

**RICHLAND COUNTY  
PLANNING COMMISSION**



**May 3, 2020  
3 pm**

***Virtual Meeting***

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



# RICHLAND COUNTY PLANNING COMMISSION



Monday, May 3, 2021

Agenda

3:00 PM

*Zoom Meeting*

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

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Christopher Yonke • Mettauier Carlisle • Gary Dennis  
Bryan Grady • Terrence Taylor • Jason Branham • Beverly Frierson

I. PUBLIC MEETING CALL TO ORDER .....Stephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT .....Stephen Gilchrist, Chairman

### III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL – December 2020

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 21-011 MA District 8  
Overture Walker  
Michael S. Houck/Susan E. Houck  
RS-HD to RU (20.7 acres)  
109 Crane Branch Lane  
TMS# R20200-03-39  
Staff Recommendation: Disapproval  
Page 1
2. Case # 21-012 MA District 1  
Bill Malinowski  
Wyman Shull  
RU to RS-MD (0.144 acres)  
1111 A J Amick Road  
TMS# R02414-02-32 (portion of)  
Staff Recommendation: Approval  
Page 9
3. Case # 21-013 MA District 8  
Overture Walker  
Ryan Maltba  
PDD to GC  
4561 Hardscrabble Rd  
TMS# R20300-04-15  
Staff Recommendation: Approval  
Page 17

4. Case # 21-014 MA  
David Goodson  
RU to GC  
613 Starling Goodson Rd  
TMS# R22013-01-04  
Staff Recommendation: Disapproval  
Page 25

District 11  
Chakisse Newton

#### **IV. OTHER ITEMS FOR ACTION**

##### **a. Opportunity Zones**

- b. A Resolution To Recommend That Richland County Council Enact An Ordinance Amending The “2015 Richland County Comprehensive Plan – Putting The Pieces In Place”, By Incorporating And Adopting The “Rediscover Sandhills” Neighborhood Master Plan Into The Plan.**

Page 33

To view the plan document:

[https://f6bf2767-768f-4310-8b04-e16ab40cdebc.filesusr.com/uqd/fce87a\\_43509f2c656b48169f0628de157791ed.pdf](https://f6bf2767-768f-4310-8b04-e16ab40cdebc.filesusr.com/uqd/fce87a_43509f2c656b48169f0628de157791ed.pdf)

#### **V. CHAIRMAN’S REPORT**

#### **VI. OTHER ITEMS FOR DISCUSSION**

- a. Land Development Code Rewrite**

#### **VII. PLANNING DIRECTOR’S REPORT**

#### **VIII. ADJOURNMENT**

**RICHLAND COUNTY  
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street  
Columbia, SC 29204



**To:** Planning Commission Members, Interested Parties  
**From:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**Date:** April 22, 2021  
**Subject:** April 2021 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specifically, it states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street names have been reviewed and are in compliance with Richland County and State Statute Road Naming Standards.

**Action Requested:** The Planning Commission’s approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Malabar Road	Keith E Utheim	Proposed Percival Towns	R19813-01-02	Cheryl D. English (10)
2. Fellsmere Road	Keith E Utheim	Proposed Percival Towns	R19813-01-02	Cheryl D. English (10)
3. Blue Cypress Court	Keith E Utheim	Proposed Percival Towns	R19813-01-02	Cheryl D. English (10)
4. Brando way	Keith E Utheim	Proposed Percival Towns	R19813-01-02	Cheryl D. English (10)
5. Carr Lane	Kimberly Swygert	Proposed Haynes Park	R17112-01-01	Gretchen Barron (7)
6. Hardwick Drive	Kimberly Swygert	Proposed Haynes Park	R17112-01-01	Gretchen Barron (7)
7. Forsyth Lane	Kimberly Swygert	Proposed Haynes Park	R17112-01-01	Gretchen Barron (7)
8. Nicholson	Kimberly Swygert	Proposed Haynes Park	R17112-01-01	Gretchen Barron (7)
9. Ozard Drive	Kimberly Swygert	Proposed Haynes Park	R17112-01-01	Gretchen Barron (7)





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 3, 2021  
**RC PROJECT:** 21-011 MA  
**APPLICANT:** Michael S. Houck/Susan E. Houck

**LOCATION:** 109 Crane Branch Lane

**TAX MAP NUMBER:** R20200-03-39  
**ACREAGE:** 20.7 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** RU

**PC SIGN POSTING:** April 19, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Office and Institutional (OI) District northwest of the site was rezoned under case number 16-41 MA.

The Planned Development District (PDD) north of the site was rezoned under case number 16-41 MA.

**Zoning District Summary**

The RU District is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area/maximum density: Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon gross density calculation, the maximum number of units for this site is approximately: 27 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Rose Creek Subdivision (Residential)
<u>South:</u>	RS-HD	Undeveloped
<u>East:</u>	RS-HD	Rainsborough Subdivision (Residential)
<u>West:</u>	RM-HD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The immediate area is characterized as an undeveloped parcel that is a wooded area with a power line easement. The subject property has access from Crane Branch Lane. Crane Branch Lane is a two-lane local road without sidewalks and streetlights along this section. The parcels surrounding the site are residential uses and undeveloped parcels. The parcel north of the site zoned RS-LD with residential uses. The parcel south of the site zoned RS-HD and is undeveloped. The parcel east of the site zoned RS-HD with residential uses. The parcel west of the site zoned RM-HD and is undeveloped.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. North Springs Elementary School is located .68 miles northeast of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water service area. The parcel is located in the Palmetto Utilities sewer service area. There is not a fire hydrant located on Crane Branch Lane. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .82 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 #440) located north of the subject parcel on Clemson Road identifies 19,500 Average Daily Trips (ADTs). Clemson Road is classified as a 5 lane principal arterial, maintained by SCDOT with a design capacity of 33,600 ADTs. Clemson 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.

The section of Clemson Road currently has a sidewalk project through the Penny Program. The project includes combining existing sidewalks from Longtown Rd. to Market Place Commons with bicycle accommodation from Market Place Commons to Old Clemson Rd.

There are no programmed improvements through SCDOT.

### **Conclusion**

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

The request is inconsistent with the Comprehensive Plan's recommendation for the Neighborhood (Medium Density) future land use designation. The Plan recommends "medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format". Likewise, it recommends a desired development patterns of "medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods".

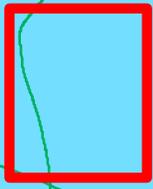
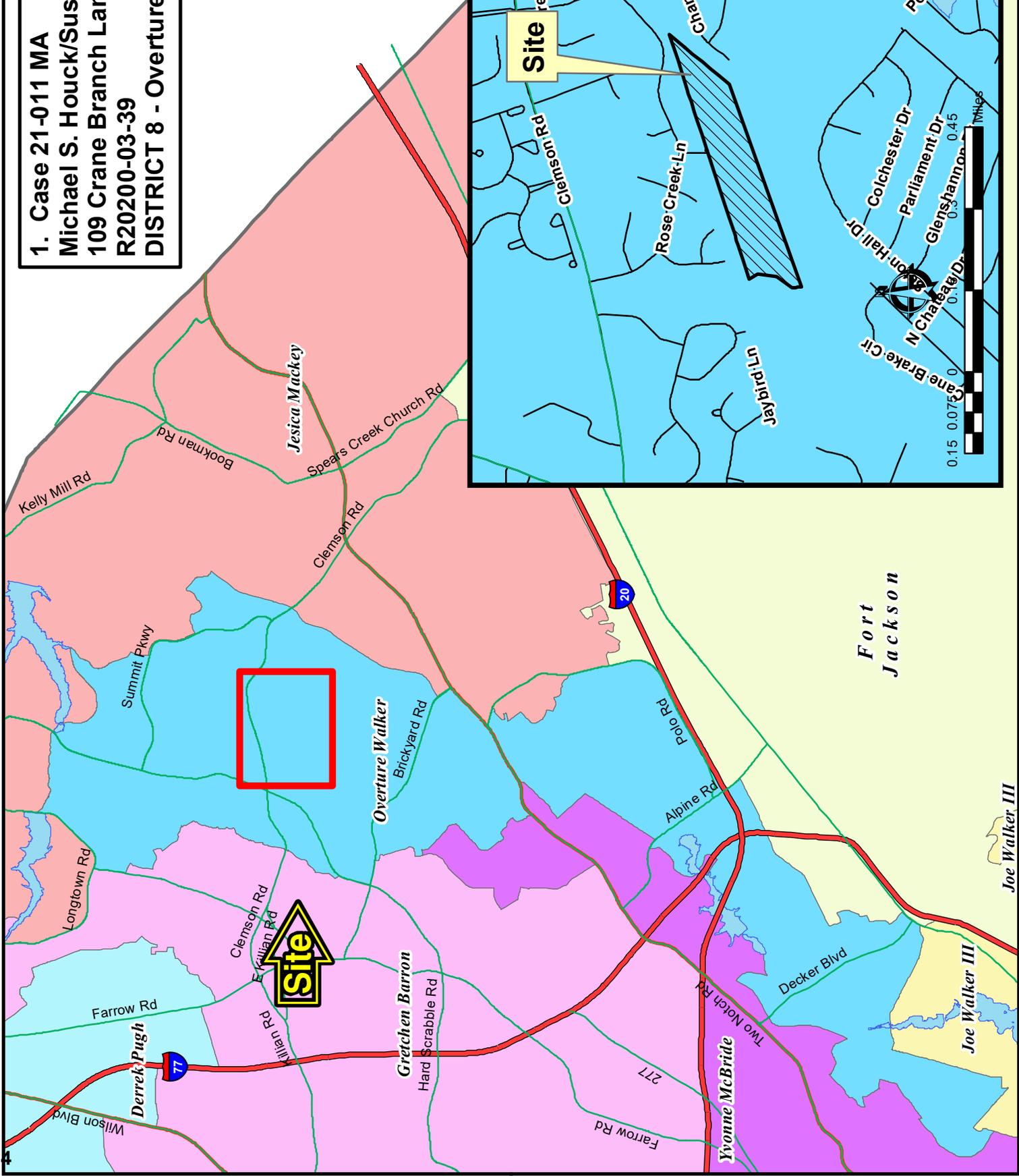
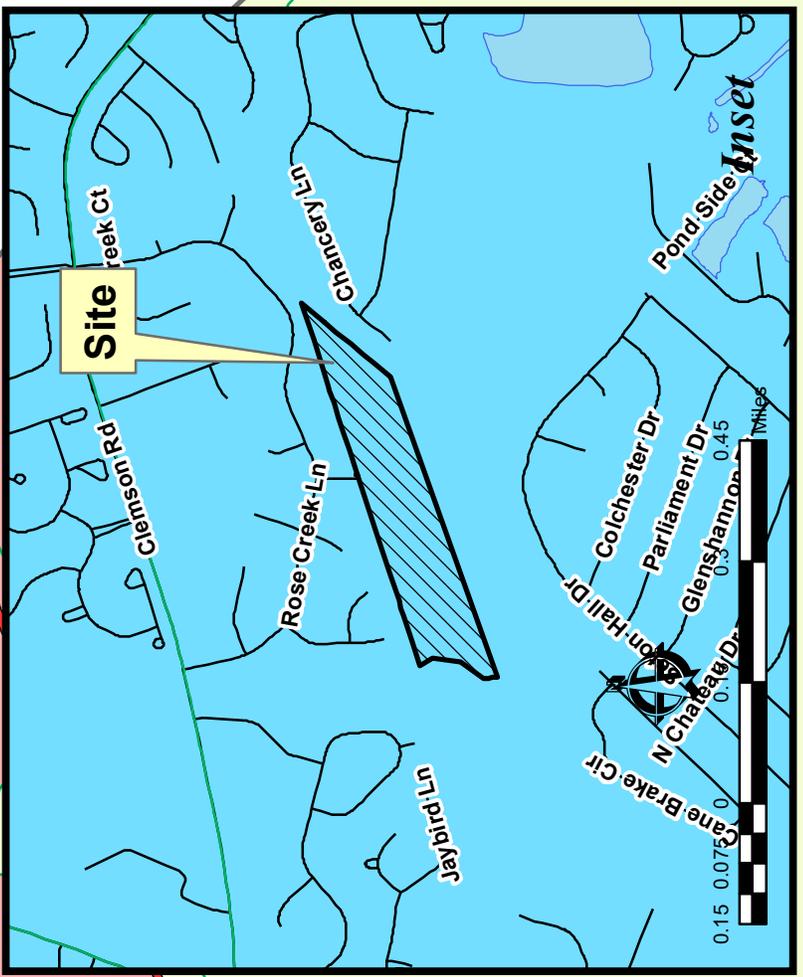
Additionally, approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area.

### **Zoning Public Hearing Date**

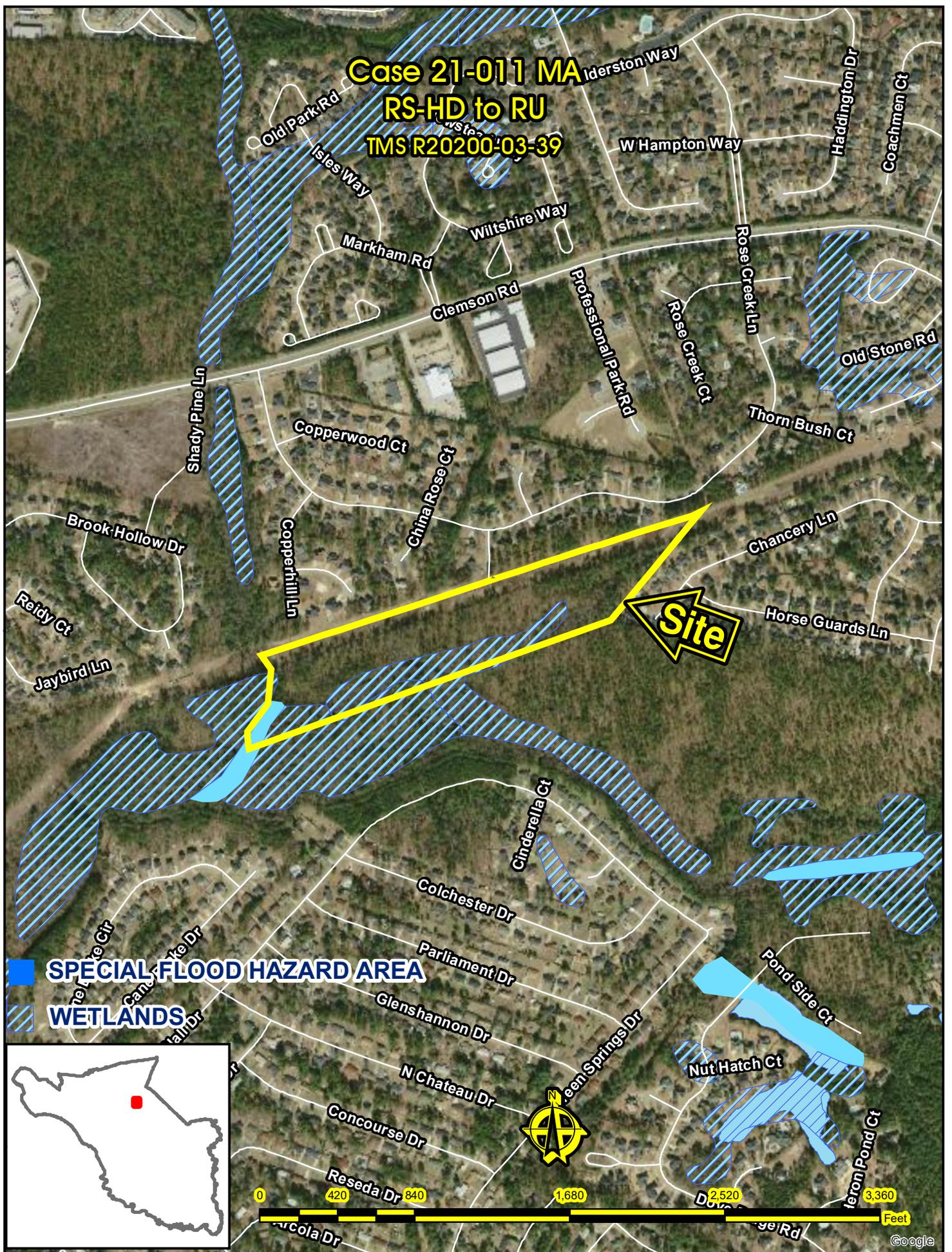
**May 25, 2021.**

**1. Case 21-011 MA**  
**Michael S. Houck/Susan E. Houck**  
**109 Crane Branch Lane**  
**R20200-03-39**  
**DISTRICT 8 - Overture Walker**

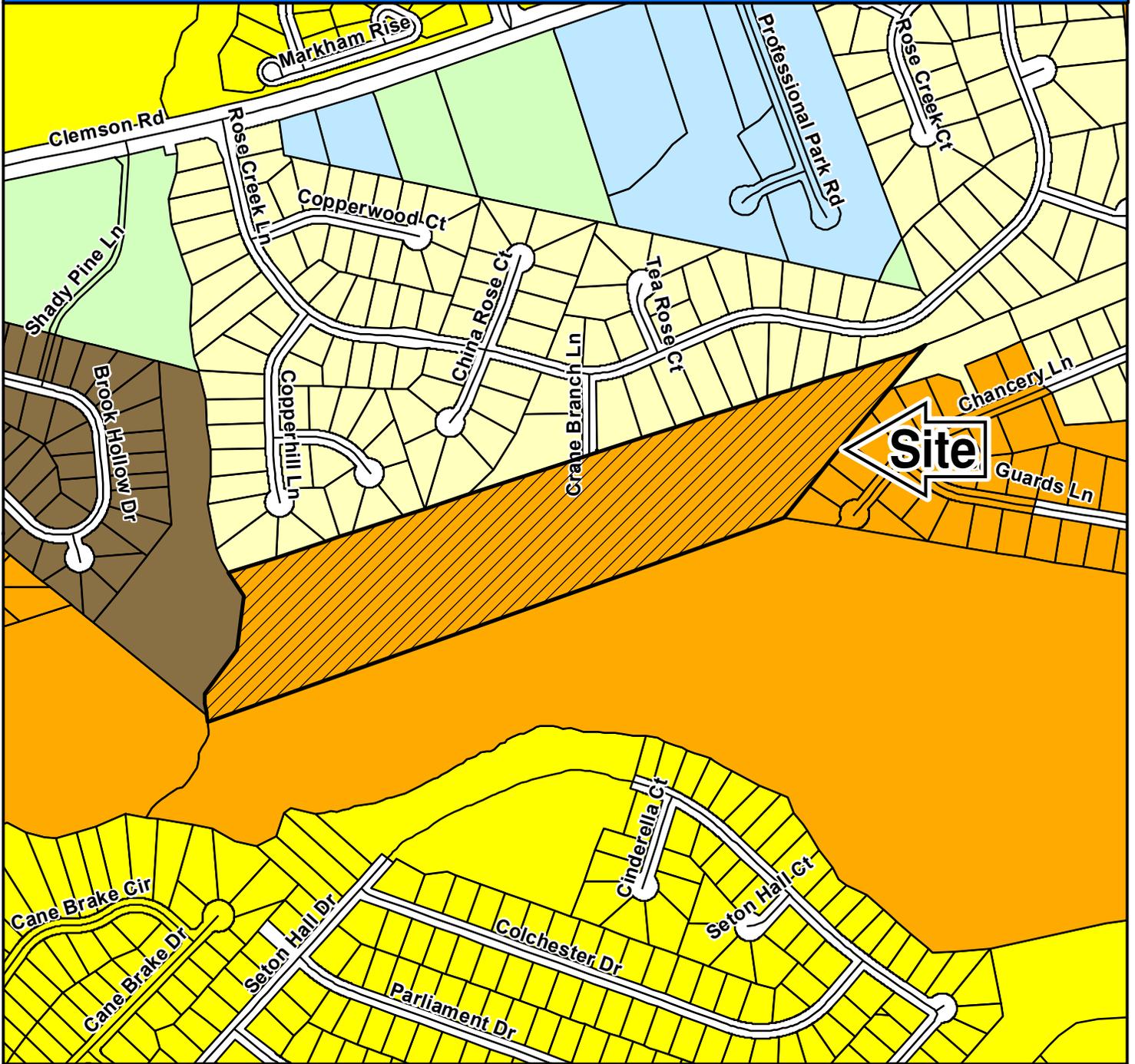
*Kershaw  
County*



**Case 21-011 MA**  
**RS-HD to RU**  
**TMS R20200-03-39**



# Case 21-011 MA RS-HD to RU



## 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

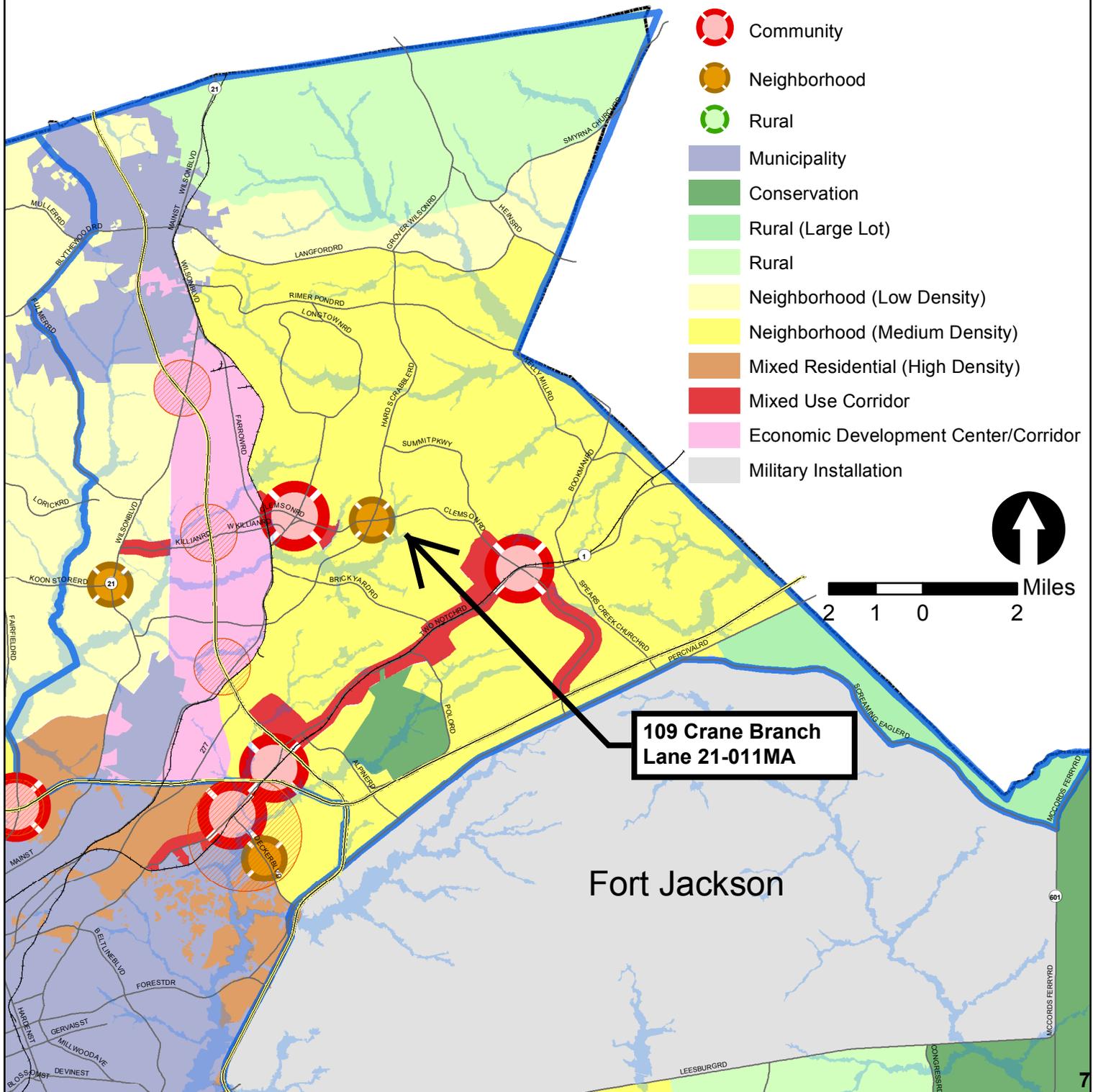


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** May 3, 2021  
**RC PROJECT:** 21-012 MA  
**APPLICANT:** Wyman Shull

**LOCATION:** 1111 A J Amick Road

**TAX MAP NUMBER:** R02414-02-32 (Portion of)  
**ACREAGE:** 0.144 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** April 19, 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

A portion of the Rural District (RU) parcel north of the site was part of a rezoning request to the Residential Single-family Low Density (RS-LD) District under case number 21-012MA.

#### Zoning District Summary

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. 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: 0 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Undeveloped / Residence
<b><u>South:</u></b>	RU / RS-MD	Residence / Residences (Ballentine Cove Subdivision)
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU / RS-MD	Residence / Residences (Ballentine Cove Subdivision)

**Discussion**

***Parcel/Area Characteristics***

The immediate area is characterized by residential uses with some undeveloped properties. The subject property has frontage along A J Amick Road. A J Amick Road is a two-lane local without sidewalks and streetlights along this section. North of the subject site is a rural residential parcel. South of the subject site is a residential site that is proposed to be combined with the subject site. East of the subject site is a rural single family residence. West of the subject site is residential.

***Public Services***

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .6 miles north of the subject parcel on Bickley Road. Records indicate that the parcel is serviced by well and near the City of Columbia’s water service area. The parcel sewer connection is served by septic and within Richland County’s sewer service area. There are 3 fire hydrants along this section of A J Amick Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.87 miles east of the subject parcel.

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

***Plans & Policies***

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

**Land Use and Design**

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

**Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (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 #145) located north of the subject parcel on Dutch Fork Road identifies 24,200 Average Daily Trips (ADTs). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. Dutch Fork 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 no planned or programmed improvements for this section of Dutch Fork Road or AJ Amick Road through the County Penny Sales Tax program or SCDOT.

### **Conclusion**

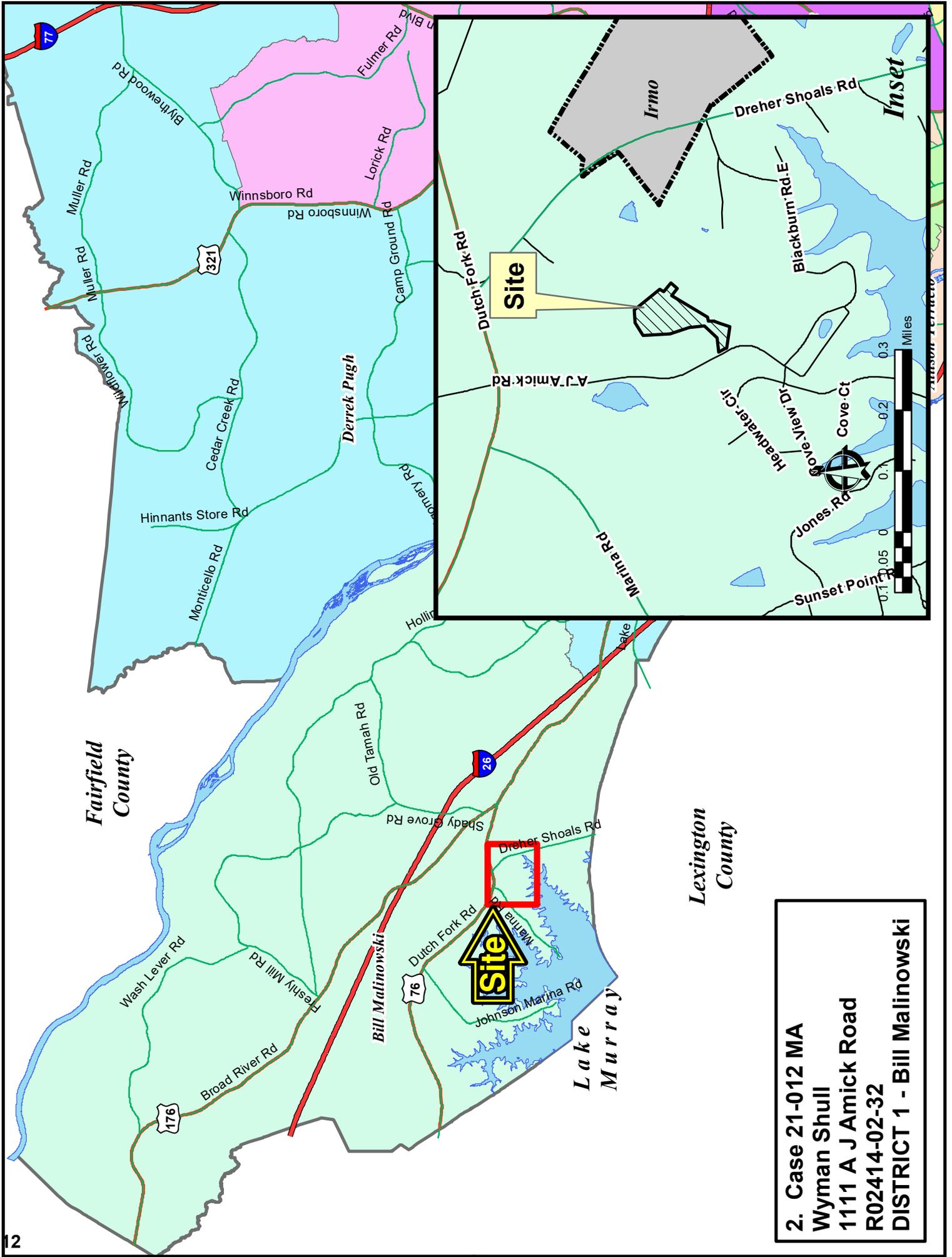
The subject parcel is located within a Neighborhood (Low-Density) area. According to the Comprehensive Plan, Neighborhood (Low-Density) "areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features."

The proposed zoning district is consistent with the adjacent properties zoned RS-MD parcel. As such, the request would be in character with the current, surrounding development.

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

### **Zoning Public Hearing Date**

**May 25, 2018.**

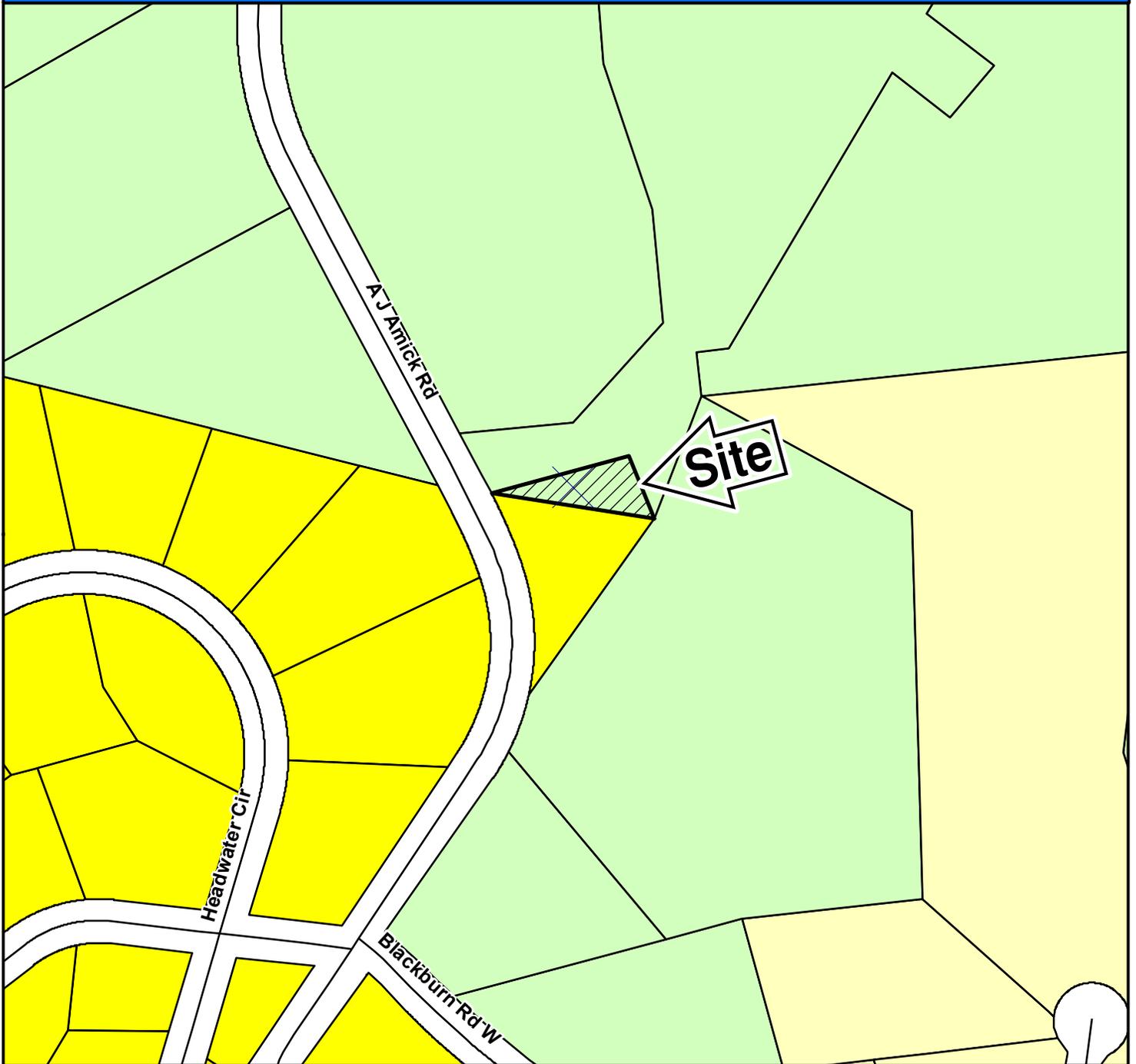


2. Case 21-012 MA  
 Wyman Shull  
 1111 A J Amick Road  
 R02414-02-32  
 DISTRICT 1 - Bill Malinowski

**Case 21-012 MA  
RU to RS-MD  
TMS R02414-02-32**



# Case 21-012 MA RU to RS-MD



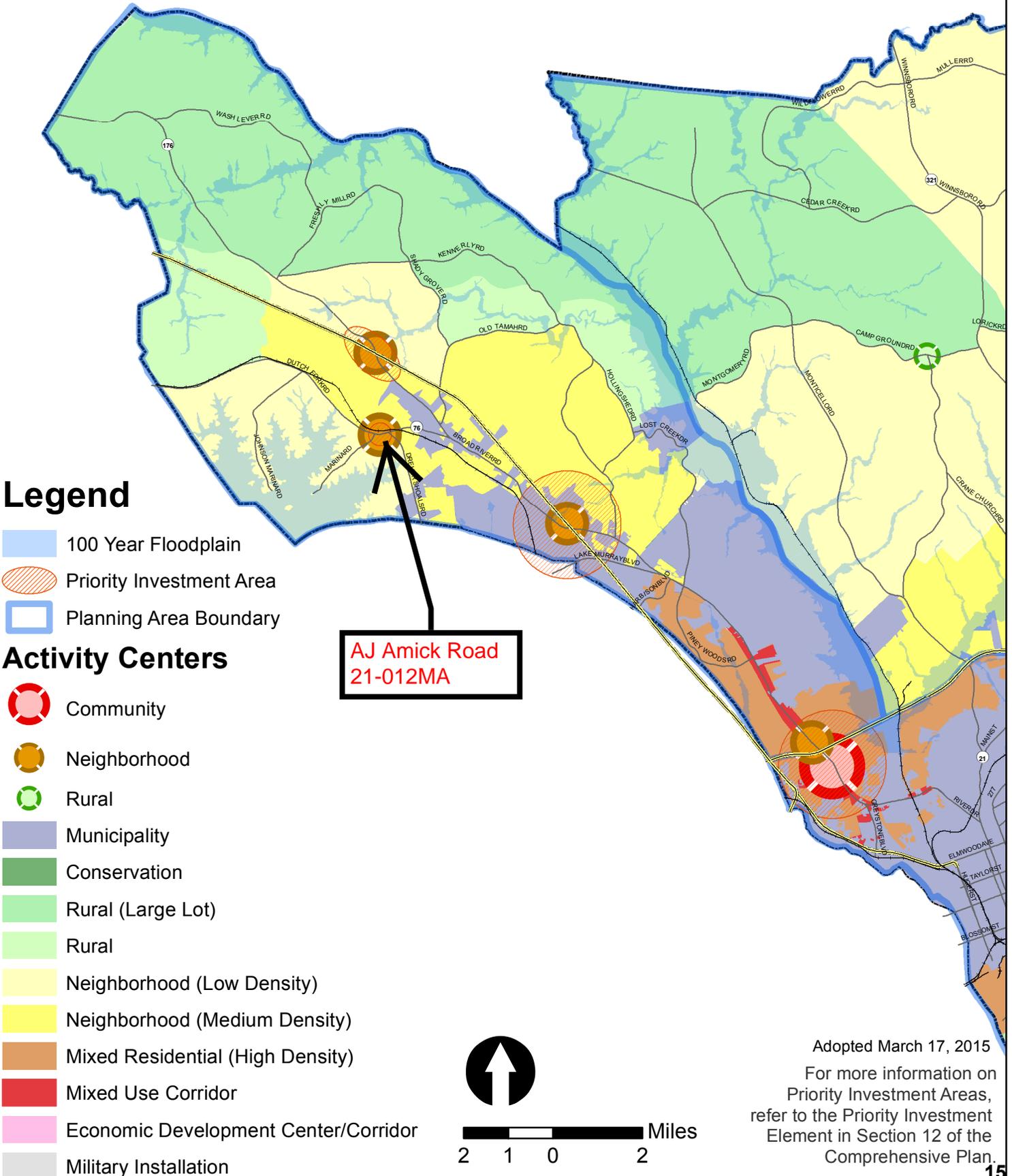
## ZONING CLASSIFICATIONS

 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	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



### Legend

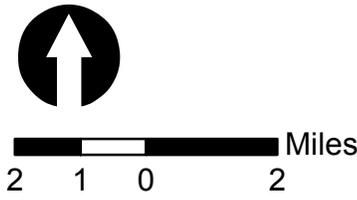
- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

### Activity Centers

- Community
- Neighborhood
- Rural

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

**AJ Amick Road  
21-012MA**



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:** May 3, 2021  
**RC PROJECT:** 21-013 MA  
**APPLICANT:** Ryan Maltba

**LOCATION:** 4561 Hard Scrabble Rd

**TAX MAP NUMBER:** R20300-04-15  
**ACREAGE:** 3.08 Acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 19, 2021

#### Staff Recommendation

Approval

#### Background

##### Zoning History

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

The subject site was rezoned from RU to Planned Development District (PDD) under case number 01-024MA.

##### Zoning History for the General Area

The mixed use PDD parcel Northwest of the subject parcel was rezoned to Planned Development District (PDD) under case number 99-043MA (Ordinance number 006-00HR).

The PDD further north of the site was rezoned from D-1 under case number 03-053MA.

The PDD north of the site (south of Lee Road) was rezoned from RU under case number 01-024MA.

The GC parcels east of the site were rezoned under case number 15-037MA.

The GC south of the site was rezoned under case number 20-032MA.

##### 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: 49 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Convenience store (With Pumps) / Open space (Undeveloped)
<b><u>South:</u></b>	GC	Undeveloped
<b><u>East:</u></b>	GC	Cell Tower / Undeveloped
<b><u>West:</u></b>	RS-HD	Ashley Hall Subdivision (Residential)

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

The subject site contains multi-tenant commercial structure. The site has frontage along Hardscrabble Road. This section of Hardscrabble Road is a minor arterial widened to five-lanes. The general area consists of retail and commercial uses and residences. North of the subject site is a convenience store (with pumps) and an undeveloped parcel, zoned PDD. South of the subject site is a residential use, zoned RU. East of the subject site is a cell tower and undeveloped, zoned GC. West of the subject site are residential uses, zoned RS-HD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.6 miles north the subject site on Hardscrabble Road. Water service would be provided by City of Columbia or another utility. Sewer would be through City of Columbia or another utility. There is a fire hydrant 180 feet east of the site on Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 0.5 miles southeast 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 #430) located south of the subject parcel on Hardscrabble Road identifies 26,100 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) "D".

SCDOT with the Penny Program currently has a widening project for Hardscrabble Road that is currently in progress, listed as 50%. SCDOT has a listed anticipated completion in the fall or summer of 2021. The Penny has sidewalks, bicycle lanes, and intersection improvements programmed for this section of Hardscrabble Road as part of the widening.

**Conclusion**

Staff recommends **Approval** of this map amendment as it would be consistent with the objectives outlined in the Comprehensive Plan.

The Comprehensive Plan notes that non-residential development "may be considered" along main road corridors and within a contextually appropriate distance from a primary arterial. While the subject site is not located within a distance of a primary arterial, Hardscrabble Road can be considered as a main road corridor for the area. Likewise, the subject site would be easily accessible from multiple modes of transportation, which aligns with the recommendations of the plan.

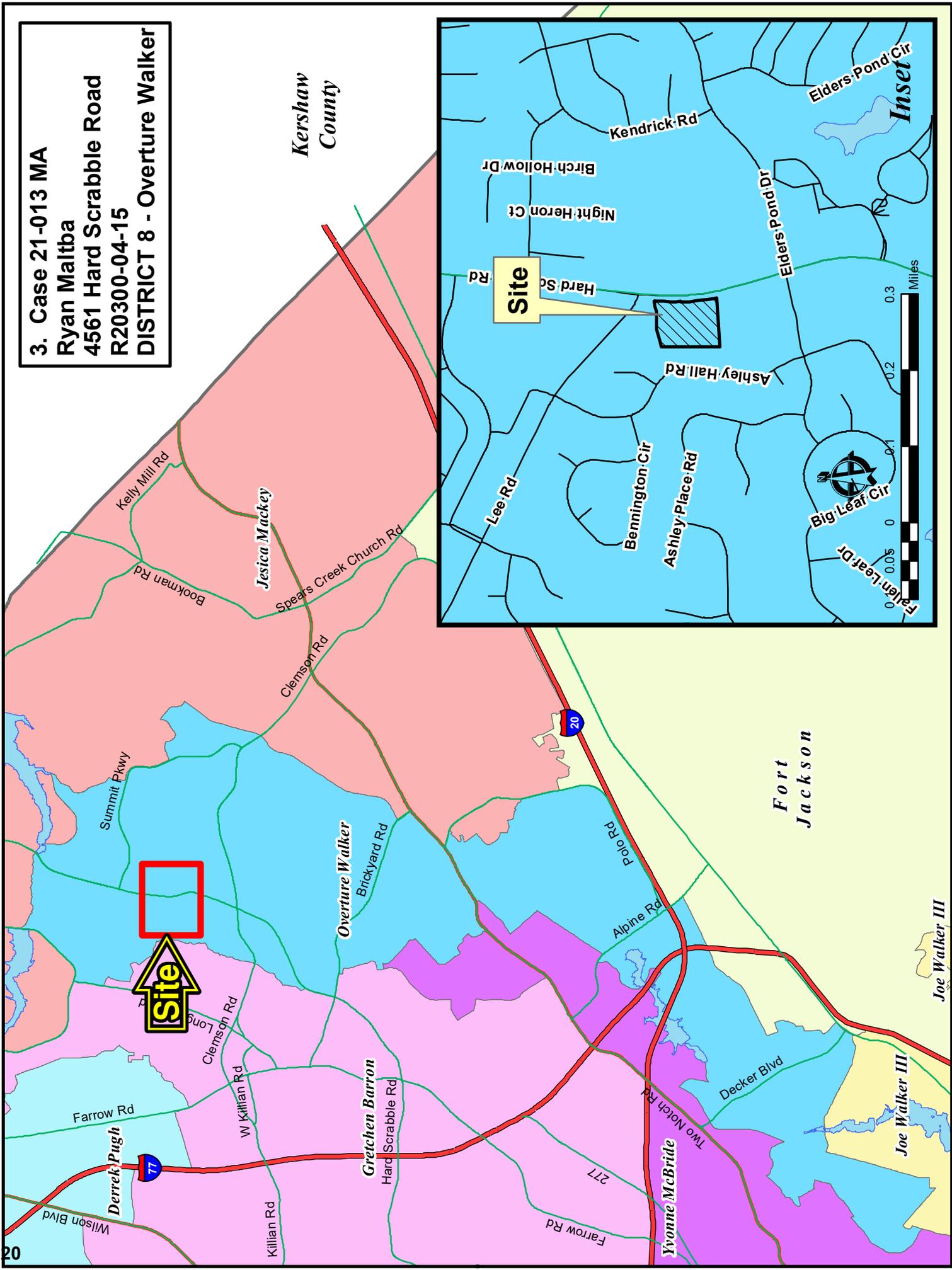
Further, the request to rezone would be compatible with adjacent land uses and the current development patterns for commercial development in the general area, as well as the site itself.

**Zoning Public Hearing Date**

**May 25, 2021**

**3. Case 21-013 MA**  
**Ryan Maltba**  
**4561 Hard Scrabble Road**  
**R20300-04-15**  
**DISTRICT 8 - Overture Walker**

*Kershaw  
County*



*Fort  
Jackson*

*Joe Walker III*

*Joe Walker III*

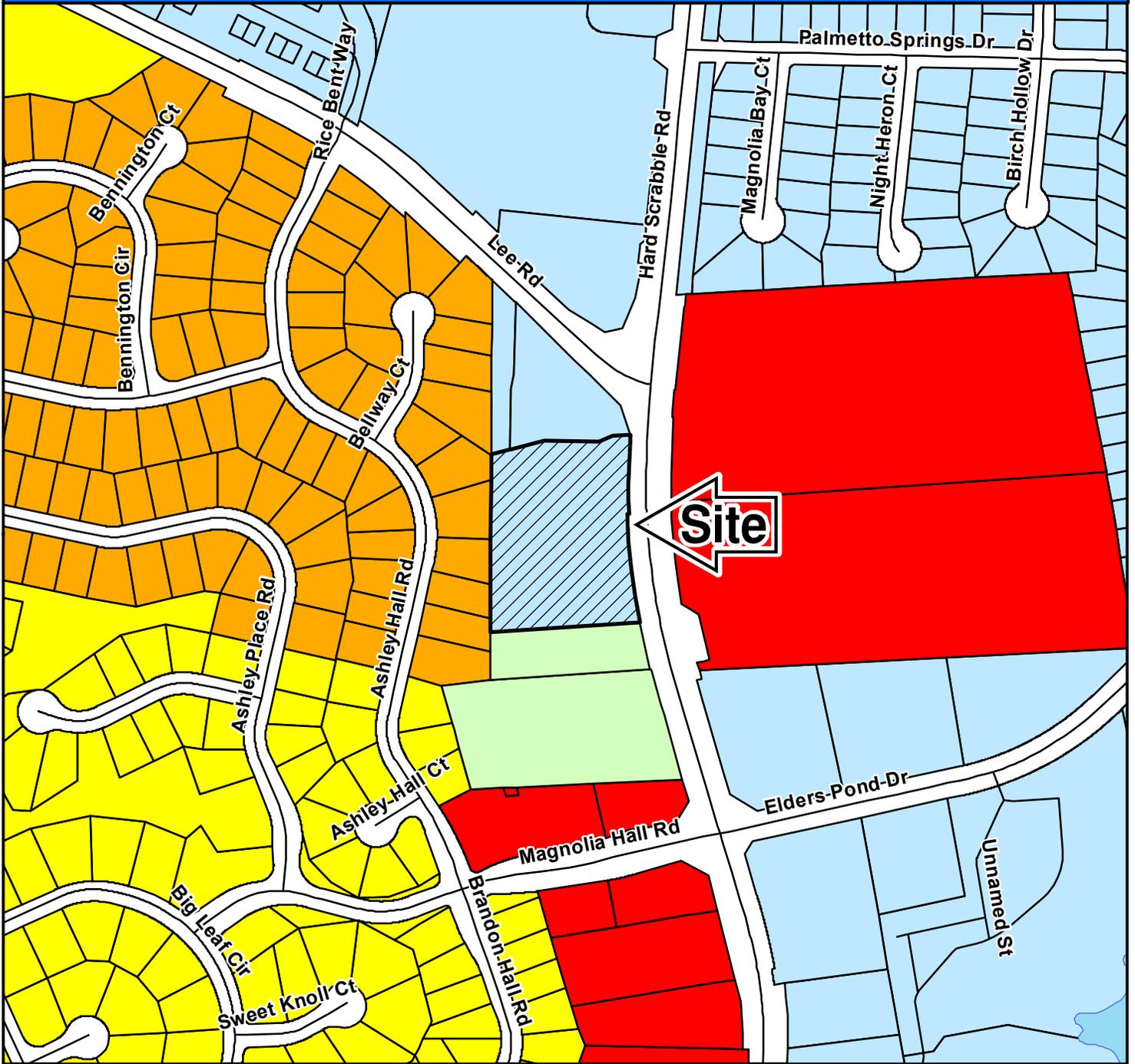
*Inset*

**Case 21-013 MA**  
**PDD to GC**  
**TMS R20300-04-15**



# Case 21-013 MA

## PDD 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			

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



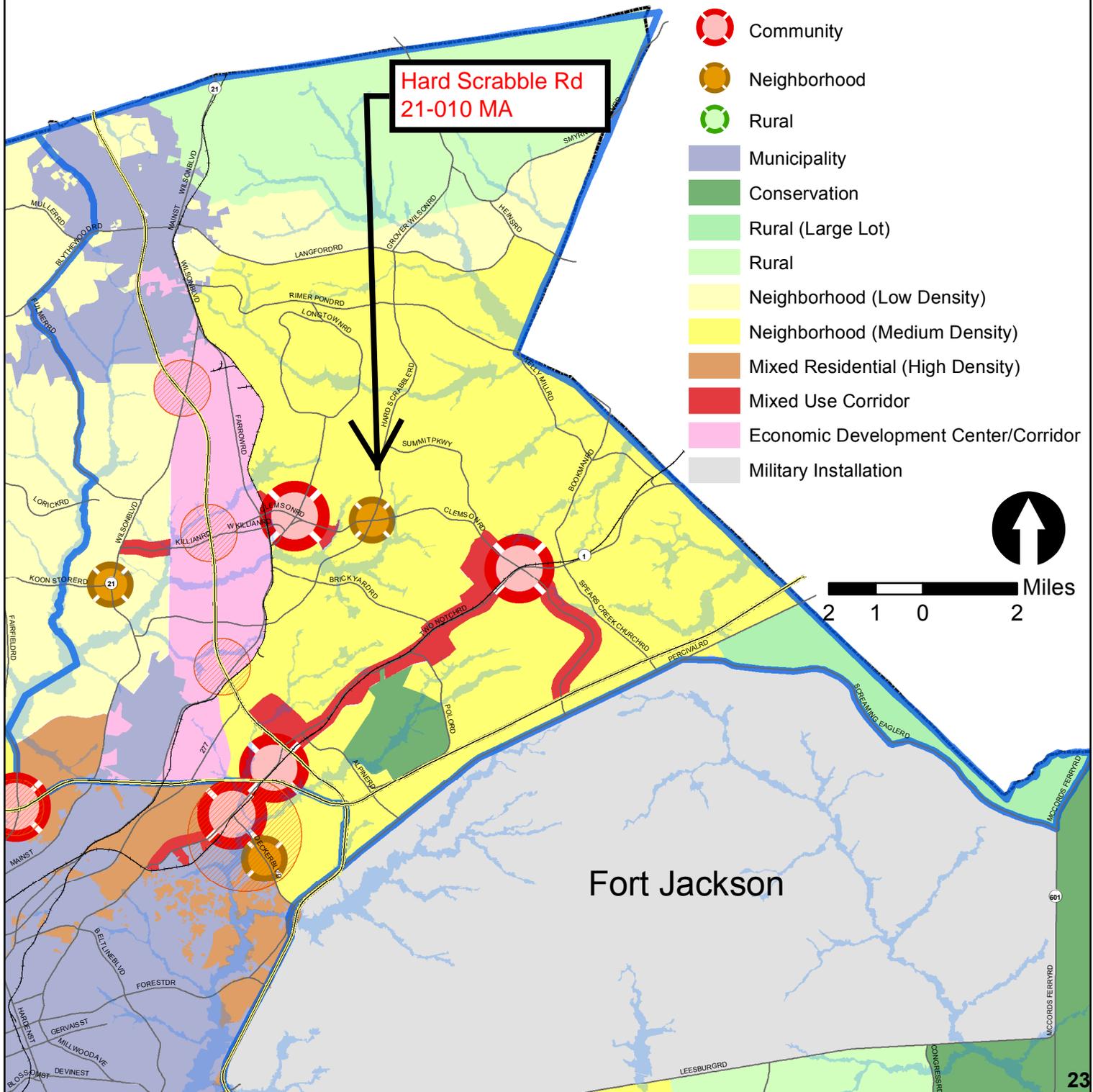
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Hard Scrabble Rd  
21-010 MA



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 3, 2021  
**RC PROJECT:** 21-014MA  
**APPLICANT:** David Goodson

**LOCATION:** 613 Starling Goodson Rd

**TAX MAP NUMBER:** R22013-01-04  
**ACREAGE:** 5.35 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 19, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**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: 85 dwelling units.

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

## Discussion

### **Parcel/Area Characteristics**

The subject site is primarily wooded with various structures located throughout the site. The subject property has road frontage along Starling Goodson Road and Lower Richland Boulevard. Starling Goodson Road is classified as a two lane major collector road without sidewalks or street lights. The immediate area is primarily characterized by low to medium density residential and undeveloped. North and south of the site residential and undeveloped. East of the site is a small undeveloped parcel and residential parcels across the from the subject property. West of the site is undeveloped.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. The Lower Richland High School is located 1.5 miles south of the subject parcel on Lower Richland Boulevard. Records indicate that the parcel is within the City of Columbia's water service area and Richland County's sewer service area but is serviced by septic. There is a fire hydrant located 55 feet east of the site on Lower Richland Boulevard. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.24 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.

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

#### **Suburban Transition Area**

The subject site is located within the suburban transition area of the Lower Richland plan. Within this area, the plan recommends promoting a variety of housing types including townhomes and apartments, provide additional utility service to increase service reliability and capacity, and promote development that is respectful of existing neighborhoods, as well as natural, agricultural, and historic resources. Specifically, the plan provides recommendations to

guide development of services in a way that enhances, the community and creates a sense of place. Small-scale pockets of commercial activity connected to apartments and/or townhomes by sidewalks and plazas create a walkable, pedestrian friendly shopping destination. Alternatively, a destination with a mixture of uses, including restaurants, retail and services creates a place where people want to visit and linger

### **Traffic Characteristics**

The 2019 SCDOT traffic count (Station #847) located southwest of the subject parcel on Starling Goodson Road identifies 950 Average Daily Trips (ADTs). Starling Goodson Road is classified as a two lane major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Starling Goodson Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station #481) located southeast of the subject parcel on Lower Richland Boulevard identifies 1,950 Average Daily Trips (ADTs). Lower Richland Boulevard is classified as a two lane minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

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

There are no planned or programmed improvements for this section of Starling Goodson Road or Lower Richland Boulevard through SCDOT or the Richland County Penny Sales Tax program.

### **Conclusion**

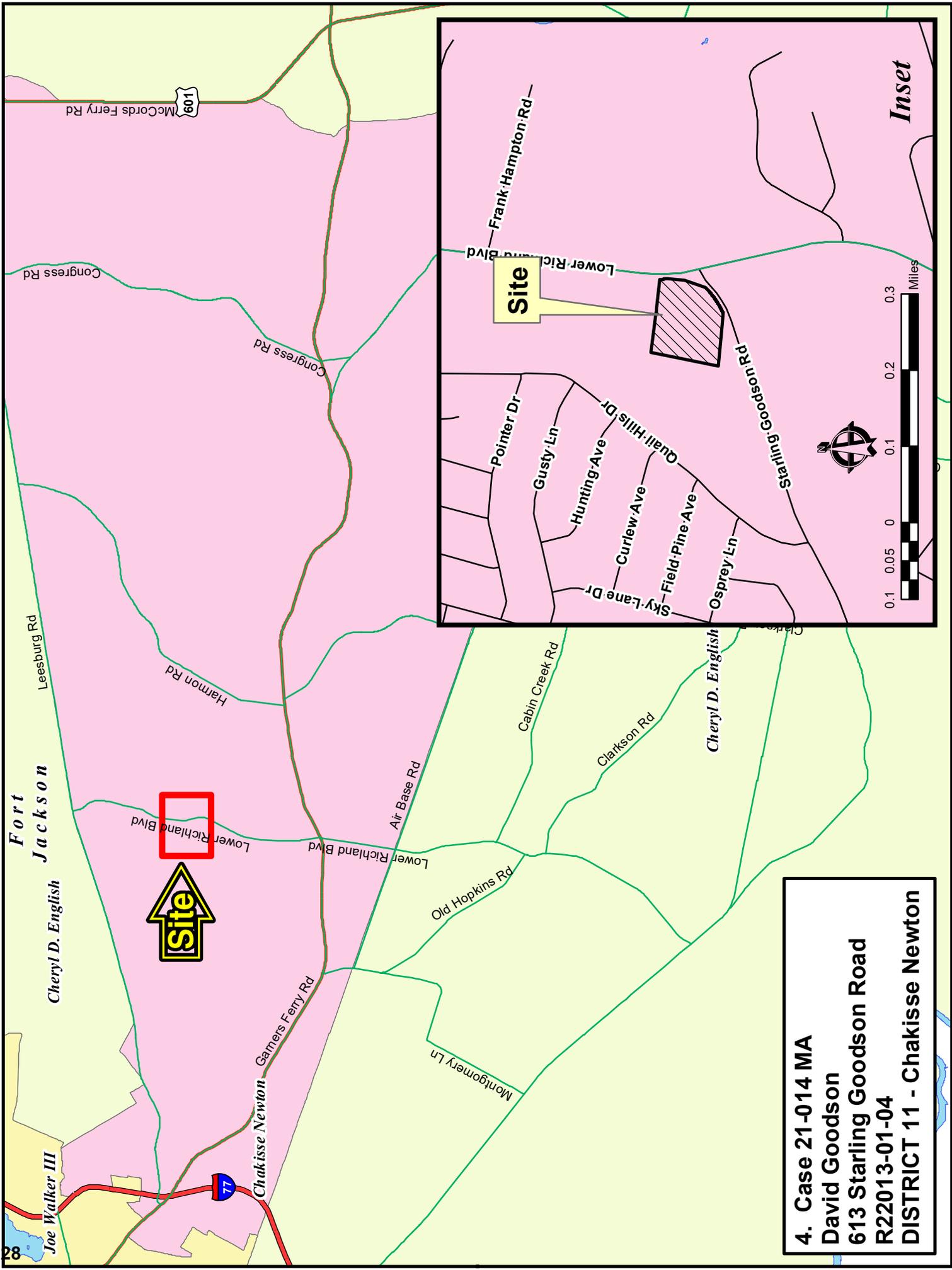
Staff recommends **Disapproval** of this request.

The proposed zoning request is not 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."

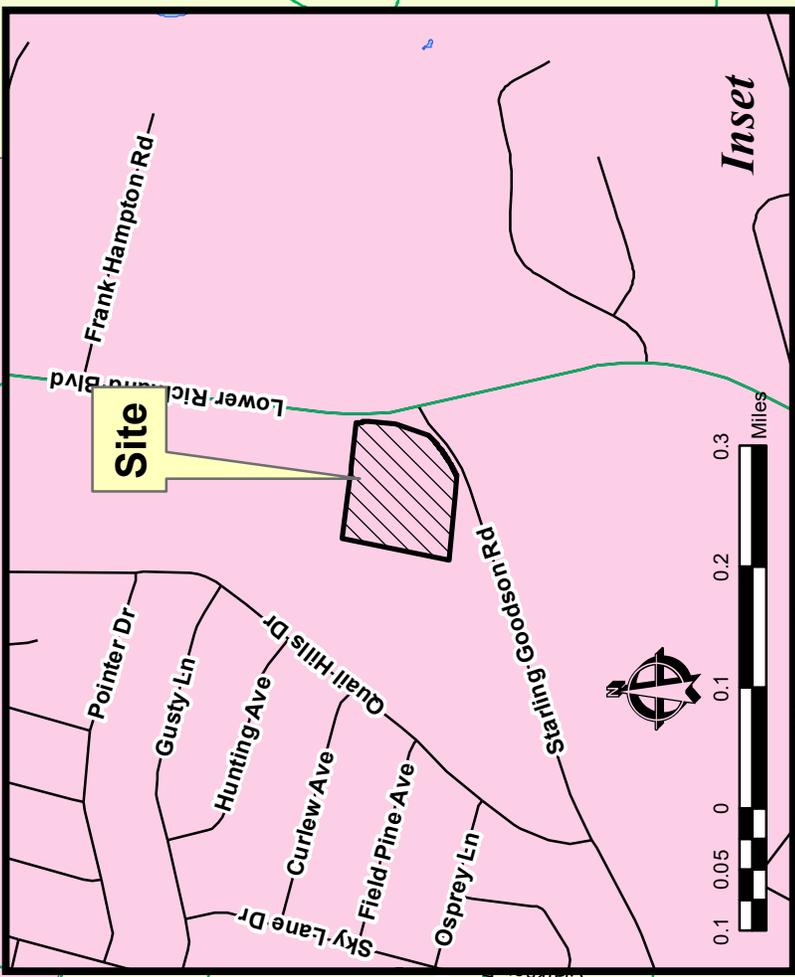
In addition, the request is not consistent with the character of the existing residential development pattern and zoning districts at this intersection of Lower Richland Boulevard.

### **Zoning Public Hearing Date**

**May 25, 2021.**



**4. Case 21-014 MA**  
**David Goodson**  
**613 Stirling Goodson Road**  
**R22013-01-04**  
**DISTRICT 11 - Chakisse Newton**

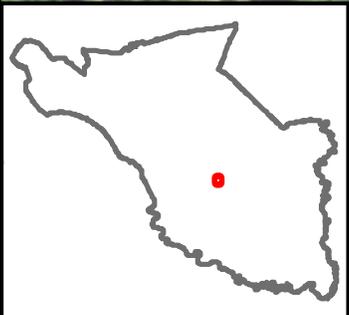


**Case 21-014 MA  
RU to GC  
TMS R22013-01-04**

**Site**

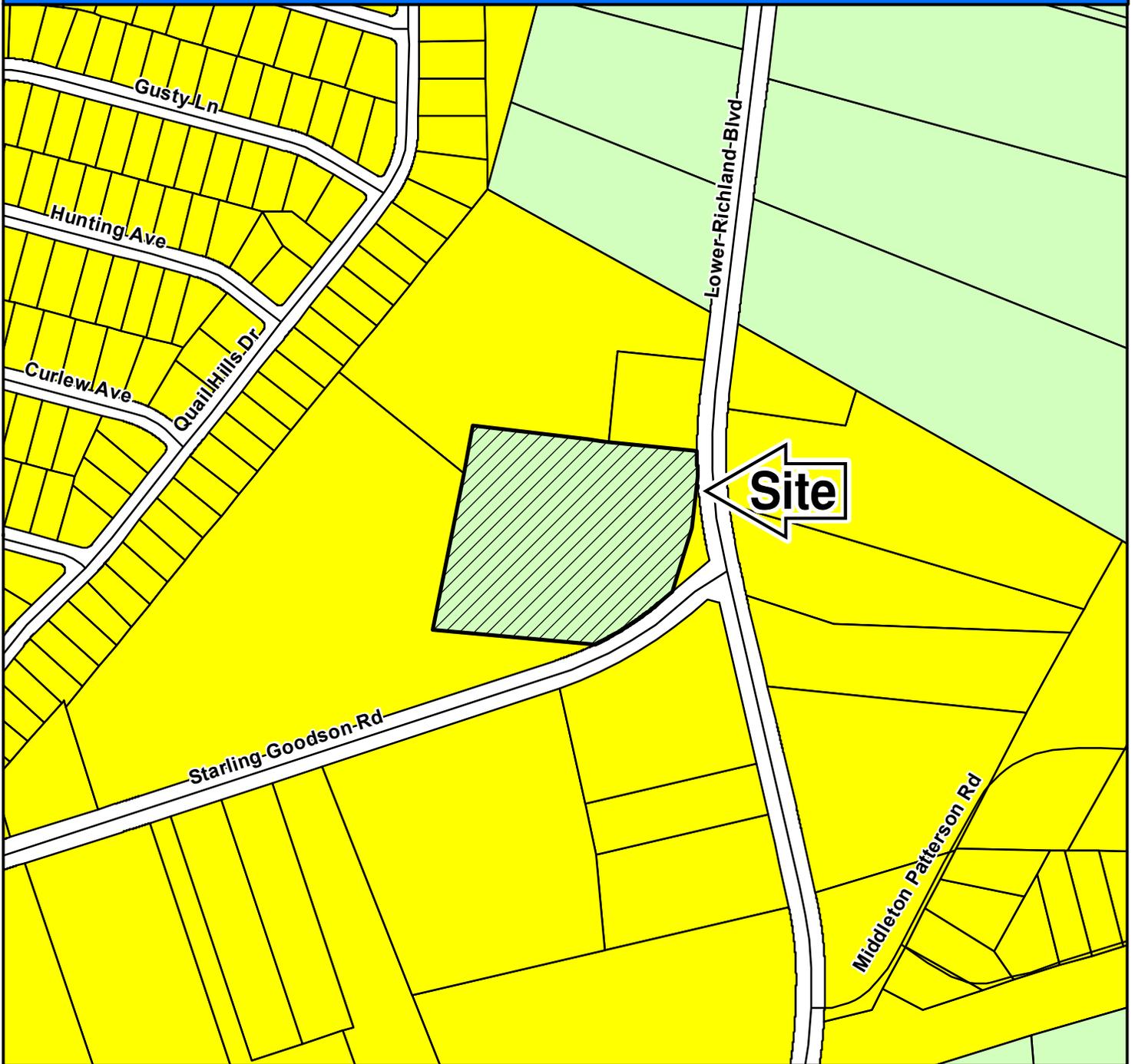
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County 2019 NAIP

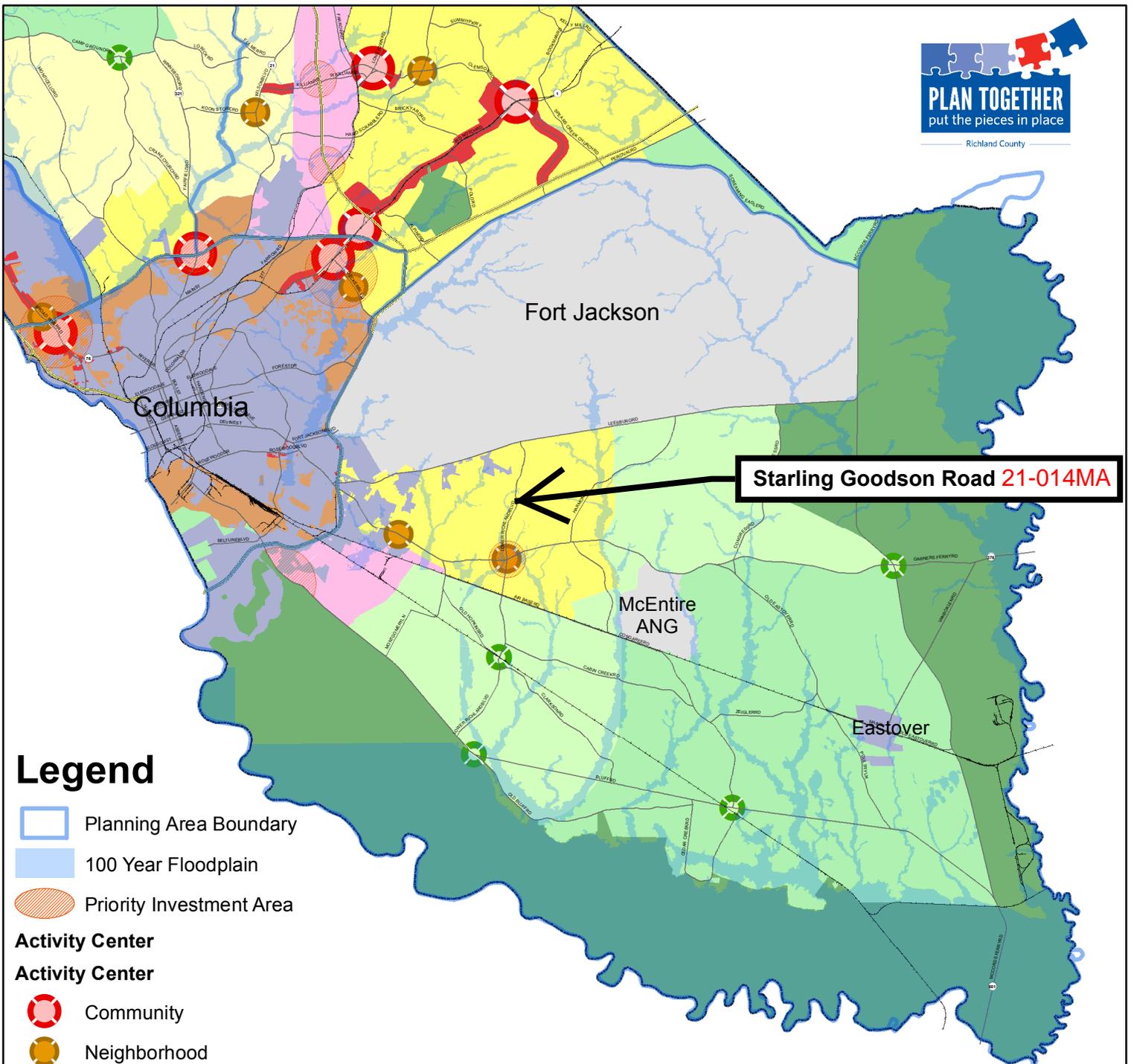
# Case 21-014 MA RU to GC



## 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		





## 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

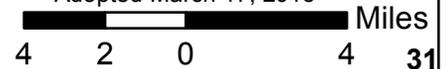
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015





STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2015 RICHLAND COUNTY COMPREHENSIVE PLAN – PUTTING THE PIECES IN PLACE”, BY INCORPORATING AND ADOPTING THE “REDISCOVER SANDHILLS” NEIGHBORHOOD MASTER PLAN INTO THE PLAN.

WHEREAS, Section 6-29-520 (b) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of “ReDiscover Sandhills” into the 2015 Richland County Comprehensive Plan – Putting the Pieces in Place;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend, “ReDiscover Sandhills,” revised April 27, 2021, to the Richland County Council for adoption and use as a guide for the orderly development of the Sandhills area of the County and for the application of zoning and development regulations and land use planning decisions.

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

\_\_\_\_\_  
Stephen Gilchrist, Chair  
Richland County Planning Commission

Attested by:

\_\_\_\_\_  
Brian Crooks, Interim Planning Services Manager  
Community Planning & Development Department







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