

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**February 28, 2023**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 28 February 2023*

*Agenda*

*7:00 PM*

**1. STAFF:**

Geonard Price ..... Division Manager/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator

**2. CALL TO ORDER** ..... Honorable Overture Walker  
Chair of Richland County Council

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

**4. ADOPTION OF THE AGENDA**

**5. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 22-034 MA District 10  
Cheryl D. English  
Larry D. Rumph  
OI to RC (2 acres)  
8442 Old Percival Road  
TMS# R22602-02-02  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
Page 1
  
3. Case # 22-036 MA District 10  
Cheryl D. English  
Anthony & Danyelle Timmons  
RM-MD to RC (3.00 acres)  
8350 Old Percival Road  
TMS# R19814-03-01  
Planning Commission: Approval (5-3)  
Staff Recommendation: Disapproval  
Page 9
  
4. Case # 22-038 MA District 8  
Overture Walker  
Drew Huddleston  
RU to GC (2.72 acres)  
W/S Hard Scrabble Road  
TMS# R20300-04-17  
Planning Commission: Approval (8-0)  
Staff Recommendation: Disapproval  
Page 17
  
5. Case # 22-039 MA District 10  
Cheryl English  
Richland County  
M-1 to HI (574.57 acres)  
Bluff Road and Longwood Road  
TMS# R18900-02-22, R16100-02-03, R16200-03-02,  
R16100-02-22, R18900-01-01, and R16100-02-07  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 25

7. Case # 22-040 MA  
Mark Meadows  
RU to GC (1.00 acres)  
311 Killian Road  
TMS# R14781-04-10  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 33  
District 7  
Gretchen Barron
8. Case # 22-042 MA  
Samantha Kozlowski  
RS-MD to OI (4 acres)  
2630 Clemson Road  
TMS# R20200-01-39  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 41  
District 7  
Gretchen Barron
9. Case # 22-043 MA  
Sergey Pikalov  
GC to LI (5 acres)  
6505 N. Main Street  
TMS# R11716-01-04  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
Page 49  
District 3  
Yvonne McBride
10. Case # 23-001 MA  
Heather Bounds  
M-1 to RS-HD (77.78 acres)  
N/S Hard Scrabble Road  
R17301-02-01  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 57  
District 7  
Gretchen Barron

## 6. ADJOURNMENT



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** November 7, 2022  
**RC PROJECT:** 22-034 MA  
**APPLICANT:** Larry D. Rumph

**LOCATION:** 8442 Old Percival Road

**TAX MAP NUMBER:** R22602-02-02  
**ACREAGE:** 2.04 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** RC

**ZPH SIGN POSTING:** February 9, 2023

### Staff Recommendation

Disapproval

### Background

#### Zoning History

With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional Commercial (OI) District.

#### Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	OI	Undeveloped
<u>South:</u>	RM-MD	Undeveloped
<u>East:</u>	RM-MD	Manufactured Home Park
<u>West:</u>	RM-MD	Residence

### Discussion

### **Parcel/Area Characteristics**

The subject property has road frontage along Old Percival Road. Old Percival Road is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by an accessory structure. The general area is characterized by institutional uses, an automobile scrap yard and manufactured home parks. The property to the north is currently being used as a temporary lay yard. East of the property is a manufactured home park and south is a large, undeveloped tract. West of the site is a single-family residence.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.42 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.38 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine Road

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 6,900 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) “B”.

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

## Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial.

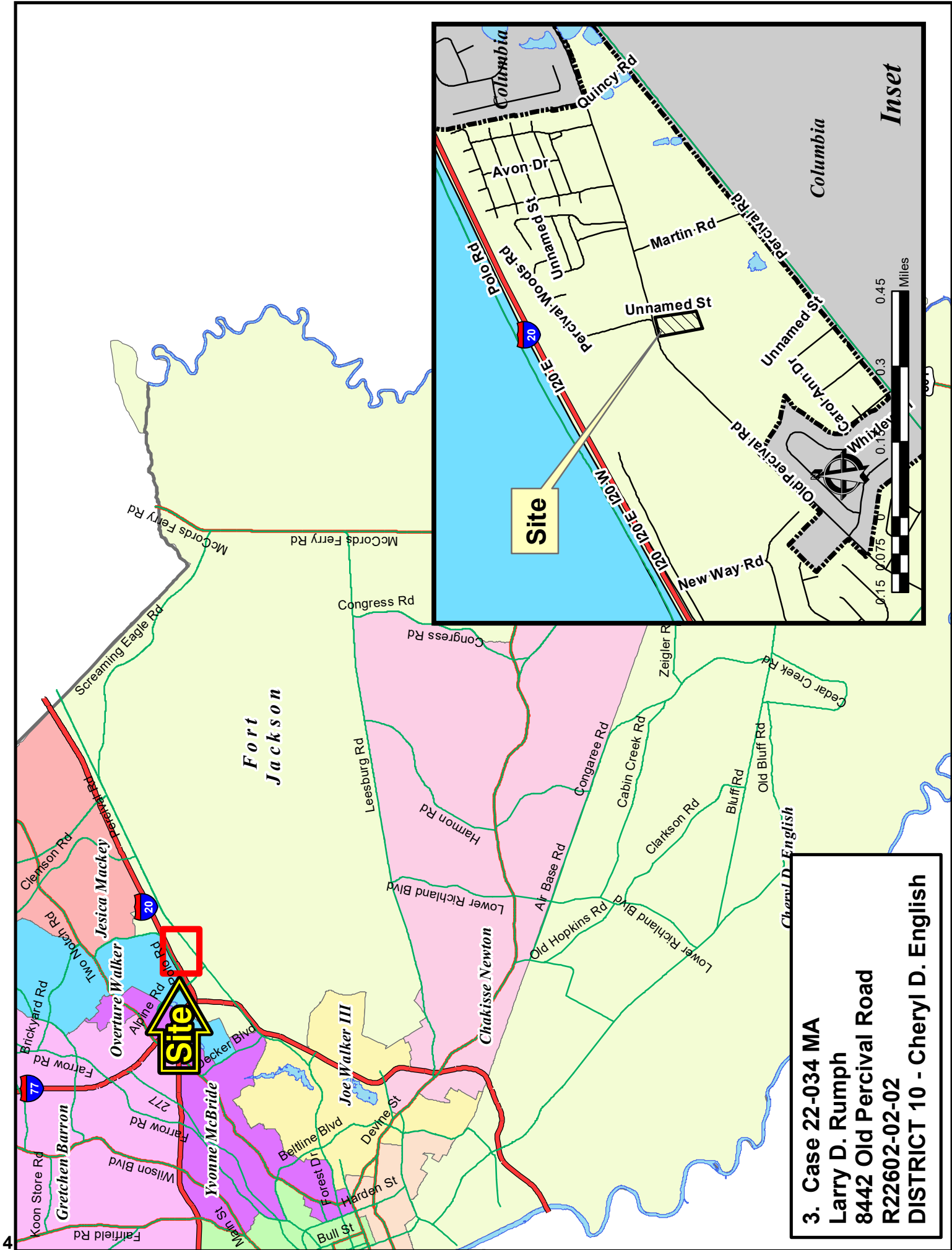
The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

In addition, the intent of the RC District is to serve isolated areas of the County. The area around the subject location is not an "...isolated agricultural and rural residential districts...", nor are the residents located beyond the limits of service of the municipalities.

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

## Planning Commission Action

At their **November 7, 2022** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **22-034 MA**.



**3. Case 22-034 MA**  
**Larry D. Rumph**  
**8442 Old Percival Road**  
**R22602-02-02**  
**DISTRICT 10 - Cheryl D. English**

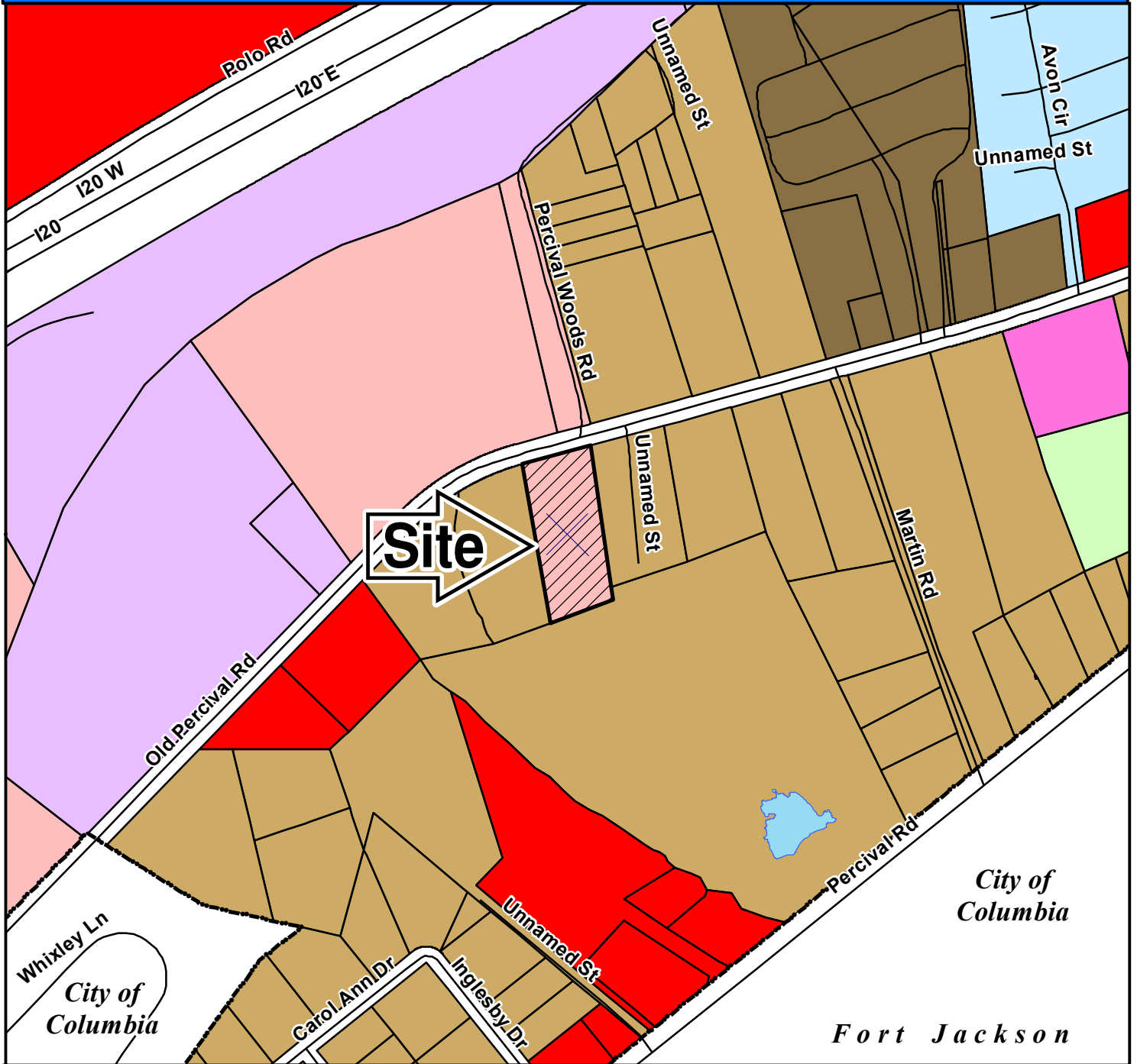


**Case 22-034 MA**  
**OI to RC**  
**TMS R22602-02-02**



# Case 22-034 MA

## OI to RC



### ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

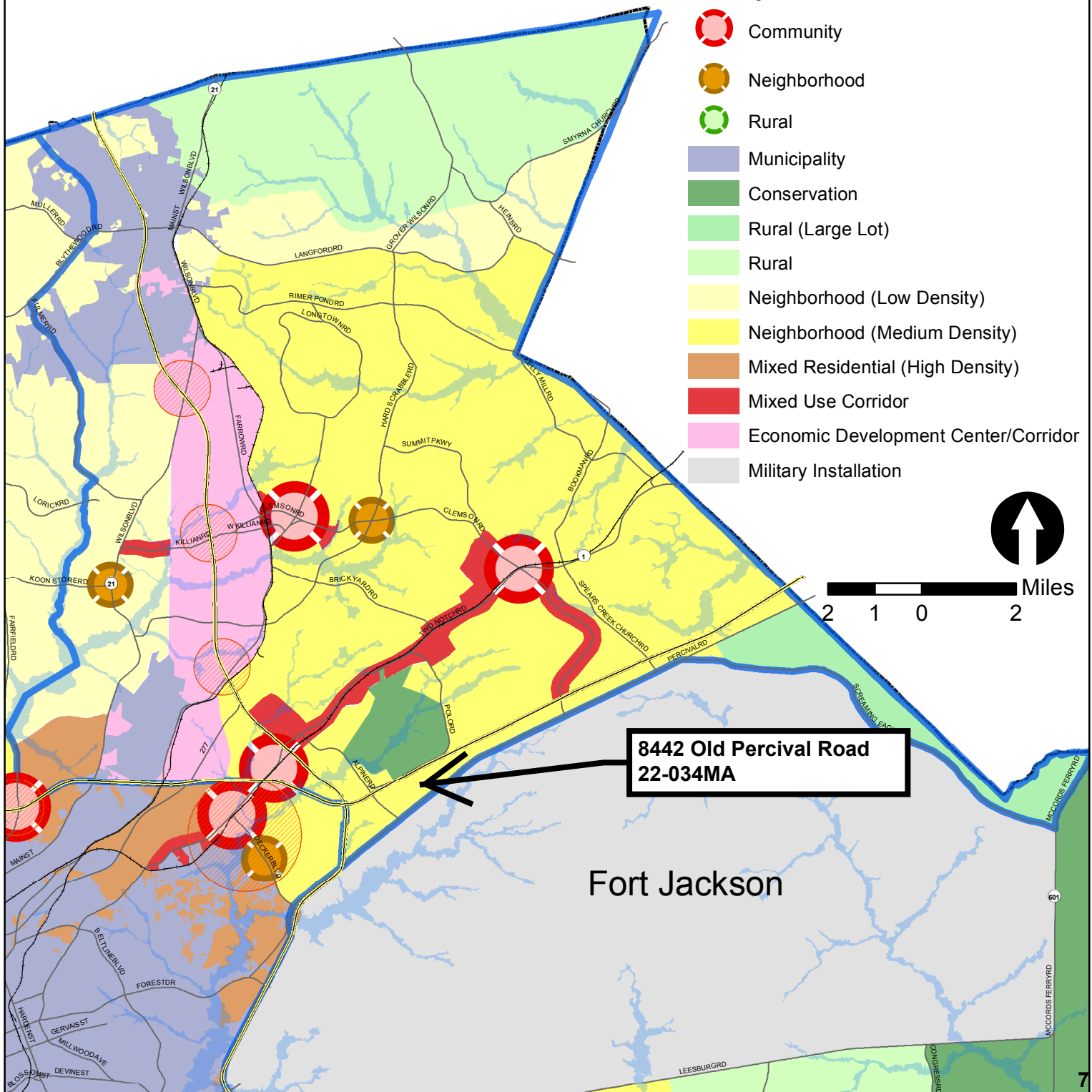


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-036 MA  
**APPLICANT:** Anthony & Danyelle Timmons

**LOCATION:** 8350 Old Percival Road

**TAX MAP NUMBER:** R19814-03-01  
**ACREAGE:** 3.0 acres  
**EXISTING ZONING:** RM-MD  
**PROPOSED ZONING:** RC

**ZPH SIGN POSTING:** February 9, 2023

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

With the adoption of the 2005 Land Development Code the RG-1 District was designated Residential Multi-Family Medium Density (RM-MD) District.

**Zoning District Summary**

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	M-1	Undeveloped
<b><u>South:</u></b>	RS-3	Residence
<b><u>East:</u></b>	RM-MD/RM-MD	Residence/ Undeveloped
<b><u>West:</u></b>	RS-3/ RS-3	Residence/ Residence

## Discussion

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

The subject property has road frontage along Old Percival Road. Old Percival Road is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by a gym. The general area is characterized by residential uses, and an automobile scrap yard. The property to the north is undeveloped. East of the property is a residence and undeveloped parcel. West and south is a single-family residential subdivision.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.44 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.36 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine Road

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 7,200 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) “B”.

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

## Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial.

The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

In addition, the intent of the RC District is to serve isolated areas of the County. The area around the subject location is not an "...isolated agricultural and rural residential districts...", nor are the residents located beyond the limits of service of the municipalities.

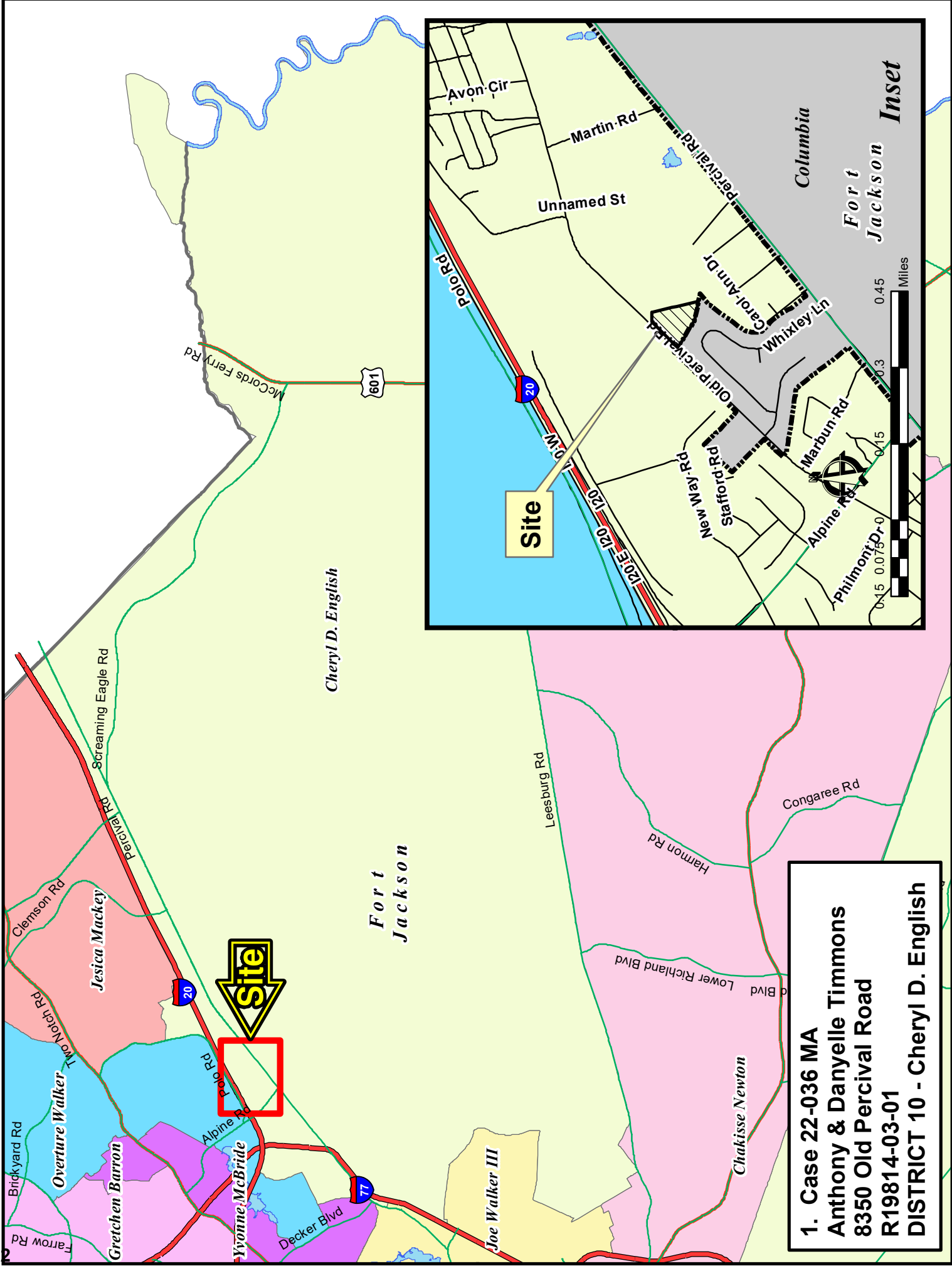
For these reasons, staff recommends **Disapproval** of this map amendment.

## Planning Commission Action

At their **December 5, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- Request is consistent with the zoning of the surrounding tracts in the area.
- The site of the request is contiguous to GC zoning.

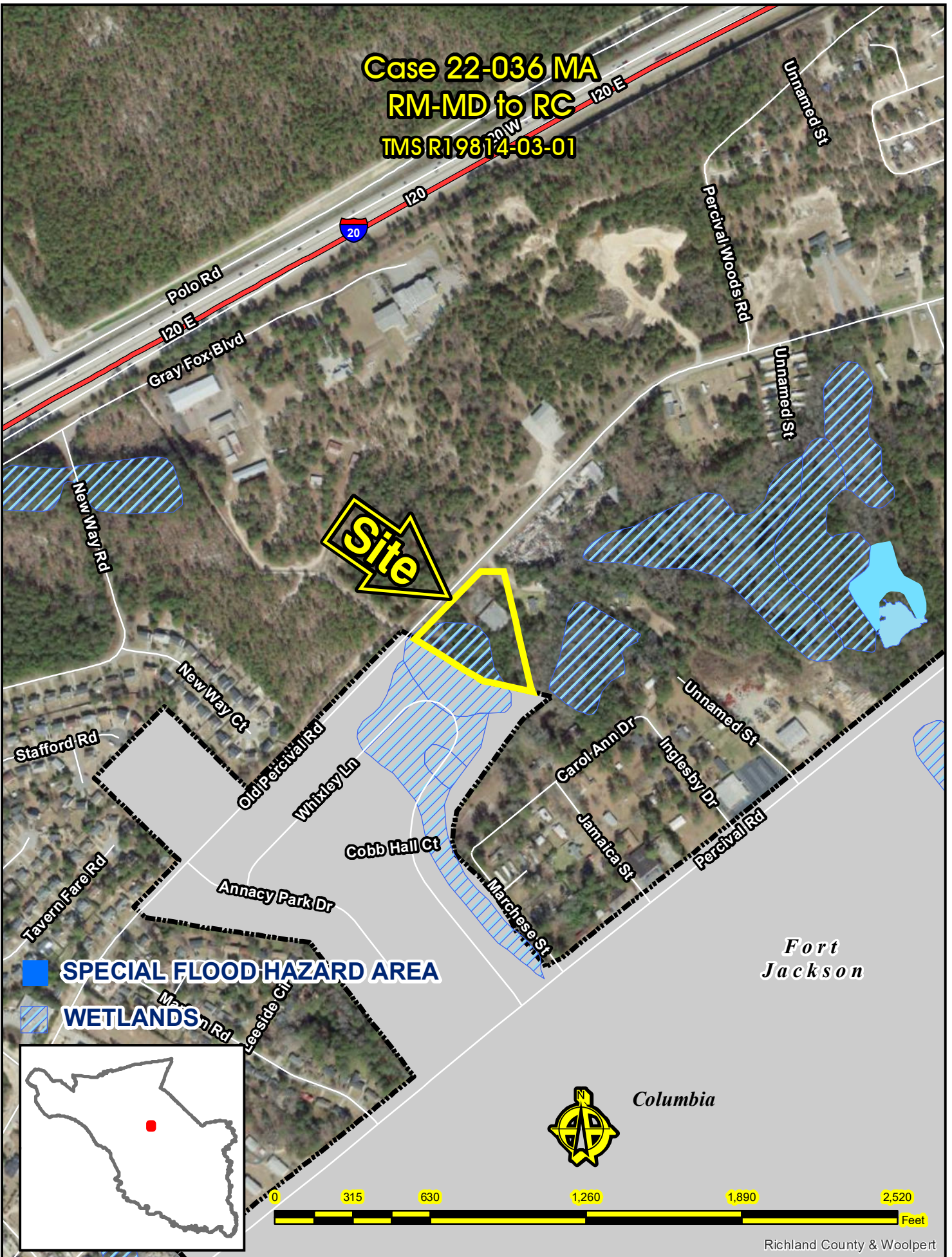
The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-036 MA**.



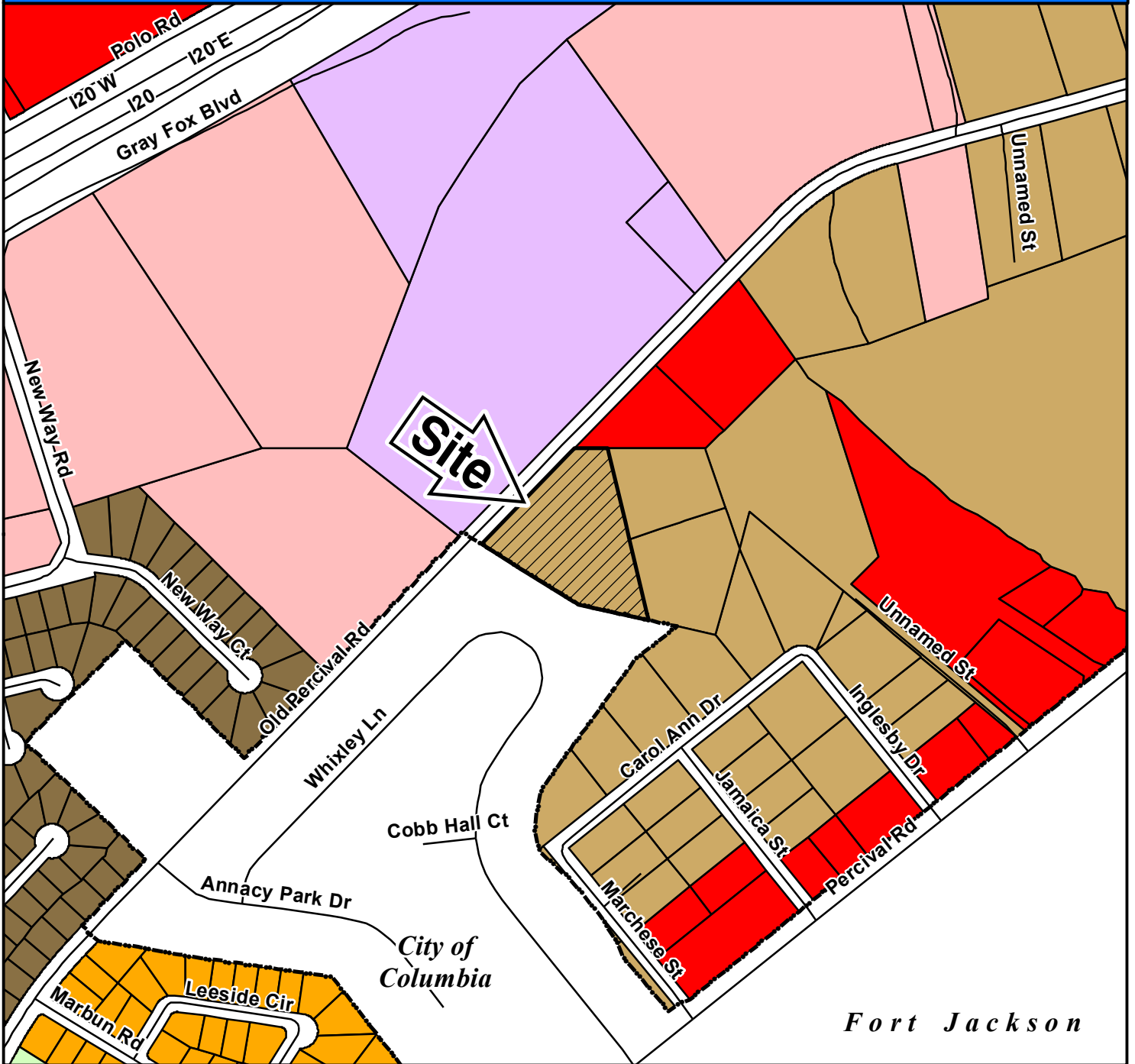
**1. Case 22-036 MA**  
**Anthony & Danyelle Timmons**  
**8350 Old Percival Road**  
**R19814-03-01**  
**DISTRICT 10 - Cheryl D. English**



**Case 22-036 MA**  
**RM-MD to RC**  
**TMS R19814-03-01**



# Case 22-036 MA RM-MD to RC



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

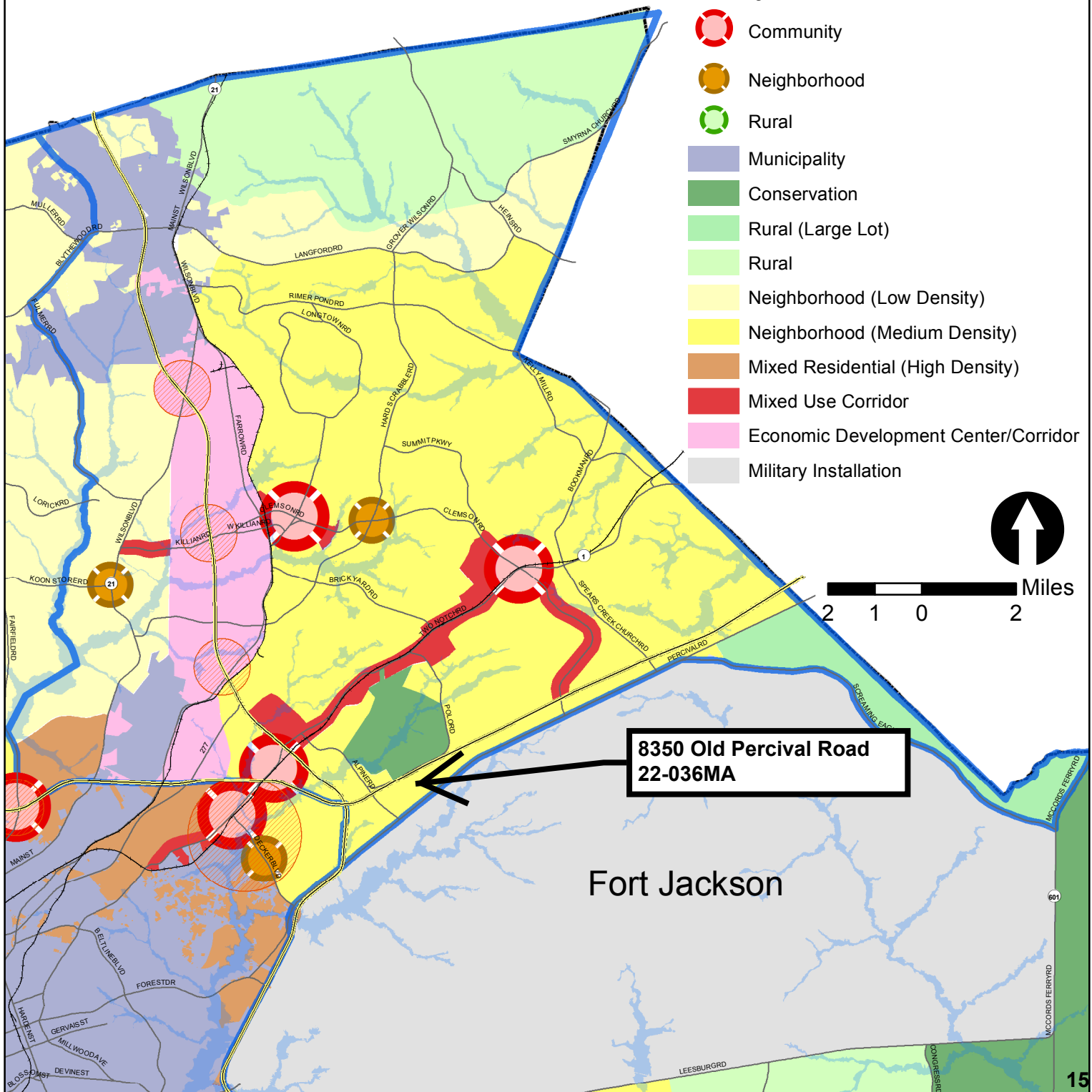


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-038 MA  
**APPLICANT:** Drew Huddleston  
**LOCATION:** Hardscrabble Road

**TAX MAP NUMBER:** R20300-04-16  
**ACREAGE:** 2.72  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 9, 2023

**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 General Commercial District (GC) parcel north of the site was rezoned under case number 20-032MA.

The Planned Development District (PDD) parcel north of the site was rezoned 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 at Lee Road was rezoned from RU under case number 01-024MA.

**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.

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 43 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Retail
<b><u>South:</u></b>	GC/ GC	Recreation Area (Ashley Hall)/ Undeveloped
<b><u>East:</u></b>	PDD	Convenience store with pumps
<b><u>West:</u></b>	RS-HD	Residential Subdivision (Ashley Hall)

**Discussion**

***Parcel/Area Characteristics***

The subject site contains is undeveloped. 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 zoned GC. East of the subject site is zoned PDD. South of the subject site is zoned GC. West of the subject site is zoned RS-HD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.7 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 north of the site on Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 600 feet 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 2021 SCDOT traffic count (Station #430) located north of the subject parcel on Hardscrabble Road identifies 23,700 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "C".

SCDOT currently has a widening project for Hardscrabble Road that is currently in progress.

### **Conclusion**

Principally, staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

The Comprehensive Plan recommends non-residential development along main road corridors and within a contextually appropriate distance from a primary arterial. The subject site is not located along a main road corridor or within a distance of a primary arterial.

However, the request to rezone would be compatible with adjacent land uses and the current development patterns for commercial development. In addition, the current district (RU) is inconsistent with the recommendations of the Comprehensive Plan designation for this area.

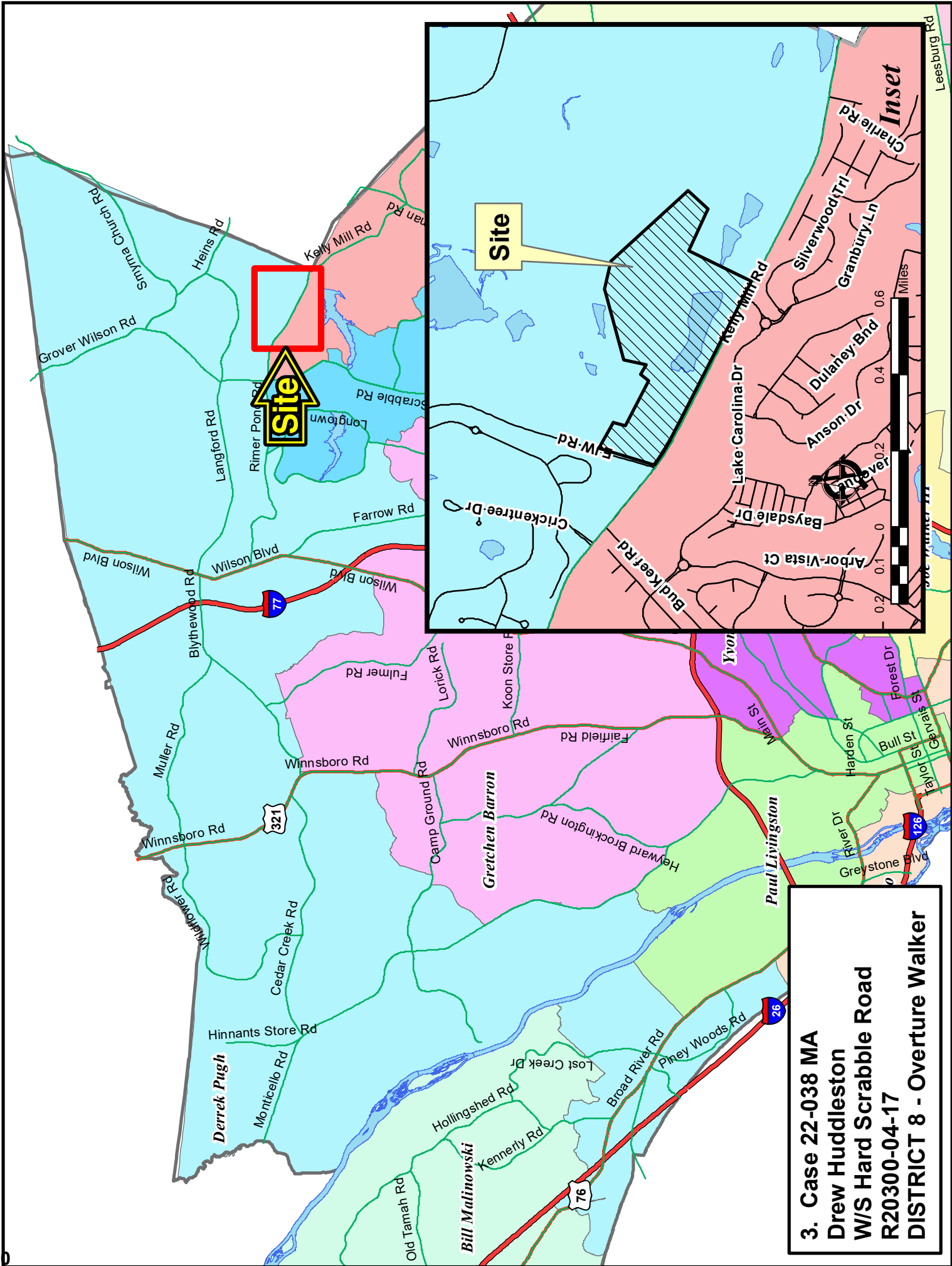
As such, staff principally recommends **Disapproval**.

### **Planning Commission Action**

At their **December 5, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- Although not consistent with the recommendations of the Comprehensive Plan, the requested zoning is more consistent with the adjacent uses and pattern of development in the surrounding area.

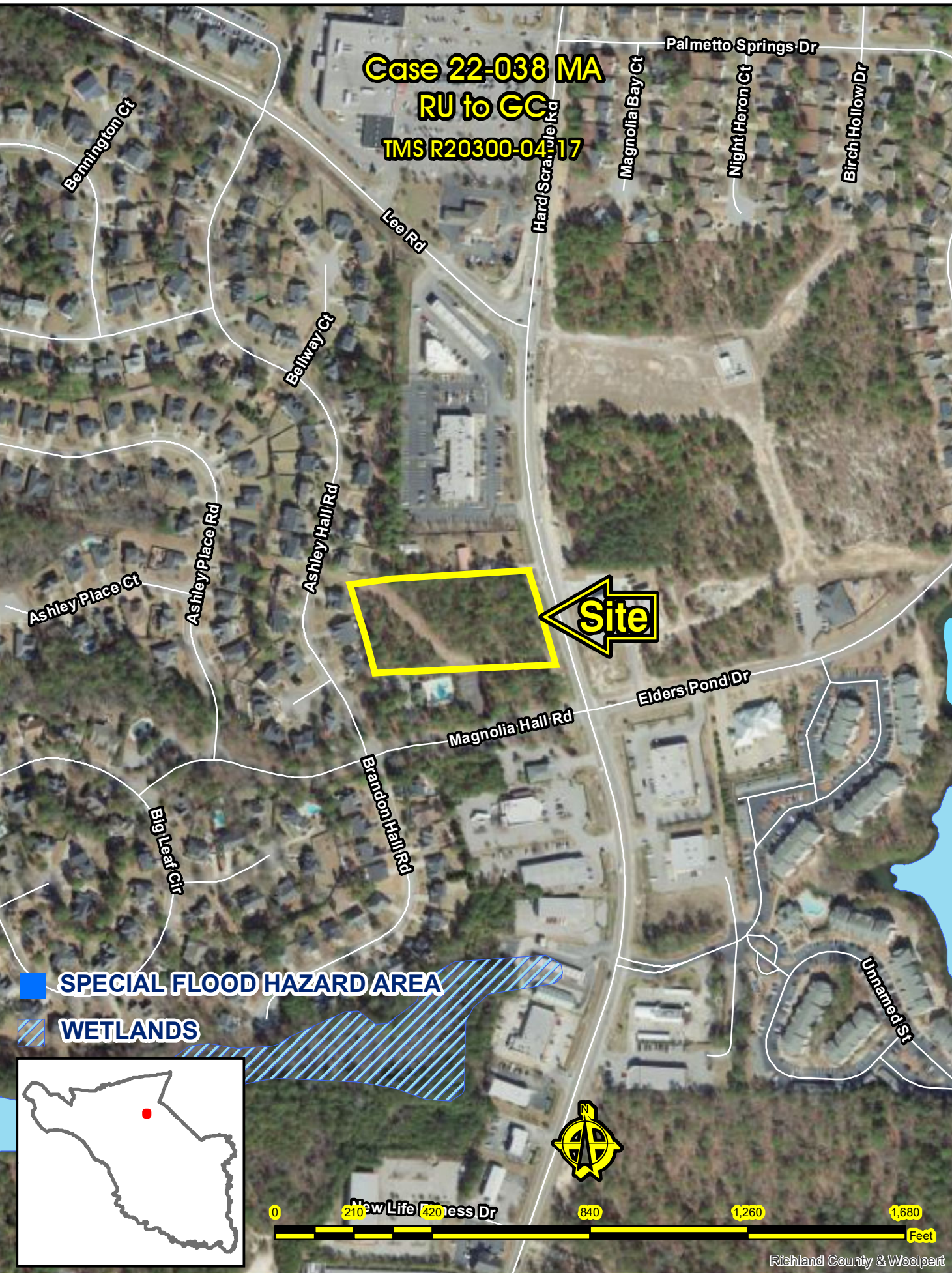
The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-038 MA**.



**3. Case 22-038 MA**  
**Drew Huddleston**  
**W/S Hard Scrabble Road**  
**R20300-04-17**  
**DISTRICT 8 - Overture Walker**



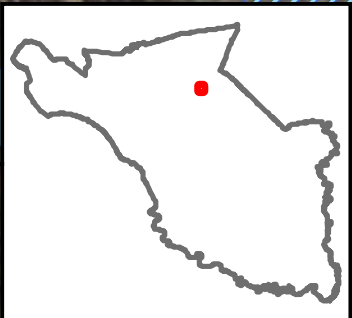
**Case 22-038 MA**  
**RU to GC**  
**TMS R20300-0417**



**SPECIAL FLOOD HAZARD AREA**

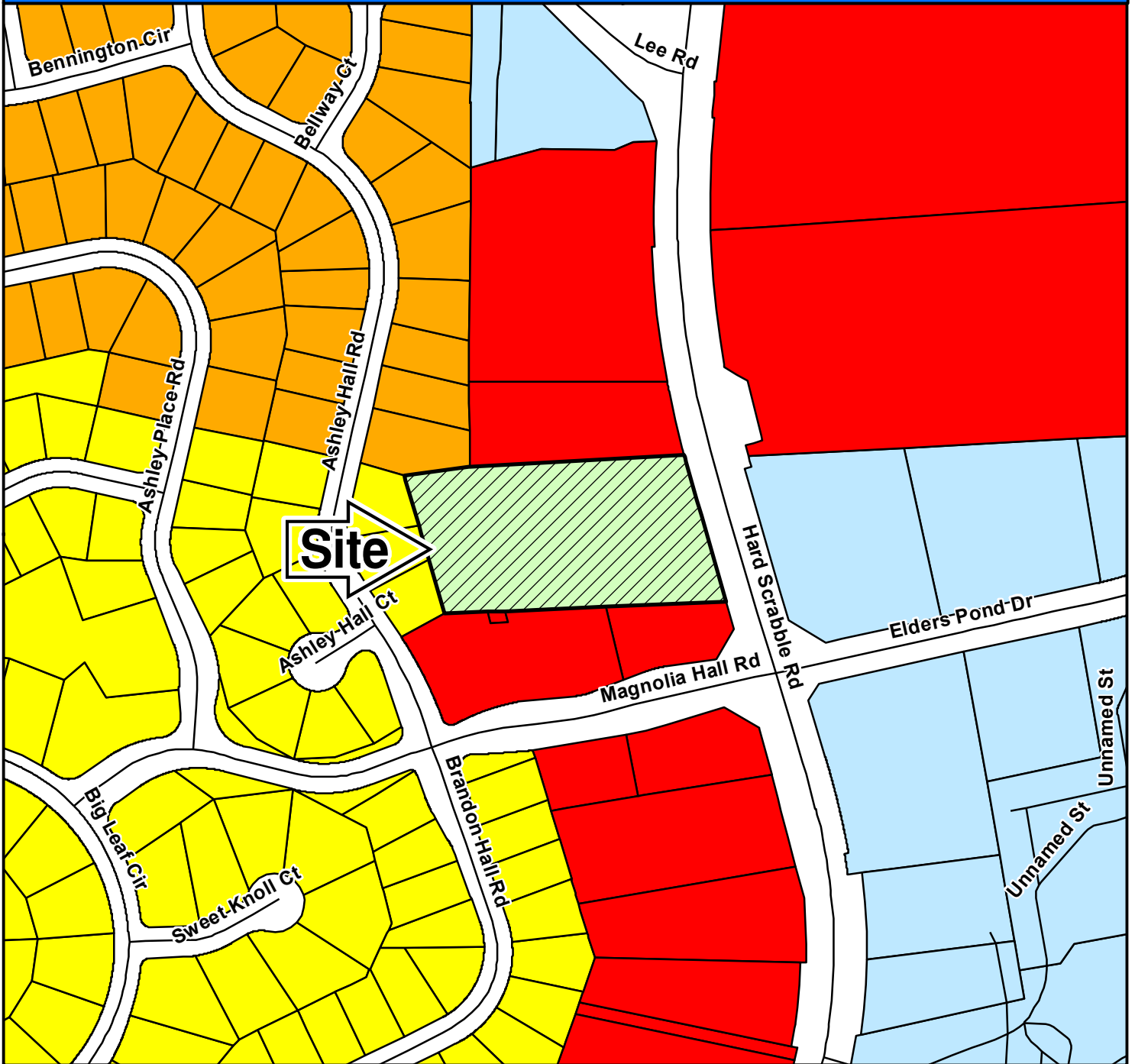
**WETLANDS**

**Site**
































Richland County & Woolpert

# Case 22-038 MA RU to GC



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

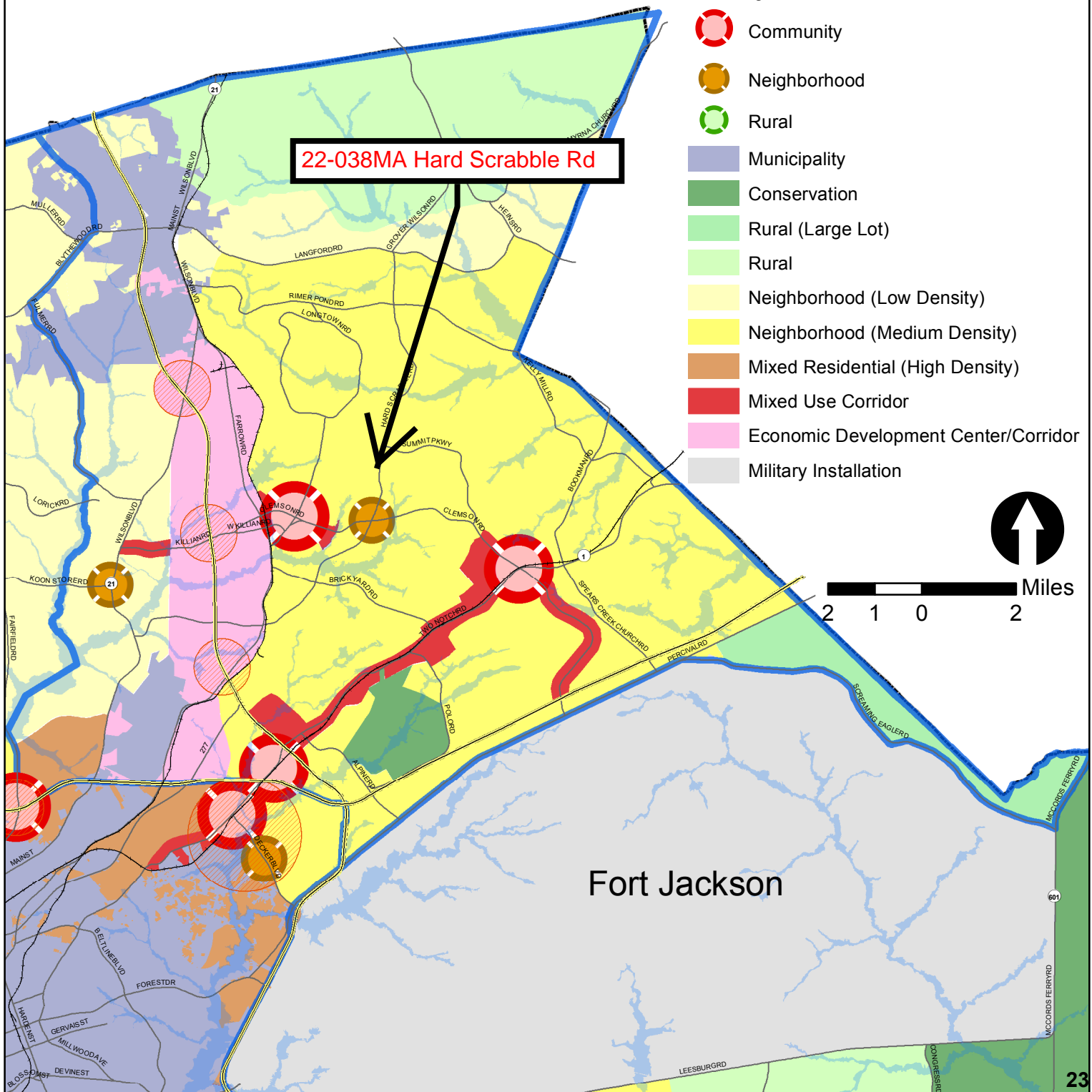


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-039 MA  
**APPLICANT:** Richland County

**LOCATION:** Bluff Road and Longwood Road

**TAX MAP NUMBER:** R18900-01-01, R18900-02-22, R16200-03-02, R16100-02-03, 07, and 22

**ACREAGE:** 574.57 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** HI

**ZPH SIGN POSTING:** February 9, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning District Summary**

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HI/ M-1	Industrial
<b><u>South:</u></b>	M-1 / M-1	ASGDC
<b><u>East:</u></b>	M-1	Undeveloped / Industrial
<b><u>West:</u></b>	M-1 / RU	Undeveloped / Industrial

**Discussion**

**Parcel/Area Characteristics**

The site is comprised of numerous parcels in various stages of developed. A majority of the subject parcels are undeveloped with a few accessory structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property, industrial uses, including warehousing, transportation, manufacturing / processing, undeveloped property, Alvin S Glenn Detention Center (ASGDC),

and sparse residential on the fringes. The subject site has frontage along Bluff Road and Longwood Road. It will have additional frontage along Shop Road as part of the extension of Shop Road. This section of Bluff Road is an undivided two-lane minor arterial. Longwood Road is an undivided two-lane major collector. The Shop Road extension will be a four-lane divided minor arterial.

### **Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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 2021 SCDOT traffic count (Station #239) located west of the subject parcels on Bluff Road identifies 6,400 Average Daily Trips (ADT's). This section of Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) “B”.

The 2021 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 1,300 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) “A”.

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

There are planned or programed improvements for this section of Longwood Road through the County Penny Sales Tax program or through SCDOT. The newly proposed scope recommends

extending Shop Road from Longwood Road to Montgomery Lane and performing improvements as needed to Montgomery Lane and Old Hopkins Road.

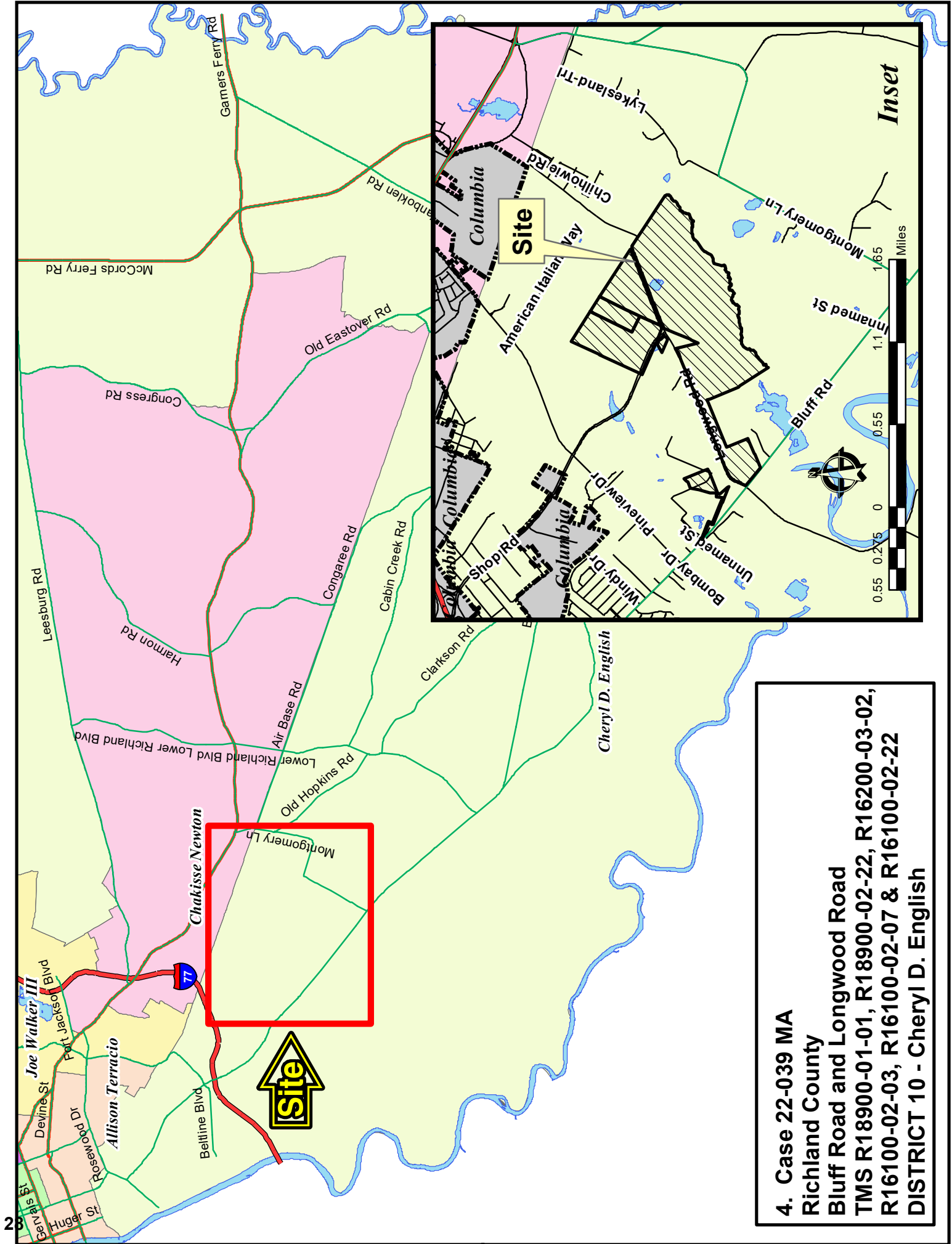
### **Conclusion**

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be consistent with the industrial zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “industrial and business parks are the preferred land use for these areas” where the subject site is part of the Pineview Industrial Park.

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

### **Planning Commission Action**

At their **December 5, 2022** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **22-039 MA**.



**4. Case 22-039 MA**  
**Richland County**  
**Bluff Road and Longwood Road**  
**TMS R18900-01-01, R18900-02-22, R16200-03-02,**  
**R16100-02-03, R16100-02-07 & R16100-02-22**  
**DISTRICT 10 - Cheryl D. English**

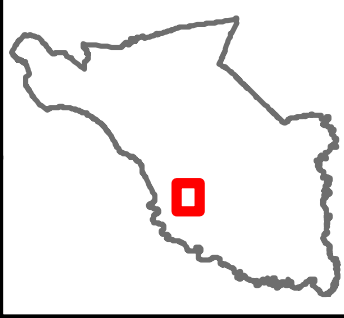


**Case 22-039 MA  
M-1 to HI**

**ATMS R18900-02-22, R18900-01-01, R16200-03-02,  
R16100-02-03, R16100-02-07 & R16100-02-22**

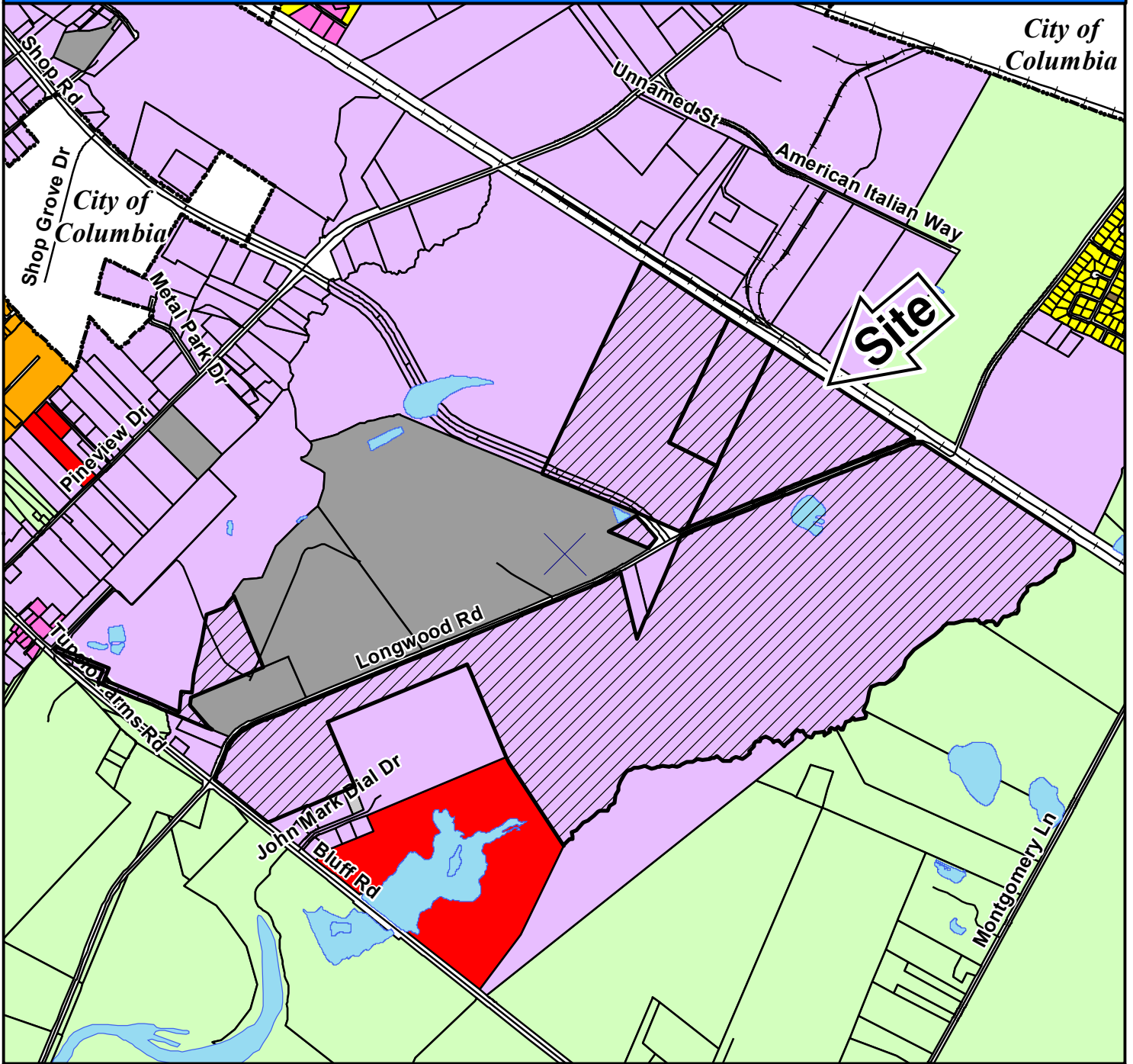


**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



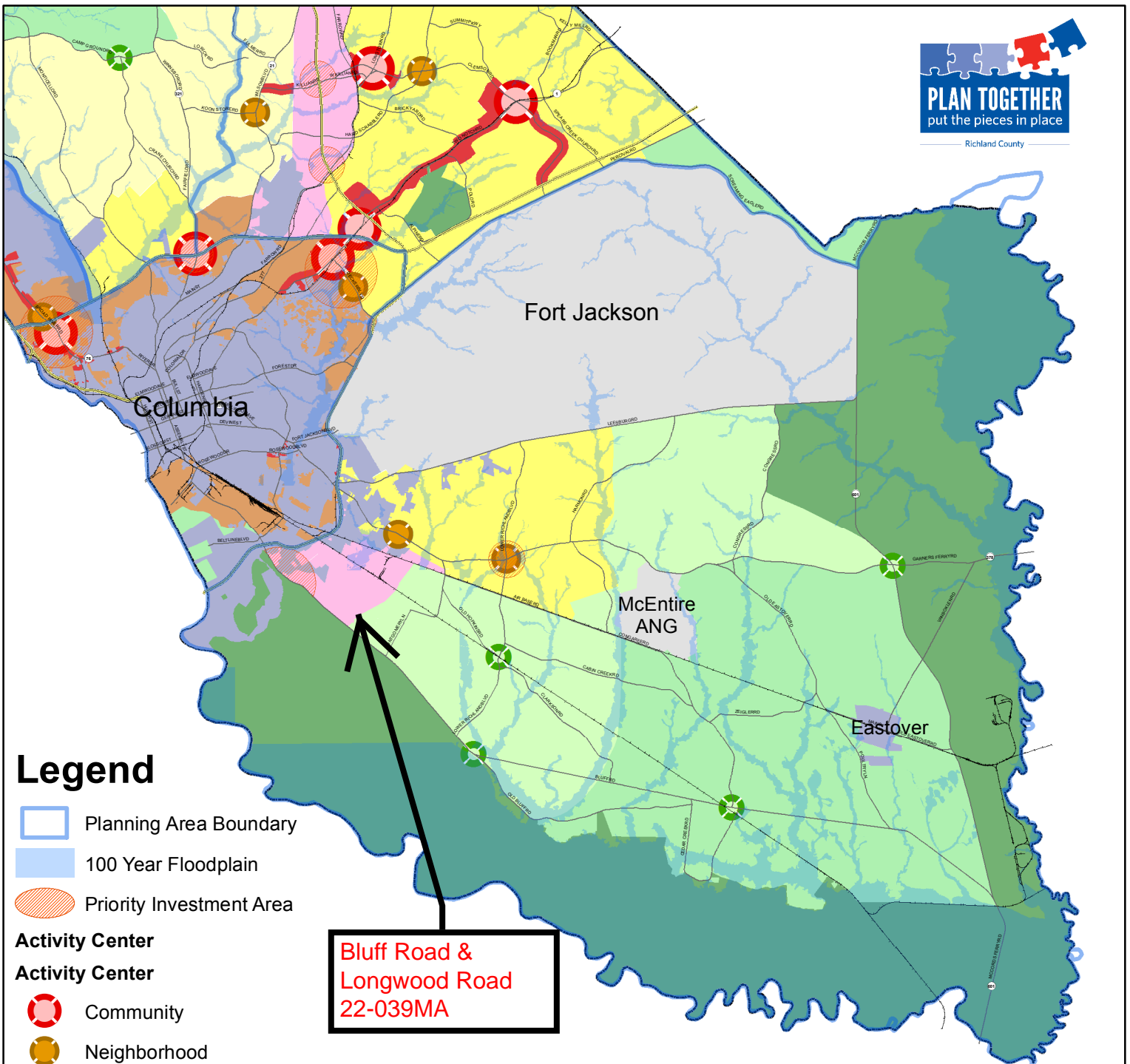
# Case 22-039 MA

## M-1 to HI



### ZONING CLASSIFICATIONS

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

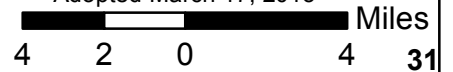
**Bluff Road &  
Longwood Road  
22-039MA**

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 6, 2022  
**RC PROJECT:** 22-040 MA  
**APPLICANT:** Mark Meadows

**LOCATION:** 311 Killian Road

**TAX MAP NUMBER:** R14781-04-10  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** February 9, 2023

**Staff Recommendation**

Approval

**Minimum Area for Map Amendment**

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 the following:

- An addition of GC zoning contiguous to an existing industrial zoning district.

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The GC parcels east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-009MA (Ord. No. 068-06HR).

The GC parcels southwest of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-041MA (Ord. No. 096-06HR).

The GC parcels south of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-032MA (Ord. No. 067-07HR).

The GC parcel west of the site was rezoned from Rural (RU) to General Commercial under case number 19-020MA.

### **Zoning District Summary**

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 16 dwelling units\*.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Residential
<b><u>South:</u></b>	GC / GC	New & Used Automotive sales (multiple parcels)
<b><u>East:</u></b>	M-1	Big Box Retail
<b><u>West:</u></b>	RU	Undeveloped

### **Discussion**

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

The subject site contains a single-family residence and has frontage along Killian Road. This section of Killian Road is a four-lane divided minor arterial, with a limited sidewalk and no streetlights. The general area is characterized by residential lots of at least an acre or greater and commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and north. The immediate area consists of residential properties around one (1) acre in size zoned RU to the north and west. South of the subject site is a commercial property zoned GC. East of the site are M-1 zoned parcels with established commercial uses.

#### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 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 **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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 16,000 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) “F”.

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

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

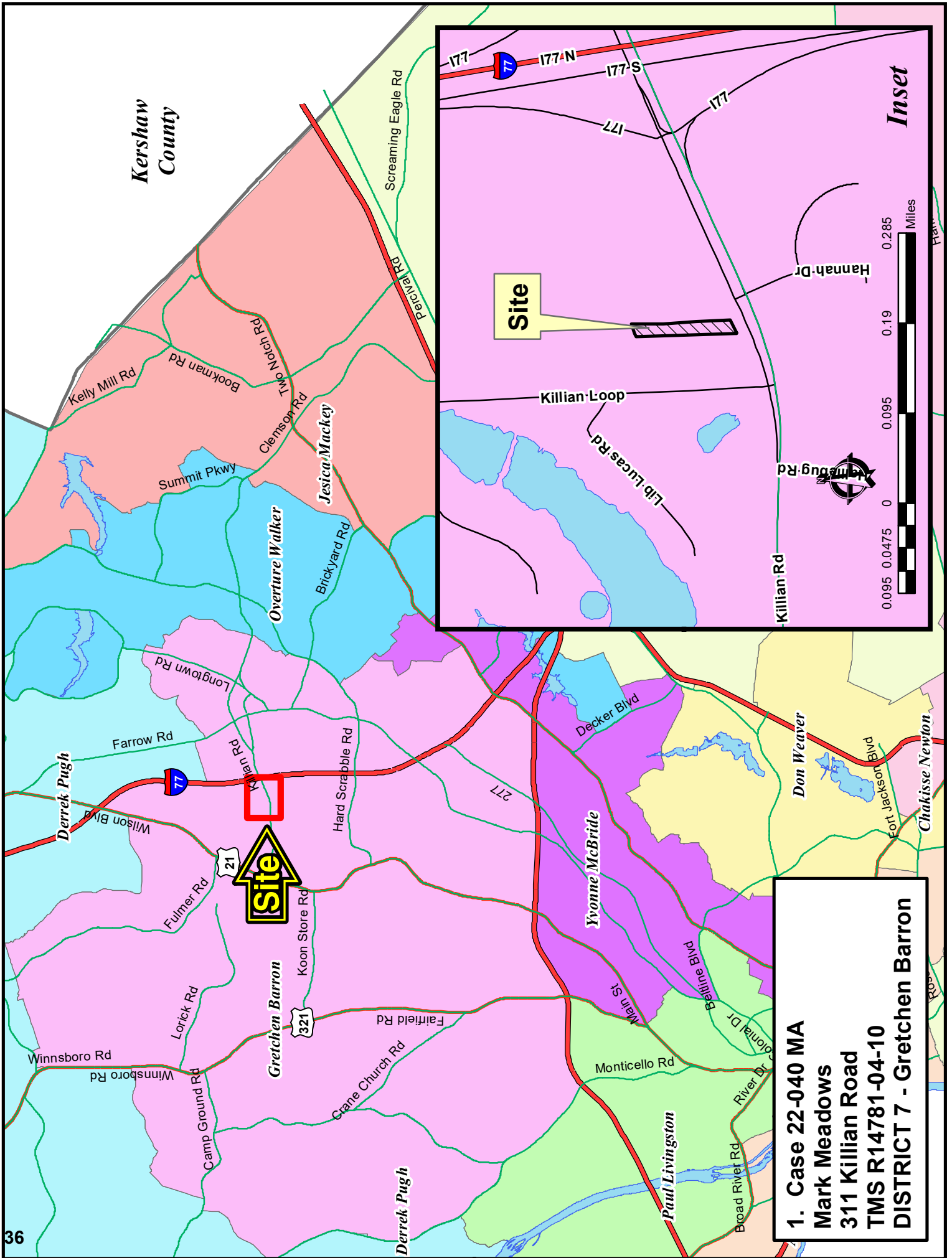
### **Conclusion**

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

The Economic Development Center/Corridor future land use designation recommends a land use character of “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.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, supports a rezoning to GC or another district with employment related uses.

### **Planning Commission Action**

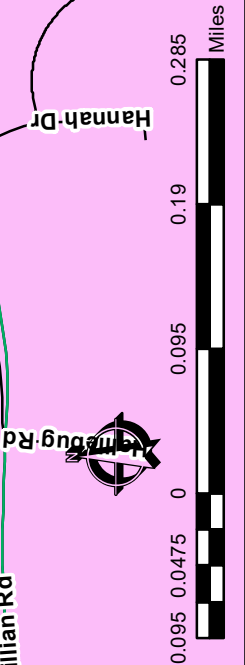
At their **February 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-040 MA**.



**Kershaw  
County**

**Site**

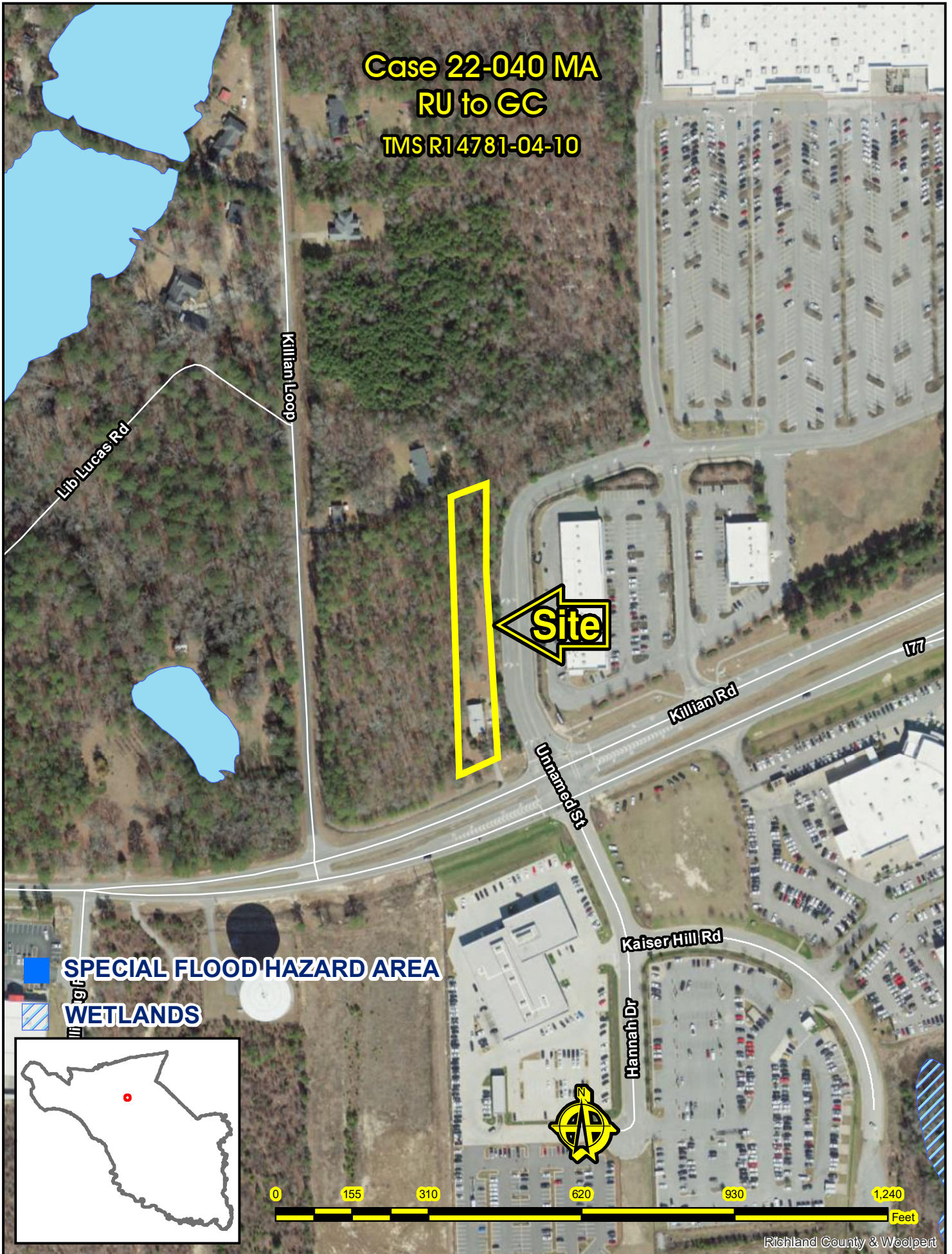
**Inset**



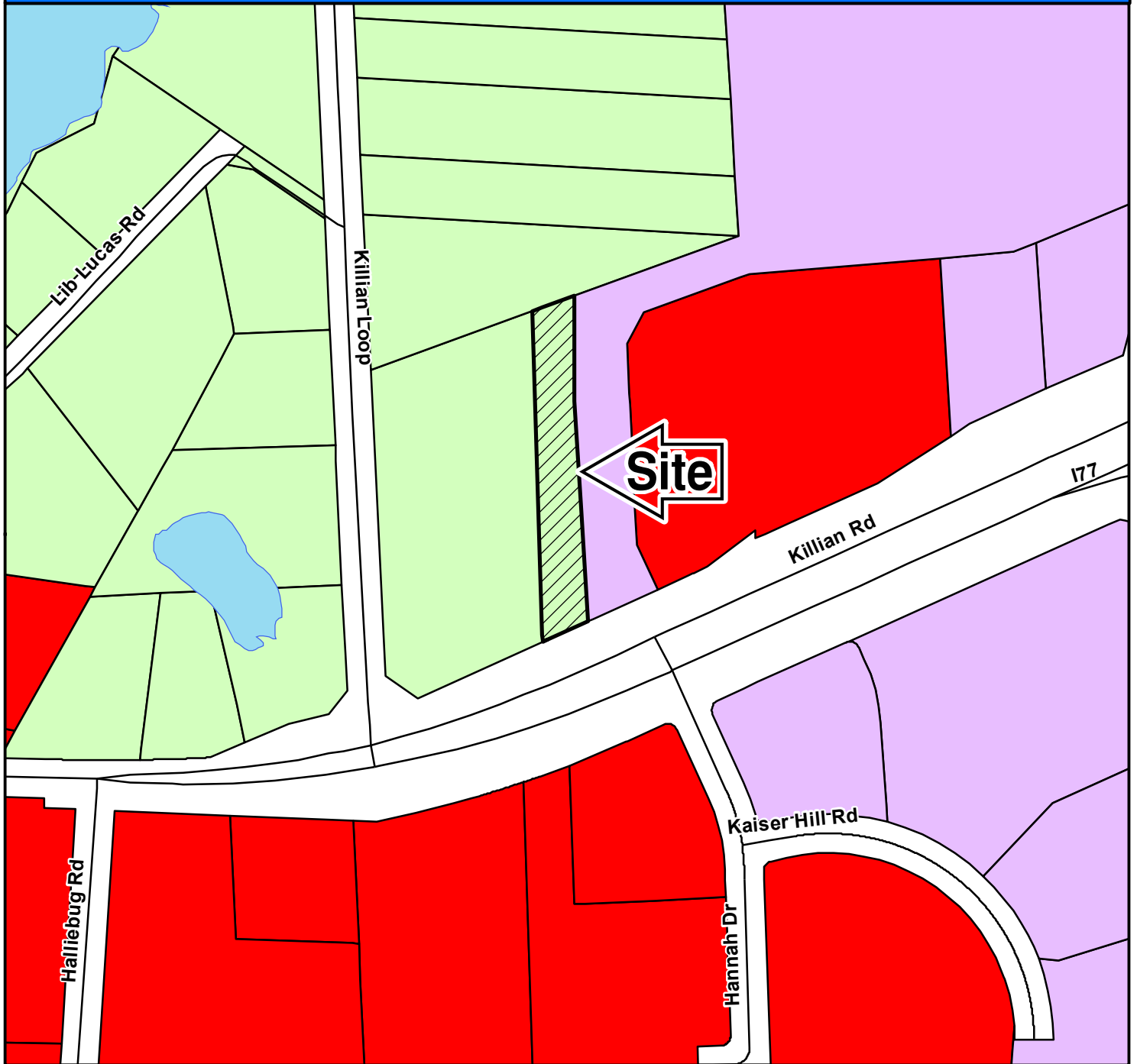
**1. Case 22-040 MA**  
**Mark Meadows**  
**311 Killian Road**  
**TMS R14781-04-10**  
**DISTRICT 7 - Gretchen Barron**



**Case 22-040 MA  
RU to GC  
TMS R14781-04-10**



# Case 22-040 MA RU to GC



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



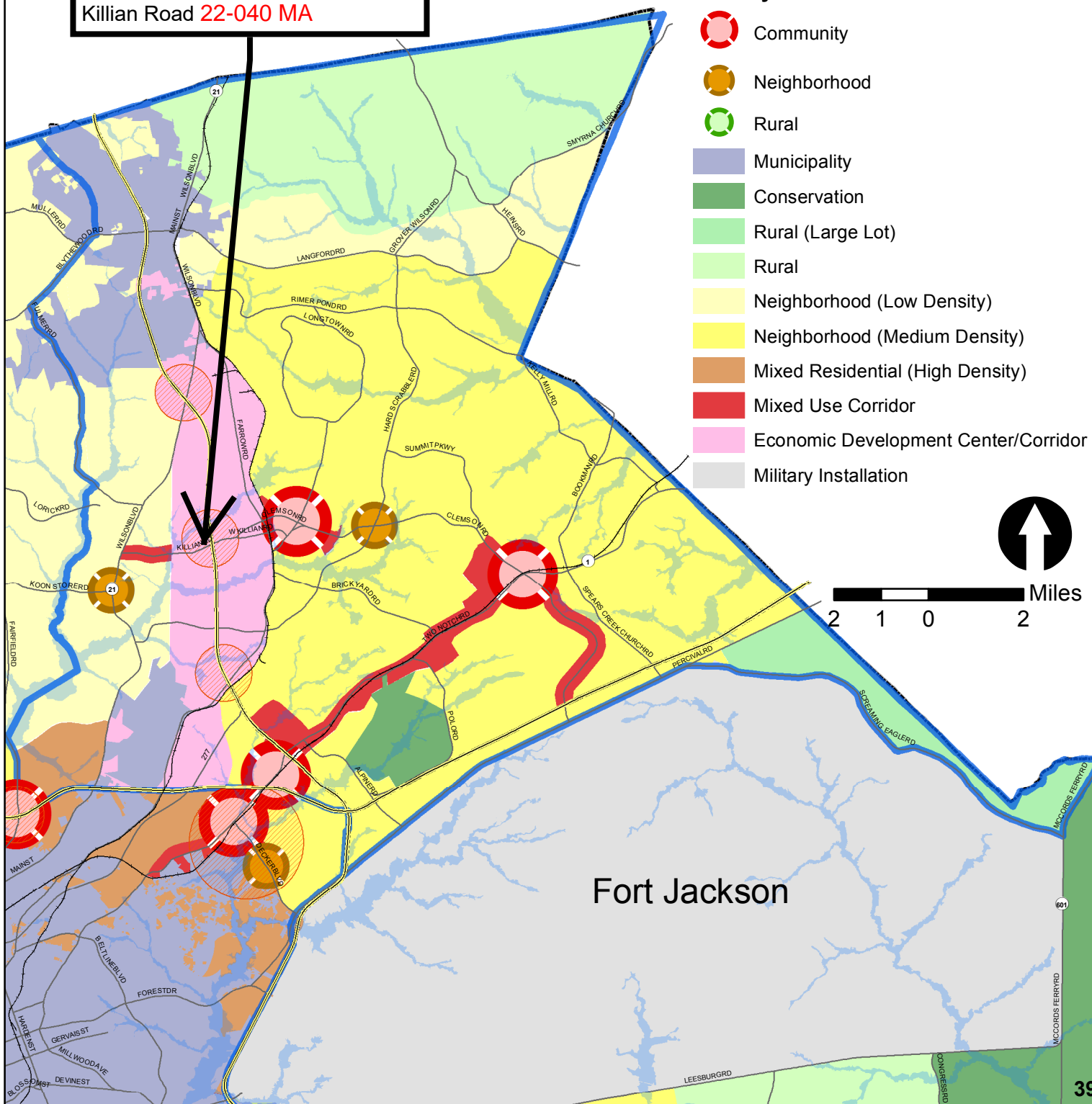
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Killian Road 22-040 MA

### Legend

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







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** February 6, 2023  
**RC PROJECT:** 22-042 MA  
**APPLICANT:** Samantha Kozlowski

**LOCATION:** 2630 Clemson Road

**TAX MAP NUMBER:** R20200-01-39  
**ACREAGE:** 3.99 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** February 9, 2023

### Staff Recommendation

Approval

### Background

#### **Zoning History**

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 17-006MA. The request was withdrawn prior to the Zoning Public Hearing.

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 22-035MA. The request was denied at the Zoning Public Hearing.

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

The Office and Institutional District (OI) parcels east of the subject site were approved under Ordinance No. 073-06HR (case number 06-029MA).

The Planned Development District (PDD) parcels south of the subject site were approved under Ordinance No. 024-02HR (case number 02-047MA).

The General Commercial District (GC) parcels north and west of the subject site were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Planned Development District (PDD) parcels southeast of the subject site were approved under Ordinance No. 060-03HR (case number 04-007MA).

The General Commercial District (GC) parcels west of the subject site located at the corner of Longtown Road and Clemson Road were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Light Industrial District (M-1) parcels further west of the subject site were approved under Ordinance No. 019-01HR (case number 01-037MA).

**Zoning District Summary**

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Undeveloped
<b><u>South:</u></b>	PDD/RU	Residential subdivision with commercial/school
<b><u>East:</u></b>	OI	Undeveloped
<b><u>West:</u></b>	RS-MD	Place of worship

**Discussion**

**Parcel/Area Characteristics**

The subject parcel has frontage along Clemson Road. There are sidewalks along this section of Clemson Road. The parcel is undeveloped but contains a nonresidential accessory structure. The immediate area is characterized by residential, institutional, commercial and undeveloped parcels. The parcels north of the subject site is zoned GC and undeveloped. West of the site is a place of worship. South of the site is a PDD with Residential Single-family uses with commercial uses along Clemson Rd. Southeast of the site is Killian Elementary School. The parcel immediately east is undeveloped and wooded.

**Public Services**

The subject parcel is within the boundaries of School District 5. The Killian Elementary School is located south of the subject parcel on Clemson Road. The Killian fire station (number 27) is located .79 miles southwest of the subject parcel on Farrow Road. There is a fire hydrant located along Clemson Road. Our records indicate that the parcel is located in the City of Columbia’s water and sewer service area.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Community Activity Center**.

### **Land Use and Design**

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

### **Recommended Land Uses**

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station # 442) located east of the subject parcel on Clemson Road identifies 26,300 Average Daily Trips (ADT's). This segment of Clemson Road is classified as a five lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned improvements for this section of Clemson Road through SCDOT. There are planned improvements for this section of Clemson Road through the County Penny Sales Tax program (sidewalk and bikeway enhancements from Longtown Rd to Two Notch Road).

### **Conclusion**

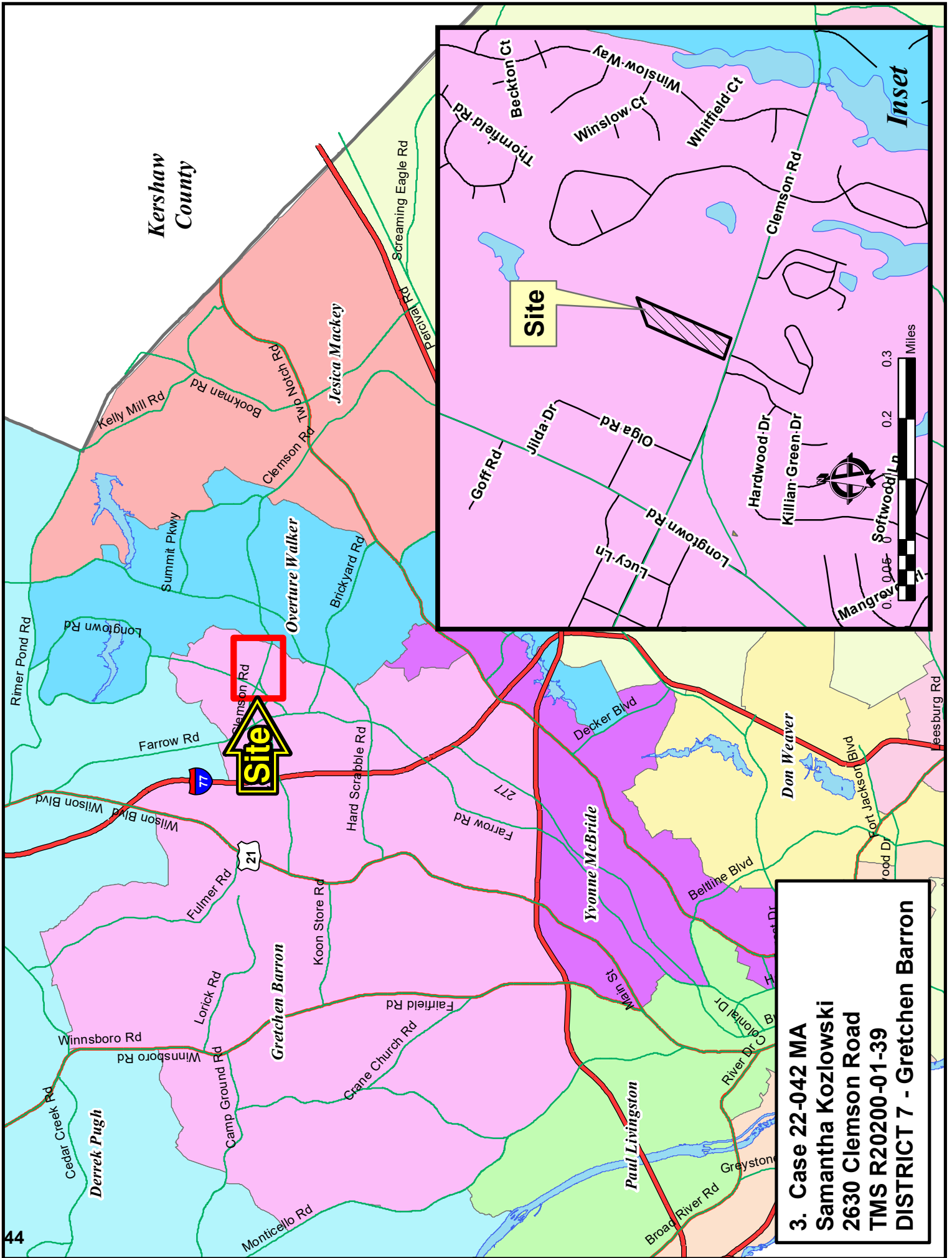
Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for areas designated as Community Activity Center. The OI will allow less intensive commercial uses that are more appropriate as the zoning transitions away from the intersection.

The request can be viewed as being compatible with the smaller scale commercial and institutional uses along this portion of Clemson Road. As a result, the request would introduce a zoning designation and use types which are consistent with the institutional character of the immediate area.

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

### **Planning Commission Action**

At their **February 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-042 MA**.



**Kershaw  
County**

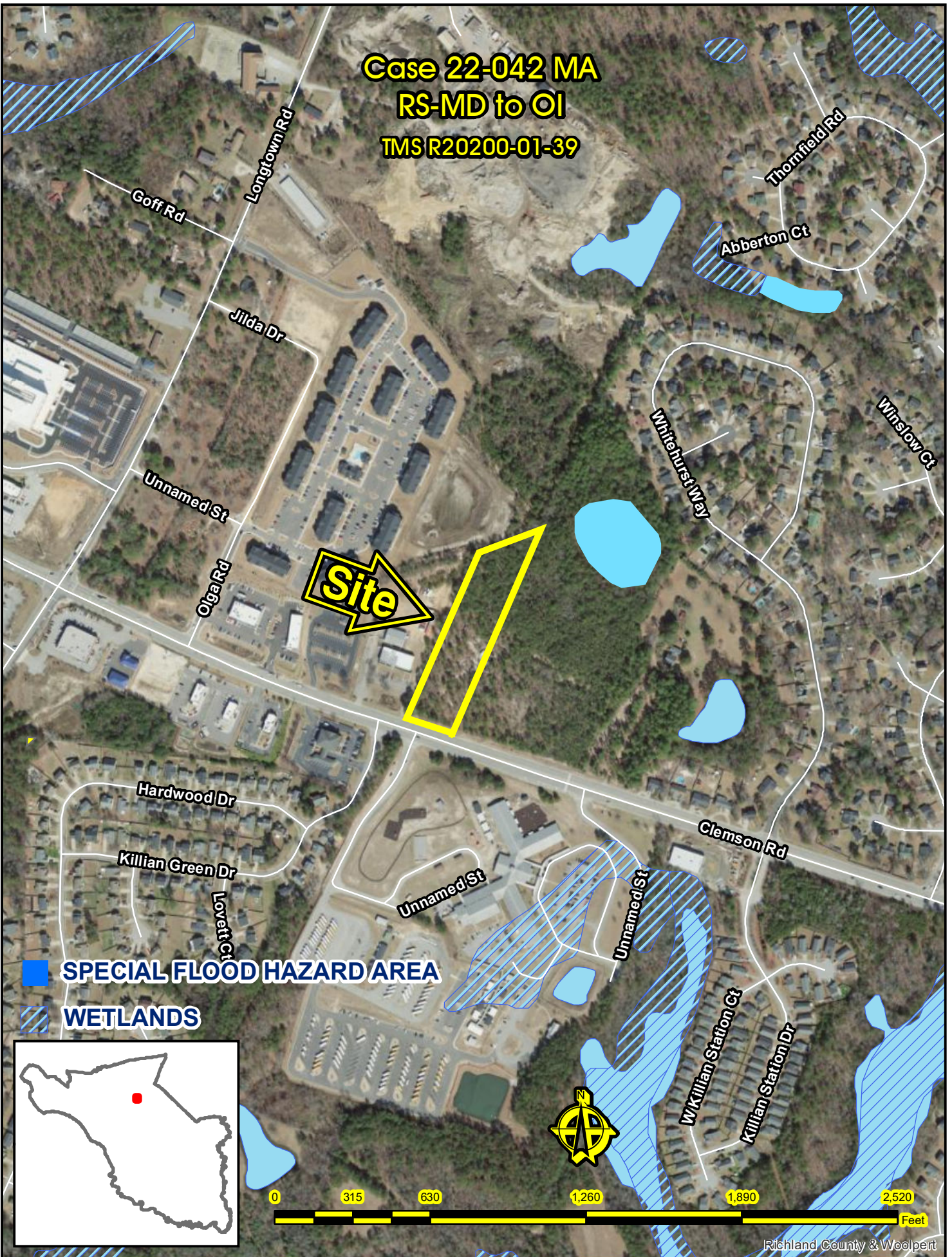
**Site**

**Site**

**3. Case 22-042 MA  
Samantha Kozlowski  
2630 Clemson Road  
TMS R20200-01-39  
DISTRICT 7 - Gretchen Barron**

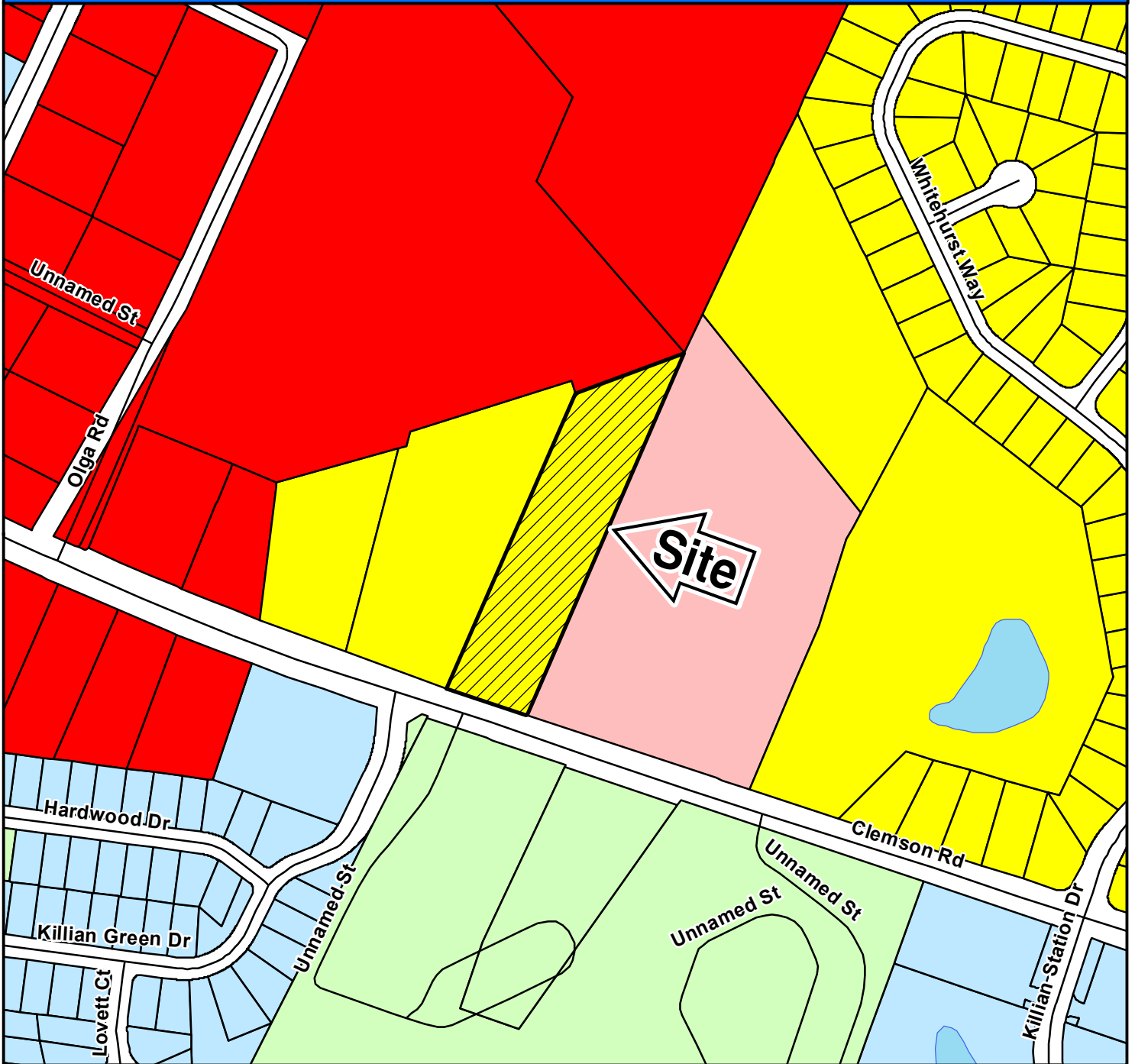


**Case 22-042 MA  
RS-MD to OI  
TMS R20200-01-39**



# Case 22-042 MA

## RS-MD to OI



### 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

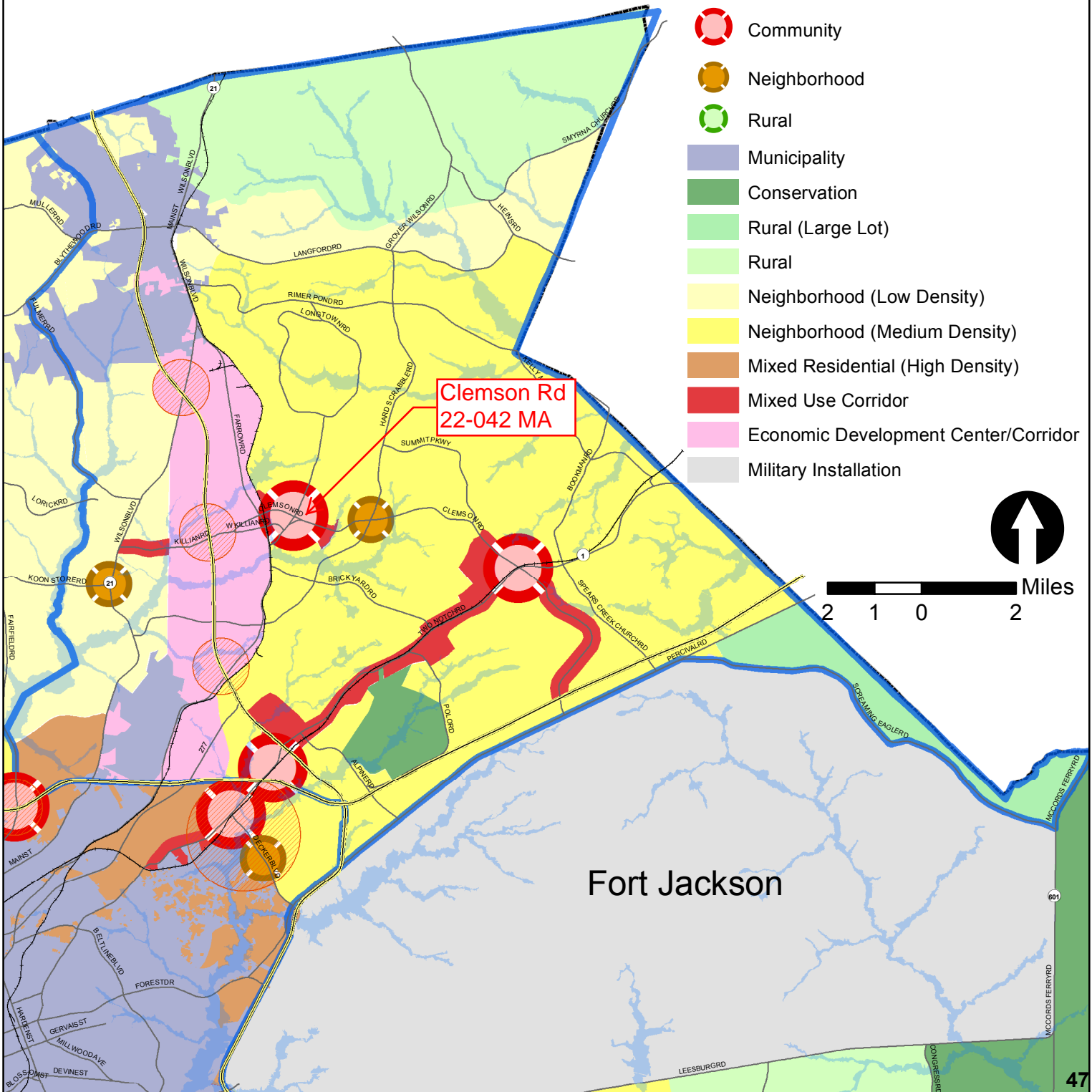


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** February 6, 2023  
**RC PROJECT:** 22-043 MA  
**APPLICANT:** Sergey Pikalov

**LOCATION:** 6505 N Main Street

**TAX MAP NUMBER:** R11716-01-04  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** LI

**ZPH SIGN POSTING:** February 9, 2023

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural (RU) District. The parcel was rezoned to GC under case 20-003MA.

**Zoning History for the General Area**

There have been no Map Amendments in the general unincorporated area.

**Zoning District Summary**

The LI District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RM-2	Multi-family (City of Columbia)
<b><u>South:</u></b>	T/C / CAC	Undeveloped (City of Columbia) / Funeral Home (City of Columbia)
<b><u>East:</u></b>	T/C	Undeveloped (City of Columbia)
<b><u>West:</u></b>	T/C	Place of Worship (City of Columbia)

## Discussion

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

The subject site is comprised of a single parcel with frontage on N Main Street, a four-lane undivided minor arterial with sidewalks and streetlights, and Mason Road, a two-lane undivided major collector with a sidewalk and limited streetlights. The site is bounded by the City of Columbia on the south and west. The parcel contains a residential structure and several accessory structures. The parcel is generally open without stands of trees or other features. The immediate area consists of undeveloped tracts, a place of worship, commercial uses, and residences. There are two undeveloped properties to the north and east zoned RU and D-1 (City of Columbia), respectively. South of the site is a parcel zoned C-3 (City of Columbia) with a commercial use. West of the site is a place of worship zoned D-1 (City of Columbia).

### **Public Services**

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.2 miles north of the subject site. A fire hydrant is located immediately adjacent to the subject site on N Main Street. J.P. Thomas Elementary School is located approximately 0.65 miles west of the subject site on Mason Road. The subject site is within the City of Columbia's water and sewer service areas.

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

### **Plans & Policies**

The 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 2021 SCDOT traffic count (Station #131) located southwest of the subject parcel on N Main Street identifies 6,100 Average Daily Trips (ADTs). This section of N Main Street is classified as

a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADTs. This segment of N Main Street is currently operating at Level of Service (LOS) "A".

The 2021 SCDOT traffic count (Station #417) located west of the subject parcel on Mason Road identifies 2,500 ADTs. This section of Mason Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Mason Road is currently operating at 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 is a Rehab & Resurfacing project by SCDOT along Mason Road by SCDOT with an anticipated completion date of "Undetermined". There are no projects through the Transportation Penny along this section of Mason Road

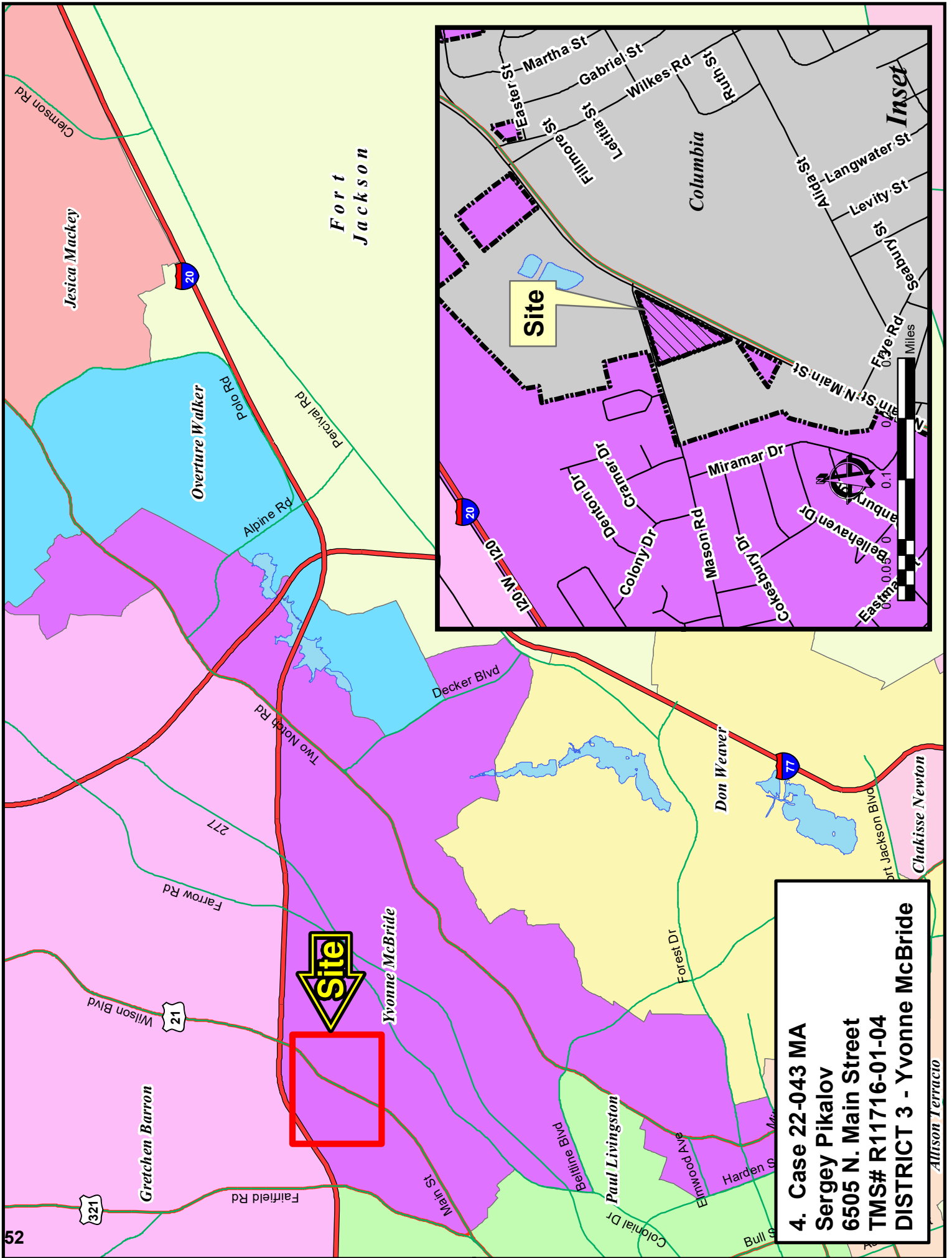
There are no anticipated projects along this section of Main Street by SCDOT or the Transportation Penny.

### Conclusion

The Mixed Residential designation recommends "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area." Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan due to the intensity of the uses allowed under the requested LI District.

### Planning Commission Action

At their **February 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **22-043 MA**.



Fort Jackson

Jessica Mackey

Overture Walker

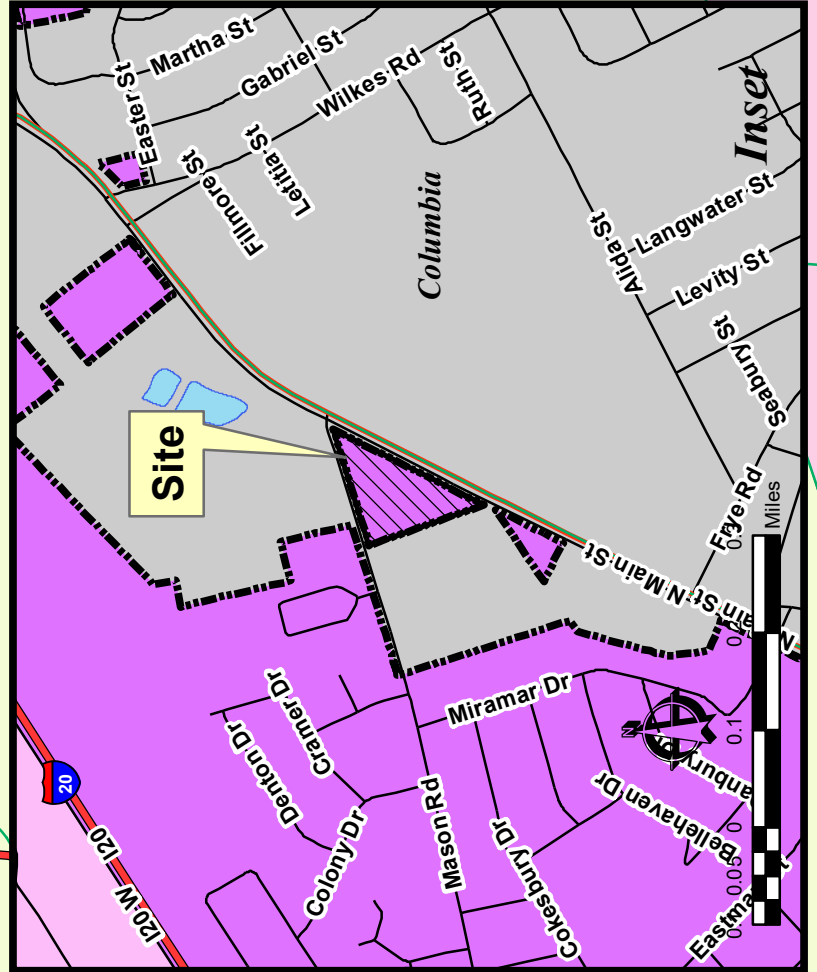
Yvonne McBride

Paul Livingston

Don Weaver

Chakisse Newton

Allison Terracio

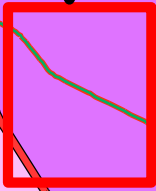


Site

Inset

4. Case 22-043 MA  
 Sergey Pikalov  
 6505 N. Main Street  
 TMS# R11716-01-04  
 DISTRICT 3 - Yvonne McBride

Site



321

21

277

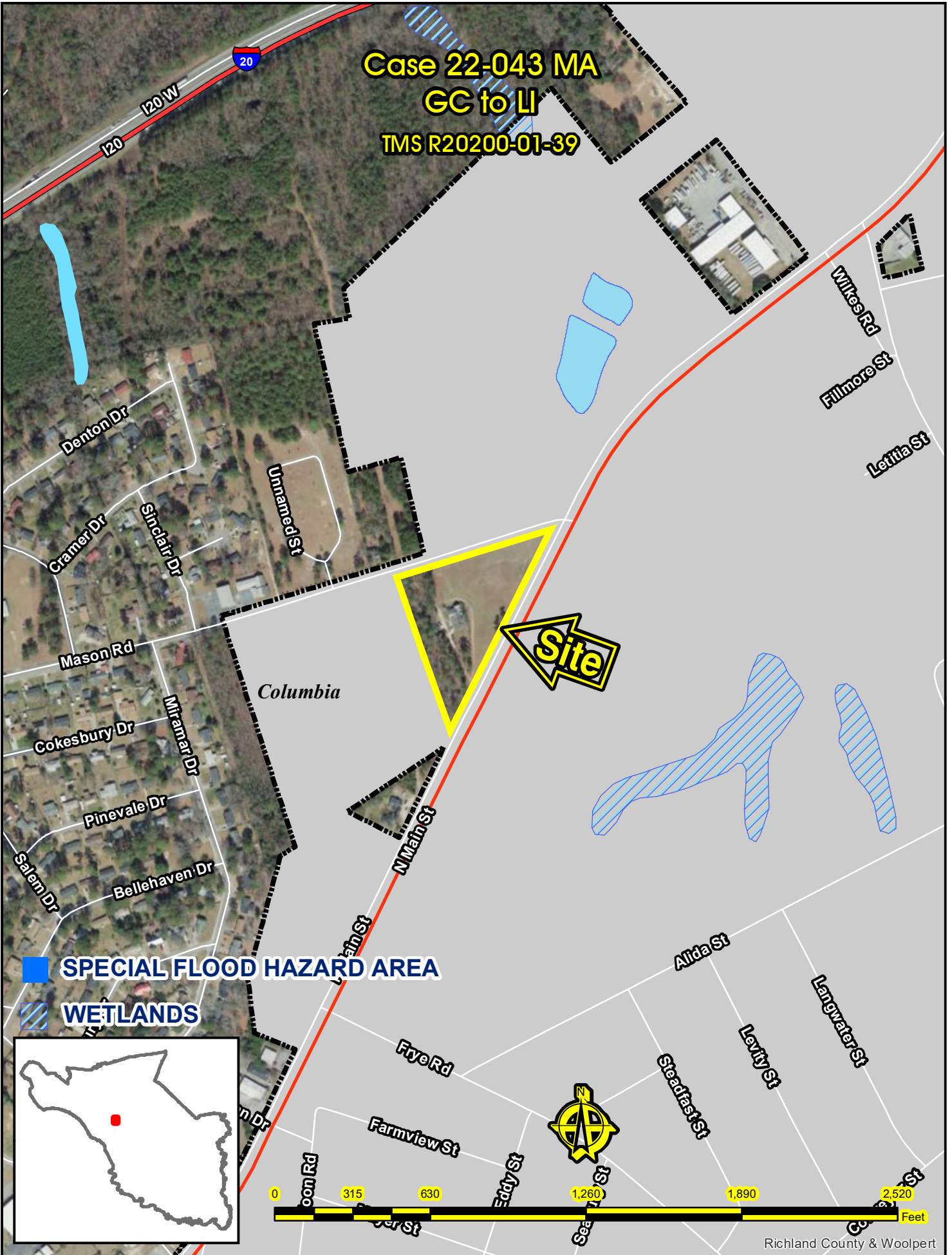
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77

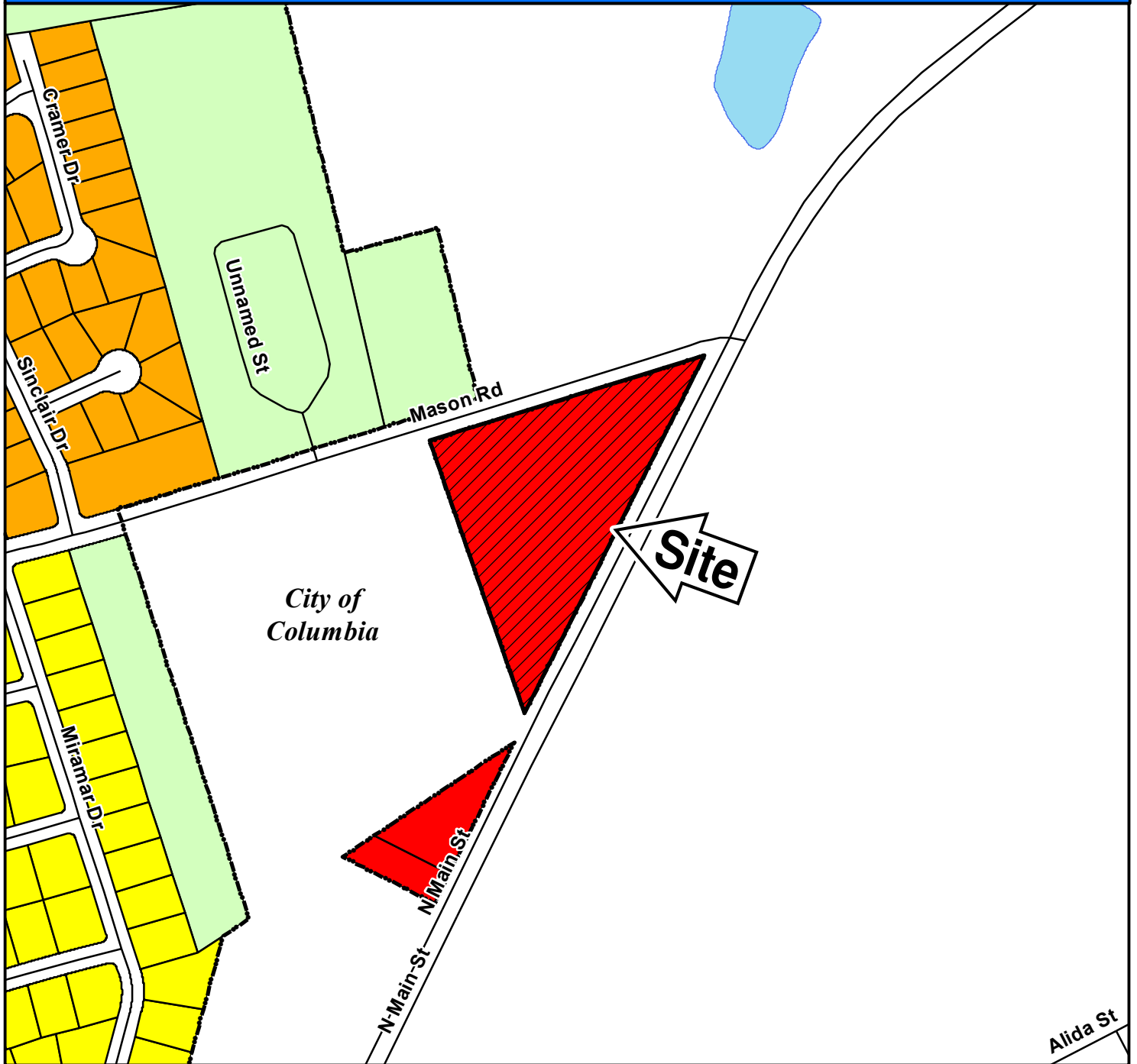
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**Case 22-043 MA**  
**GC to LI**  
**TMS R20200-01-39**



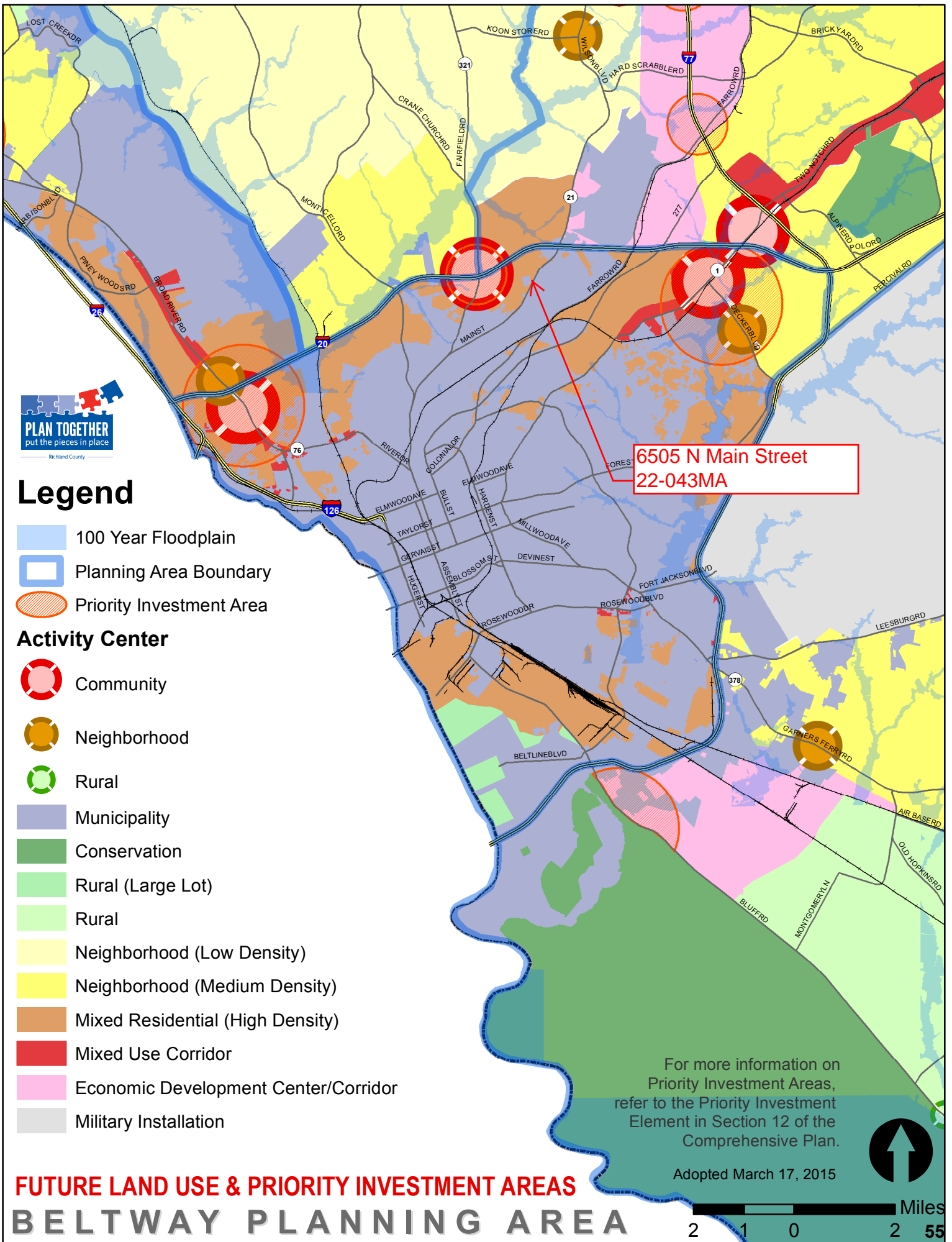
# Case 22-043 MA GC to LI



## 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:** February 6, 2023  
**RC PROJECT:** 23-001 MA  
**APPLICANT:** Heather Bounds

**LOCATION:** Hard Scrabble Road

**TAX MAP NUMBER:** R17301-02-01  
**ACREAGE:** 78 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RS-HD

**ZPH SIGN POSTING:** February 9, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The RS-E west of the site was rezoned from RU under case number 21-018MA.

**Zoning District Summary**

The RS-HD District is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area is 5,000 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: 679 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>	M-1	Industrial (BMW of Columbia)
<b><u>South:</u></b>	RU / OI	Residential / Office Space
<b><u>East:</u></b>	RS-HD	Undeveloped
<b><u>West:</u></b>	HWY / M-1	I-77 / Industrial

## 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 multiple billboards along the interstate and is undeveloped. 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 1.65 miles southwest 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 1.2 miles northeast 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 2021 SCDOT traffic count (Station #439) located directly west of the subject site on Hard Scrabble Road identifies 3,200 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".

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 anticipated projects along this section of Hard Scrabble Road by SCDOT or the Transportation Penny program.

**Conclusion**

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

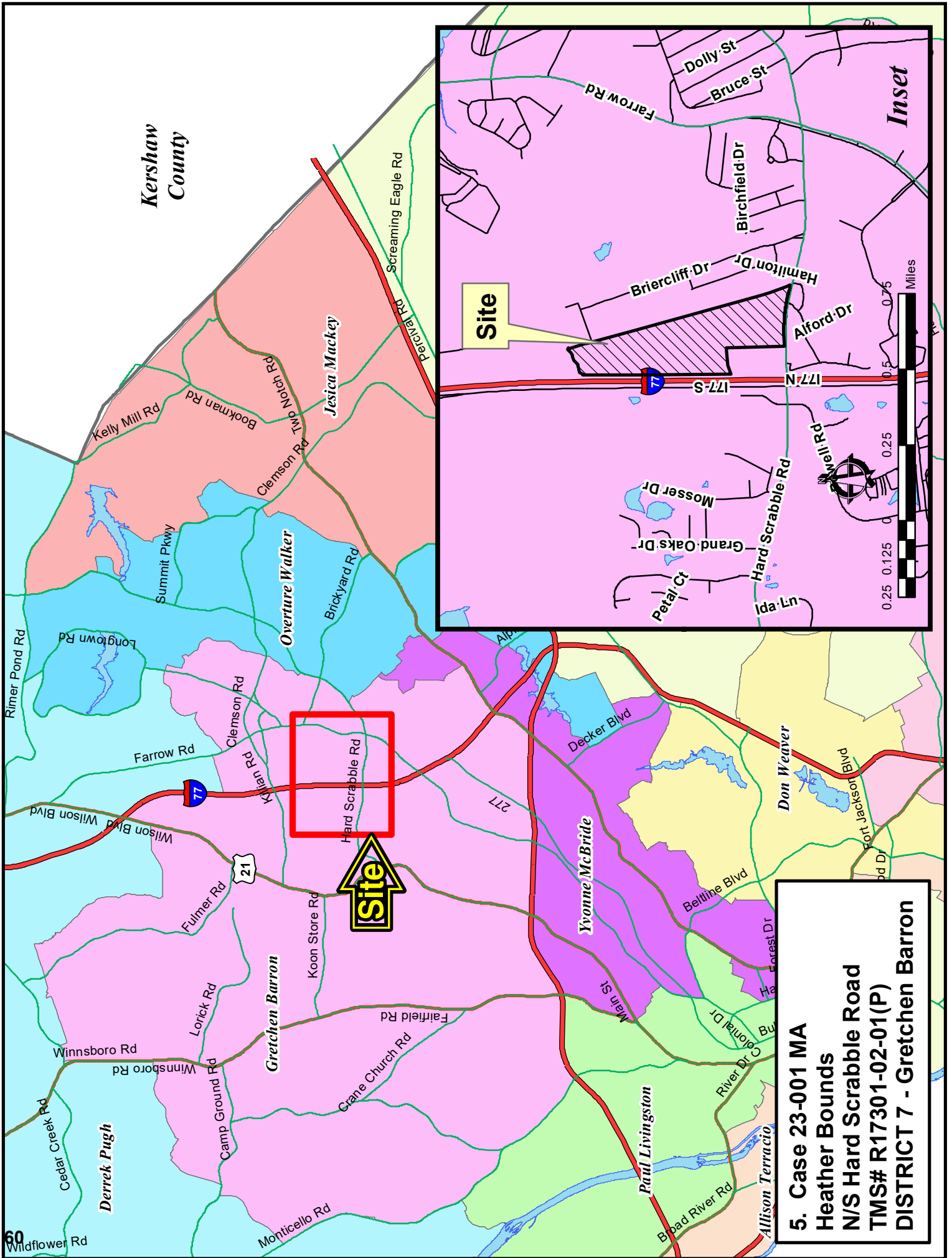
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment. Likewise, access from the site is contextually appropriate to Farrow Road, a primary corridor for the area.

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

**Planning Commission Action**

At their **February 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-001 MA**.

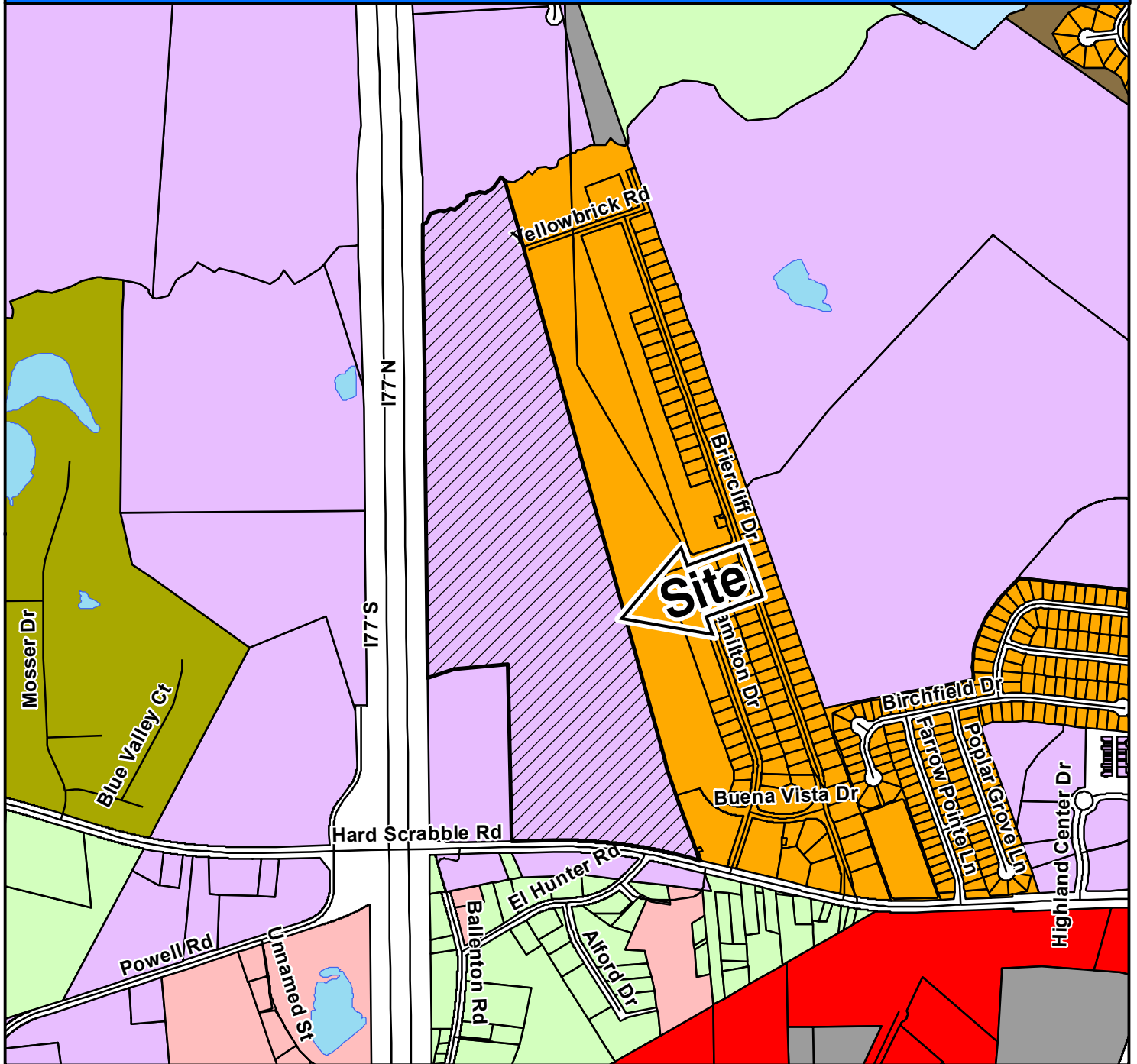


**5. Case 23-001 MA**  
**Heather Bounds**  
**N/S Hard Scrabble Road**  
**TMS# R17301-02-01(P)**  
**DISTRICT 7 - Gretchen Barron**



# Case 23-001 MA

## M-1 to RS-HD



### ZONING CLASSIFICATIONS

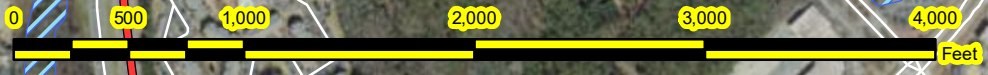
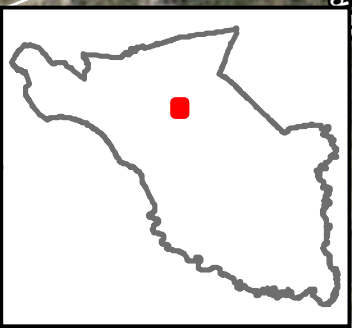
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	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

**Case 23-001 MA**  
**M-1 to RS-HD**  
**TMSR17301-02-01(P)**

**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

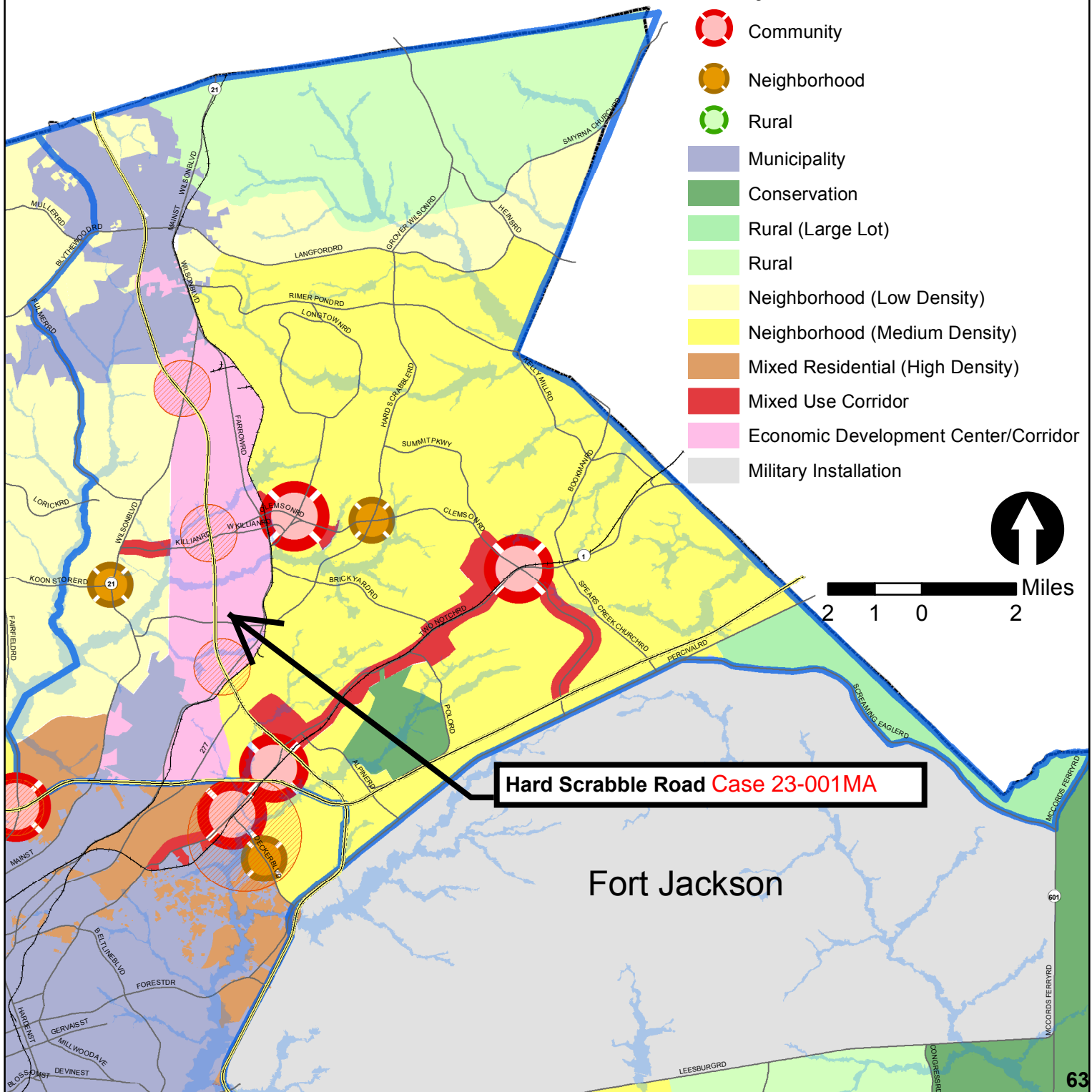


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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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2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
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