

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**September 28, 2021**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, September 28, 2021*  
*Agenda*  
*7:00 PM*

## I. STAFF:

Geonard Price ..... Deputy Director/Zoning Administrator  
Brian Crooks ..... Planning Services Manager  
Thomas DeLage ..... Deputy 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 # 21-022 MA District 7  
Gretchen Barron  
Frank McMaster  
RU to GC (8.76 acres)  
Barbara Drive  
TMS# R17109-02-06  
Planning Commission - Approval (7-0)  
Staff Recommendation - Approval  
Page 1
  
2. Case # 21-023 MA District 10  
Cheryl D. English  
Norman Harvin  
M-1 to GC ( 2.18 acres)  
3041 Bluff Road  
TMS# R13507-01-07  
Planning Commission - Approval (8-0)  
Staff Recommendation - Disapproval  
Page 9
  
3. Case # 21-025 MA District 7  
Gretchen Barron  
Matthew Condon  
RU to RM-HD (5.94 acres)  
9569 & 9579 Farrow Road  
TMS# R17400-09-05, 06 & 07  
Planning Commission - Approval (8-0)  
Staff Recommendation - Approval  
Page 17

4. Case # 21-027 MA  
Chip Goforth  
RU to RC (3.35 acres)  
7742 Bluff Road  
TMS# R32403-02-04 & 05  
Planning Commission - Approval (7-0)  
Staff Recommendation - Approval  
Page 25

District 10  
Cheryl English

**b. TEXT AMENDMENT [ACTION]**

1. County Council approval of the updated Land Development Manual which will update the County's standards for water quality, storm drainage design, and roads.  
Page 33

To view the plan document:

[http://richlandcountysc.gov/Portals/0/Departments/PublicWorks/StormDocs/draft-Land%20Development%20Manual\\_2020.pdf](http://richlandcountysc.gov/Portals/0/Departments/PublicWorks/StormDocs/draft-Land%20Development%20Manual_2020.pdf)

2. An ordinance to adopt a new Land Development Code which will regulate development of land and the types of uses permitted in the unincorporated areas of Richland County.  
Page 35

To view the plan document:

[http://richlandcountysc.gov/Portals/0/Departments/Planning/RIC\\_Public-Hearing-Draft\\_PC%20Recommended%20Text\\_clean%20file\\_TOC.pdf](http://richlandcountysc.gov/Portals/0/Departments/Planning/RIC_Public-Hearing-Draft_PC%20Recommended%20Text_clean%20file_TOC.pdf)

**VI. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 12, 2021  
**RC PROJECT:** 21-022 MA  
**APPLICANT:** Frank McMaster

**LOCATION:** Barbara Drive & Blarney Drive

**TAX MAP NUMBER:** R17109-02-06  
**ACREAGE:** 8.76 acre  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Development (D-1) District. With the adoption of the 2005 Land Development Code the D-1 District was designated Rural (RU) District.

**Zoning History for the General Area**

The General Commercial District (GC) parcel south of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel east of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels southeast of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further southeast of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

### Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 140 dwelling units\*.

\*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site) are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	Right-of-way	Interstate 77
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residences

### Discussion

#### Parcel/Area Characteristics

The parcel has frontage along Blarney Drive which is classified as a two lane local collector street. There are no sidewalks or streetlamps along this section of Blarney Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the east and commercial uses to the south and west. North of the parcel is Interstate 77.

#### Public Services

The subject parcels are within the boundaries of School District Two. Joseph Keels Elementary School is .69 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located on the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .6 miles south of the subject parcels. Records indicate that the parcel is within the City of Columbia's water service area. Records indicate that the parcel is within the East Richland County Public Service District 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 **Community Activity Center**.

#### **Land Use and Design**

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential

uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,200 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

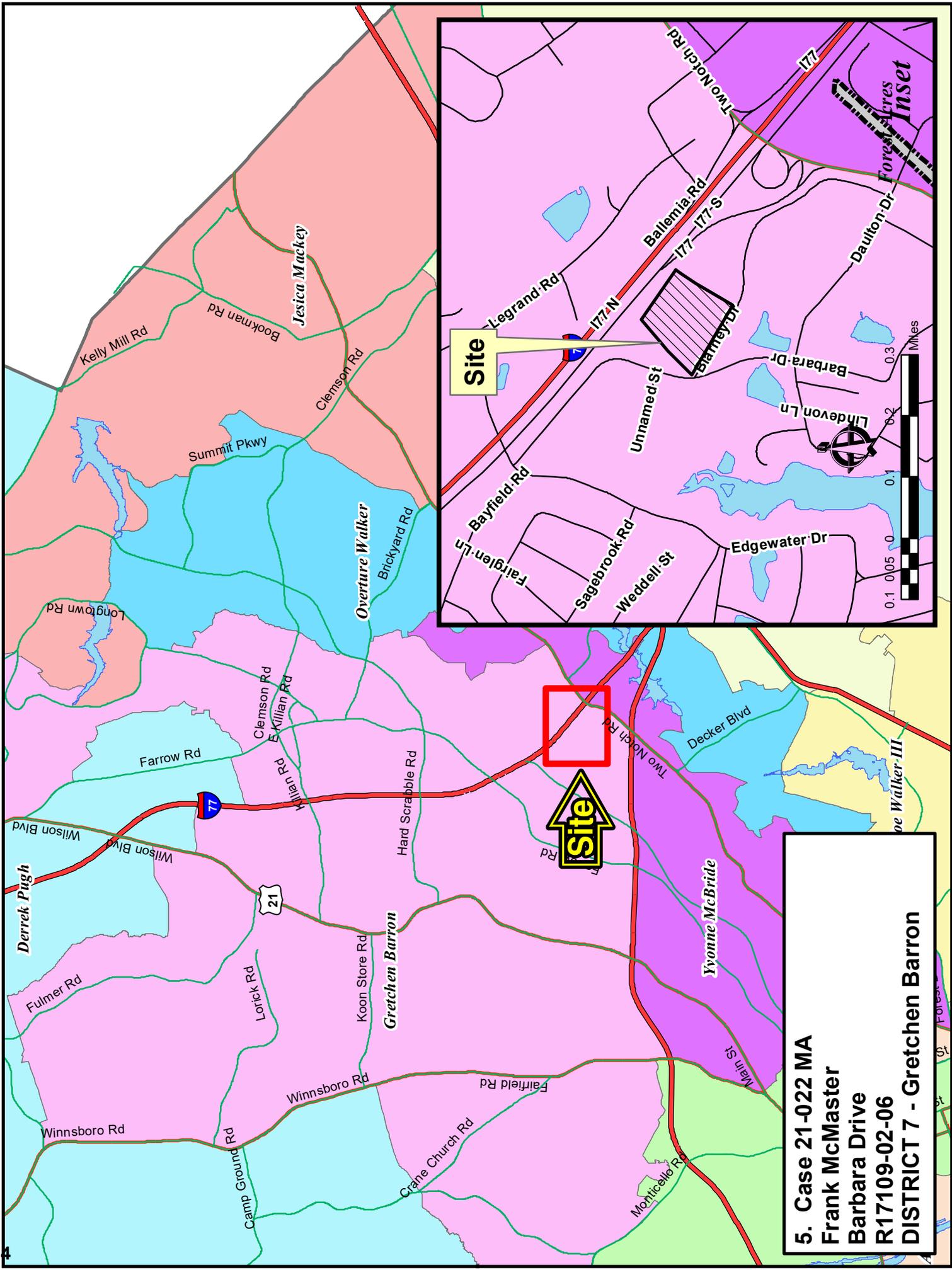
### **Conclusion**

Staff is of the opinion the proposed map amendment is consistent with the recommendations for the Community Activity Center future land use designation as outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be compatible and in character with zoning districts and the development pattern of the surrounding area.

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

### **Planning Commission Action**

At their **July 12, 2021** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-022 MA**.

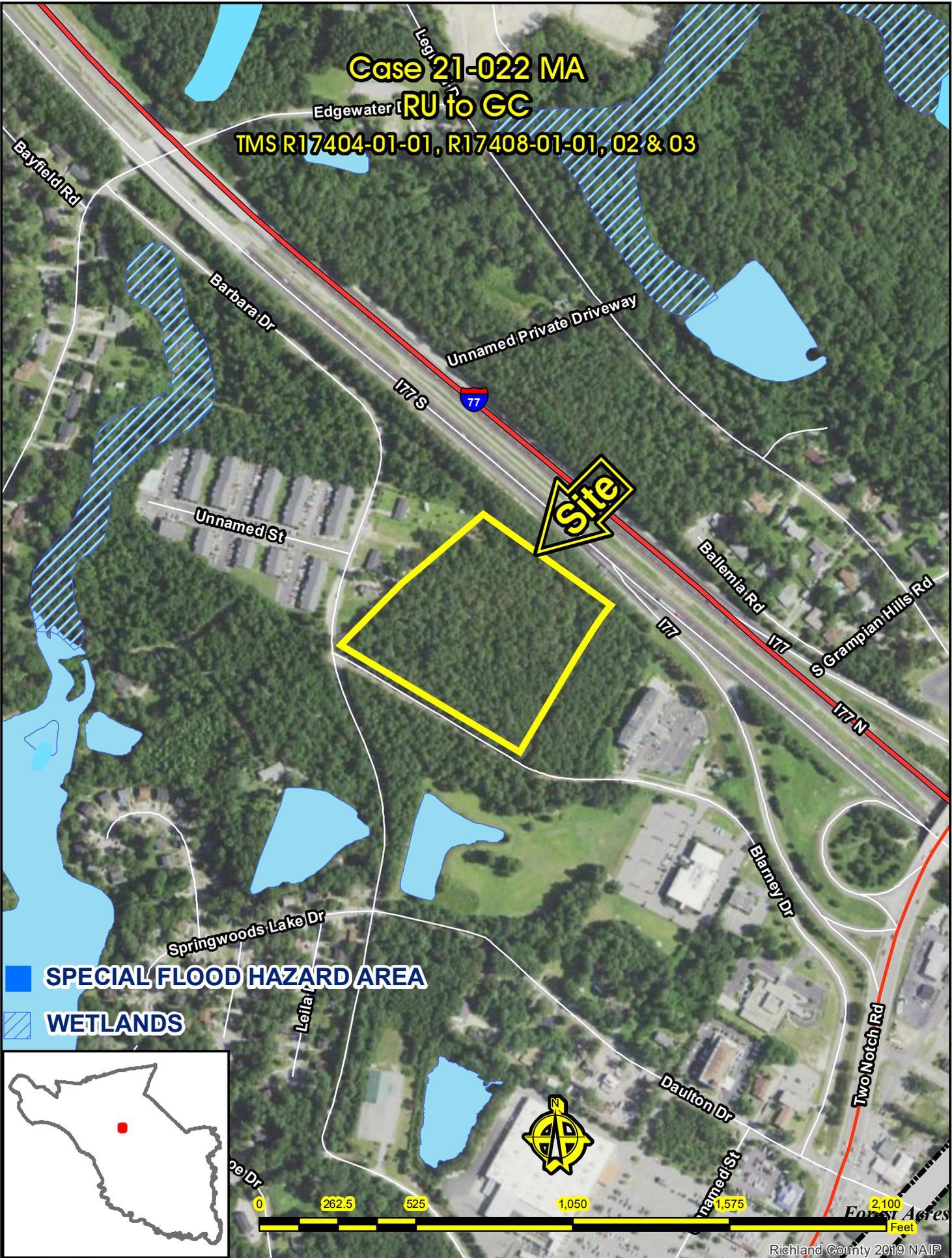


**5. Case 21-022 MA**  
**Frank McMaster**  
**Barbara Drive**  
**R17109-02-06**  
**DISTRICT 7 - Gretchen Barron**

**Case 21-022 MA**

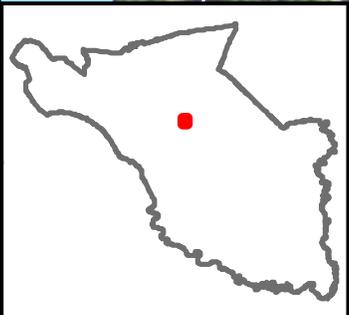
**Edgewater RU to GC**

**TMSR17404-01-01, R17408-01-01, 02 & 03**



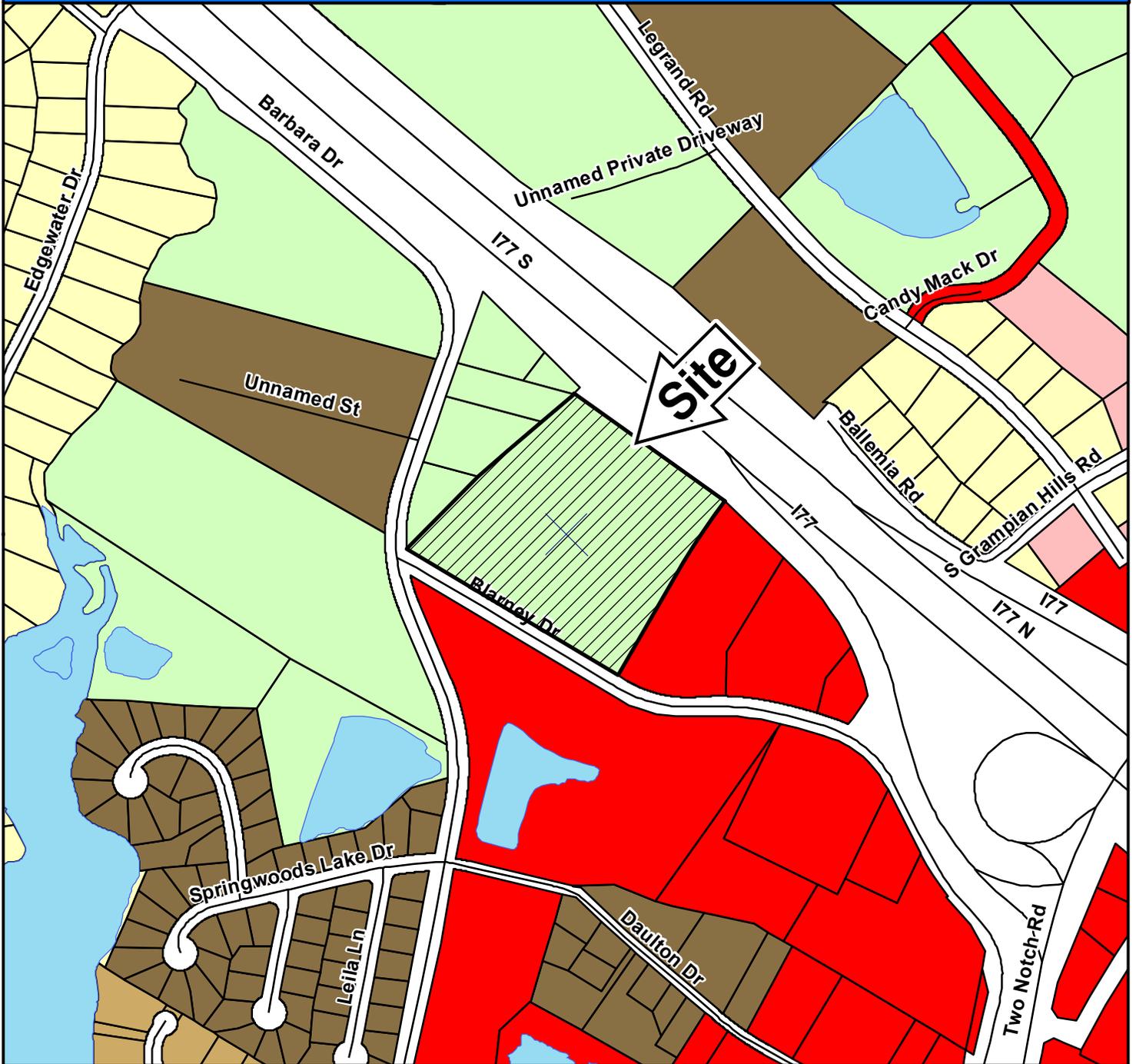
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



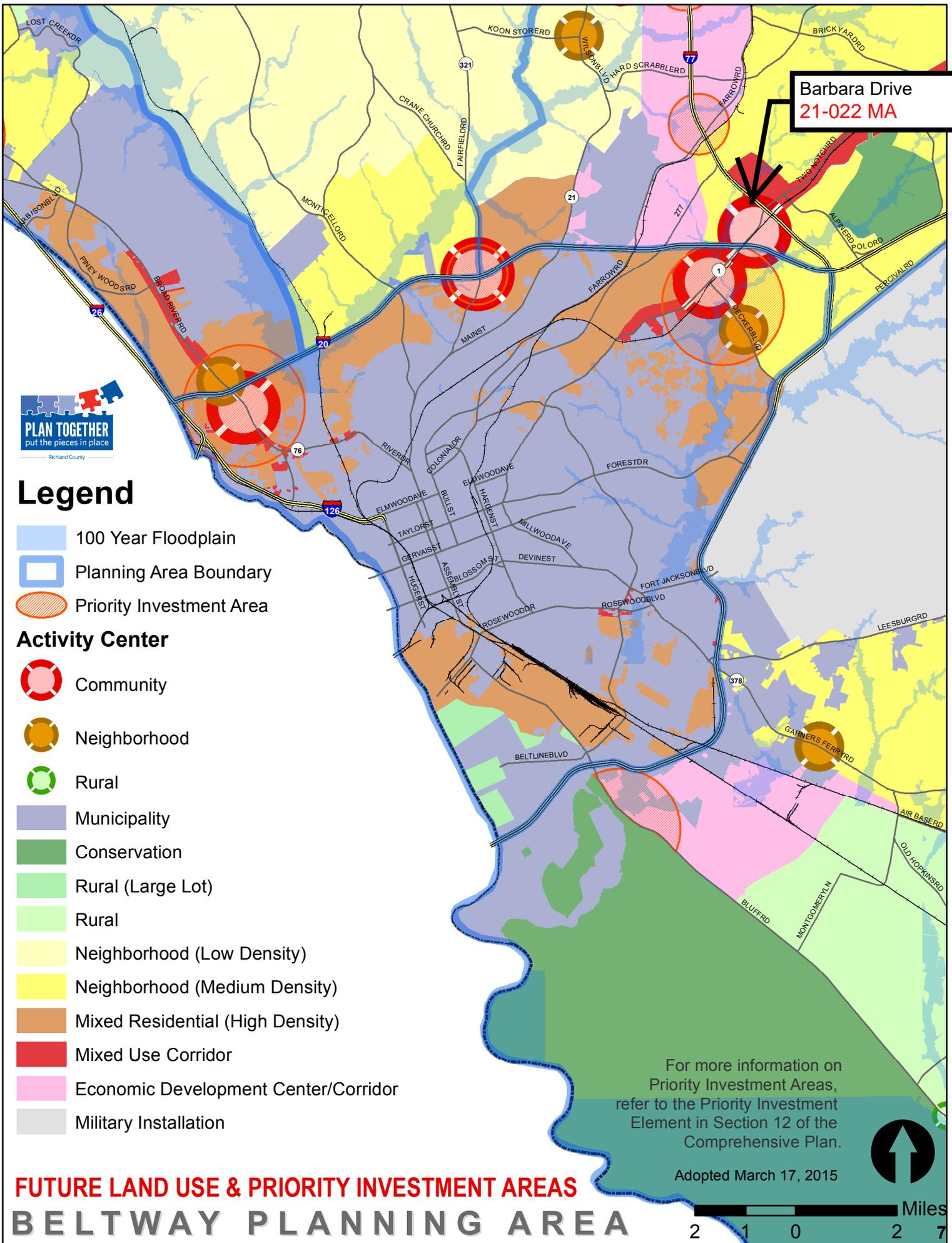
Richland County 2019 NAIP

# Case 21-022 MA RU to GC



## 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			



**Barbara Drive  
21-022 MA**



# 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

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:** September 9, 2021  
**RC PROJECT:** 21-023 MA  
**APPLICANT:** Norman Harvin

**LOCATION:** 3041 Bluff Road

**TAX MAP NUMBER:** R13507-01-07  
**ACREAGE:** 2.18 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** September 17, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 34 dwelling units\*.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU / M-1 / LI	Undeveloped
<b><u>South:</u></b>	M-1	Convenience Retail
<b><u>East:</u></b>	M-1	Warehousing / Processing
<b><u>West:</u></b>	M-1 / RU	Undeveloped

## Discussion

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

The subject property is an undeveloped site located along Bluff Road, a four lane undivided minor arterial without sidewalks or streetlights along this section. Undeveloped lot, small-scale commercial, and an industrial park characterize the immediate area.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. South Kilbourne Elementary School is located about 1.9 miles north of the subject parcel along S Kilbourne Road. The Industrial Park fire station (Station number 3) is approximately 1,000 feet east of the subject parcel. The parcel is within the City of Columbia's water service area and 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 **Conservation**.

### **Land Use and Design**

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

### **Desired Development Pattern**

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working land uses. Subdivision of land for commercial and residential development is discouraged within these areas.

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #242) located south of the site on Bluff Road identifies 10,600 Average Daily Trips (ADTs). Bluff Road is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) "A".

SCDOT has a widening and new location project along Bluff Road 0.50 miles north of the parcel from Beltline Blvd to National Guard Road. It is currently in Phase II and does not have an anticipated completion date.

SCDOT has a rehab and resurfacing project along Bluff Road 1.5 miles south of the parcel from Blakeley Rd to Martin Luther King Blvd. It is currently in Pre-Award state and has an anticipated start date of 2021.

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

## Conclusion

The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Conservation future land use designation should consist of primarily non-developed uses, such as forestry, agriculture, or natural open spaces. The proposed GC district "...is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage." The proposed zoning district's uses and development type would not be appropriate per the Plan.

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

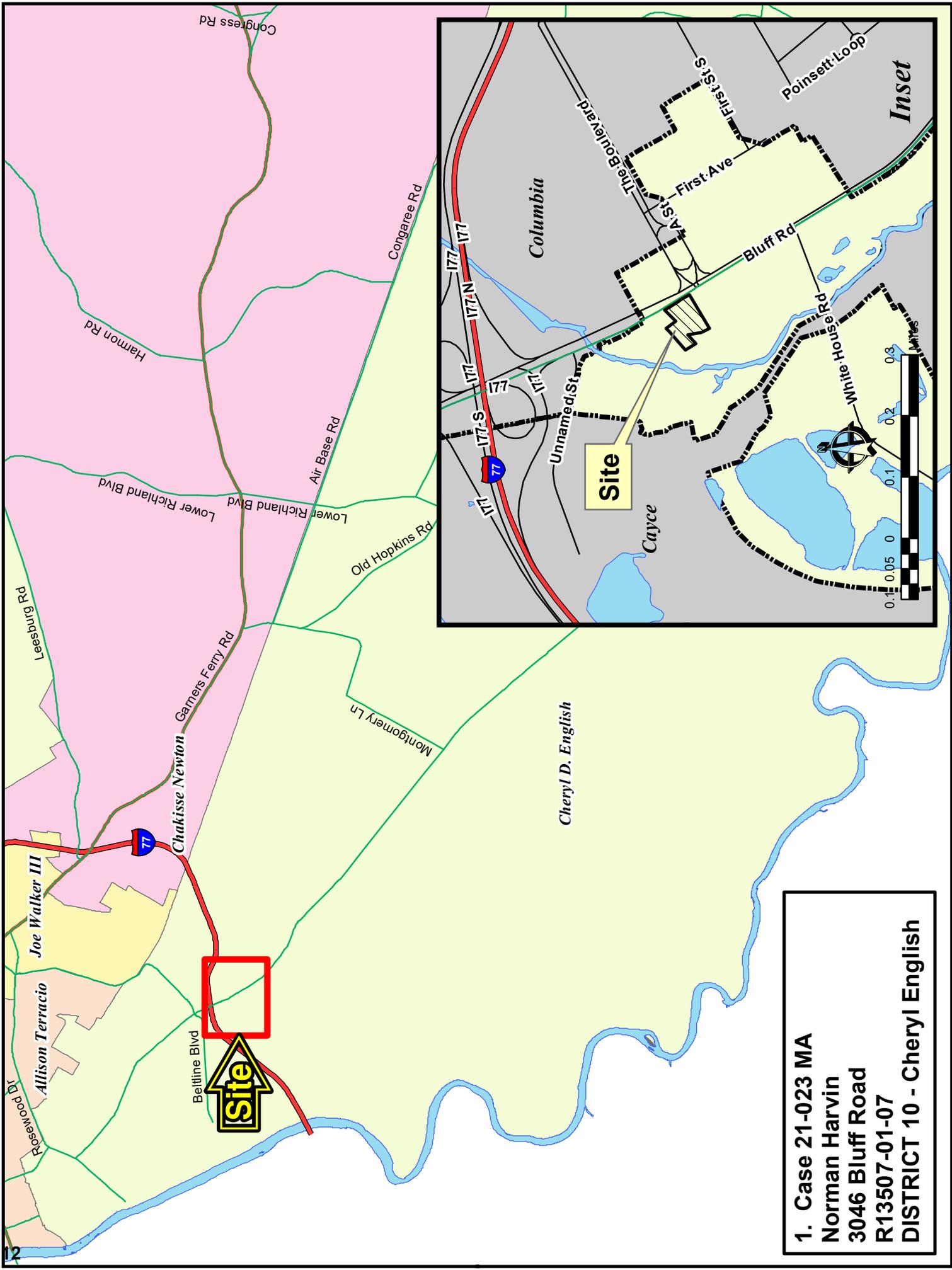
However, staff would note that the proposed district would be compatible with current development or adjacent properties.

## Planning Commission Action

At their **September 9, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- The requested zoning is the same classification as the surrounding parcels.
- The request would be in harmony with the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-023 MA**



**1. Case 21-023 MA**  
**Norman Harvin**  
**3046 Bluff Road**  
**R13507-01-07**  
**DISTRICT 10 - Cheryl English**

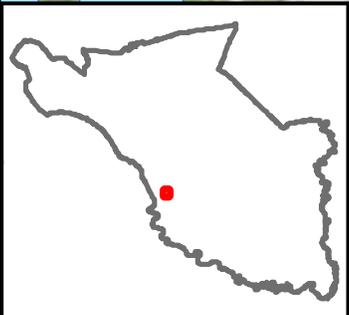
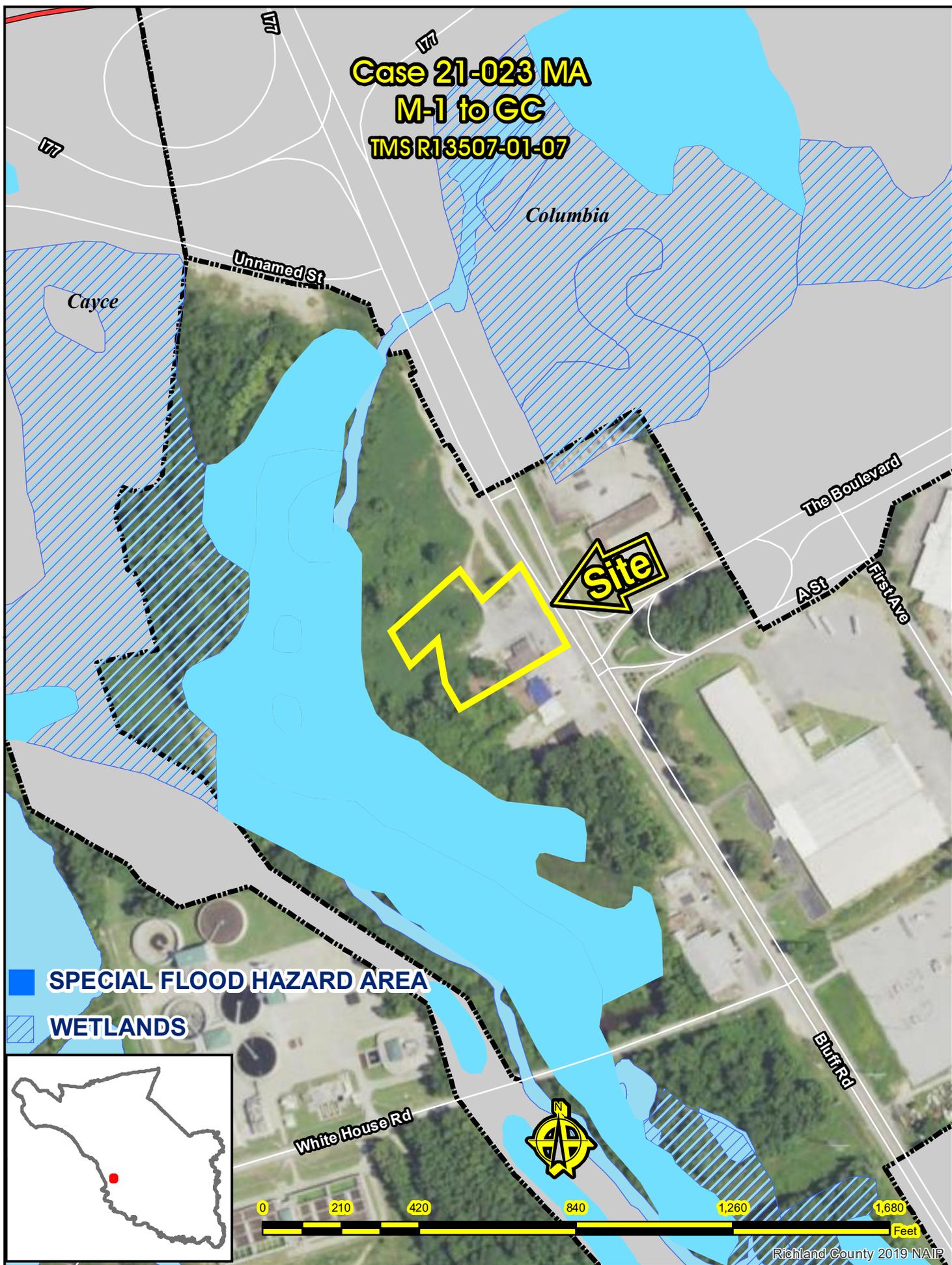
**Site**

**Site**

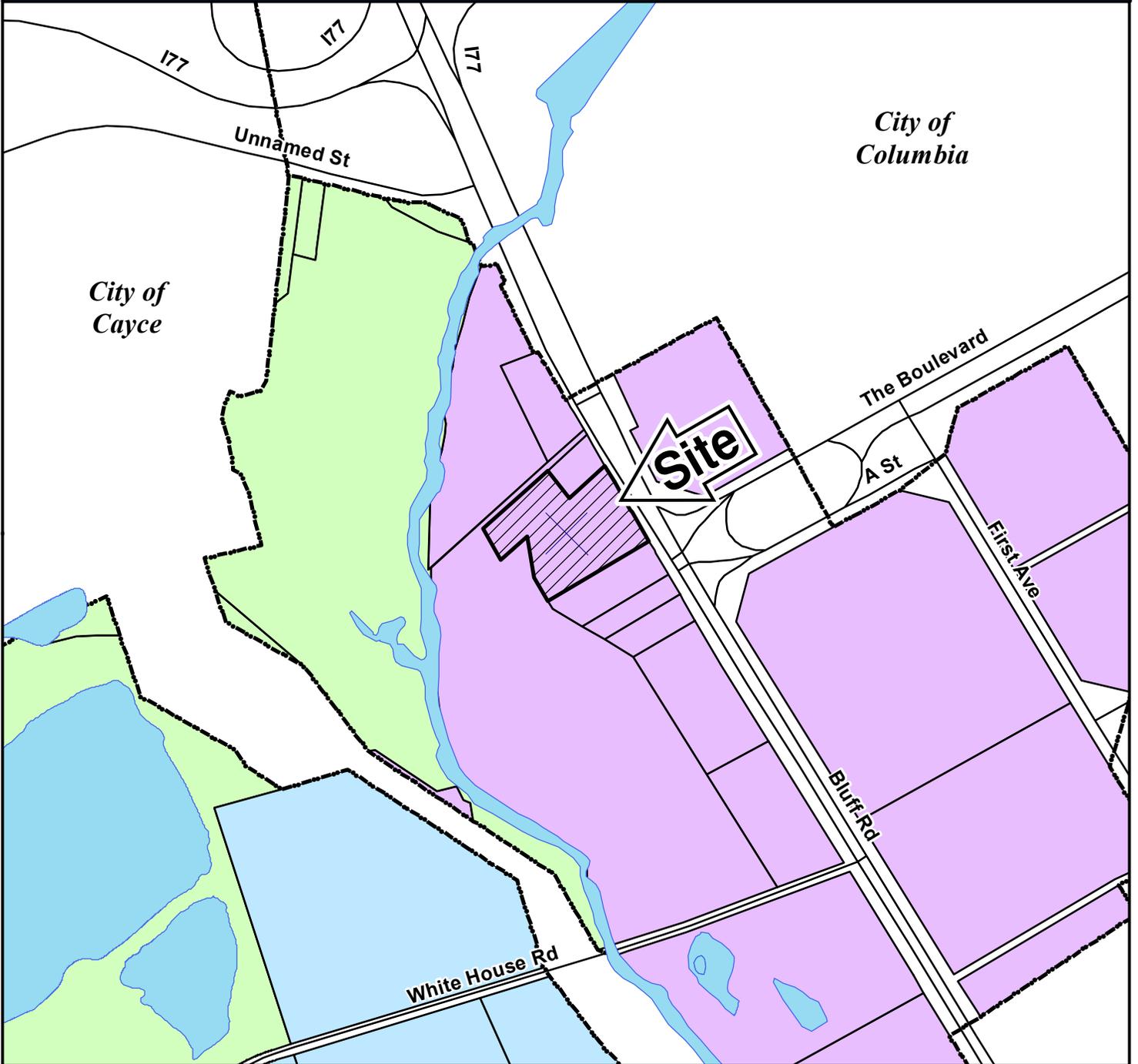


**Inset**

**Case 21-023 MA**  
**M-1 to GC**  
**TMS R13507-01-07**

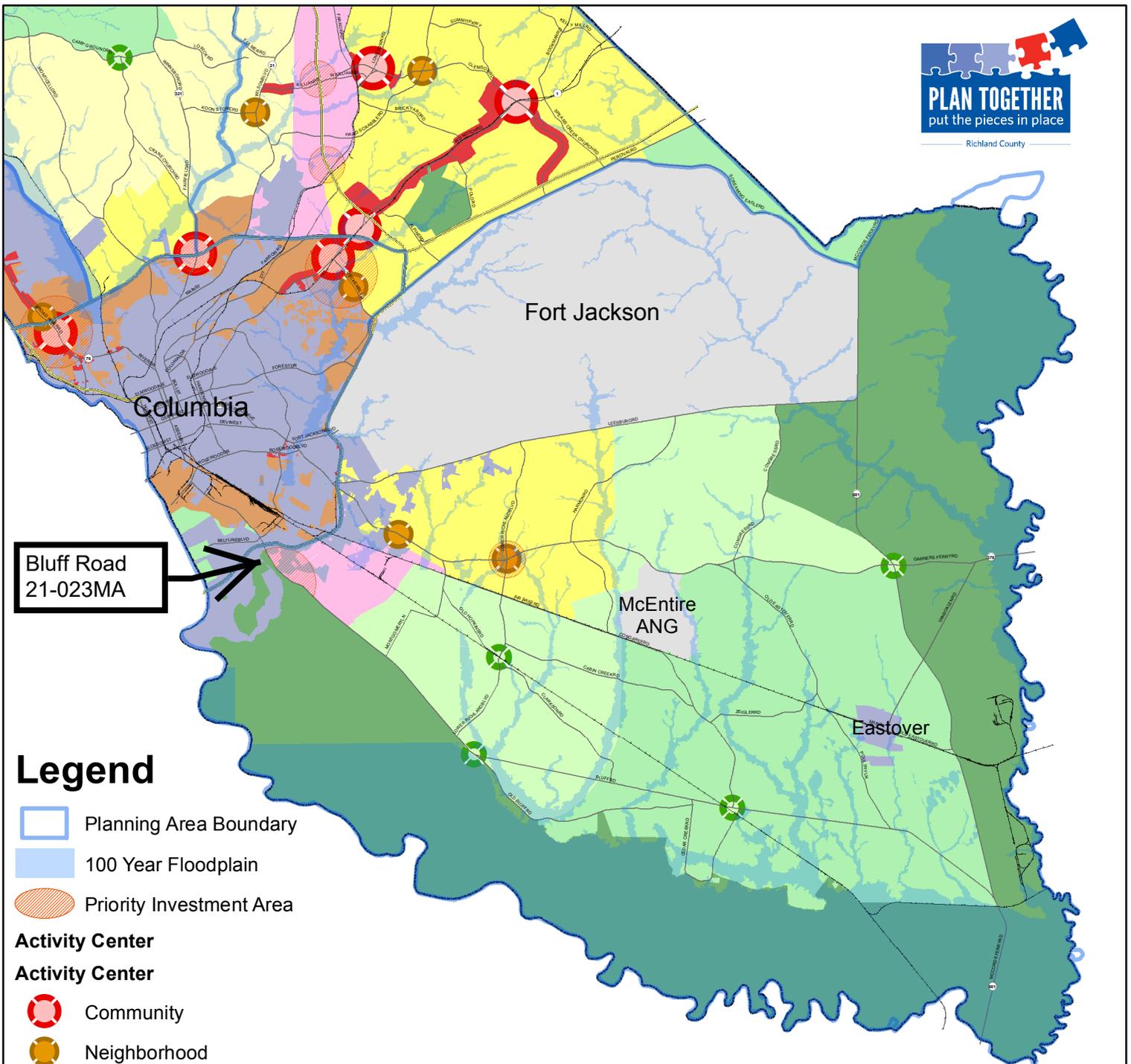


# Case 21-023 MA M-1 to GC



## ZONING CLASSIFICATIONS

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



### 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 15





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 9, 2021  
**RC PROJECT:** 21-025 MA  
**APPLICANT:** Matthew Condon

**LOCATION:** 9569 & 9579 Farrow Road

**TAX MAP NUMBER:** R17400-09-05, 06 & 07  
**ACREAGE:** 5.94 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**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/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 95 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU / PDD / RU	Single-Family / Undeveloped / Fire Station
<b><u>South:</u></b>	PDD	Multi-family
<b><u>East:</u></b>	ROW / PDD	Railroad / Common Area
<b><u>West:</u></b>	RU	Cemetery

## Discussion

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

The subject properties have road frontage along Farrow Road. Farrow Road is classified as a two lane undivided minor arterial without sidewalks or street lights. The subject properties are undeveloped and have a single-family home on one of the parcels. The area is characterized by a variety of medium- and high-intensity residential uses as well as various commercial development.

### **Public Services**

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located approximately 0.80 miles east on Killian Road and Long Leaf Middle School located approximately one mile north along Longreen Parkway. The subject parcels fall within the City of Columbia for water and sewer service area. The Killian fire station (Station number 27) is located on Farrow Road adjacent 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 ***Economic Development Center/Corridor***.

### **Land Use and Design**

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

### **Desired Development Pattern**

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designated to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #284) located south of the subject parcel on Farrow Road identifies 12,500 Average Daily Trips (ADTs). Farrow Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) “E”.

SCDOT is currently managing an operational and safety project just south of the subject parcel. The project is currently in construction with an anticipated completion date of 11/30/2021. There are no planned improvements for this section of Farrow Road through the County Penny Sales Tax program.

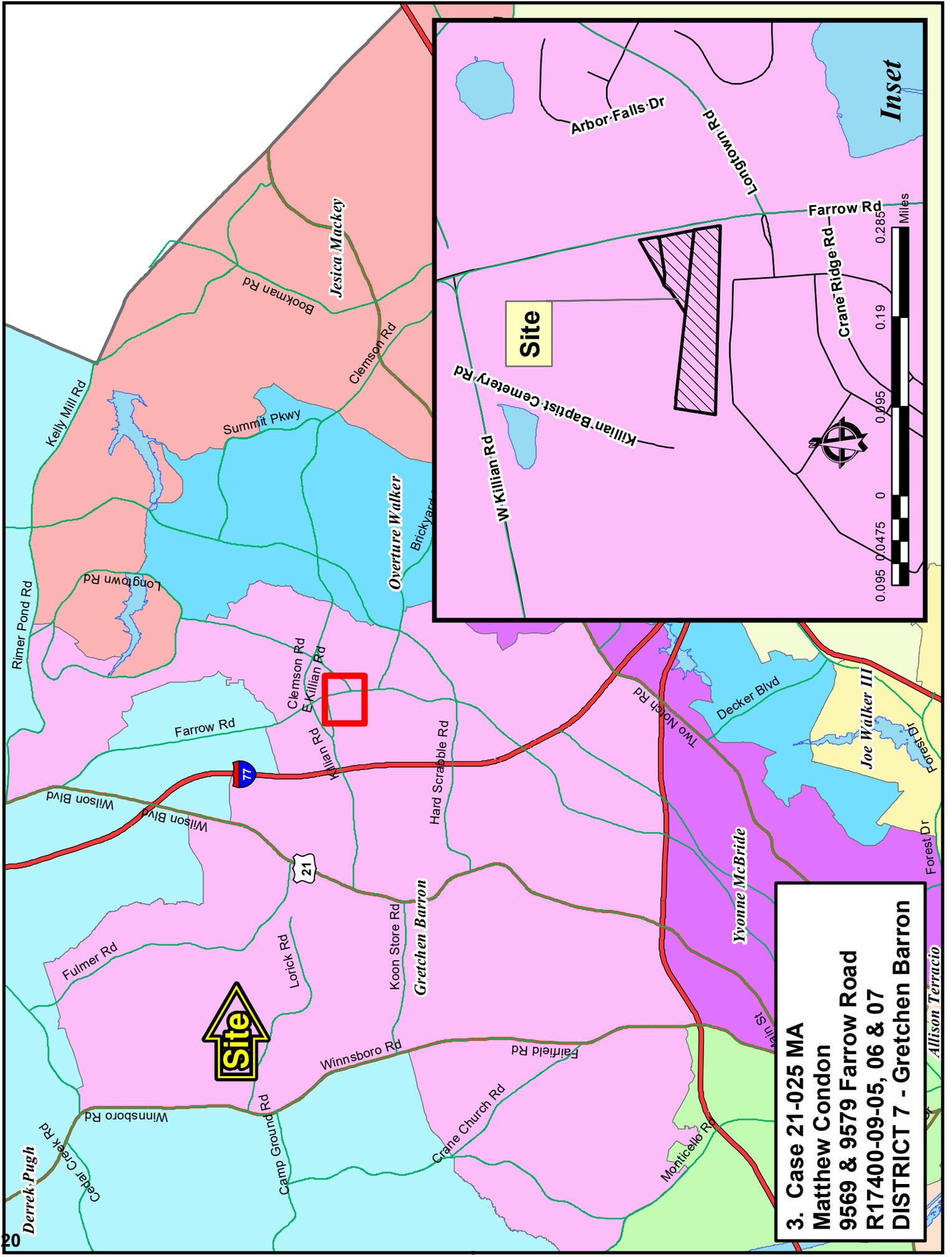
## Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encouraged high-density residential uses integrated with or adjacent to complementary retail and commercial uses.

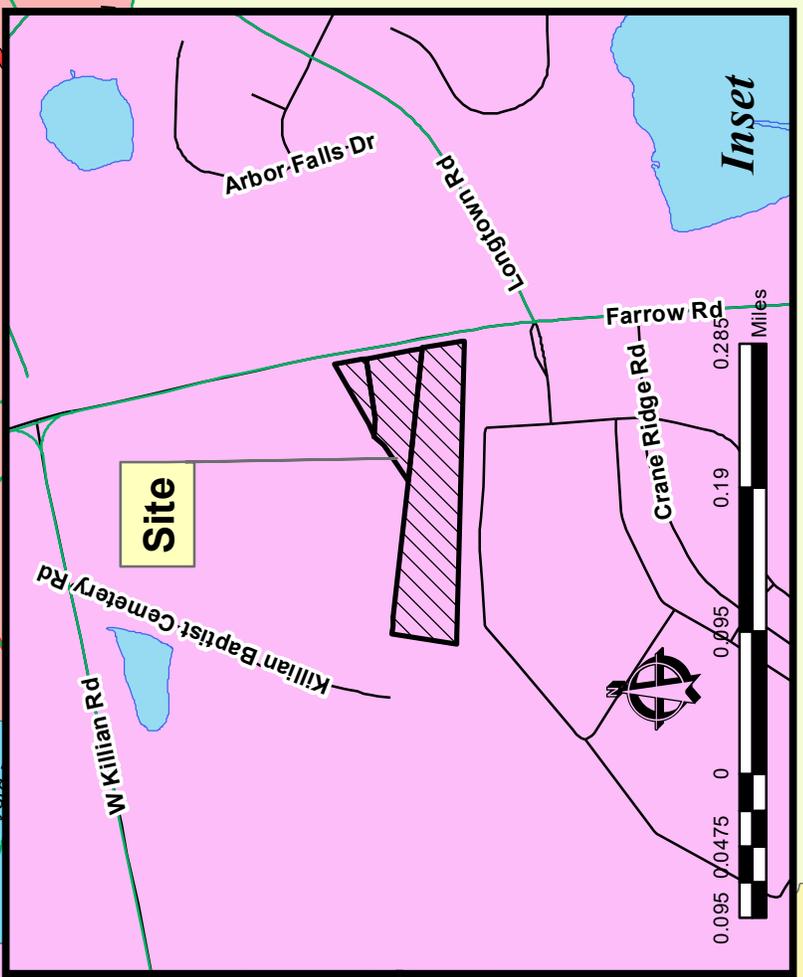
For these reasons, staff recommends **Approval** of this map amendment.

## Planning Commission Action

At their **September 9, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **21-025 MA**.



**3. Case 21-025 MA**  
**Matthew Condon**  
**9569 & 9579 Farrow Road**  
**R17400-09-05, 06 & 07**  
**DISTRICT 7 - Gretchen Barron**

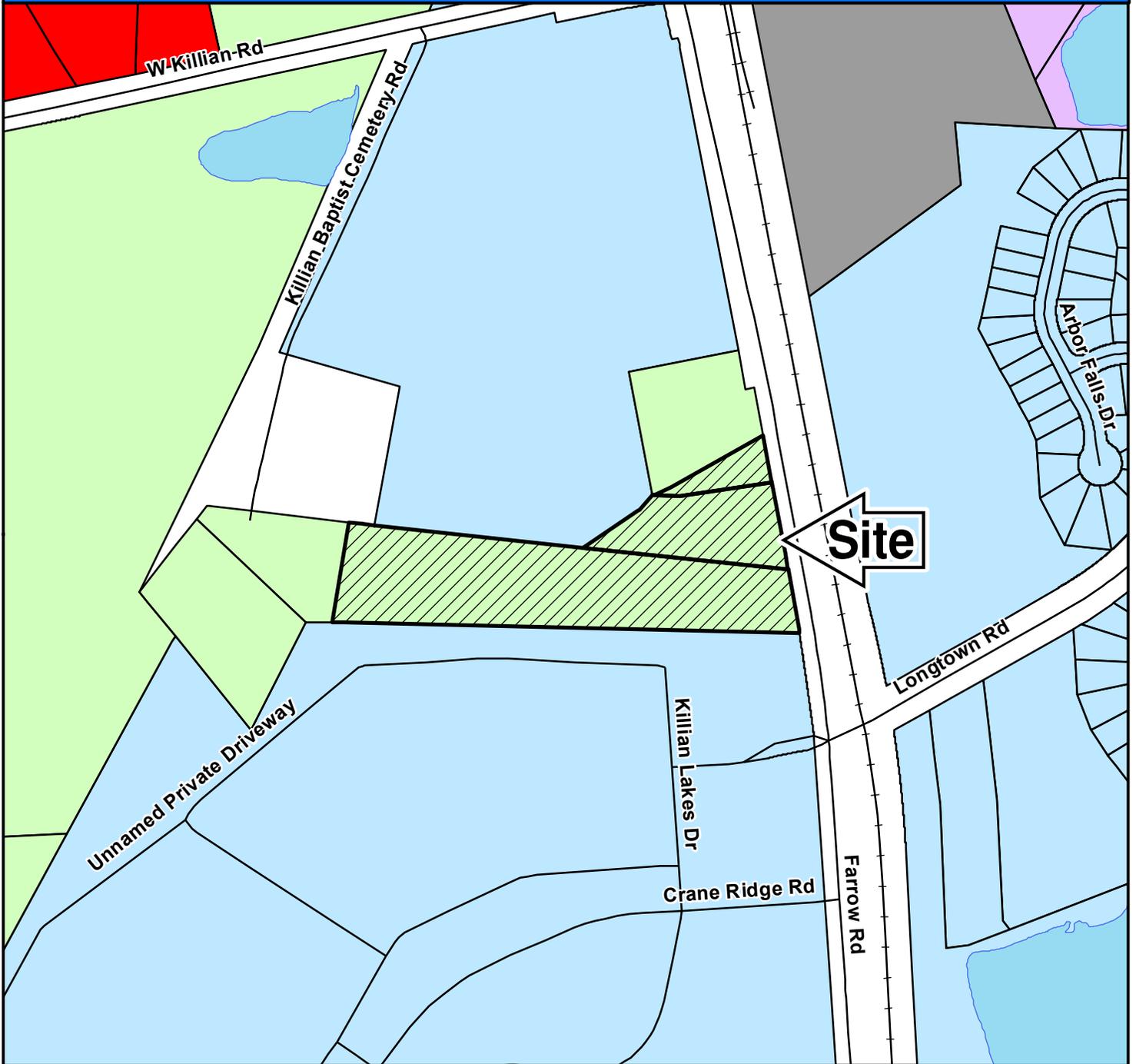


**Case 21-025 MA  
RU to NC  
TMS R24502-01-01 & 02**



Richland County 2019 NAIP

# Case 21-025 MA RU 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

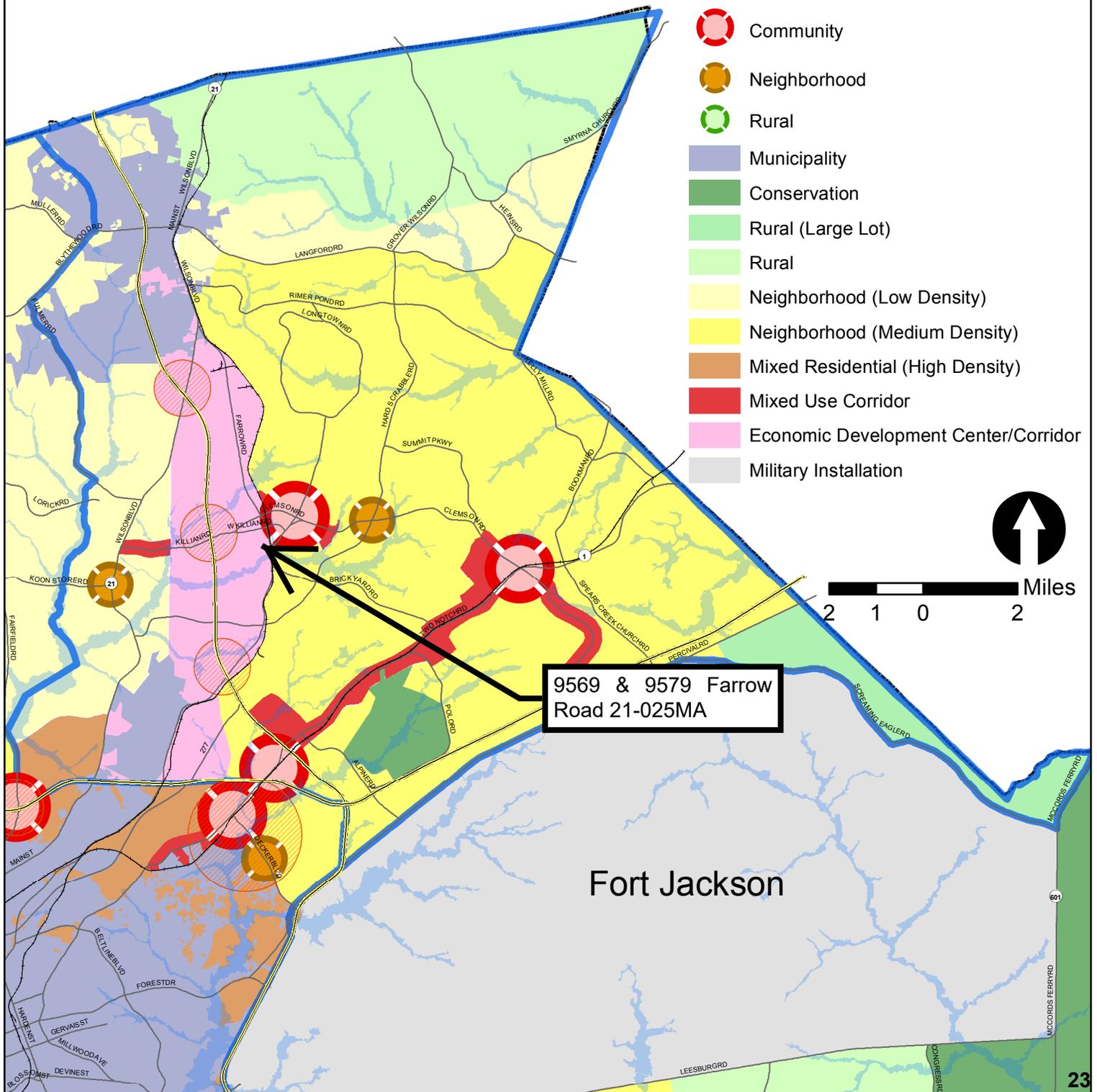


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 9, 2021  
**RC PROJECT:** 21-027 MA  
**APPLICANT:** Chip Goforth

**LOCATION:** 7742 Bluff Road

**TAX MAP NUMBER:** R32403-02-04 & 05  
**ACREAGE:** 3.35 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**ZPH SIGN POSTING:** SEPTEMBER 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning District Summary**

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area is 22,000 square feet or as required by DHEC.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	RU	Commercial Retail / Post Office / Residence
<b><u>East:</u></b>	RC	Retail Commercial
<b><u>West:</u></b>	RU	Residences

## Discussion

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

The subject site consists of two parcels, one of which is undeveloped and the other has existing commercial and accessory structures. The site is located at the intersection of Bluff Road and Congaree Road. This section of Bluff Road is a two-lane undivided minor arterial. Congaree Road is a two-lane undivided major collector. The area is characterized by limited commercial and rural residential uses.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Gadsden Elementary School is located approximately a half mile north of the subject parcel along S Goodwin Circle. The Gadsden fire station (Station number 19) is approximately 1.2 miles north of the subject parcel along Congaree Road. The parcel is within the Richland County Utilities sewer service area. Water service would be provided through private source.

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 ***Rural Activity Center***.

### **Land Use and Design**

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other similar scale tourism operations area appropriate.

### ***Lower Richland Strategic Community Master Plan***

#### *Nodes of Activity – Rural Crossroads*

The subject site is found within a “Rural Crossroads” as identified in the Plan. The plan recommends these as areas where significant roads intersect and there is existing non-residential uses. The plan notes that the Gadsden crossroad would benefit from supporting services such as commercial uses.

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #243) located west of the site on Bluff Road identifies 2,900 Average Daily Trips (ADTs). Bluff Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff Road is currently operating at Level of Service (LOS) “A”.

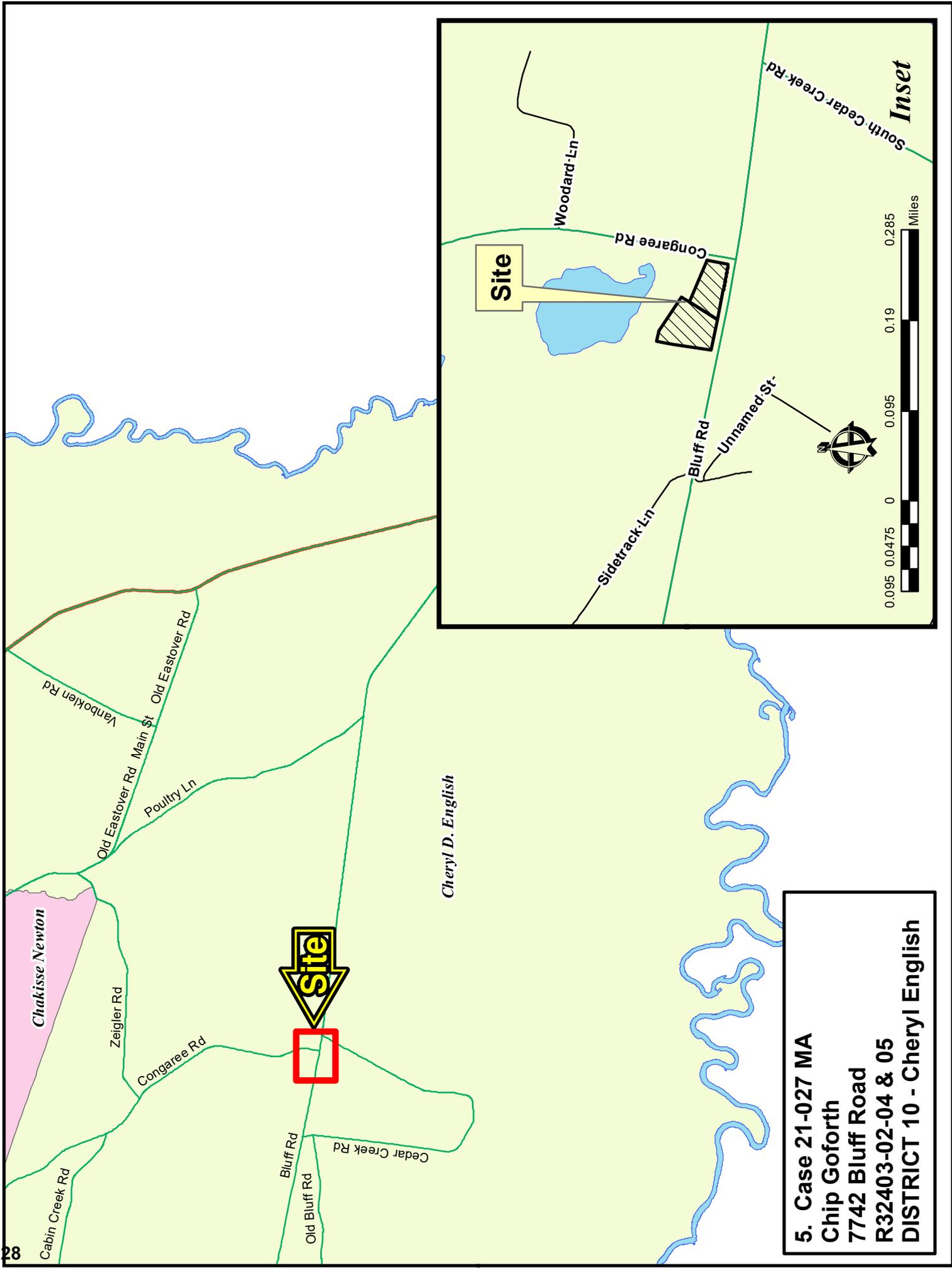
There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

## Conclusion

Staff recommends **Approval** for this map amendment as it would be consistent with the objectives for the Rural Activity Center as identified in the Comprehensive Plan and the Lower Richland Plan.

## Planning Commission Action

At their **September 9, 2021** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-027 MA**.



Chakisse Newton

Cheryll D. English

**5. Case 21-027 MA**  
**Chip Goforth**  
**7742 Bluff Road**  
**R32403-02-04 & 05**  
**DISTRICT 10 - Cheryll English**

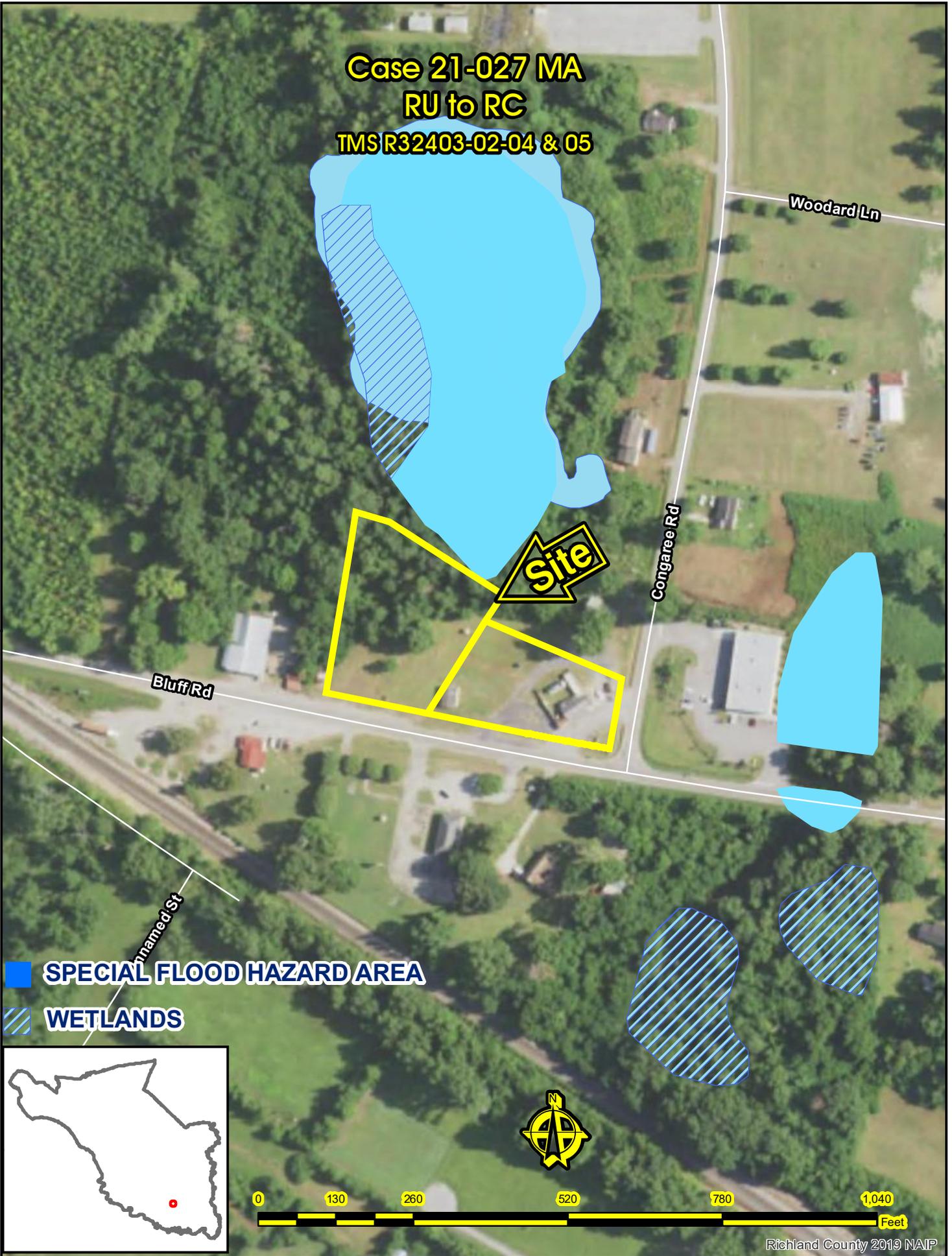
**Inset**



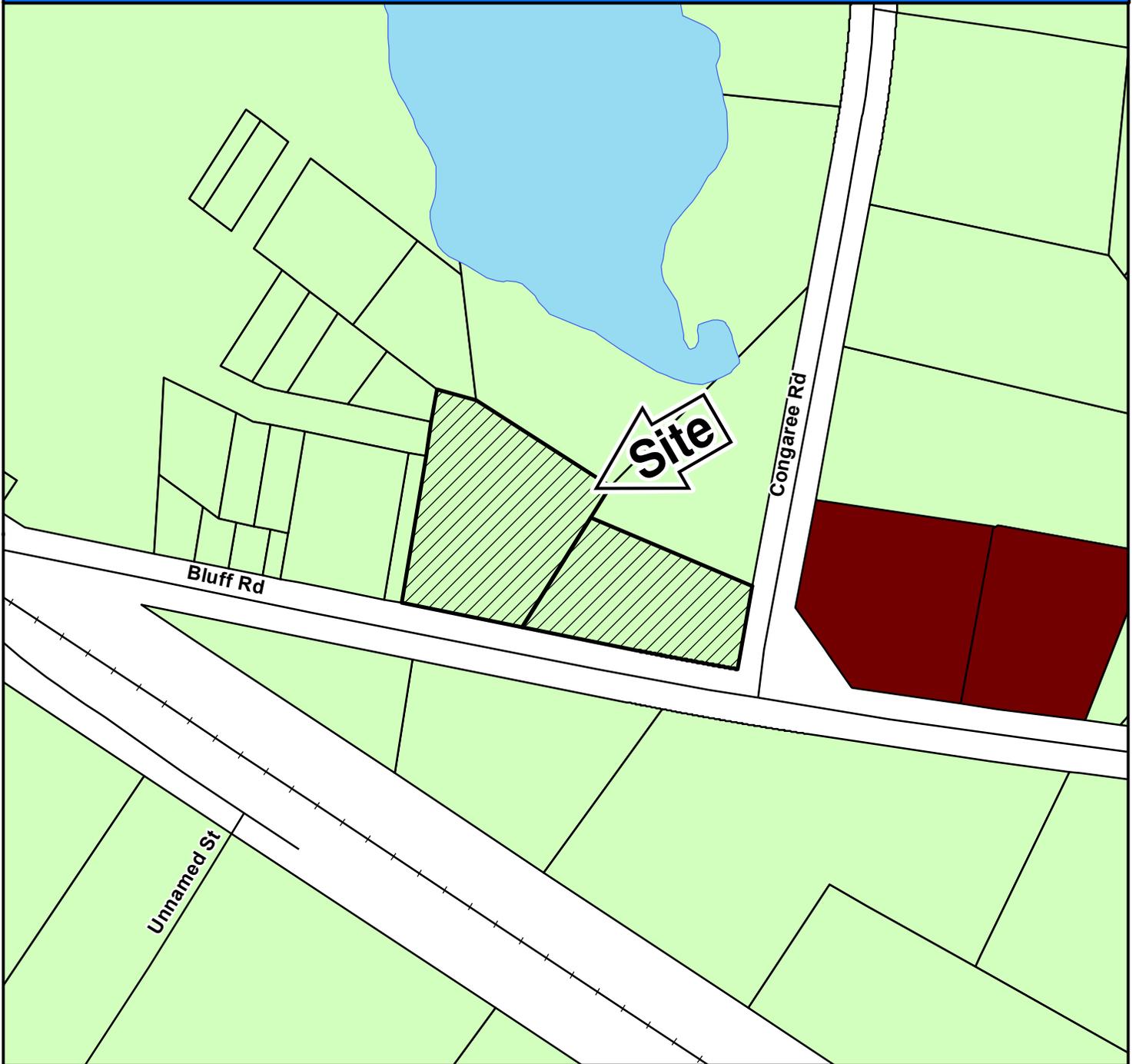
**Site**

**Site**

**Case 21-027 MA**  
**RU to RC**  
**TMSR32403-02-04 & 05**



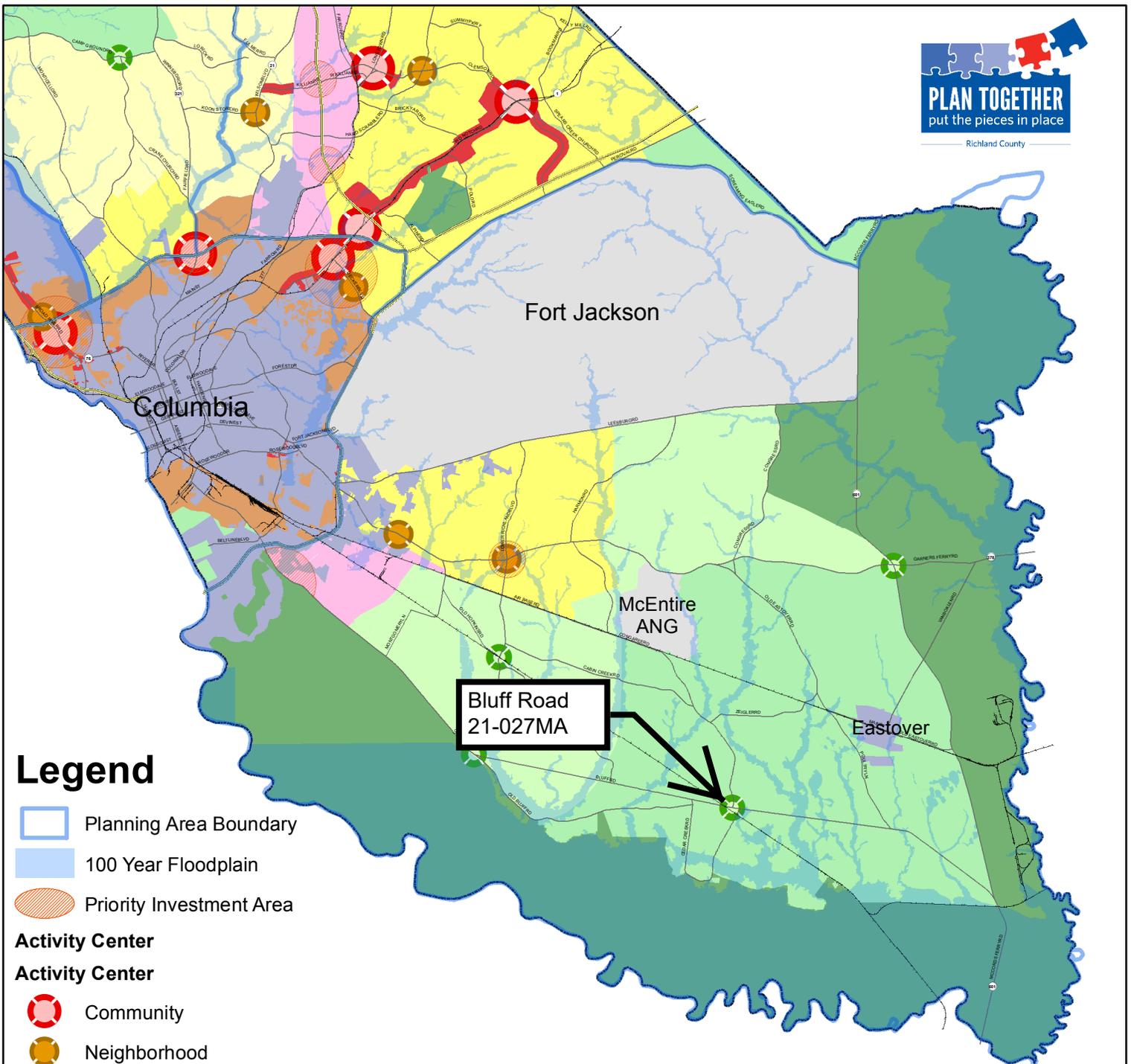
# Case 21-027 MA RU to RC



## 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

- 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

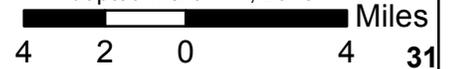
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

# SOUTHEAST PLANNING AREA



Adopted March 17, 2015





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

**A RESOLUTION OF RICHLAND COUNTY COUNCIL**

**A RESOLUTION ADOPTING THE UPDATED LAND DEVELOPMENT MANUAL WHICH WILL UPDATE THE COUNTY'S STANDARDS FOR WATER QUALITY, STORM DRAINAGE DESIGN, AND ROADS.**



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. -21HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, SO AS TO ADOPT THE RICHLAND COUNTY LAND DEVELOPMENT CODE REWRITE; AND TO REPLACE CHAPTER 26, LAND DEVELOPMENT.

Pursuant to the authority 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 Richland County Code of Ordinances; Chapter 26, Land Development, is hereby amended by the deletion of the language contained therein and the substitution of the following:

**Exhibit “A” - Richland County Land Development Code Rewrite**

SECTION II. Interim Procedures.

- (a) *Notice.* Within ninety (90) days of the adoption of this ordinance, the county shall mail written notice to all real property owners of record in the unincorporated areas of the county, informing them that a new land development code has been adopted and that a map amendment ordinance will soon be adopted, both of which will become effective on May 2, 2022, and that the uses of their property could be affected by the adoption of these ordinances. In addition, the notice will provide contact information for those persons who desire additional information and/or have questions.
- (b) *Staff reports.* Upon adoption of this ordinance, the planning and development department staff shall begin to provide monthly written reports to county council on the progress of implementing the new land development code. The reports shall include, but not be limited to, the number of inquiries the department has received concerning the land development code. Monthly reports shall continue until the effective date of this ordinance.
- (d) *Compliance.* All standards and regulations of the new land development code, which is incorporated herein, must be complied with beginning on May 2, 2022, unless final plans have been approved or a building permit has been issued prior to said date.

SECTION III. A moratorium on requests for map amendments is hereby enacted, so that from and after October 1, 2021, no person shall be permitted to apply for any zoning district classification other than a district classification described and regulated in the Land Development Code Rewrite adopted on October 19, 2021 until May 2, 2022.

SECTION IV. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION V. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI. Effective Date. The provisions of Section II. (Interim Procedures) of this ordinance shall be effective from and after October 19, 2021. All other provisions of this ordinance shall be effective from and after May 2, 2022.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021.

\_\_\_\_\_  
Michelle M. Onley  
Interim Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:       September 28, 2021  
First Reading:       September 28, 2021  
Second Reading:     October 5, 2021  
Third Reading:       October 19, 2021





Richland County Government  
2020 Hampton Street  
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Fax (803) 576-2182

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