



Richland County Council
Regular Session
MINUTES
November 19, 2024 – 6:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jesica Mackey, Chair; Derrek Pugh, Vice-Chair; Jason Branham, Derrek Pugh, Yvonne McBride, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron (via Zoom), Overture Walker, and Cheryl English

NOT PRESENT: Chakisse Newton

OTHERS PRESENT: Leonardo Brown, Anette Kirylo, Susan O’Cain, Patrick Wright, Jackie Hancock, Ashiya Myers, Aric Jensen, Kyle Holsclaw, Sandra Haynes, Ashley Fullerton, Michelle Onley, Angela Weathersby, Venyke Harley, Kenny Bowen, Margaret Jones, Maddison Wilkerson, Stacey Hamm, Andrew Haworth, Pamela Green, and Jeff Ruble

1. **CALL TO ORDER** – Chairwoman Jesica Mackey called the meeting to order at approximately 6:00 PM.
Ms. Mackey noted that Ms. Newton was unable to attend tonight’s meeting due to work obligations.
2. **INVOCATION** – The Invocation was led by the Honorable Cheryl English.
3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by the Honorable Cheryl English.
4. **PRESENTATION OF PROCLAMATION**
 - a. **A Proclamation Recognizing Small Business Saturday Coalition** – Ms. Susan O’Cain, Communications/Public Information Director, read the proclamation into the record.
5. **APPROVAL OF MINUTES**
 - a. **Special Called Meeting: November 12, 2024** – Mr. Livingston moved to approve the minutes as distributed, seconded by Mr. Pugh.

Mr. Branham requested to amend the minutes on p. 6 to read, “Mr. Branham pointed out the Bylaws provide for a four (4) member Executive Committee, but it does not require that any of the four (4) have a connection to County Council”, seconded by Ms. Terracio.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English
Not Present: Newton

The vote in favor was unanimous.
6. **ADOPTION OF AGENDA** – Mr. Patrick Wright, County Attorney, requested to defer Item 7(a): “Project Connect Property Update” until the December 3rd meeting.

Ms. Terracio moved to adopt the agenda as amended, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English
Not Present: Newton

The vote in favor was unanimous.
7. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70)** – County Attorney Patrick Wright noted the following item was eligible for Executive Session:

- a. Project Connect Property Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – This item was deferred until the December 3rd Council meeting.
- b. Personnel Matter: Clerk to Council Contract [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)]

8. **CITIZENS' INPUT**

- a. For Items on the Agenda Not Requiring a Public Hearing – No one signed up to speak.

9. **CITIZENS' INPUT**

- a. Must Pertain to Richland County Matters Not on the Agenda (Items for which a public hearing is required or a public hearing has been scheduled cannot be addressed at this time) – No one signed up to speak.

10. **REPORT OF THE COUNTY ADMINISTRATOR** – No report was given.

11. **REPORT OF THE CLERK OF COUNCIL**

- a. November 21, 2024, Committee Meetings – Ms. Anette Kirylo, Clerk to Council, reminded Council due to the holidays, the committee meetings would be held on Thursday, November 21st instead of the third Tuesday of the month.

12. **REPORT OF THE CHAIR** – Ms. Mackey presented Ms. McBride and Mr. Walker with a token of appreciation on behalf of for their service on Council. Several other Councilmembers expressed gratitude for the departing Councilmembers.

POINT OF PERSONAL PRIVILEGE – Ms. McBride and Mr. Walker thanked their colleagues and staff.

POINT OF PERSONAL PRIVILEGE – Ms. Terracio recognized the presence of journalist students in the audience.

13. **APPROVAL OF CONSENT ITEMS**

- a. Case #24-013MA, Krut Patel, HI to R3 (33.33 Acres), 2336 Hardscrabble Road, TMS #R17211-01-02 {District 7} [THIRD READING]
- b. Case #24-018MA, Bonnie Joshi, HM to RT (4.39 Acres), 140 Richland Farms Road, TMS #R30953-01-06 {District 11} [THIRD READING]
- c. Case #24-034MA, Willie Simmons, INS to R3 (0.52 Acres), N/S Innsbrook Drive, TMS #R07401-07-22 {District 5}, [THIRD READING]
- d. Case #24-041MA, Norman Gross, AG to HM (40.08 Acres), 1463 Ridge Road, TMS #R24900-07-24 {District 11} [THIRD READING]
- e. Case #24-039MA, Joy C. McMillion, HM to RT (4.08 Acres), 1140 Congaree Road, TMS #R24700-10-30 {District 11} [THIRD READING]

Ms. Terracio moved to approve Items 13(a) – 13(e), seconded by Mr. Pugh.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

Mr. Walker moved to reconsider Items 13(a) – 13(e), seconded by Ms. Terracio.

Opposed: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The motion for reconsideration failed.

14. **SECOND READING ITEMS**

- a. An Ordinance authorizing the execution and delivery of an amendment to the infrastructure credit agreement by and between Richland County, South Carolina, and Gable Oaks Housing Associates, LP; and other related matters – Ms. Terracio requested the Economic Development staff to remind Council what the infrastructure credits are for.

Mr. Jeff Ruble, Economic Development Director, stated the developer who purchased Gable Oaks originally came to the County and requested a 45-year credit. Since then, the State credit program has gone away. The developer indicated he would not spend \$6M; therefore, we re-negotiated with them. The County reduced the 45-year term to 10 years. In addition, since First Reading we have had numerous conversations and have received three (3) additional commitments to the original structure. The developer has committed to spending

\$250,000 for continued improvements and the continuation of the replacement of outdoor lighting and has fully addressed any outstanding HVAC repairs.

Ms. McBride thanked Mr. Ruble, Mr. Ray Jones, Mr. Livingston, and the Economic Development staff for working with her on this endeavor.

Ms. Terracio moved to approve this item, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

15. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

- a. A Resolution adding additional property to the public infrastructure credit agreement between Richland County, South Carolina and 2019 Bull Street Owner, LLC; authorizing an amendment to Exhibit A of the public infrastructure credit agreement to include the additional property; and other related matters – Mr. Livingston stated the committee recommended approval.

Ms. Terracio inquired if Historic Columbia has been contacted regarding this project.

Mr. Ruble indicated that the City of Columbia, not the County, would have been involved with the planning and zoning for this project.

In Favor: Pugh, McBride, Livingston, Weaver, Barron, Walker, Mackey, and English

Opposed: Branham and Terracio

Not Present:

The vote was in favor.

16. **REPORT OF THE RULES & APPOINTMENTS COMMITTEE**

- a. NOTIFICATION OF APPOINTMENTS

1. Airport Commission – Three (3) Vacancies (TWO applicants must reside in the Rosewood, Shandon, or Hollywood-Rose Wale neighborhood
2. Board of Zoning Appeals – One (1) Vacancy
3. Business Service Center Appeals Board – Three (3) Vacancies (ONE applicant must be from the Business Industry, and TWO applicants must be CPAs)
4. East Richland Public Service Commission – One (1) Vacancy
5. Township Auditorium – One (1) Vacancy

Ms. Barron stated the committee recommended re-appointing Mr. Prentiss McLaurin and appointing Mr. John Brisini to the Airport Commission. It further recommended appointing Mr. Merrell Johnson to the Board of Zoning Appeals, Ms. Sheila Hemingway to the Business Service Center Appeals Board, and re-appointing Ms. Jennifer Creed to the East Richland Public Service Commission, and Mr. Andrew Theodore to the Township Auditorium Board. The remaining vacancy on the Airport Commission will be re-advertised.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

17. **REPORT OF THE COMMUNITY IMPACT GRANTS COMMITTEE**

- a. Areas of Impact – Ms. Mackey stated the committee recommended the following areas of impact:

1. Programs to promote homeownership through education and financial planning.
2. Youth activities to reduce community violence, improve safety, and develop workforce development skills
3. Programs to create sustainable childcare for working parents to further workforce development
4. Food insecurity
5. Veteran's assistance to improve health and wellness

Ms. Terracio inquired if improving veterans' health and wellness would include considering their housing.

Ms. Mackey responded veteran housing would be included in the program to promote homeownership.

Ms. Terracio asked if the homeownership program would include rental property and housing for insecure individuals.

Ms. Mackey replied the homeownership program would not include rental properties or temporary housing.

Ms. Terracio believes there is a gap somewhere that would help with housing insecurity.

Ms. McBride inquired if the homeownership program would include financial assistance.

Ms. Mackey indicated the committee's thought was this would not include financial assistance. It would be difficult for a non-profit to assist individuals when they only receive up to \$50,000.

Ms. Barron inquired if there would be a brief explanation for each category in the application.

Ms. Mackey stated previously the application only had a one-word description of the impact areas. The current application will include these longer phrases for the impact areas. She noted we could expand upon the descriptions for the impact areas in future years.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

Ms. Mackey moved to reconsider this item, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

Ms. Mackey mentioned the Community Impact Grant application will go live on December 2, 2024.

18. **EXECUTIVE SESSION** – Mr. Pugh moved to go into Executive Session, seconded by Mr. Livingston.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

***Council went into Executive Session at approximately 6:57 PM
and came out at approximately 7:08 PM***

Mr. Livingston moved to come out of Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice. No action was taken in Executive Session.

- a. **Personnel Matter: Clerk to Council Contract [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)]** – Ms. Terracio moved to authorize the Chair to execute the contract discussed in Executive Session, seconded by Ms. McBride.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Walker, Mackey, and English

Not Present: Barron and Newton

The vote was in favor.

10. **MOTION PERIOD**

- a. I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the water and watershed of Lake Murray [BRANHAM] – Ms. Mackey referred the motion to the Development & Services Committee.

22. **ADJOURNMENT** – Ms. Terracio moved to adjourn the meeting, seconded by Mr. Pugh.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, and English

Not Present: Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 7:11 PM.



**STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND**

PROCLAMATION

RECOGNIZING SMALL BUSINESS SATURDAY COALITION

WHEREAS, Richland County, South Carolina, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, Small Business Saturday is celebrating its 15th year on November 30, 2024, and is founded and proudly backed by American Express, and illuminates the significance of supporting small independently owned businesses across the country; and

WHEREAS, Small Business Saturday falls between Black Friday and Cyber Monday and is a day dedicated to supporting the local small businesses that help create jobs, boost the economy, and keep communities thriving across the county; and

WHEREAS, According to the United States Small Business Administration, there are 34.7 million small businesses in the United States, representing 99.7% of firms with paid employees. Small businesses are also responsible for 61.1% of net new jobs created since 1995, and small businesses employ 45.9% of the employees in the private sector in the United States; and

WHEREAS, advocacy groups, as well as, public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday; and

WHEREAS, Richland County, South Carolina, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

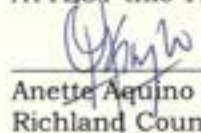
NOW, THEREFORE BE IT PROCLAIMED, that Richland County Councilmembers Jason Branham, Derrek Pugh, Yvonne McBride, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Jesica Mackey, Cheryl English, and Chakisse Newton recognize November 30, 2024, as Small Business Saturday and urges Richland County residents and all communities across South Carolina and the country to support local small businesses and shop on Small Business Saturday, as well as, the month of November and all year long.



Jesica Mackey, Chair

Richland County Council District 9

ATTEST this 19th day of November 2024



Anette Aquino Kirylo
Richland County Clerk to Council



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 045-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R17211-01-02 FROM HEAVY INDUSTRIAL DISTRICT (HI) TO RESIDENTIAL THREE DISTRICT (R3); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R17211-01-02 from Heavy Industrial District (HI) to Residential Three District (R3).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after November 19, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 19th day of

November, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: September 24, 2024
First Reading: September 24, 2024
Second Reading: October 1, 2024
Third Reading: October 15, 2024



Richland County
Planning & Development Services Department

PC MEETING DATE: July 11, 2024
RC PROJECT: 24-013 MA
APPLICANT: Krut Patel

LOCATION: 2336 Hard Scrabble Road

TAX MAP NUMBER: R17211-01-02
ACREAGE: 33.33 acres
EXISTING ZONING: HI
PROPOSED ZONING: R3

ZPHSIGN POSTING: October 7, 2024

Staff Recommendation

Approval

Background

Zoning History

Zoning District Summary

Direction	Existing Zoning	Use
<u>North:</u>		
<u>South:</u>		
<u>East:</u>		
<u>West:</u>		

Discussion

Parcel/Area Characteristics

Public Services

Plans & Policies

2015 Comprehensive Plan

***“PUTTING THE PIECES IN PLACE”
Neighborhood (Medium-Density)***

Land Use and Design

Desired Development Pattern

Traffic Characteristics

00 Average Daily Trips (ADT's).

ADT's. This portion of

ing at Level of Service (LOS) “E”.

Conclusion

Approval

Planning Commission Action

July 11, 2024

24-013 MA

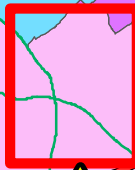
agreed
approve

1. Case 24-013 MA
Krut Patel
2236 Hard Scrabble Road
R17211-01-02
DISTRICT 7 - Gretchen Barron

*Kershaw
County*

Jessica Mackey

Overture Walker



Derrek Pugh

Gretchen Barron

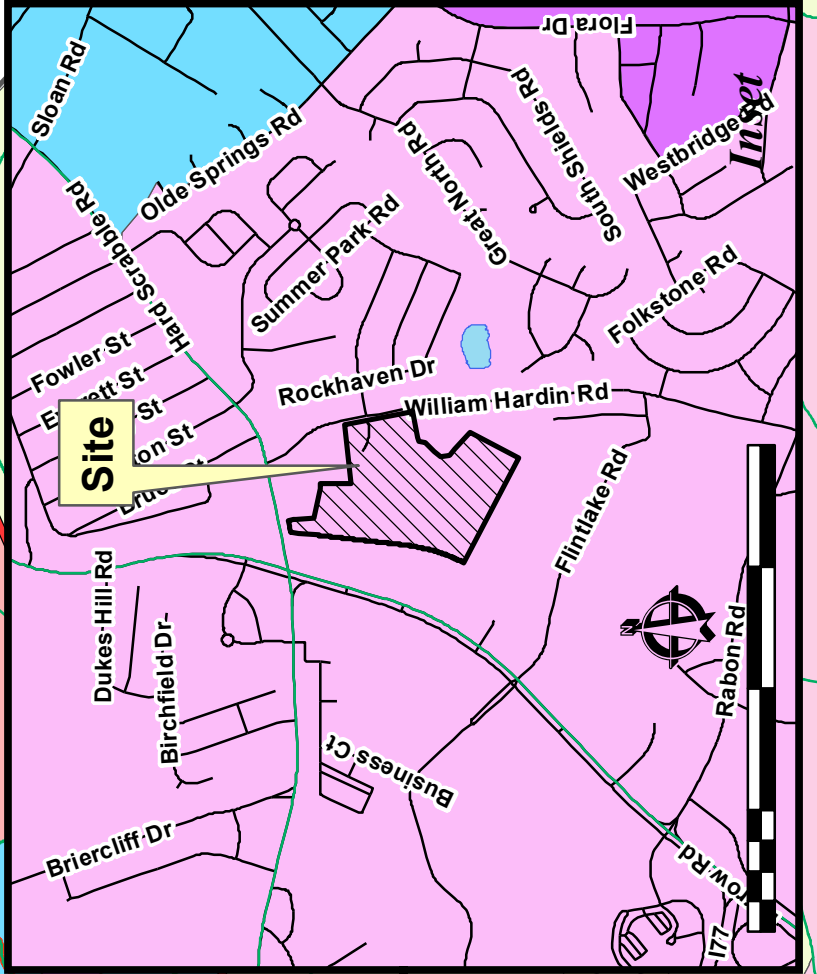
Yvonne McBride

Don Weaver

Paul Livingston

Allison Terracio

*Lexington
County*



CASE 24-013
HI to R3
TMS R17211-01-02



Site

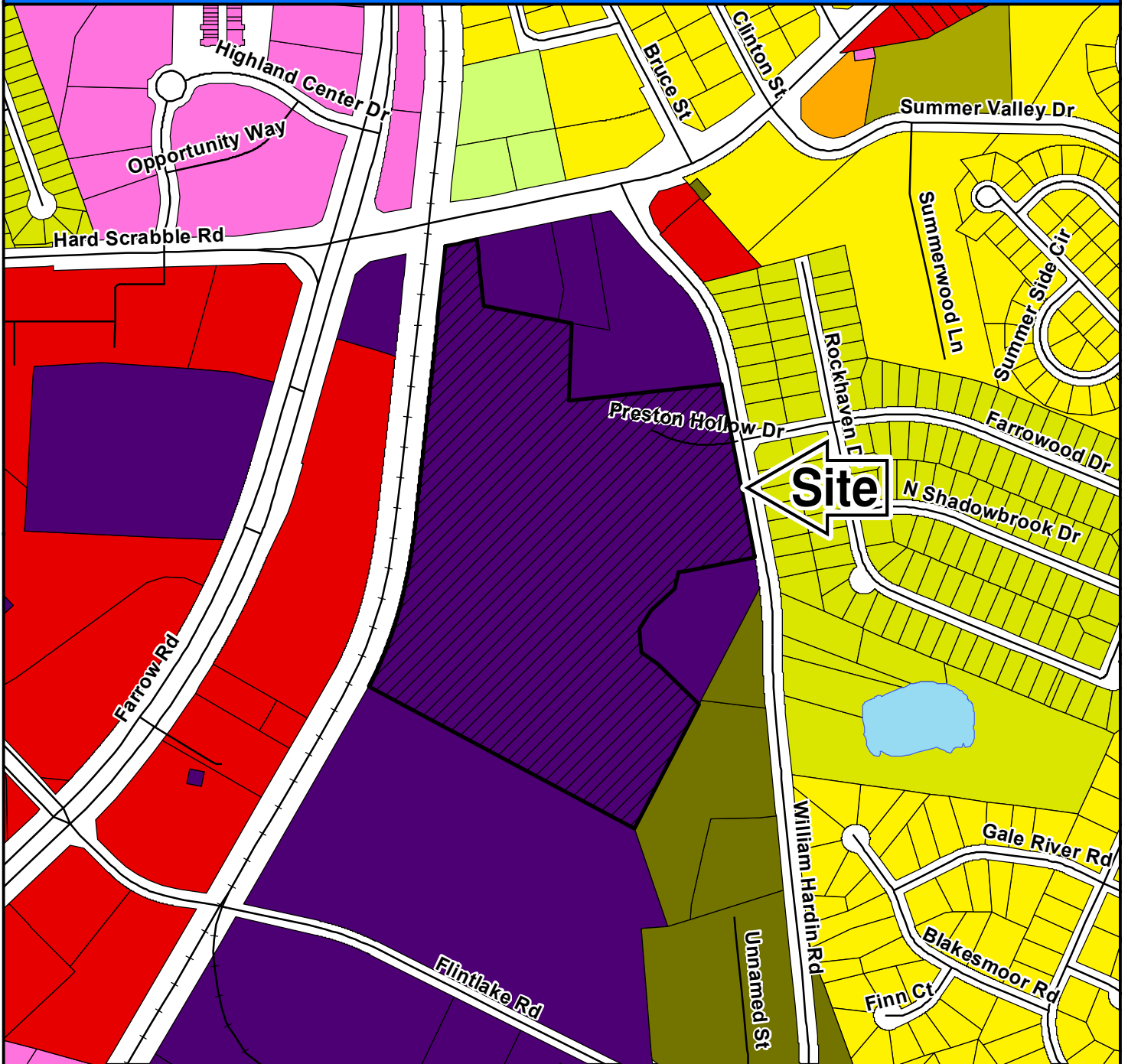
SPECIAL FLOOD HAZARD AREA

WETLANDS

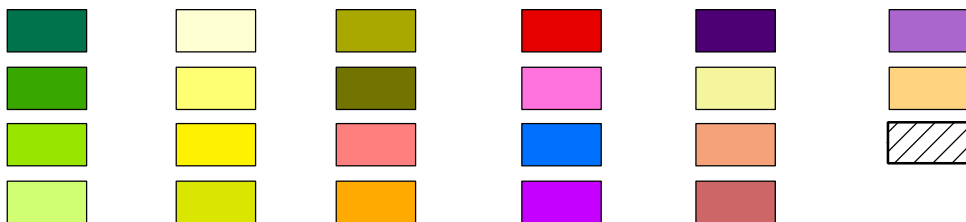


Case 24-013 MA

HI to R3



ZONING CLASSIFICATIONS



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

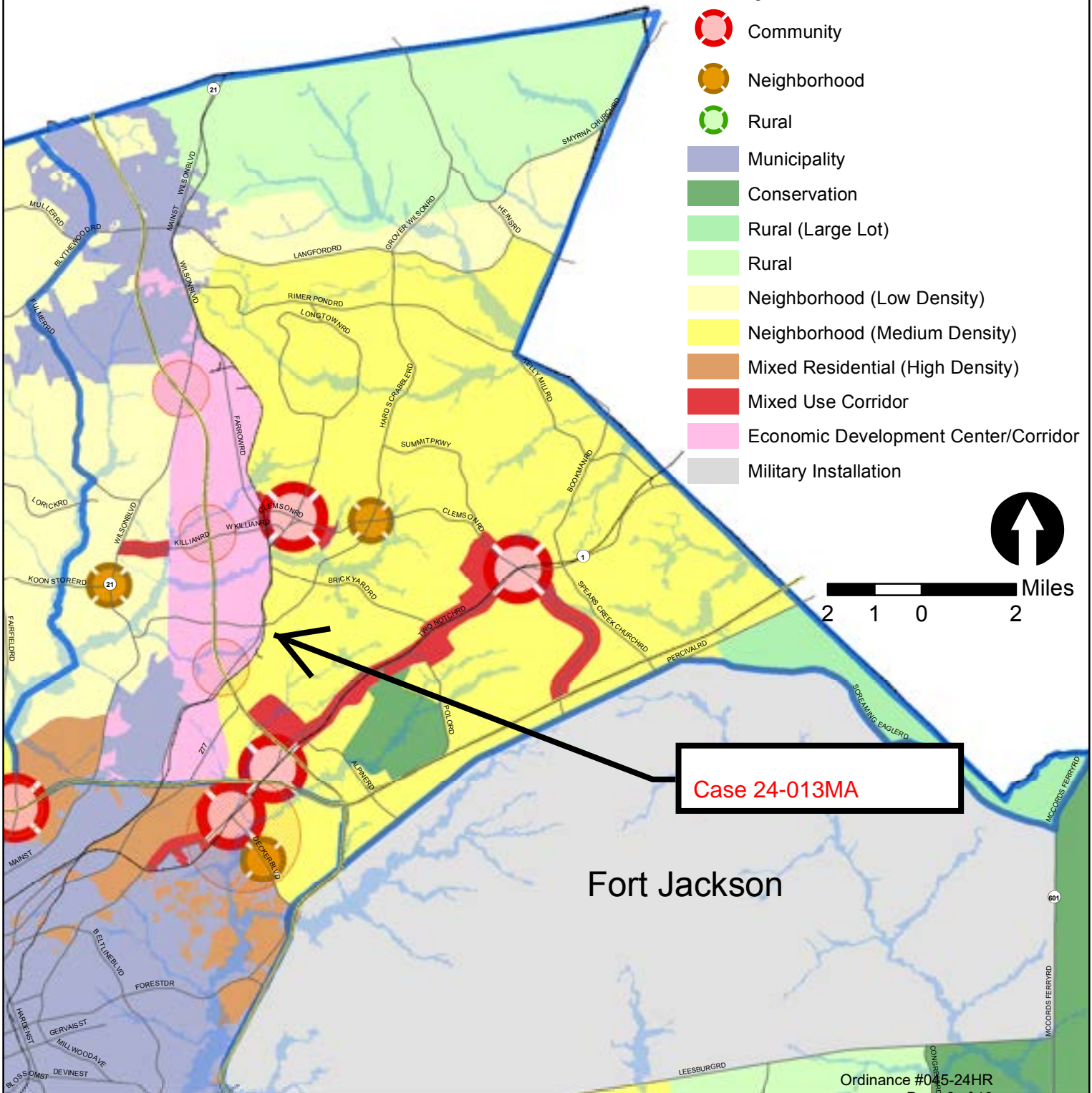


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Case 24-013MA

Fort Jackson

Case #24-013 MA - Zoning Districts

Current 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.

Case #24-013 MA - Zoning Districts

Proposed Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
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	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

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b. Special Requirements Uses

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c. Special Exception Uses

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STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 046-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R30953-01-06 FROM HOMESTEAD DISTRICT (HM) TO RESIDENTIAL TRANSITION DISTRICT (RT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R30953-01-06 from Homestead District (HM) to Residential Transition District (RT).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after November 19, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 19th day of

November, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: October 22, 2024
First Reading: October 22, 2024
Second Reading: November 12, 2024
Third Reading: November 19, 2024



**Richland County
Planning & Development Services Department**

PC MEETING DATE: July 11, 2024
RC PROJECT: 24-018 MA
APPLICANT: Bonnie Joshi

LOCATION: 140 Richland Farms Road

TAX MAP NUMBER: R30953-01-06
ACREAGE: 4.39 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: October 7, 2024

Staff Recommendation

Approval

Background

Zoning History

(

Zoning District Summary

Direction	Existing Zoning	Use
<u>North:</u>		
<u>South:</u>		
<u>East:</u>		
<u>West:</u>		

Discussion

Parcel/Area Characteristics

Public Services

Plans & Policies

2015 Comprehensive Plan

“PUTTING THE PIECES IN PLACE”

Rural.

Land Use and Design

Desired Development Pattern

Traffic Characteristics

Average Daily Trips (ADT's).

ADT's. This portion of
"A".

Conclusion

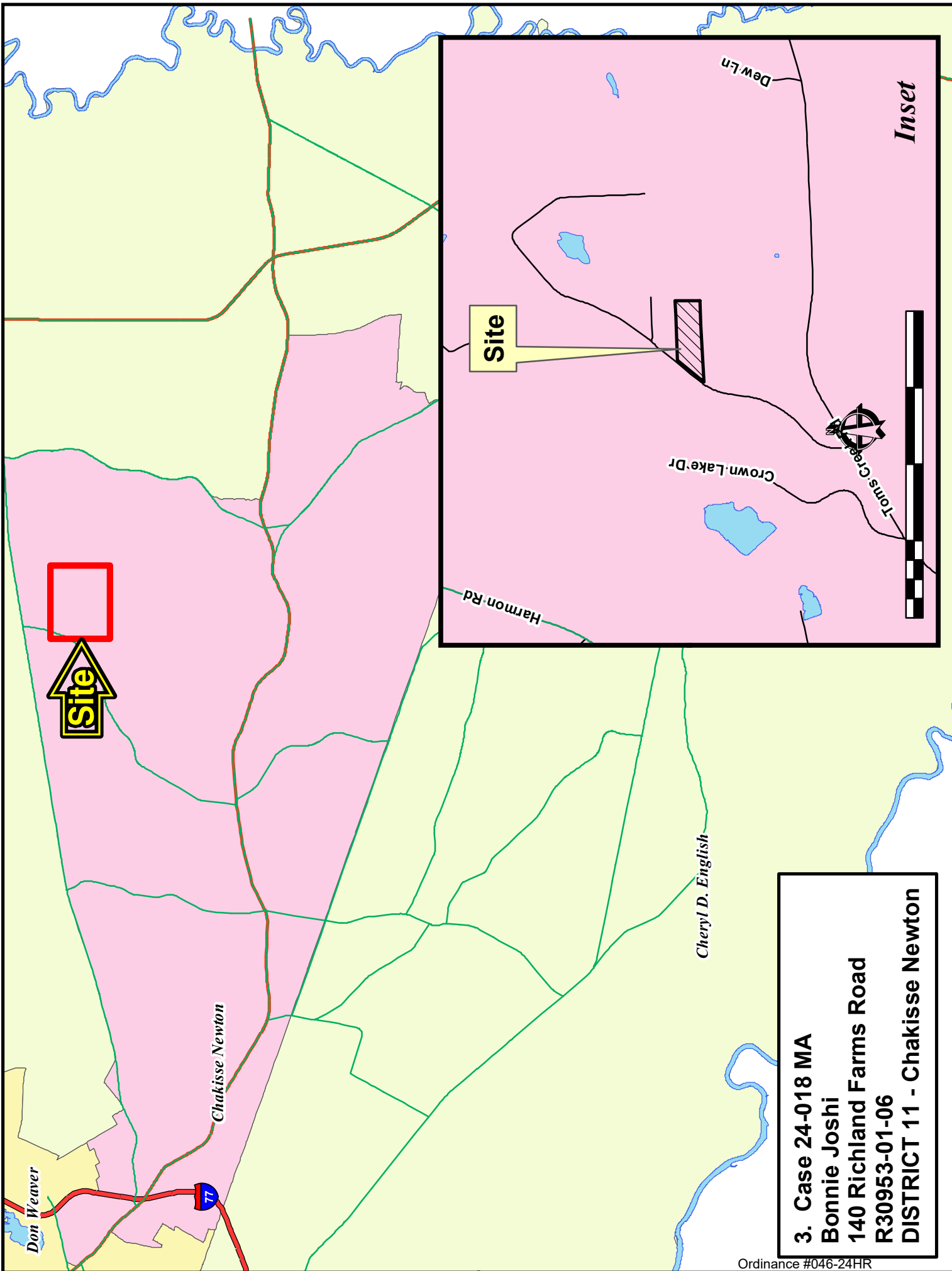
Approval

Planning Commission Action

July 11, 2024

24-018 MA

agreed
approve



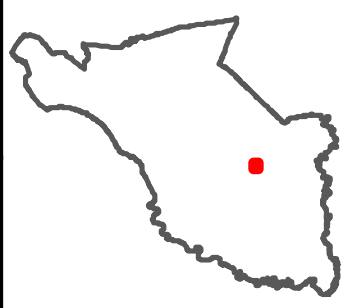
3. Case 24-018 MA
Bonnie Joshi
140 Richland Farms Road
R30953-01-06
DISTRICT 11 - Chakisse Newton

CASE 24-018
HM to RT
TMS R30953-01-06

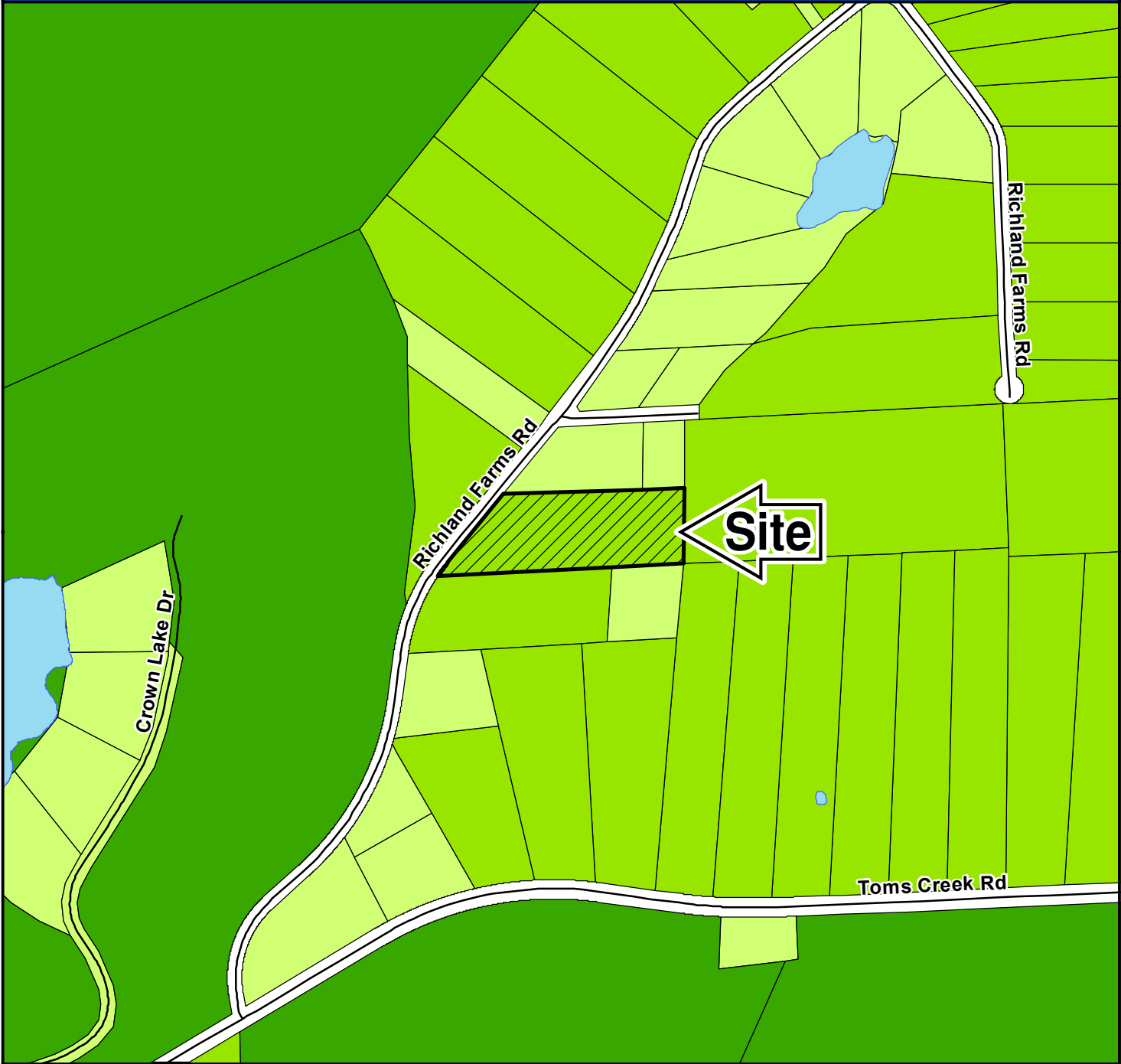


SPECIAL FLOOD HAZARD AREA

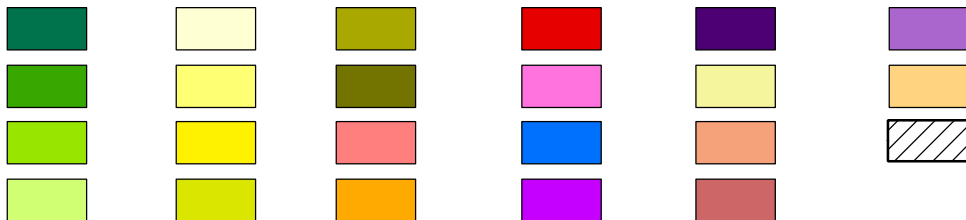
WETLANDS

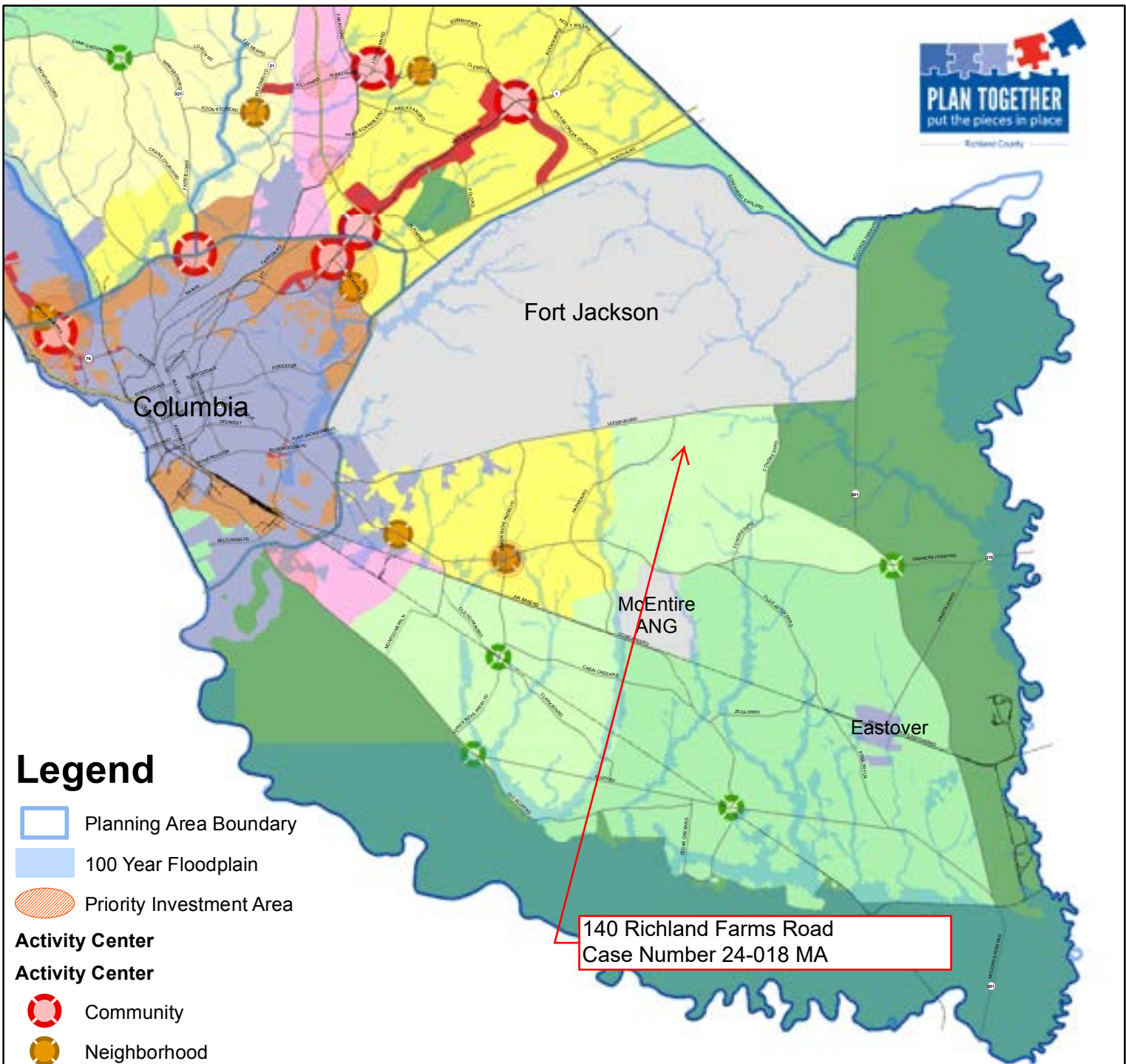


Case 24-018 MA HM to RT



ZONING CLASSIFICATIONS





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

140 Richland Farms Road
Case Number 24-018 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

4 Miles

Case #24-018 MA - Zoning Districts

Current Zoning District

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.

Case #24-018 MA - Zoning Districts

Proposed 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.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 047-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R07401-07-22 FROM INSTITUTIONAL DISTRICT (INS) TO RESIDENTIAL THREE DISTRICT (R3); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R07401-07-22 from Institutional District (INS) to Residential Three District (R3).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after November 19, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 19th day of

November, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: September 24, 2024
First Reading: September 24, 2024
Second Reading: October 1, 2024
Third Reading: October 15, 2024



Richland County Planning & Development Services Department

PC MEETING DATE: October 7, 2024
RC PROJECT: 24-034 MA
APPLICANT: Willie Simmons

LOCATION: Innsbrook Drive

TAX MAP NUMBER: R07401-07-22
ACREAGE: .52 acres
EXISTING ZONING: INS
PROPOSED ZONING: R3

ZPH SIGN POSTING: October 7, 2024

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-2.5 Zoning Map Amendment

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

(b) (4) a. 1.

Background

Zoning History

Zoning District Summary

Direction	Existing Zoning	Use
<u>North:</u>		
<u>South:</u>		
<u>East:</u>		
<u>West:</u>		

Discussion

Parcel/Area Characteristics

Public Services

Plans & Policies

2015 Comprehensive Plan

***“PUTTING THE PIECES IN PLACE”
Community Activity Center and Mixed Residential (High Density)***

Community Activity Center

Land Use and Design

Mixed Residential (High Density)

Land Use and Design

Desired Development Pattern

Traffic Characteristics

Average Daily Trips (ADT's).

ADT's.

ing at Level of Service (LOS) “ ”.

Conclusion

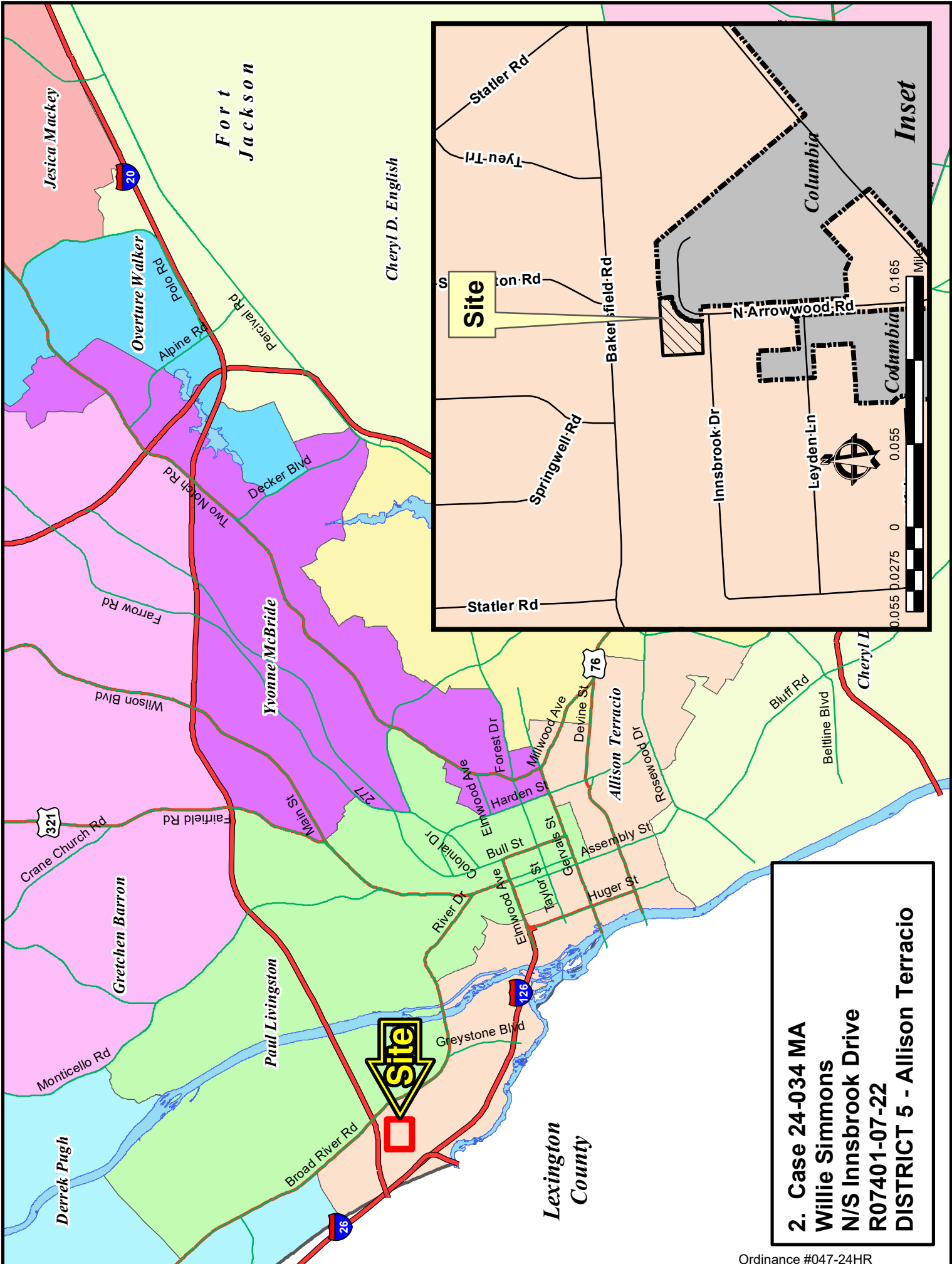
Approval

Planning Commission Action

October 7, 2024

24-034 MA

agreed
approve

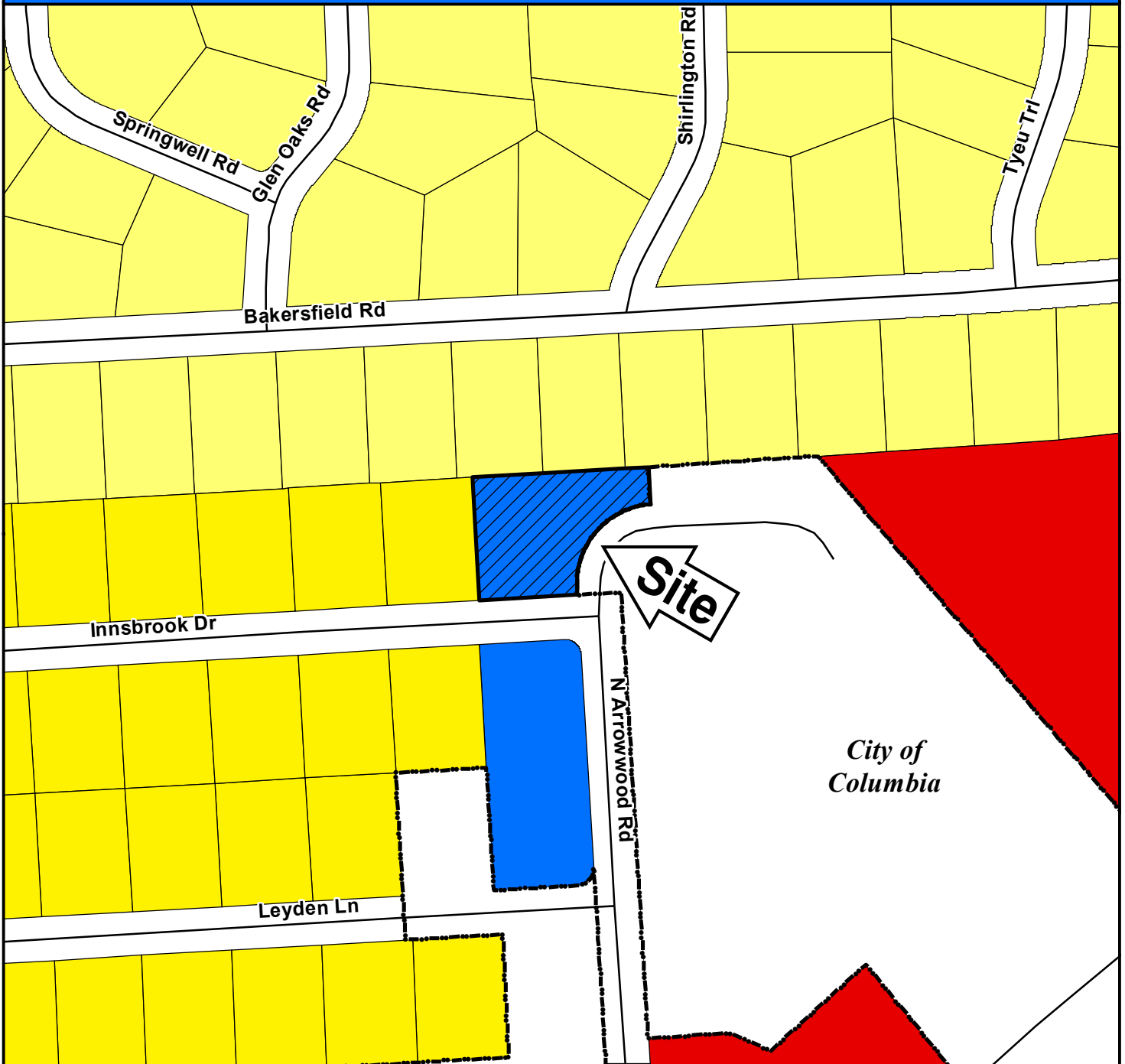


2. Case 24-034 MA
Willie Simmons
N/S Innsbrook Drive
R07401-07-22
DISTRICT 5 - Allison Terraccio

CASE 24-034
INS to R3
TMS R07401-07-22



Case 24-034 MA INS to R3



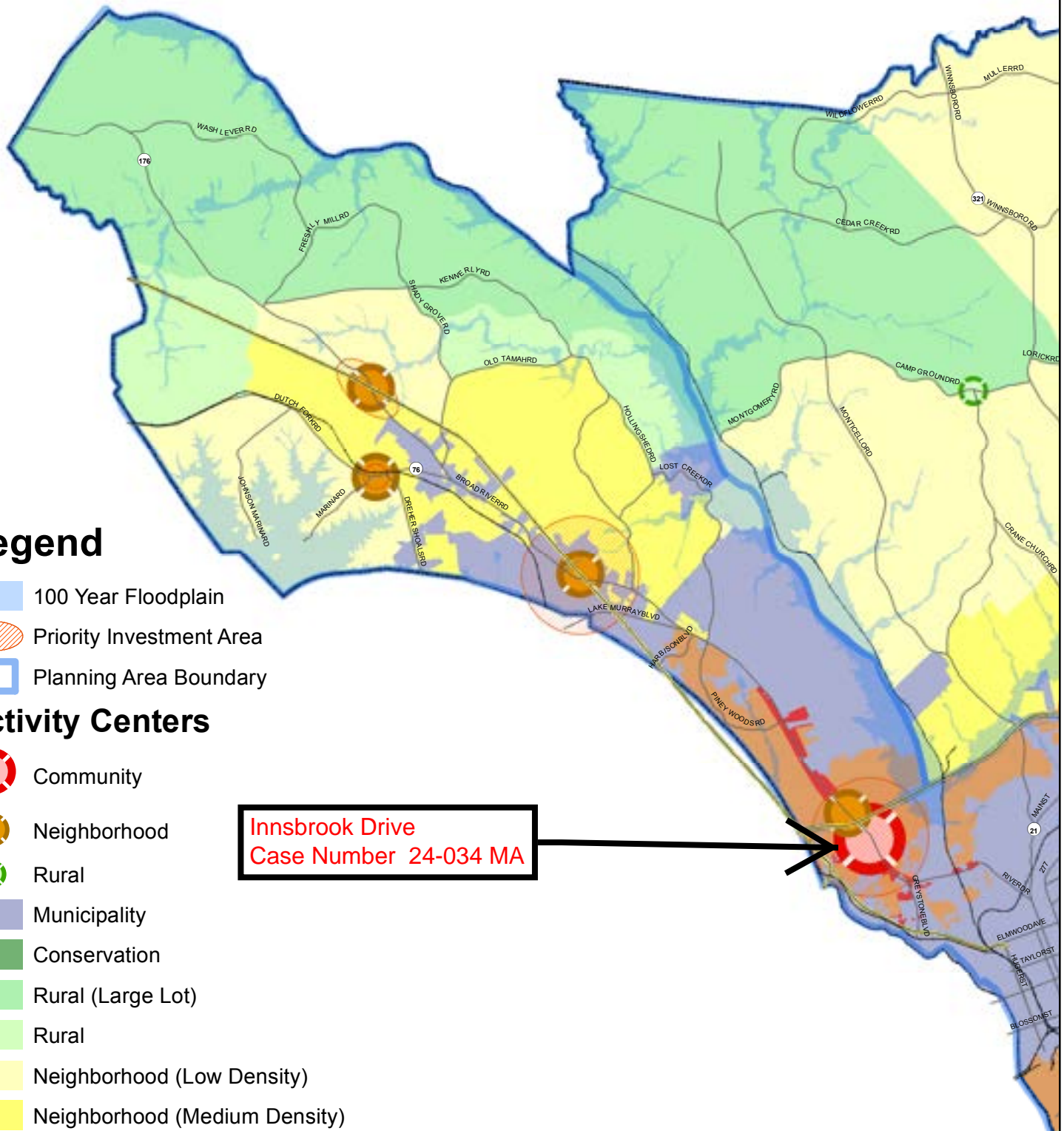
ZONING CLASSIFICATIONS

	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



Legend

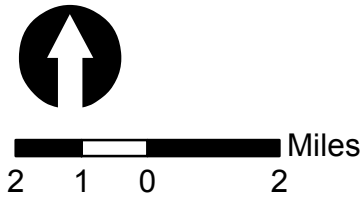
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

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

Innsbrook Drive
Case Number 24-034 MA



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.
 Ordinance #047-24HR

Case #24-034 MA - Zoning Districts

Current Zoning District
Institutional (INS) District

Use Classification, Category, Type	INS	Use Classification, Category, Type	INS
Agricultural		Office	SR
Agriculture and Forestry		Personal services	P
Community garden	SE	Bar or other drinking place	P
Agriculture and Forestry Related		Restaurant	P
Agriculture research facility	P	Restaurant, Carry-out	P
Rural retreat	SR	Restaurant, Drive-through	P
Residential		Recreation/Entertainment	
Group Living		Arena, stadium, or outdoor theater	P
Children’s residential care home	P	Commercial recreation, Indoor	P
Dormitory	SR	Commercial recreation, Outdoor	SR
Fraternity or sorority house	SE	Fitness or training center/studio	P
Rooming or boarding house	SE	Golf course	SR
Community Service		Marina	P
Animal shelter	P	Performing arts center	P
Community food services	P	Shooting range, Indoor	P
Community recreation center	P	Smoking place	SR
Correctional facility	P	Retail Sales	
Cultural facility	P	Bakery	P
Day care facility	SR	Consumer goods store	SR
Government office	P	Convenience store	P
Hospital	P	Drugstore	P
Library	P	Farmers’ market	P
Membership organization facility	P	Grocery/Food store	P
Nursing care facility	P	Traveler Accommodations	
Place of worship	P	Hotel or motel	P
Public recreation facility	P	Vehicle Sales and Services	
Public safety facility	P	Parking, Commercial	P
Short-term or transitional housing	SE	Industrial	
Education		Waste and Recycling Facilities	
College or university	P	Recycling collection station	P
Elementary, middle, or high school	P	Recycling sorting facility	P
School, business or trade	P		
Funeral and Mortuary Services			
Cemetery	P		
Funeral home or mortuary	P		
Parks and Open Space			
Arboretum or botanical garden	P		
Park or greenway	P		
Transportation			
Transit stop	SR		
Fleet terminal	P		
Passenger terminal, surface transportation	P		
Utilities and Communication			
Antenna	P		
Broadcasting studio	P		
Communication tower	SR		
Power generation facility	P		
Solar energy conversion system, Large scale	SR		
Utility, minor	SR		
Non-depository personal credit institution	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 #24-03 MA - Zoning Districts

Proposed Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
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	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 048-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R24900-07-24 FROM AGRICULTURAL DISTRICT (AG) TO HOMESTEAD DISTRICT (HM); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R24900-07-24 from Agricultural District (AG) to Homestead District (HM).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after November 19, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 19th day of

November, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: September 24, 2024
First Reading: September 24, 2024
Second Reading: October 1, 2024
Third Reading: October 15, 2024



Richland County
Planning & Development Services Department

PC MEETING DATE: October 7, 2024
RC PROJECT: 24-041 MA
APPLICANT: Norman E. Gross

LOCATION: 1463 Ridge Road

TAX MAP NUMBER: R24900-07-24
ACREAGE: 40.08 acres
EXISTING ZONING: AG
PROPOSED ZONING: HM

PC SIGN POSTING: October 7, 2024

Staff Recommendation

Disapproval

Background

Zoning History

(

Zoning District Summary

Direction	Existing Zoning	Use
<u>North:</u>		
<u>South:</u>		
<u>East:</u>		
<u>West:</u>		

Discussion

Parcel/Area Characteristics

Public Services

Plans & Policies

2015 Comprehensive Plan

***“PUTTING THE PIECES IN PLACE”
Neighborhood (Medium Density)***

Land Use and Design

Desired Development Pattern

Lower Richland Strategic Community Master Plan

Suburban Transition Area

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

Traffic Characteristics

Average Daily Trips (ADT's).

ing at Level of Service (LOS) "A".

ADT's. This portion of

Conclusion

disapproval

Planning Commission Action

October 7, 2024

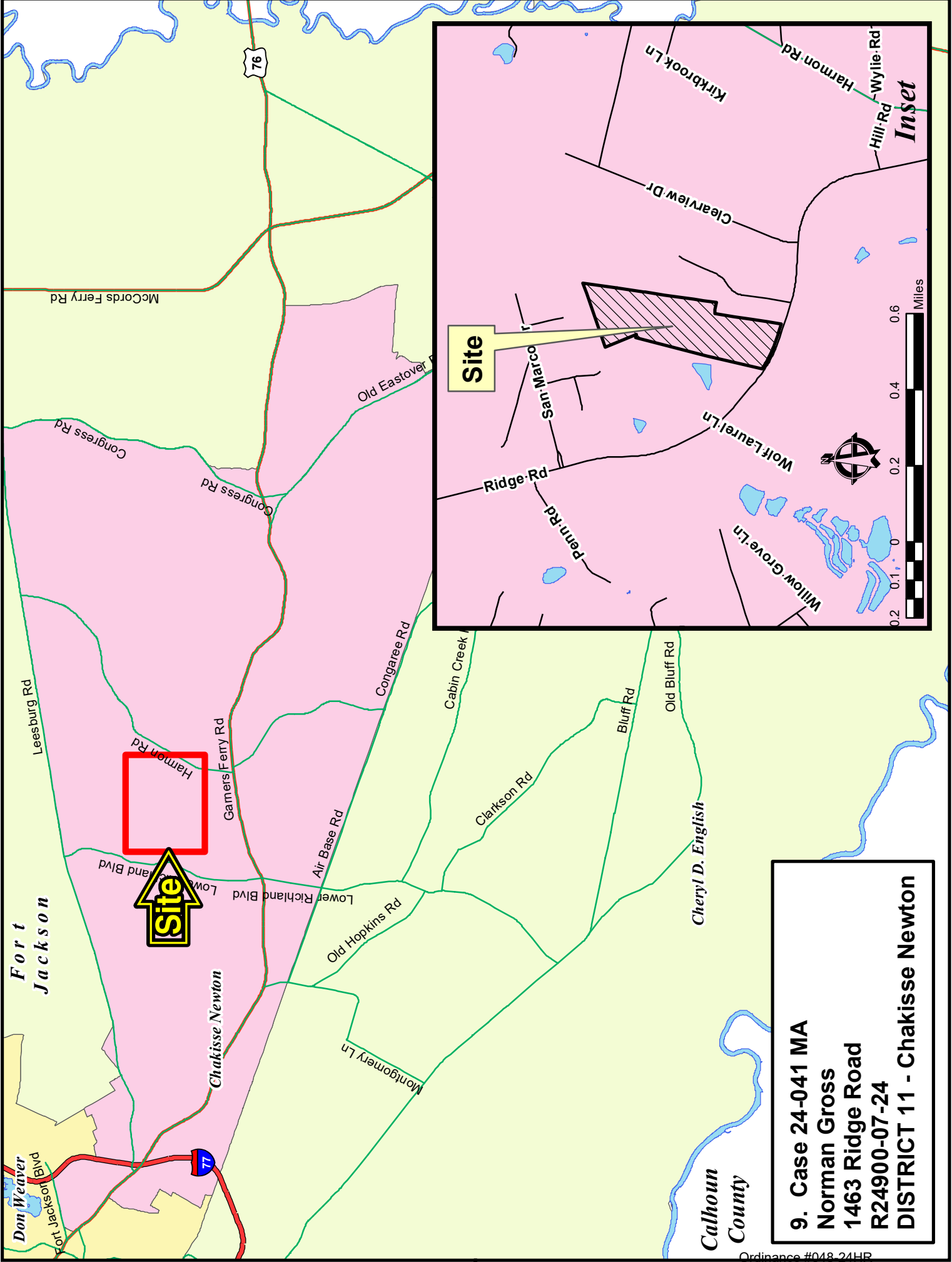
disagreed

•

24-041 MA

approve

#

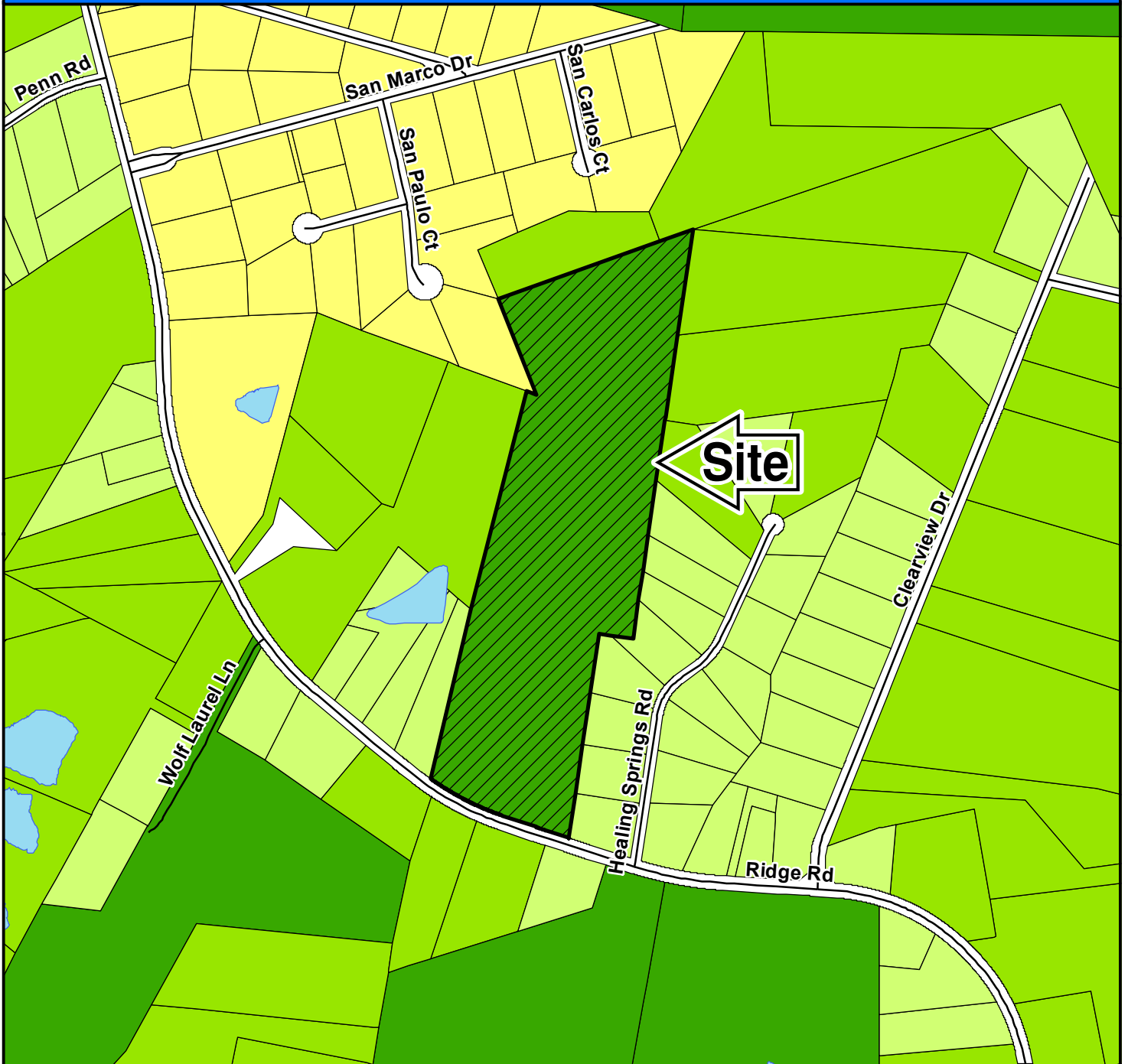


9. Case 24-041 MA
Norman Gross
1463 Ridge Road
R24900-07-24
DISTRICT 11 - Chakisse Newton

CASE 24-041
AG to HM
TMS R24900-07-24



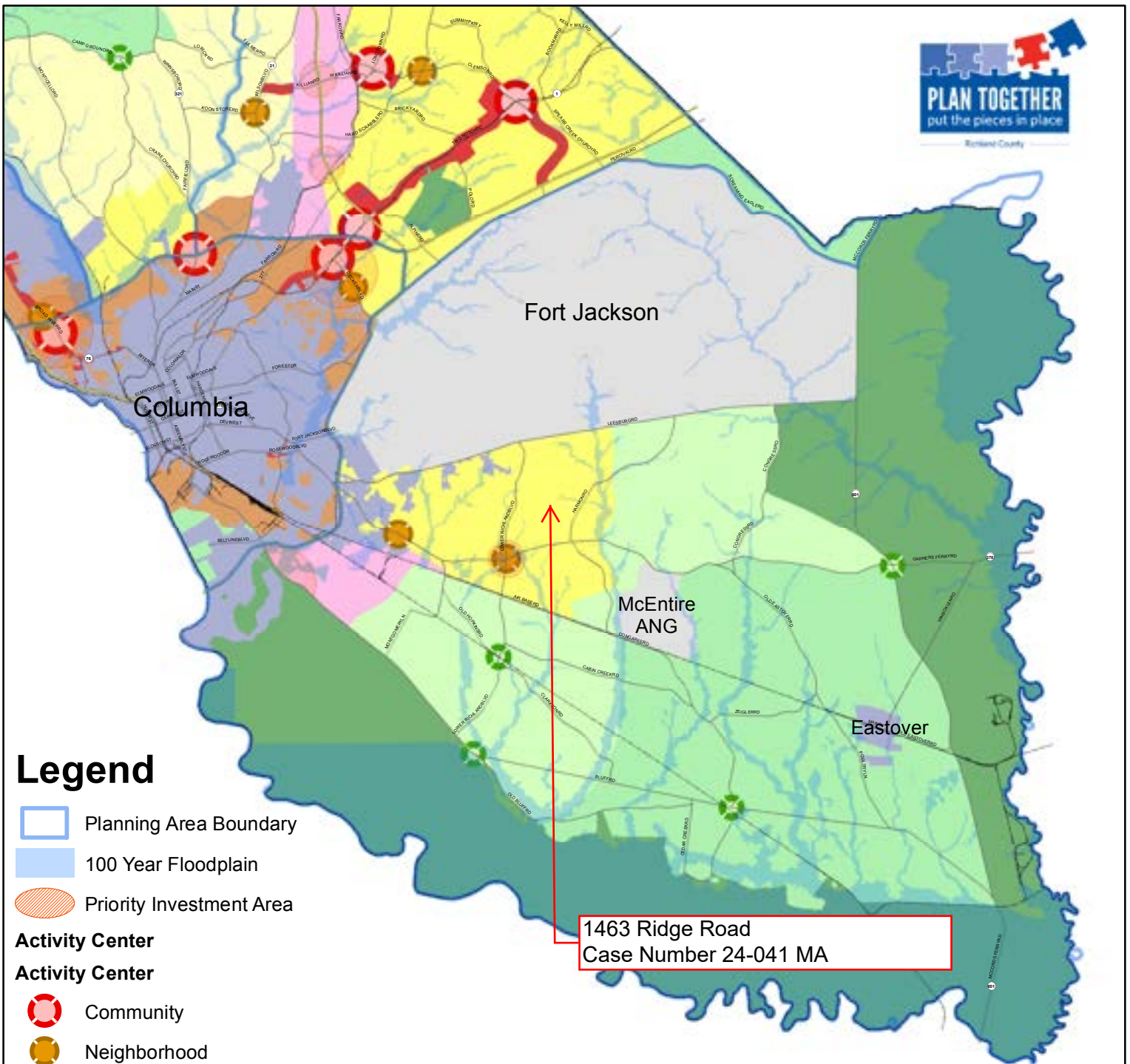
Case 24-041 MA AG to HM



















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

1463 Ridge Road
Case Number 24-041 MA

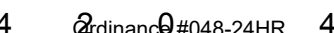
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

4  Miles

Ordinance #048-24HR

Case #24-041 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 #24-041 MA - Zoning Districts

Proposed Zoning District

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.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. 049-24HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R24700-10-30 FROM HOMESTEAD DISTRICT (HM) TO RESIDENTIAL TRANSITION DISTRICT (RT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R24700-10-30 from Homestead District (HM) to Residential Transition District (RT).

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after November 19, 2024.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this 19th day of

November, 2024

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: October 22, 2024
First Reading: October 22, 2024
Second Reading: November 12, 2024
Third Reading: November 19, 2024



**Richland County
Planning & Development Services Department**

PC MEETING DATE: October 7, 2024
RC PROJECT: 24-039 MA
APPLICANT: Joy C McMillion

LOCATION: 1140 Congaree Road

TAX MAP NUMBER: R24700-10-30
ACREAGE: 4.08 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: October 7, 2024

Staff Recommendation

Disapproval

Background

Zoning History

(

Zoning District Summary

Direction	Existing Zoning	Use
<u>North:</u>		
<u>South:</u>		
<u>East:</u>		
<u>West:</u>		

Discussion

Parcel/Area Characteristics

Public Services

Plans & Policies

2015 Comprehensive Plan

***“PUTTING THE PIECES IN PLACE”
Neighborhood (Medium-Density)***

Land Use and Design

Desired Development Pattern

Traffic Characteristics

y Road identifies 21,400 Average Daily Trips (ADT's). Garners Ferry Road is classified as a lane divided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Service (LOS) "B".

Conclusion

Disapproval

Planning Commission Action

October 7, 2024

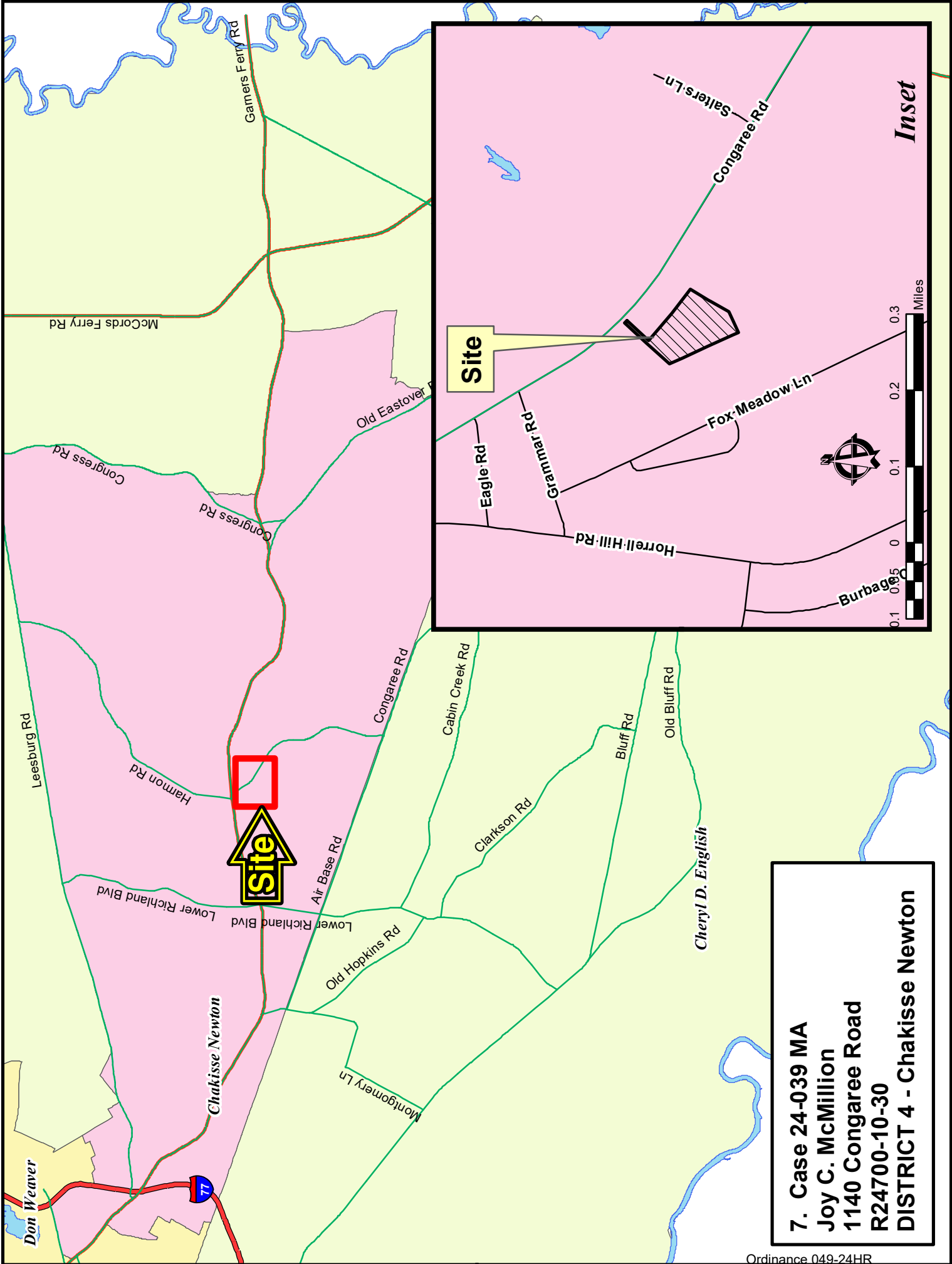
disagreed

•

24-039 MA

approve

#



7. Case 24-039 MA
Joy C. McMillion
1140 Congaree Road
R24700-10-30
DISTRICT 4 - Chakisse Newton

Garners Ferry Rd

CASE 24-039
HM to RT
TMS R24700-10-30

Eagle Rd

Grammar Rd

Horrell Hill Rd

Site

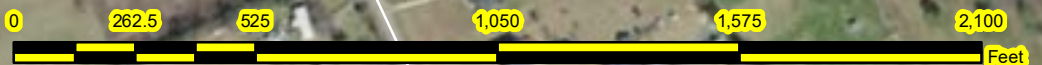
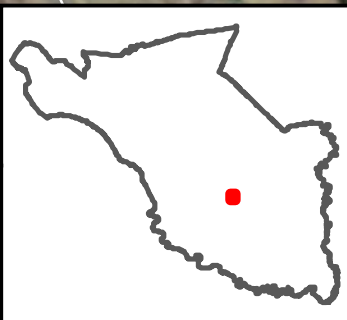
Congaree Rd

Salters Ln

Fox Meadow Ln

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



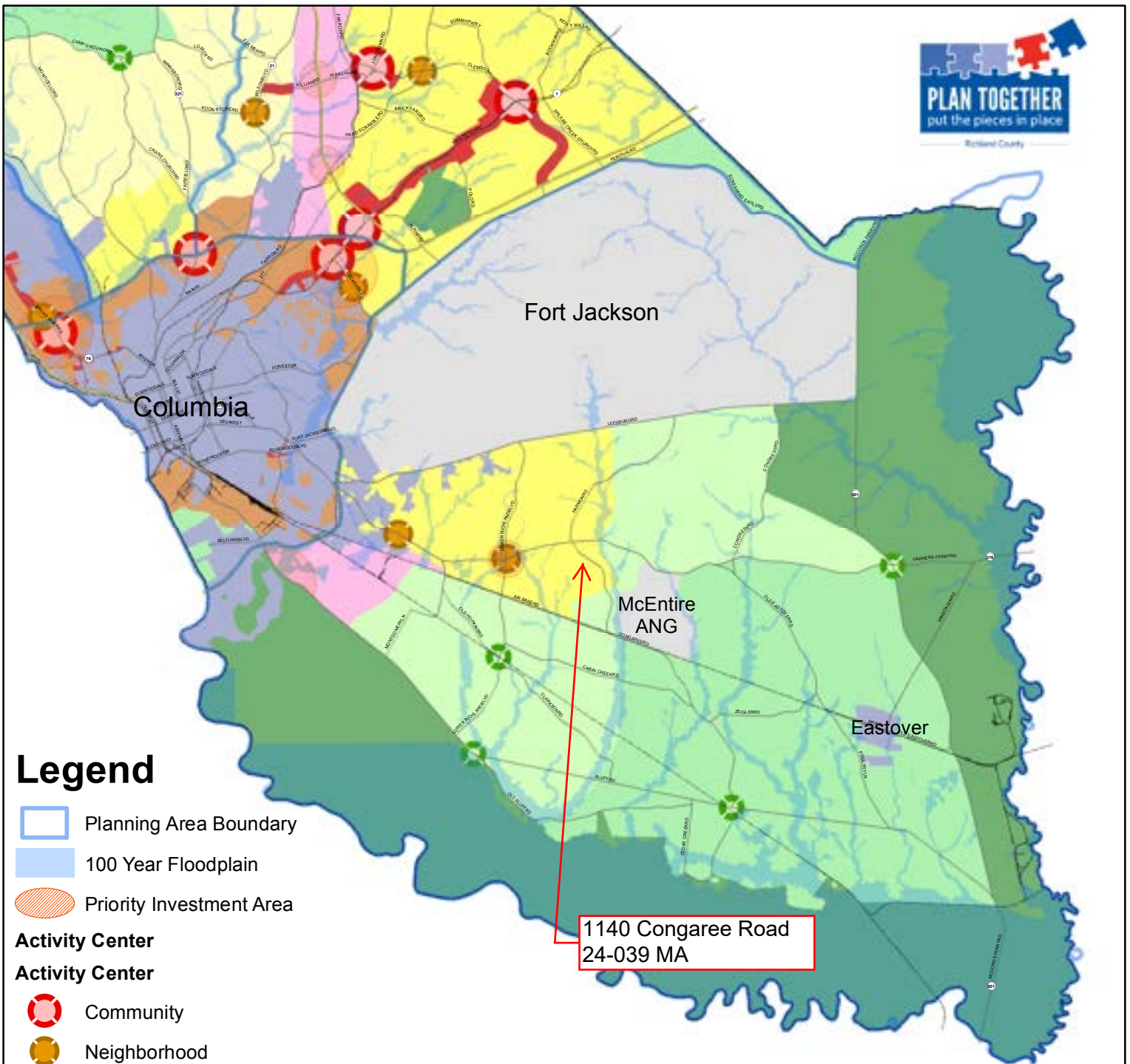
Case 24-039 MA HM to RT



















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

1140 Congaree Road
24-039 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

Miles

4 2 0 2 4

Case #24-039 MA - Zoning Districts

Current Zoning District

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.

Case #24-039 MA - Zoning Districts

Proposed 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.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

A RESOLUTION

Resolution #2024-1119-001

ADDING ADDITIONAL PROPERTY TO THE PUBLIC INFRASTRUCTURE CREDIT AGREEMENT BETWEEN RICHLAND COUNTY, SOUTH CAROLINA AND 2019 BULL STREET OWNER, LLC; AUTHORIZING AN AMENDMENT TO EXHIBIT A OF THE PUBLIC INFRASTRUCTURE CREDIT AGREEMENT TO THE INCLUDE ADDITIONAL PROPERTY; AND OTHER RELATED MATTERS.

WHEREAS, Richland County (“County”) is a political subdivision of the State of South Carolina and, as such, has all powers granted to counties by the Constitution and the general law of this State;

WHEREAS, the County acting by and through its County Council (“County Council”), is authorized pursuant to the provisions of Article VIII, Section 13(D) of the South Carolina Constitution and the provisions of Title 4, Chapter 1 of the Code of Laws of South Carolina, 1976, as amended (collectively, “Act”), to (i) develop a multicounty park with counties having contiguous borders with the County; and (ii) include property in the multicounty park which inclusion under the terms of the Act (A) makes such property exempt from ad valorem property taxes, and (B) changes the character of the annual receipts from such property to fees-in-lieu of ad valorem property taxes in an amount equal to the ad valorem taxes that would have been due and payable but for the location of the property in such multicounty park (“Fee Payments”);

WHEREAS, the County is further authorized by Section 4-1-175 of the Act, to grant credits against Fee Payments (“Public Infrastructure Credit”) to pay costs of designing, acquiring, constructing, improving or expanding infrastructure serving the County (collectively, “Public Infrastructure”);

WHEREAS, pursuant to the authority provided in the Act, the County has developed with Fairfield County, South Carolina (“Fairfield”), the I-77 Corridor Regional Industrial Park (“Park”) and executed the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park, dated September 1, 2018 (“Park Agreement”), which governs the operation of the Park;

WHEREAS, pursuant to the authority provided in the Act, the County entered into the Public Infrastructure Credit Agreement with 2019 Bull Street Owner, LLC (“Company”) dated as of July 18, 2023, relating to the Company’s multi-use commercial, recreational, and entertainment venue within the County (“Project”), consisting of taxable investments in real and personal property of not less than \$38,000,000 and the creation of approximately 60 new, full-time equivalent jobs (“Existing Agreement”);

WHEREAS, pursuant to the Existing Agreement, the County has agreed to provide certain Public Infrastructure Credits to the Company against the Fee Payments due with respect to the Project, subject to the terms and conditions of the Existing Agreement, to assist the Company in paying for Public Infrastructure at or in connection with the Project;

WHEREAS, Exhibit A of the Existing Agreement identifies the real property on which the Project will be located;

WHEREAS, in order to facilitate the construction and completion of the Project, the Company desires to include additional property subject to the Existing Agreement, which includes the additional real property identified as Tax Map # R09016-07-01 and more particularly described on Schedule I attached hereto, and all real and personal property located thereon (collectively, “Additional Property”);

WHEREAS, the Company has requested the County to amend Exhibit A of the Existing Agreement to include the Additional Property; and

WHEREAS, the County desires to amend Exhibit A of the Existing Agreement to include the Additional Property.

NOW, THEREFORE, BE IT RESOLVED by the County Council as follows:

Section 1. *Approval of Addition of the Additional Property.* The addition of the Additional Property to the Existing Agreement is hereby approved. Exhibit A of the Existing Agreement (and all other provisions as may be necessary) shall be amended to include the Additional Property. The Chair of County Council (“Chair”), is authorized to execute such documents and take such further actions as may be necessary to include the Additional Property in the Existing Agreement.

Section 2. *Expansion of the Park Boundaries, Inclusion of Additional Property.* The expansion of the Park boundaries and an amendment to the Park Agreement to include the Additional Property in the Park is authorized. The Chair is authorized to execute such documents and take such further actions as may be necessary to complete the expansion of the Park boundaries and the amendment to the Park Agreement. Pursuant to the terms of the Park Agreement, the expansion of the Park's boundaries to include the Additional Property is complete on the adoption of this resolution by County Council, receipt of the consent of the City of Columbia as to the inclusion of the Additional Property in the Park and delivery of written notice to Fairfield of the inclusion of the Additional Property, which written notice shall include a copy of this Resolution and identification of the Additional Property.

Section 3. *Authorization.* The County Council authorizes the Chair and the County Administrator, for and on behalf of the County, to take whatever further actions as may be reasonably necessary and prudent to effect the provisions of this Resolution.

Section 4. *Severability.* Should any part, provision, or term of this Resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Resolution or any part, provision or term thereof, all of which is hereby deemed separable.

Section 5. *Repealer Clause.* All orders, resolutions, or any parts of either, in conflict with this Resolution are, to the extent of that conflict, repealed. This Resolution is effective and remains in effect as of its adoption by the County Council.

[Signature Page Follows]

APPROVED AND ADOPTED IN A MEETING THIS _____ DAY OF NOVEMBER, 2024.

RICHLAND COUNTY, SOUTH CAROLINA

Jesica Mackey, Chair
Richland County Council

Anette Kirylo, Clerk to Council
Richland County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

EXHIBIT A

ADDITIONAL PROPERTY

R09016-07-01

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being at the Southeastern corner of the intersection of Elmwood Avenue and Marion Street, in the City of Columbia, in the County of Richland, in the State of South Carolina, measuring on its Eastern and Western sides forty-four and 3/10 (44.3') feet, more or less, and on its Northern and Southern sides one hundred and four (104') feet, more or less, bounded as follows, to wit: On the North by said Elmwood Avenue; on the East by lot formerly of LaRoche; on the South by the alley way hereinafter referred to, and on the West by said Marion Street; together with the use of, in and the right of way over and along the alley way nine (9) feet in width adjoining the lot above on the South for its entire depth; the use of said alley way being essentially necessary to the use and enjoyment of the lot hereinabove described and conveyed. (For agreement creating and establishing the joint alley way hereinabove referred to between Margery E. Walker and others, see agreement recorded in the Office of the Register of Deeds for Richland County in Book DT at pagee 102).



Informational Agenda Briefing

Prepared by:	Lori Thomas	Title:	Assistant County Administrator
Department:	Administration	Division:	
Date Prepared:	November 14, 2024	Meeting Date:	November 19, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Community Impact Grants		
Subject:	FY 2026 Impact Areas for Community Impact Grants		

At the November 12, 2024 Community Impact Grant Committee meeting, staff was requested to work with Committee Chairperson Mackey to recommend and specify areas of impact for the FY 2026 Community Impact Grant applications. Based on this request, below are the areas for consideration.

- Programs to promote home ownership through education on financial planning and education
- Youth and recreational activities to reduce community violence and improve safety
- Programs to create sustainable childcare for working parents to further workforce development
- Food Insecurity
- Veteran's Assistance to improve health and wellness