

# **RICHLAND COUNTY PLANNING COMMISSION**



## **June 7, 2020**

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

**Revised: 3 June 2021**

**Reflects the following:**

- **The correct staff recommendation for case #21-018 MA (page 31)**
- **The correct proposed street name for Willow Lake, Phase 7 (page 5)**



# RICHLAND COUNTY PLANNING COMMISSION



Monday, June 7, 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 – February & March 2021

b. ROAD NAMES

Page 1

c. MAP AMENDMENTS

1. Case # 21-015 MA District 7  
Gretchen Barron  
Robert C Lee  
RU to GC (.97 acres)  
511 Ross Road  
TMS# R17107-03-03  
Staff Recommendation: Approval  
Page 7
2. Case # 21-016 MA District 10  
Cheryl D. English  
Phillip Laughridge  
RS-HD to RM-HD (0.72 acres)  
718 Maryland Street  
TMS# R11203-11-26  
Staff Recommendation: Approval  
Page 15
3. Case # 21-017 MA District 1  
Bill Malinowski  
Kevin Steelman  
RU to RS-E (44.64 acres)  
Old Tamah Road  
TMS# R03400-02-03, 04 & 05  
Staff Recommendation: Disapproval  
Page 23

4. Case # 21-018 MA  
DR Horton  
RU to RS-E (94 acres)  
Hard Scrabble Road  
TMS# R14600-03-17 (P)  
Staff Recommendation: Disapproval  
Page 31

District 7  
Gretchen Barron

**IV. OTHER ITEMS FOR ACTION**

- a. Land Development Code Rewrite

**V. CHAIRMAN'S REPORT**

**VI. OTHER ITEMS FOR DISCUSSION**

**VII. PLANNING DIRECTOR'S REPORT**

- a. Report of Council

**VIII. ADJOURNMENT**



## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

June 7, 2021

3:00 pm

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**Council District:** Cheryl D. English (10)  
**Development:** N/A  
**Tax Map Amendment:** TMS# R37700-01-87  
**Applicant:** Suzett Glover  
**Proposed Use:** Heir- Family Subdivision, Heir 21-002  
**Proposed Street Name (s):** James Pope Lane  
**Staff Recommendation:** Approval

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

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

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

June 7, 2021

3:00 pm

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**Council District:** Jessica Mackey (9)  
**Development:** Lake Carolina SD  
**Tax Map Amendment:** TMS# R23200-01-20  
**Applicant:** Kimberly Swygert, Civil Engineering of Cola  
**Proposed Use:** Single- Family Residential Subdivision  
**Proposed Street Name (s):** Bufflehead Drive, Brant Lane  
**Staff Recommendation:** Approval

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

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

---

**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

June 7, 2021

3:00 pm

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**Council District:** Cheryl D. English (10)  
**Development:** Percival Townes  
**Tax Map Amendment:** TMS# 19813-01-02  
**Applicant:** Keith E Uthem, Hussey Gay Bell  
**Proposed Use:** Single – Family Residential Subdivision  
**Proposed Street Name (s):** Malabar Road, Fellsmere Road, Blue Cypress Court  
**Staff Recommendation:** Approval

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

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

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

June 7, 2021

3:00 pm

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**Council District:** Chakisse Newton (11)  
**Development:** Twin Oaks  
**Tax Map Amendment:** TMS# R21904-01-08  
**Applicant:** Keith E. Utheim- Hussey Gay Bell  
**Proposed Use:** Single - Family Residential Subdivision  
**Proposed Street Name (s):** Rossmore Road, Collingham Court  
**Staff Recommendation:** Approval

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

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

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

June 7, 2021

3:00 pm

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<b>Council District:</b>	Gretchen Barron (7)
<b>Development:</b>	Willow Lake, Phase 7
<b>Tax Map Amendment:</b>	TMS#17700-01-13
<b>Applicant:</b>	Joey Pfrommer-LandTech SC
<b>Proposed Use:</b>	Single - Family Residential Subdivision
<b>Proposed Street Name (s):</b>	Ciani Lane, Wimbee Court, Seewee Lane, Stono Drive, Sugaree Road
<b>Staff Recommendation:</b>	Approval

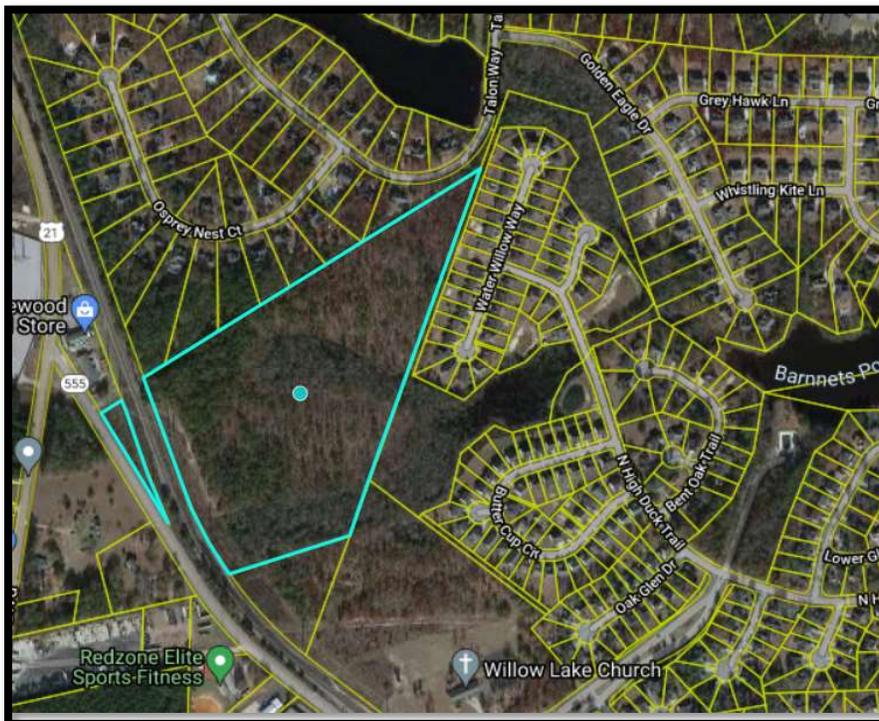
---

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

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

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#### Map:







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** June 7, 2021  
**RC PROJECT:** 21-015 MA  
**APPLICANT:** Robert C Lee

**LOCATION:** 511 Ross Road

**TAX MAP NUMBER:** R17107-03-03  
**ACREAGE:** .97 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 21, 2021

### 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 D-1 Development District. With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU).

#### **Zoning History for the General Area**

Three parcels east of the site were rezoned from Rural (RU) District to Residential Single-family Medium Density (RS-MD) District under case number 17-031MA.

#### **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: 15 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.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/RU	Residential/ Residential
<b><u>South:</u></b>	N/A	Interstate
<b><u>East:</u></b>	GC	Commercial Development
<b><u>West:</u></b>	RU	Residential

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

The parcel has frontage along Ross Road. The subject parcel is undeveloped. There are no sidewalks or streetlights along this section of Ross Road. The surrounding area is primarily characterized by residential uses and commercial uses. The properties north and west of the site are residences zoned RU. South of the site is Interstate 77. East of the site are commercial business First Response of Columbia SC and Supreme Bouncers, zoned GC.

**Public Services**

Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.54 miles east of the subject parcel. There is a fire hydrant located at the terminus of Ross Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s 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 **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 # 424) located north of the subject parcel on Ross Road identifies 950 Average Daily Trips (ADT's). Ross Road is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Ross Road is currently operating at Level of Service (LOS) "A".

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

**Conclusion**

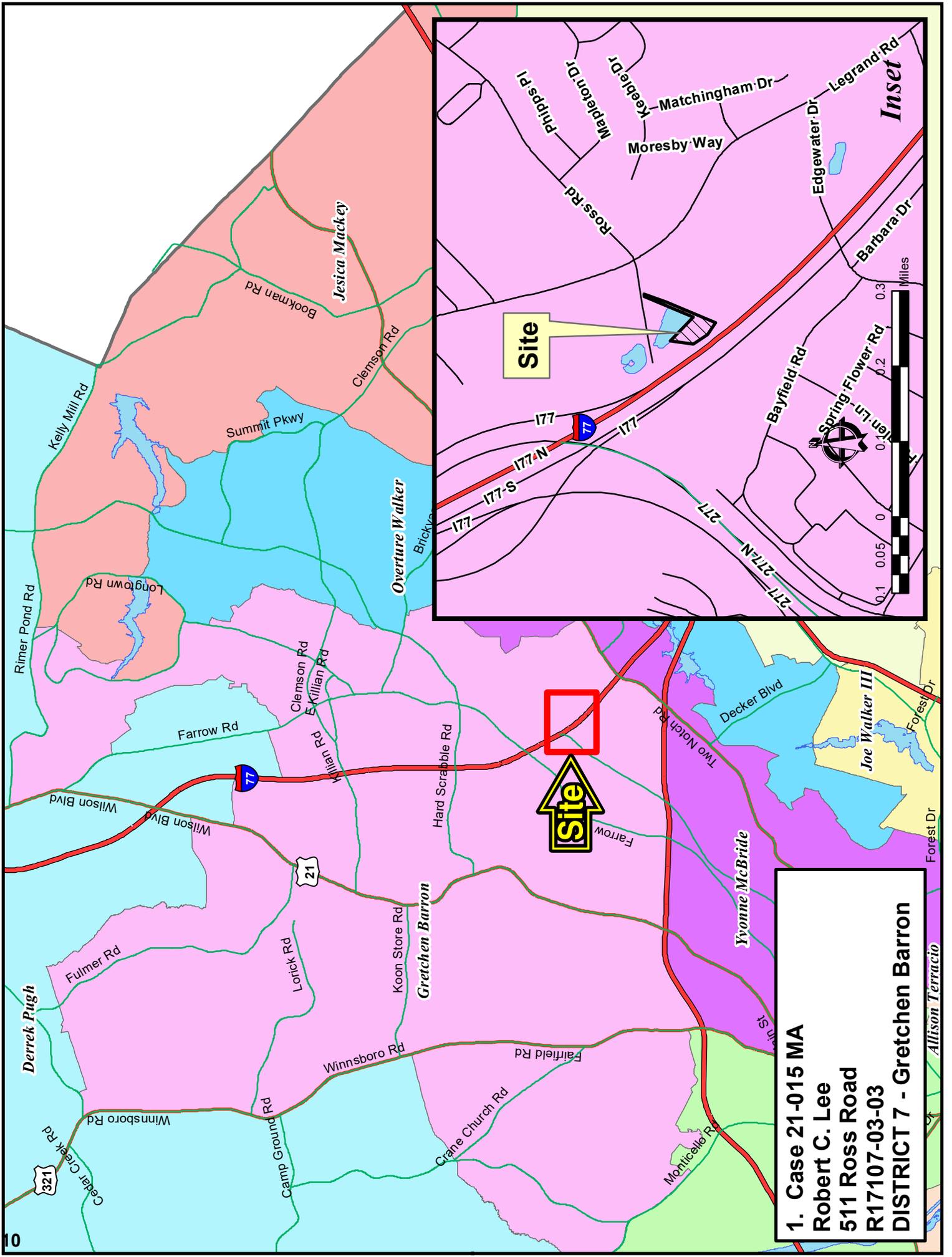
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing commercial development patterns and zoning districts along this section of Ross Road.

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

**Zoning Public Hearing Date**

**June 22, 2021.**

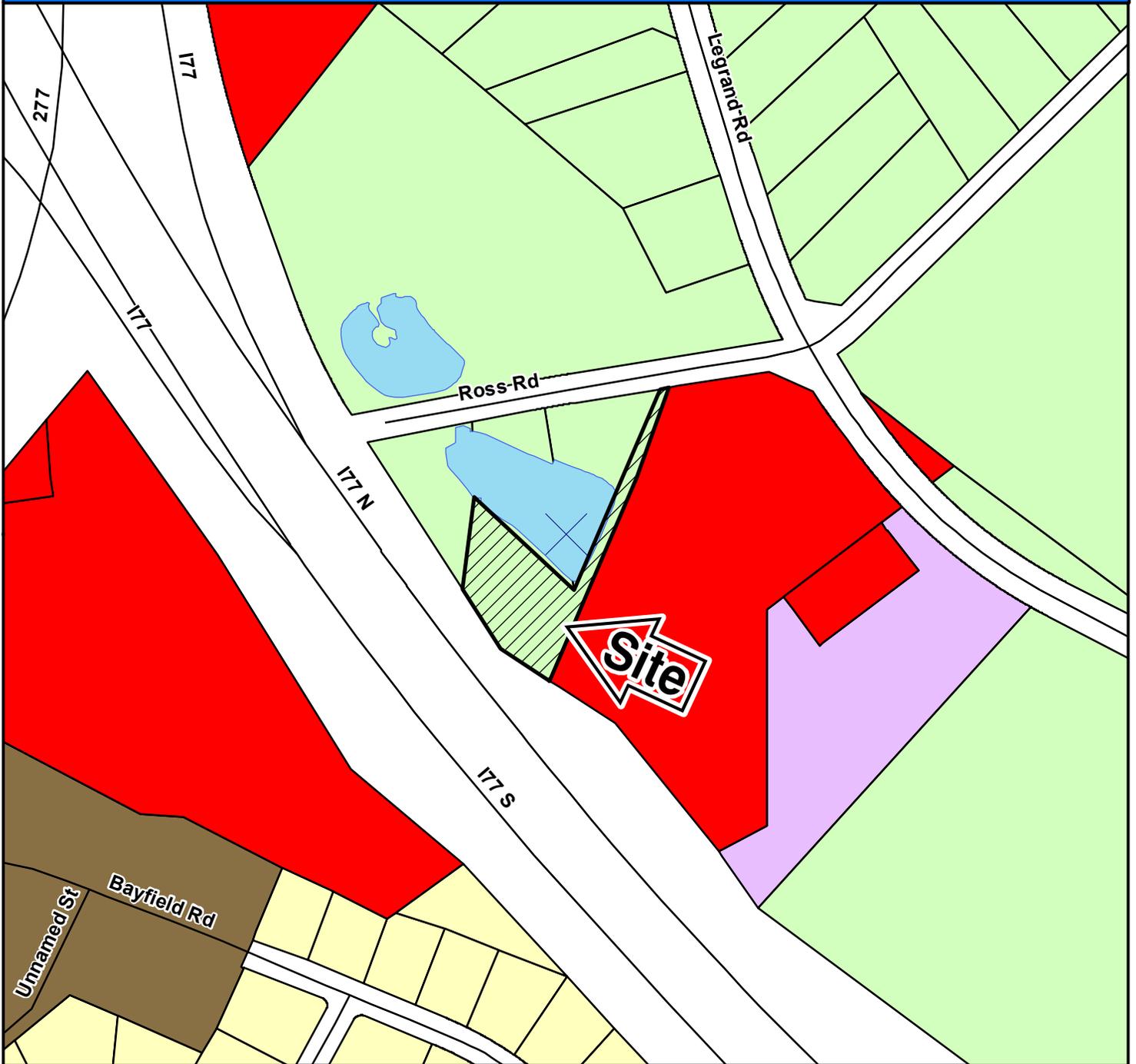


**1. Case 21-015 MA**  
**Robert C. Lee**  
**511 Ross Road**  
**R17107-03-03**  
**DISTRICT 7 - Gretchen Barron**

**Case 21-015 MA**  
**RU to GC**  
**TMS R17107-03-03**



# Case 21-015 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		









**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 7, 2021  
**RC PROJECT:** 21-016 MA  
**APPLICANT:** Phillip Laughridge

**LOCATION:** 718 Maryland Street

**TAX MAP NUMBER:** R11203-11-26  
**ACREAGE:** .72 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** RM-HD

**PC SIGN POSTING:** May 21, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single Family (RS-3) District. With the adoption of the 2005 Land Development Code the RS-3 District was designated Residential Single-family High Density (RS-HD) 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: 11 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-HD	Multi-family Residence
<b><u>South:</u></b>	RS-HD	Single-family Residence
<b><u>East:</u></b>	RS-HD	Single-family Residence
<b><u>West:</u></b>	RS-HD	Community Center

**Discussion**

***Parcel/Area Characteristics***

The subject property has road frontage along Maryland Street. Maryland Street is classified as a two lane undivided local road without sidewalks or street lights. The subject property is currently occupied by a commercial building. The general area is characterized by multi-family and single family residential uses. The property to the north is a multi-family residence zoned RM-HD. South and east of the property are single-family residences zoned RS-HD. West of the site is a community center and a single-family residence zoned RS-HD.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center is located approximately 0.20 miles south-east on Bluff Road. The subject parcel falls within City of Columbia for sewer and water service. The Olympia fire station (Station number 2) is located on Ferguson Street approximately 0.20 miles northeast of the subject parcel. There are two fire hydrants along Maryland Street, one towards Olympia Avenue and one towards Whitney Street from the subject parcel.

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

**Plans & Policies**

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

**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 20219 SCDOT traffic count (Station #657) located north of the subject parcel on Olympia Avenue identifies 14,100 Average Daily Trips (ADTs). Olympia Avenue is classified as a two lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This section of Olympia Avenue is currently operating at Level of Service (LOS) "C".

SCDOT currently does not have any projects along Olympia Avenue or Maryland Street. There are no planned improvements for this section of Olympia Avenue through the County Penny Sales Tax program.

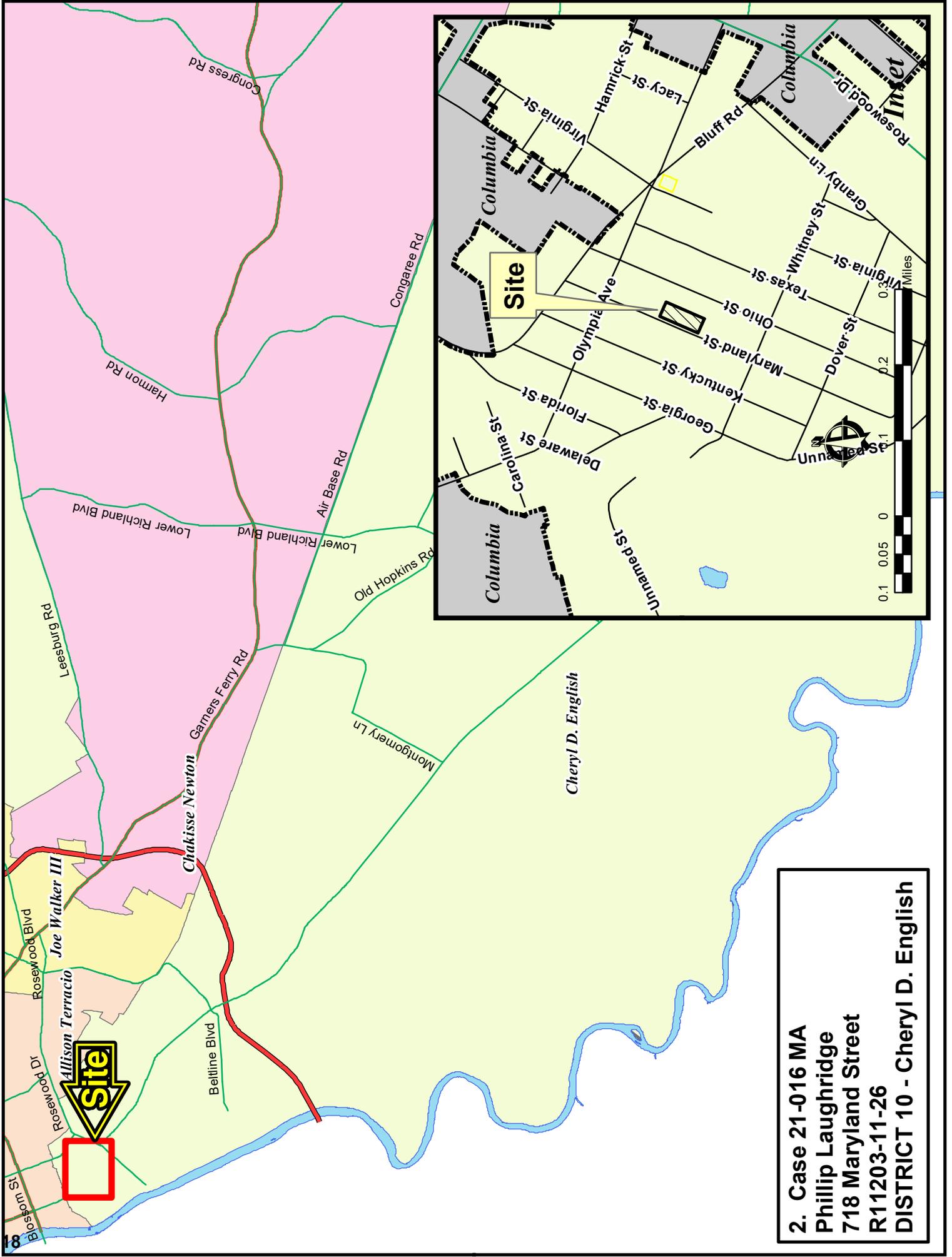
**Conclusion**

Staff is of the opinion that the proposed rezoning is consistent with the objectives of the 2015 Comprehensive Plan to encourage mixed-residential uses integrated with single-family uses.

The proposed rezoning would be consistent with the current land uses and development patterns within this section of the designated mixed-residential (High-density) area. For these reasons, staff recommends **Approval** of this map amendment.

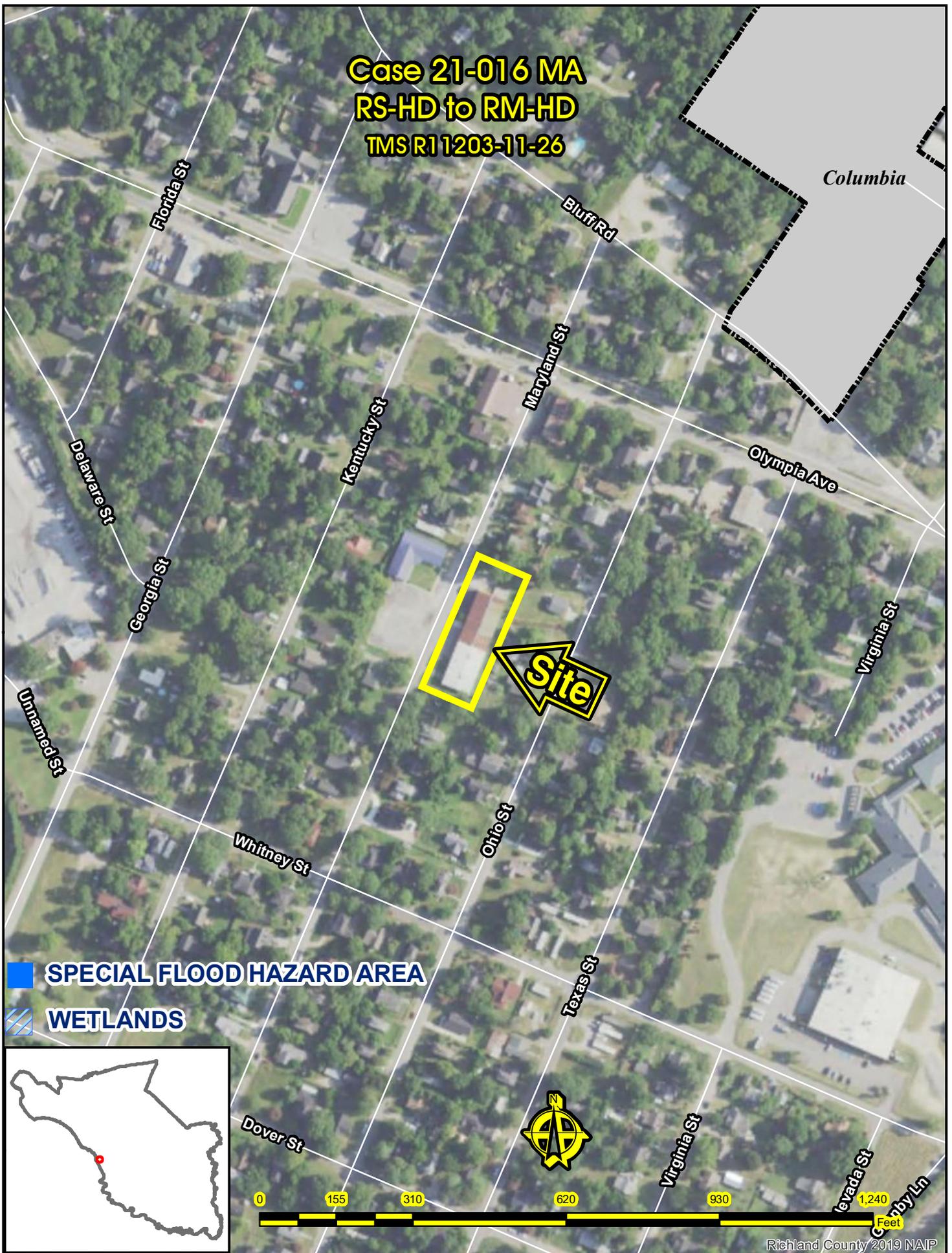
**Zoning Public Hearing Date**

**June 22, 2021.**



**2. Case 21-016 MA**  
**Phillip Laughridge**  
**718 Maryland Street**  
**R11203-11-26**  
**DISTRICT 10 - Cheryll D. English**

**Case 21-016 MA  
RS-HD to RM-HD  
TMS R11203-11-26**



Columbia

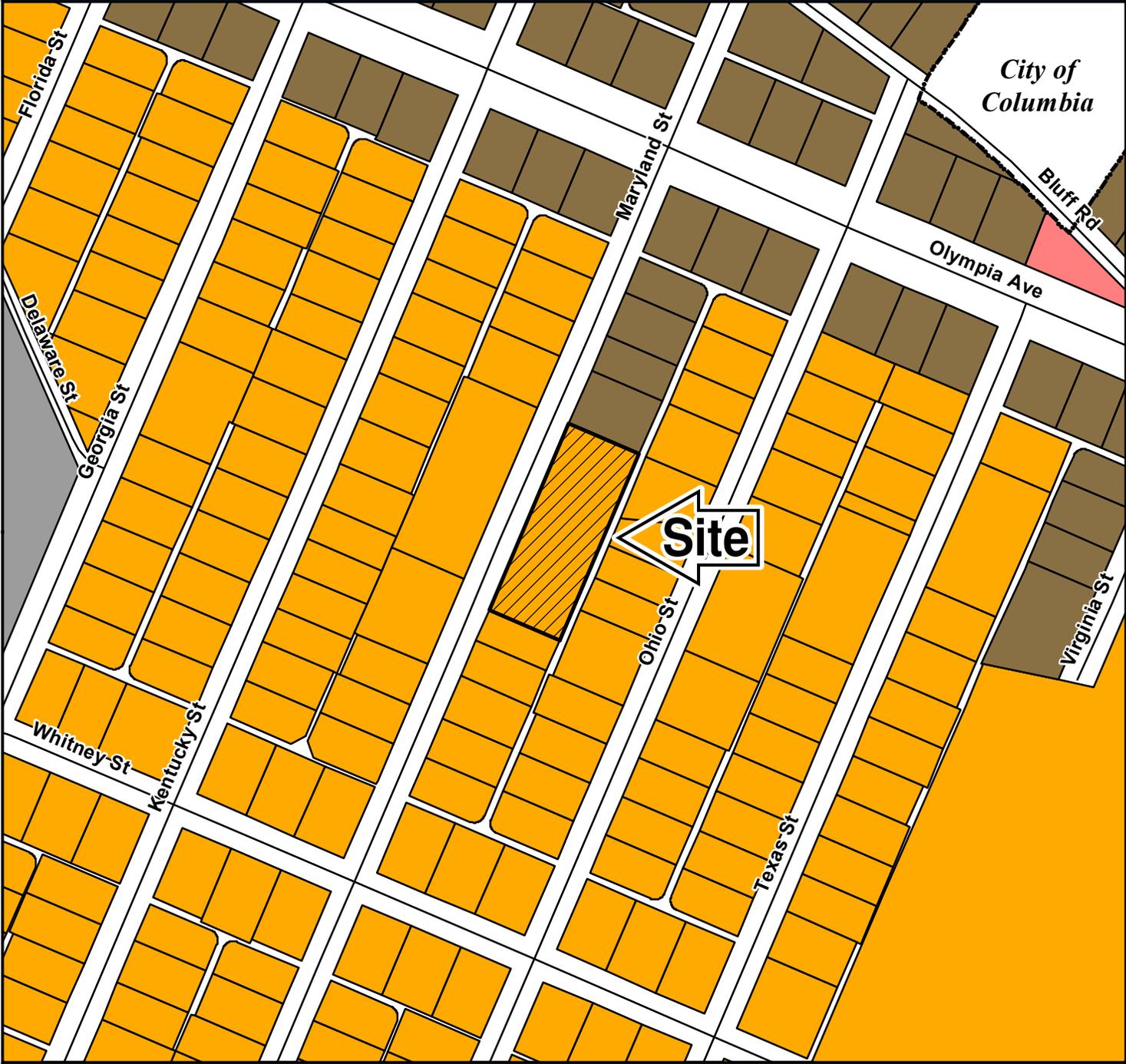
**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

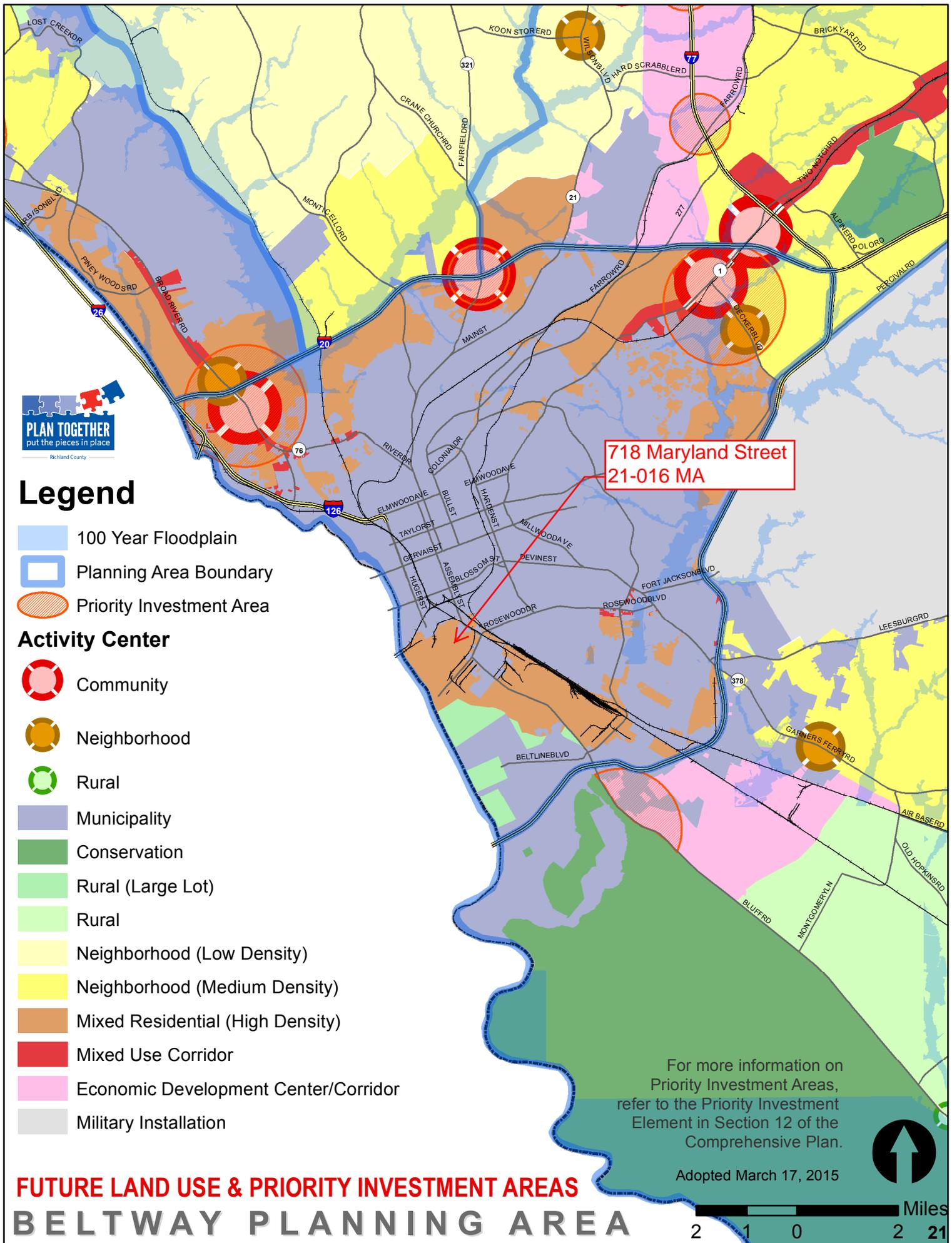
Richland County 2019 NAIP

# Case 21-016 MA RS-HD to RM-HD



## 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		







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 7, 2021  
**RC PROJECT:** 21-017 MA  
**APPLICANT:** Kevin Steelman

**LOCATION:** S/S Old Tamaha Road, E/S Staffwood Drive

**TAX MAP NUMBER:** R03400-02-03, 04 & 05  
**ACREAGE:** 44.64 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** May 21, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Residential Single Family Low Density District (RS-LD) subdivision, Palmerston North & South, located northeast of the subject parcel was approved under Ordinance No. 052-94HR (case number 94-012MA).

The Residential Single Family Low Density District (RS-LD) subdivision, Ridgescreek, located north and west of the subject parcel was approved under Ordinance No. 2192-92HR (case number 91-035MA).

The Residential Single Family Estate District (RS-E) subdivision located east of the subject parcels was approved under case number 18-002MA.

**Zoning District Summary**

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the special

requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 97 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-MD	Residential Subdivisions(Ridge Creek)
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RS-MD/RS-E	Residential Subdivisions(Stonegate) / (Abbots Glen)
<b><u>West:</u></b>	RS-MD	Residential Subdivisions(Ridge Creek)

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

The sites currently do not have frontage to any road. The site is undeveloped and wooded. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North and west of the site are single-family residential subdivisions zoned RS-MD. East of the site are single-family residences zoned RS-MD and a developing parcel zoned RS-E. South of the sites are undeveloped Rural (RU) zoned parcels.

**Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.59 miles southwest of the subject parcel. There are fire hydrants internal to the Ridge Creek Subdivisions to the north of the sites. Records indicate that the parcels are the City of Columbia’s water service area and located in Richland County’s 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 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 # 573) located north of the subject parcel on Old Tamah Road identifies 3,400 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Old Tamah Road is currently operating at Level of Service (LOS) "A".

The 2019 SCDOT traffic count (Station # 632) located south of the subject parcel on Koon Road identifies 4,500 Average Daily Trips (ADT's). Koon Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Koon Road is currently operating at Level of Service (LOS) "B".

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

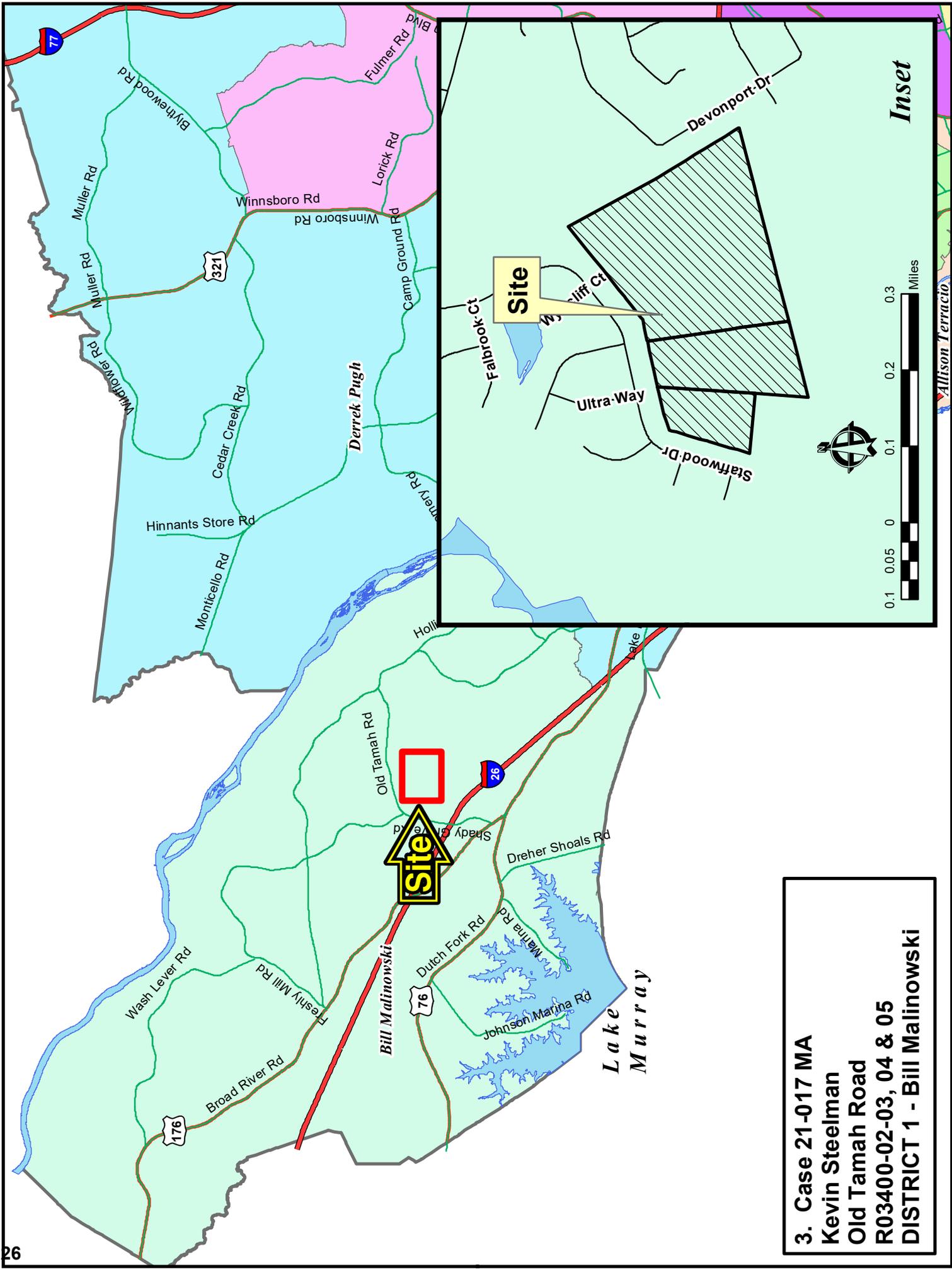
### **Conclusion**

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".

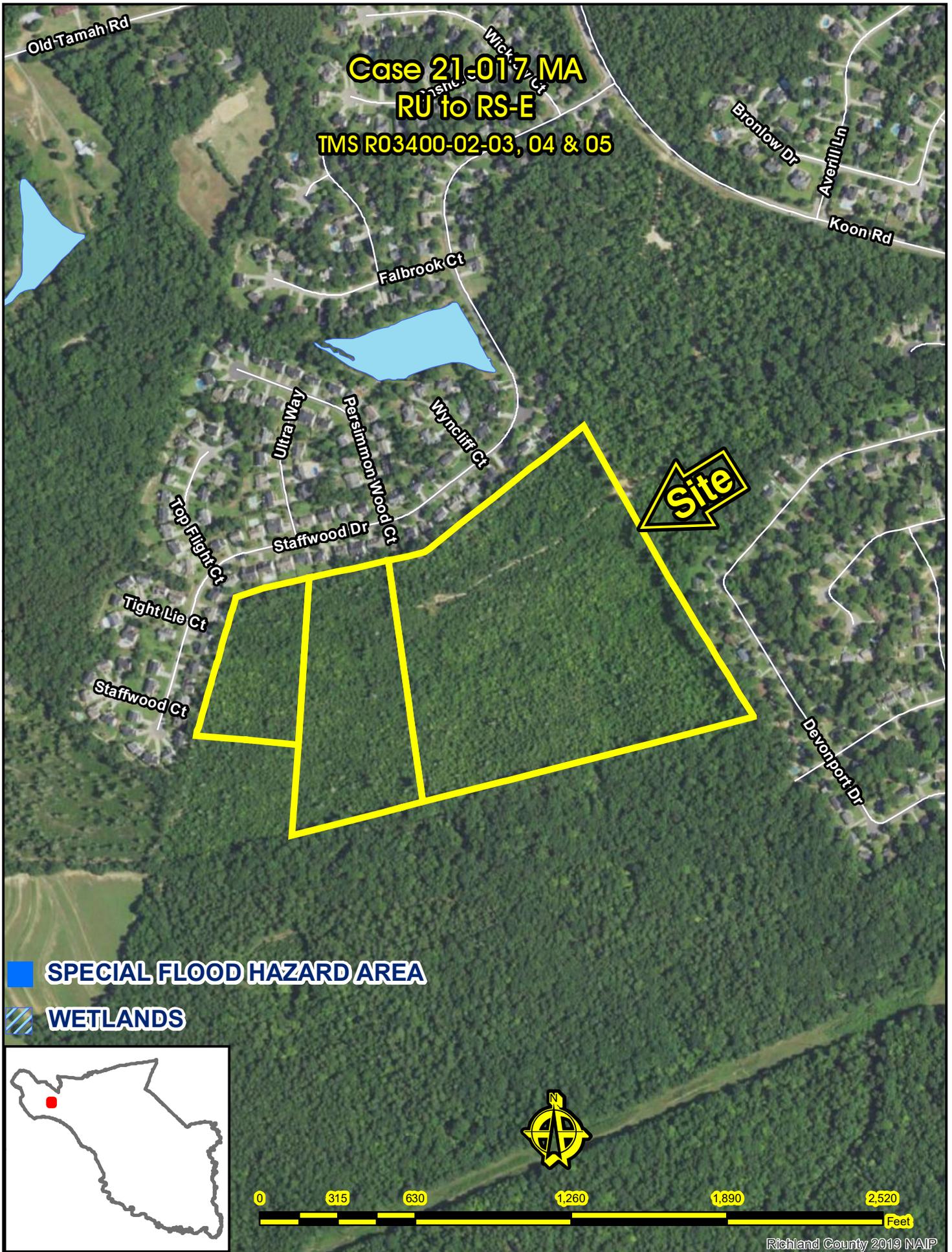
### **Zoning Public Hearing Date**

**June 22, 2021.**



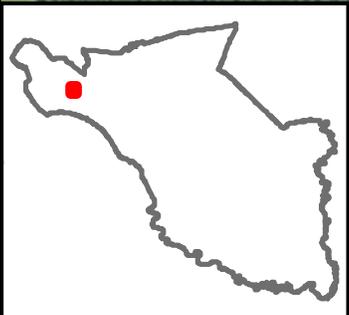
**3. Case 21-017 MA**  
**Kevin Steelman**  
**Old Tamah Road**  
**R03400-02-03, 04 & 05**  
**DISTRICT 1 - Bill Malinowski**

**Case 21-017 MA**  
**RU to RS-E**  
**TMS R03400-02-03, 04 & 05**



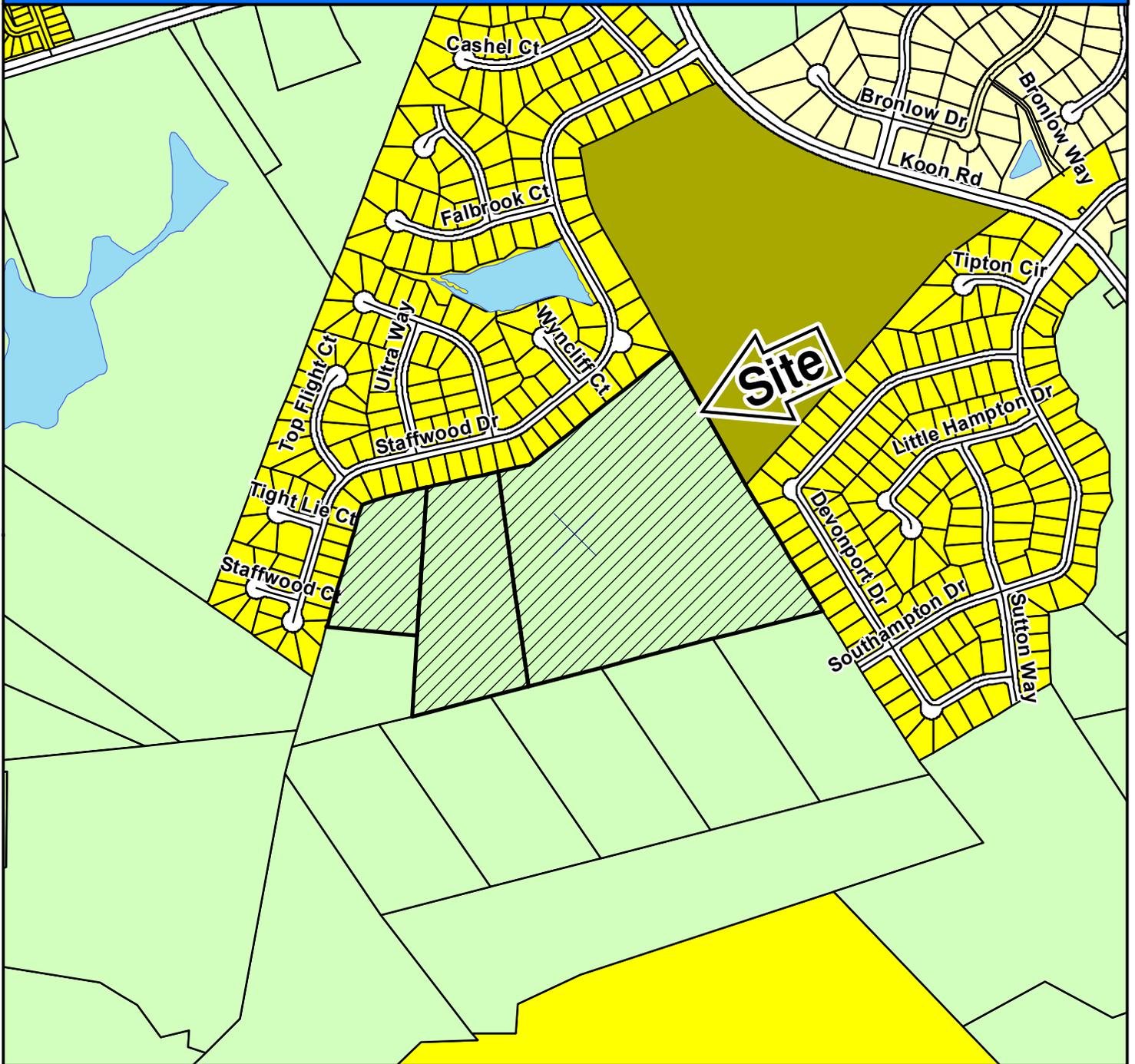
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Richland County 2019 NAIP

# Case 21-017 MA RU to RS-E

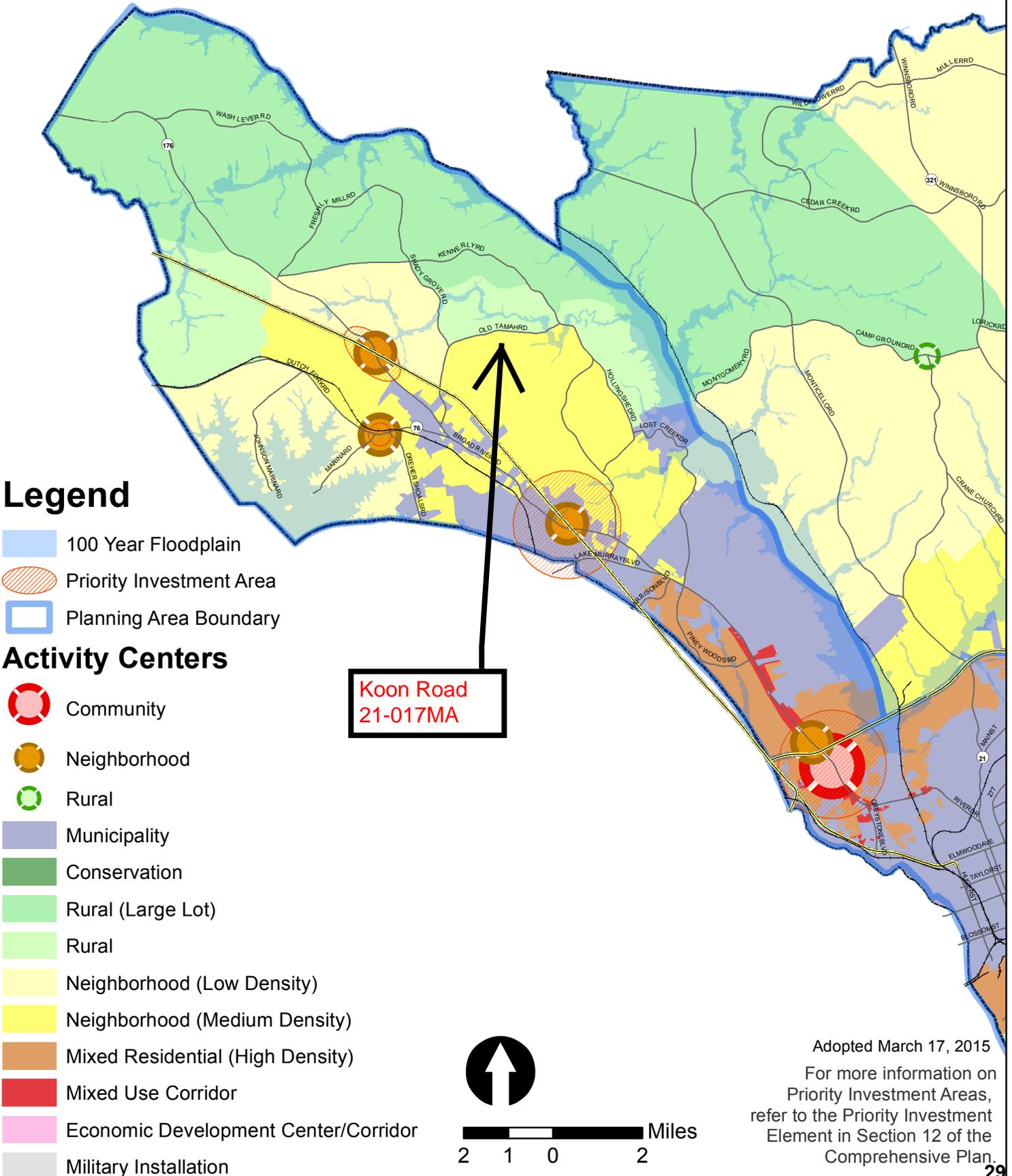


## ZONING CLASSIFICATIONS

 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  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 7, 2021  
**RC PROJECT:** 21-018 MA  
**APPLICANT:** Josh Rabon

**LOCATION:** Hard Scrabble Road

**TAX MAP NUMBER:** R14600-03-17 (P)  
**ACREAGE:** 94 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** May 21, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The RS-MD west of the site was rezoned from D-1 under case number 03-053MA.

**Zoning District Summary**

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see 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: 204 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1	Undeveloped
<b><u>South:</u></b>	RU / GC/ RM-HD	Residential / Commercial / Undeveloped / Place of Worship
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	RS-MD / RU	Residential (Jasmine Place Subdivision) / Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The site has access and frontage along Hard Scrabble Road. This section of Hard Scrabble Road is a two-lane undivided minor arterial without sidewalks and streetlights. The site contains a single-family residence and is agriculturally developed. The general area is comprised of large, undeveloped parcels, residentially developed parcels (½ acre to 1 acre), and single-family dwellings within residential subdivisions.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.58 miles south of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.77 miles east of the subject site. There is a fire hydrant directly south on the subject property along Hardscrabble 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 ***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 designed 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 2019 SCDOT traffic count (Station #439) located directly south of the subject site on Hard Scrabble Road identifies 4,100 Average Daily Trips (ADTs). Hard Scrabble 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 Wilson Boulevard is currently operating at Level of Service (LOS) "A".

SCDOT, with the Penny Program, currently has a widening project for Hardscrabble Road from Farrow Road to Kelly Mill Road that is currently in progress. SCDOT has a listed anticipated completion for the fall or summer of 2021. The programmed improvements for this project will include sidewalks, bicycle lanes, and intersection improvements.

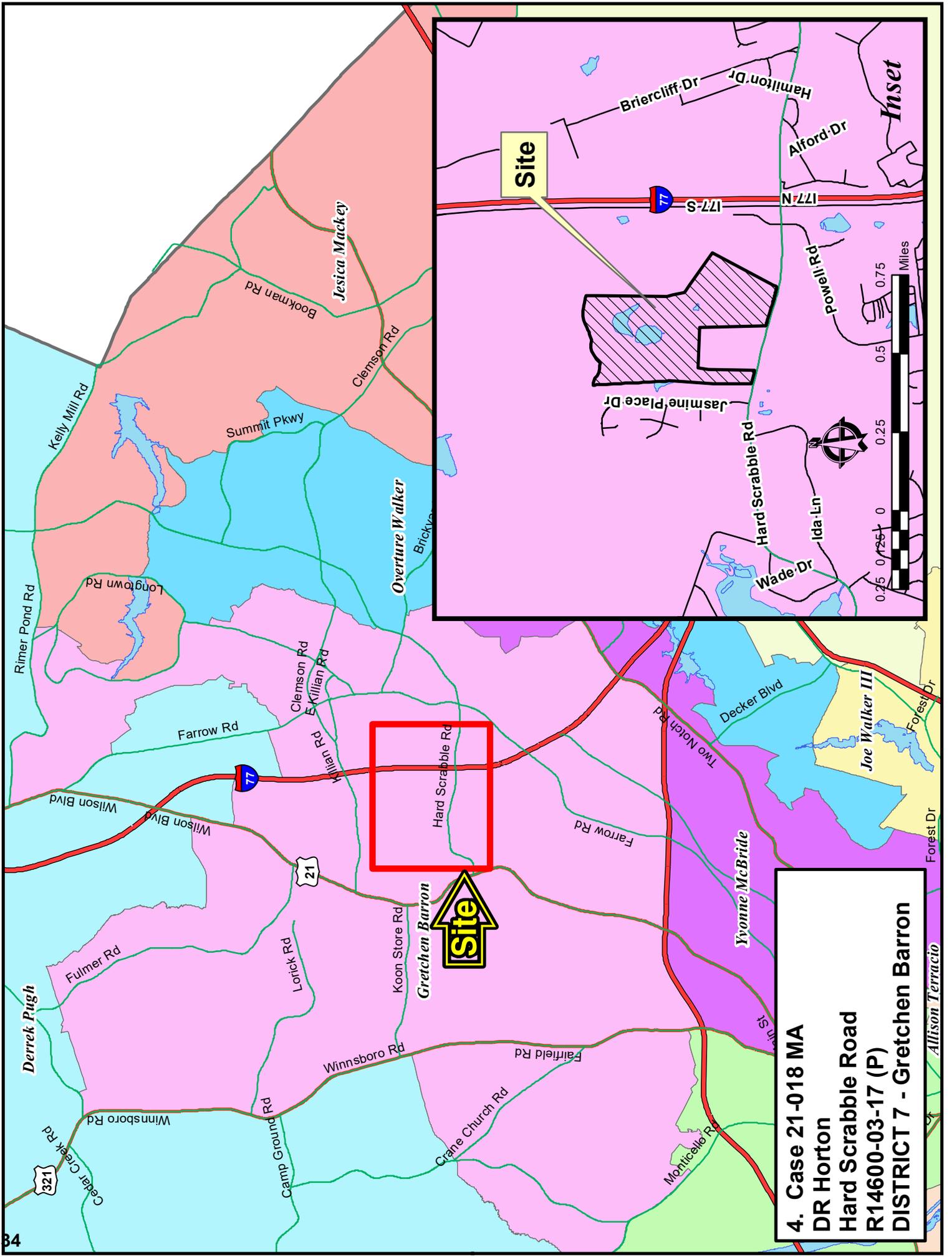
### **Conclusion**

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

The Plan recommends "Manufacturing, warehousing and logistics centers, light and heavy industrial, research and development facilities, business parks, and other employment uses" as the primary use, where the areas "should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing". The RS-E district would not allow for development to be consistent with these objectives.

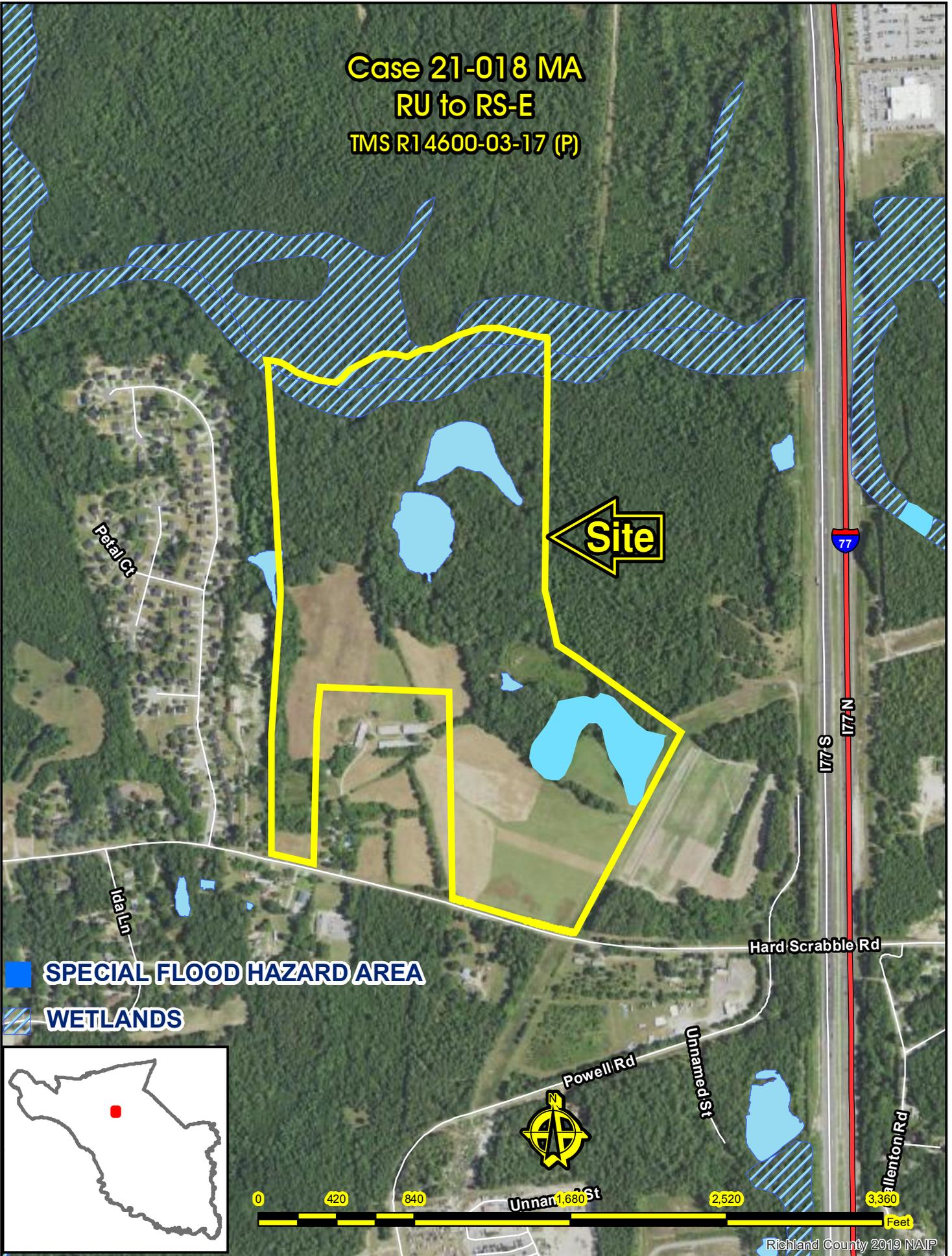
### **Zoning Public Hearing Date**

**June 22, 2021**

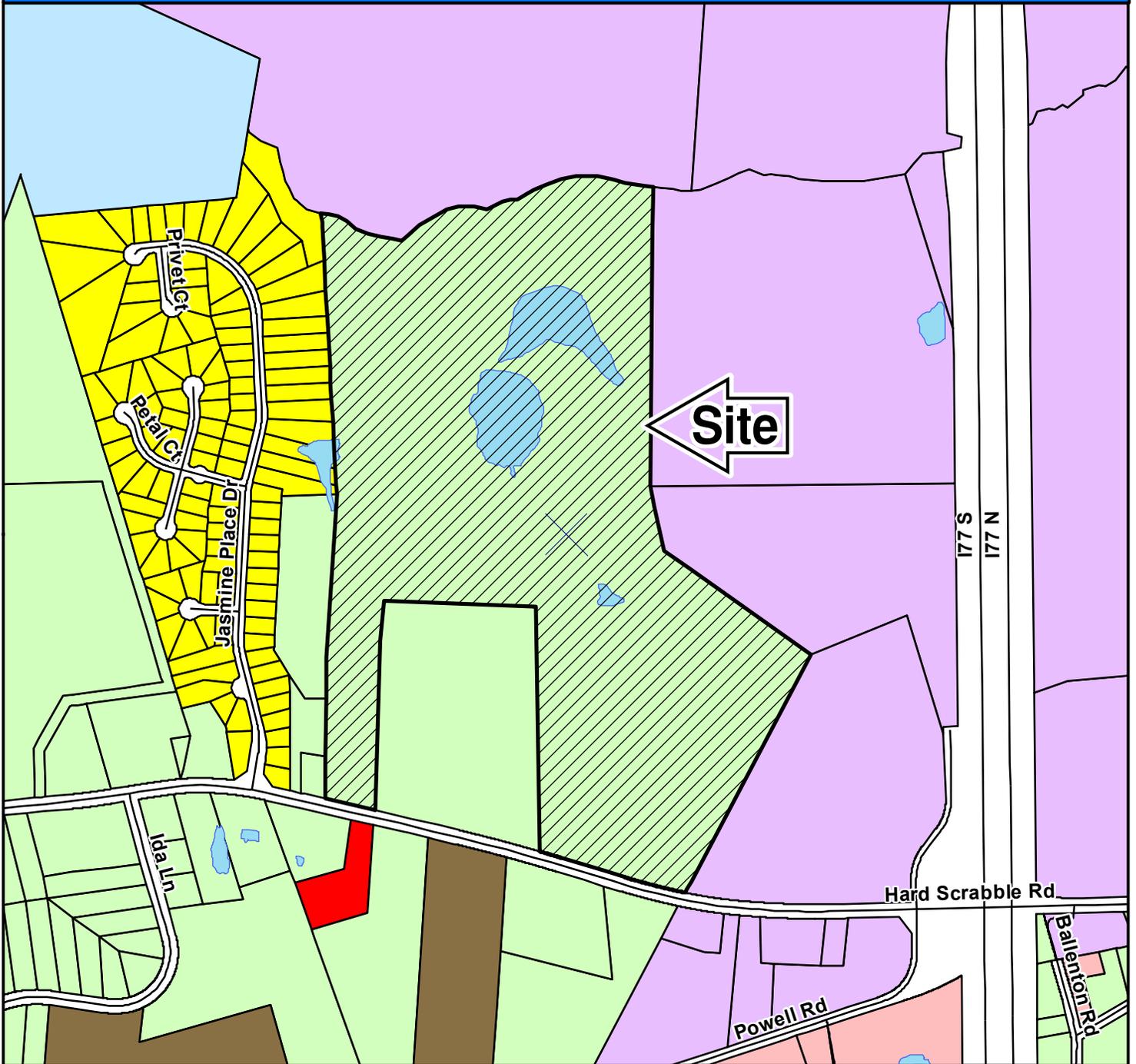


**4. Case 21-018 MA**  
**DR Horton**  
**Hard Scrabble Road**  
**R14600-03-17 (P)**  
**DISTRICT 7 - Gretchen Barron**

**Case 21-018 MA  
RU to RS-E  
TMS R14600-03-17 (P)**



# Case 21-018 MA RU to RS-E



## 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

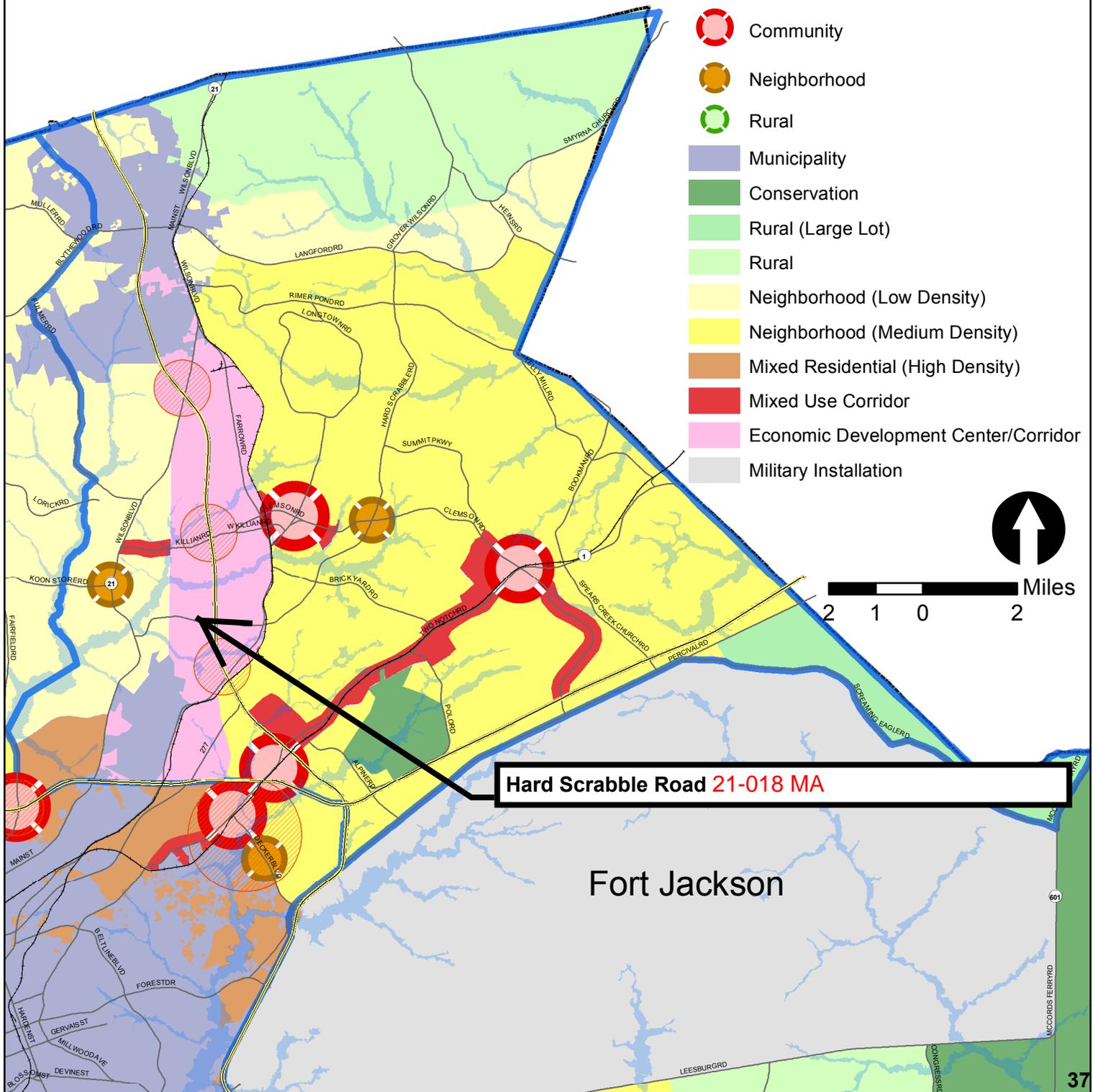


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 COUNCIL ZONING PUBLIC HEARING



*Tuesday, May 25, 2021*  
*Agenda*  
*7:00 PM*  
*Zoom Meeting*

## Revised

**Reflects the correct Planning Commission recommendations for cases #21-011 MA and #21-014 MA**

<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 # 21-002 MA District 8  
Overture Walker  
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  
**Council unanimously approved the rezoning request.**
  
2. Case # 21-005 MA District 1  
Bill Malinowski  
James Charles Hester  
RU to NC (2.12 acres)  
1220 Dutch Fork Road  
TMS# R03303-01-01  
Planning Commission - Approval (9-0)  
Staff Recommendation - Approval  
**Council unanimously approved the rezoning request.**
  
3. Case # 21-006 MA District 7  
Gretchen Barron  
Richard Jackson  
PDD to RS-E (308.24 acres)  
Nina Lee Drive  
TMS# R14600-03-27  
Planning Commission - Approval (8-1)  
Staff Recommendation - Approval  
**Council unanimously denied the request.**

4. Case # 21-007 MA  
Jessica Haygood  
NC/RU to LI (2 acres)  
1041 McCords Ferry Road  
TMS# R38000-03-01 & 02  
Planning Commission - Disapproval (7-2)  
Staff Recommendation - Disapproval  
**Council unanimously denied the request.**
- District 10  
Cheryl English
5. Case # 20-038 MA  
Roberto Garcia  
RU to LI ( acres)  
1917 Screaming Eagle Road  
TMS# R33900-01-02  
Planning Commission - Disapproval (5-0)  
Staff Recommendation - Disapproval  
**Council unanimously denied the request.**
- District 9  
Jesica Mackey
6. Case # 21-010 MA  
Kelvin Steelman  
PDD to PDD  
8930 Rabbit Run  
TMS# R21800-01-06  
Planning Commission - Approval (5-0)  
Staff Recommendation - Approval  
**Council deferred the rezoning request.**
- District 11  
Chakisse Newton
7. Case # 21-011 MA  
Michael S. Houck/Susan E. Houck  
RS-HD to RU (20.7 acres)  
109 Crane Branch Lane  
TMS# R20200-03-39  
Planning Commission - Disapproval (9-0)  
Staff Recommendation - Disapproval  
**Council deferred the rezoning request.**
- District 8  
Overture Walker
8. Case # 21-012 MA  
Wyman Shull  
RU to RS-MD (0.144 acres)  
1111 A J Amick Road  
TMS# R02414-02-32 (portion of)  
Planning Commission - Approval (9-0)  
Staff Recommendation - Approval  
**Council unanimously approved the rezoning request.**
- District 1  
Bill Malinowski
9. Case # 21-013 MA  
Ryan Maltba  
PDD to GC  
4561 Hardscrabble Rd  
TMS# R20300-04-15  
Planning Commission - Approval (9-0)  
Staff Recommendation - Approval  
**Council unanimously approved the rezoning request.**
- District 8  
Overture Walker

10. Case # 21-014 MA  
David Goodson  
RU to GC  
613 Starling Goodson Rd  
TMS# R22013-01-04  
Planning Commission - Disapproval (9-0)  
Staff Recommendation - Disapproval  
**Council unanimously denied the request.**

District 11  
Chakisse Newton

**TEXT AMENDMENT [ACTION]**

11. 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.

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)

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**







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2020 Hampton Street  
Columbia, SC 29204

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