

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



**June 22, 2021
7 pm**

Virtual Meeting

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

**Revised to reflect the removal of
the text amendment regarding the
Land Development Code Rewrite**

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, June 22, 2021
Agenda
7:00 PM
Zoom Meeting

Revised

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

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Brian Crooks Interim 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 # 21-011 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
Planning Commission: Disapproval (9-0)
Staff Recommendation: Disapproval
Page 1

2. Case # 21-015 MA District 7
Gretchen Barron
Robert C Lee
RU to GC (.97 acres)
511 Ross Road
TMS# R17107-03-03
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 9

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
Planning Commission: Disapproval (5-3)
Staff Recommendation: Disapproval
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4. Case # 21-018 MA
DR Horton
RU to RS-E (94 acres)
Hard Scrabble Road
TMS# R14600-03-17 (P)
Planning Commission: Approval (5-4)
Staff Recommendation: Disapproval
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District 7
Gretchen Barron

VI. OTHER BUSINESS

VII. ADJOURNMENT



**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

ZPH SIGN POSTING: June 7, 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".

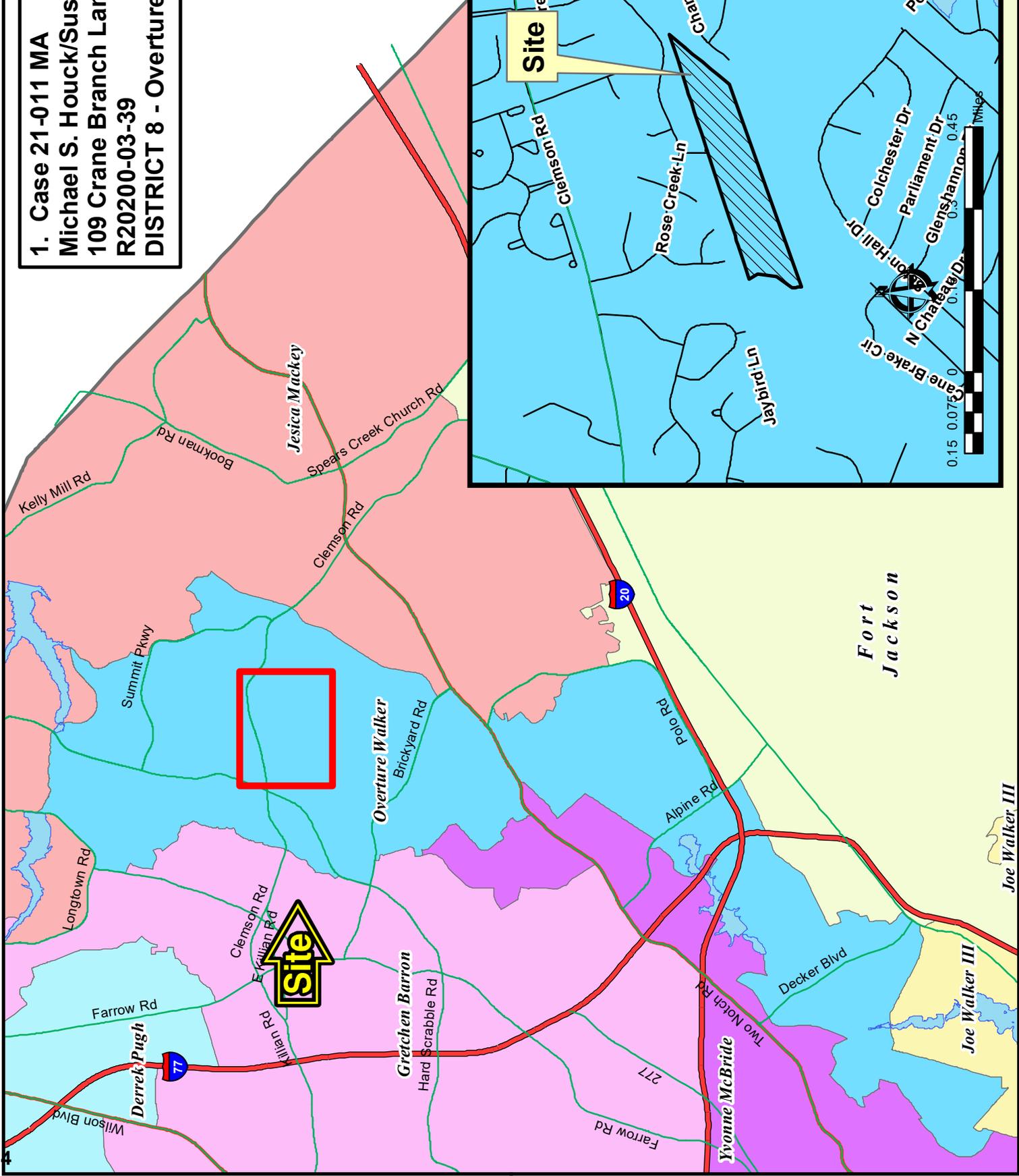
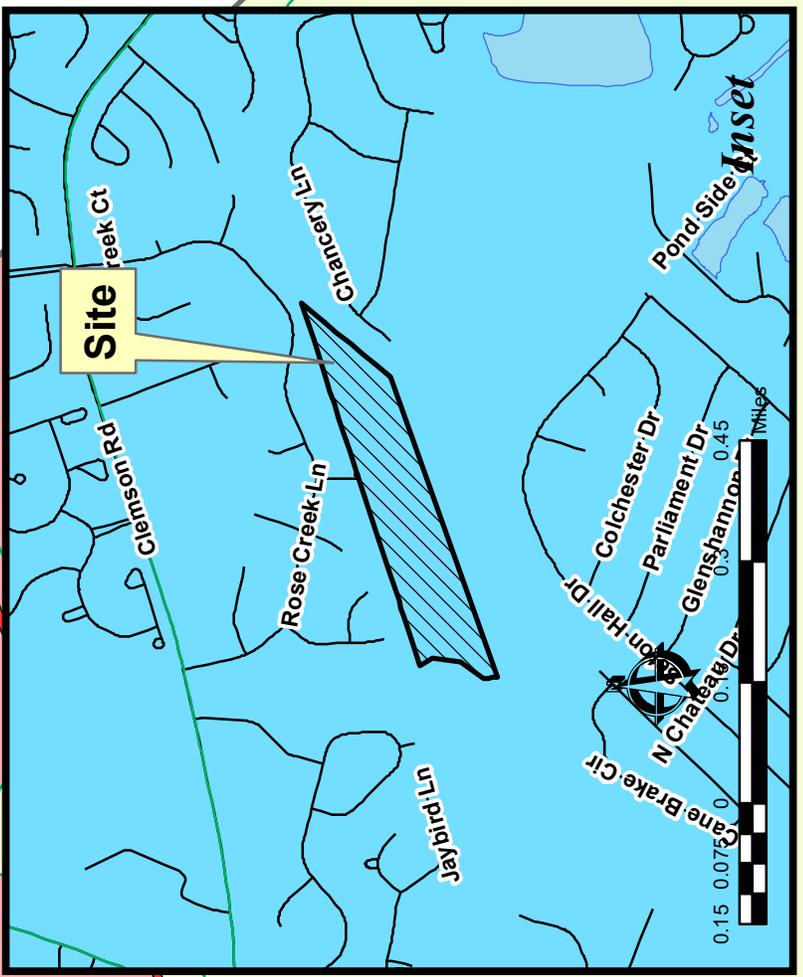
Additionally, approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area.

Planning Commission Action

At their **May 3, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-011 MA**.

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

*Kershaw
County*



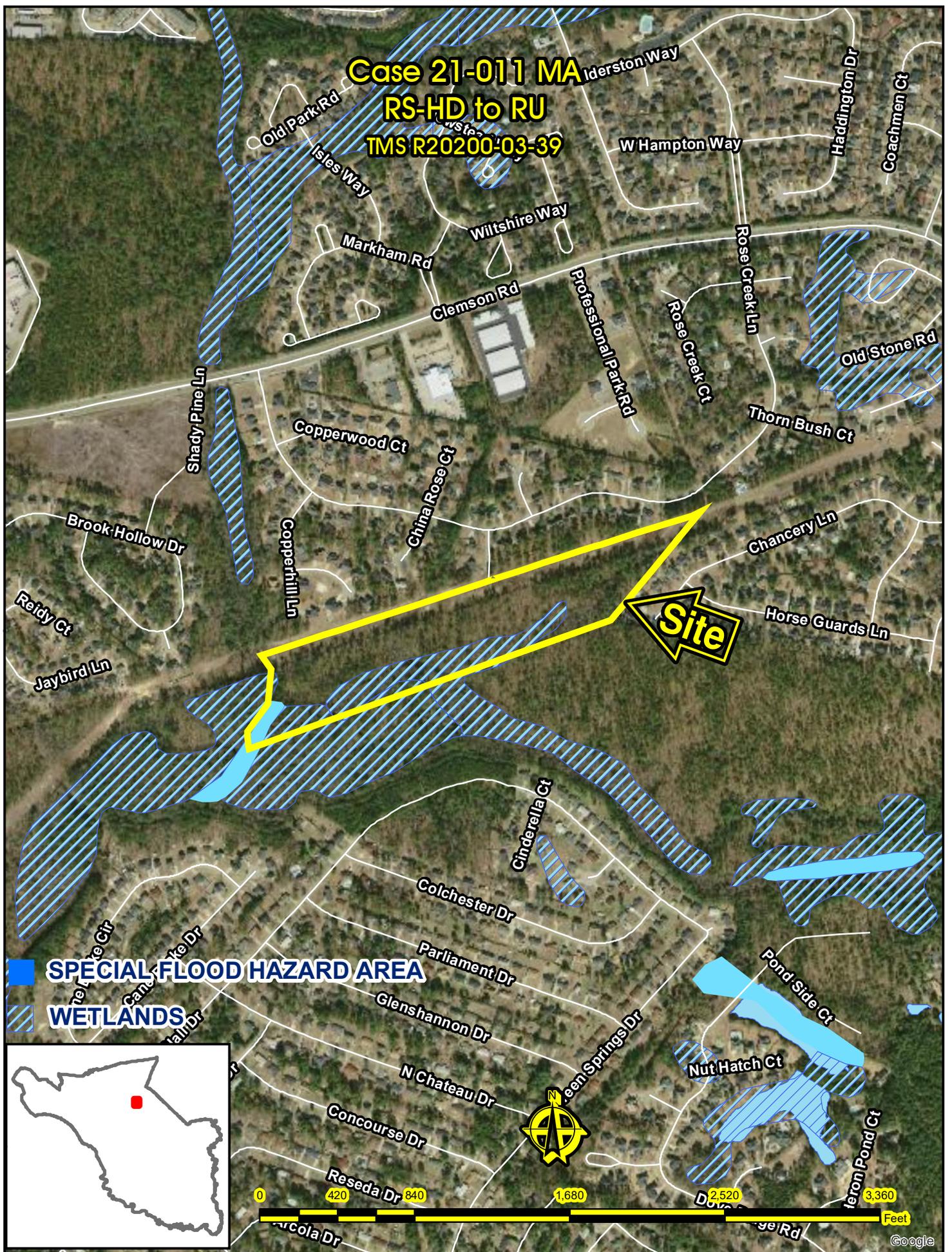
*Fort
Jackson*

Joe Walker III

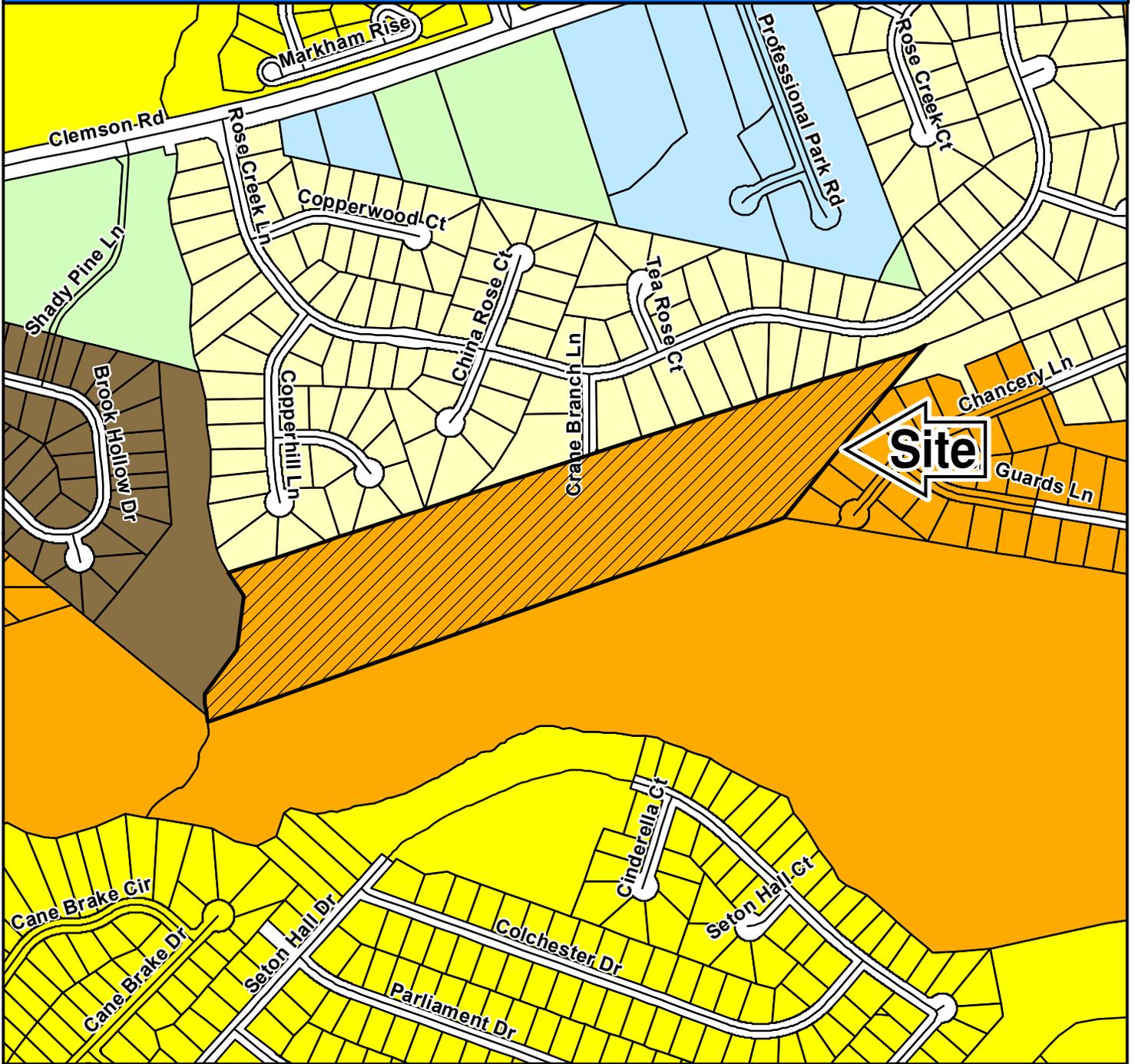
Joe Walker III

Joe Walker III

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

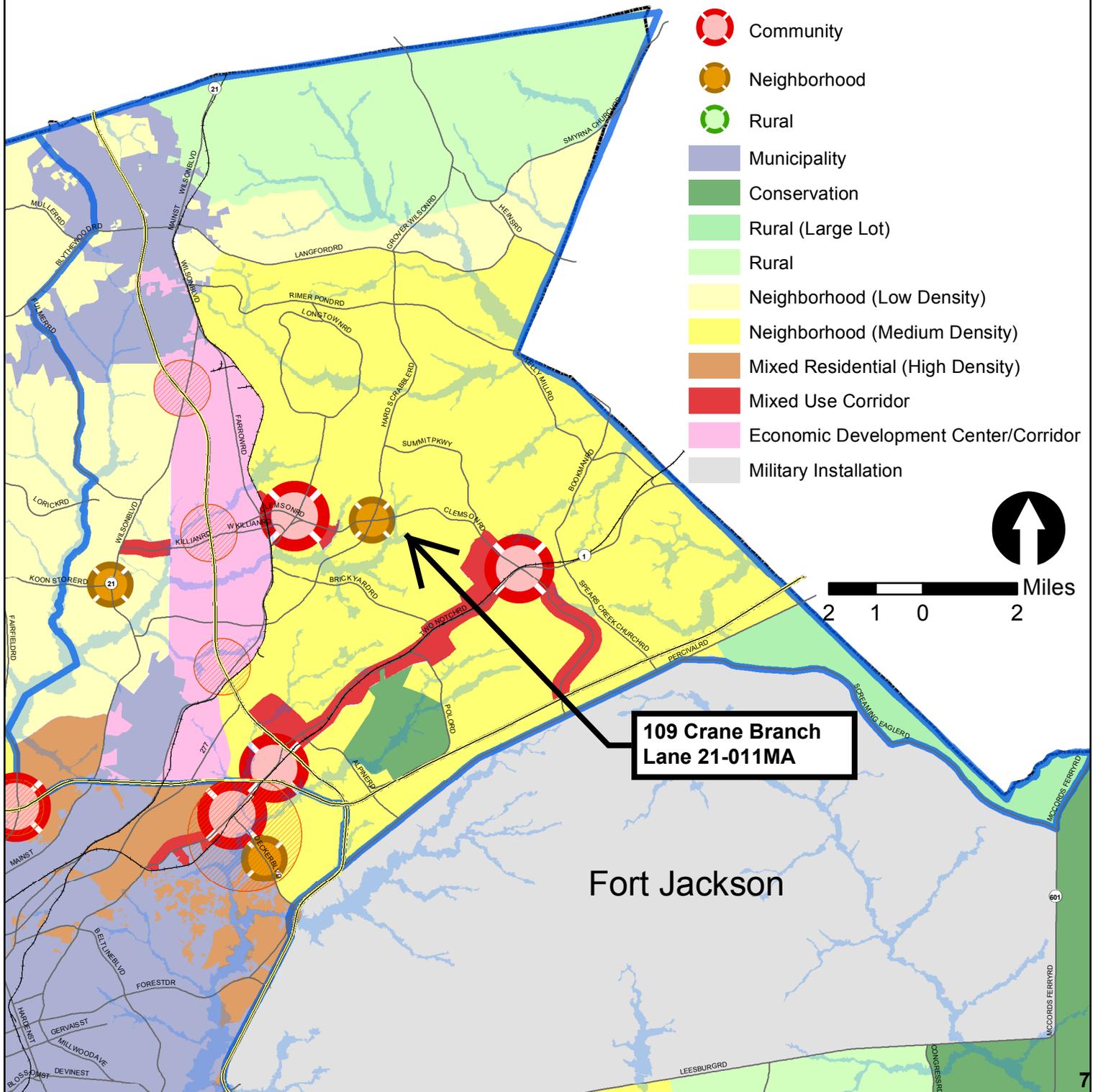


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



109 Crane Branch Lane 21-011MA

Fort Jackson



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

ZPH SIGN POSTING: June 7, 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
<u>North:</u>	RU/RU	Residential/ Residential
<u>South:</u>	N/A	Interstate
<u>East:</u>	GC	Commercial Development
<u>West:</u>	RU	Residential

Discussion

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

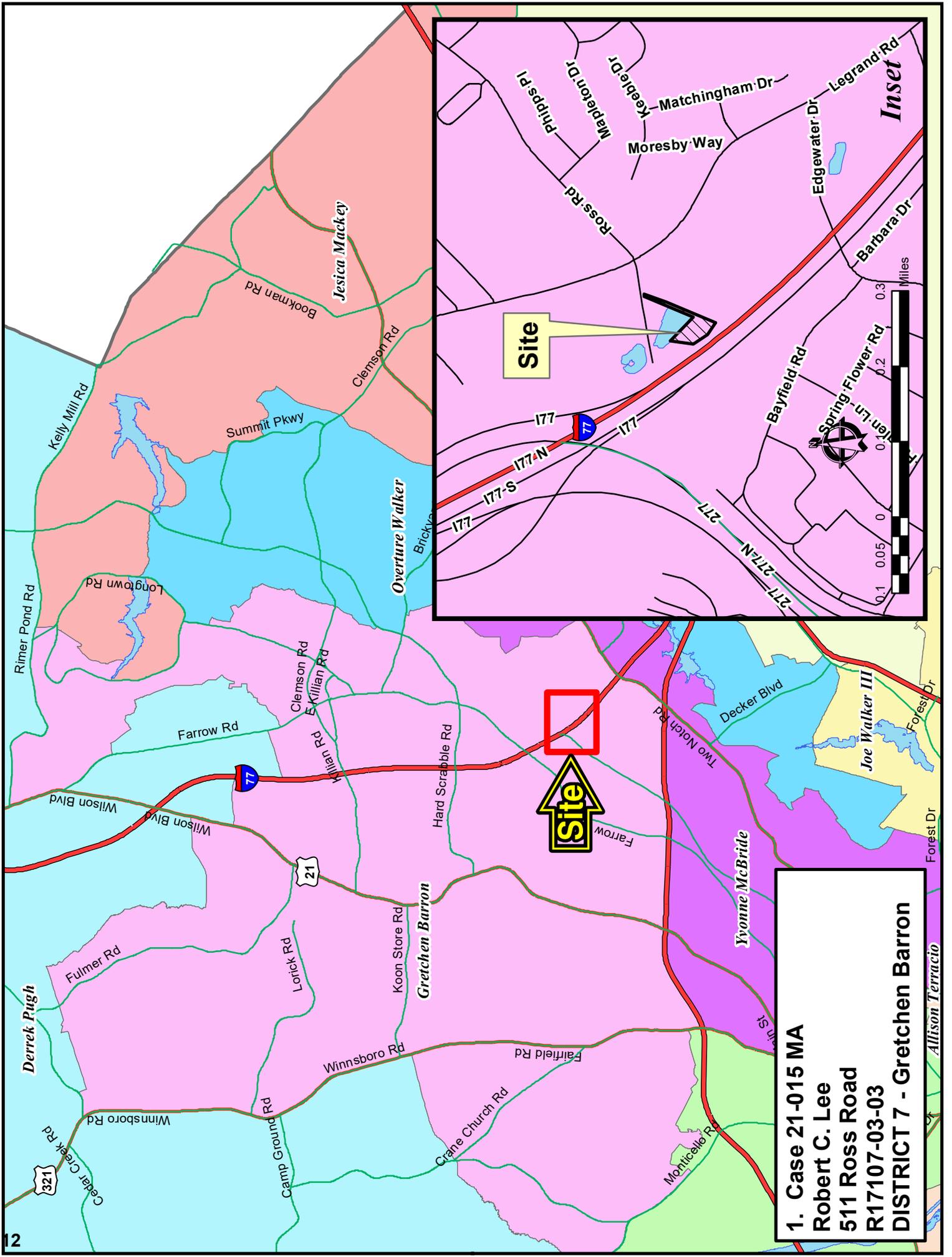
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

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.

Planning Commission Action

At their **June 7, 2021** meeting, the Richland County Planning Commission agreed with the PDSO recommendation and recommends the County Council approve the proposed amendment for RC Project # **21-015 MA**.

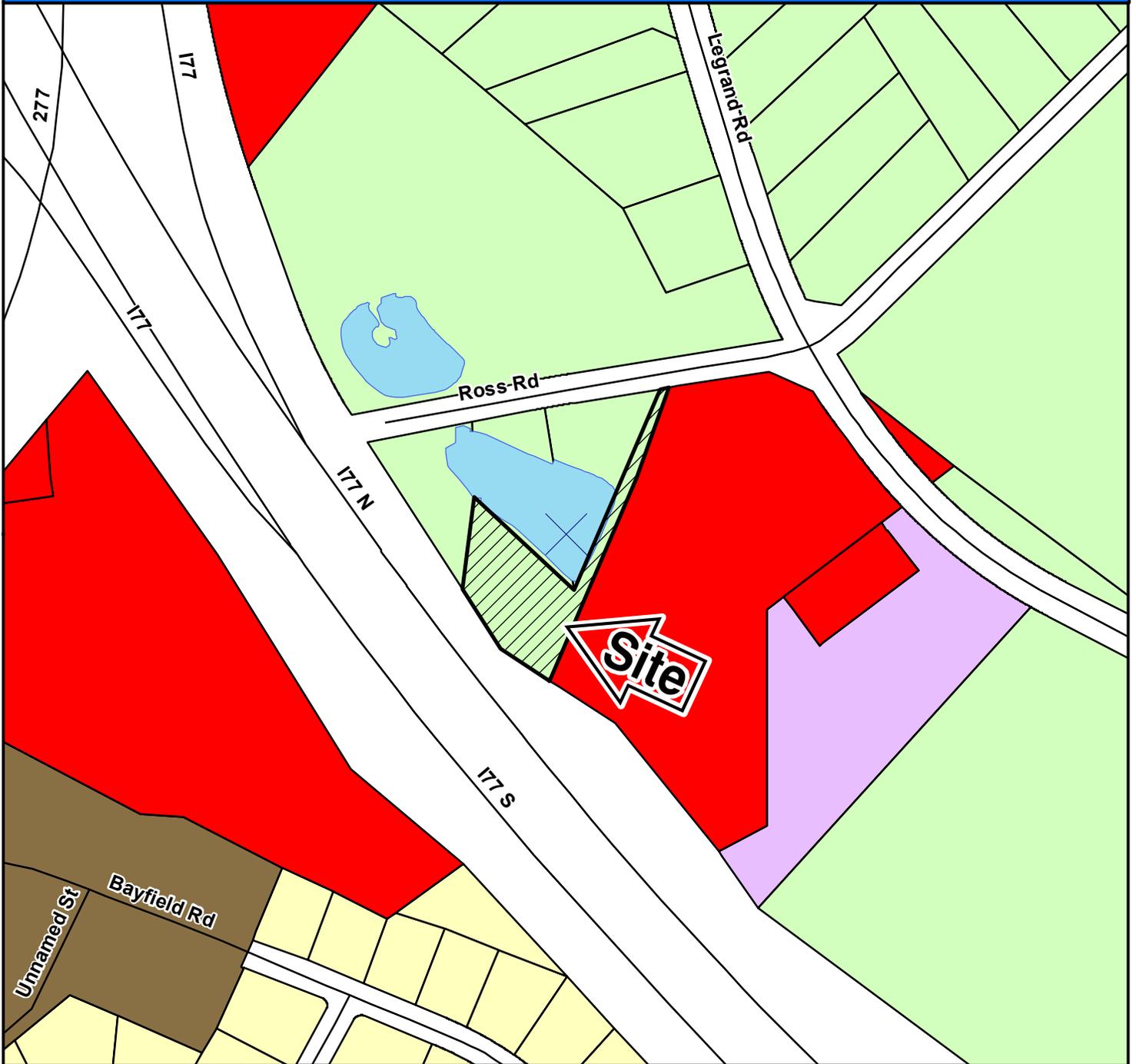


1. Case 21-015 MA
Robert C. Lee
511 Ross Road
R17107-03-03
DISTRICT 7 - Gretchen Barron

**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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

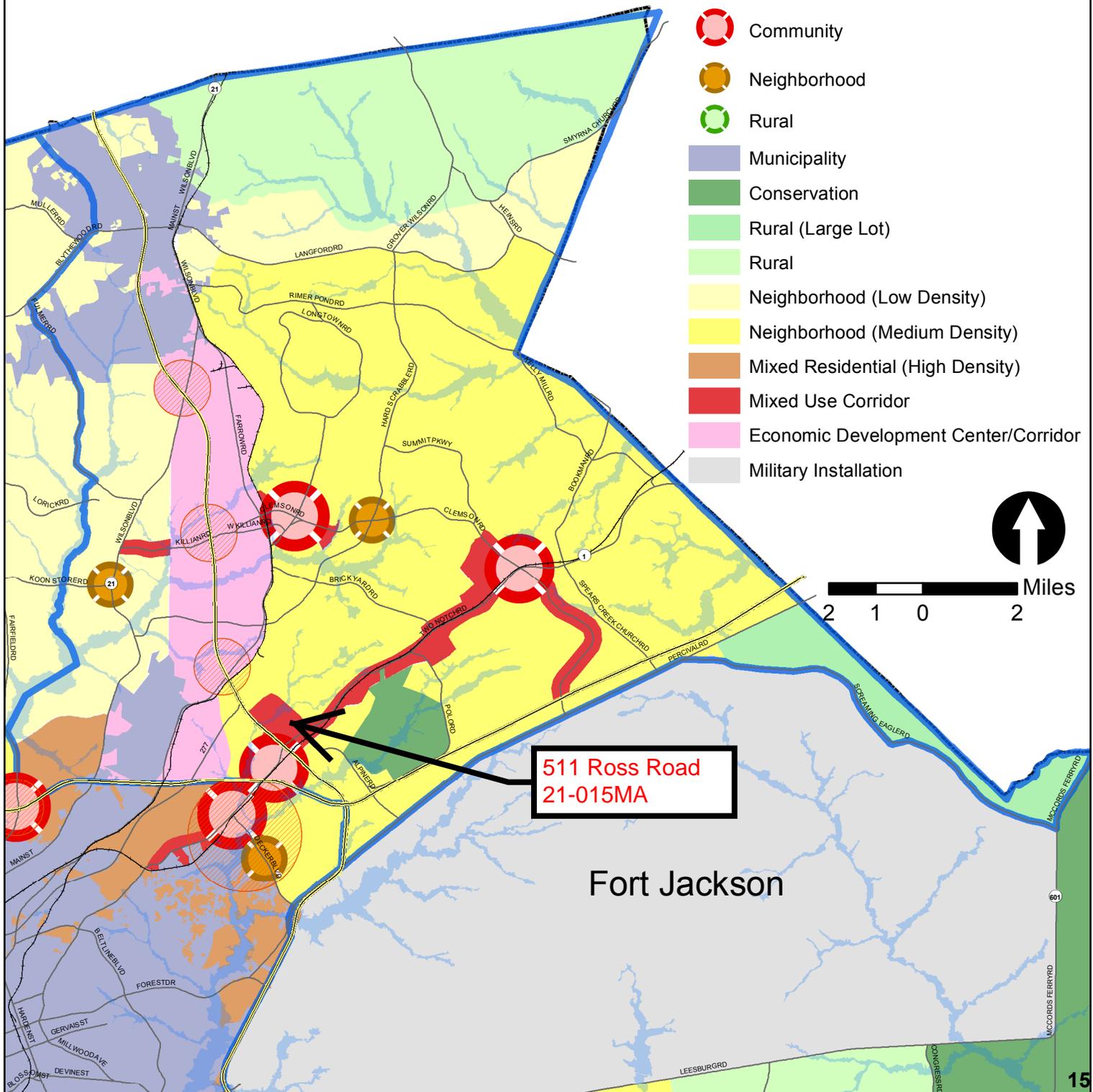


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: 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

ZPH SIGN POSTING: June 7, 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
<u>North:</u>	RS-MD	Residential Subdivisions(Ridge Creek)
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RS-MD/RS-E	Residential Subdivisions(Stonegate) / (Abbots Glen)
<u>West:</u>	RS-MD	Residential Subdivisions(Ridge Creek)

Discussion

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.

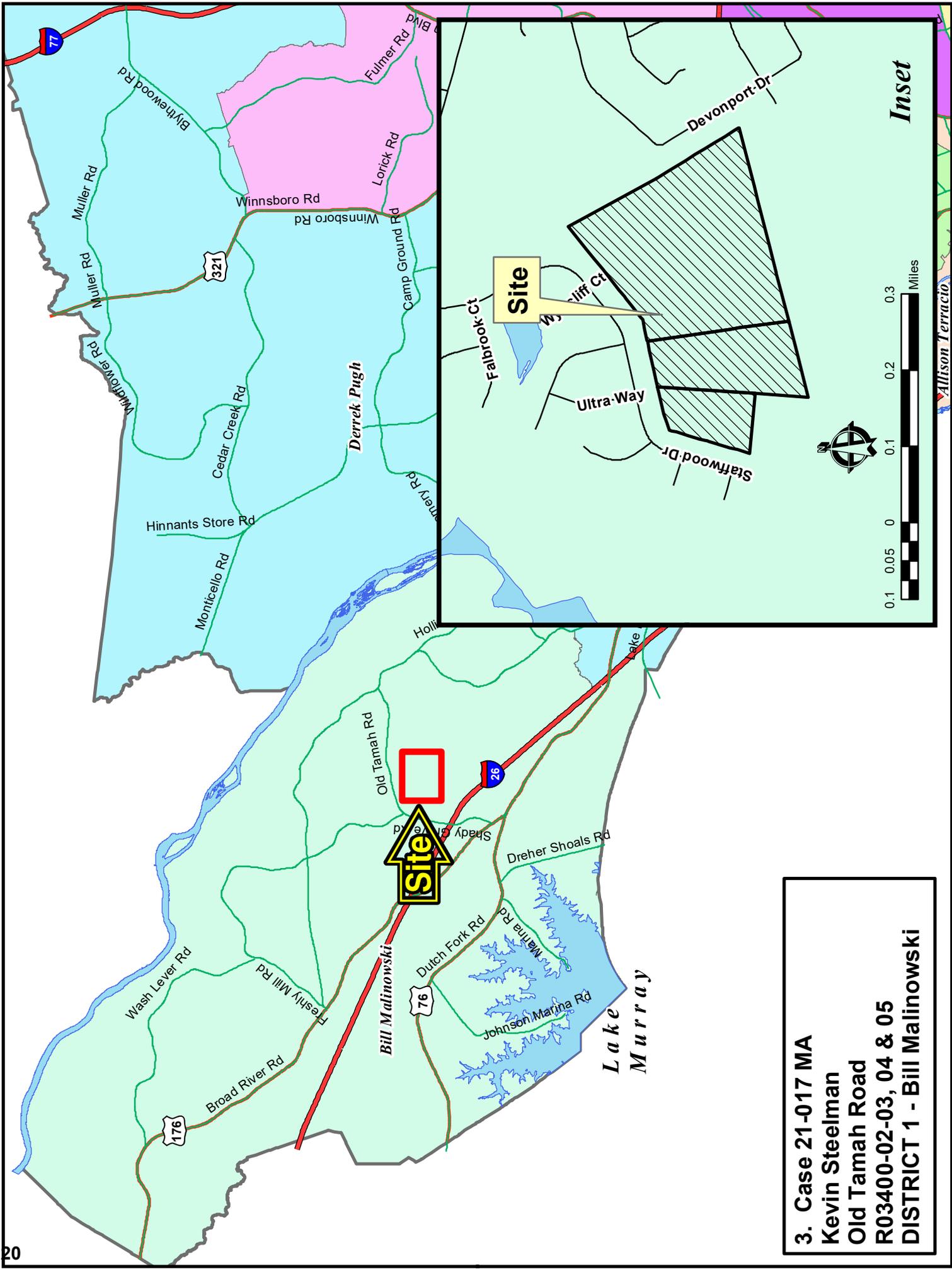
Conclusion

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".

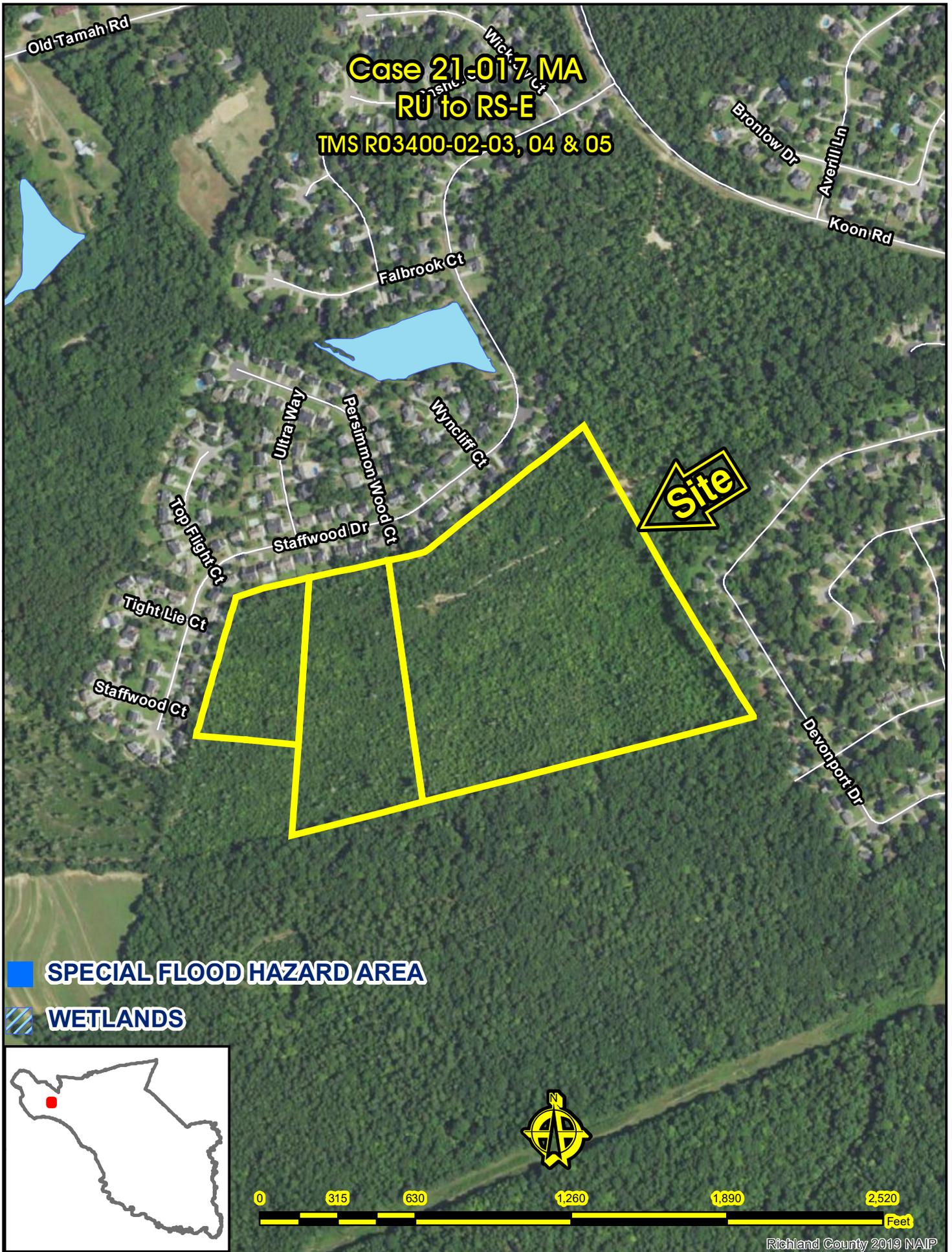
Planning Commission Action

At their **June 7, 2021** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **21-017 MA**.

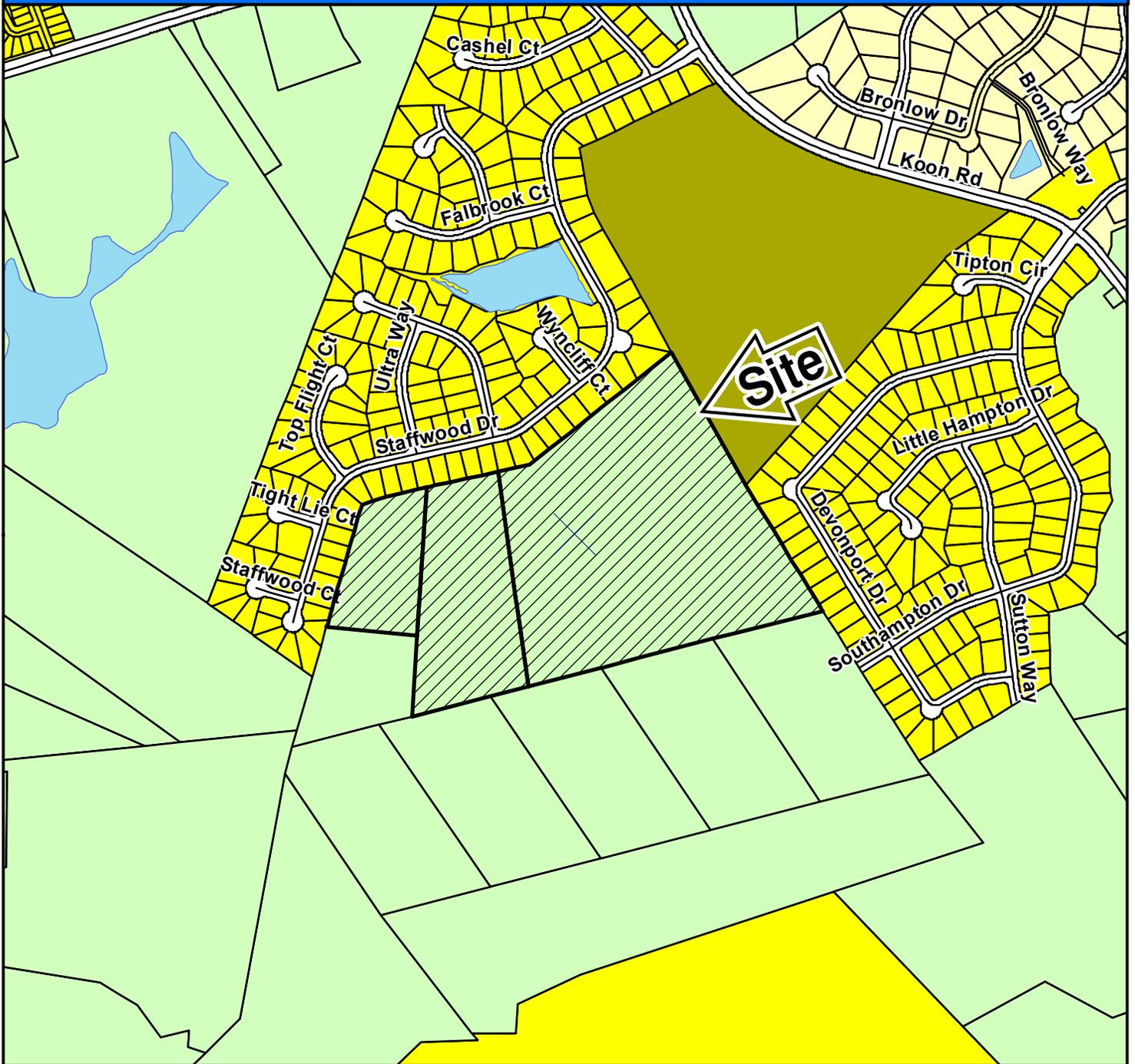


3. Case 21-017 MA
Kevin Steelman
Old Tamah Road
R03400-02-03, 04 & 05
DISTRICT 1 - Bill Malinowski

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



Case 21-017 MA RU to RS-E

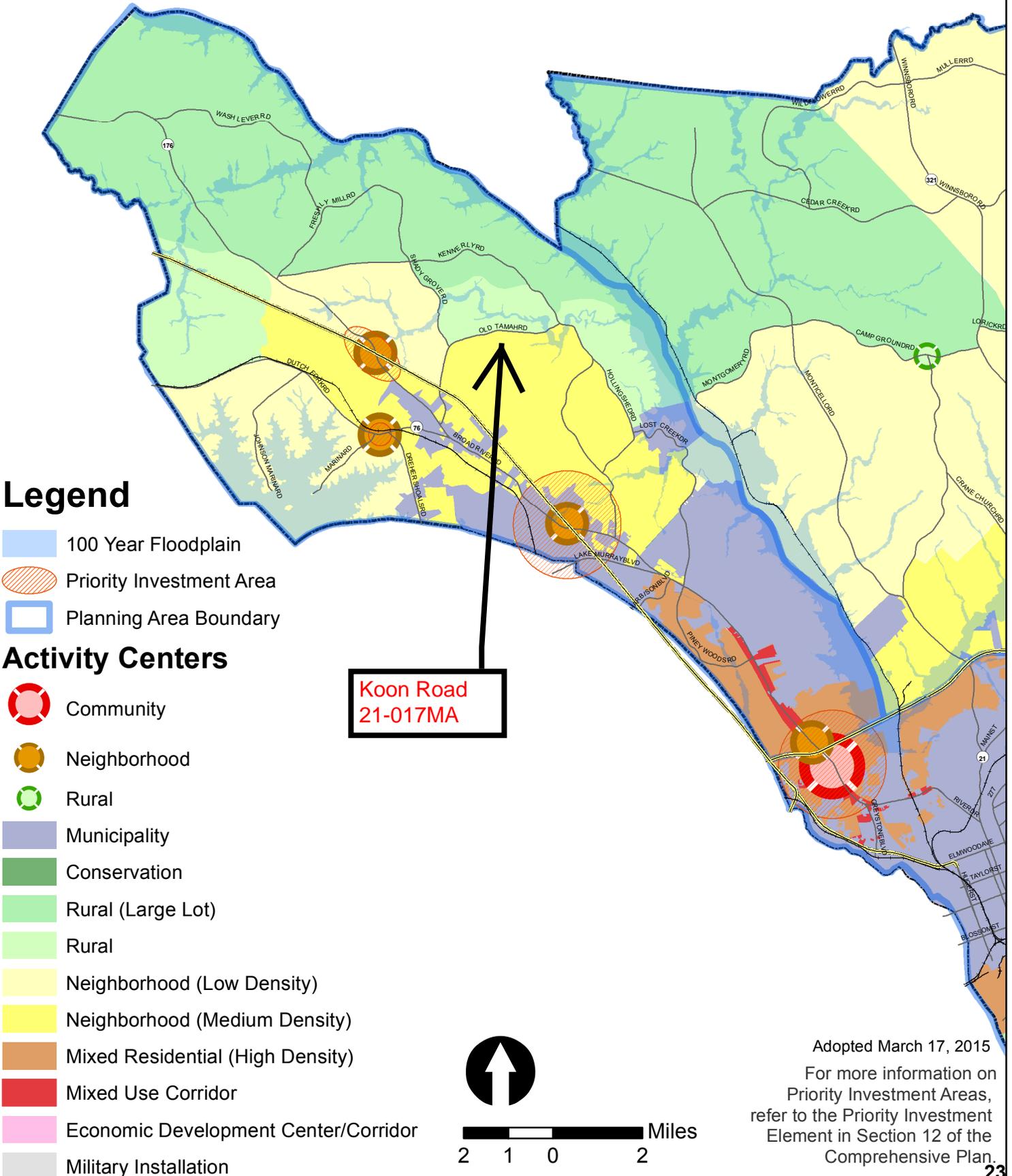


ZONING CLASSIFICATIONS

	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



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: 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

ZPH SIGN POSTING: June 7, 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
<u>North:</u>	M-1	Undeveloped
<u>South:</u>	RU / GC/ RM-HD	Residential / Commercial / Undeveloped / Place of Worship
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	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.

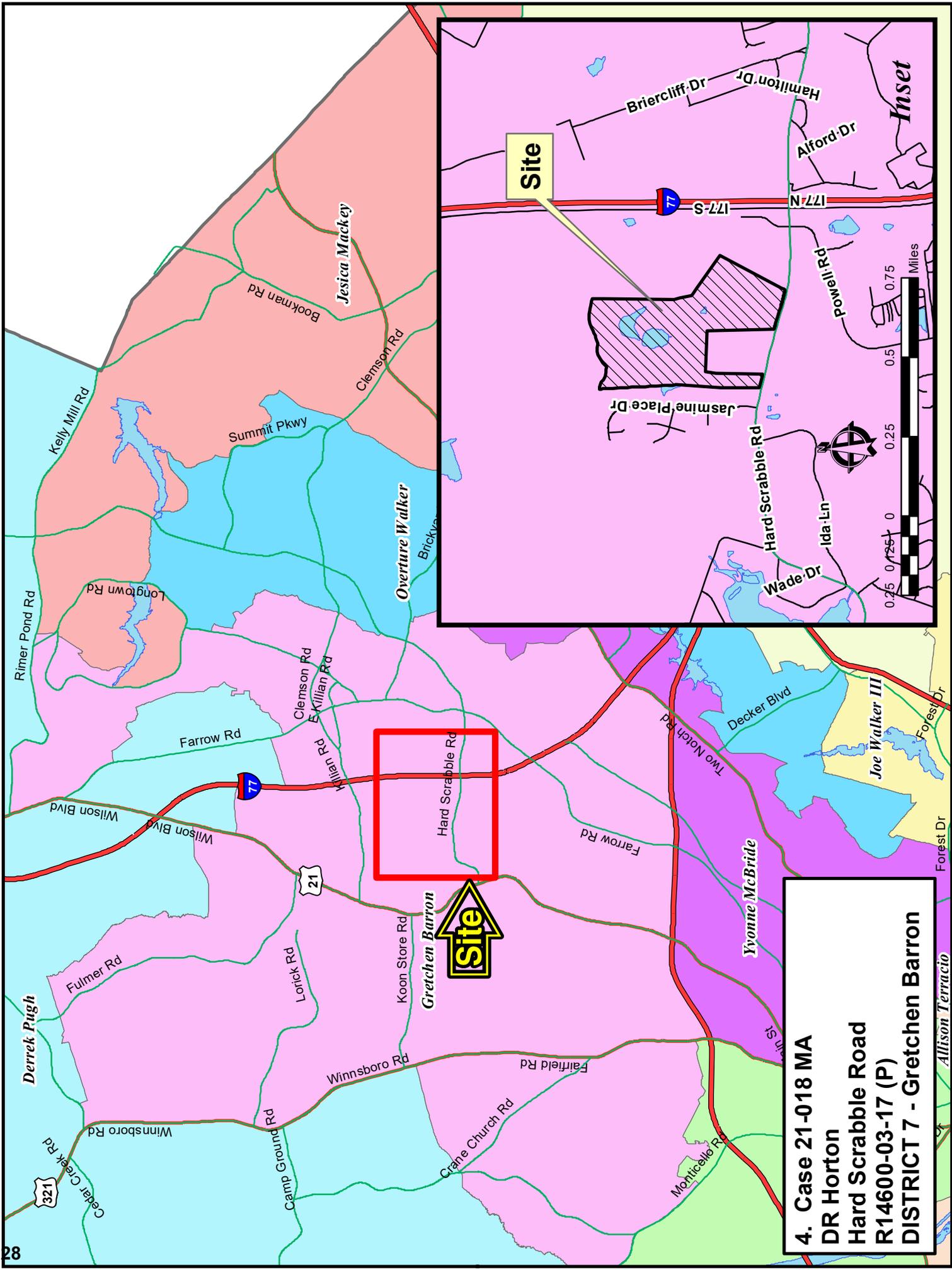
The Plan recommends "Manufacturing, warehousing and logistics centers, light and heavy industrial, research and development facilities, business parks, and other employment uses" as the primary use, where the areas "should include a mix of uses within single developments, including employment, convenience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

Planning Commission Action

At their **June 7, 2021** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

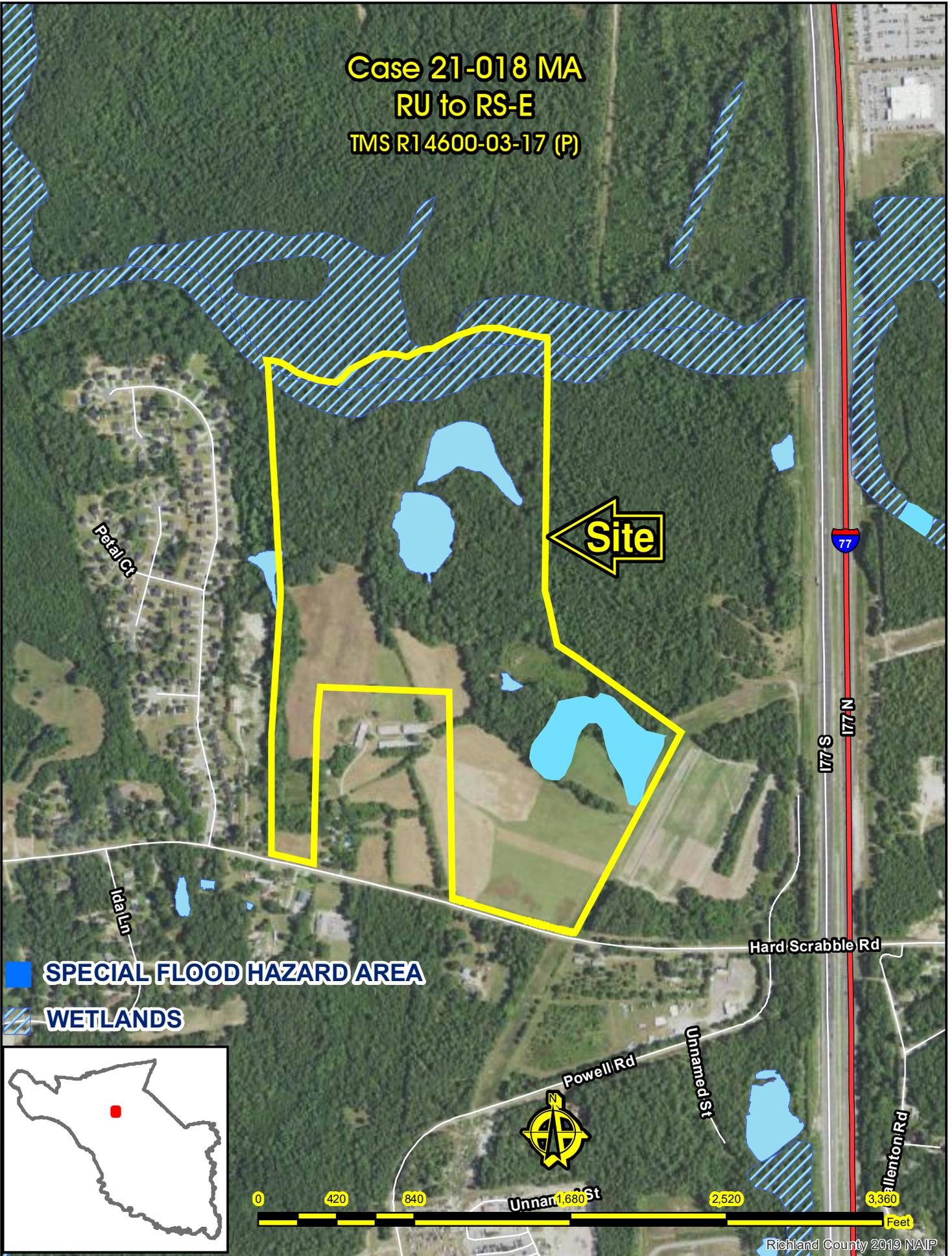
- The surrounding area is residentially developed.
- The subject site does not have direct access from I-77 which would support commercial/industrial development.
- The request fits with the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **21-018 MA**.

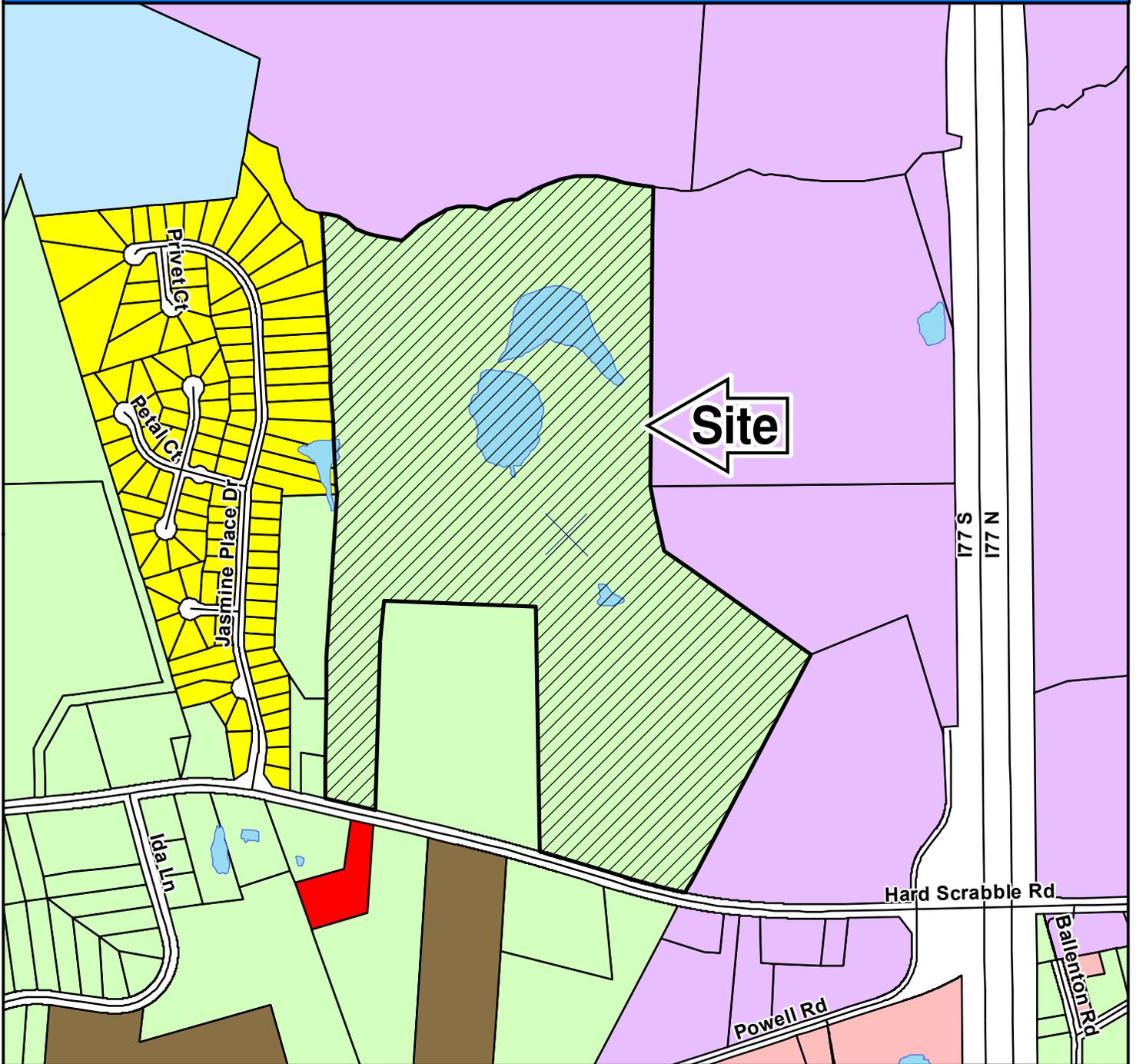


4. Case 21-018 MA
DR Horton
Hard Scrabble Road
R14600-03-17 (P)
DISTRICT 7 - Gretchen Barron

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

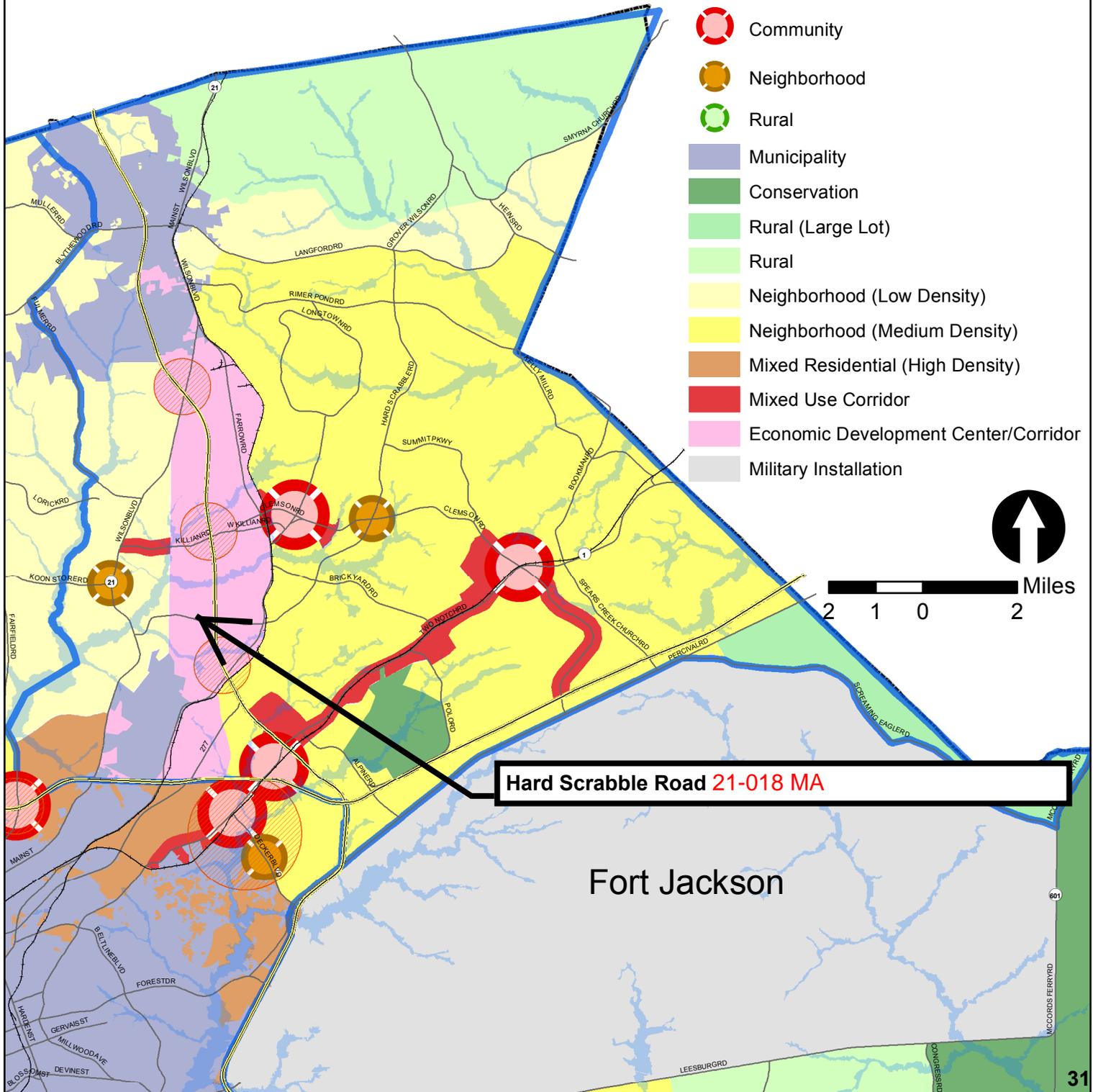


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





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