

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**February 23, 2021  
7 pm**

***Virtual Meeting***

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, February 23, 2021*  
*Agenda*  
*7:00 PM*  
*Zoom Meeting*

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

**I. STAFF:**

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

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

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

**IV. ADOPTION OF THE AGENDA**

**V. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 20-031 MA District 9  
Jessica Mackey  
Jim Chapman  
M-1 to RM-MD (39.47 acres)  
Rivkin Blvd  
TMS# R22807-01-07  
Planning Commission - Approval (6-1)  
Staff Recommendation: Approval  
Page 1
  
2. Case # 20-033 MA District 2  
Derrek Pugh  
Yani G. Mouratev  
RR to HI (69.93 acres)  
115 Tims Road  
TMS# 06600-02-12  
Planning Commission - Approval (7-0)  
Staff Recommendation: Disapproval  
Page 9
  
3. Case # 20-039 MA District 3  
Yvonne McBride  
Will Unthank  
NC to GC (.86 acres)  
9366 and 9370 Two Notch Road  
TMS# R19908-03-23 & 07  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
Page 17

4. Case # 20-040 MA  
Kevin Steelman  
RU to RS-LD (15.14 acres)  
Rimer Pond Road  
TMS# R17800-04-70  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
Page 25  
District 2  
Derrek Pugh
5. Case # 20-041 MA  
Hossein Alizadeh  
RS-HD to NC (.37 acres)  
4501 Sheraton Road  
TMS# R13416-02-01  
Planning Commission - Disapproval (9-0)  
Staff Recommendation: Disapproval  
Page 33  
District 10  
Cheryl D English
6. Case # 20-042 MA  
Gita Teppara  
RS-MD to RM-MD (6.2 acres)  
Sloan Road and Dorichlee Road  
TMS# R20101-05-01  
Planning Commission - Approval (8-1)  
Staff Recommendation: Approval  
Page 41  
District 7  
Gretchen Barron
7. Case # 20-043 MA  
Jeff Baker  
NC to GC (.8 acres)  
1630 and 1636 Leesburg Road  
TMS# R19203-11-05 & 06  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
Page 49  
District 11  
Chakisse Newton
8. Case # 20-044 MA  
Alexis Kisteneff Jr  
RS-HD to RM-HD (.20 acres)  
3921 Capers Avenue  
TMS# R13805-03-19  
Planning Commission - Approval (8-0)  
Staff Recommendation: Approval  
Page 57  
District 5  
Allison Terracio
9. Case # 21-001 MA  
Richard Miskie/Brian C Keane  
RU to RS-LD (1.81 and 1.96 acres)  
Old Road  
TMS# R01414-01-01 & 02  
Planning Commission - Disapproval (9-0)  
Staff Recommendation: Disapproval  
Page 65  
District 1  
Bill Malinowski

10. Case # 21-002 MA  
John Swistak  
PDD to RM-HD (2.6 acres)  
S/E Rice Meadow Way  
TMS# R20310-07-02 & 03  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
Page 73

District 8  
Overture Walker

11. Case # 21-003 MA  
Walter L. McLaughlin Jr.  
RU to GC (.33)  
10400 Broad River Road  
TMS# R03300-06-08  
Planning Commission - Approval (9-0)  
Staff Recommendation: Approval  
Page 81

District 1  
Bill Malinowski

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 9, 2020  
**RC PROJECT:** 20-031 MA  
**APPLICANT:** Jim Chapman

**LOCATION:** Rivkin Blvd

**TAX MAP NUMBER:** R22807-01-07  
**ACREAGE:** 39.47  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RM-MD

**ZPH SIGN POSTING:** February 8, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Planned Development (PDD) District parcels west of the site were rezoned from M-1/ Residential Single-family Low Density (RS-LD) District under case number 16-026MA.

**Zoning District Summary**

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Minimum lot area: no minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 315 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1 / RS-LD	Retail Commercial (Walmart) / Educational (Spring Valley High School)
<b><u>South:</u></b>	RS-LD	Residential Subdivision (Wildewood)
<b><u>East:</u></b>	RM-MD	Residential Subdivision (Lake Pointe)
<b><u>West:</u></b>	RS-LD / M-1	Residential Subdivision (Wildewood) / Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject site is an undeveloped parcel with access from Rivkin Boulevard. Rivkin Boulevard is a two-lane undivided local road without sidewalks and streetlights. The general area consists of general commercial retail uses, residential subdivisions of varying densities, and Spring Valley High School. North of the site is zoned M-1. East of the site is zones RS-LD and RM-MD. West and south of the site is zoned RS-LD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Spring Valley High School is located adjacent to the subject site. Water service would be provided by City of Columbia or another utility. Sewer would be through East Richland or another utility. There is a fire hydrant adjacent to the site on Rivkin Boulevard. The Sandhill fire station (station number 24) is located on Sparkleberry Lane, approximately 1,000 feet east of the subject site.

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

**Plans & Policies**

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

**Land Use and Character**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2019 SCDOT traffic count (Station #117) located north of the subject site on Two Notch Road identifies 36,900 Average Daily Trips (ADTs). Two Notch Road is classified as a five lane

undivided primary arterial road, maintained by SCDOT with a design capacity of 38,600 ADTs. This portion of Two Notch Road is currently operating at Level of Service (LOS) "C".

SCDOT has an Operational & Safety project programmed for this section of Two Notch Road. It includes corridor safety improvements and is currently in the design/development phase with construction estimated in 2021. The Penny has sidewalk and bike lanes improvements programmed for this section of Two Notch Road currently in the design phase.

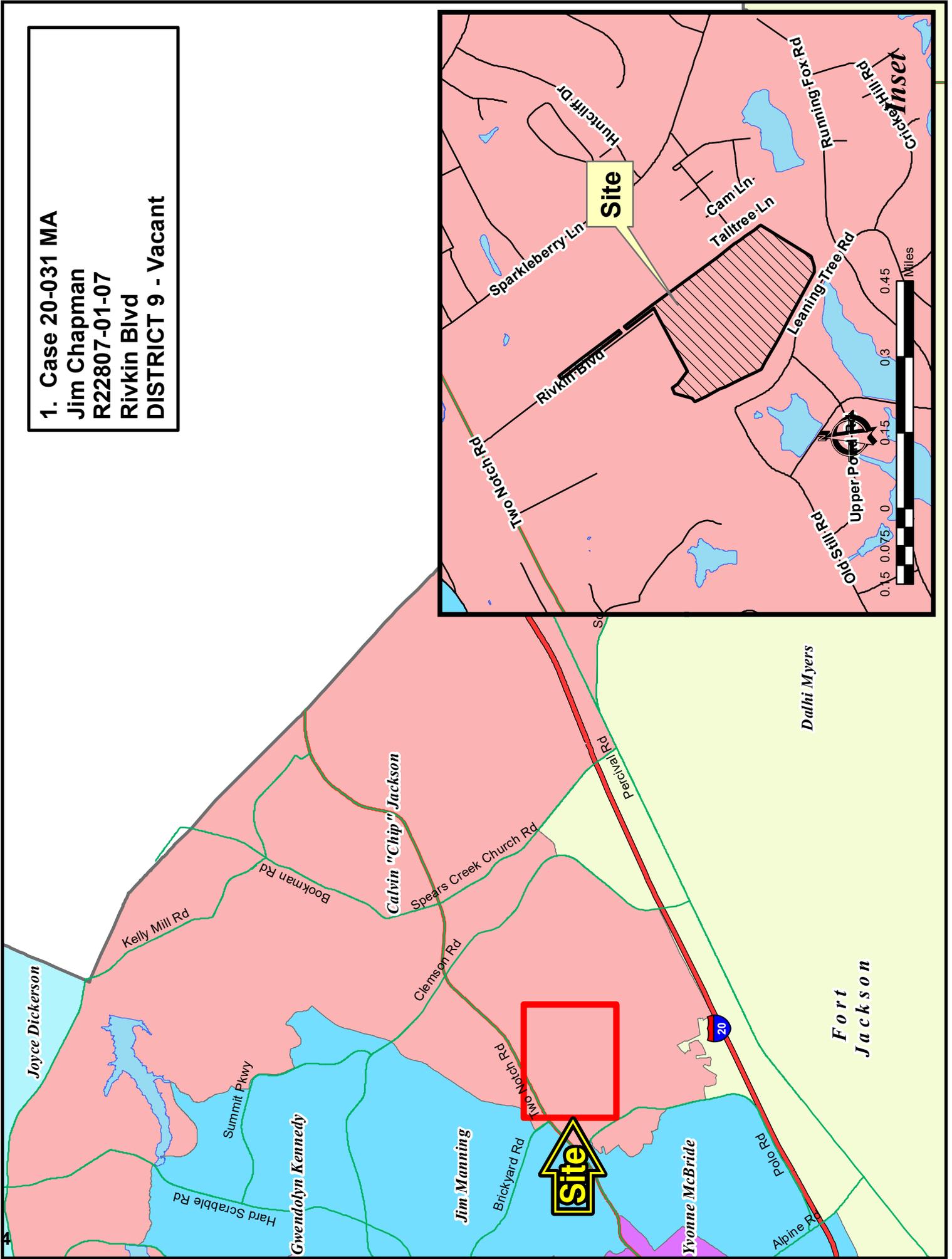
### Conclusion

Staff recommends **Approval** of this map amendment. The 2015 Comprehensive Plan recommends a desired development pattern of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning to RM-MD would allow for a mixture of housing types and densities as prescribed by the Comprehensive Plan.

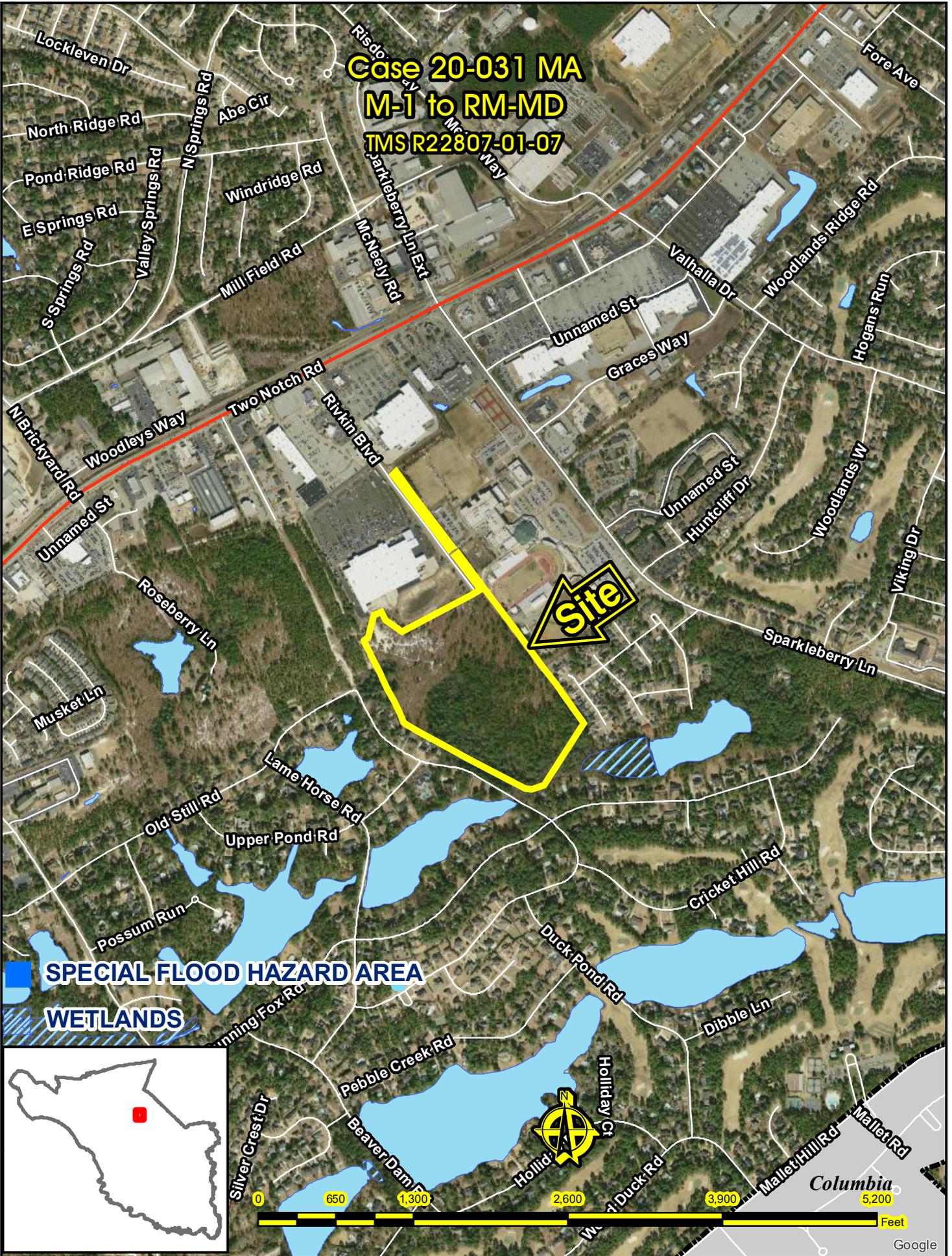
### Planning Commission Action

At their **November 9, 2020** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **20-031 MA**.

1. Case 20-031 MA  
Jim Chapman  
R22807-01-07  
Rivkin Blvd  
DISTRICT 9 - Vacant

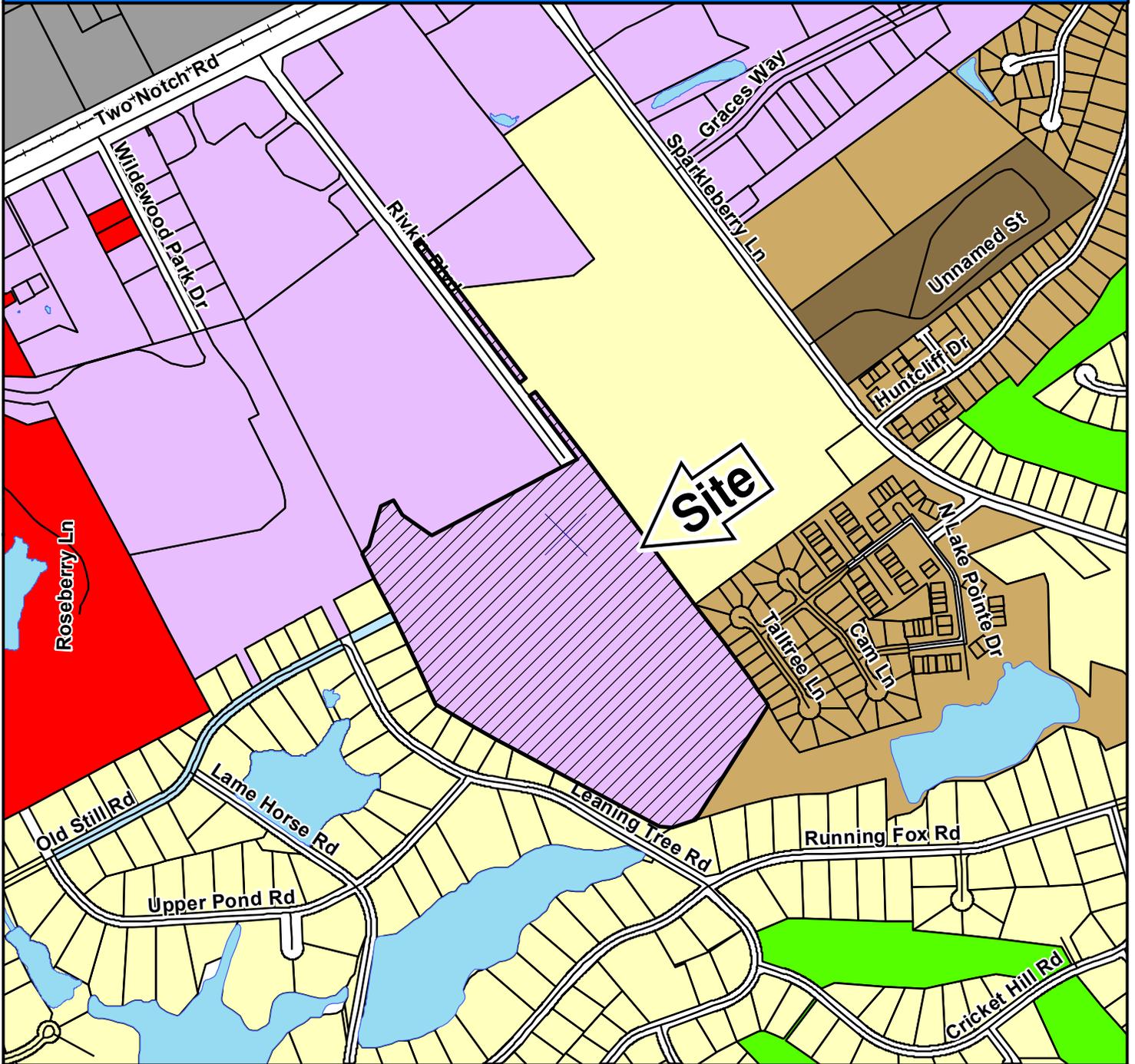


**Case 20-031 MA**  
**M-1 to RM-MD**  
**TMS R22807-01-07**



# Case 20-031 MA

## M-1 to RM-MD



### ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

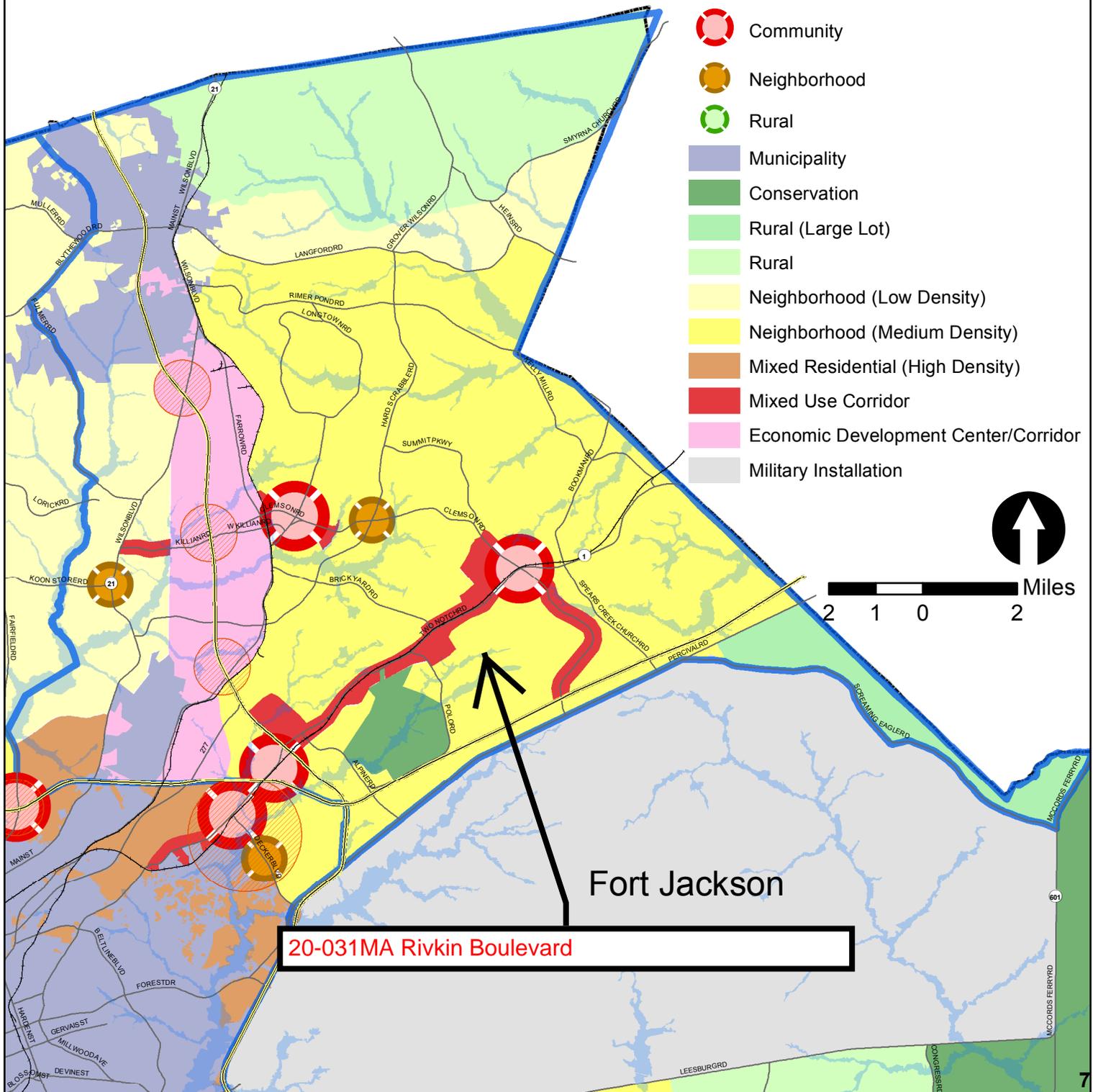


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** November 9, 2020  
**RC PROJECT:** 20-033 MA  
**APPLICANT:** Yani G. Mouratev

**LOCATION:** 115 Tims Road

**TAX MAP NUMBER:** R06600-02-12  
**ACREAGE:** 69.93  
**EXISTING ZONING:** RR  
**PROPOSED ZONING:** HI

**ZPH SIGN POSTING:** February 8, 2020

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Heavy Industrial (HI) District parcels south of the site were rezoned from Rural (RU) District under case number 11-010MA.

**Zoning District Summary**

The HI District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: no maximum density standard.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 0 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RR	Undeveloped
<b><u>South:</u></b>	HI	Undeveloped
<b><u>East:</u></b>	HI	Undeveloped
<b><u>West:</u></b>	HI	Landfill

## Discussion

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

The subject site is a large, relatively undeveloped parcel with a single residence. The site appears to have several utility and/or other easements across the site along with private gravel roads.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Water and sewer service would be provided by well and septic. There is a fire hydrant located on Caughman Road southeast of the subject parcels. The Upper Richland fire station (number 17) is located 1.55 miles northeast of the subject parcel on Campground Road.

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

### **Plans & Policies**

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

### **Land Use and Character**

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

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (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 2019 SCDOT traffic count (Station #251) located northeast of the subject parcel on Monticello Road identifies 3,700 Average Daily Trips (ADTs). Monticello Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) “A”.

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

## Conclusion

Principally, 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) designation, the Plan provides that “industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.” The HI District allows for uses that may produce impacts, such as noise, exhaust, odor, or heavy truck traffic.

However, the request to rezone would be compatible with adjacent land uses and the current development pattern for industrial development and uses in the surrounding area.

For these reasons, staff principally recommends **Disapproval**.

## Planning Commission Action

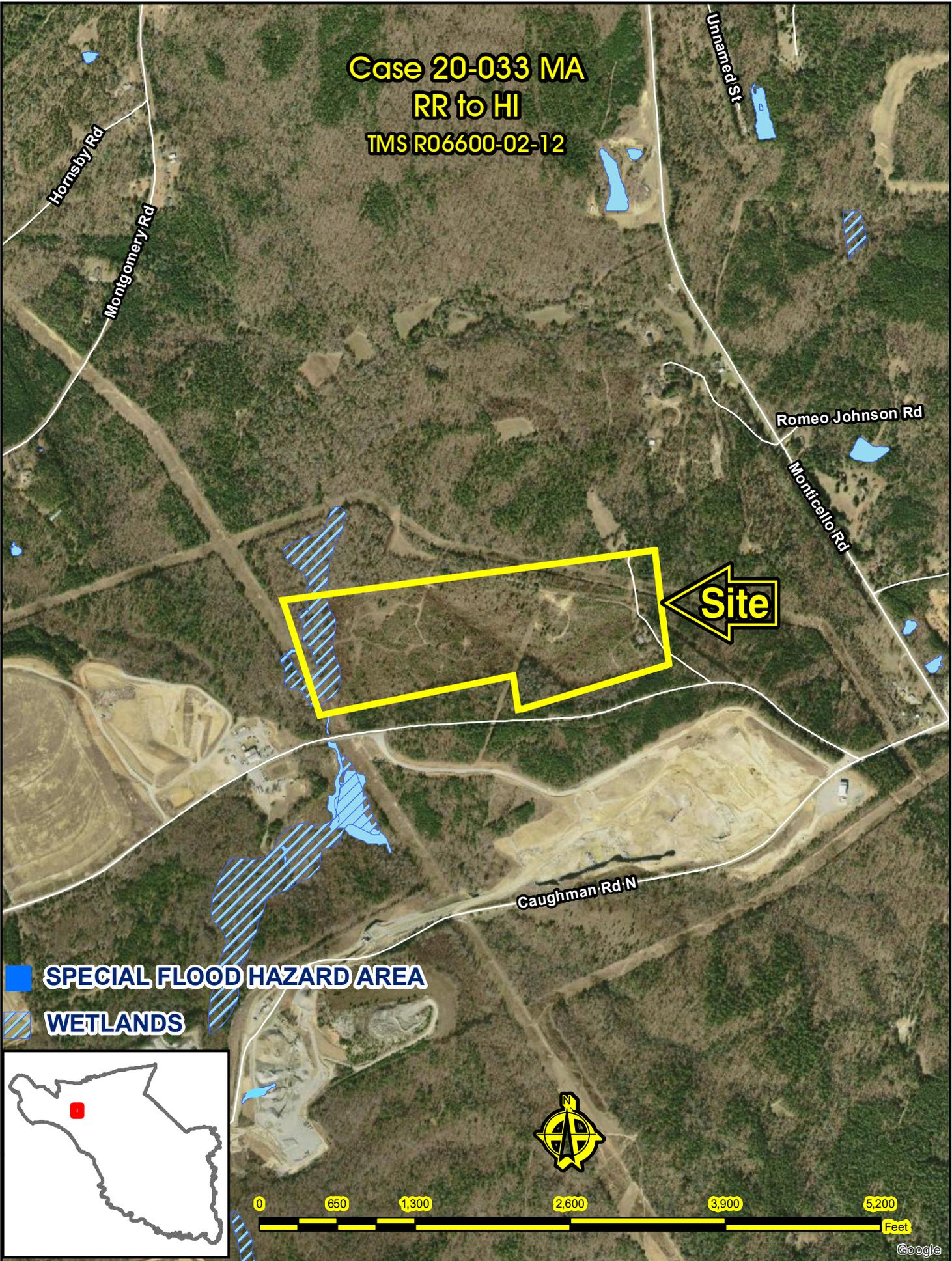
At their **November 9, 2020** meeting, the Richland County Planning Commission **disagreed** with the PDS recommendation for the following reason:

- The rezoning would be compatible with the adjacent land uses and current development pattern.
- The rezoning would be harmonious with the adjacent tracts of land.
- The provision of crushed stone for all the various types of construction projects in a metropolitan area there is a great need and justification for the use.

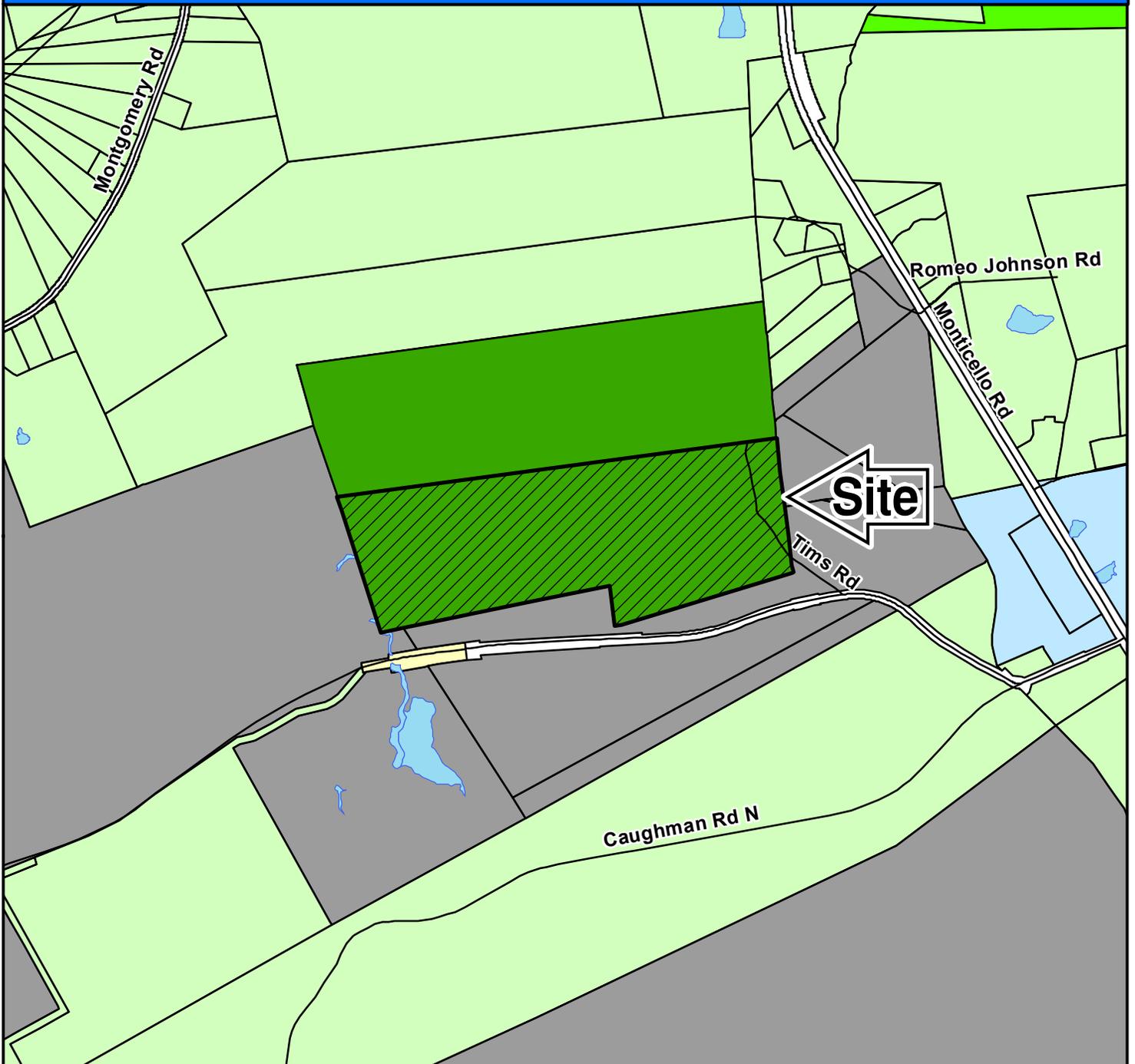
The PC recommends the County Council **approve** the proposed amendment for RC Project # **20-033 MA**.



**Case 20-033 MA  
RR to HI  
TMS R06600-02-12**



# Case 20-033 MA RR to HI



## ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



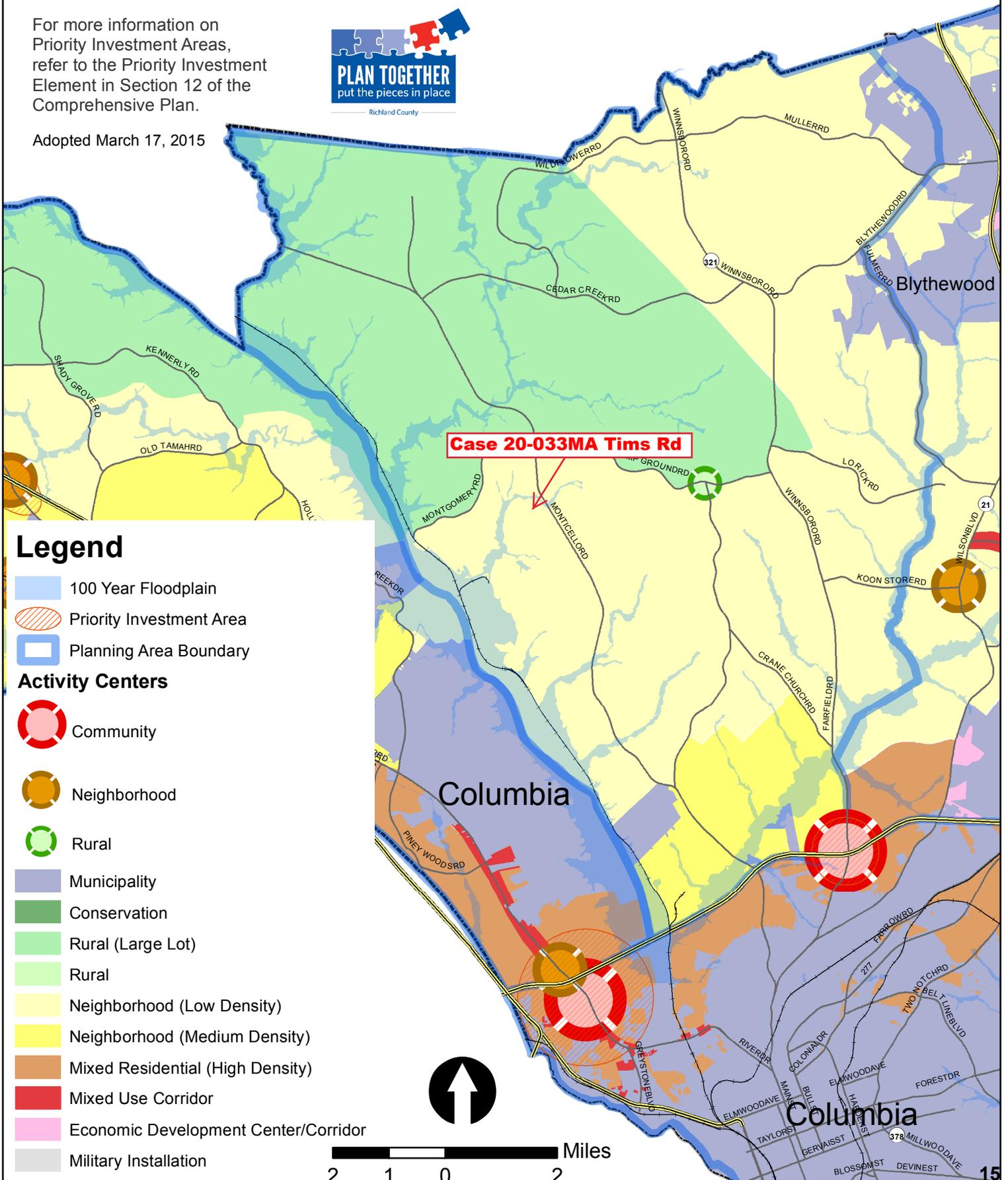
# NORTH CENTRAL PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



### Legend

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

### Activity Centers

- Community
- Neighborhood
- Rural

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2020  
**RC PROJECT:** 20-039 MA  
**APPLICANT:** Will Unthank

**LOCATION:** 9366 and 9370 Two Notch Road

**TAX MAP NUMBER:** R19908-03-07 & 23  
**ACREAGE:** .86 acres  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 8, 2020

**Staff Recommendation**

Approval

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 4.**

- 4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Neighborhood Commercial (NC).

**Zoning History for the General Area**

The General Commercial (GC) parcels west of the subject sites on Two Notch Road were rezoned under case number 92-054MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 13 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC / RS-LD	Office / Residential Subdivision (Spring Valley)
<b><u>South:</u></b>	ROW / RU	Railroad ROW / Undeveloped
<b><u>East:</u></b>	NC	Car and light truck wash
<b><u>West:</u></b>	NC	Dentist

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

The subject request is comprised of two developed parcels. The existing structure was previously a financial institution (Synovus Bank). The sites have frontage along Two Notch Road, with access via a shared drive. Two Notch Road is a five lane undivided principal arterial without sidewalks. The immediate area consists of a variety of commercial uses. North of the site is an office and residential subdivision. East and west of the site are additional commercial uses. South of the site is a railroad ROW and undeveloped property.

**Public Services**

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 0.36 miles southwest of the subject site. Windsor Elementary School is located approximately 0.6 miles south of the subject site on Dunbarton Drive. The subject site is currently served by the City of Columbia for water and East Richland County Public Service District for sewer.

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-Use Corridor***.

**Land Use and Design**

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

### **Desired Development Pattern**

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #115) located east of the subject parcel on Two Notch Road identifies 38,300 ADTs Average Daily Trips (ADT). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. This portion of Two Notch Road is currently operating at Level of Service (LOS) "D".

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 Two Notch Road through the SCDOT or the County Penny Sales Tax program.

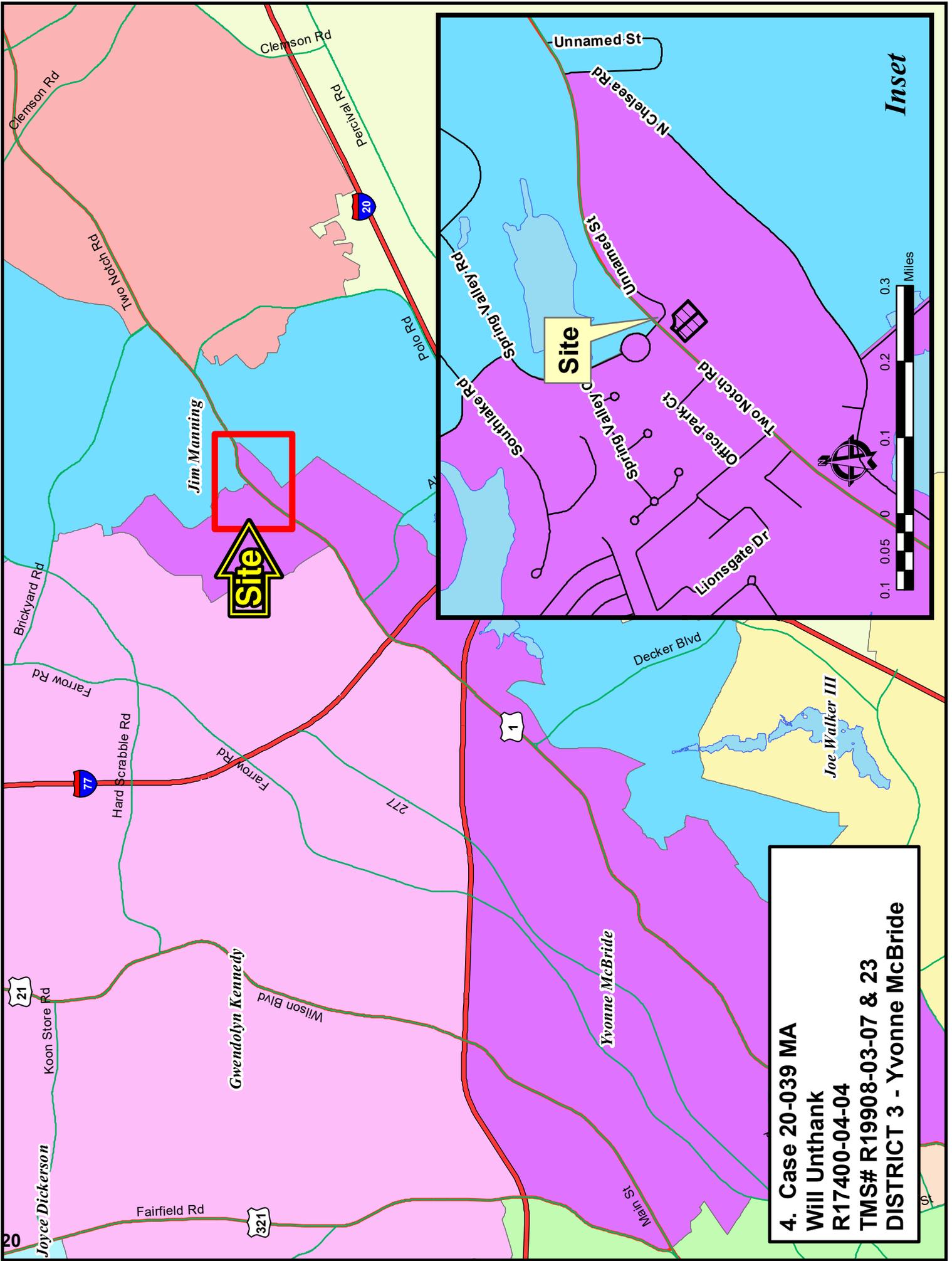
### **Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan.

The Mixed-Use Corridor future land use designation recommends "a mix of suburban scale retail, commercial, office, high-density residential, an institutional land uses." The GC district would allow for a variety of uses as recommended by the Plan.

### **Planning Commission Action**

At their **December 7, 2020** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-039 MA**.



**4. Case 20-039 MA**  
**Will Unthank**  
**R17400-04-04**  
**TMS# R19908-03-07 & 23**  
**DISTRICT 3 - Yvonne McBride**

**Case 20-039 MA**  
**NC to GC**  
**TMS R19908-03-07 & 23**

*Kershaw County*

Southlake Rd

Norfolk Rd

Spring Valley Ct

Unnamed St

Office Park Rd

Office Park Ct

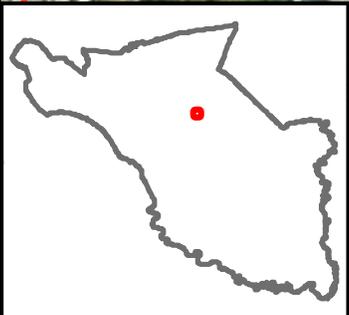
Two Notch Rd

N Chelsea Rd

**SPECIAL FLOOD HAZARD AREA**

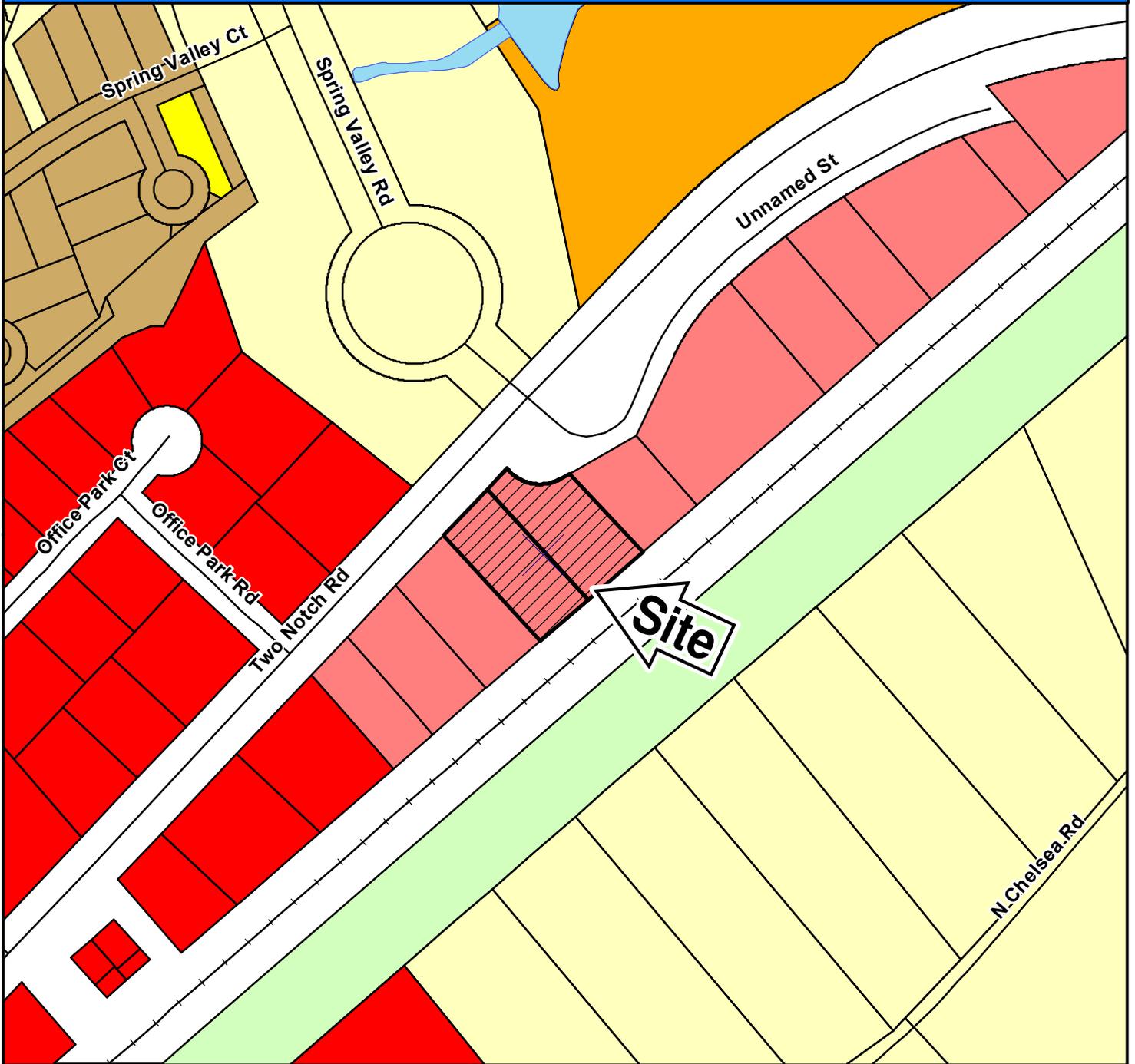
**WETLANDS**

**Site**



Google

# Case 20-039 MA NC to GC



## ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS	 Subject Property
CC-2	C-3	RS-LD	RM-MD	GC	HI		
CC-3	RG-2	RS-MD	RM-HD	RC	PDD		
CC-4	RR	RS-HD	OI	M-1	RU		

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

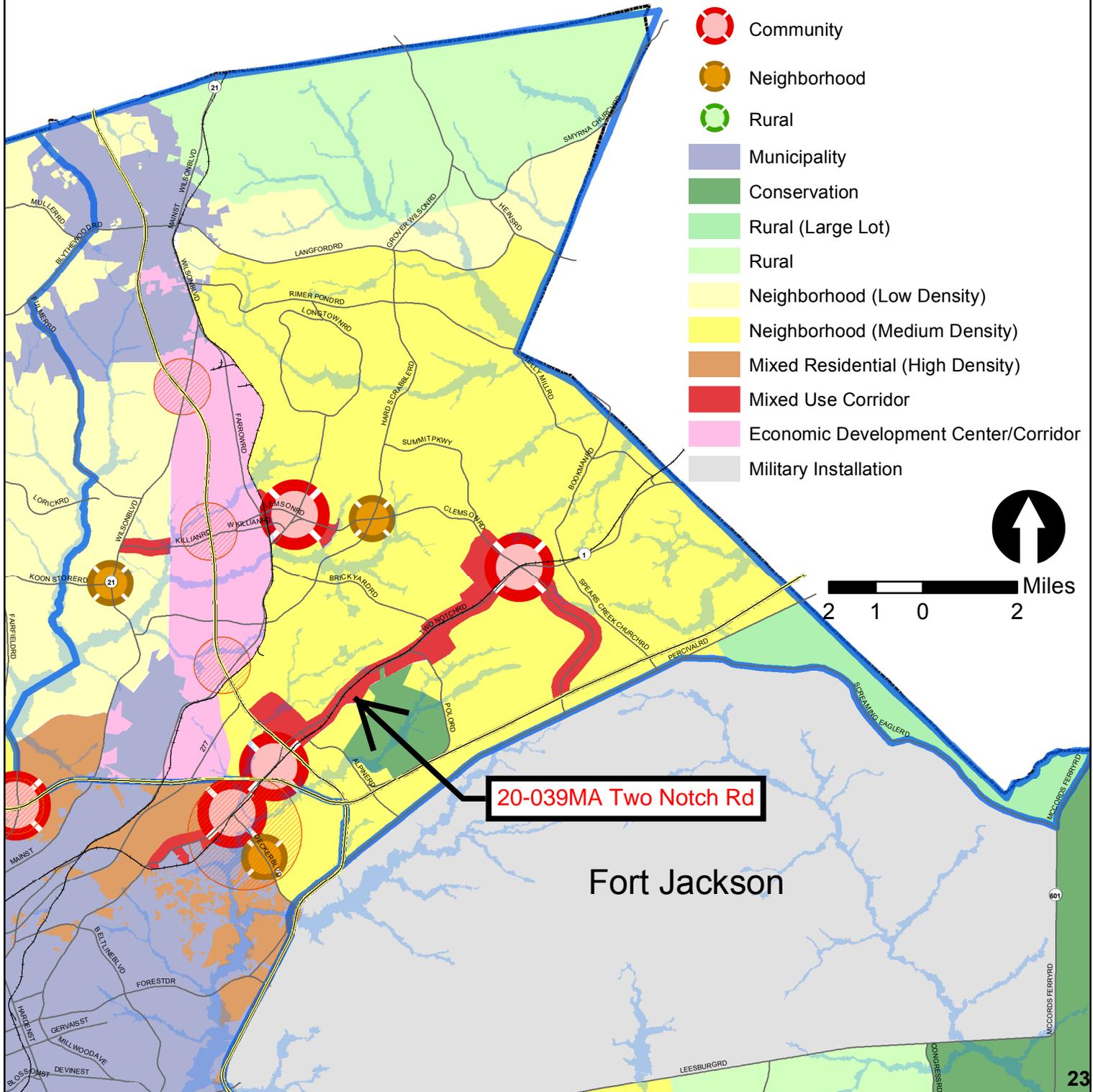


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2020  
**RC PROJECT:** 20-040 MA  
**APPLICANT:** Kevin Steelman  
**LOCATION:** Rimer Pond Road

**TAX MAP NUMBER:** R17800-04-70  
**ACREAGE:** 15.14 acre  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**ZPH SIGN POSTING:** February 8, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Planned Development District (PDD) parcels northwest subject parcel were approved under Ordinance No. 061-06HR (case number 06-012MA).

**Zoning District Summary**

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

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

Based upon a gross density calculation, the allowable number of lots for this site is approximately: 55.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD / RU	Blythewood Farms Subdivision / Residence
<b><u>South:</u></b>	RU	Residences
<b><u>East:</u></b>	RS-E	Residential Subdivision (Coopers Pond)
<b><u>West:</u></b>	PDD / RU	Blythewood Farms Subdivision / Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along Rimer Pond Road. The site has a residential structure with an accessory structure. The site is primarily wooded. Rimer Pond Road is a two lane major collector without sidewalks. The surrounding and immediate area is primarily characterized by residential uses. North of the site is zoned PDD and RU. East of the site is a residential subdivision zoned RS-E. West of the site is zoned PDD and RU. South of the site are residentially developed parcels zoned RU.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.24 miles northwest of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area and located in Palmetto Utilities sewer service area.

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 Character**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2019 SCDOT traffic count Station #705 located east of the subject site on Rimer Pond Road identifies 6,100 Average Daily Trips (ADTs). Rimer Pond Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Rimer Pond Road is currently operating at Level of Service (LOS) "B"

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 Rimer Pond Road through the County Penny Sales Tax program or through SCDOT.

## Conclusion

Staff recommends **Approval** of this map amendment. The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan for the Neighborhood (Medium-Density) designation and those of the surrounding area.

## Planning Commission Action

At their **December 7, 2020** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-040 MA**.

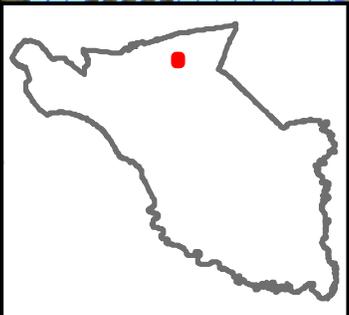


**Case 20-040 MA  
RU to RS-LD  
TMS R17800-04-70**

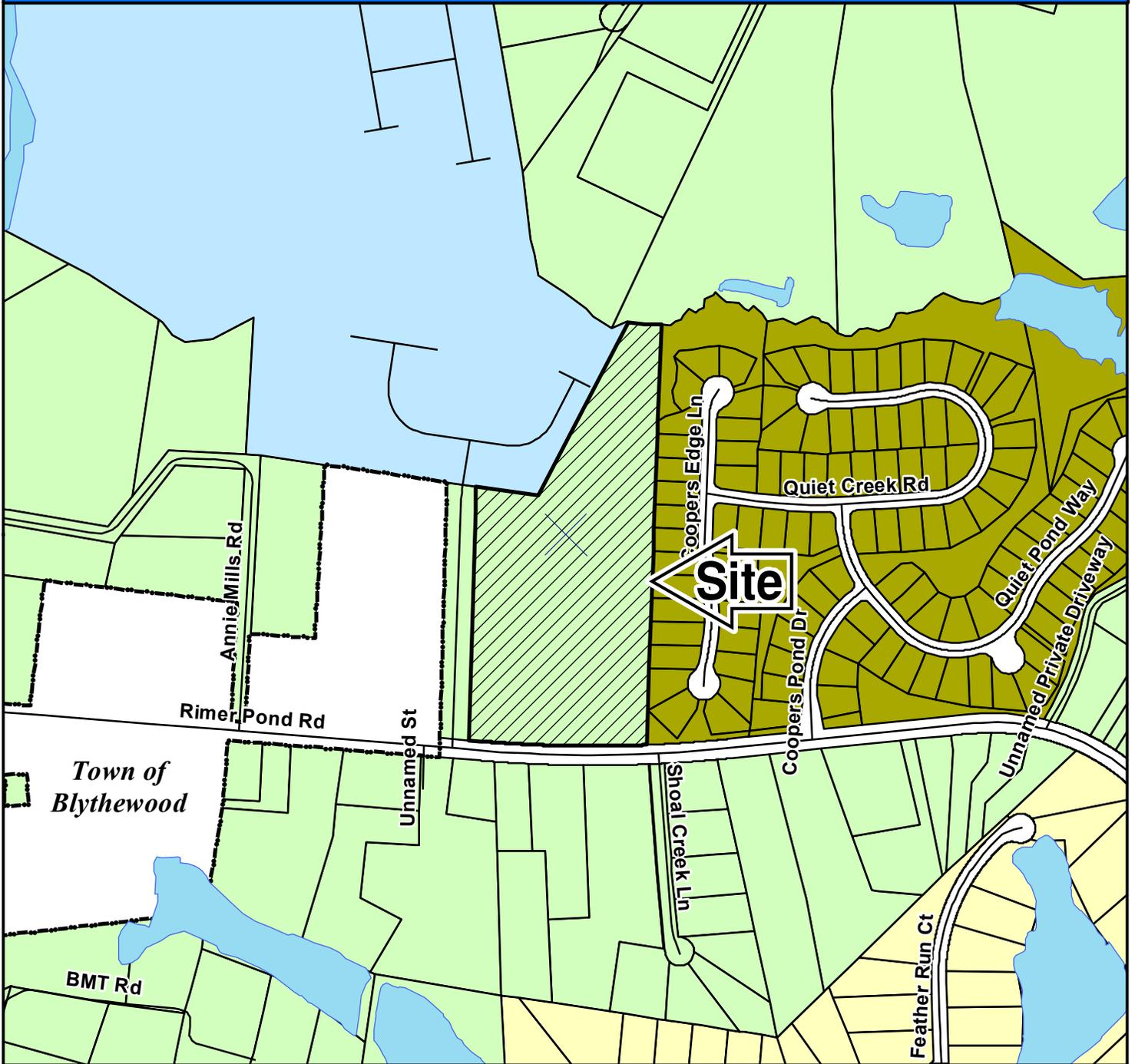
**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 20-040 MA RU to RS-LD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 Subject Property	 N
	CC-2		C-3		RS-LD		RM-MD		GC		HI				
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD				
	CC-4		RR		RS-HD		OI		M-1		RU				

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

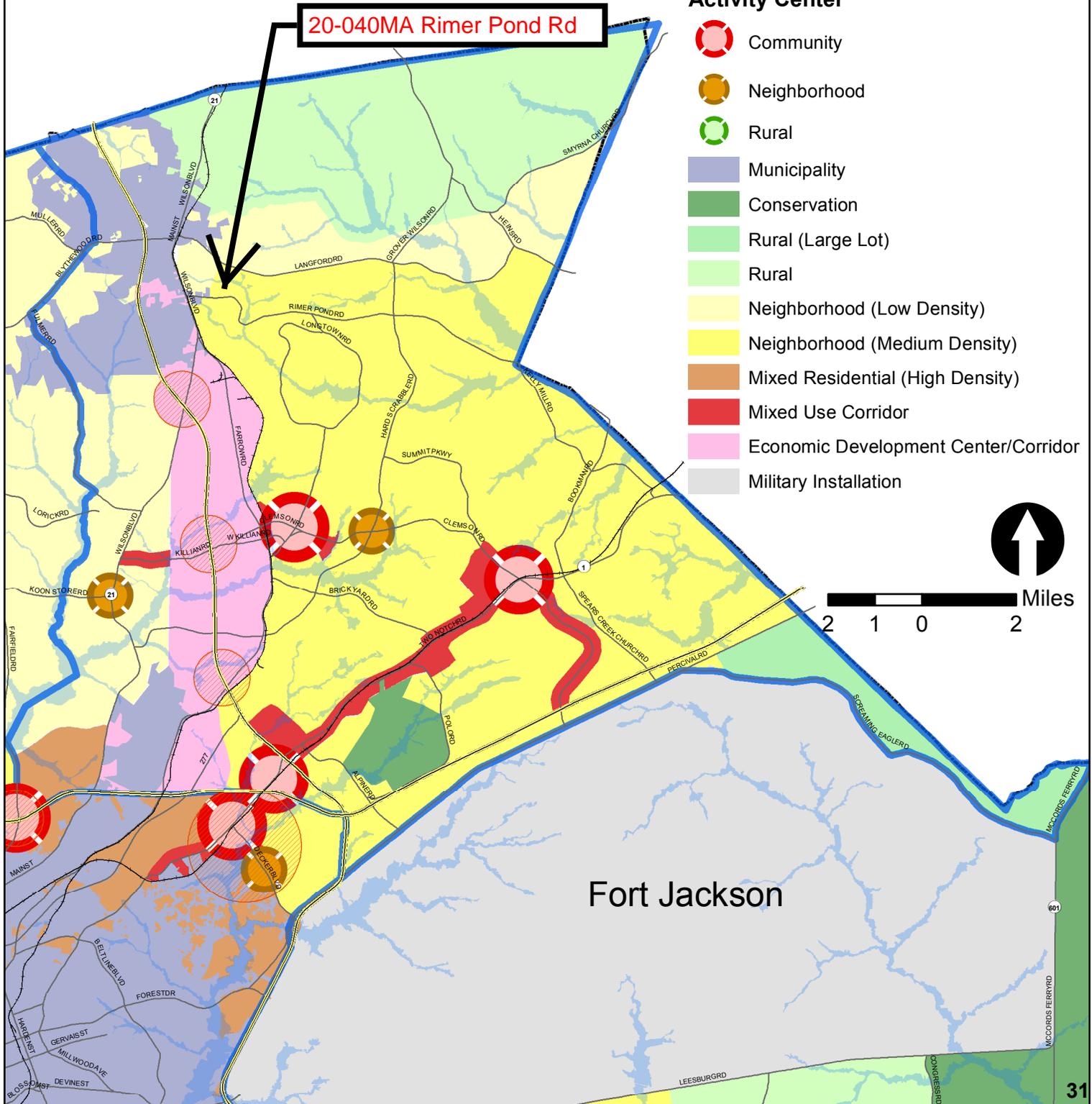


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 20-041 MA  
**APPLICANT:** Hossein Alizadeh

**LOCATION:** 4501 Sheraton Road

**TAX MAP NUMBER:** R13416-02-01  
**ACREAGE:** .37 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** February 8, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Neighborhood Commercial District (NC) parcel west of the subject site was approved under Ordinance No. 080-06HR (case number 06-03MA).

**Zoning District Summary**

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	NC	Vacant Commercial Structure
<u>South:</u>	RS-HD	Residential
<u>East:</u>	RS-HD	Residential (Eastway Park Subdivision)
<u>West:</u>	NC	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcel contains frontage along Bluff Road, Sheraton Drive and Eastway Drive. There is currently a single family residential structure on the parcel. Bluff Road is a three lane undivided Minor Arterial with sidewalks. The immediate area is primarily characterized by residential uses with some commercial/office uses. West of the subject parcel is an undeveloped NC District parcel. North of the site is a vacant commercial structure. East and south of the subject parcel is a residence.

**Public Services**

The subject parcel is within the boundaries of School District One. Meadow Glenn Elementary School is approximately 2.53 miles north of the subject parcel on Galway Road. Water and sewer service would be provided by the City of Columbia. There are no fire hydrants in the immediate area. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.16 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 ***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 lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

**Traffic Characteristics**

The 2019 SCDOT traffic count (Station #238) located west of the subject parcel on Bluff Road identifies 10,300 Average Daily Trips (ADTs). Bluff Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADTs. Clemson Road is currently operating at Level of Service (LOS) “C”.

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

There are currently no programmed road improvements through SCDOT or Richland County for this section of Bluff Road.

### Conclusion

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

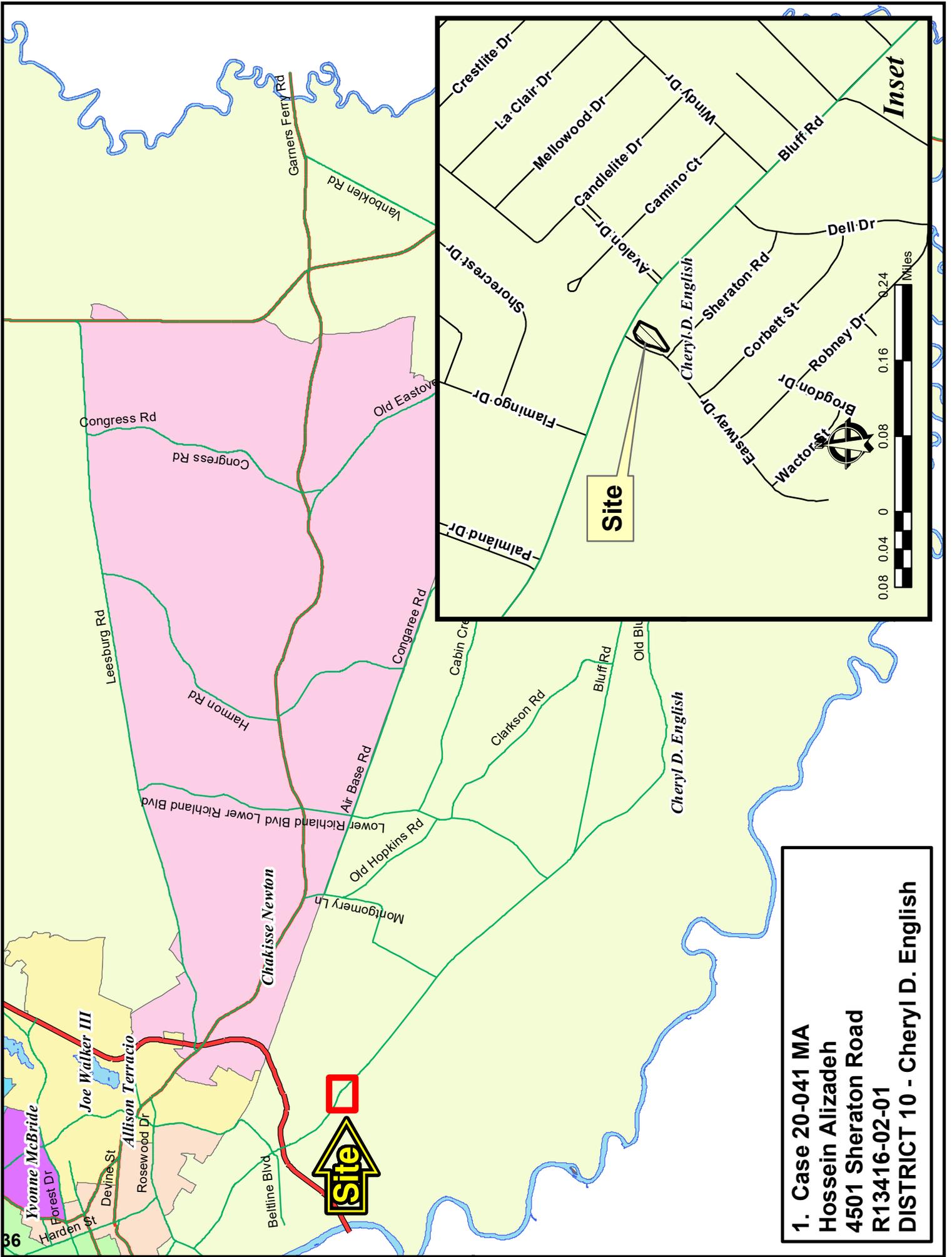
The subject parcel is located within the Conservation future land use designation. Per the Comprehensive Plan, commercial development is discouraged within these areas except for limited low-impact development and uses.

### Planning Commission Action

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **20-041 MA**.

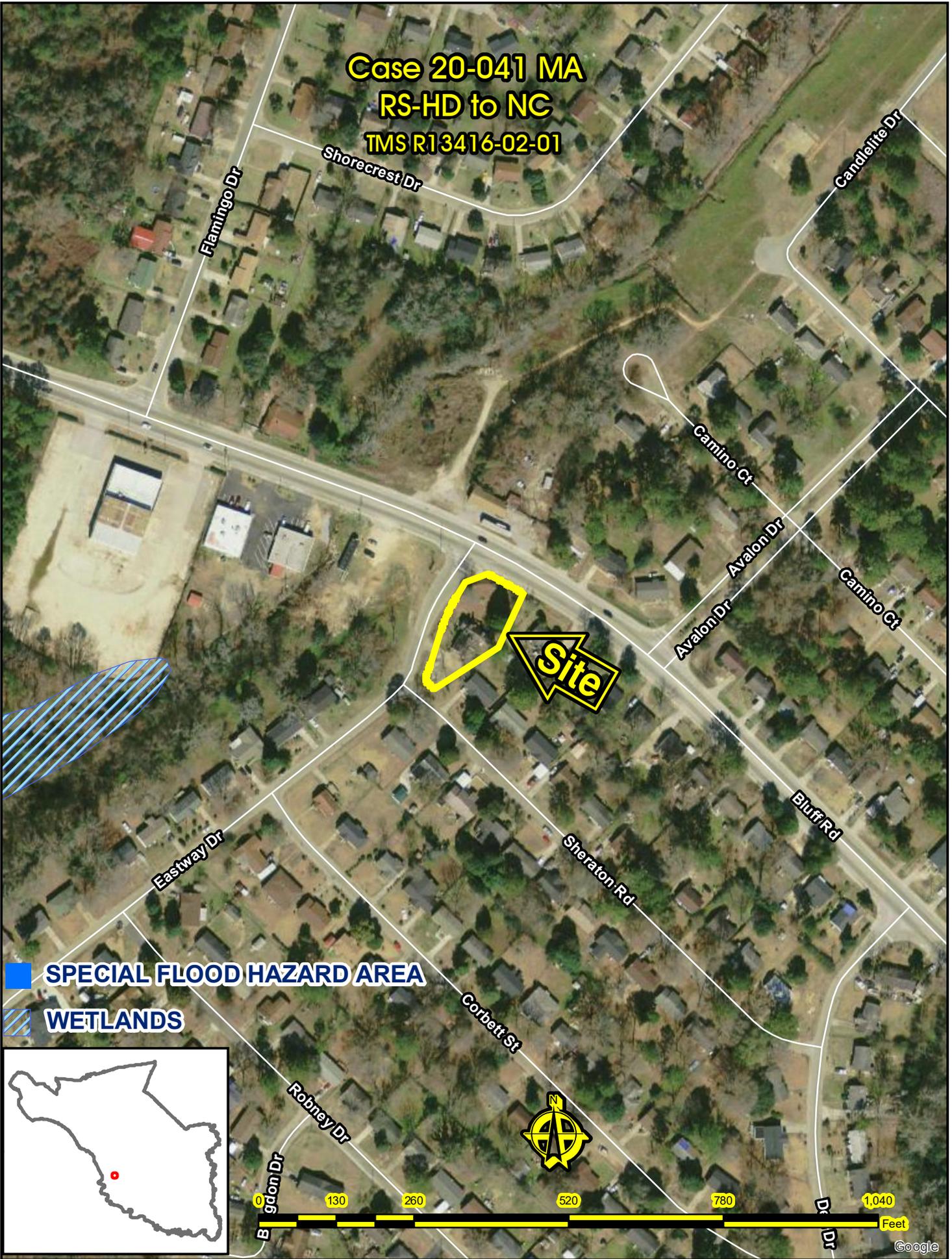
In addition to the recommendations of the PDSD, the Richland County Planning Commission found:

- The subject parcel is located within an established neighborhood.
- There is existing neighborhood commercial in the immediate area to support the proposed use, thus no need to encroach into a residential neighborhood.

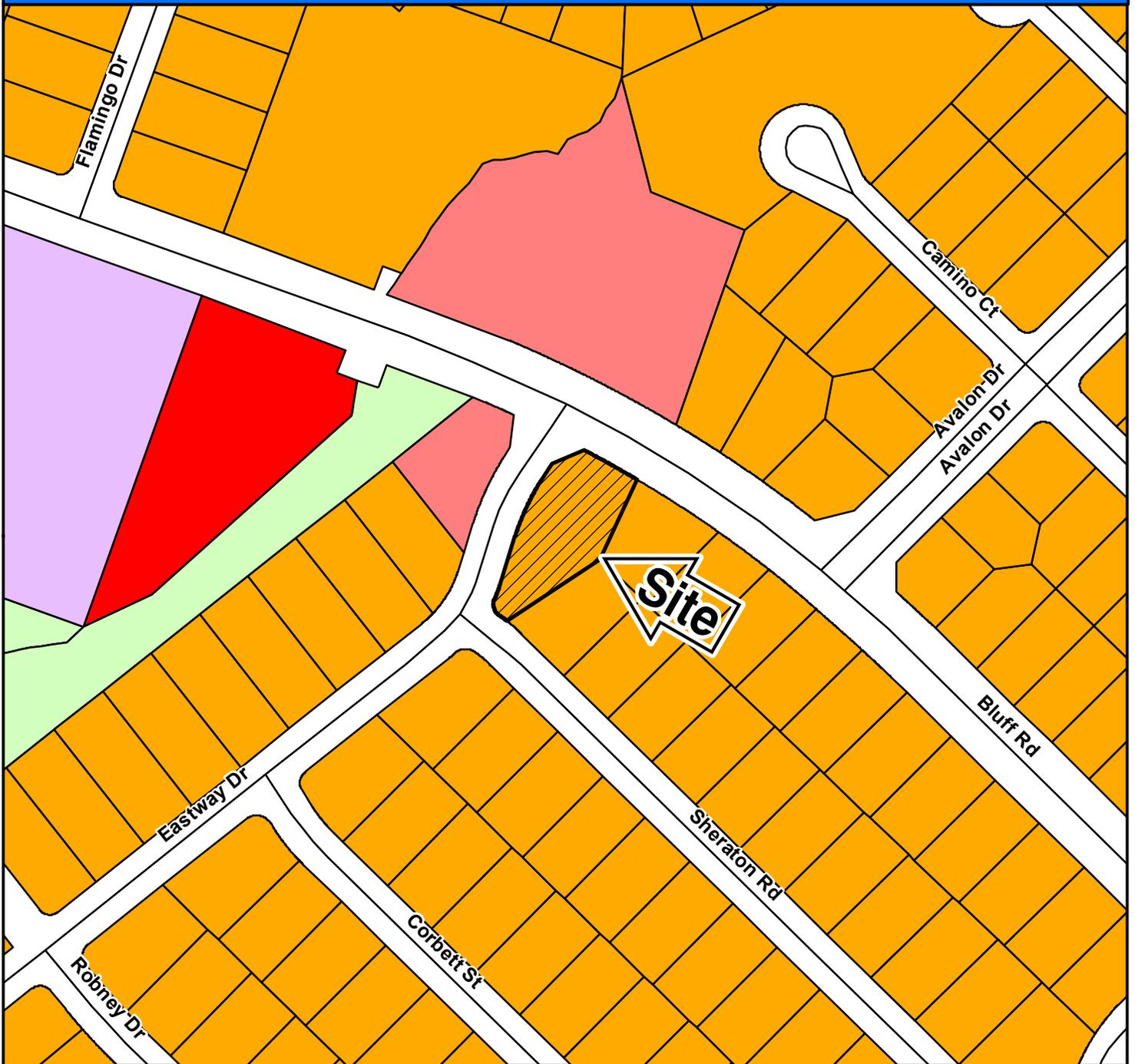


**1. Case 20-041 MA**  
**Hossein Alizadeh**  
**4501 Sheraton Road**  
**R13416-02-01**  
**DISTRICT 10 - Cheryll D. English**

**Case 20-041 MA  
RS-HD to NC  
TMS R13416-02-01**



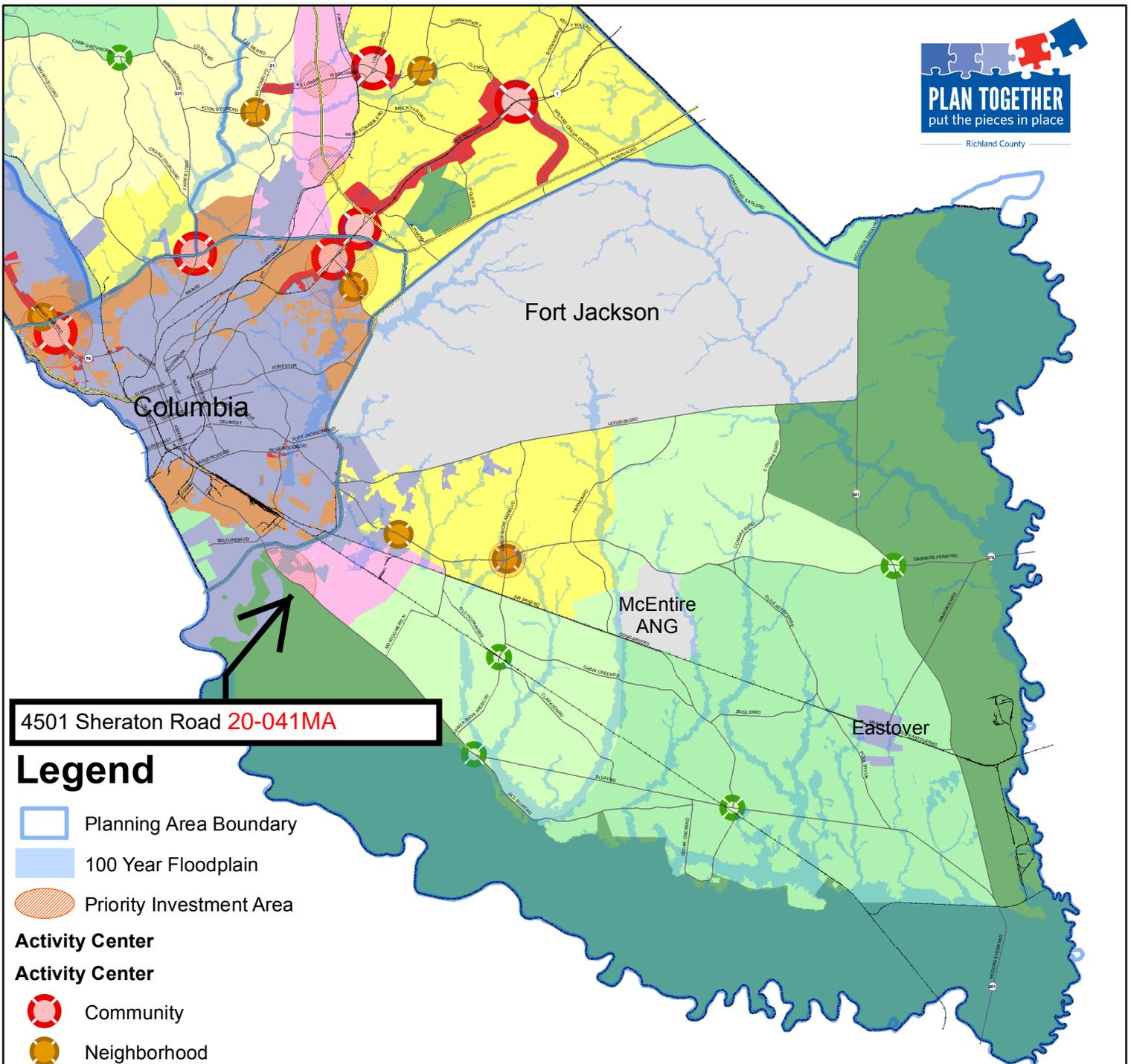
# Case 20-041 MA RS-HD to NC



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





4501 Sheraton Road 20-041MA

### Legend

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

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles  
4 2 0 4 39





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 20-042MA  
**APPLICANT:** Gita Teppara

**LOCATION:** Sloan Road and Dorichlee Lane

**TAX MAP NUMBER:** R20101-05-01  
**ACREAGE:** 6.2 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** RM-MD

**ZPH SIGN POSTING:** February 8, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-Family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

**Zoning History for the General Area**

The parcel southeast of the site was rezoned from Residential Single-Family Medium Density (RS-2) District to Planned Development (PDD) District under case number 91-004 MA and 96-053 MA.

**Zoning District Summary**

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

Minimum lot area: no minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 49 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RS-LD	Undeveloped/Residence
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD/RS-MD	Residence/Residence
<u>West:</u>	RS-MD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel is currently undeveloped with significant tree coverage. The parcel has frontage along Sloan Road, a two-lane undivided major collector without sidewalks or streetlights and Dorichlee Lane. The area is characterized by undeveloped property and residential uses. East and north of the site are residences. West and south of the site is undeveloped.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Killian Elementary School is located about 1.33 miles north of the site on Killian Rd. Water service would be through the City of Columbia and sewer would be through the East Richland Public Sewer Service or City of Columbia. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.44 miles northwest of the site. A fire hydrant is located adjacent to the site.

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2019 SCDOT traffic count (Station #707) located south of the subject parcel on Sloan Road identifies 6,100 Average Daily Trips (ADTs). Sloan Road is classified as a two-lane undivided

major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. Sloan Road is currently operating at Level of Service (LOS) "B".

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

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

### **Conclusion**

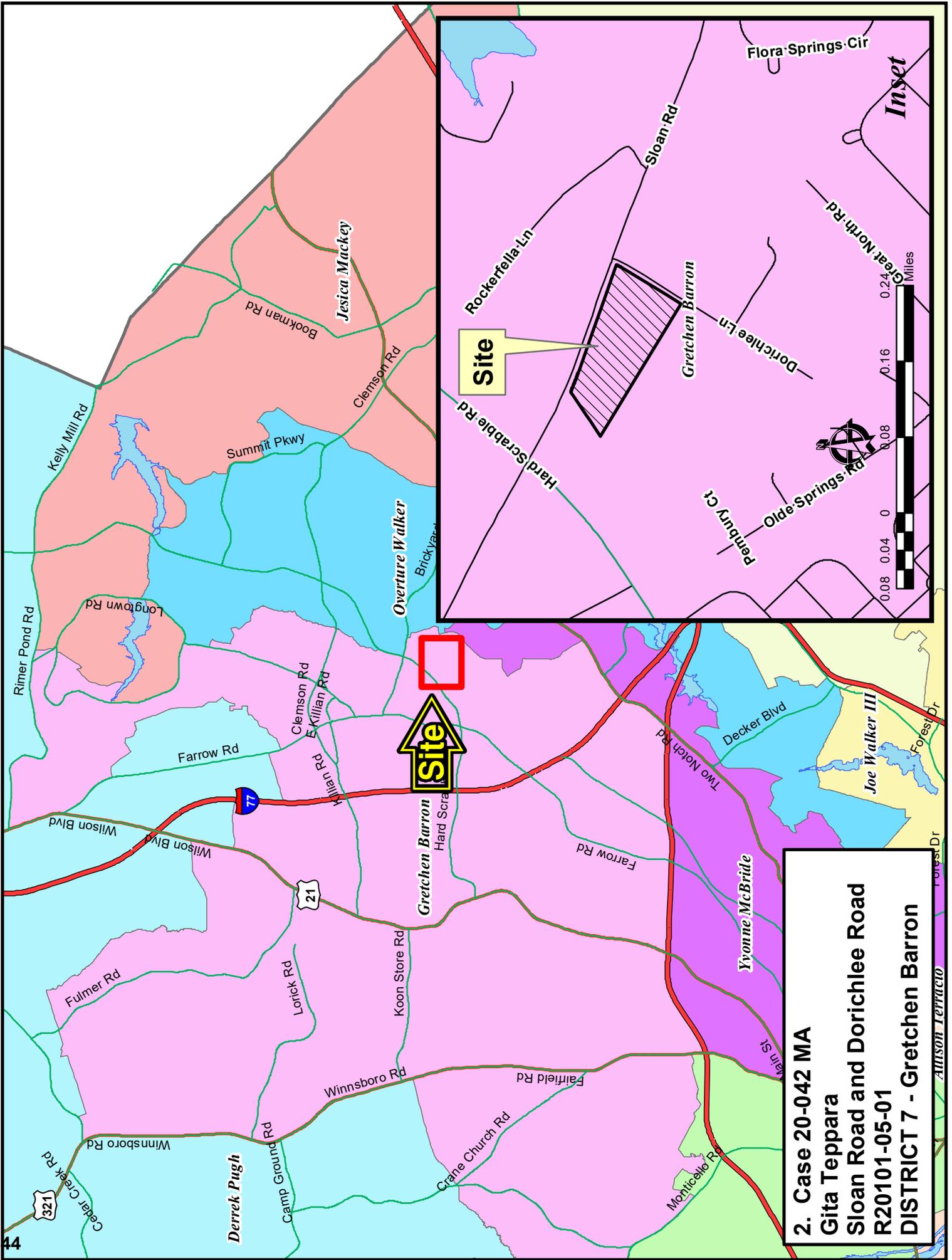
Staff recommends **Approval** of this map amendment. The 2015 Comprehensive Plan recommends a desired development pattern of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods." The proposed rezoning to RM-MD would allow for a mixture of housing types and densities as prescribed by the Comprehensive Plan.

### **Planning Commission Action**

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-042 MA**.

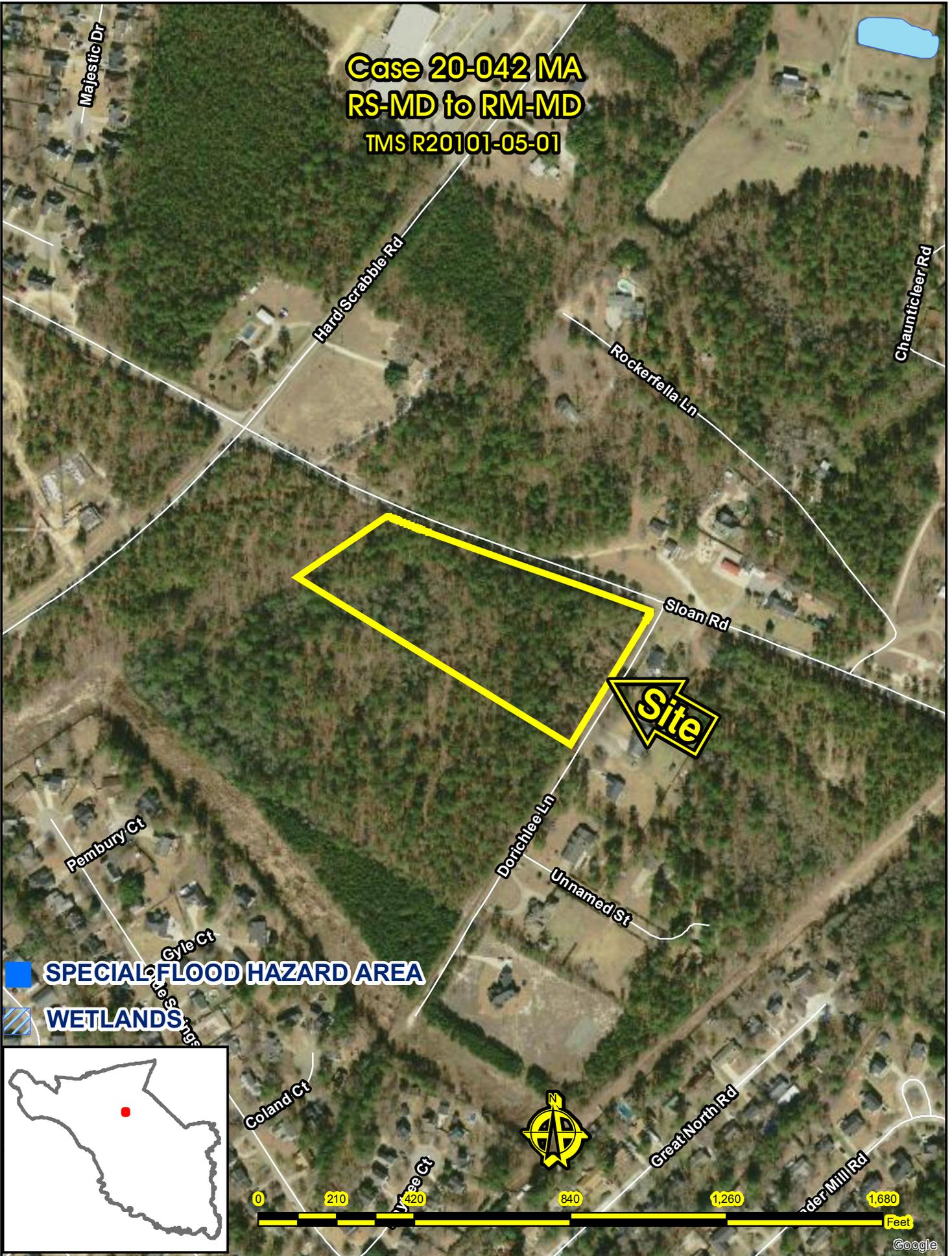
In addition to the recommendations of the PDSD, the Richland County Planning Commission found:

- This is one of the areas of the County that the Comprehensive Plan speaks of having a mixture of residential uses.
- It is appropriate in a suburban area that is growing to have a variety of housing types and densities.

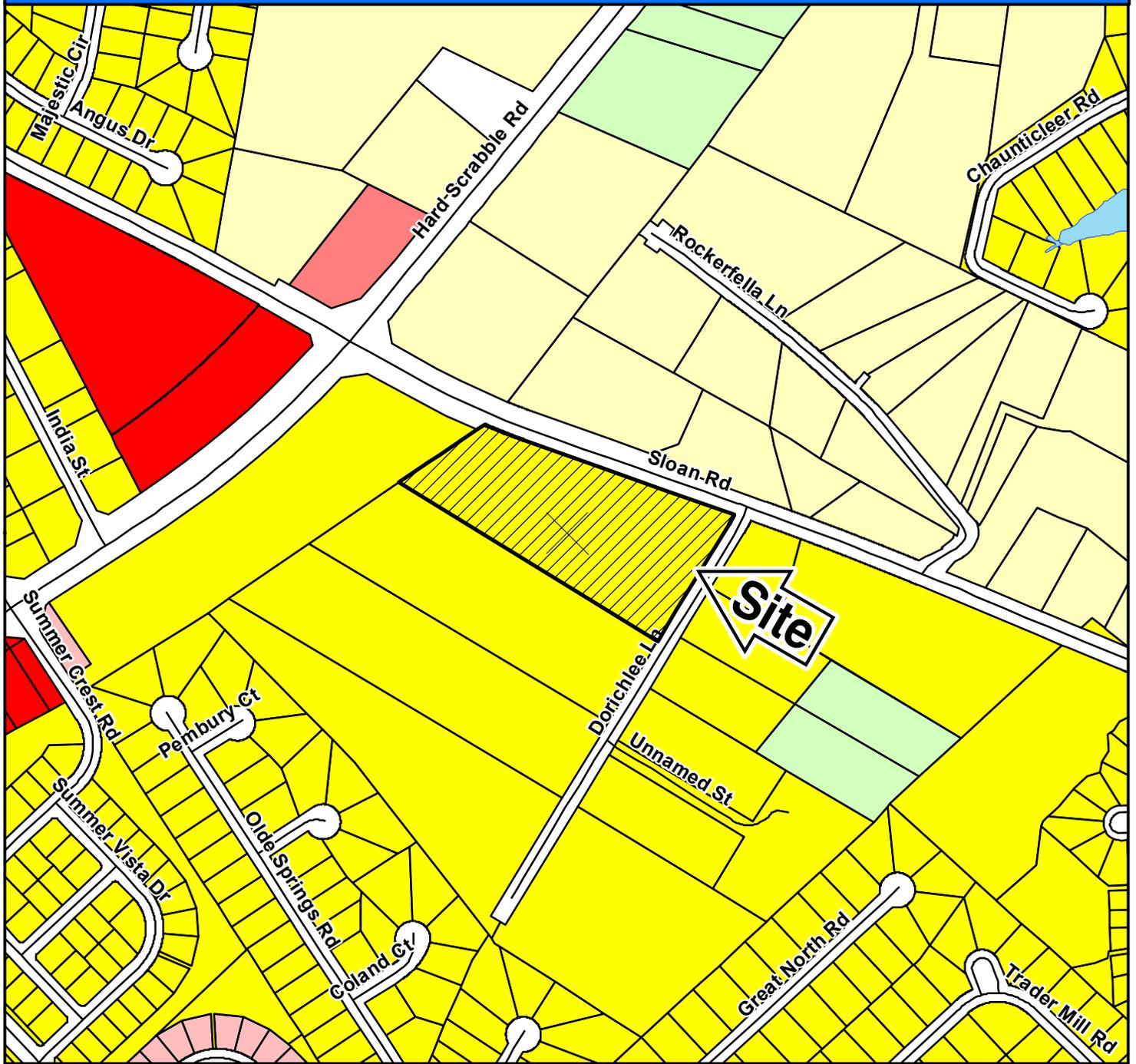


**2. Case 20-042 MA**  
**Gita Teppara**  
**Sloan Road and Dorichlee Road**  
**R20101-05-01**  
**DISTRICT 7 - Gretchen Barron**

**Case 20-042 MA  
RS-MD to RM-MD  
TMS R20101-05-01**



# Case 20-042 MA RS-MD to RM-MD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property	N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD		
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU		
	CC-4		RR		RS-HD		OI		M-1		RU				

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

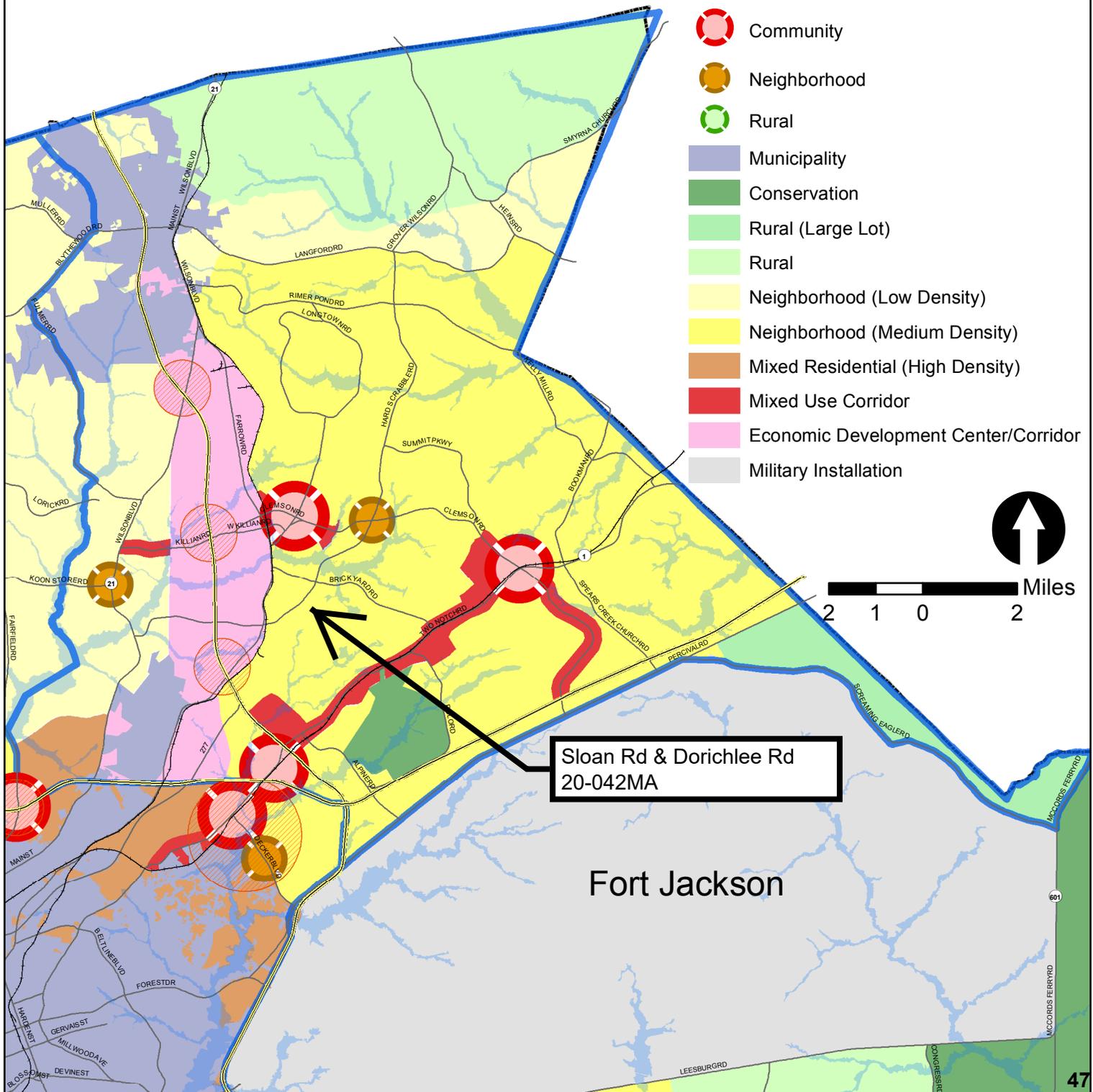


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 20-043MA  
**APPLICANT:** Jeff Baker

**LOCATION:** 1630 and 1636 Leesburg Road

**TAX MAP NUMBER:** R19203-11-05 & 06  
**ACREAGE:** .8 acres  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 8, 2021

#### Staff Recommendation

Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Neighborhood Commercial District (C-2). With the adoption of the 2005 Land Development Code the C-2 District was designated Neighborhood Commercial District (NC).

##### Zoning History for the General Area

A Residential Single-family Low Density District (RS-LD) parcel North of the site was part of a rezoning request from RS-LD District (RS-LD) to Neighborhood Commercial District (NC) under case number 16-038MA.

The General Commercial District (GC) parcel east of the site was part of a rezoning request from Neighborhood Commercial District (NC) to General Commercial District (GC) under case number 17-044MA.

##### Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 12 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Gas Station
<b><u>South:</u></b>	RS-MD	Residence
<b><u>East:</u></b>	GC	Gas Station
<b><u>West:</u></b>	NC	Place of Worship

<b>Discussion</b>
-------------------

***Parcel/Area Characteristics***

The subject properties have road frontage along Hilo Street and Leesburg Road. Hilo Street is classified as a two lane undivided local road without sidewalks or street lights. The parcel contains a multi-family residential structure. The immediate area is primarily characterized by residential uses south of Leesburg Road and commercial uses/zoning districts along Leesburg Road. North and east of the site is a convenience store with pumps zoned GC. West of the site is a place of worship.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. The Annie Burnside Elementary School is located .6 miles southwest of the subject parcel on Patterson. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site at the intersection of Hilo Street and Leesburg Road. The Atlas Road fire station (station number 8) is located on Atlas Road, approximately 1.32 miles southwest 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 2019 SCDOT traffic count (Station #255) located west of the subject parcel on Leesburg Road identifies 25,900 Average Daily Trips (ADTs). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

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 planned improvements for a section of Leesburg Road east of the subject parcels through both SCDOT (road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements). The proposed widening of Leesburg Road will widen a 3.75 mile section from Fairmont Road to Lower Richland Boulevard. This will increase the current two lanes to five lanes.

### **Conclusion**

The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, non-residential development should consist of neighborhood commercial scale development designed in a traditional neighborhood format.

The request is consistent with the character of the existing commercial development pattern and zoning districts along Leesburg Road. For these reasons, staff recommends **Approval** of this map amendment.

### **Planning Commission Action**

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-043 MA**.

In addition to the recommendations of the PDSO, the Richland County Planning Commission found:

- The rezoning request would promote the redevelopment of the two tracts of land and benefit the area as a whole.



Columbia

Case 20-043 MA  
NC to GC  
TMSR19203-11-05 & 06

Columbia

Joher Rd

Columbia

Alma Rd

Walborn Rd

Fairmont Rd

Leesburg Rd



Hilo St

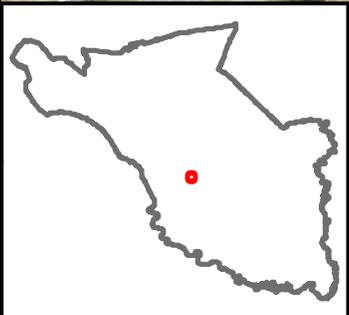
Tama Rd

Patricia Dr

Tama Rd

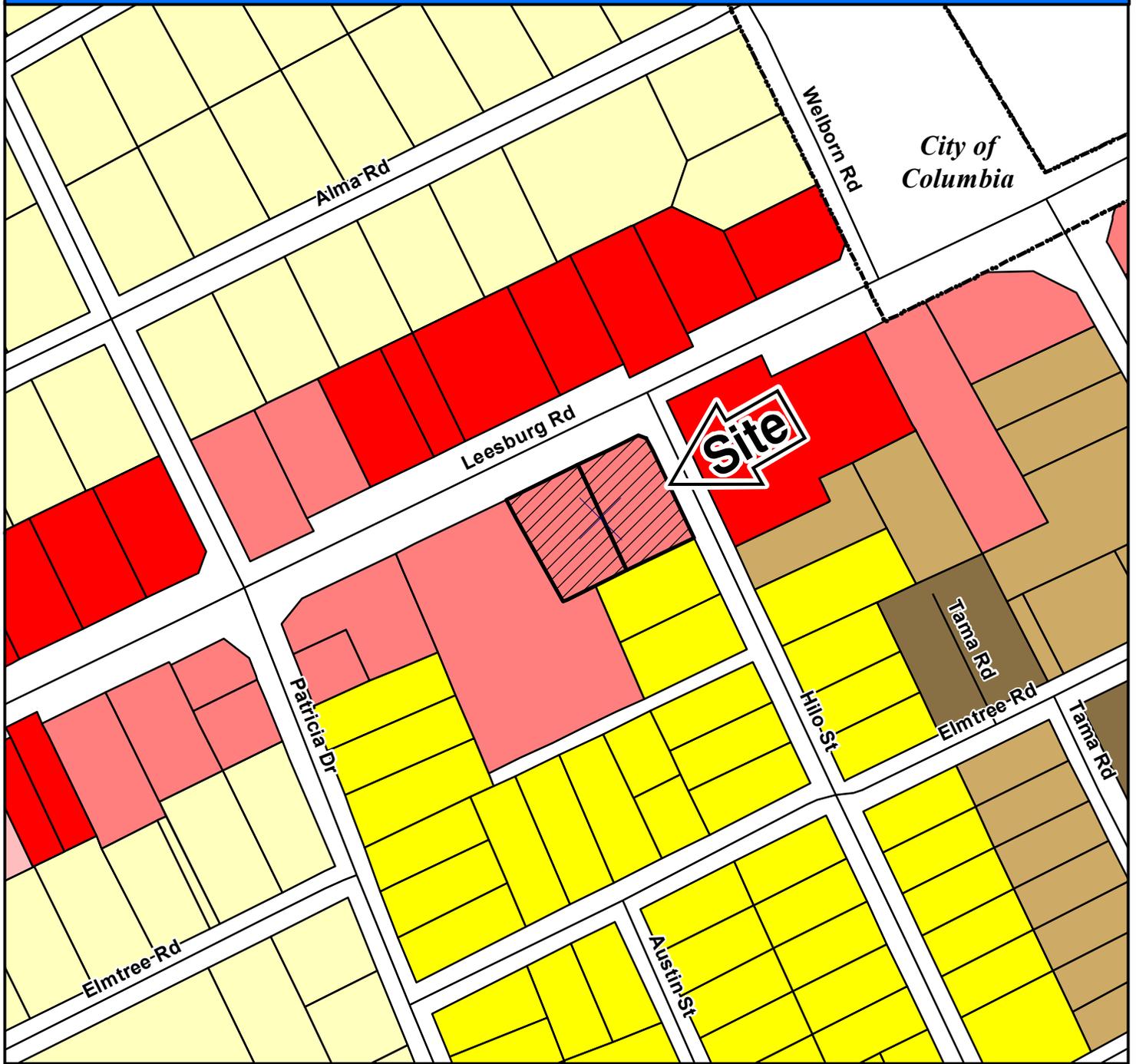
 SPECIAL FLOOD HAZARD AREA

 WETLANDS



Google

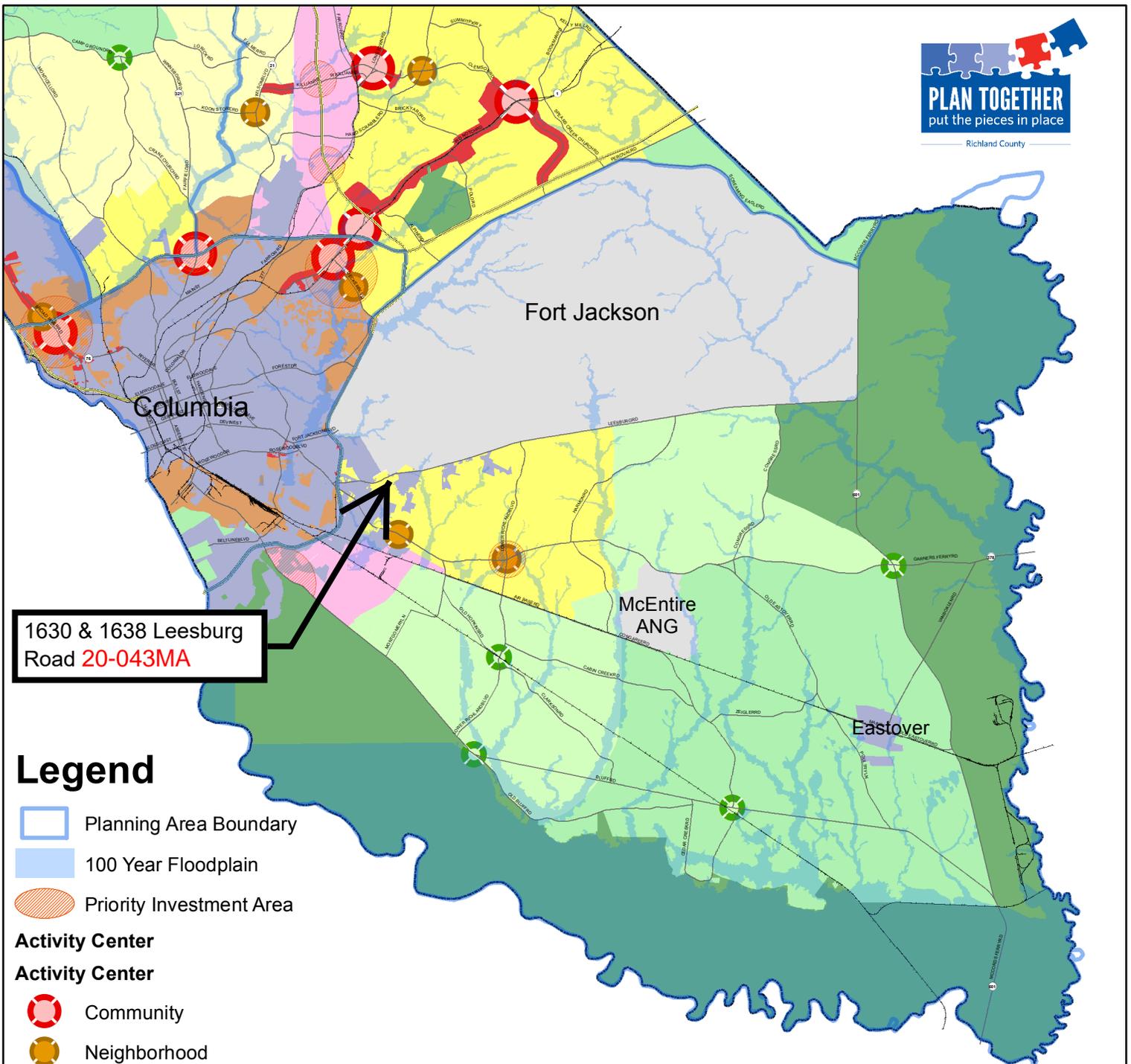
# Case 20-043 MA NC to GC



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





1630 & 1638 Leesburg  
Road **20-043MA**

## Legend

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

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

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 20-044 MA  
**APPLICANT:** Alexis Kisteneff Jr

**LOCATION:** 3921 Capers Avenue

**TAX MAP NUMBER:** R13805-03-19

**ACREAGE:** .2 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** February 8, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

There has been no recent rezoning in the area.

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 229 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family Residences
<u>South:</u>	RS-HD/RS-HD	Residences/Residences
<u>East:</u>	RM-HD	Multi-family Residences
<u>West:</u>	RS-HD	Residences

<b>Discussion</b>
-------------------

***Parcel/Area Characteristics***

The subject has frontage along Capers Avenue a two-lane local road without sidewalks or streetlights. The general area is characterized by multi-family, single-family and other residential uses nearby. The properties north and east of the site are zoned RM-HD and have multi-family uses. The parcels west and south of the site are zoned RS-HD and contain single-family residential uses.

***Public Services***

The subject parcel is within the boundaries of Richland School District One. Rosewood Elementary School is located approximately 0.6 miles west of the subject parcel on Rosewood Drive. Records indicate the parcels are served via City of Columbia water and sewer. The Shandon fire station (number 9) is located 1.25 miles northwest of the subject parcel on Devine Street. There is one fire hydrants a block south to the subject site.

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

***Plans & Policies***

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

***Land Use and Design***

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

***Desired Development Pattern***

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #352) located southeast of the subject parcel on S Kilbourne Road identifies 3,300 Average Daily Trips (ADTs). This segment of S Kilbourne Road is currently classified as a two-lane undivided major collector, maintained by SCODT with a design capacity of 8,600 ADTs. This section of S Kilbourne Road is currently operating at Level of Service (LOS) "A".

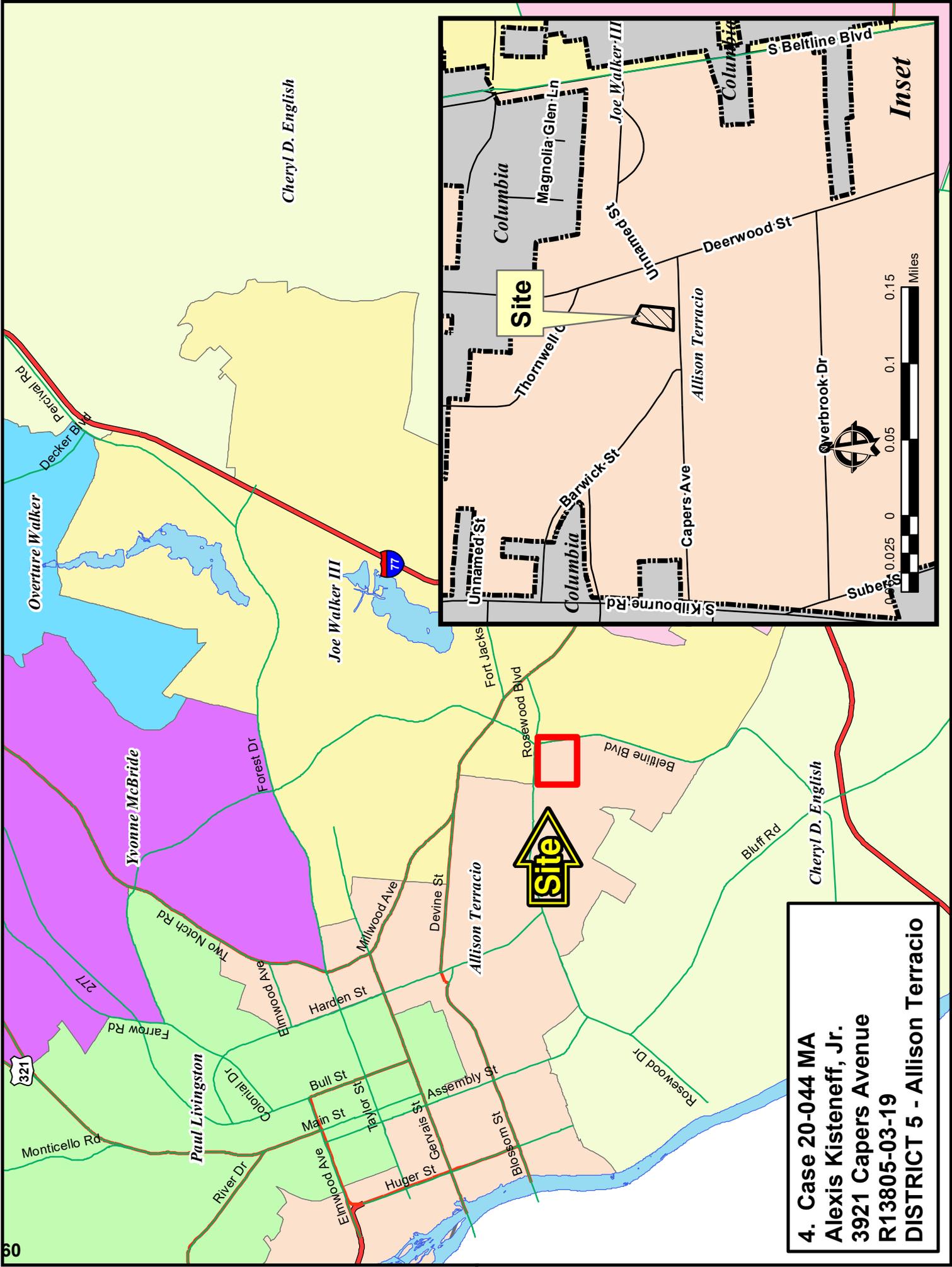
This section of S Kilbourne Road currently has a Rehab and Resurfacing project underway by SCODT.

### **Conclusion**

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential future land use designation.

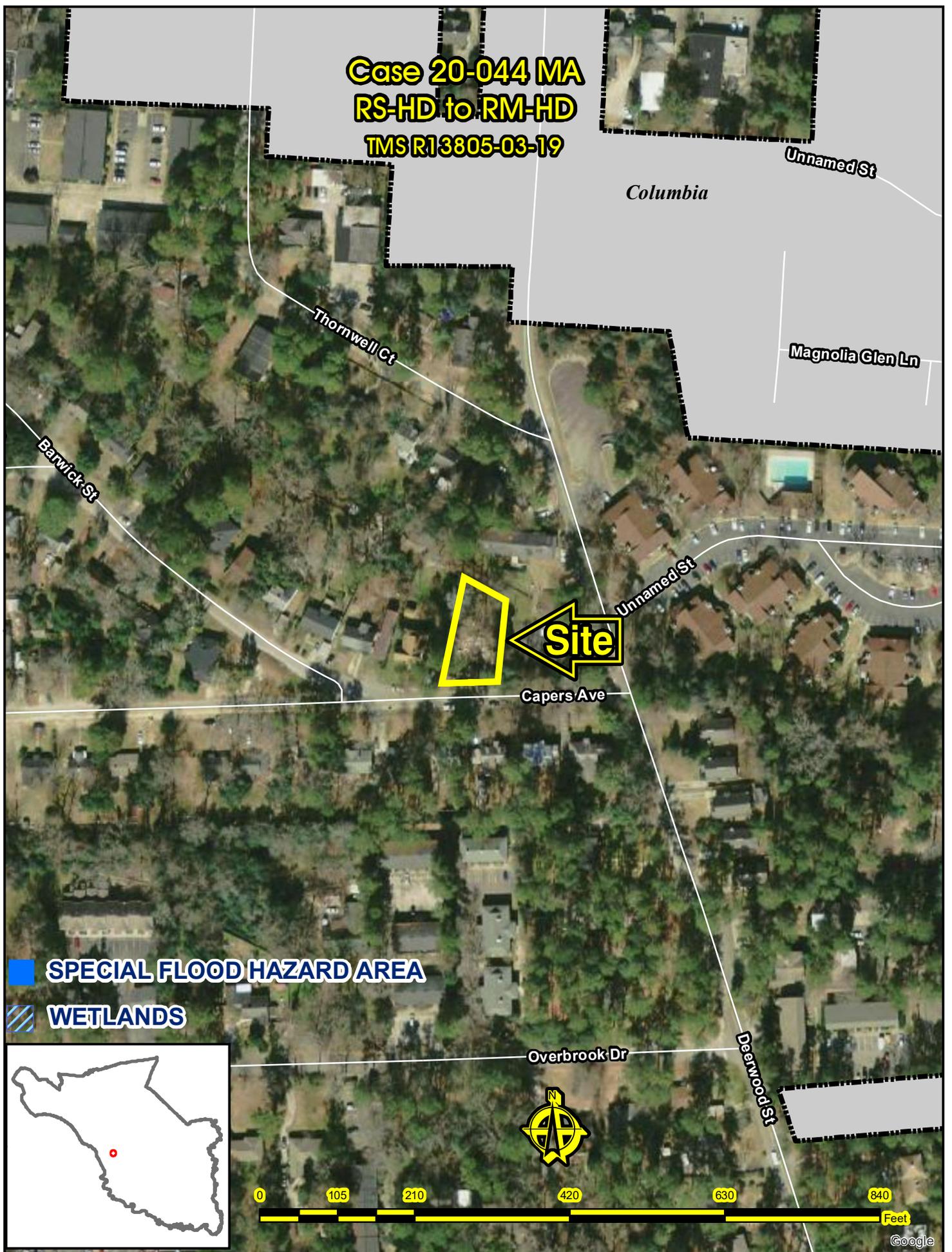
### **Planning Commission Action**

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **20-044 MA**.

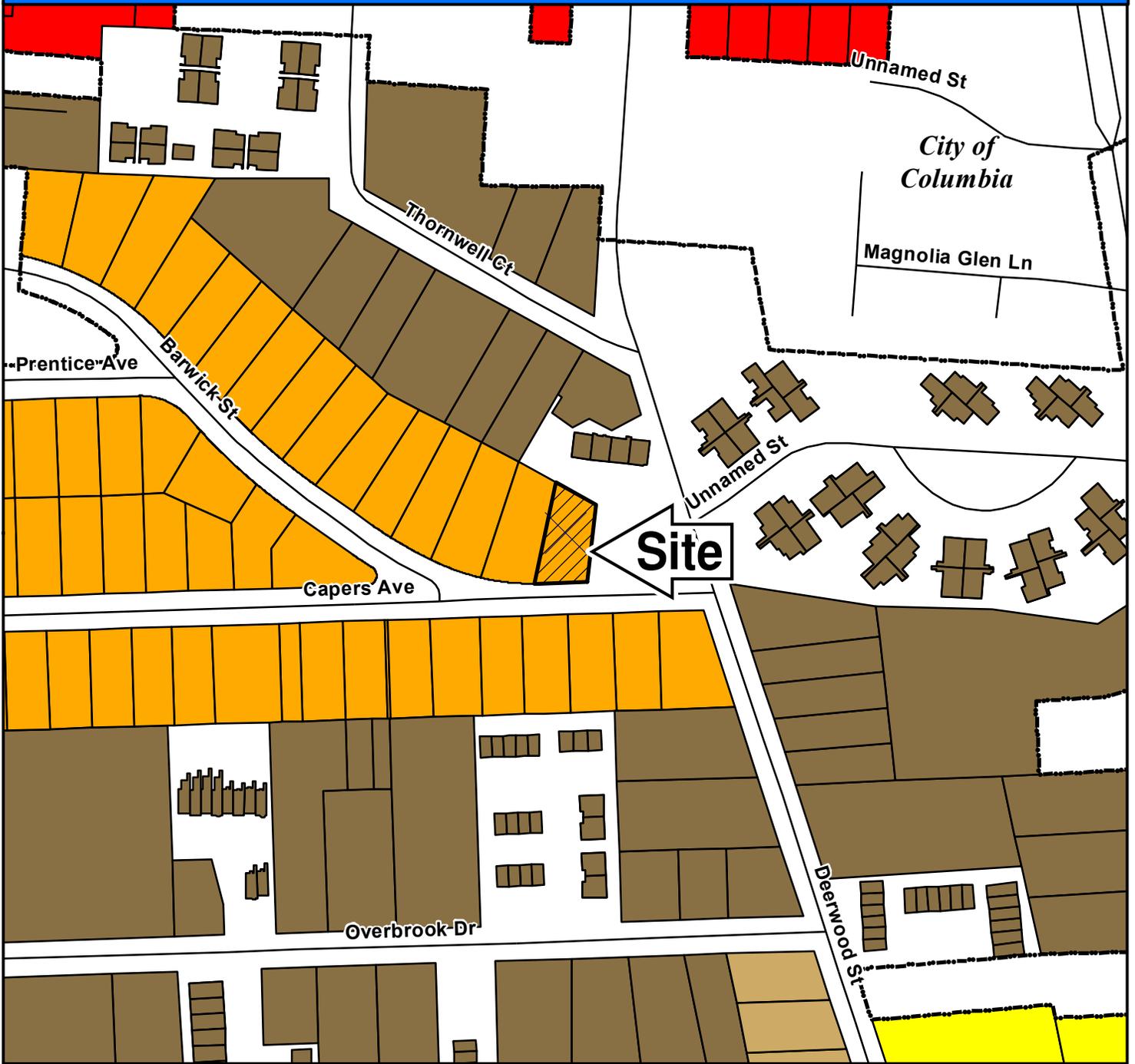


**4. Case 20-044 MA**  
**Alexis Kisteneff, Jr.**  
**3921 Capers Avenue**  
**R13805-03-19**  
**DISTRICT 5 - Allison Terracio**

**Case 20-044 MA  
RS-HD to RM-HD  
TMS R13805-03-19**



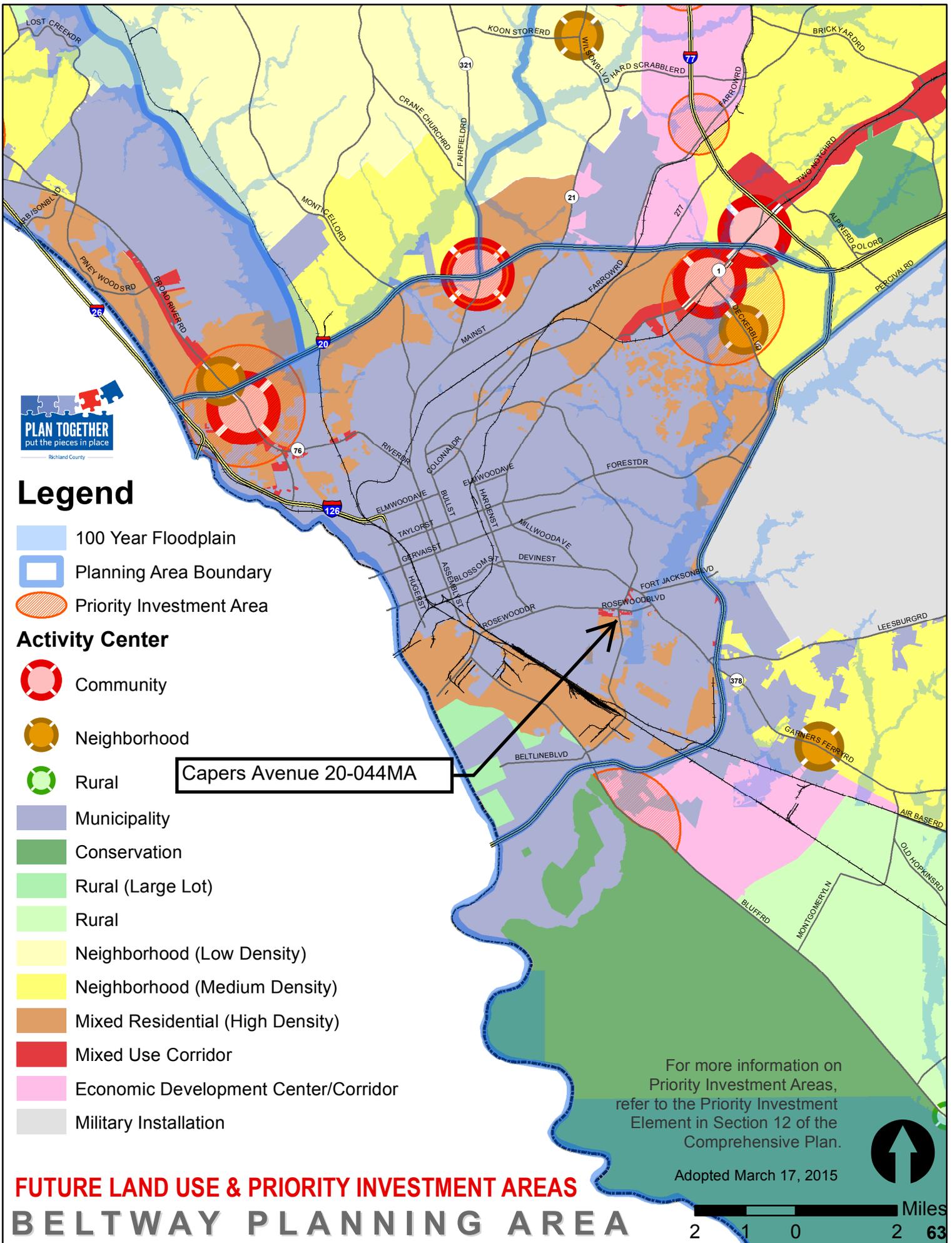
# Case 20-044 MA RS-HD to RM-HD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





# Legend

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

**Capers Avenue 20-044MA**

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

Adopted March 17, 2015



# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## BELTWAY PLANNING AREA







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** January 22, 2021  
**RC PROJECT:** 21-001 MA  
**APPLICANT:** Richard Miskie / Brian C Keane

**LOCATION:** Old Road

**TAX MAP NUMBER:** R01414-01-01 & 02  
**ACREAGE:** 1.81 and 1.96 acres (3.77 acres)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** February 8, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 9 dwelling units\*.

\*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration. Also because of the geography of the site and minimum requirements for road frontage the gross density calculation may not reflect the number of subdivisions allowed by square footage under the proposed district.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RU/RU	Residence/Undeveloped
<b><u>West:</u></b>	N/A	Lake Murray

## Discussion

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

The subject parcels have frontage along Old Road. There are no sidewalks or street lights along Old Road. The parcels contain a residence on each lot. The immediate area is characterized by residential uses to the north, east and south of the sites. Lake Murray is west of the site.

### **Public Services**

The subject parcels are within the boundaries of School District 5. The Lake Murray Elementary School is located 0.61 miles northwest of the subject parcels on Three Dog Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles east of the subject parcel. There are no fire hydrants in the immediate area. Water is provided by the City of Columbia and sewer would be provided by Richland County.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low Density)***.

### **Land Use and Character**

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

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (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 2019 SCDOT traffic count (Station #637) located north of the subject parcels on Johnson Marina Road identifies 5,300 Average Daily Trips (ADT's). This segment of Johnson Marina Road is classified as a two lane undivided collector road, privately maintained with a design capacity of 8,600 ADT's. Johnson Marina Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for these sections of Old Road or Johnson Marina Road, either through SCDOT or the County Penny Sales Tax program.

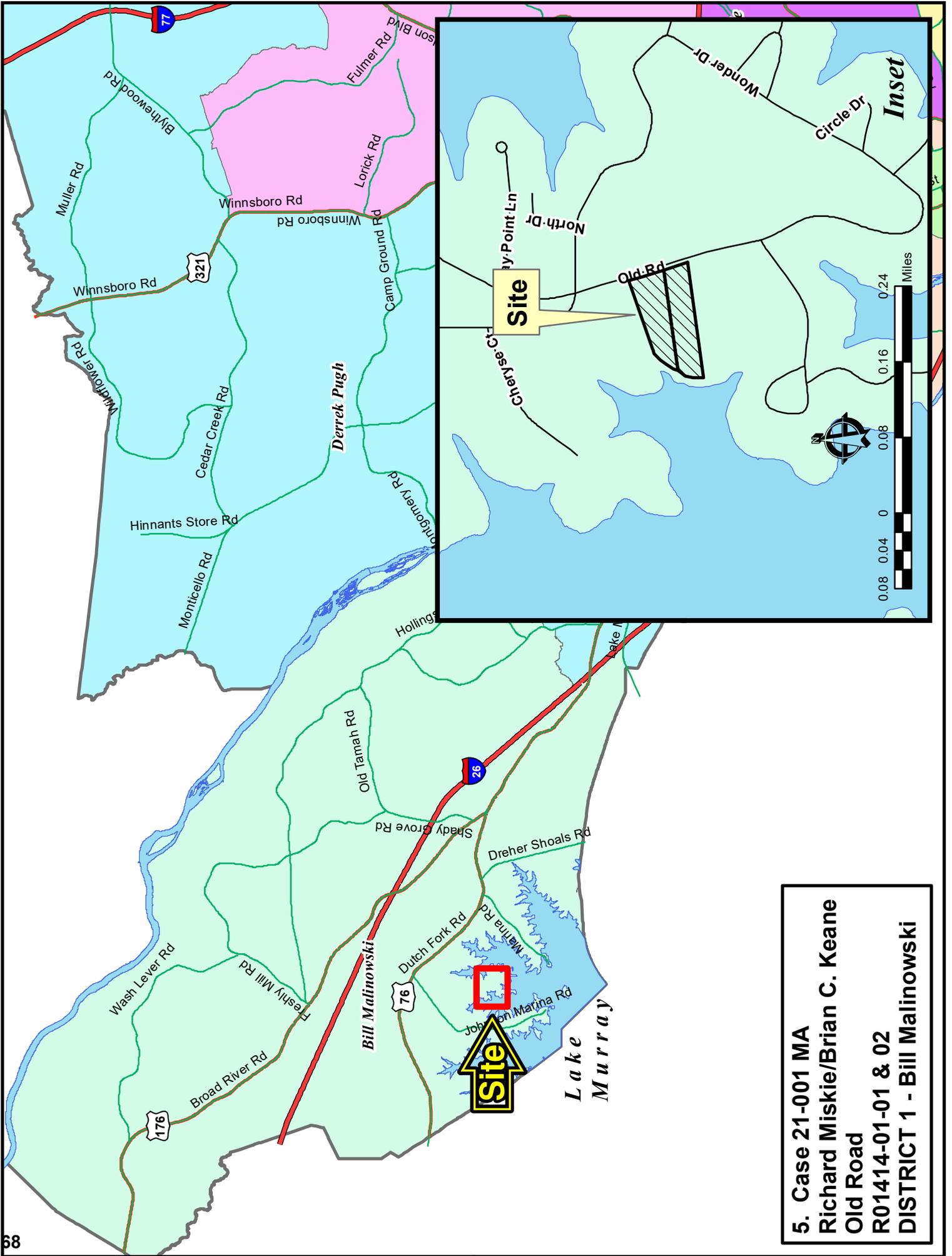
## Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The Comprehensive Plan recommends these areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood.

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

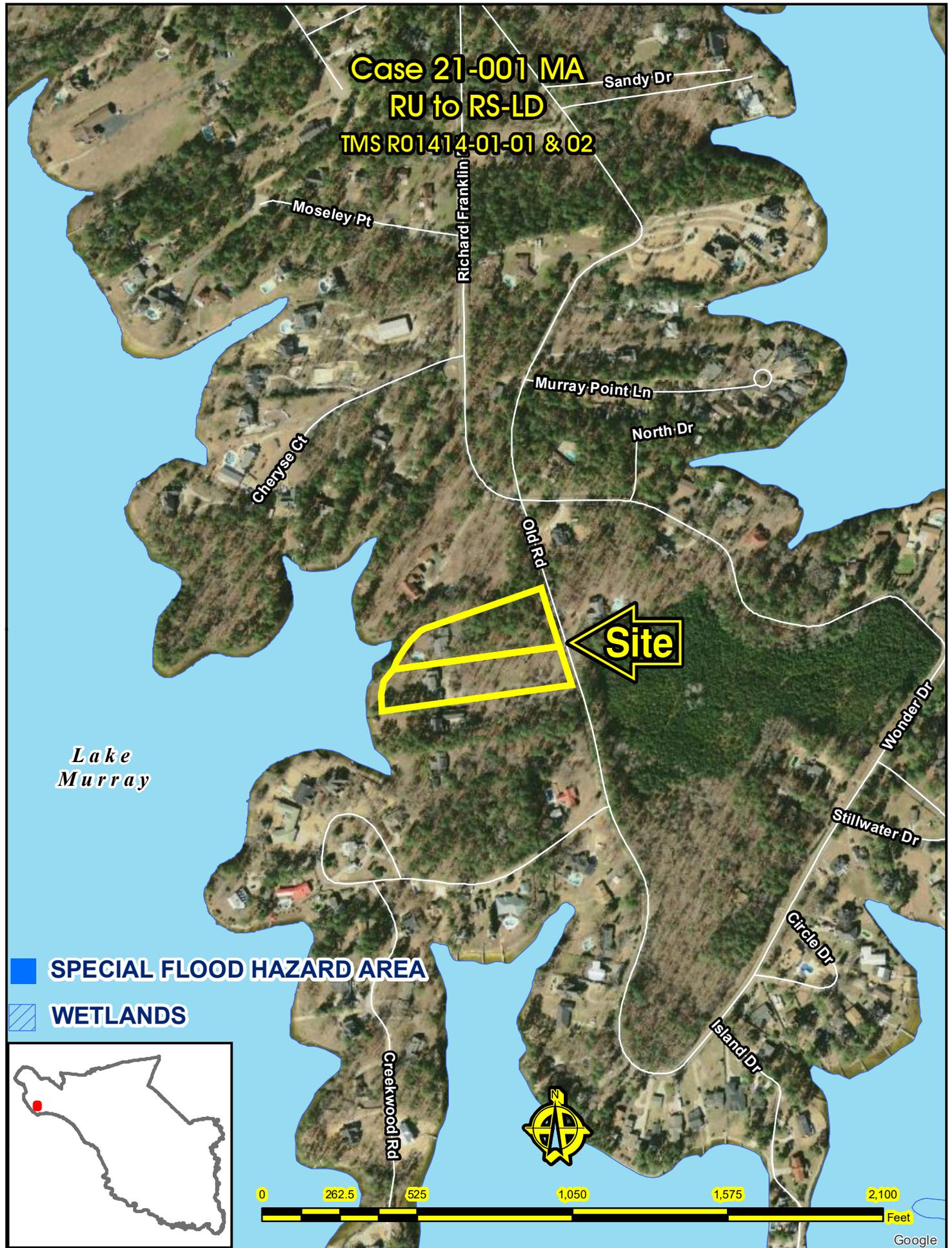
## Planning Commission Action

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-001 MA**.

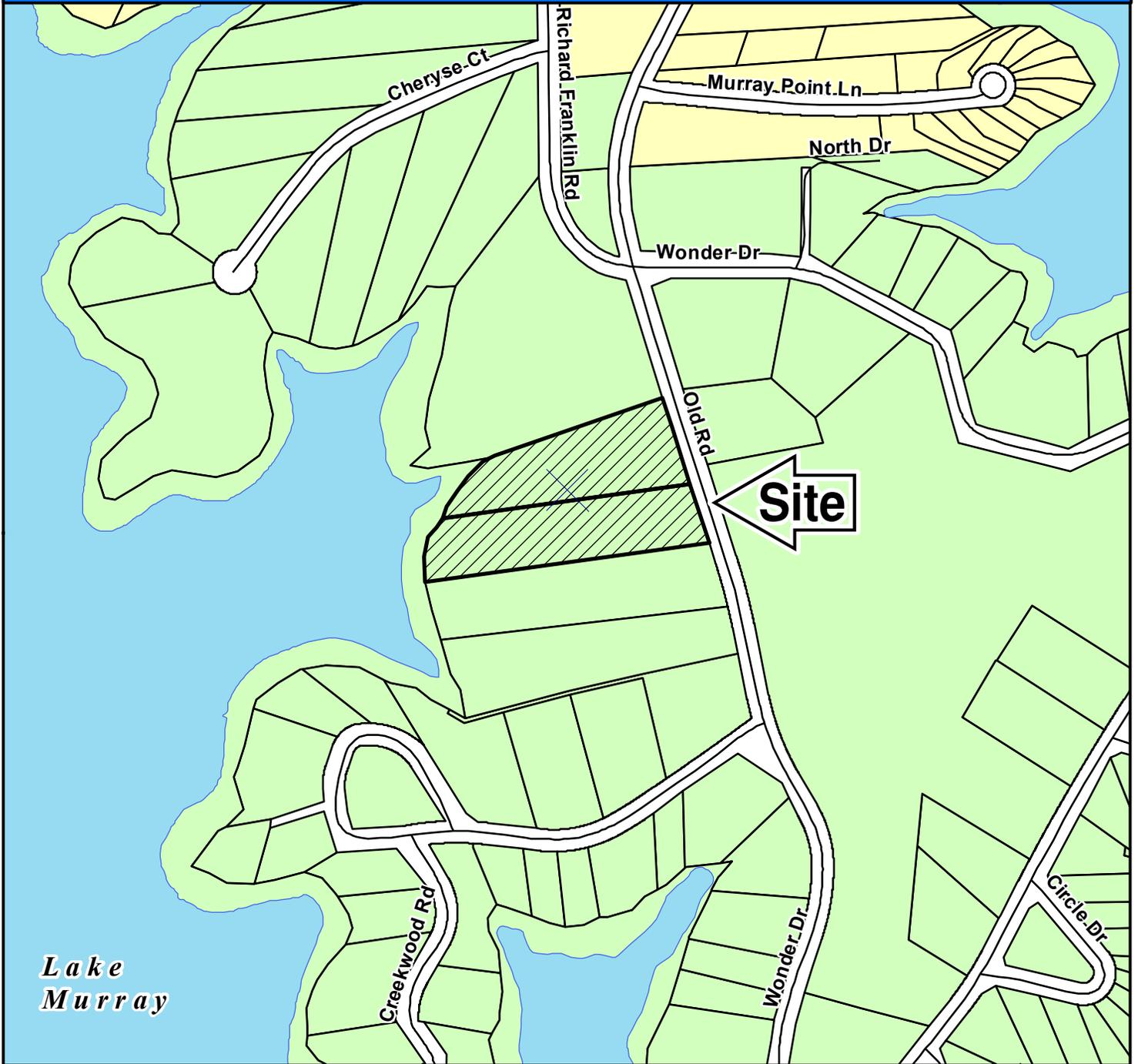


**5. Case 21-001 MA**  
**Richard Miskie/Brian C. Keane**  
**Old Road**  
**R01414-01-01 & 02**  
**DISTRICT 1 - Bill Malinowski**

**Case 21-001 MA**  
**RU to RS-LD**  
**TMS R01414-01-01 & 02**



# Case 21-001 MA RU to RS-LD

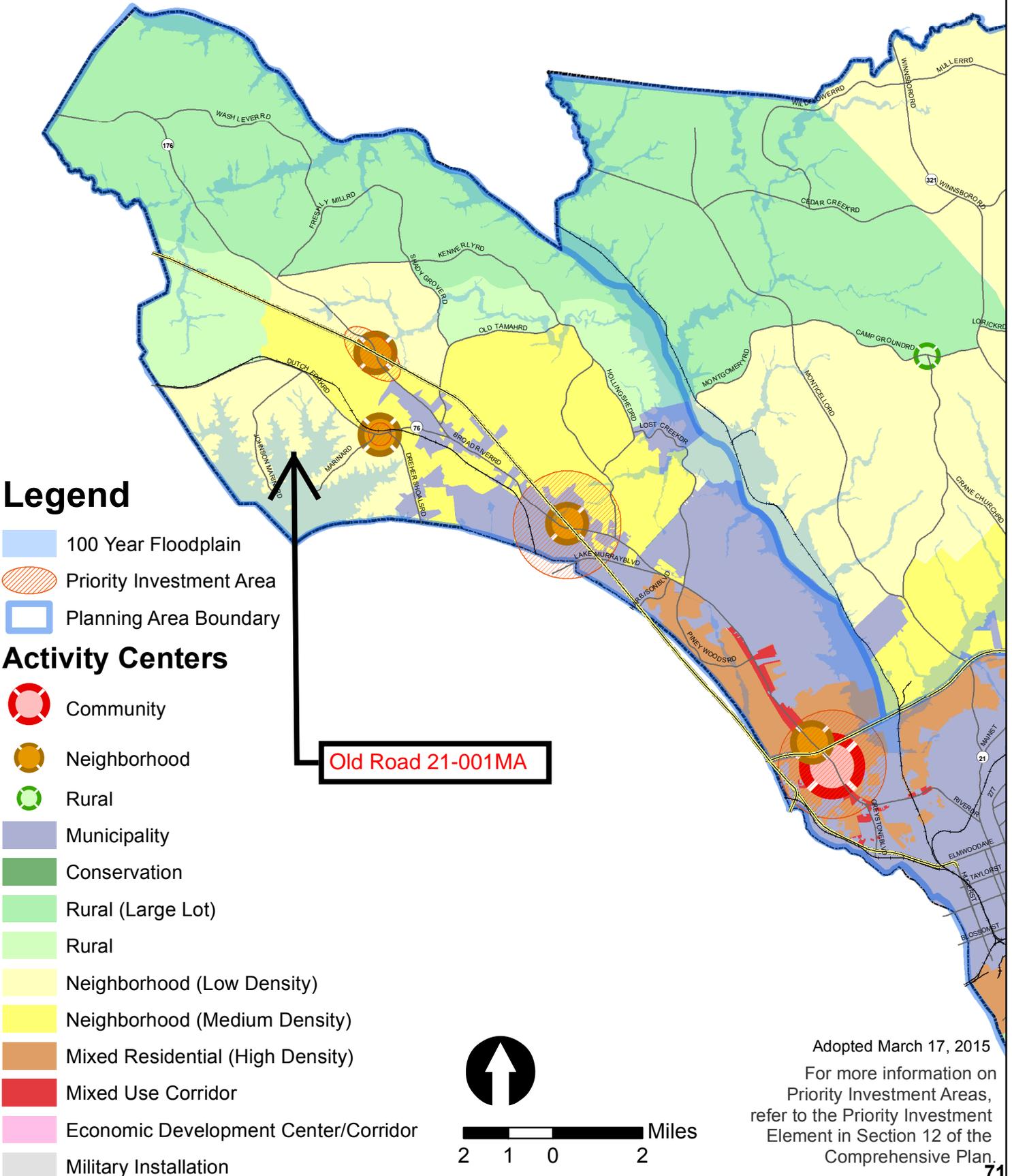


## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 <b>N</b>  Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI			
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

# 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.





**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 21-002 MA  
**APPLICANT:** John Swistak

**LOCATION:** Rice Meadow Way

**TAX MAP NUMBER:** R20310-07-02 & 03

**ACREAGE:** 2.6 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** February 8, 2021

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). The parcel was rezoned to Planned Development District (PDD) Ordinance Number 006-00HR (case number 99-043MA).

**Zoning History for the General Area**

The PDD east of the site was rezoned from RU under case number 00-032 MA.

The PDD southeast of the site was rezoned from RU under case number 01-024 MA.

The PDDs west of the site were placed within the C Overlay under case numbers 10-014 MA and 10-015 MA.

The RS-HD south of the site was rezoned from RU under case number 98-036 MA.

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 41 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Multi-family Residences
<b><u>South:</u></b>	RS-MD	Undeveloped
<b><u>East:</u></b>	PDD	Office/Commercial
<b><u>West:</u></b>	PDD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject has frontage along Rice Meadow Way a two-lane local road without sidewalks or streetlights and Lee Road is a two lane major collector without sidewalks or streetlights. The general area is characterized by multi-family, single-family residential uses with commercial uses nearby. The properties north and east of the site are zoned PDD. North of the site are multi-family uses. East of the site are commercial and office uses. West of the site is undeveloped but identified for commercial/office uses within the PDD. The parcel south of the site is zoned RS-MD and is undeveloped but part of the Ashley Hall residential subdivision.

***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.66 miles northeast of the subject parcel on Hard Scrabble Road. Records indicate the parcel is served via City of Columbia water and sewer. The Elders Pond fire station (number 34) is located 0.46 miles southeast of the subject parcel on Elders Pond Drive. There is a fire hydrant at the intersection of Cotton Wood Way and Lee Road.

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 2019 SCDOT traffic count (Station #437) located north of the subject parcel on Hardscrabble Road identifies 20,500 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "C".

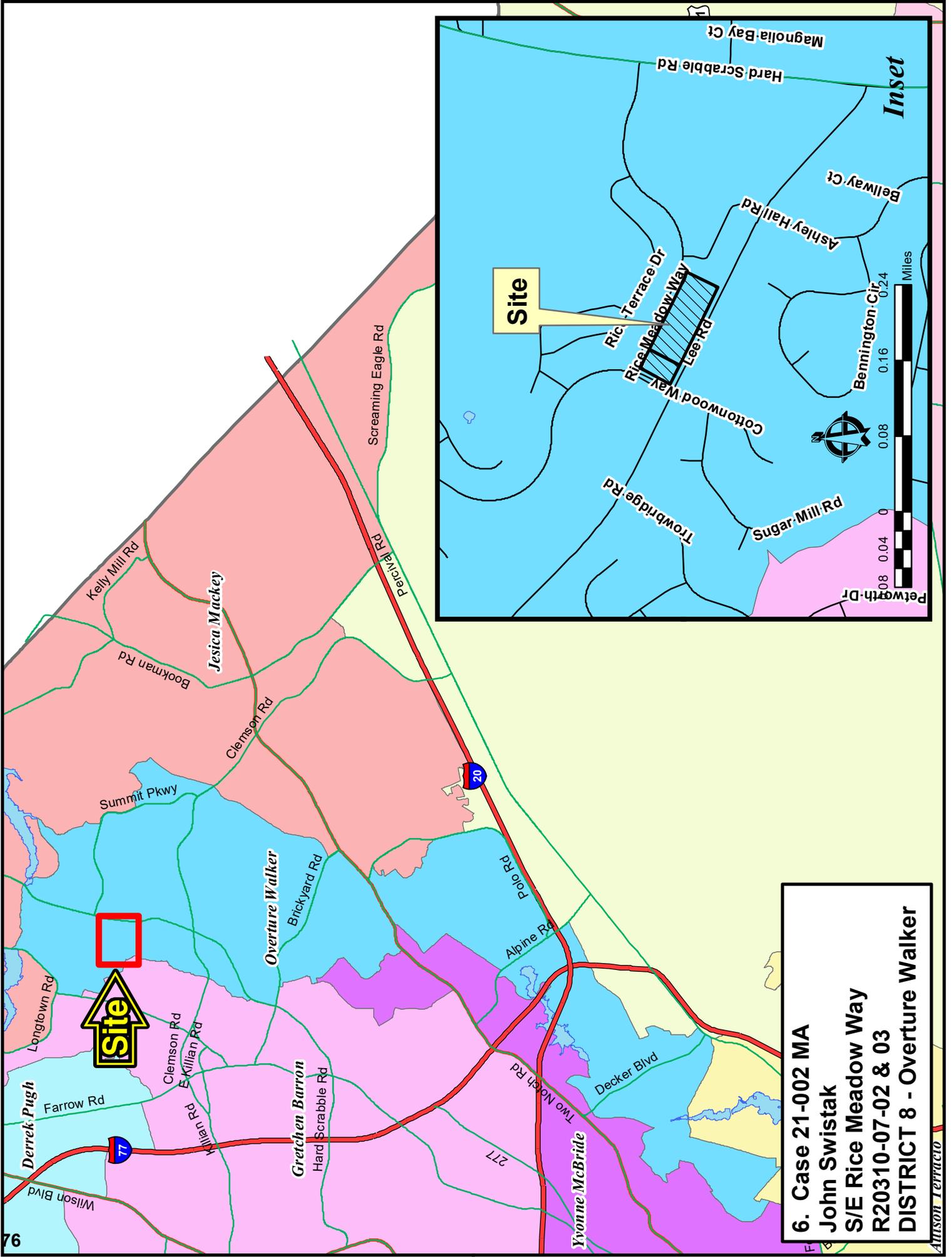
Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and funded in part by the Penny. Anticipated completion is early Fall 2020.

### **Conclusion**

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) future land use designation.

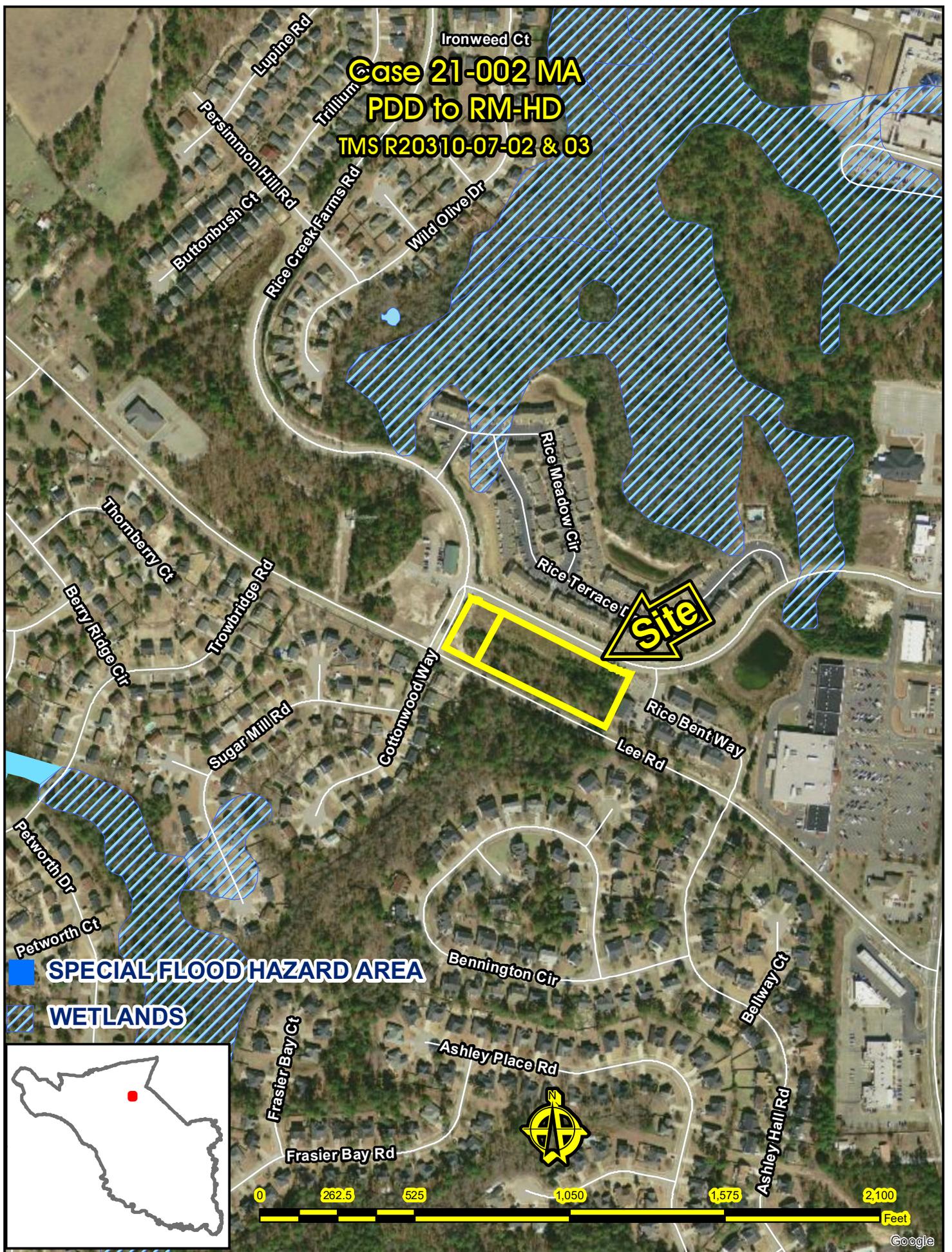
### **Planning Commission Action**

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-002 MA**.

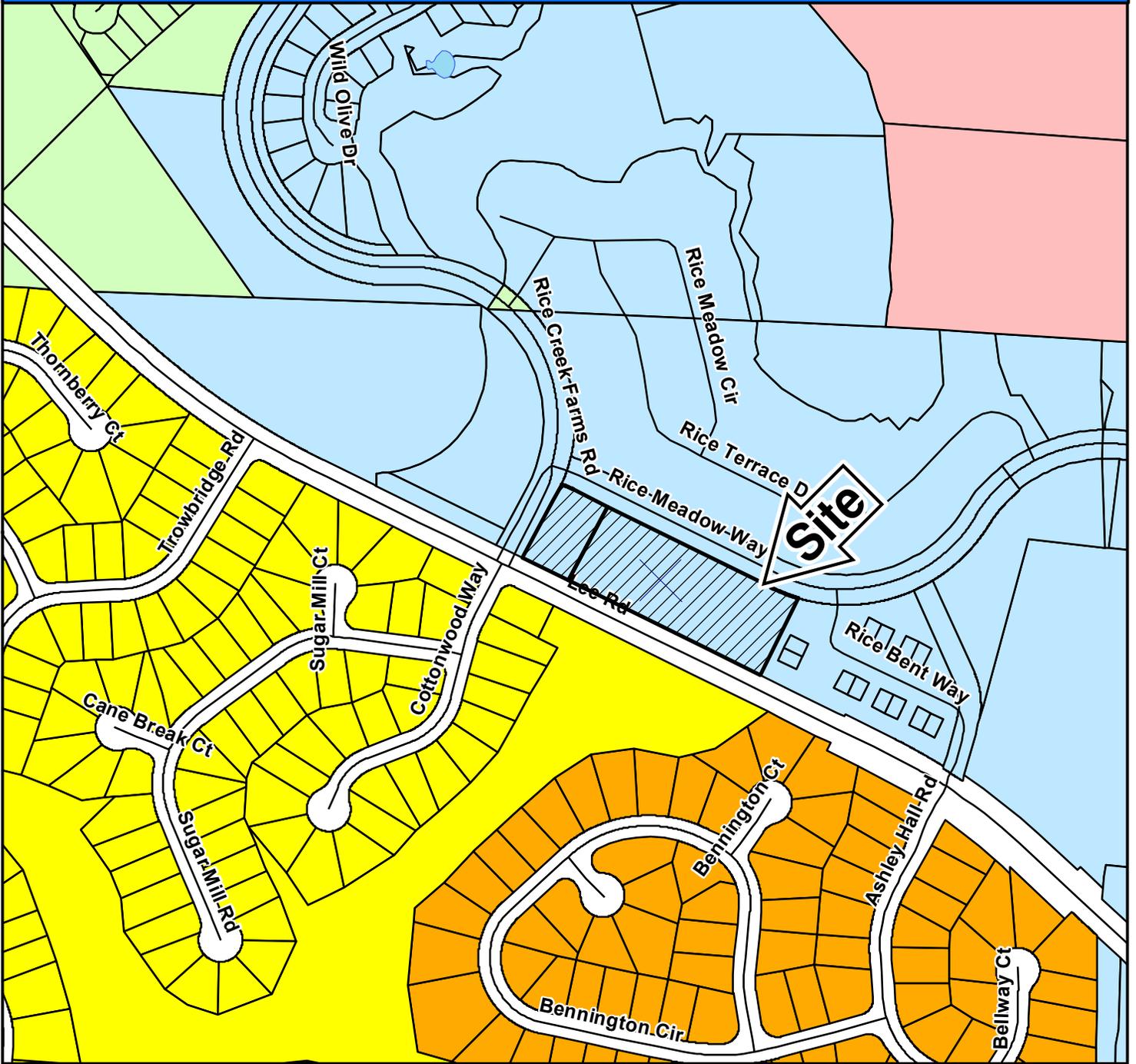


**6. Case 21-002 MA**  
**John Swistak**  
**S/E Rice Meadow Way**  
**R20310-07-02 & 03**  
**DISTRICT 8 - Overture Walker**

**Case 21-002 MA**  
**PDD to RM-HD**  
**TMS R20310-07-02 & 03**



# Case 21-002 MA PDD to RM-HD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

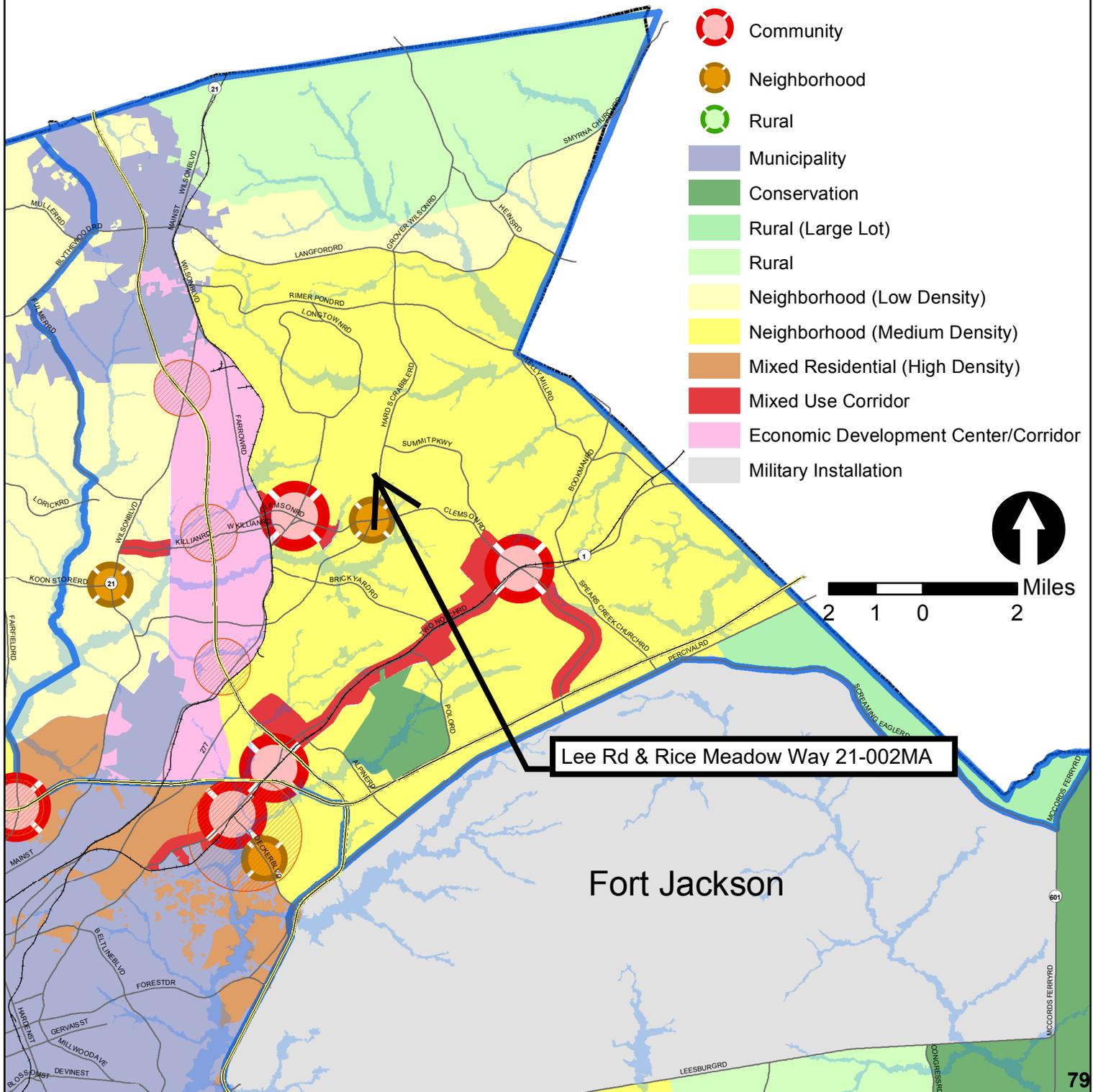


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 1, 2021  
**RC PROJECT:** 21-003MA  
**APPLICANT:** Walter L. McLaughlin Jr.

**LOCATION:** Broad River Road

**TAX MAP NUMBER:** R03300-06-08  
**ACREAGE:** .33 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 8, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The General Commercial District (GC) parcel east of the site was rezoned request from Rural District (RU) to General Commercial District (GC) under case number 14-008MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 5 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PD / RU	Undeveloped (Town of Irmo ) / Residence
<b><u>South:</u></b>	CG	Undeveloped
<b><u>East:</u></b>	GC	Minor Auto Repair (Town of Irmo)
<b><u>West:</u></b>	PD	Undeveloped (Town of Irmo)

## Discussion

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

The subject property has road frontage along Broad River Road and Koon Road. Broad River 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, farm-based residential, commercial and 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 .84 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 2019 SCDOT traffic count (Station #147) located southeast of the subject parcel on Broad River Road identifies 20,000 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

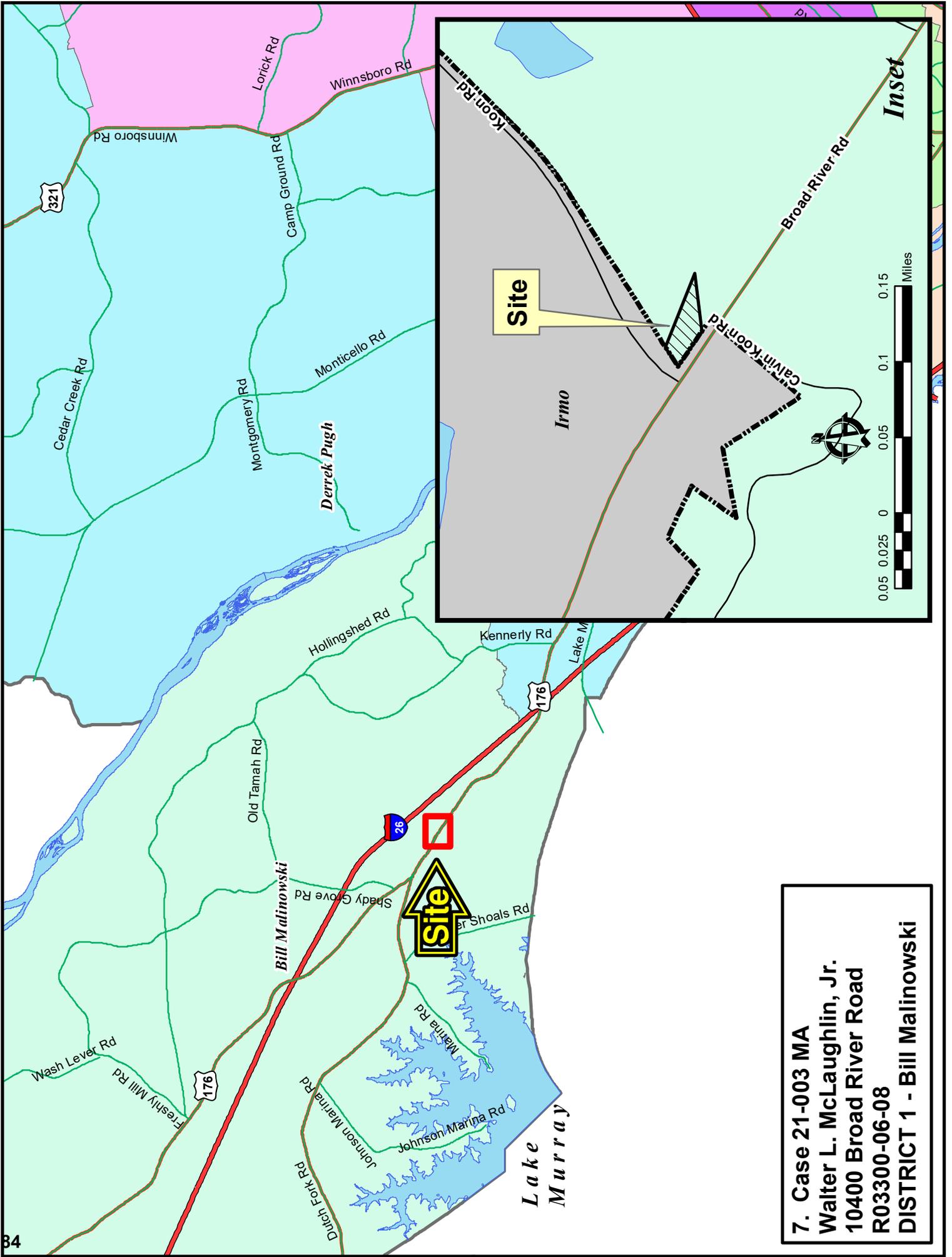
### **Conclusion**

The proposed zoning request is consistent with the objectives outlined in the Comprehensive Plan. 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 consistent with the character of the existing commercial development pattern and zoning districts at this intersection of Broad River Road. For these reasons, staff recommends **Approval** of this map amendment.

### **Planning Commission Action**

At their **February 1, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-003 MA**.



**7. Case 21-003 MA**  
**Walter L. McLaughlin, Jr.**  
**10400 Broad River Road**  
**R03300-06-08**  
**DISTRICT 1 - Bill Malinowski**

**Case 21-003 MA**  
**RU to GC**  
**TMS R03300-06-08**

*Irmo*

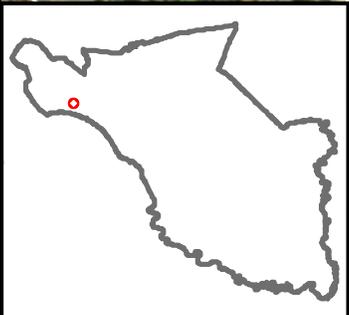
Koon Rd

**Site**

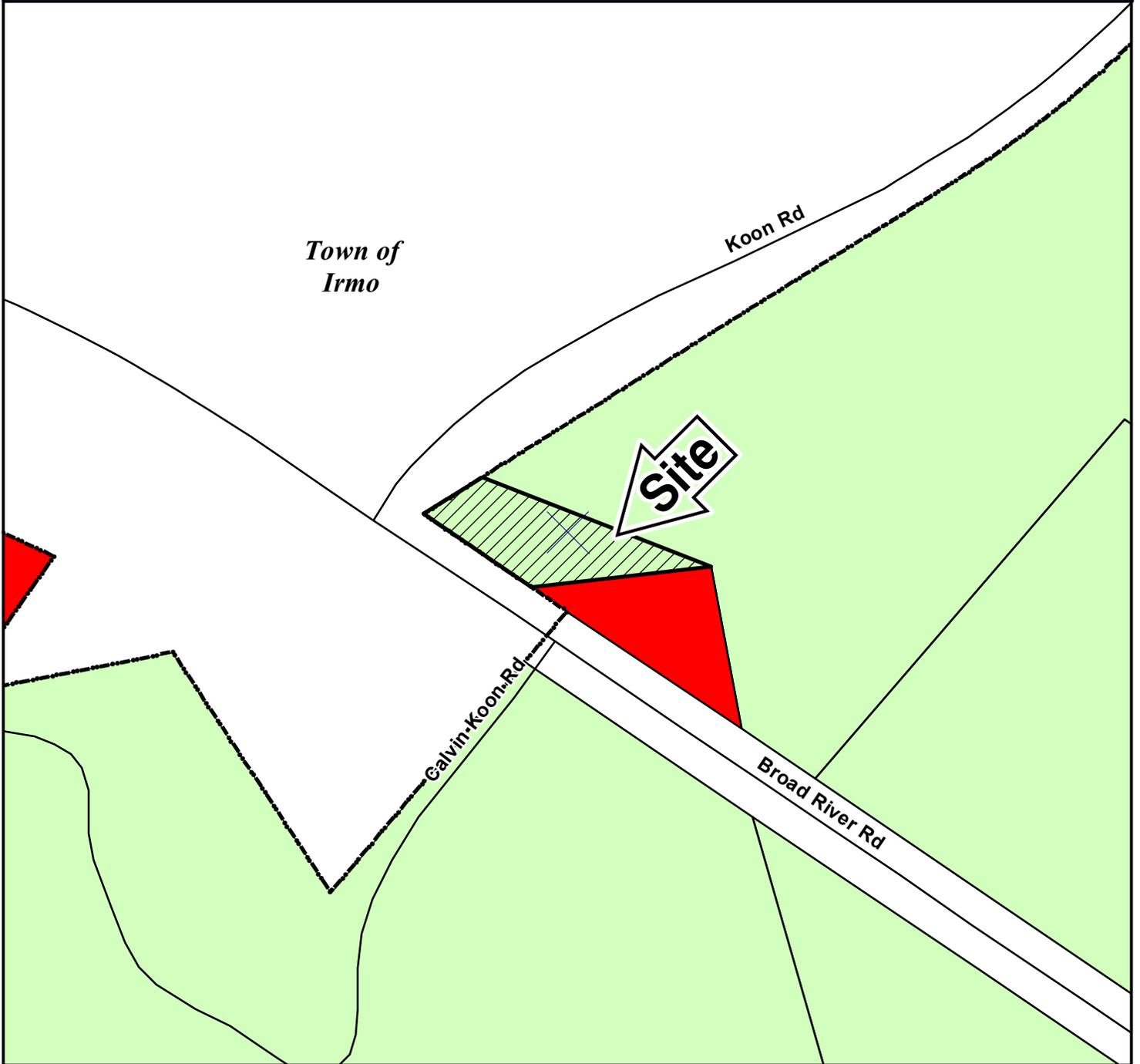
Calvin Koon Rd

Broad River Rd

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



# Case 21-003 MA RU to GC



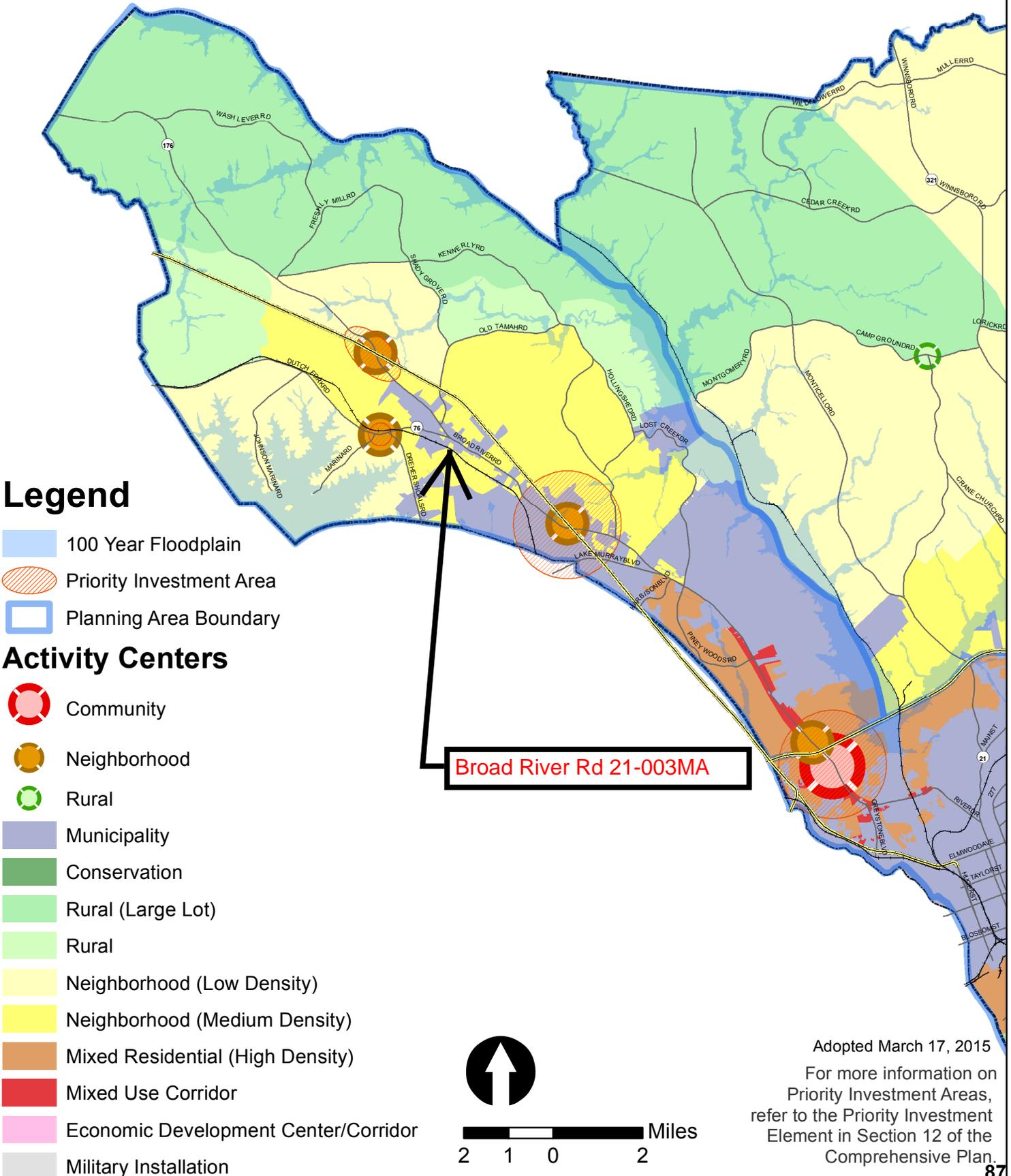
## ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS









**Richland County Government**  
2020 Hampton Street  
Columbia, SC 29204

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

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