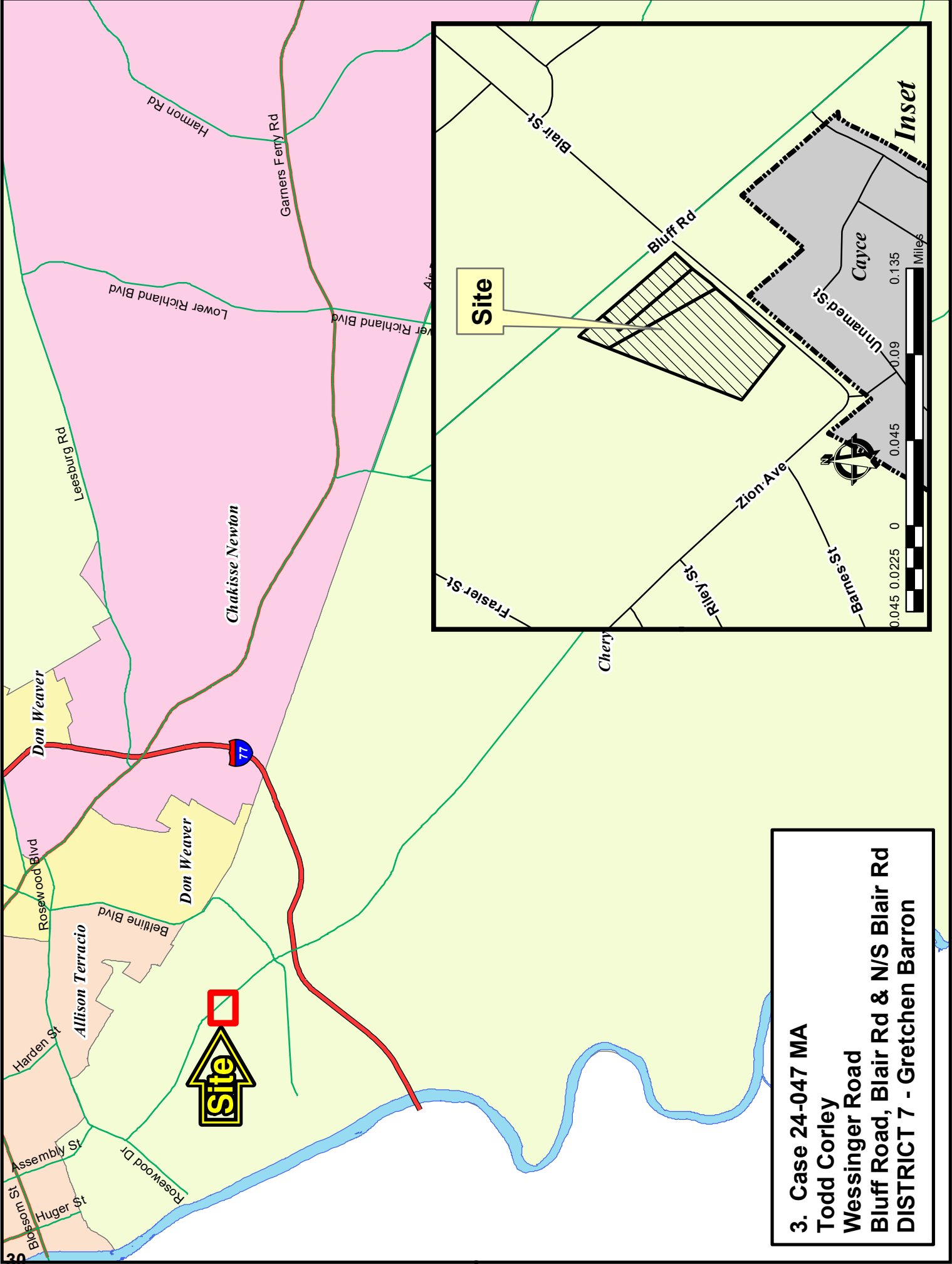
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridor. However, the parcels are not within a contextually-appropriate distance of a Activity Center and are not located in a Mixed Use Corridor. The subject parcels are located along a main road corridor, but the proposed zoning designation would allow for commercial uses that are more intense than the neighborhood scale recommended by the Plan.

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

Zoning Public Hearing Date

December 17, 2024.



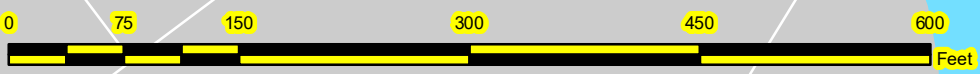
3. Case 24-047 MA
Todd Corley
Wessinger Road
Bluff Road, Blair Rd & N/S Blair Rd
DISTRICT 7 - Gretchen Barron

CASE 24-047
MU1, MU1 & R5 to GC
TMSR11115-04-06,07 & 08

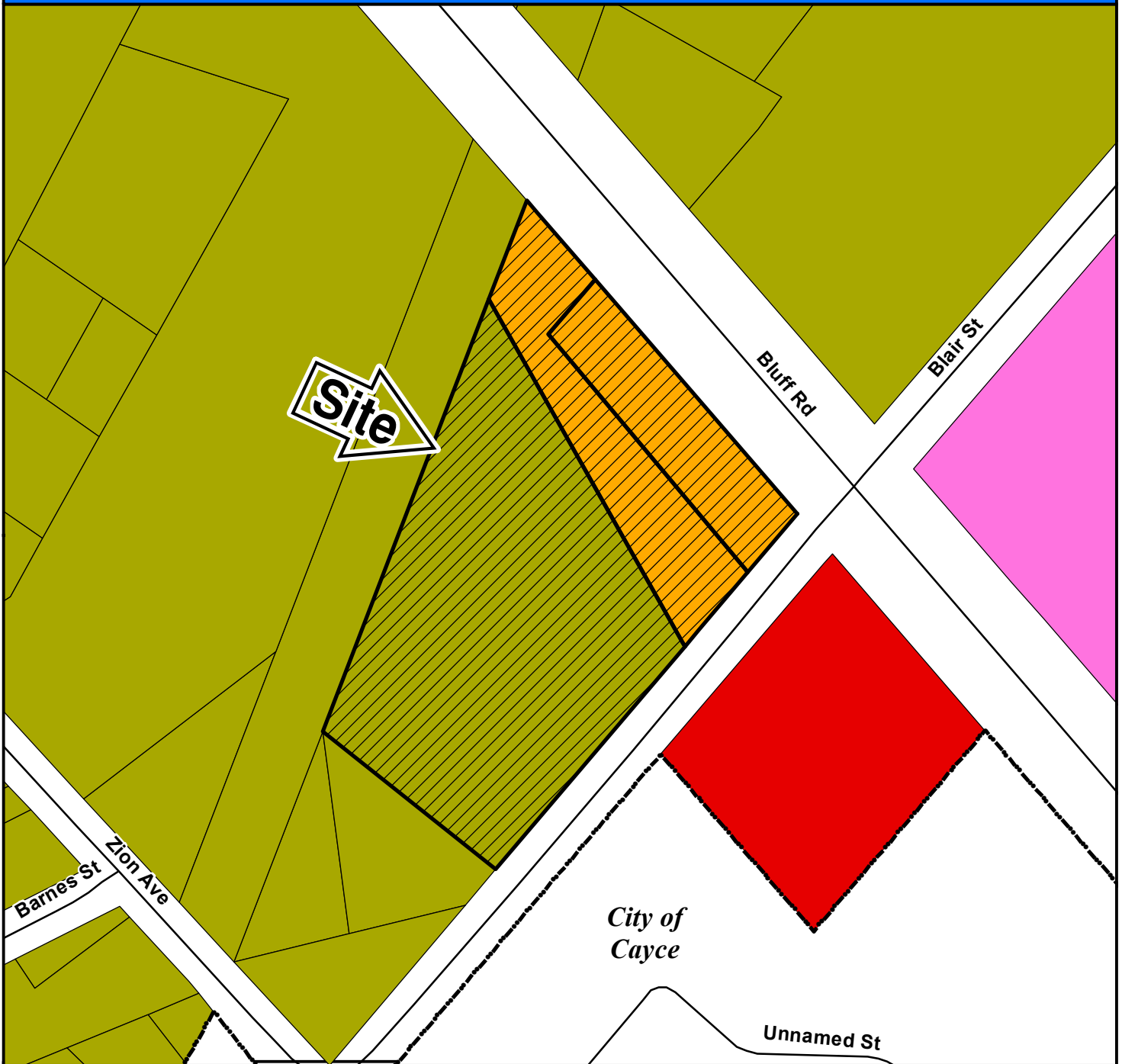
Site

 **SPECIAL FLOOD HAZARD AREA**






















 **WETLANDS**



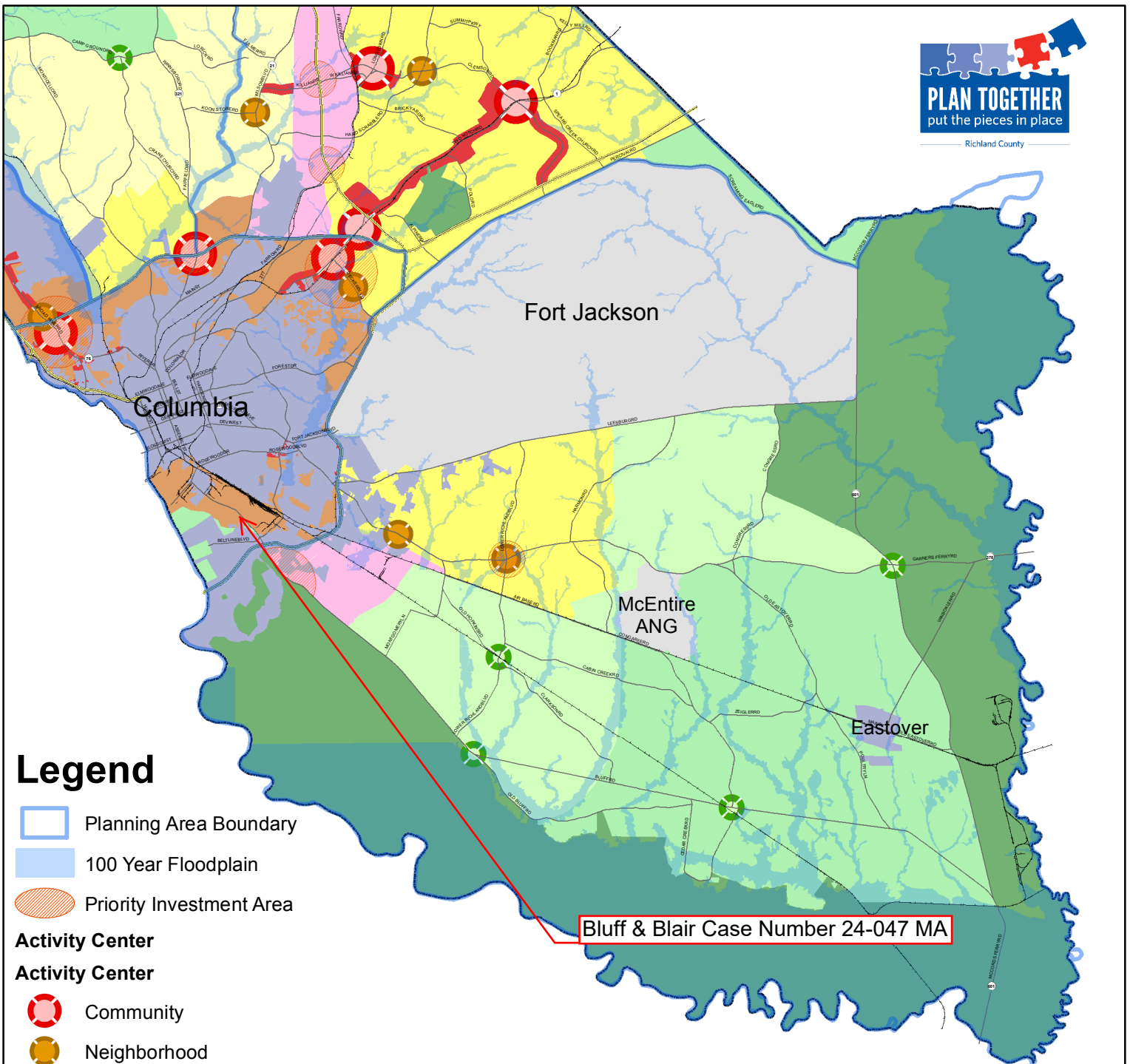
Case 24-047 MA MU1, MU1 & R5 to GC



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	





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

Bluff & Blair Case Number 24-047 MA

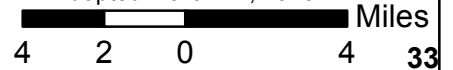
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Neighborhood Mixed-Use (MU1) District

Use Classification, Category, Type	MU1
Agricultural	
Agriculture and Forestry	
Community garden	SR
Agriculture and Forestry Related	
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Children's residential care home	P
Continuing care community	SR
Group home, Large	SE
Rooming or boarding house	SE
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Transportation	
Transit stop	SR
Passenger terminal, surface transportation	SE
Utilities and Communication	
Antenna	P
Communication tower	SE
Utility, minor	SR
Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
Retail Sales	
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
Traveler Accommodations	
Bed and breakfast	SR
Vehicle Sales and Services	
Parking, Commercial	P
Vehicle fueling station	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
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.

Residential Five Zoning District

Residential Five (R5) District	
Use Classification, Category, Type	R5
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
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
Group Living	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Golf course	SE
Traveler Accommodations	
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.

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
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
Retail Sales	
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	P
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
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
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
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: December 2, 2024
RC PROJECT: 24-048MA
APPLICANT: Brian W Turbeville

LOCATION: 128 James Ballentine Road

TAX MAP NUMBER: R03300-05-07
ACREAGE: 2.4 acres
EXISTING ZONING: RT
PROPOSED ZONING: LI

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

N/A

Zoning District Summary

The LI: Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Interstate 26
<u>South:</u>	RT/ RT	Residence/ Residence
<u>East:</u>	N/A	Interstate 26
<u>West:</u>	RT	Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along James Ballentine Road. James Ballentine Road is classified as a two lane undivided local road without sidewalks or street lights. The immediate area is primarily characterized by scattered, low density, residential, commercial uses at the intersection of Dutch Fork Road and scattered agricultural uses.

Public Services

The subject parcel is within the boundaries of Lexington-Richland School District Five. The H.E. Corley Elementary School is located .75 miles south of the subject parcel on Chadford Road. Records indicate that the parcel is within the City of Columbia's water service area and Richland County's sewer service area. There is a fire hydrant located east of the site on Broad River Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately .9 miles west 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. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #147) located south of the subject parcel on Broad River Road identifies 21,600 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This section of Broad River Road is currently operating at Level of Service (LOS) "F".

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 planned improvements for this section of Broad River Road through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed scope recommends a 5-lane section (4 travel lanes and a center

turn lane) between Royal Tower Drive and Dutch Fork Road. Bicycle and pedestrian accommodations include on-street bike lanes and sidewalks. This project is currently in the design phase and does not have an anticipated completion date.

Conclusion

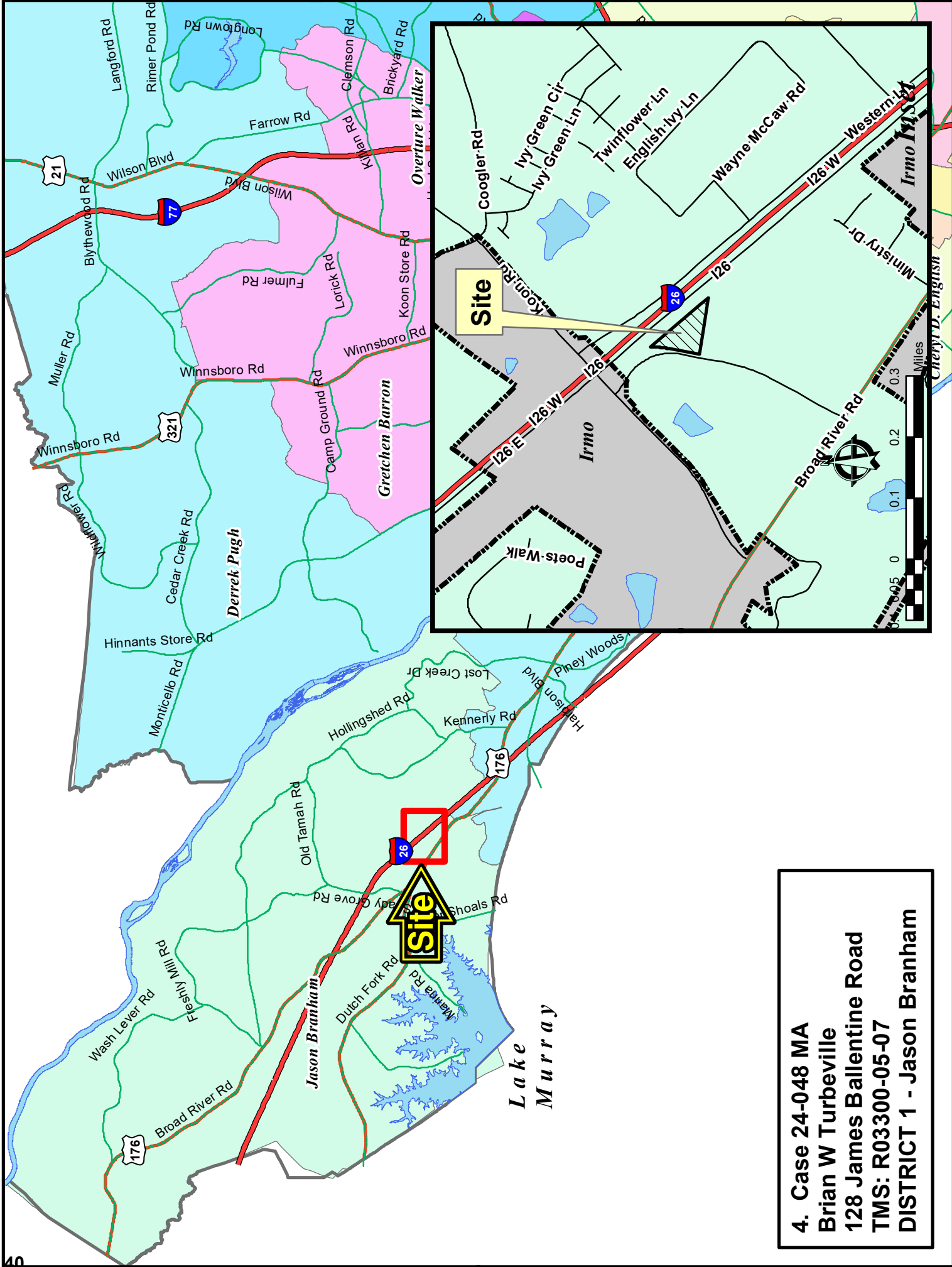
The proposed zoning request is not consistent with the location objectives outlined in the Comprehensive Plan for non-residential development. According to the Comprehensive Plan, non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

The request is not consistent with the character of the existing residential development pattern and zoning districts along James Ballentine Road.

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

Zoning Public Hearing Date

December 17, 2024.

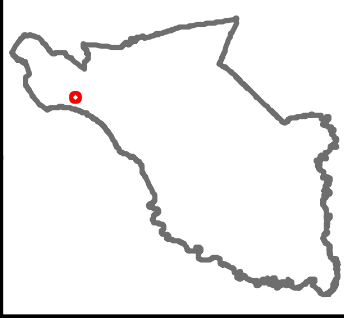


4. Case 24-048 MA
Brian W Turbeville
128 James Ballentine Road
TMS: R03300-05-07
DISTRICT 1 - Jason Branham

CASE 24-048
RT to LI
TMS R03300-05-07

Site

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

























Richland County & Woolpert

Case 24-048 MA RT to LI



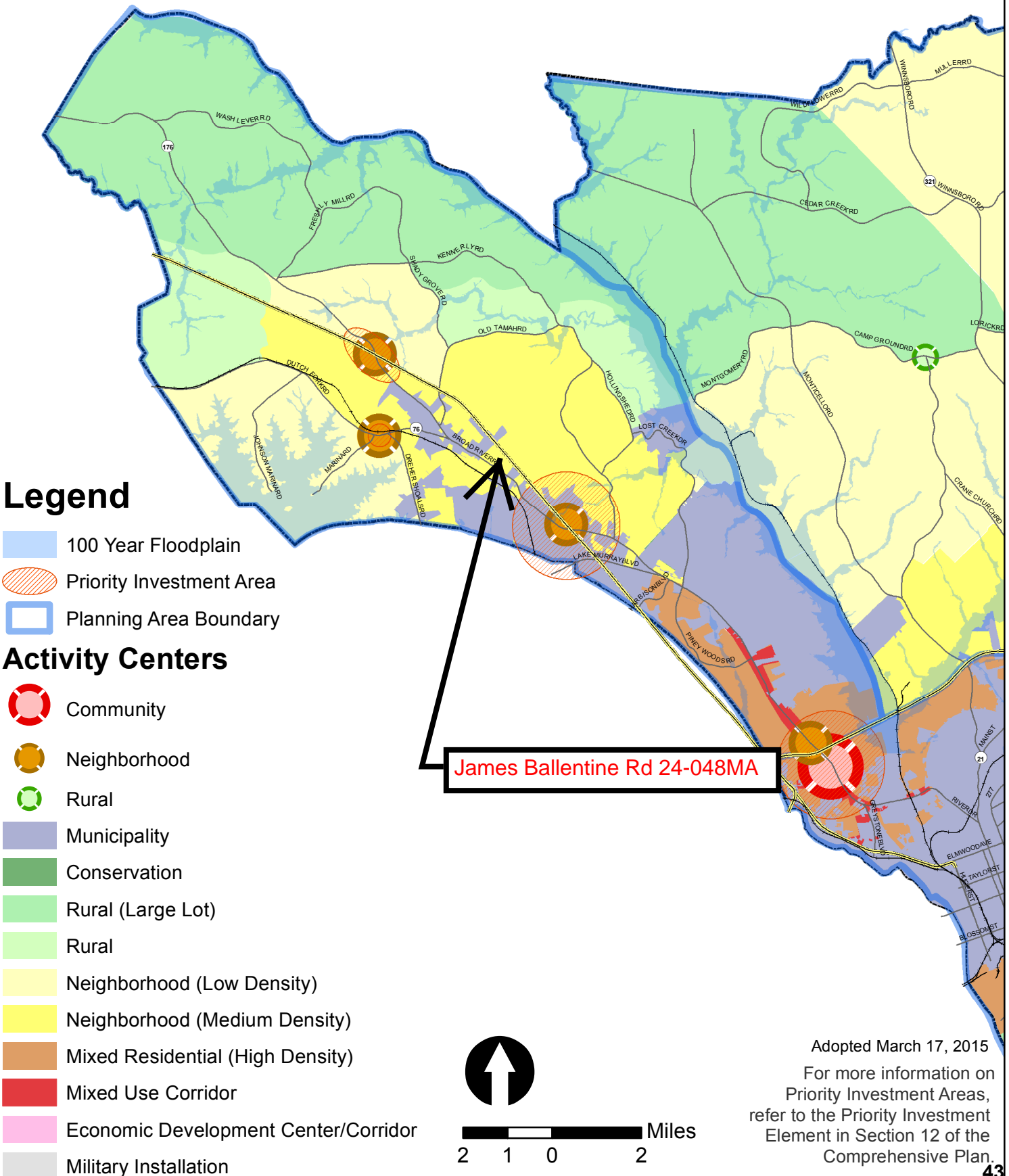
ZONING CLASSIFICATIONS

 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



Current Zoning District

Residential Transition (RT) District

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

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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.

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial			
Agricultural		Commercial		Vehicle parts and accessories store	P
Agriculture and Forestry		Kennel	SR	Vehicle repair, major	P
Agriculture	P	Pet grooming	P	Vehicle repair, minor	P
Community garden	SE	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Forestry	P	Commercial Services		Vehicle towing	P
Agriculture and Forestry Related		Artist studio	P	Industrial	
Agriculture research facility	P	Auction house	P	Extraction	
Agritourism	P	Bank, Retail	P	Borrow pit	SE
Farm distribution hub	P	Catering	P	Freight Movement, Warehousing, and Wholesale Distribution	
Farm supply and machinery sales and service	P	Commercial services	P	Warehouse/Distribution facility	P
Residential		Consumer goods repair	SR	Motor freight facility	P
Group Living		Contractor's office	P	Rail transportation facility	
Community Service		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Animal shelter	SR	Linen or uniform supply	P	Industrial Service	
Community food services	P	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community recreation center	SE	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Correctional facility	SE	Office	P	Production of Goods	
Government office	P	Personal services	P	Artisan goods production	P
Place of worship	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Public recreation facility	SR	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public safety facility	P	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
Education		Bar or other drinking place	SR	Waste and Recycling Facilities	
College or university	P	Restaurant	SR	Recycling collection station	P
School, business or trade	P	Restaurant, Carry-out	P	Recycling sorting facility	P
Funeral and Mortuary Services		Restaurant, Drive-through	P	Scrapyard	SE
Cemetery	SR	Recreation/Entertainment			
Funeral home or mortuary	P	Arena, stadium, or outdoor theater	P		
Parks and Open Space		Commercial recreation, Outdoor	SR		
Park or greenway	SR	Fitness or training center/studio	P		
Transportation		Golf course	SR		
Airport	P	Shooting range, Indoor	P		
Transit stop	SR	Smoking place	SR		
Fleet terminal	P	Retail Sales			
Passenger terminal, surface transportation	P	Bakery	P		
Utilities and Communication		Building supply sales	P		
Antenna	P	Convenience store	P		
Broadcasting studio	P	Drugstore	P		
Communication tower	SR	Flea market	P		
Solar energy conversion system, Large scale	P	Garden center or retail nursery	P		
Utility, major	SR	Manufactured home sales	SR		
Utility, minor	SR	Outdoor power equipment store	P		
Wind energy conversion system, Large scale	SE	Traveler Accommodations			
		Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling 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: December 2, 2024
RC PROJECT: 24-049 MA
APPLICANT: Ray Hill

LOCATION: 317 Shadowood Road

TAX MAP NUMBER: R02408-03-16
ACREAGE: 2.18 acres
EXISTING ZONING: PDD
PROPOSED ZONING: GC

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1).

The parcel was rezoned to Planned Development District (PDD) under case number 90-039MA.

Zoning History for the General Area

The parcel north of the subject site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 04-046MA.

The Planned Development District (PDD) parcel east of the subject site was rezoned from Rural District (RU) to Planned Development District (PDD) under case number 04-056MA.

The Planned Development District (PDD) parcel east south east of the subject site was rezoned from Rural District (RU) to Planned Development District (PDD) under case number 01-019MA.

Zoning District Summary

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

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 34 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
<u>North:</u>	R2	Residence
<u>South:</u>	R2	Residence
<u>East:</u>	R2/ PDD	Lake Murray/ Boat ramp
<u>West:</u>	R2/ R2	Residence/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject parcel contains frontage along Shadowood Road. This section of Shadowood Road is a two-lane undivided local road without sidewalks and streetlights. The general area is comprised of residences, with boat storage and ramp facilities. East of the site is a R2 zoned parcel (portion of Lake Murray). North, south and west of the site is a residence.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located approximately 0.94 miles east of the subject parcel 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 east of the site. The Ballentine fire station (station number 17) is located on Broad River Road, approximately 2.11 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 five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

Conclusion

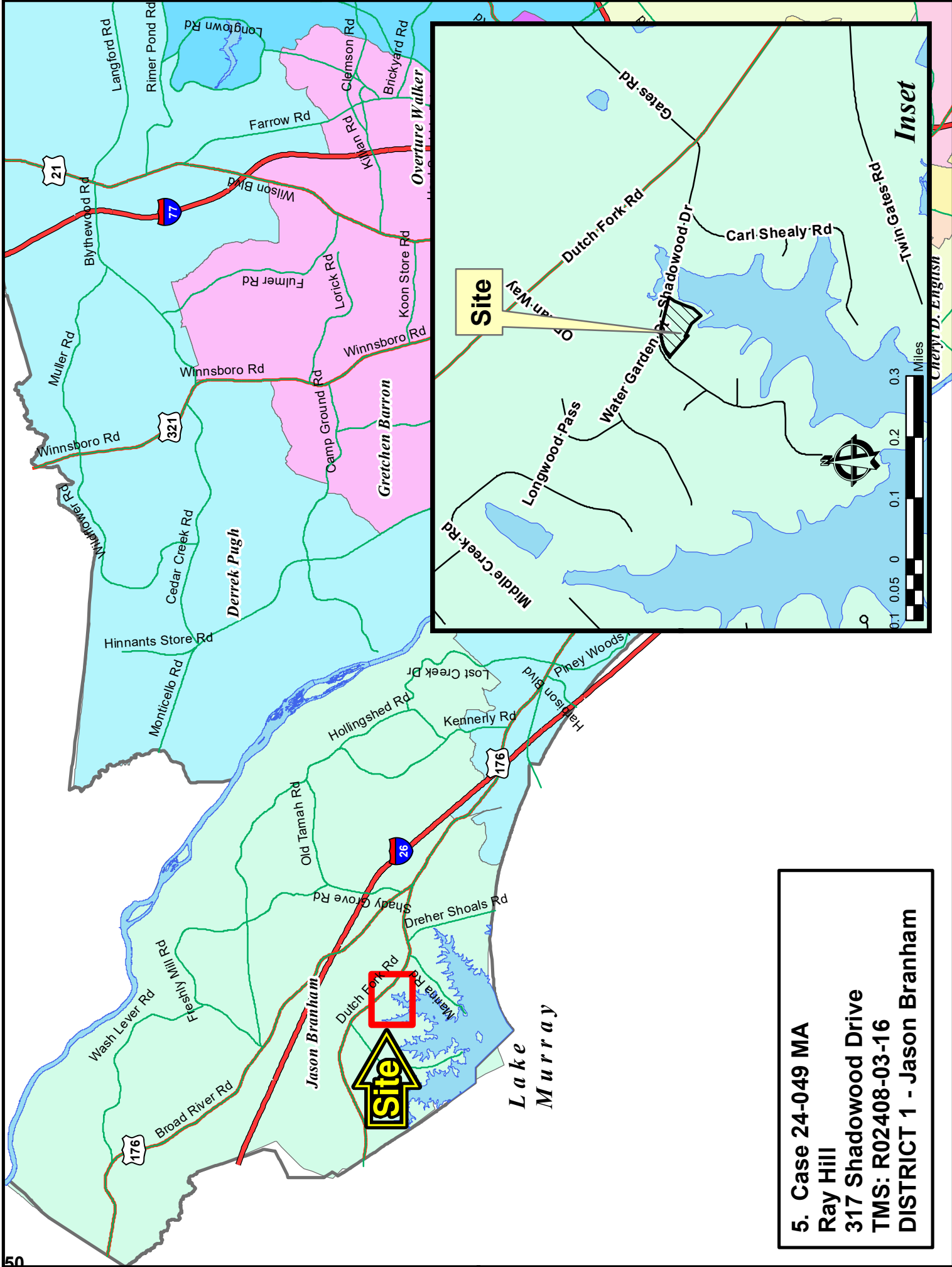
Staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

For the Neighborhood (Low-Density) future land use designation, the Comprehensive Plan recommends neighborhood scale 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 of a primary arterial and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center.

Additionally, the land uses permitted under the GC would be out of character with the surrounding residential land uses and other residential zoning districts in the immediate area and may be considered an encroachment into a residentially zoned and developed area.

Zoning Public Hearing Date

December 17, 2024.



5. Case 24-049 MA
Ray Hill
317 Shadowwood Drive
TMS: R02408-03-16
DISTRICT 1 - Jason Branham

CASE 24-049
PD to GC
TMS R02408-03-16

Dutch Fork Rd

Water Garden Ct

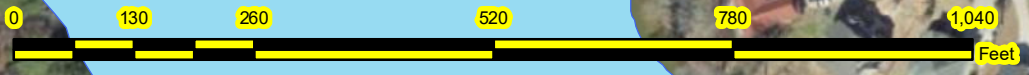
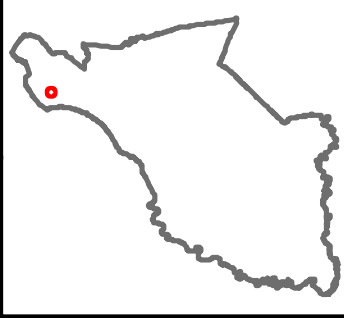
Shadowwood Dr

Robin Lynn Ln

Site

 **SPECIAL FLOOD HAZARD AREA**

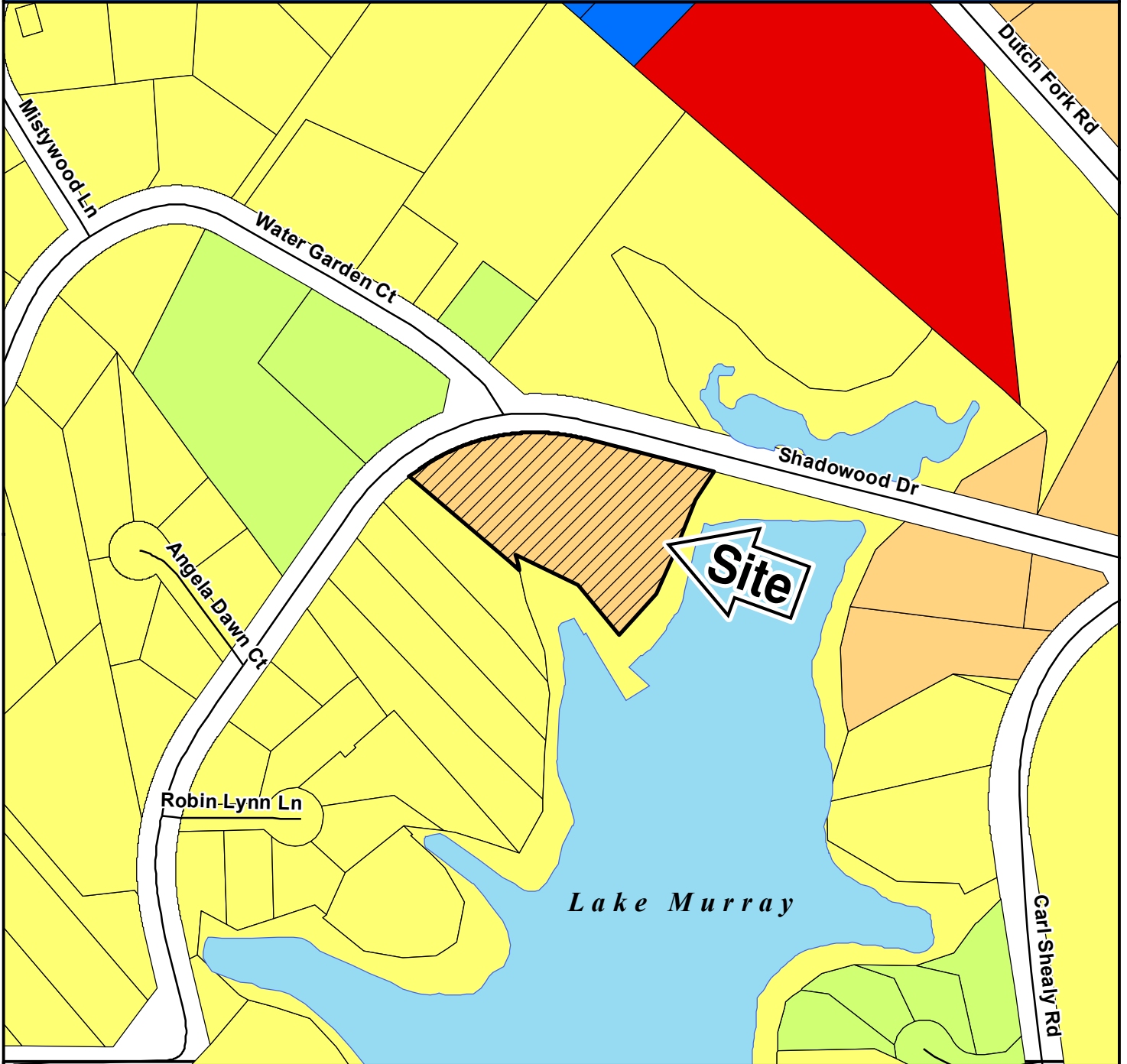
 **WETLANDS**

























Angel Pt

Richland County & Woolpert

Case 24-049 MA PD 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	

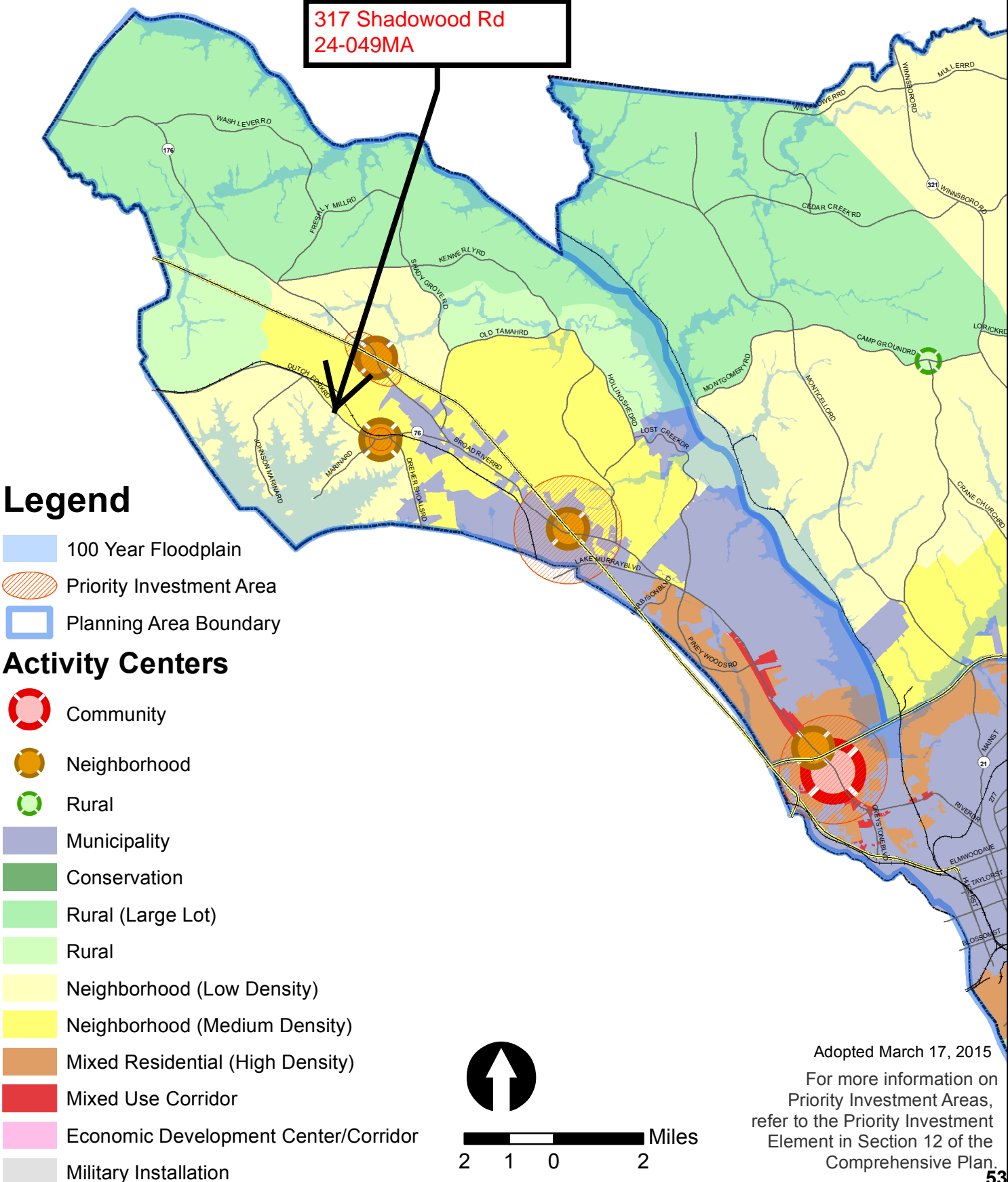


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



317 Shadowood Rd
24-049MA

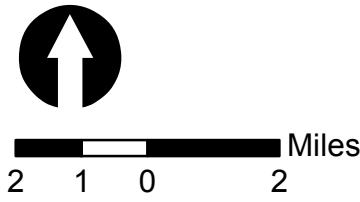


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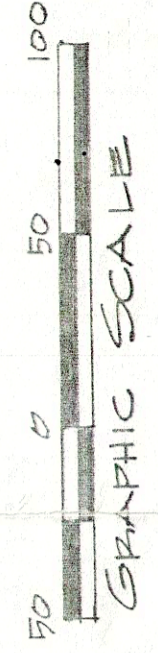
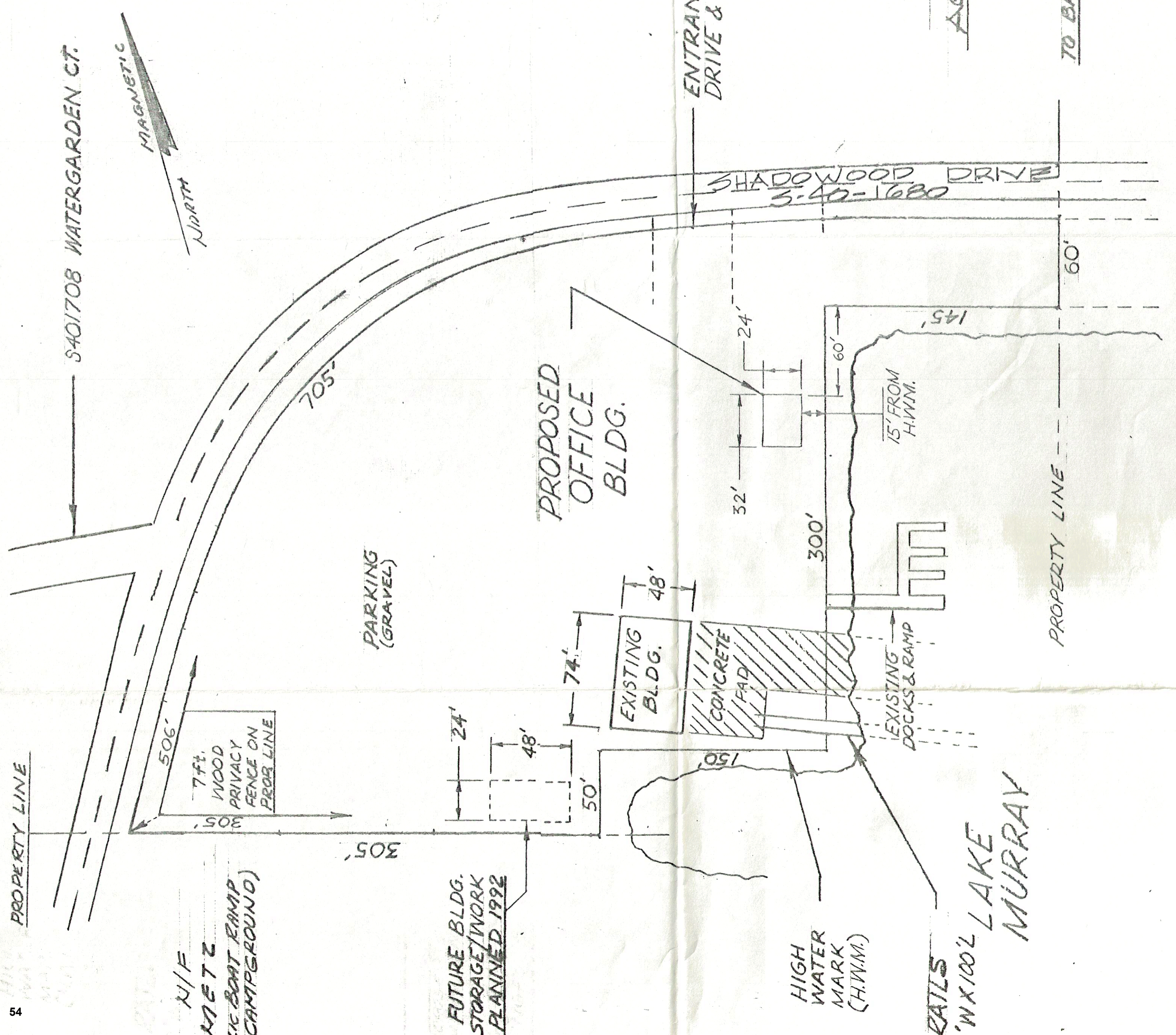
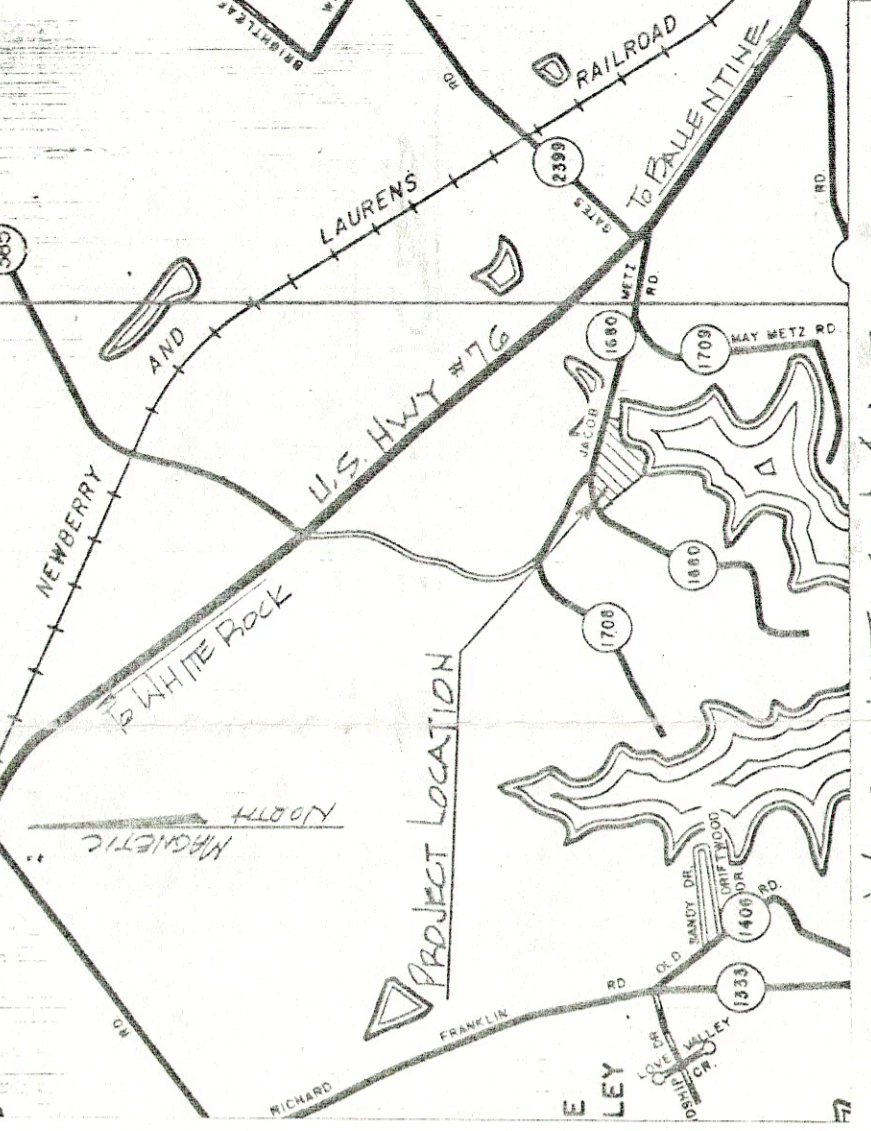
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

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



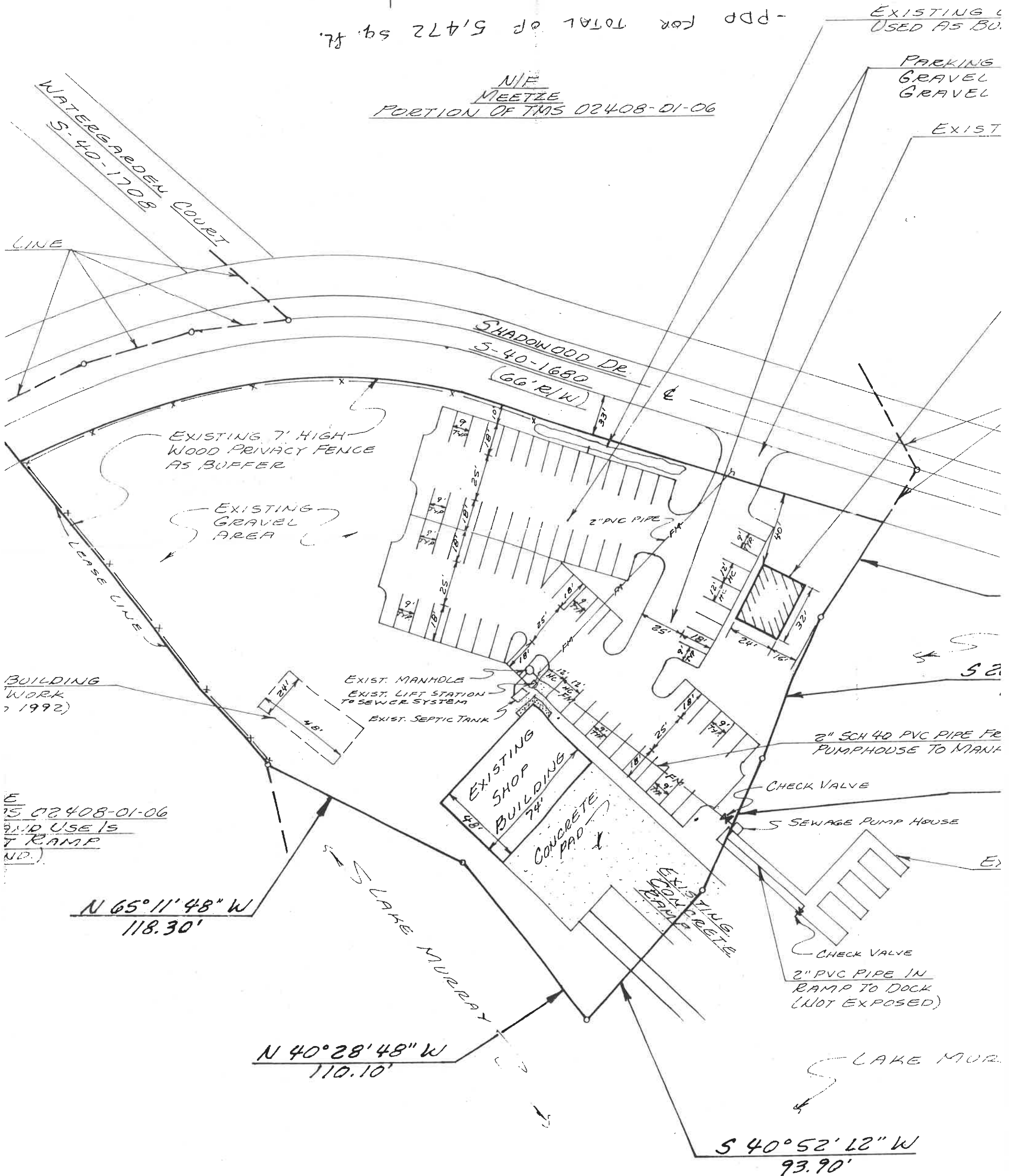
Adopted March 17, 2015
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



PROPOSAL:	DRAWN FOR:	DATE:	SCALE:	APPRD BY:	APPLY DATE:
PROPOSED OFFICE BLDG. TO BE OF FRAME CONSTRUCTION WITH FRAMING FACILITIES TAPPED INTO CITY SEWER. ALSO A WOOD DECK TO BE CONNECTED TO REAR OF BLDG & EXTEND OUT TOWARD LAKE. HIGH WATER MARK APPROX. 10-12 FT. LENGTH IS 32 FT. SIDING ON BLDG. TO BE GROOVED CEDAR PANELS. ROOF MATERIAL: FIBERGLASS PANELS. BEGIN CONSTRUCTION: SUMMER 1990	AGNEW LAKE SERVICES: 301 SHADOWWOOD DR. BALLENTINE S.C. 29063	MAY 07 1990	1 INCH EQUALS 50 FEET		

-PDP FOR TOTAL OF 5,472 sq. ft.
 ONLY STRUCTURE BUILT FOR SITE PLAN
 WAS 48' x 74' BUILDING TRAFFIC BARRIERS

N/E
 MEETZE
 PORTION OF TMS 02408-01-06



BUILDING
 WORK
 1992)

E
 02408-01-06
 AND USE IS
 RAMP
 ND.)

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
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
Retail Sales	
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	P
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
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
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
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: December 2, 2024
RC PROJECT: 24-050 MA
APPLICANT: Norman E. Gross

LOCATION: Roberts Road

TAX MAP NUMBER: R25000-02-16, 17, 18 & 20
ACREAGE: 32.11 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 32 dwelling units.

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

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

Discussion

Parcel/Area Characteristics

These parcels have frontage along Roberts Road. There are no sidewalks or street lamps along this section of Roberts Road. The subject parcels are mostly undeveloped with one parcel containing a single-family residence. The immediate area is characterized by residential parcels on large tract and a scattering of undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District One. The Lower Richland High School is located 3.1 miles southwest of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 3 miles southwest of the subject parcel on Lower Richland Boulevard and Rabbit Run. Water would be provided by the City of Columbia and sewer is provided by Richland County.

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. 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.

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include

townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #517) located east of the subject parcel on Harmon Road identifies 700 Average Daily Trips (ADT's). Harmon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Harmon Road is currently operating at Level of Service (LOS) "A".

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

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

Conclusion

Staff recommends **disapproval** of this map amendment as the proposed rezoning is not aligned with the objectives set forth in the Comprehensive Plan for residential development within the Neighborhood Medium Density future land use designation.

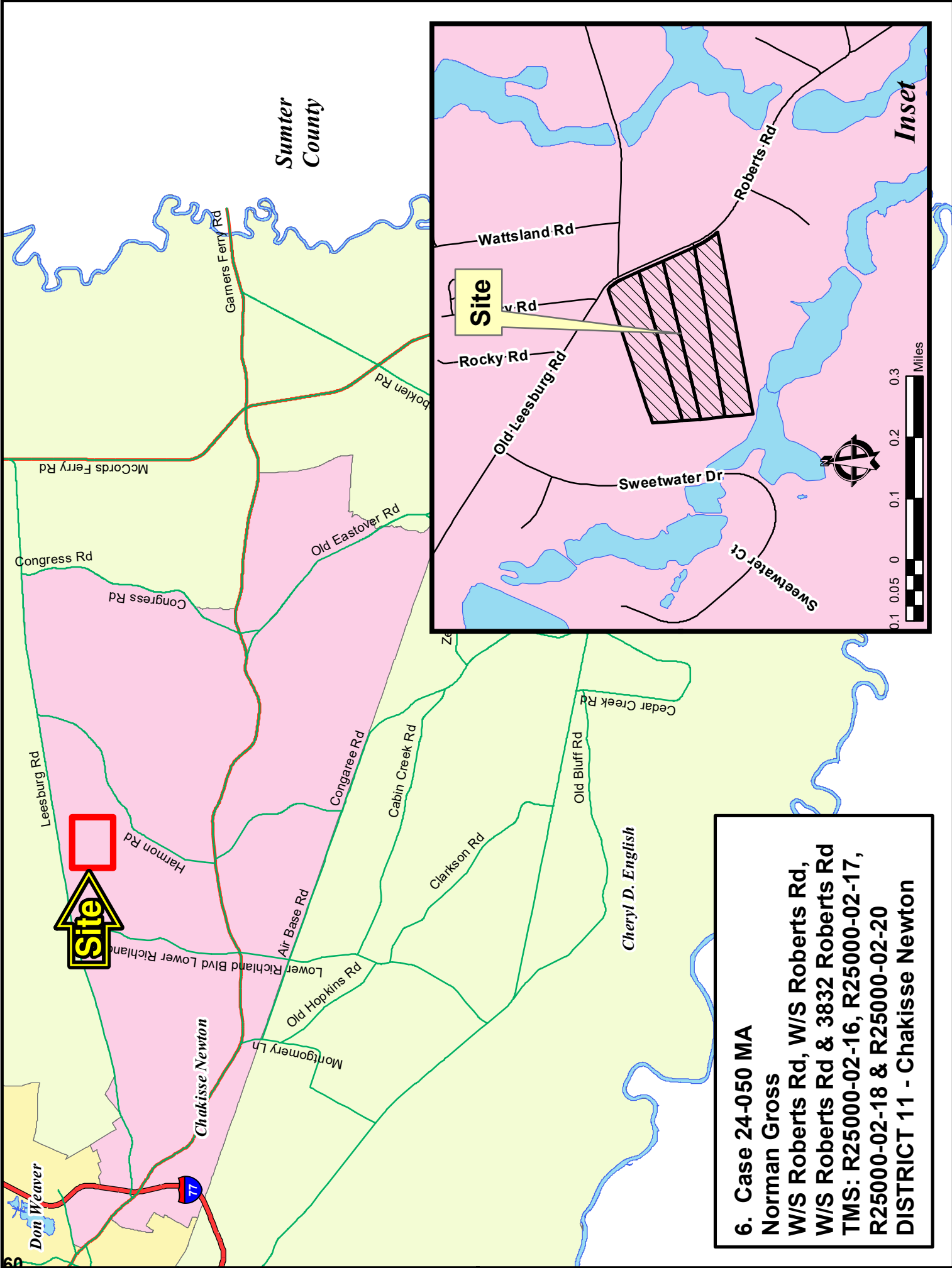
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The RT district does not accommodate the uses and development standards consistent with the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

Furthermore, the proposed rezoning would conflict with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Zoning Public Hearing Date

December 17, 2024.



6. Case 24-050 MA
Norman Gross
W/S Roberts Rd, W/S Roberts Rd,
W/S Roberts Rd & 3832 Roberts Rd
TMS: R25000-02-16, R25000-02-17,
R25000-02-18 & R25000-02-20
DISTRICT 11 - Chakisse Newton

CASE 24-050

HM to RT

**TMS TMS: R25000-02-16, R25000-02-17,
R25000-02-18 & R25000-02-20**



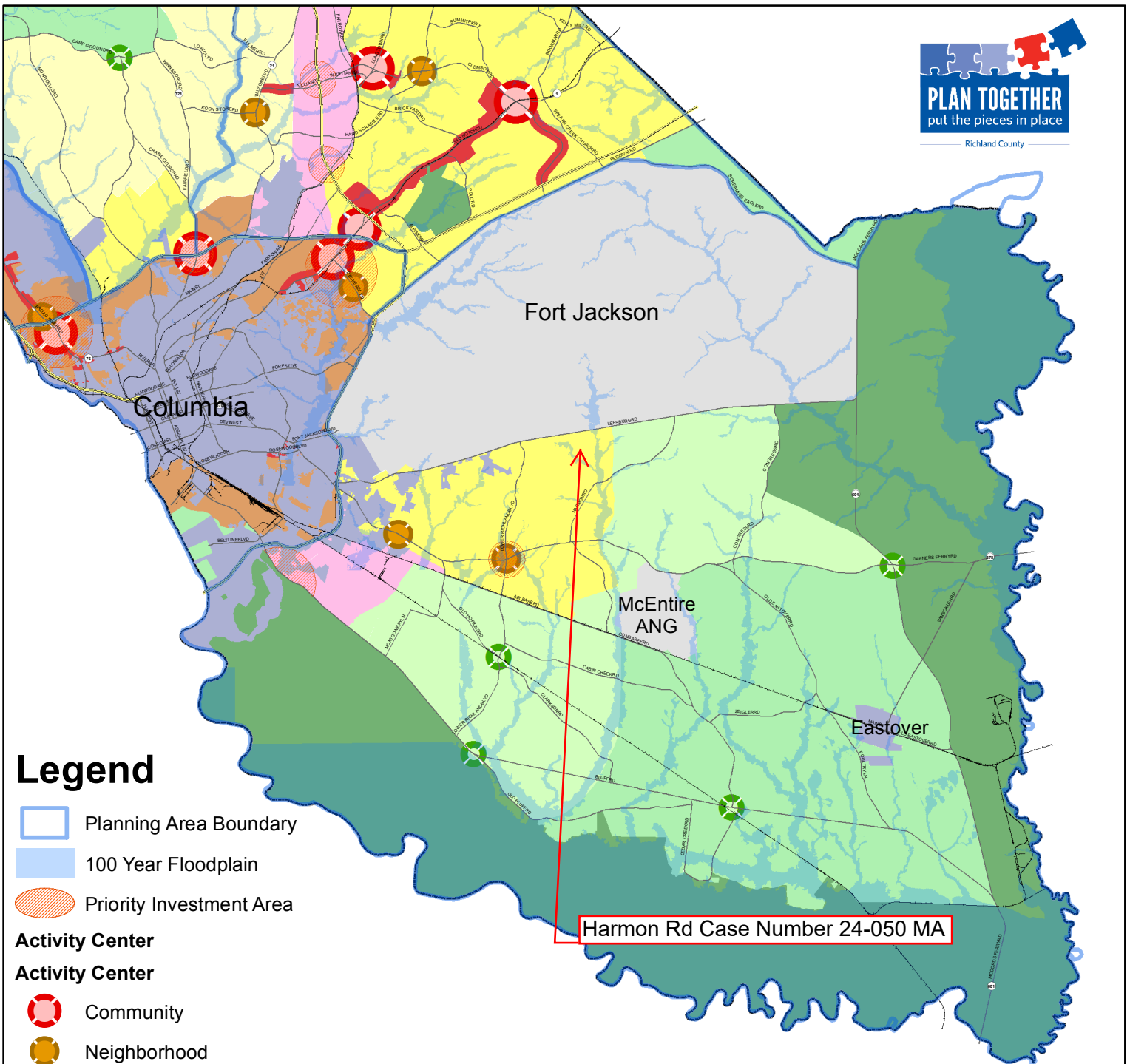
Case 24-050 MA HM to RT



ZONING CLASSIFICATIONS

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





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

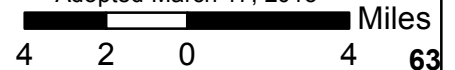
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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.

Current Zoning District

Residential Transition (RT) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 2, 2024
RC PROJECT: 24-052MA
APPLICANT: DuBose Williamson

LOCATION: 10141 Wilson Boulevard

TAX MAP NUMBER: R14800-05-11
ACREAGE: 19.83 acres
EXISTING ZONING: HM
PROPOSED ZONING: GC

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Homestead (HM) District.

Zoning District Summary

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

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 317 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
<u>North:</u>	HM	Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/ PDD
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	AG	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, and residential properties. The immediate properties contiguous to the site are currently undeveloped.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 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 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. 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 #137) located north of the subject parcel on Wilson Boulevard identifies 15,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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

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

Conclusion

Staff recommends **Disapproval** of this map amendment as it is not consistent with the 2015 Comprehensive Plan recommendations

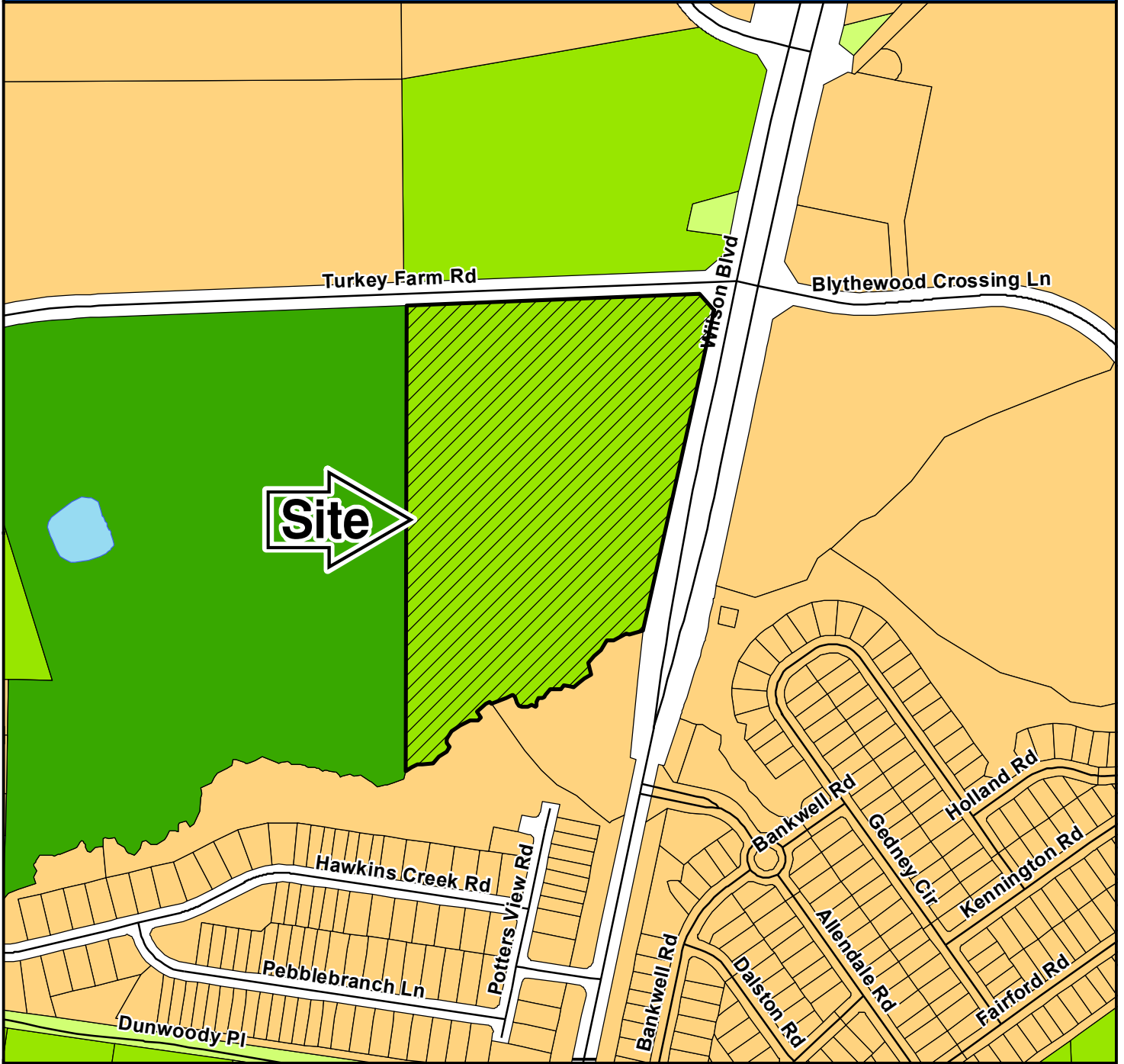
Although the proposed map amendment would allow for retail and commercial uses along a primary road, the subject site is not located within a Neighborhood Activity Center and is not within a contextually-appropriate distance from an intersection, as prescribed by the Comprehensive Plan.

Zoning Public Hearing Date

December 17, 2024.

Case 24-052 MA

HM 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		

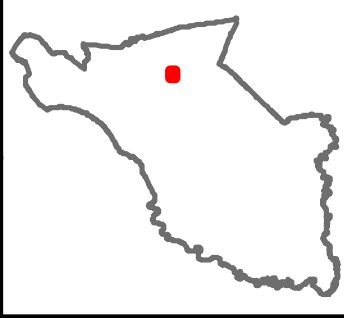


CASE 24-052
HM to GC
TMS R14800-05-11

Site

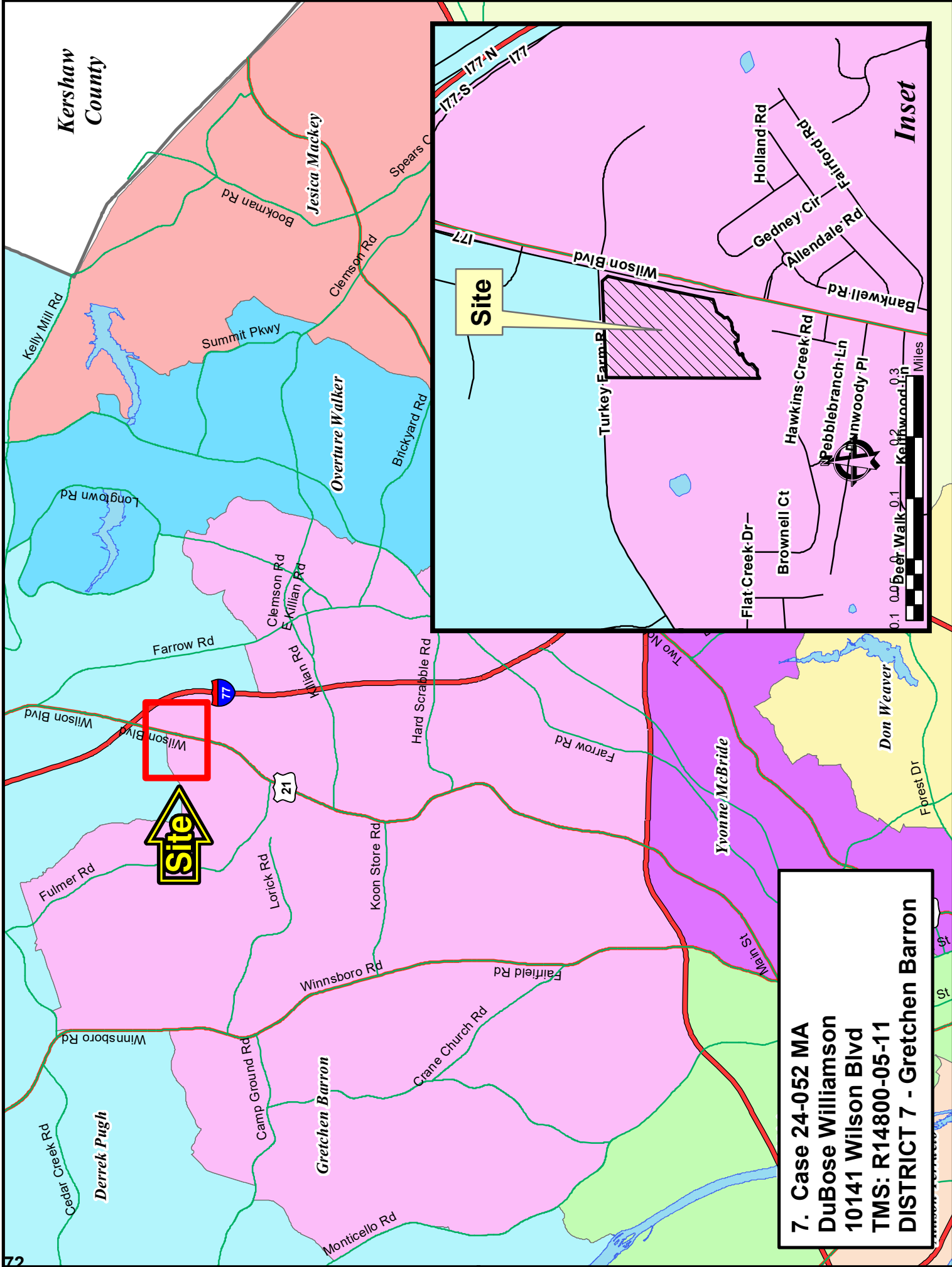
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

**Kershaw
County**



Site

Site

**7. Case 24-052 MA
DuBose Williamson
10141 Wilson Blvd
TMS: R14800-05-11
DISTRICT 7 - Gretchen Barron**

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

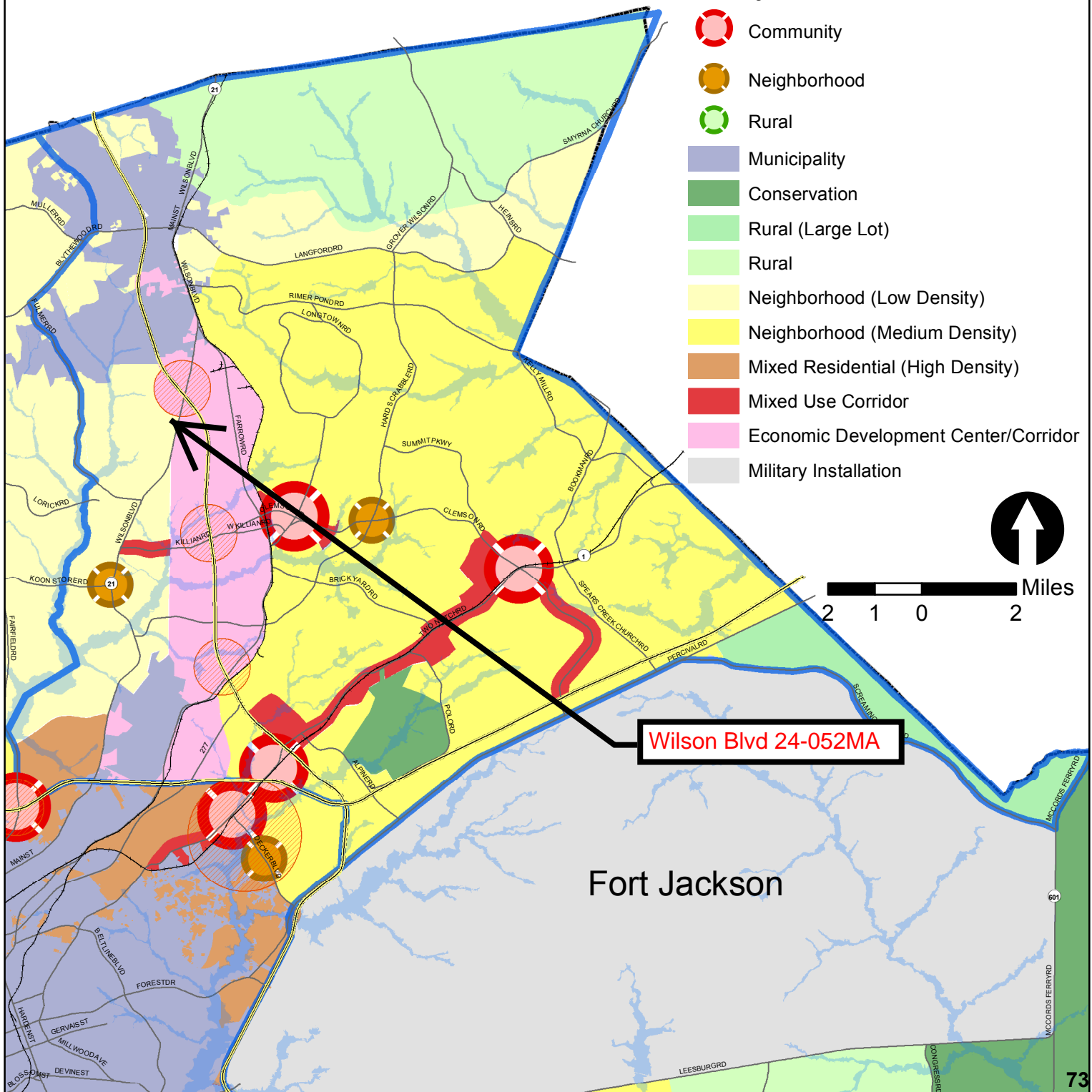


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Homestead (HM) District

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

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
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
Retail Sales	
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
Vehicle Sales and Services	
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
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
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: December 2, 2024
RC PROJECT: 24-053 MA
APPLICANT: Robbie Smith & George Samellas

LOCATION: 1621 Dutch Fork Road

TAX MAP NUMBER: R02411-01-03
ACREAGE: 3.01 acres
EXISTING ZONING: RT
PROPOSED ZONING: GC

PC SIGN POSTING: November 18, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential Transition (RT) District.

Zoning History for the General Area

The Office and Institutional District (OI) parcel northwest of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

The General Commercial (GC) parcel north of the site on Gates Road was rezoned from Rural District (RU) to General Commercial District (GC) under case number 05-22MA.

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

The Light Industrial District (M-1) parcels north of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

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: 48 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
<u>North:</u>	RT/ RT/ RT	Boat Storage/ Office/ Storage
<u>South:</u>	R2	Undeveloped
<u>East:</u>	RT	Residence
<u>West:</u>	R2	Place of Worship

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road and Twin Gates Road. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and streetlights along this section. Twin Gates Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by commercial, institutional and residential uses. North of the site are multiple boat and RV storage properties and an insurance office. West of the site is a place of worship. South of the site is undeveloped, but is owned by the place of worship. East of the site is a residence.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles northeast of the subject parcel on Bickley Road. Records indicate that the parcel is within 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 on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.3 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 (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. 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 southeast of the subject parcel on Dutch Fork Road identifies 28,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "D".

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

Conclusion

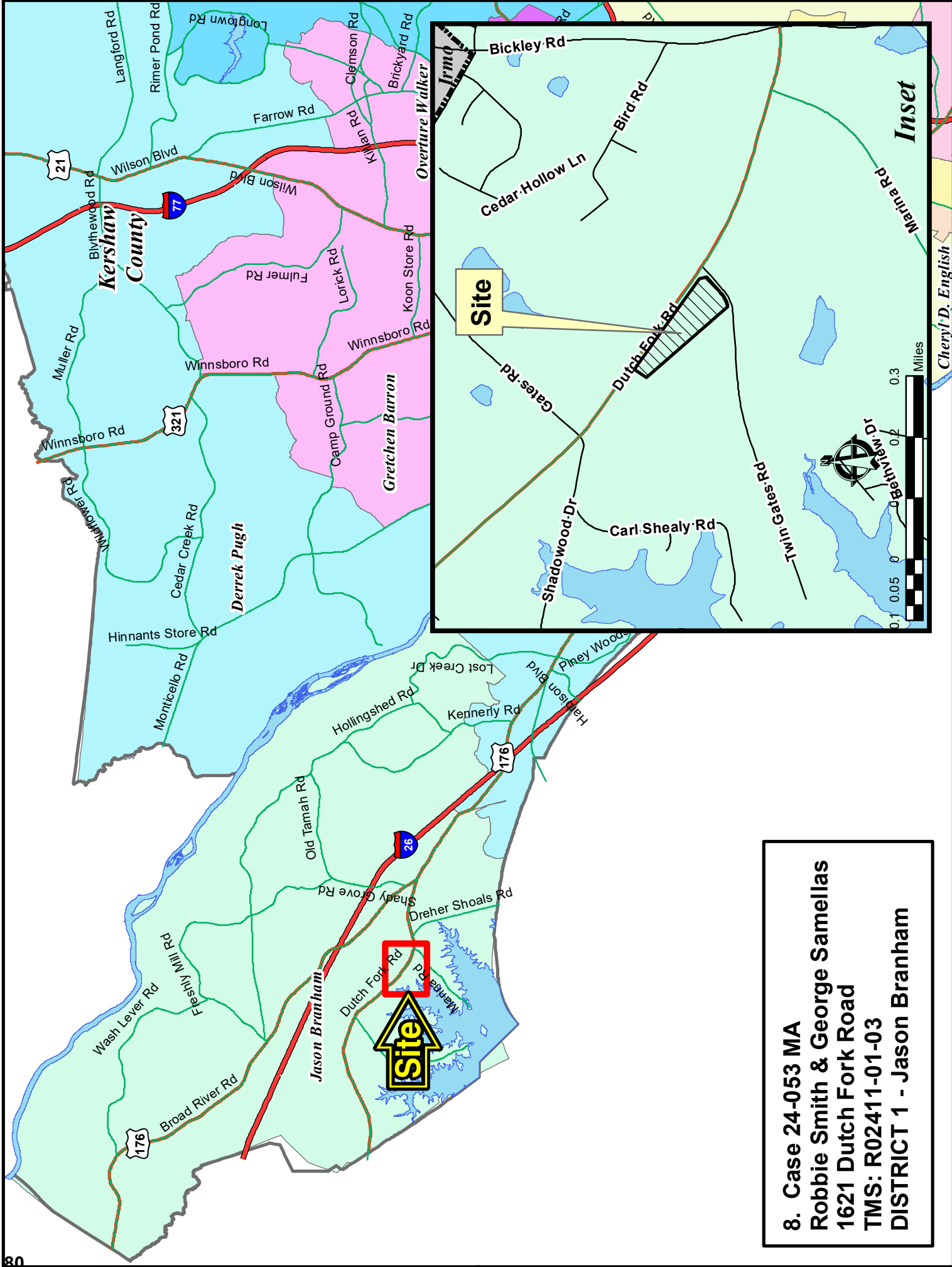
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

Although the subject site is located along a main road corridor, it is not situated within a Neighborhood Activity Center nor within a contextually appropriate distance from the intersection of a primary arterial, as recommended by the Plan. Furthermore, the proposed zoning designation would encourage uses that are inconsistent with the Plan's recommendations.

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

Zoning Public Hearing Date

December 17, 2024.



8. Case 24-053 MA
Robbie Smith & George Samellas
1621 Dutch Fork Road
TMS: R02411-01-03
DISTRICT 1 - Jason Branham

CASE 24-053
RT to GC
TMS R02411-01-03

Gates Rd

Cedar Hollow Ln

Shadowood Dr

Bird Rd

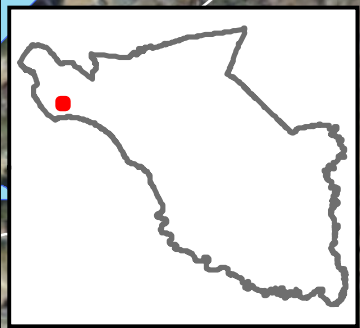
Dutch Fork Rd

Site

Twin Gates Rd

 **SPECIAL FLOOD HAZARD AREA**

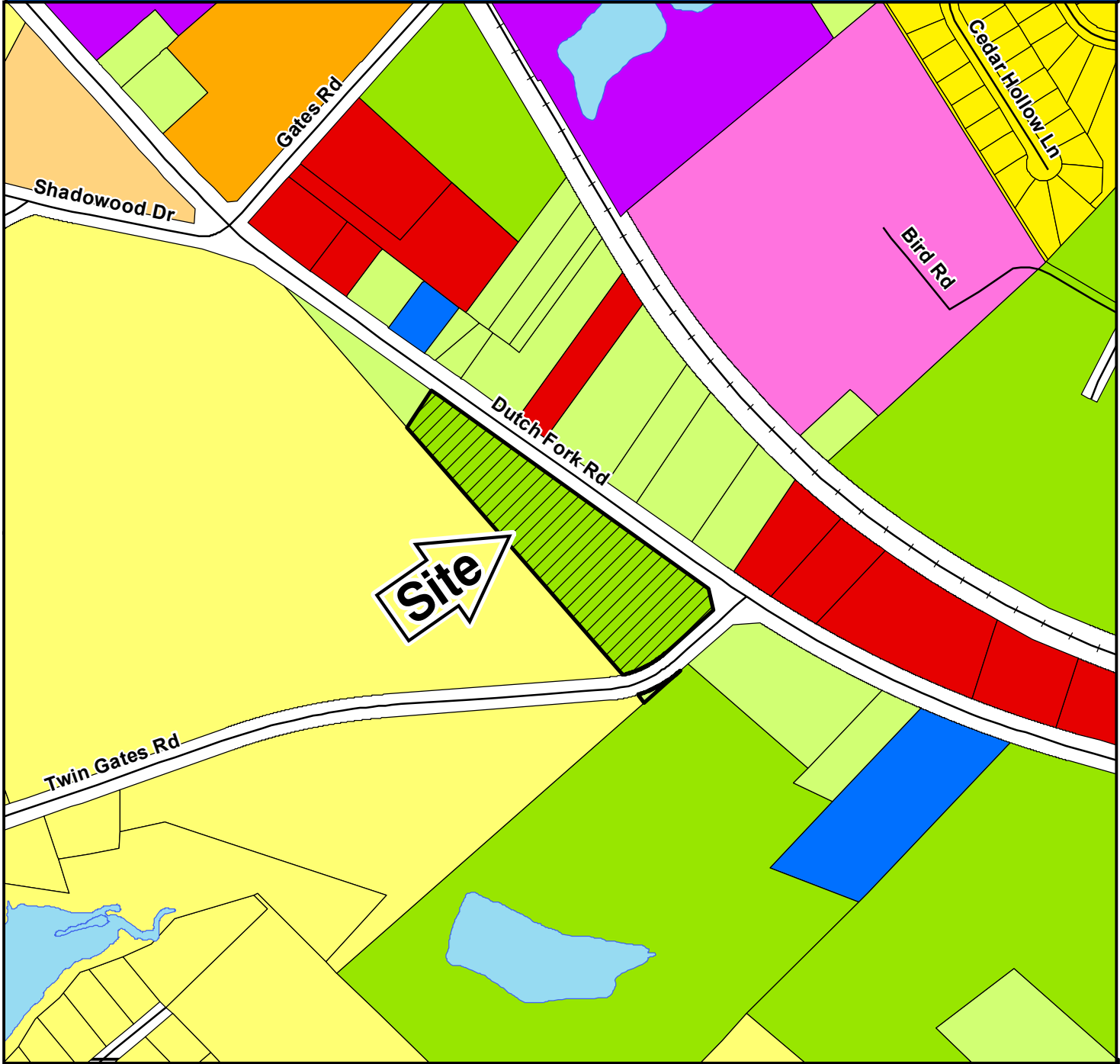
 **WETLANDS**






















Marina Rd

Richland County & Woolpert

Case 24-053 MA RT to GC



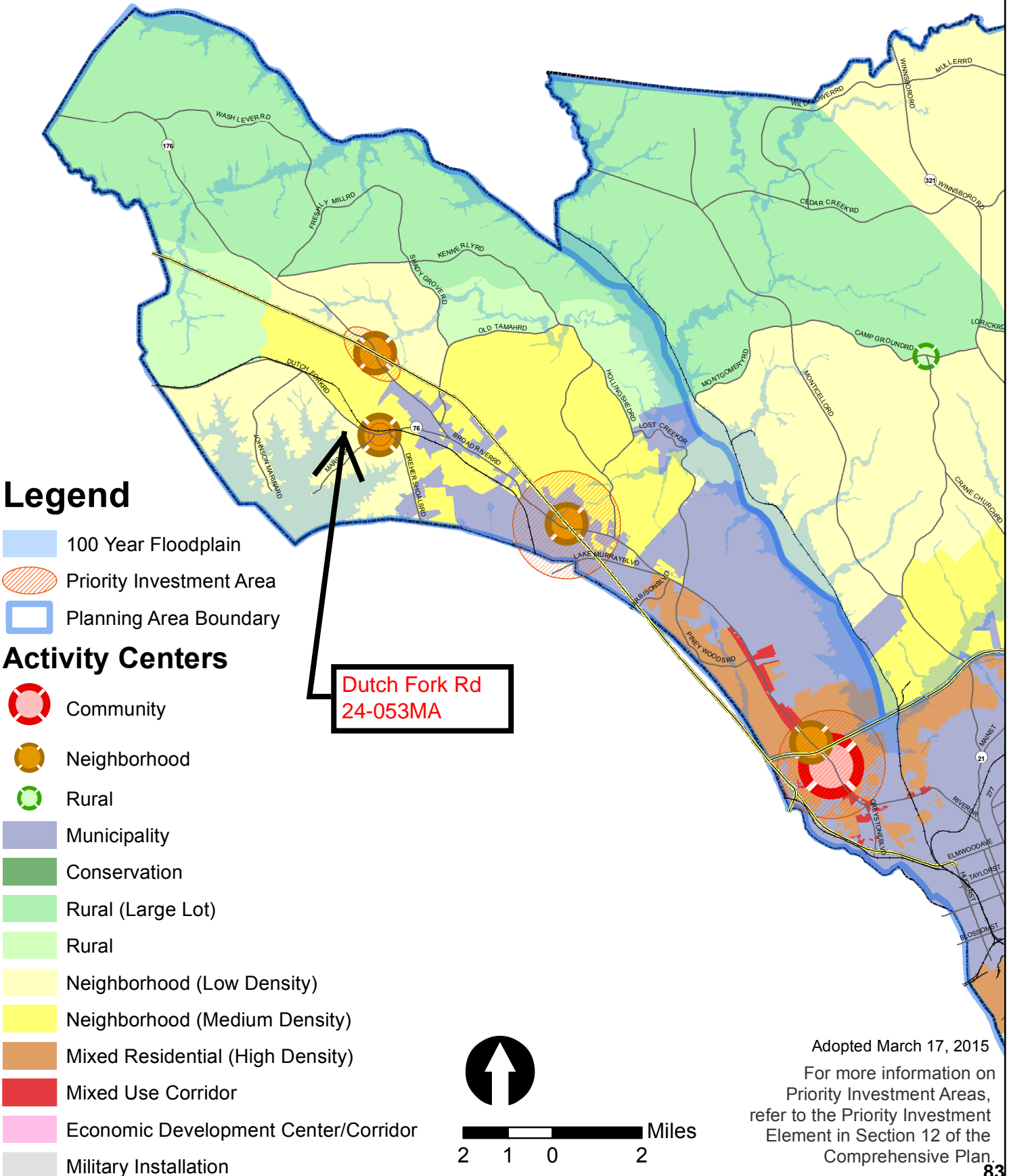
ZONING CLASSIFICATIONS

	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



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

Current Zoning District

Residential Transition (RT) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
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
Retail Sales	
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
Vehicle Sales and Services	
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
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
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Recycling collection station	P

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7 October 2024
Planning Commission

Administrative Review

CASE:

24-001 Administrative Review

REQUEST:

Section 26-181, *Road Standards*, Sub-section 26-181(b), *Design standards for public or private roads*, (3), *Connectivity*, b., *Access to undeveloped property*, of the 2005 Richland County Land Development Code provided provisions for the extension of roads and rights-of-way within developing subdivisions. This provision established criteria for when roads should be extended to the boundaries of adjoining, undeveloped property to allow for the future development of a logical road pattern.

The applicant is appealing the approval of the Linkside Village subdivision (SD22-006 - sketch - **Attachment A**) by the Planning and Development Services Division, asserting that the development fails to provide connectivity to an adjacent 80-acre tract (TMS: R20401-01-03), which is owned by the applicant. The applicant argues that, under the provisions of Section 26-181, the Linkside Village development is required to provide such connectivity to the 80-acre tract.

The original sketch plan for the Linkside Village development was approved on March 9, 2022, with subsequent approvals of revised plans on December 6, 2022, and June 8, 2023. None of these plans included connectivity to the 80-acre tract owned by Fairways Development LLC. Specifically, the proposed Fairway View Lane terminates at lot #51, rather than being reserved for future connectivity. The determination to not require connectivity was based on the "incompatible characteristics" of the adjacent parcel, which is a golf course. Section 26-181(c)(b) outlines the requirements for connectivity (access) to "undeveloped property," and staff maintains that the golf course is considered a developed parcel, therefore exempting it from the connectivity requirement.

Furthermore, the development of the Linkside Village subdivision does not result in the landlocking of the 80-acre tract owned by Fairways Development LLC. Records show that these tracts have operated as separate parcels since 2012, which aligns with the sale of the property referenced in Mr. Bakhaus' email to Assistant County Administrator Jensen (**Attachment B**). Additionally, access to the 80-acre tract was further constrained by Fairways Development LLC's sale of TMS: 20403-03-03 in 2008, which blocked direct access to Flycatcher Lane.

GENERAL INFORMATION:

Applicant: John Bakhaus

ZONING ORDINANCE CITATION (S):

Sec. 26-2.5(r)(1).

Appeals of Administrative Decisions.

The board of zoning appeals shall hear and decide appeals when it is alleged that there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter. Provided, however, the planning commission shall hear and decide appeals from staff decisions on land development permit applications and subdivision applications.

Sec. 26-181. Road Standards.

(3) *Connectivity.*

- a. *Extension of existing roads.* The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater

widths may be required if the existing road is identified for widening in the county's thoroughfare plan.

- b. *Access to undeveloped property.* Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted.
 1. *Construction of road connections.* Where required for a logical road pattern, road extensions or connections may be built. In the event that the adjoining property is later developed in such a manner that it is determined that the connection will not be necessary for a logical road pattern, the connection may be abandoned and divided proportionally among adjoining landowners. Temporary dead end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other approved type of turnaround.
 2. *Reservation of road connections.* In certain situations, the development review team may permit a platted lot to be "reserved for future connection" in lieu of construction of the road connection, in which case an escrow account will be established in favor of the county for a ten (10) year period in an amount determined by the county engineer to cover the cost of construction. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners and the balance of the escrow account refunded to the developer. In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer and the escrow account refunded to the developer. If the extension has not been constructed within the ten (10) year period, the development review team will determine the continued necessity of the extension and either extend the time of the escrow account or recommend that the reservation be terminated, with ownership of the lot remaining with the developer and the escrow account being refunded to the developer.
- c. *Conservation areas.* One (1) private access easement shall be allowed across a conservation area, provided that such access is at least twenty (20) feet in width and provides access to no more than one (1) parcel.

FORMAL REVIEW:

26-58 (e) Upon receiving the application, the board of zoning appeals or planning commission (as applicable) shall conduct a public hearing on the appeal. Any party may appear in person or be represented by an agent. After conducting the public hearing, the board of zoning appeals or planning commission (as applicable) shall adopt an order reversing or affirming, wholly or in part, or modifying the order requirements, decision, or determination in question. These boards shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. These boards in the execution of the duties specified herein may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The decision of these boards must be in writing and permanently filed in the planning department as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of these boards, which must be delivered to parties of interest by certified mail.



BOARD OF ZONING APPEALS ADMINISTRATIVE REVIEW



Receipt #	Application # <u>AR24-001</u>	Fee Paid \$ <u>105.31</u>
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1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeals on the grounds that:

(CHECK ONE) GRANTING OR DENIAL

of an application for a permit to develop a major subdivision without connectivity.

Planning
For further background, see the attached letter to Mr. Aric
was erroneous and contrary to provisions of the zoning ordinance in Section ^{Planning} 26-181 ^{Tenant}
or other action or decision of the Zoning Official was erroneous as follows:

D. Dir. Geo Price approved a development (site) plan for a 20 acre parcel, which blocks an 80 acre parcel, which is owned by Fairways Development, LLC, without applying Connectivity Criteria to that approval.
The two parcels were originally a single 100 acre tract.
They were divided into two tracts of 80 ACS and 20 ACS.
The two tracts are contiguous.

2. Applicant is aggrieved by the action or decision in that:

The decision by Geo Price to allow the development of the 20 acre parcel, without providing access to a county/state road for the 80 acre parcel, has the effect of permanently land locking the 80 acre parcel.

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

To provide connectivity for the 80 acre parcel through the 20 acre parcel, using the roadways, which are being built and will become part of the Richland County road system.

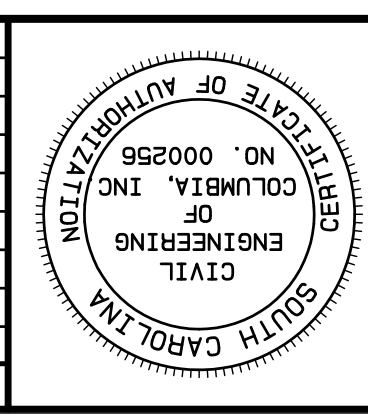
4. Applicant requests the following relief:

Require the developer of the 20 acres to allow connection of the future road of egress and ingress, for the 80 acre parcel, to be connected to the access road in the 20 acre parcel, which will become public.

*Administrative Review
Case # AR24-001*



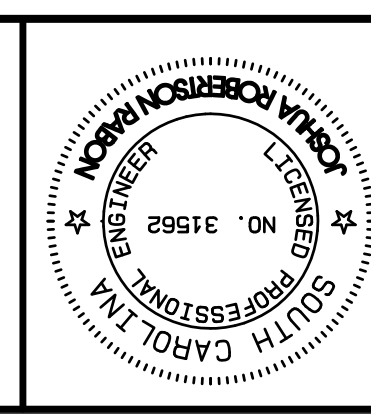
NO.	DATE	DESCRIPTION
1	11-18-22	PUT OPEN SPACE CALCS BACK ON
2	11-18-22	REV. OPEN SPACE PER COUNTY
3	1-10-23	REVISE LOTS 58-61
4	5-15-23	ADDED SECOND ENTRANCE & 3 LOTS



THE PRODUCT ON THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT FOR A SPECIFIC PROJECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS. ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES MADE BY THE ENGINEER ARE LIMITED TO THE PROFESSIONAL CARE OF THESE DOCUMENTS.

CIVIL ENGINEERING of COLUMBIA

3740A FERNANDINA ROAD COLUMBIA, SC 29210
 TEL (803) 798-2820 FAX (803) 798-2826



DRAWING NUMBER		CHECKED BY:
DESIGNED M. DINKINS		
DRAWN M. DINKINS		
DATE SEPT. 14, 2022		
SCALE 1" = 60'		
JOB NUMBER		21007
PREPARED FOR		FOX CREEK DEVELOPMENT
MOUNT PLEASANT, SOUTH CAROLINA		
DRAWING NUMBER		21007

THESE PLANS AND DETAILS ARE INTENDED TO SHOW MINIMUM REQUIREMENTS, MEASURES, AND METHODS TO PREVENT AND CONTROL EROSION. ADDITIONAL MEASURES MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION. CONTRACTORS AND SUBCONTRACTORS SHALL BE AWARE THAT THE CONSTRUCTION OF THIS PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE DESIGN ENGINEER'S IMMEDIATELY PREVIOUS TO THE OCCURRENCE OF EROSION.

ADDITIONAL MEASURES THAT MAY BE FOUND TO BE NECESSARY SHALL BE AGREED UPON BY THE CONTRACTOR, DESIGN ENGINEER AND GOVERNING AGENCY PRIOR TO INSTALLATION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND FOR THE PROTECTION OF THE SITE. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND FOR THE PROTECTION OF THE SITE. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND FOR THE PROTECTION OF THE SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES (HORIZONTAL & VERTICAL) INCLUDING BUT NOT LIMITED TO: GAS LINES, WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, AND FIBER OPTIC CABLES.) CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811

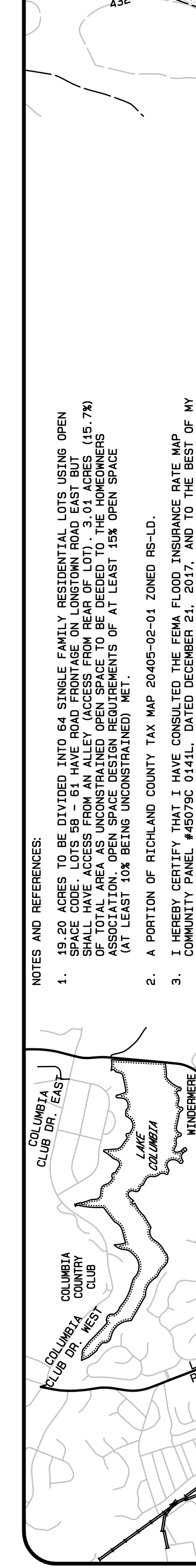
AT LEAST A DAY BEFORE CONSTRUCTION, UNLESS STATED OTHERWISE, CONTRACTOR SHALL CALL PALMETTO UTILITY PROTECTION SERVICE AT 811 TO LOCATE UTILITIES. THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

THE OWNER IS: FOX CREEK DEVELOPMENT, 500 CREEK DRIVE, MOUNT PLEASANT, SC 29466. TEL: (803) 798-2820, FAX: (803) 798-2826, ATTN: BRIAN GARDNER, EMAIL: BRG@FOXCREKDEVELOPMENT.NET, WEBSITE: FOXCREKDEVELOPMENT.COM

THE ENGINEER AND SURVIVOR IS: N.F. FAIRHAYS DEVELOPMENT, LLC, 3740A FERNANDINA ROAD, COLUMBIA, S.C. 29210. TEL: (803) 798-2820, FAX: (803) 798-2826, EMAIL: NFAIRHAYS@COLUMBIASC.COM

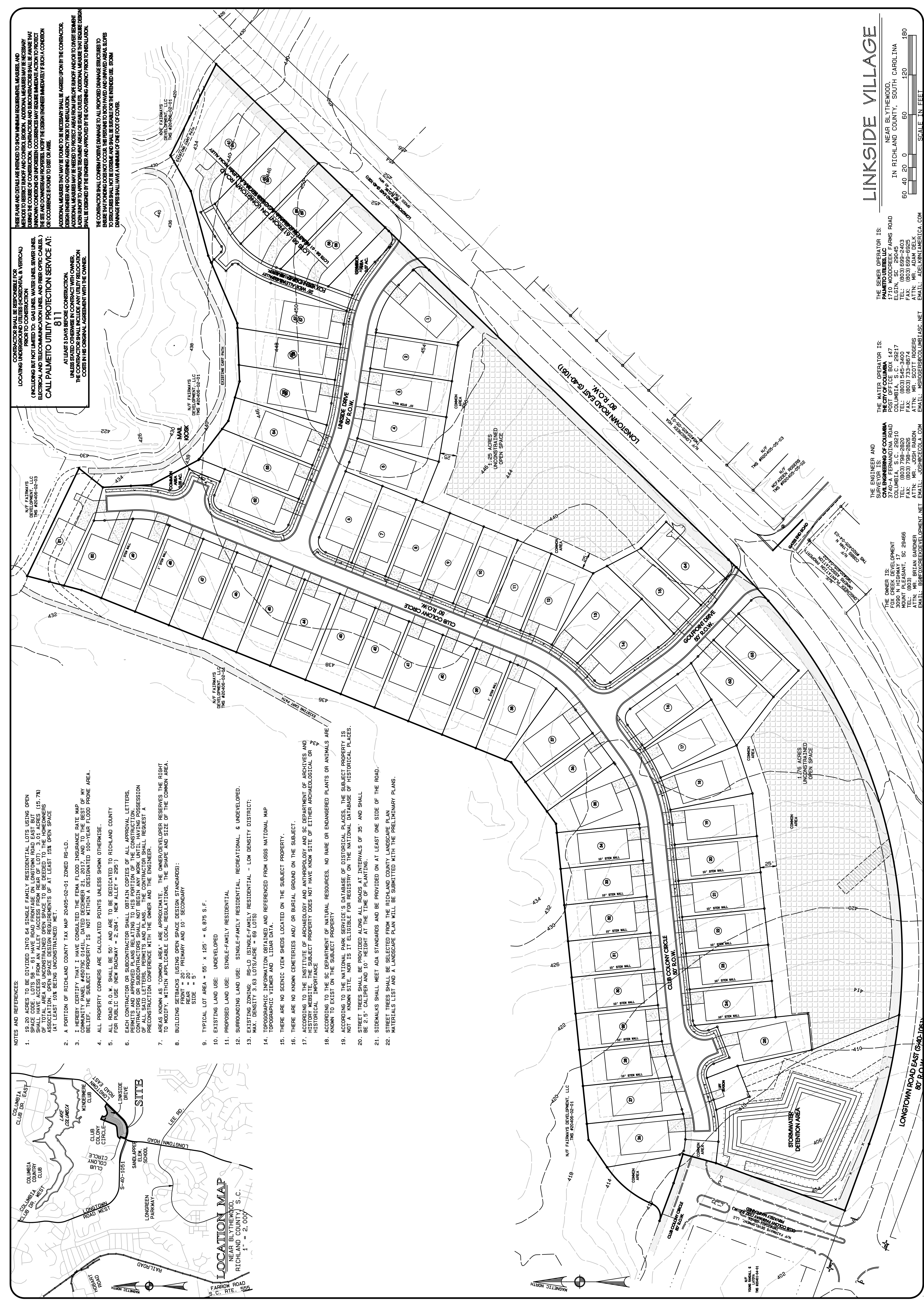
THE WATER OPERATOR IS: RICHLAND COUNTY WATER UTILITIES DEPARTMENT, 1447 W. WOODBINE ROAD, COLUMBIA, S.C. 29217. TEL: (803) 545-3400, FAX: (803) 733-8674, WEBSITE: RICHLANDCOUNTYSC.GOV

THE SENER OPERATOR IS: 1740 WOODBINE FARMS ROAD, ELGIN, SC 29924. TEL: (803) 699-2403, FAX: (803) 699-6925, EMAIL: ADEL@NVAAMERICA.COM



NOTES AND REFERENCES:

- 19.20 ACRES TO BE DIVIDED INTO 64 SINGLE FAMILY RESIDENTIAL LOTS USING OPEN SPACE CODE. LOTS 58 - 61 HAVE ROAD FRONTAGE ON LONGTOWN ROAD EAST, BUT SHALL HAVE ACCESS FROM AN ALLEY (ACCESS FROM REAR OF LOT). 3.01 ACRES (15.7%) SHALL BE SET ASIDE FOR OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% WHEN SPACES ASSOCIATION OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% WHEN SPACES (AT LEAST 10% BEING UNCONSTRAINED) MET.
2. A PORTION OF RICHLAND COUNTY TAX MAP 20405-02-01 ZONED RS-LD.
3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #45079C 0141L, DATED DECEMBER 21, 2017, AND TO THE BEST OF MY BELIEF, THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED 100-YEAR FLOOD PRONE AREA.
4. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
5. ALL ROAD R.O.W. SHALL BE 60' AND ARE TO BE DESIGNATED TO RICHLAND COUNTY FOR PUBLIC USE (NEW ROADWAY = 2,284', NEW ALLEY = 295')
6. EACH CONTRACTOR OR SUBCONTRACTOR SHALL OBTAIN COPIES OF ALL APPROVAL LETTERS, PERMITS, AND ORDINANCES FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION OR SUBCONTRACTORS SHALL NOT BEGIN ANY WORK UNTIL HAVING POSSESSION OF ALL SAID LETTERS, PERMITS AND PLANS. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION CONFERENCE WITH THE OWNER AND THE ENGINEER.
7. AREAS KNOWN AS "COMMON AREA" ARE APPROXIMATE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO MODIFY, WITHIN APPLICABLE LOCAL REGULATIONS, THE SHAPE AND SIZE OF THE COMMON AREA.
8. BUILDING SETBACKS (USING OPEN SPACE DESIGN STANDARDS):
FRONT = 20', PRIMARY AND 10', SECONDARY
REAR = 5',
SIDE = 5'
9. TYPICAL LOT AREA = 55' x 125' = 6,875 S.F.
10. EXISTING LAND USE: UNDEVELOPED
11. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
12. SURROUNDING LAND USE: SINGLE-FAMILY RESIDENTIAL, RECREATIONAL, & UNDEVELOPED.
13. EXISTING ZONING: RS-LD SINGLE-FAMILY RESIDENTIAL - LOW DENSITY DISTRICT;
MAX. DENSITY 3.63 LOTS/ACRE = 69 LOTS
14. TOPOGRAPHIC INFORMATION OBTAINED AND REFERENCED FROM USGS NATIONAL MAP TOPOGRAPHIC VIEWER AND LIDAR DATA.
15. THERE ARE NO SCENIC VIEW SHEDS LOCATED ON THE SUBJECT PROPERTY.
16. THERE ARE NO KNOWN CEMETERIES AND/ OR BURIAL GROUND ON THE SUBJECT.
17. ACCORDING TO THE INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY AND SC DEPARTMENT OF ARCHIVES AND HISTORIC PRESERVATION, THE SUBJECT PROPERTY DOES NOT HAVE HIGH STATE OF EITHER ARCHAEOLOGICAL OR HISTORICAL IMPORTANCE.
18. ACCORDING TO THE SC DEPARTMENT OF NATURAL RESOURCES, NO RARE OR ENDANGERED PLANTS OR ANIMALS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
19. ACCORDING TO THE NATIONAL PARK SERVICE'S DATABASE OF HISTORICAL PLACES, THE SUBJECT PROPERTY IS NOT A KNOWN SITE, NOR IS IT ELIGIBLE FOR REGISTRY ON THE NATIONAL DATABASE OF HISTORICAL PLACES.
20. STREET TREES SHALL BE PROVIDED ALONG ALL ROADS AT INTERVALS OF 35' AND SHALL BE 2.5" CALIPER AND 10' HEIGHT AT THE TIME OF PLANTING.
21. SIDEWALKS SHALL MEET ADA STANDARDS AND BE PROVIDED ON AT LEAST ONE SIDE OF THE ROAD.
22. STREET TREES SHALL BE SELECTED FROM THE RICHLAND COUNTY LANDSCAPE PLAN MATERIALS LIST AND A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE PRELIMINARY PLANS.



LINKSIDE VILLAGE
 NEAR BLYTHEHOOD,
 IN RICHLAND COUNTY, SOUTH CAROLINA

60 40 20 0 60 120 180
 SCALE: 1" = 60'

John Bakhaus

From: John Bakhaus <johnb@windermereclubsc.com>
Sent: Tuesday, April 23, 2024 3:30 PM
To: JENSEN.ARIC@RICHLANDCOUNTYSC.GOV
Subject: Parcel Easement for Fairways Development

Importance: High

April 23, 2014

Mr. Aric Jensen
Assistant County Administrator
Richland County South Carolina

Sent via email to: Jensen.aric@richlandcountysc.gov

Dear Aric,

I thank you for making yourself available for a meeting, on short notice.

Our company, Fairways Development, LLC, owned a 100 acre parcel bounded by Longtown Road East, The Windermere Club golf course, and Lake Windermere. Twenty acres of that parcel was sold to another development company in December, 2012. It was the intention of that company to purchase the balance of the 100 acre parcel and develop the entire tract. The purchaser submitted a development plan on the entire 100 acre tract, to the Richland County Planning Department for approval. That plan was approved as presented.

That plan clearly showed the traffic connection between the 20 acres and the 80 acre parcels. A community resident in Longcreek Plantation, sued to block that approval, contending that the Planning Department did not follow its guidelines, in approving a plan with such very high density. After being tied up for over three years in court, the approval was finally withdrawn.

When the twenty acres was purchased, it was closed, under the provisions of a contract containing a detailed easement agreement. Unfortunately, the closing attorney representing both Buyer and Seller did not record the easement across the 20 acres. That attorney also lost any records relating to that contract and easement agreement, essentially leaving the 80 acres landlocked.

The original purchaser of the 20 acres, developed amnesia about the easement agreement after discovering the fact that the contract and easement agreement were missing. That purchaser was unwilling to confirm or grant an easement across the 20 acres, utilizing streets that would be constructed to allow the residential development of the 20 acres.

That purchaser decided to sell the 20 acres and put it under contract to another development company by the name of Fox Creek Development. Brian Gardner and Kevin Steelman are affiliated in the ownership of that property. Upon hearing that news, I hired an attorney to secure an easement through the 20 acres, before it closed a second time. That attorney took his time, in doing his background research. Finally, the two of us agreed that the best course of action was to file a Lis Pendens on the property, in order to prevent the closing, until the easement matter could be resolved. My attorney tried to file the Lis Pendens on the afternoon of the day, on which the sale closed in the morning.

Approximately six months ago, I requested a meeting with Geo Price. The purpose of that meeting was to explain the above detailed situation, and to let him know that, at some point, the owner of the 20 acre parcel will come in with an application, for a site plan approval. I wanted Geo to understand the extreme importance of having connectivity from the 80 acres, through the 20 acres, out to Longtown Road. Geo said that he could not offer guarantees, but said that connectivity between adjoining parcels is an important element, of the review process. I asked him to let me know when the 20 acre application came in, so I might have the opportunity to remind him, of the critical nature of the connection, between the two parcels.

I did not hear back from Geo, but I requested another appointment with him, when I heard, through the HOA, that the development of the 20 acres would begin, in the near future. In our meeting, I requested an update, on the plan submission, and he took me back to his large computer screen. When the site came up on the screen, I assumed that it had been submitted, but not approved. When I started to make a suggestion about a connection point, he told me that it was already approved, without a connection between the two properties. I was incredulous and angry, at the same time. He said that the 20 acre developer told him that there was not a point, at which the 20 acres connected directly to the 80 acres. I debunked that statement immediately.

I told Geo that it appeared that the planning department had reviewed and approved the plan on the 20 acres, without the connectivity standard being clearly in play. In so doing, he had given the land locking, of a valuable 80 acre parcel, the county's official blessing. Geo told me that he thought that there was a possibility that the county could help resolve this problem, saying that he would have to discuss the matter, at the next level. That was over 5 weeks ago, and I have heard nothing about those discussions at the next level, even though I have attempted to make contact several times.

I hope that you can help me find a way to resolve this problem, without litigation.

Thank you for your consideration of the matter. Please confirm receipt of this email.

Sincerely,

John T. Bakhaus



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

**Thursday, November 21, 2024
2020 Hampton Street, Columbia, SC 29204
7:00 PM**

Report of County Council

1. STAFF:

Synithia Williams Community Planning and Development Director
Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLageDeputy Zoning Administrator
Matthew T. Smith Comprehensive Planner

2. CALL TO ORDER

The Honorable Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

a. MAP AMENDMENTS [ACTION]

1. Case # 24-030 MA

Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.09 acres)
7128 Parklane Road
TMS: R17005-02-04
Planning Commission: Approval (7-0)
Staff Recommendation: Approval

District 3
The Honorable Yvonne McBride

County Council unanimously denied the request.

2. Case # 24-040 MA

Marion Charlie Adams, Jr
INS to MU1 (0.47 acres)
4030 Bluff Road
TMS: R13509-01-10
Planning Commission: Approval (5-0)
Staff Recommendation: Approval

District 10
The Honorable Cheryl D.English

County Council unanimously denied the request.

3. Case # 24-043 MA

Krystal Martin
R4 to LI (2.4 acres)
10539 Farrow Road
TMS: R17500-02-18
Planning Commission: Approval (5-0)
Staff Recommendation: Approval

District 2
The Honorable Derrek Pugh

County Council unanimously deferred the request.

4. Case # 24-045 MA
Alecia W. Garrick
HM to RT (2.99 acres)
4540 Leesburg Road
TMS: R28100-02-14
Planning Commission: Approval (5-0)
Staff Recommendation: Disapproval
County Council unanimously deferred the request.

District 11
The Honorable Chakisse Newton

7. ADJOURNMENT



2025 PLANNING MEETINGS

Planning Commission		
*customarily meets on the 1st Monday of the month at 6 pm		
February 3rd		
March 3rd		
April 7th		
May 5th		
June 2nd		
July 10th		
August 4th		
September 8th		
October 6th		
November 3rd		
December 1st		

All dates and times are subject to change.

For questions concerning meeting dates and times, please contact the Richland County Planning Department at (803) 576-2190 or planningcommission@rcgov.us.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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