

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**March 28, 2023**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 28 March 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  
Larry D. Rumph Cheryl D. English  
OI to RC (2 acres)  
8442 Old Percival Road  
TMS# R22602-02-02  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
Page 1
  
2. Case # 22-036 MA District 10  
Anthony & Danyelle Timmons Cheryl D. English  
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
  
3. Case # 22-037 MA District 2  
Kevin Steelman Derrek Pugh  
RU to RS-E (90.79 acres)  
1000 Kelly Mill  
TMS# R23300-02-02  
Planning Commission: Approval (7-1)  
Staff Recommendation: Disapproval  
Page 17
  
4. Case # 22-040 MA District 7  
Mark Meadows Gretchen Barron  
RU to GC (1.00 acres)  
311 Killian Road  
TMS# R14781-04-10  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 25

5. 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 33  
District 7  
Gretchen Barron
6. Case # 23-002 MA  
James Stembridge  
PDD to RS-LD (4.01 acres)  
110 Jacobs Mill Pond Road  
TMS# R25810-03-08  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 41  
District 9  
Jesica Mackey
7. Case # 23-003 MA  
Wesley Slice  
RU to GC (4 acres)  
1000 W Shady Grove Road  
TMS# R02600-06-16  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 49  
District 1  
Jason Branham
8. Case # 23-004 MA  
Carlos Hart  
RS-MD to GC (0.31 acres)  
7011 Frost Ave  
TMS# R07614-01-10  
Planning Commission: Approval (8-0)  
Staff Recommendation: Denial  
Page 57  
District 4  
Paul Livingston
9. Case # 23-006 MA  
Ross P. McClary  
PDD to RU (3.00 acres)  
11447 & 11451 Garners Ferry Rd  
TMS# R35200-09-10 and 38  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 65  
District 11  
Chakisse Newton
10. Case # 23-007 MA  
Cory Swindler  
LI to RM-MD  
W/S Farrow Road  
TMS# R17600-01-12  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 73  
District 2  
Derrek Pugh

**b. TEXT AMENDMENT [ACTION]**

1. Amending The 2015 Richland County Comprehensive Plan – Putting The Pieces In Place”,  
By Incorporating And Adopting The “Lower Richland Tourism Plan” Into The Plan.  
Page 87

To view the plan document:

[https://www.richlandcountysc.gov/Portals/0/Departments/Conservation/Commission/Docs/RCC1601\\_Final%20Report\\_2018\\_06\\_15.pdf](https://www.richlandcountysc.gov/Portals/0/Departments/Conservation/Commission/Docs/RCC1601_Final%20Report_2018_06_15.pdf)

To view the video: <https://youtu.be/L8mKJYTmJ3I>

**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:** March 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
<b><u>North:</u></b>	OI	Undeveloped
<b><u>South:</u></b>	RM-MD	Undeveloped
<b><u>East:</u></b>	RM-MD	Manufactured Home Park
<b><u>West:</u></b>	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.

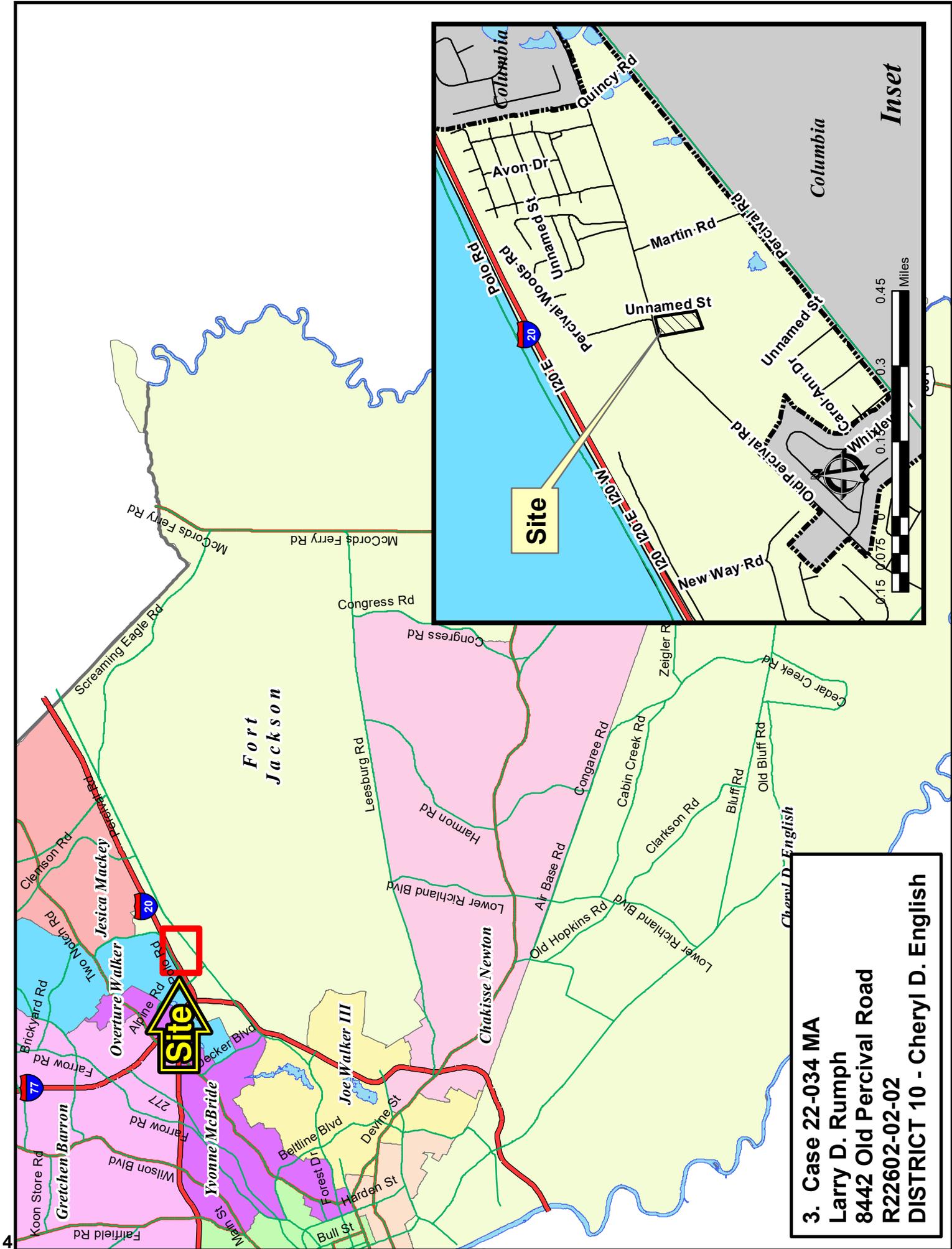
The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

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**.



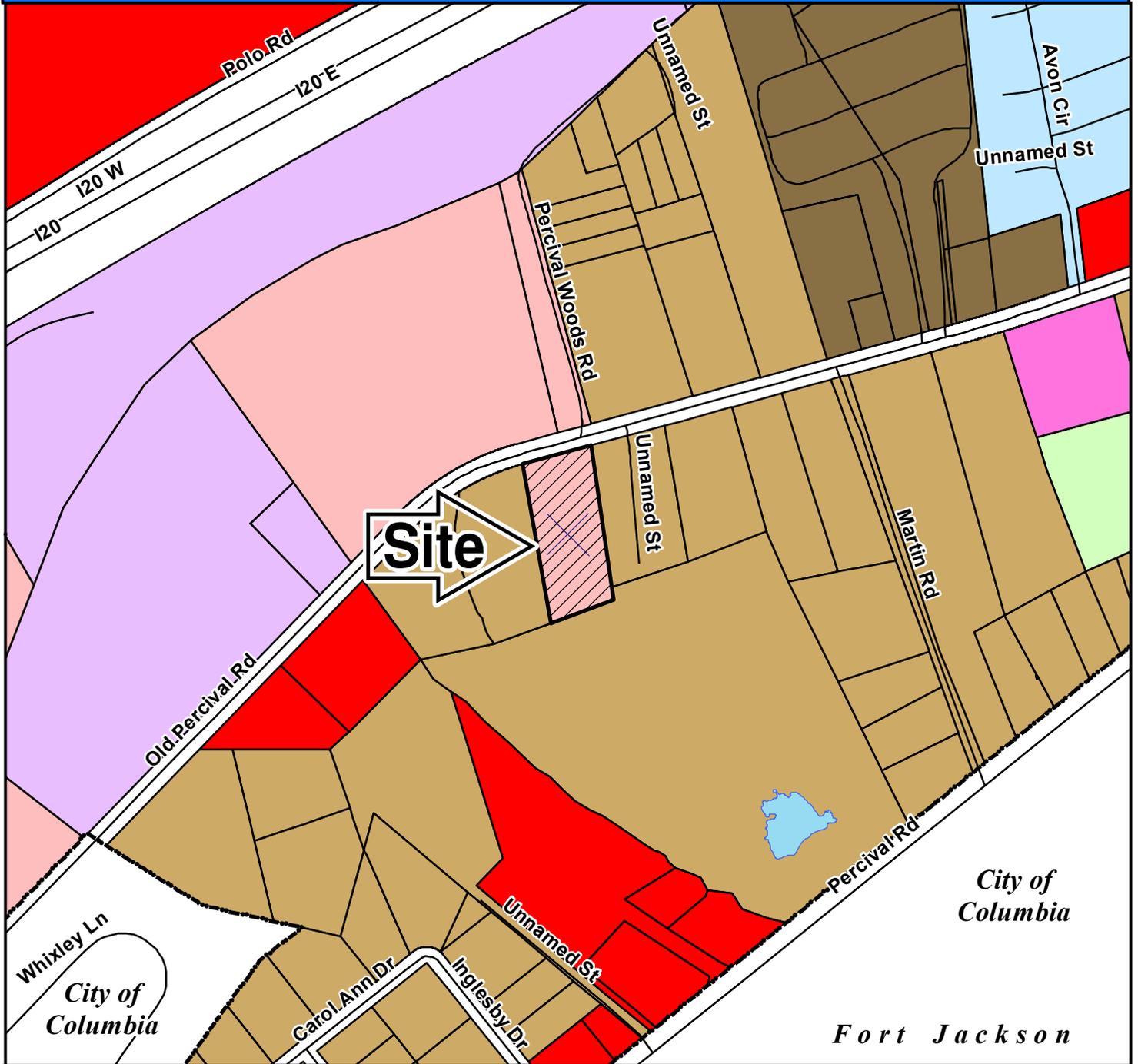
**3. Case 22-034 MA**  
**Larry D. Rumph**  
**8442 Old Percival Road**  
**R22602-02-02**  
**DISTRICT 10 - Cheryl D. English**

**Case 22-034 MA**  
**Ol 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

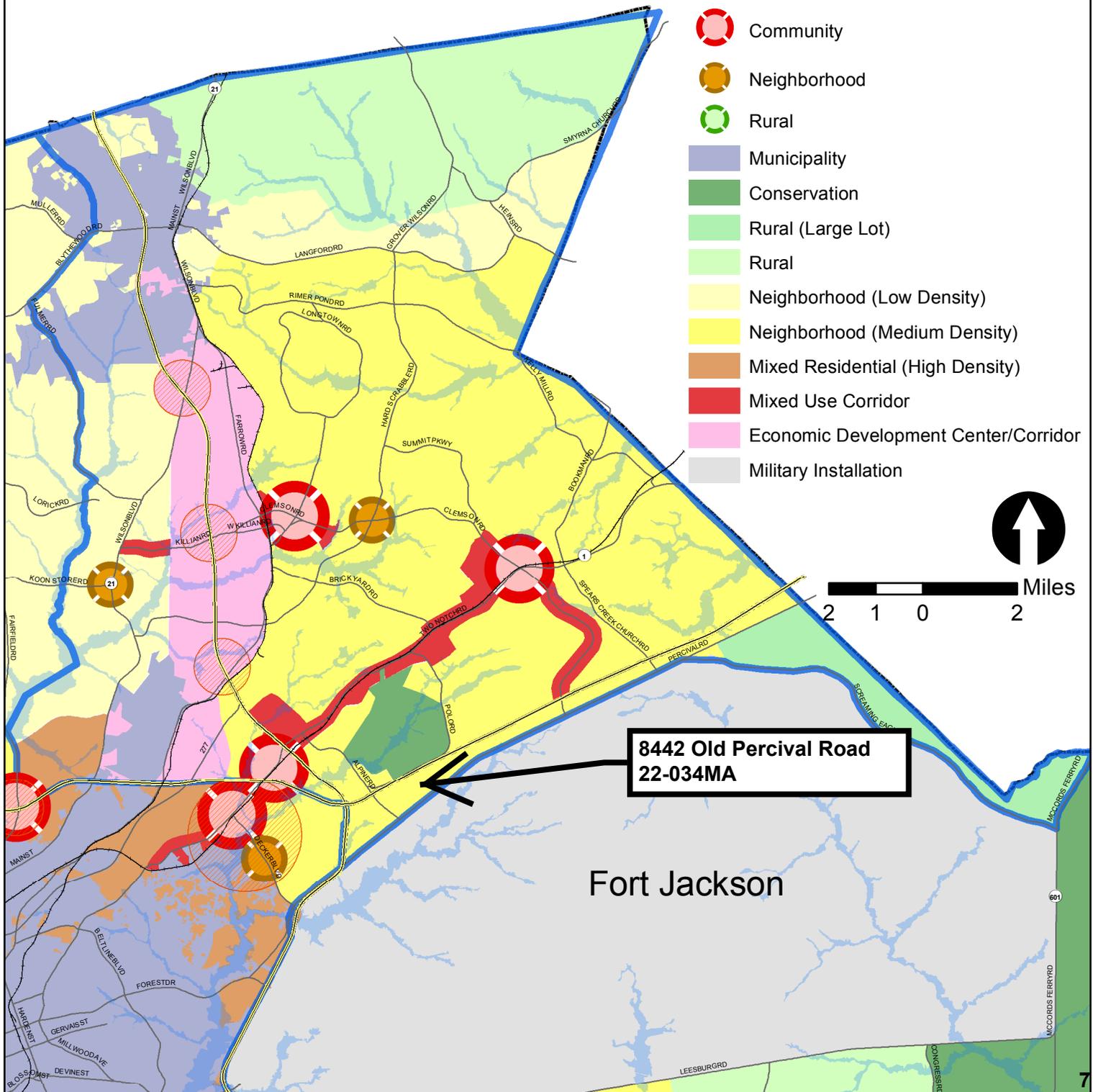


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** March 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.

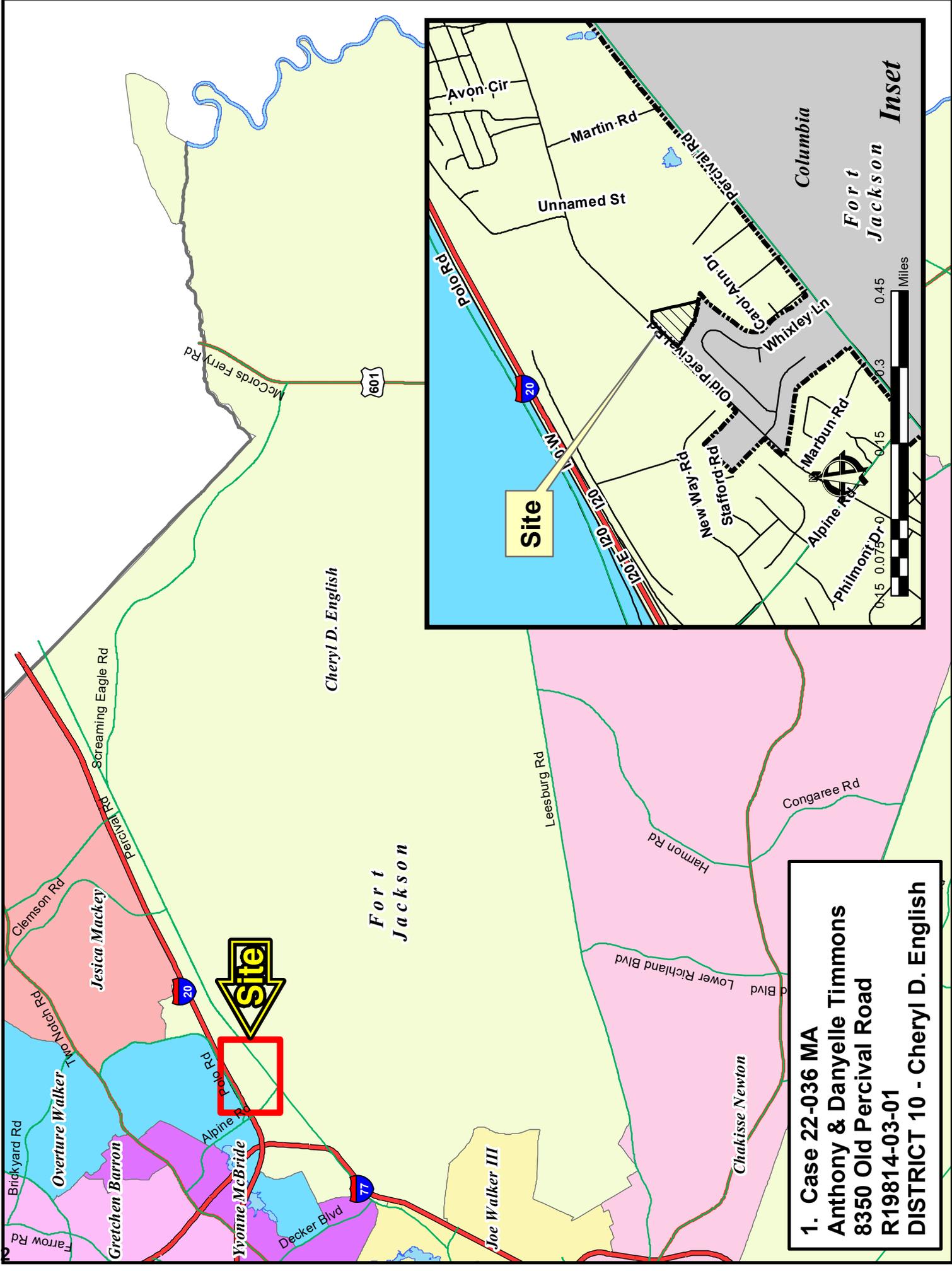
For these reasons, staff recommends **Disapproval** of this map amendment.

## Planning Commission Action

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

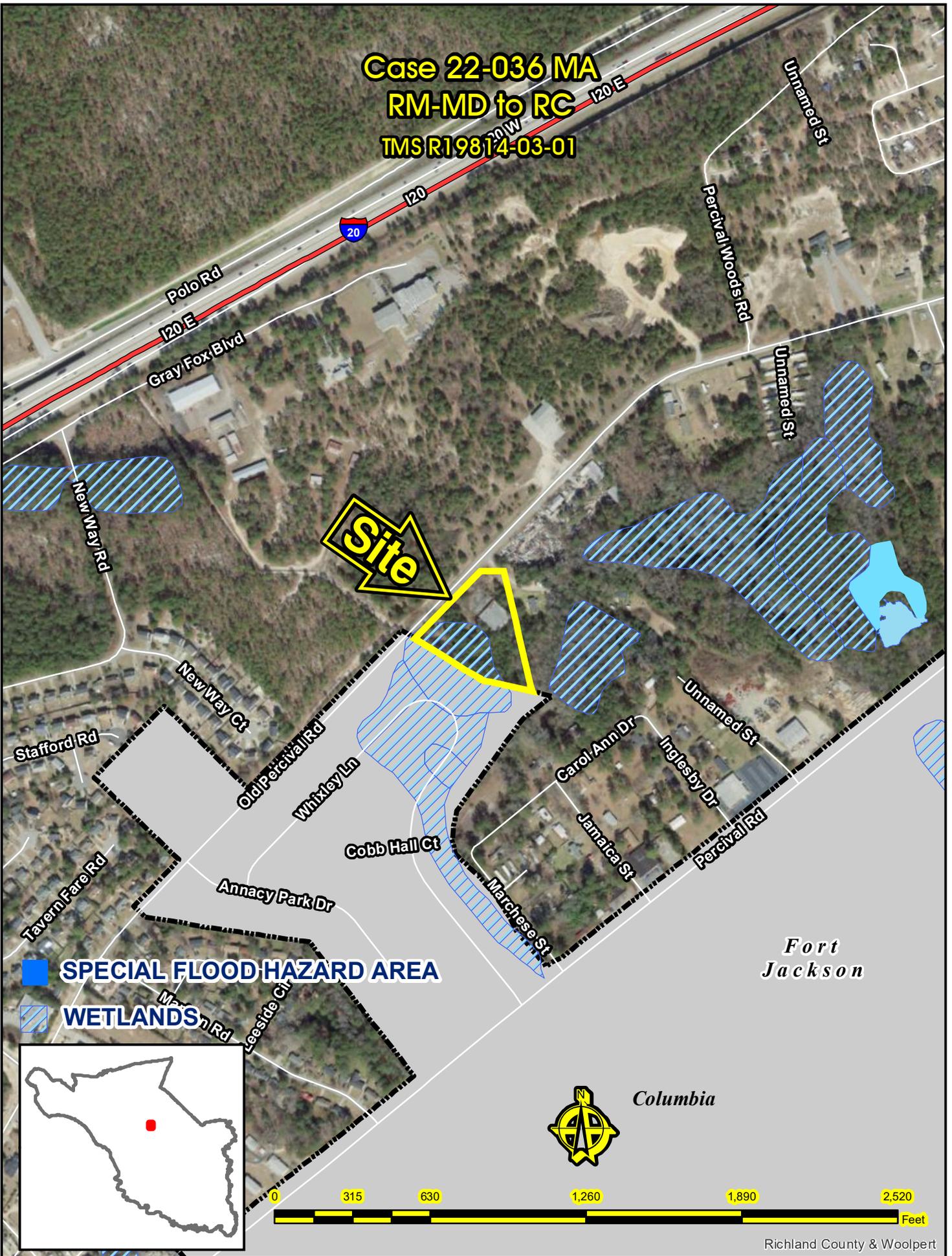
- Request is consistent with the zoning of the surrounding tracts in the area.
- The site of the request is contiguous to GC zoning.

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

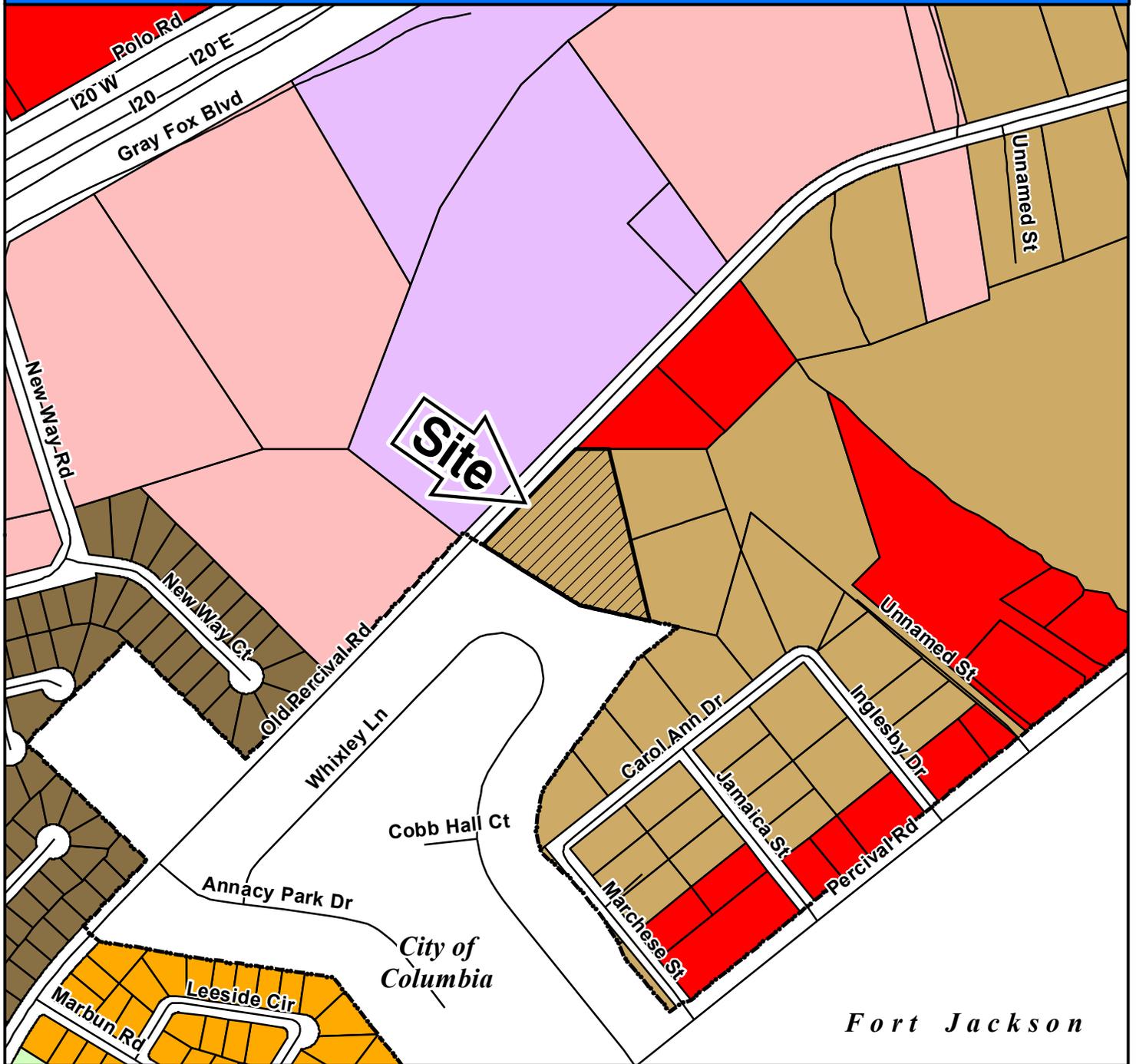


**1. Case 22-036 MA**  
**Anthony & Danyelle Timmons**  
**8350 Old Percival Road**  
**R19814-03-01**  
**DISTRICT 10 - Cheryl D. English**

**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

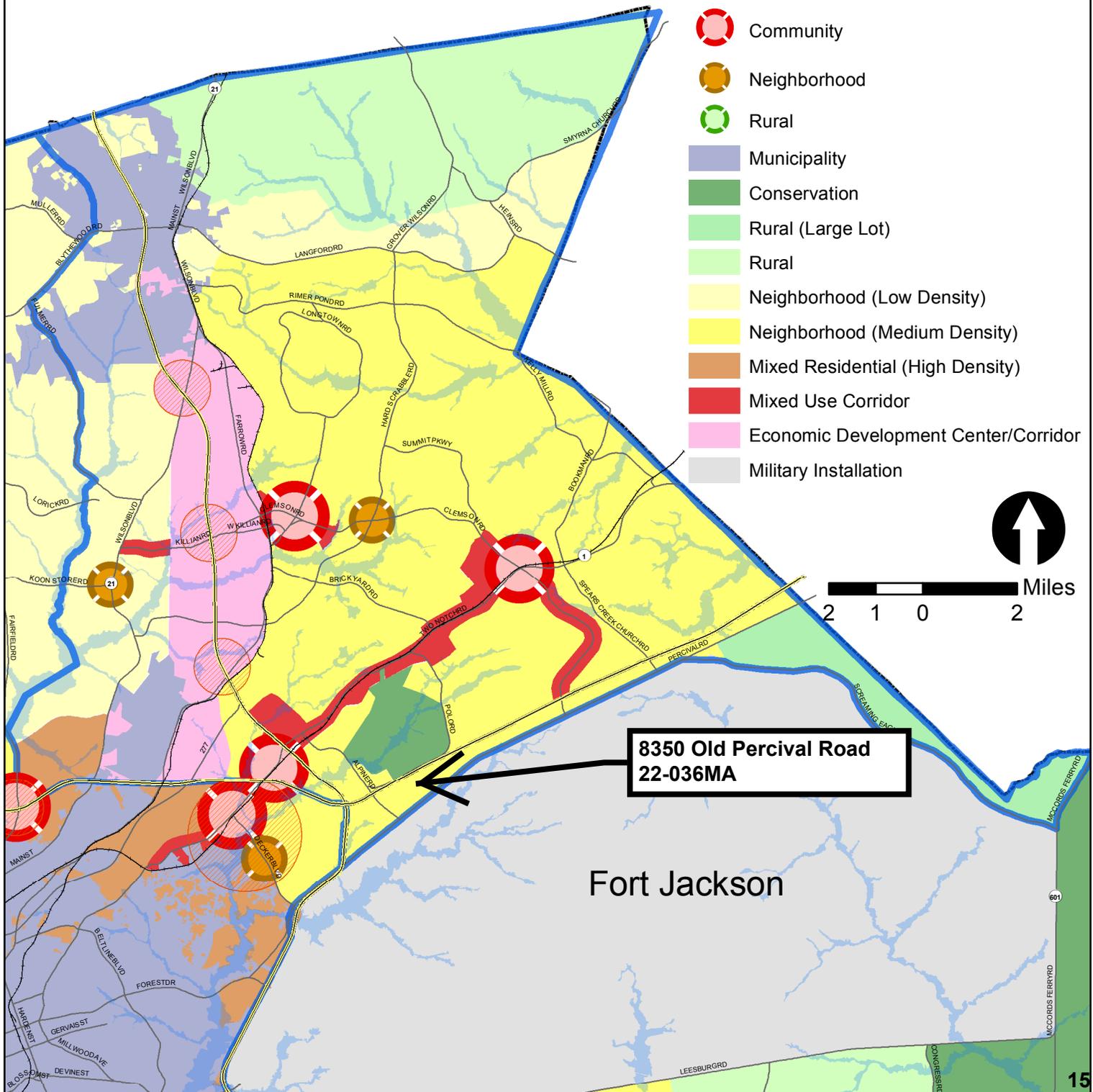


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-037 MA  
**APPLICANT:** Kevin Steelman  
**LOCATION:** 1000 Kelly Mill

**TAX MAP NUMBER:** R23300-02-02  
**ACREAGE:** 90.79 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** March 10, 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 PDD parcels south of the site were rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR) and amended under ordinance number 036-01HR.

The RS-LD parcel northwest of the site was rezoned from TROS to Residential Single-Family Low Density (RS-LD) District under case number 19-022MA.

The RS-LD parcel west of the site was rezoned from Rural (RU) to RS-LD under case number 17-022MA.

**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.\*

\*Based upon a gross density calculation, the maximum number of units for this site is approximately: 197 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU / RU/ RU	Residence/ Residence / Undeveloped
<b><u>South:</u></b>	PDD/ PDD	Residential Subdivision/ YMCA
<b><u>East:</u></b>	RU/ RU	Undeveloped/ Residences
<b><u>West:</u></b>	RU/ RS-LD	Residence/ Residential Subdivision

**Discussion**

***Parcel/Area Characteristics***

The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Kelly Mill Road and EJW Road. This section of Kelly Mill Road is two-lane undivided collector without sidewalks or streetlights maintained by SCDOT. EJW Road is a local, unpaved road owned and maintained by the County. The general area is comprised of larger-lot residences, single-family dwellings within residential subdivisions, and undeveloped parcels.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. The subject parcel is within the boundaries of Richland School District Two. Kelly Mill Middle School is south of the parcel on Kelly Mill Road. The Bear Creek Fire Station (station number 25) is located about 1.7 miles north of the subject parcel on Heins Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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 #705, measuring from US 21 to Kershaw County line) located west of the subject parcel along Langford Road identified 5,700 Average Daily Trips (ADT). This section of Langford Road is classified as a two-lane undivided collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Langford Road is operating at Level of Service (LOS) "B".

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 EJW Road through the County Penny Sales Tax program. Kelly Mill Road has been identified for roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance through the County Penny Sales Tax program.

**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, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The Plan recommends"

*"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."*

However, while the uses and density allowed under the RS-E district are not consistent with the recommendations of the Plan, the request would be consistent with the density and/or lot area of the established and proposed developments of the adjacent subdivisions north of Kelly Mill Road (Baymont and Crickentree).

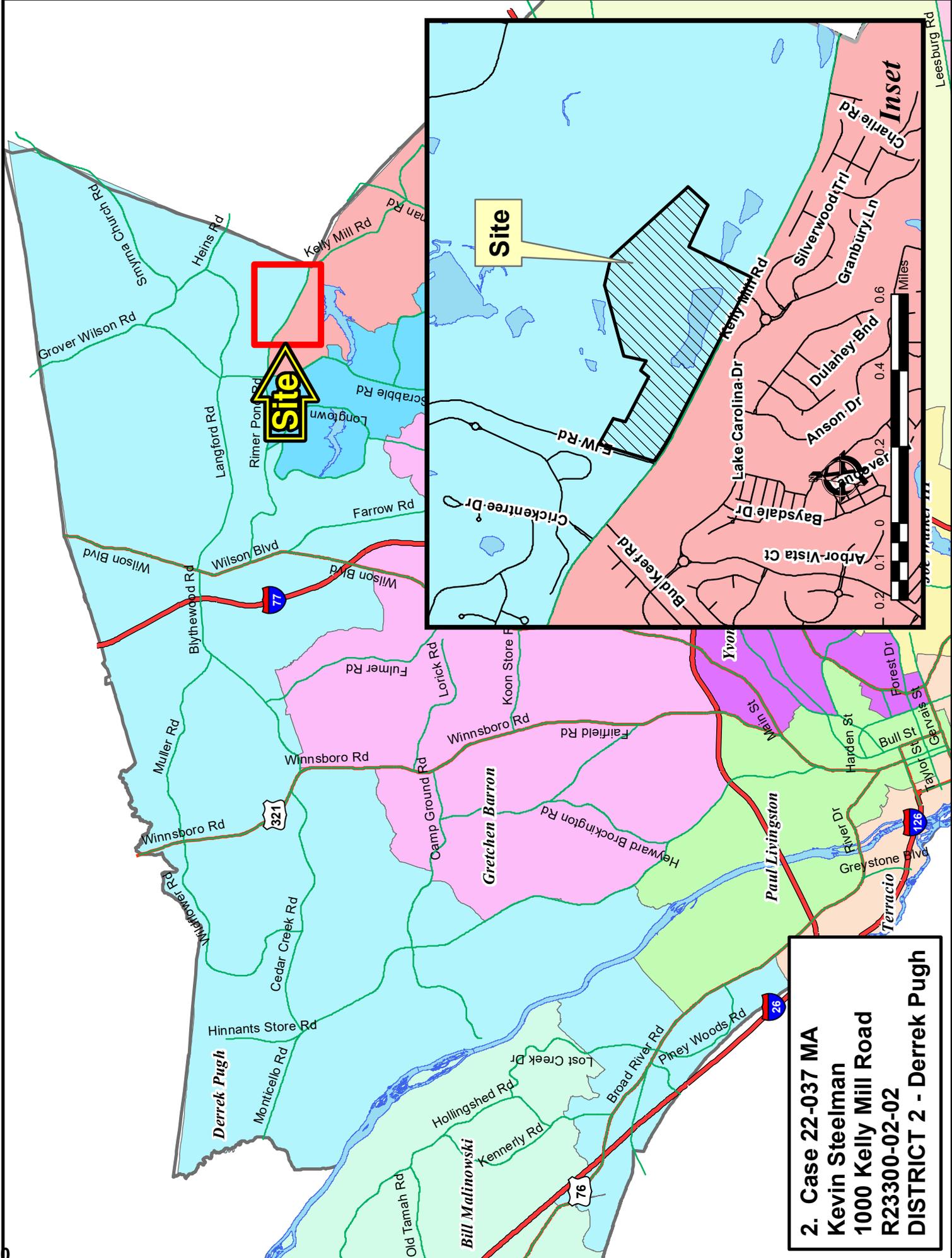
Based on the inconsistency of the request as it relates to the objectives of the Comprehensive Plan, staff recommends **Disapproval** of this map amendment.

**Planning Commission Action**

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

- The request is appropriate to promote smart growth in the area for the schools and traffic.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-037 MA**.



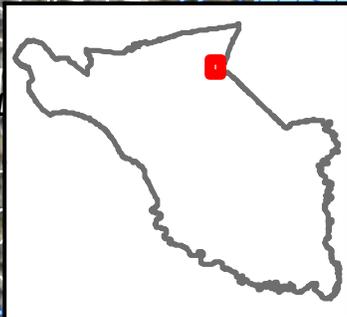
**2. Case 22-037 MA**  
**Kevin Steelman**  
**1000 Kelly Mill Road**  
**R23300-02-02**  
**DISTRICT 2 - Derrek Pugh**

**Case 22-037 MA**  
**RU to RS-E**  
**TMS R23300-02-02**

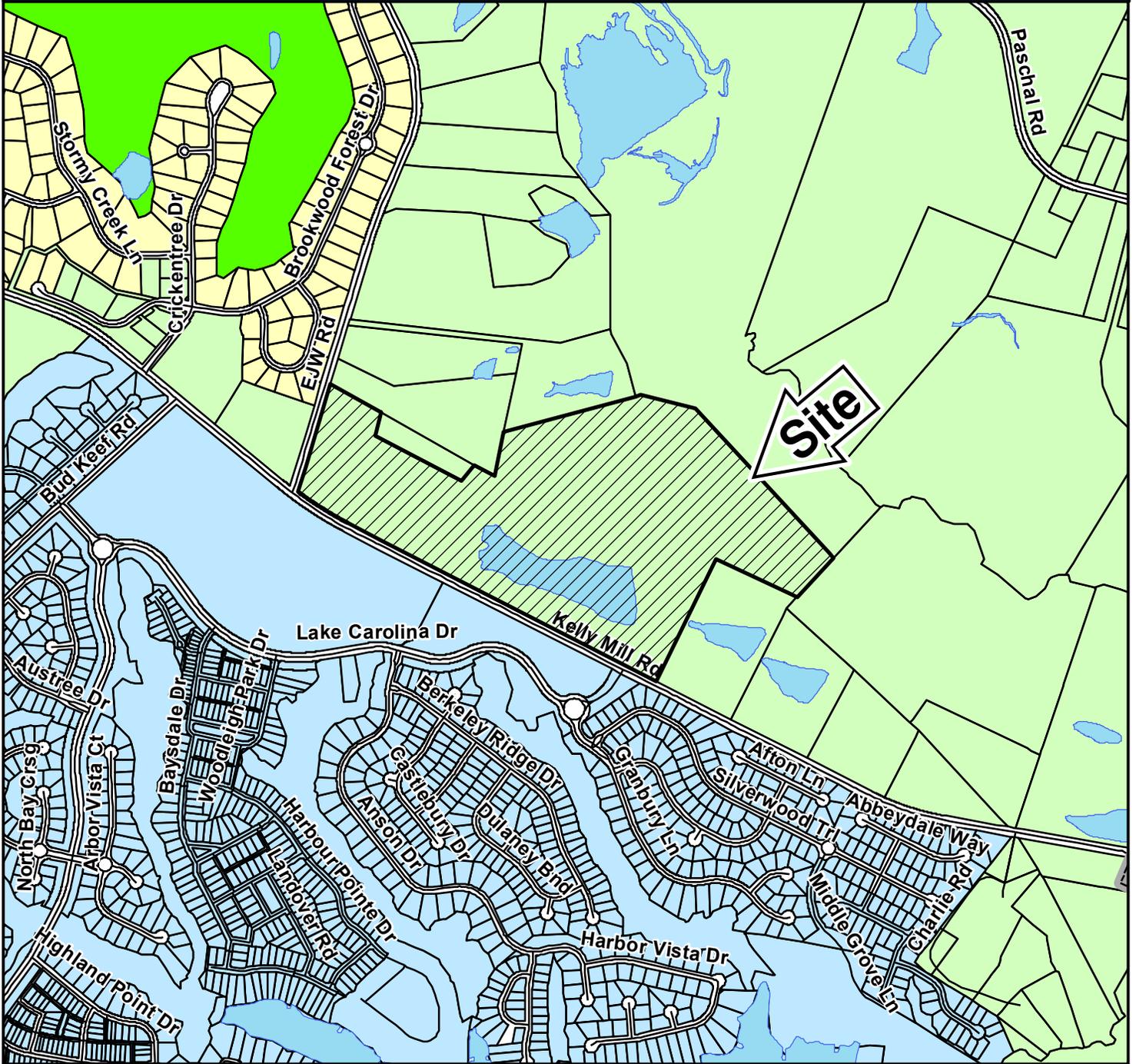
**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 22-037 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



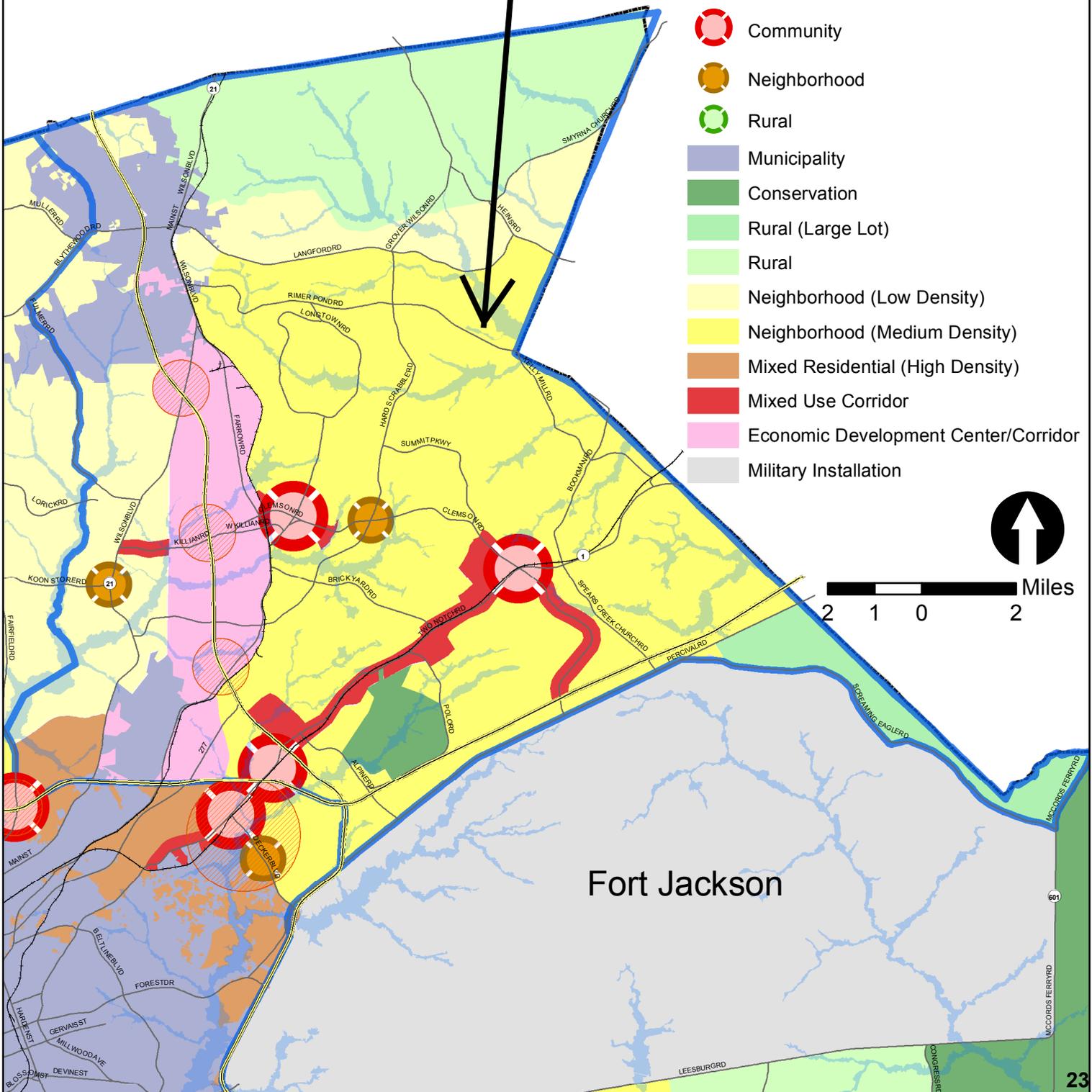
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Kelly Mill Road 22-037 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)
- Economic Development Center/Corridor
- Military Installation



Fort Jackson





**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:** March 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. Lingle Middle Schools is located approximately 2 miles northeast of the subject parcel on Longgreen 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.

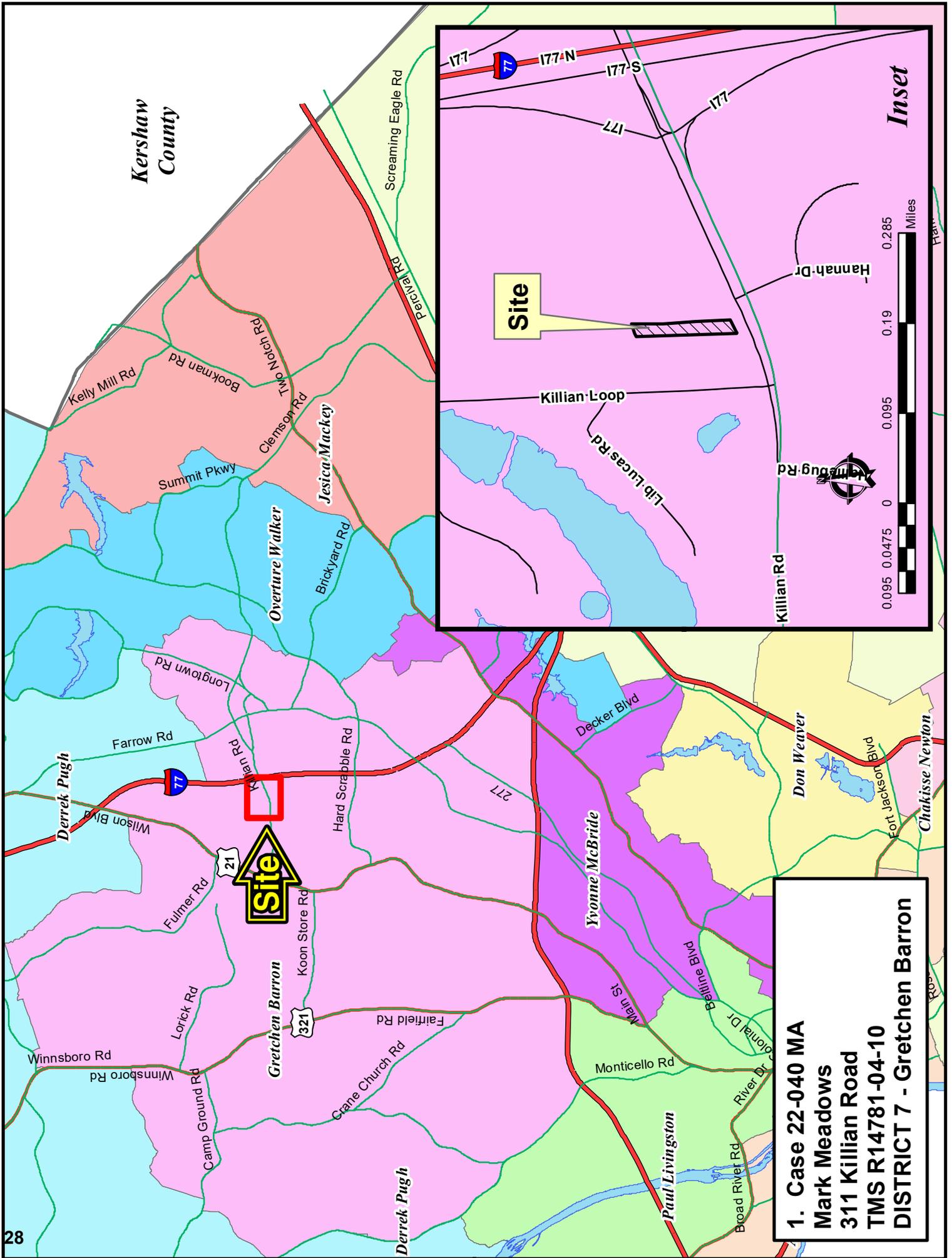
### **Conclusion**

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**

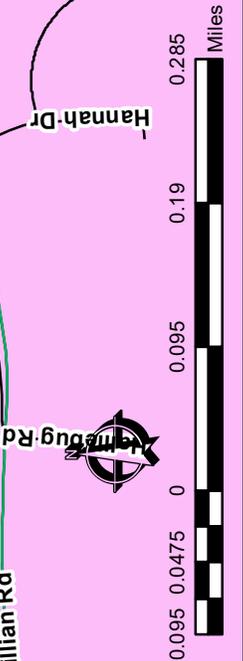
At their **February 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **22-040 MA**.



**Kershaw County**

**Site**

**Inset**

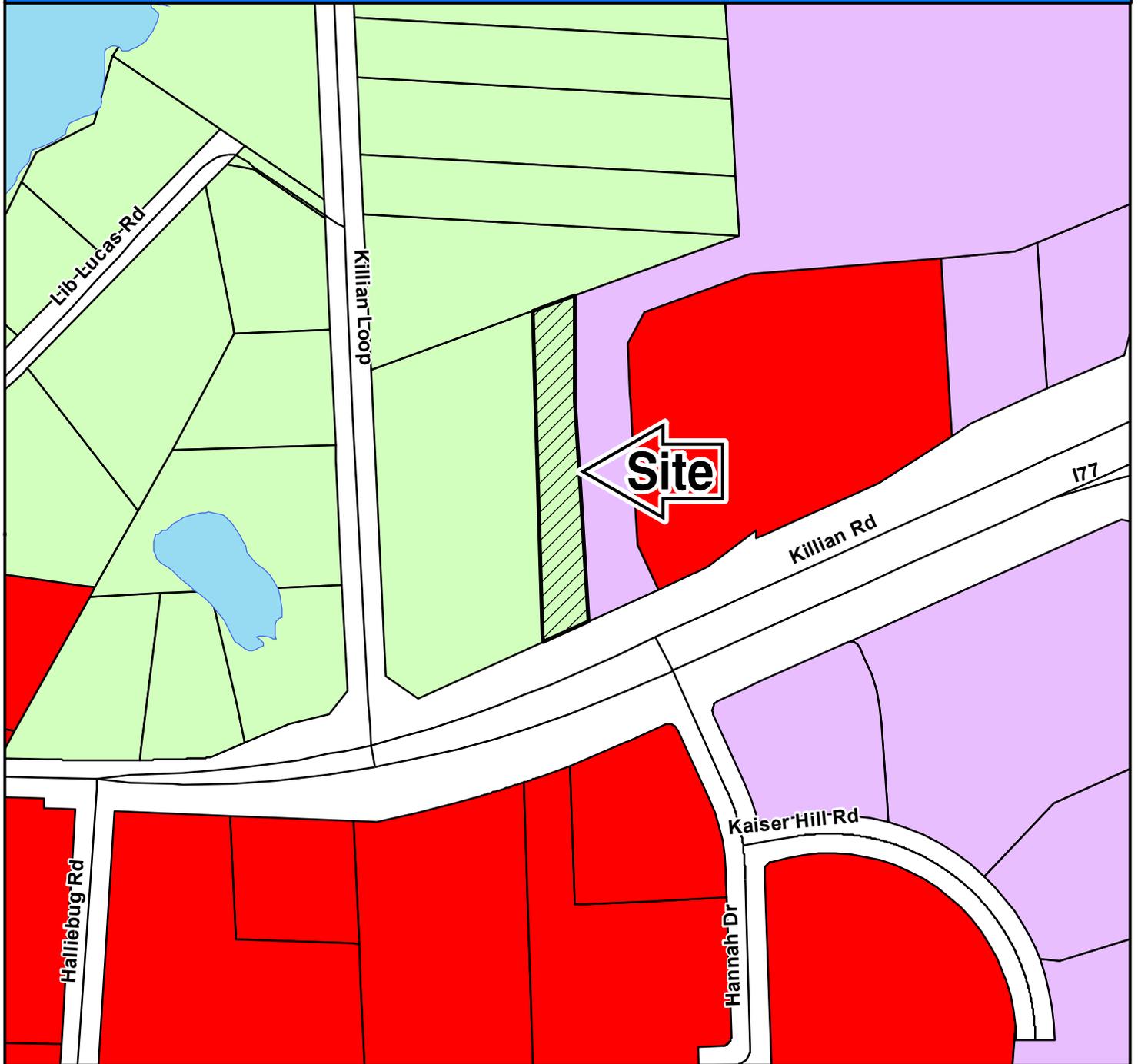


**1. Case 22-040 MA**  
**Mark Meadows**  
**311 Killian Road**  
**TMS R14781-04-10**  
**DISTRICT 7 - Gretchen Barron**

**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
	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



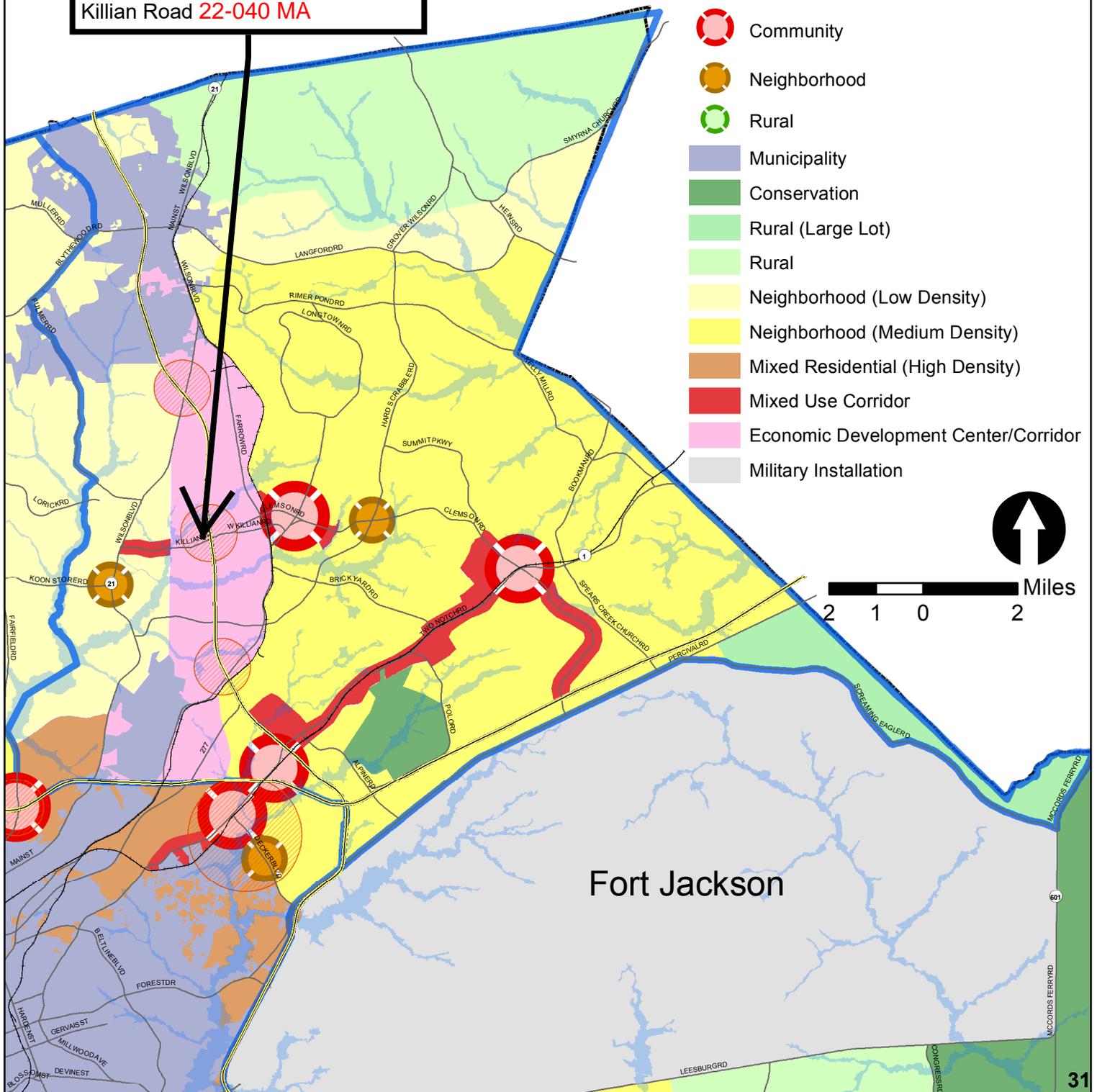
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

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



Fort Jackson





**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:** March 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.

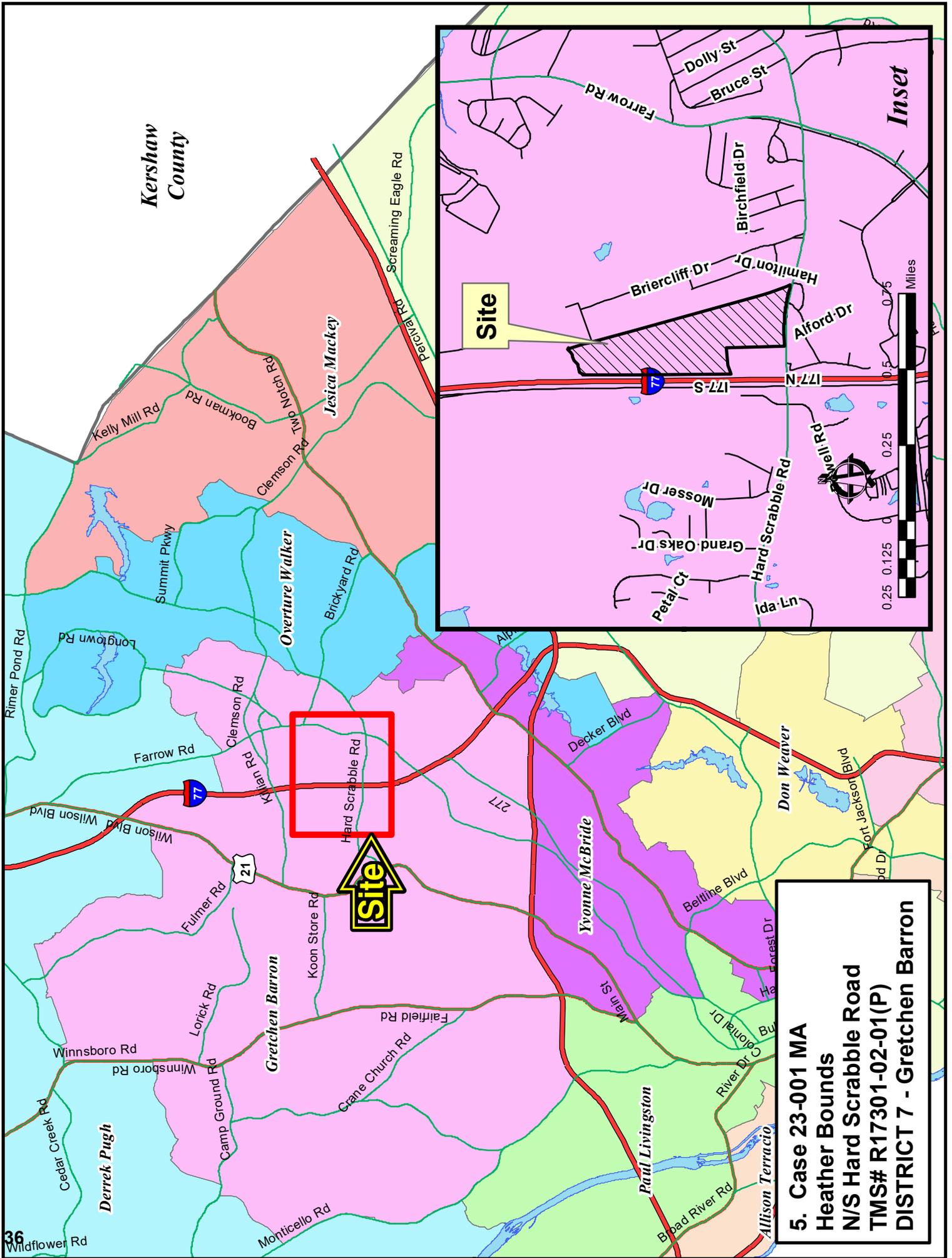
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

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 PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-001 MA**.



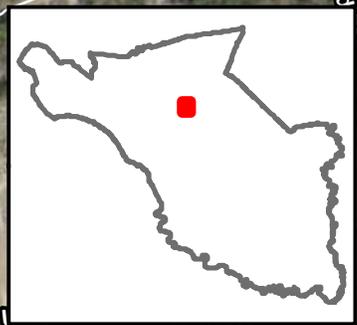
**5. Case 23-001 MA**  
**Heather Bounds**  
**N/S Hard Scrabble Road**  
**TMS# R17301-02-01(P)**  
**DISTRICT 7 - Gretchen Barron**

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

**Site**

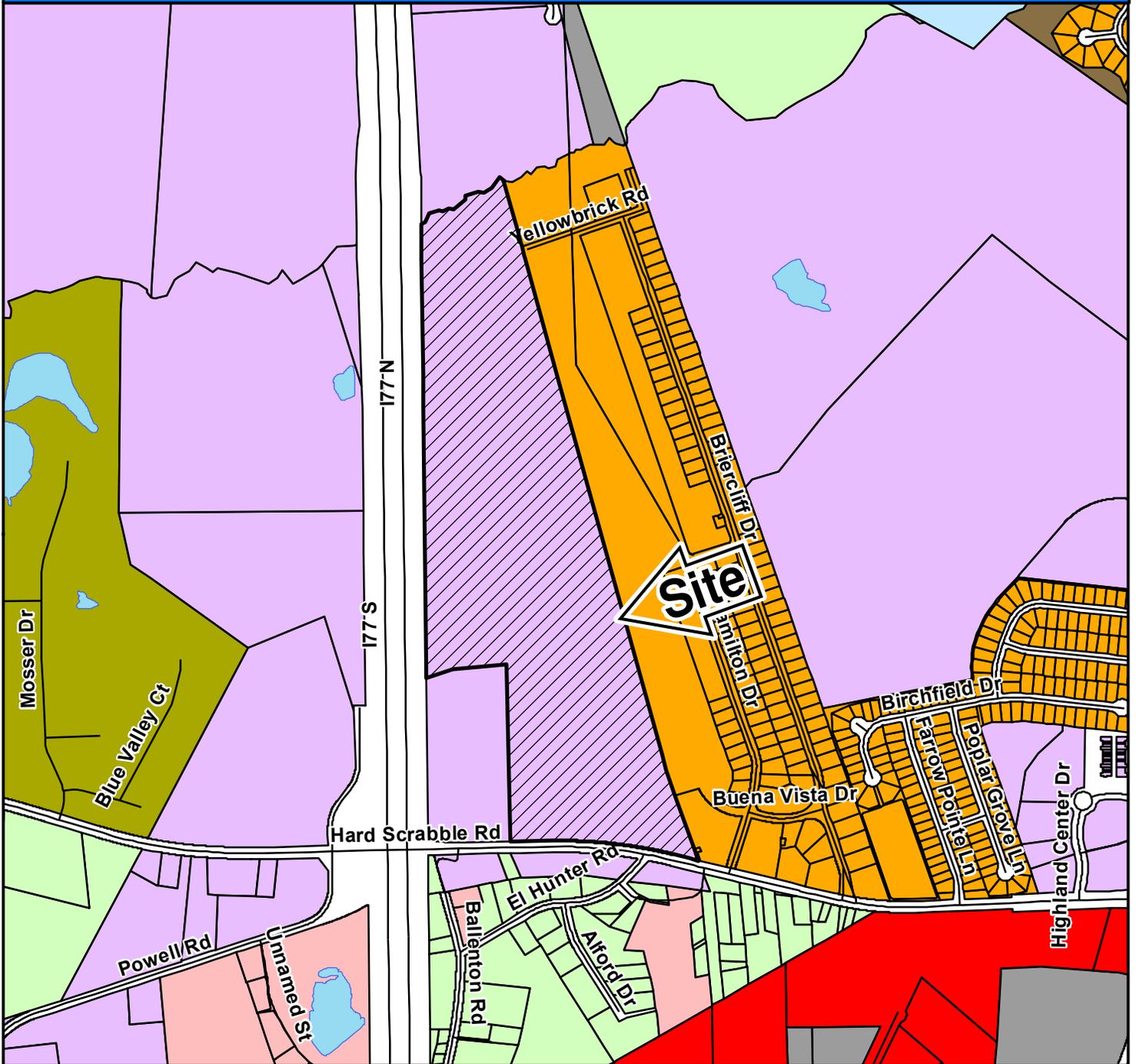
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 23-001 MA

## M-1 to RS-HD



### 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			
	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

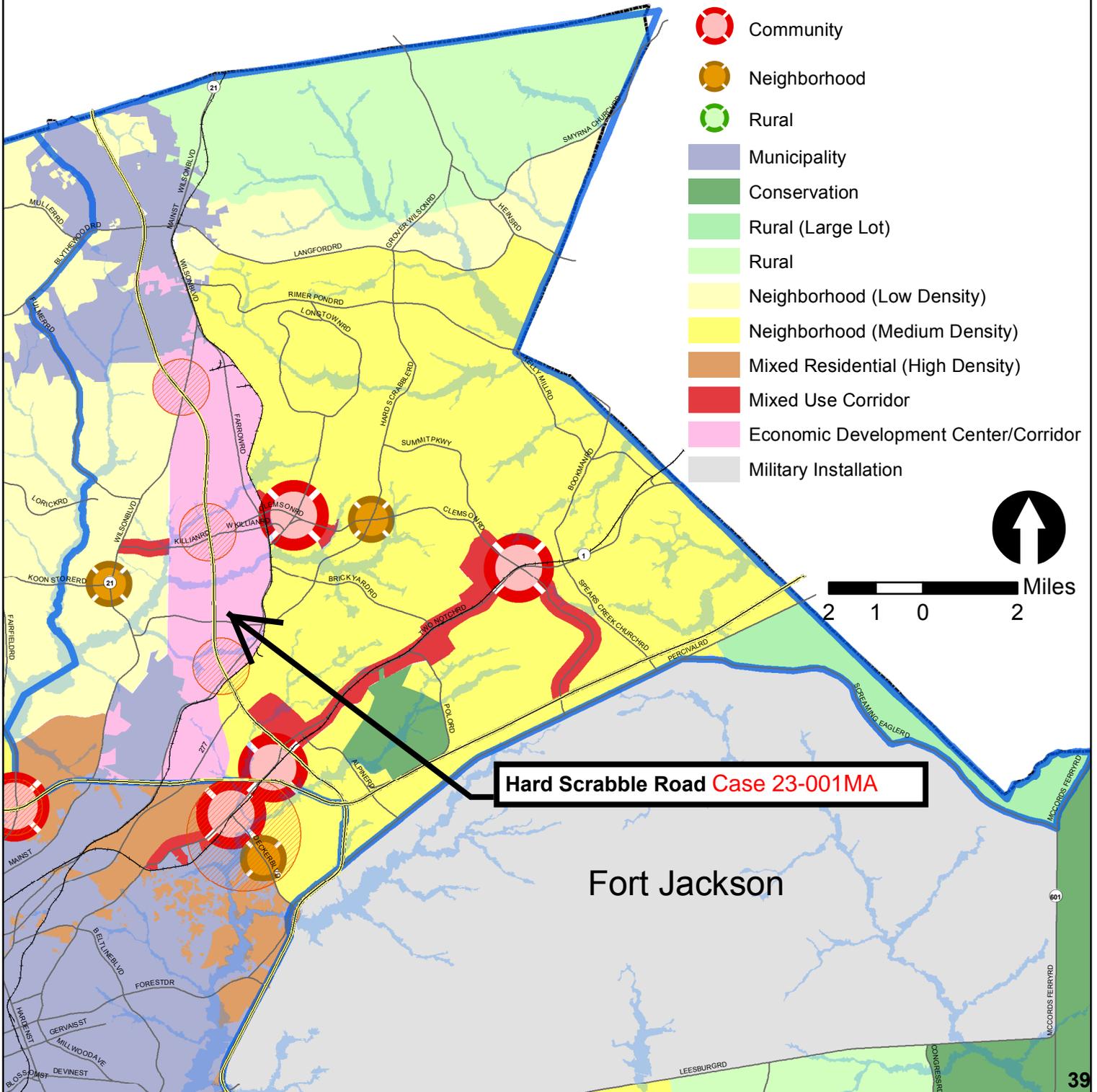


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



**Hard Scrabble Road Case 23-001MA**

Fort Jackson





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2023  
**RC PROJECT:** 23-002MA  
**APPLICANT:** James Stembridge

**LOCATION:** 110 Jacobs Mill Pond Road

**TAX MAP NUMBER:** R25810-03-08  
**ACREAGE:** 4.01 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** March 9, 2023

### Staff Recommendation

Approval

### Background

#### Zoning History

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) - Greenhill Parish under Ordinance Number 065-99HR (case number 99-050MA).

The subject parcel was rezoned to PDD under Ordinance Number 033-14HR (case number 14-09MA). This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

#### Zoning History for the General Area

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

The adjacent parcel was rezoned under case number 19-038MA to Residential Single-family Low Density (RS-LD) District.

#### Zoning District Summary

The Residential Single-Family Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single-family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 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: 14 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>	PDD	Residences
<b><u>South:</u></b>	RG-2	Multi-family (The Preserve at Spears Creek)
<b><u>East:</u></b>	RS-LD	Residence
<b><u>West:</u></b>	PDD	Residences

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

The subject parcel is undeveloped without any structures. The site has frontage along Jacobs Millpond Road, a two-lane local road without sidewalks or streetlights within the City of Columbia. The general area consists of planned developments as part of the larger Woodcreek Farms area and the Greenhill Parish development or smaller subdivisions off Spears Creek Church Road. Several undeveloped tracts remain as well as wetlands and ponds. The immediate area consists of residences to the north and east zoned PDD and RS-LD. West of the parcel is an undeveloped parcel zoned PDD. South of the subject parcel is the City of Columbia corporate limit zoned RG-2 with a multi-family development (The Preserve at Spears Creek).

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Pontiac Elementary School is located approximately 0.8 miles south of the subject parcel on Spears Creek Church Road. The site falls within the City of Columbia’s for water service area and Palmetto Utilities sewer service area. The Northeast fire station (number 4) is located 0.64 miles south of the subject parcel on Spears Creek Church 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 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 #451) located south of the subject parcel along Spears Creek Church Road identified 10,600 Average Daily Trips (ADTs). This section of Spears Creek Church Road is currently classified as a two-lane minor arterial maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Hard Scrabble Road is operating at Level of Service (LOS) "C".

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.

Current and program improvements include the widening of Spears Creek Church Road from two to four travel lanes and adding a center turn lane. The project will extend from Two Notch Road to Percival. South Carolina Department of Transportation (SCDOT) is managing the project in partnership with the Richland Penny. The project is currently in the design/development phase with construction anticipated in 2023.

### **Conclusion**

Staff recommends **Approval** of this map amendment as the rezoning to RS-LD is consistent with the recommendations of the Comprehensive Plan.

### **Planning Commission Action**

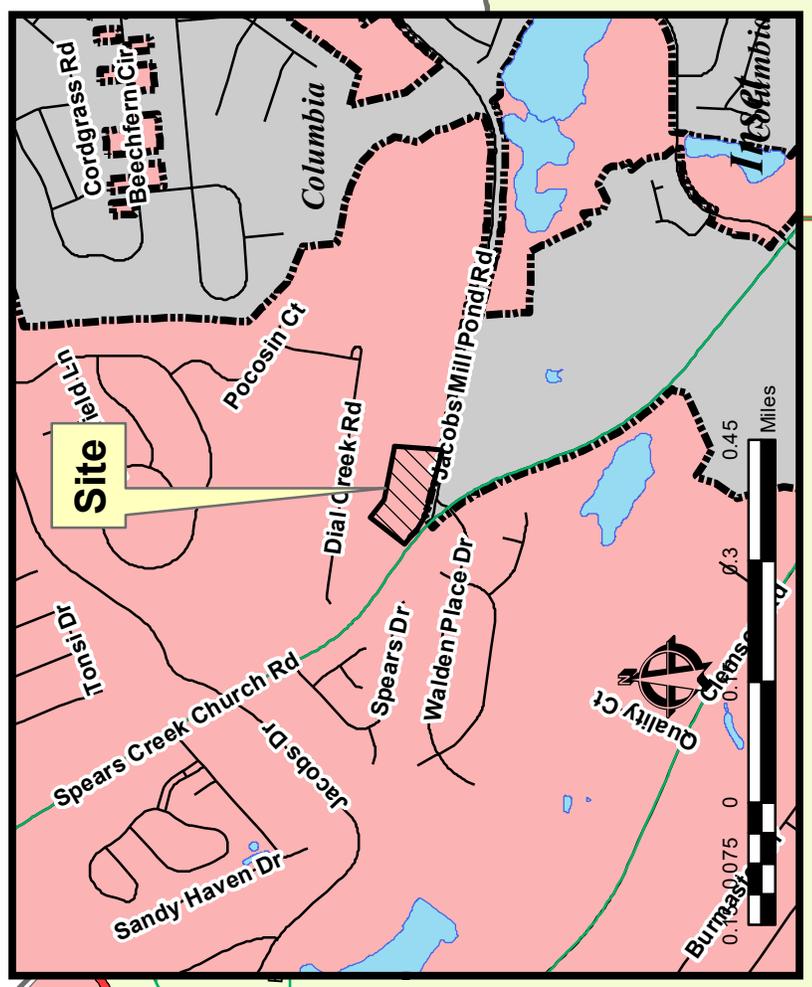
At their **March 6, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-002 MA**.

**2. Case 23-002 MA**  
**James Stembridge**  
**110 Jacobs Mill Pond Rd**  
**TMS# R25810-03-08**  
**DISTRICT 9 - Jessica Mackey**

*Kershaw*  
**County**

*Cheryl D. English*

*Fort*  
**Jackson**



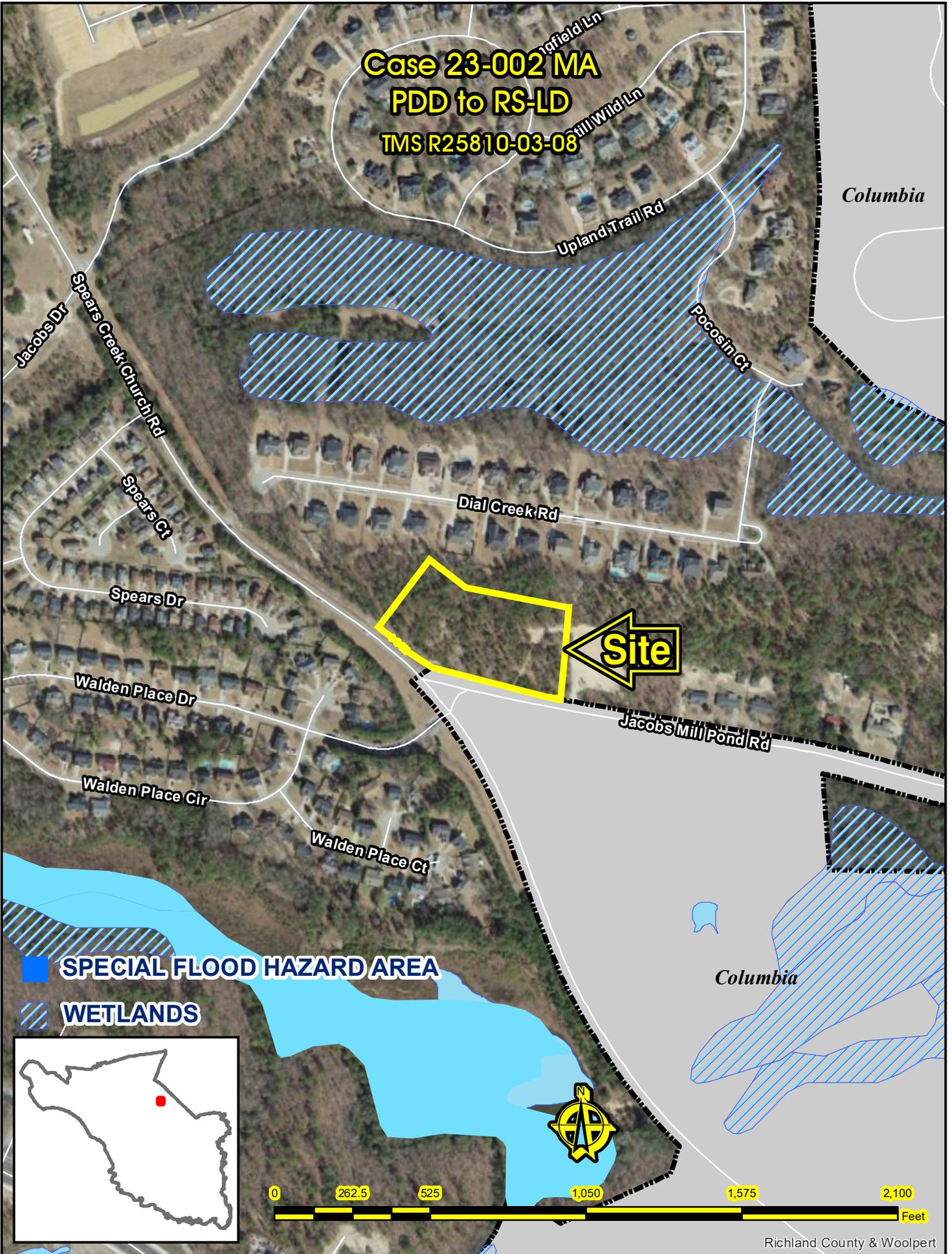
*Derrek Pugh*

*Jessica Mackey*

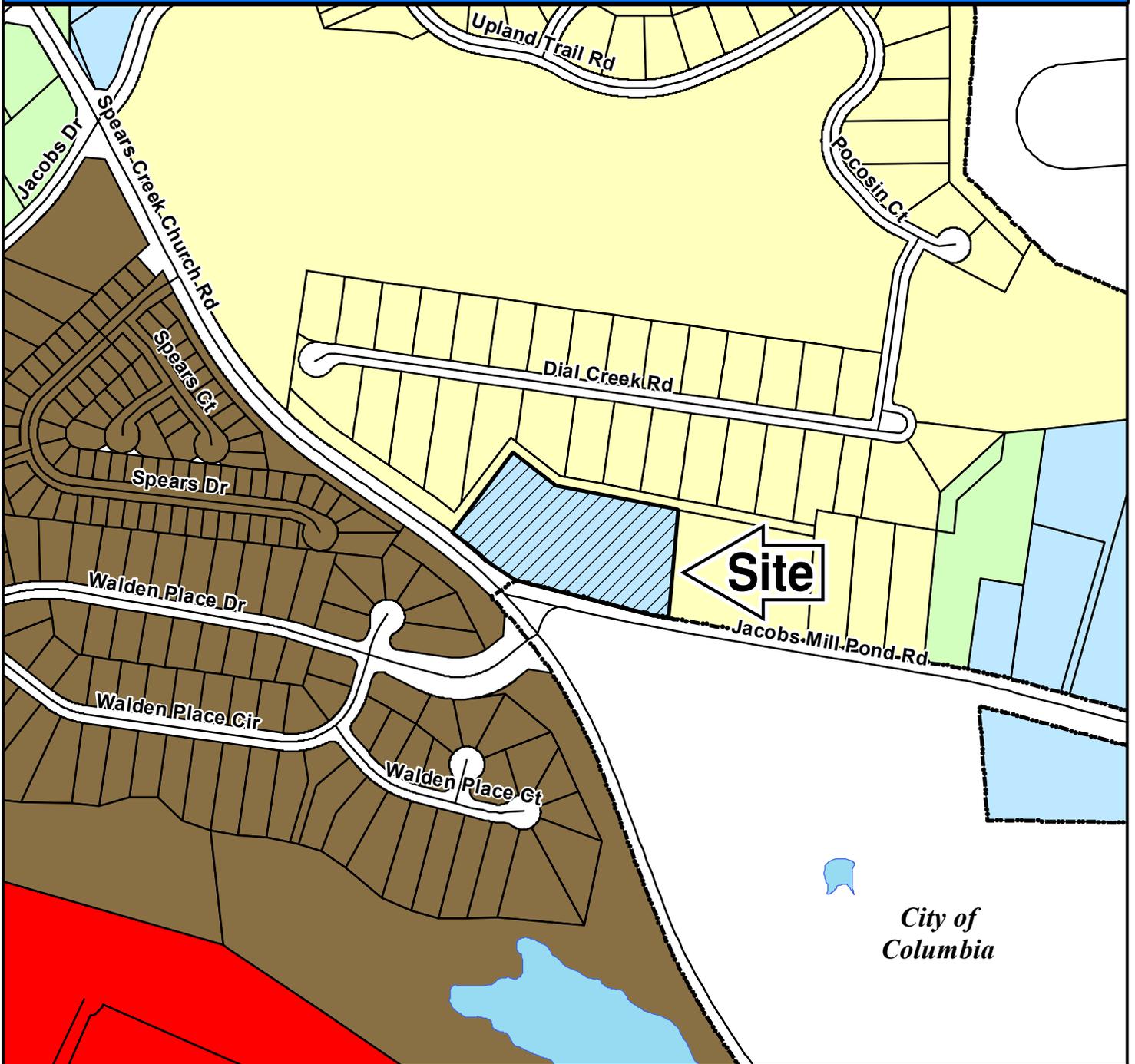
*Overture Walker*



**Case 23-002 MA**  
**PDD to RS-LD**  
**TMS R25810-03-08**



# Case 23-002 MA PDD to RS-LD



## 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

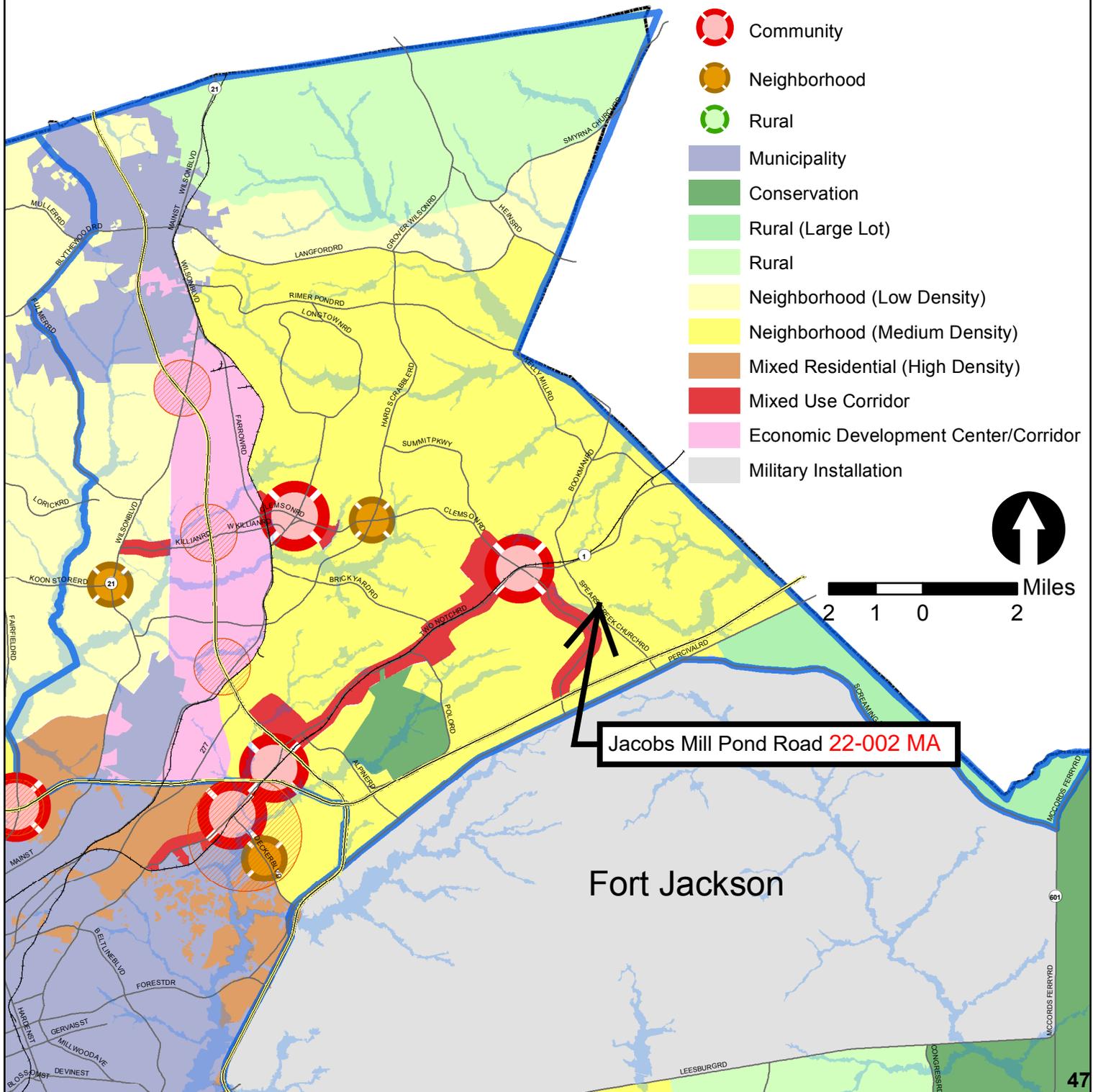


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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)
- Economic Development Center/Corridor
- Military Installation







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2023  
**RC PROJECT:** 23-003 MA  
**APPLICANT:** Wesley Slice

**LOCATION:** 1000 W Shady Grove Road

**TAX MAP NUMBER:** R02600-06-16  
**ACREAGE:** 4 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

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

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The General Commercial (GC) property west of the subject parcel was rezoned under case 16-011MA.

The General Commercial (GC) properties east of the subject parcel were rezoned under cases 92-023MA and 04-67MA.

The Light Industrial (M-1) property east of the subject parcel was rezoned under case 03-046MA.

**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.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 64 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Place of Worship
<u>South:</u>	M-1	Undeveloped
<u>East:</u>	RU / M-1	Residence / Storage
<u>West:</u>	M-1	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along West Shady Grove Road and Broad River Road. West Shady Grove Road is a two-lane collector road. There are no sidewalks or streetlights along this section of West Shady Grove Road. Broad River Road is a two-lane minor arterial with no sidewalks or streetlights along this section. The site is mainly undeveloped with two existing structures on the property. The immediate area is characterized by residential uses of a rural nature, undeveloped parcels, and some light industrial in the vicinity. There are also some commercial and institutional uses in the general area.

**Public Services**

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 2.8 miles northwest of the subject parcel. The Spring Hill High School is located approximately 1.8 miles west of the subject parcel on Broad River Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within 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 Activity Center & Priority Investment Area**.

**Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

**Traffic Characteristics**

The 2021 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,700 ADTs. This section of Broad River Road is classified as at two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) “C”.

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

There are no planned or programmed improvements for any of these road segments through SCDOT or the County Penny Sales Tax program.

### Conclusion

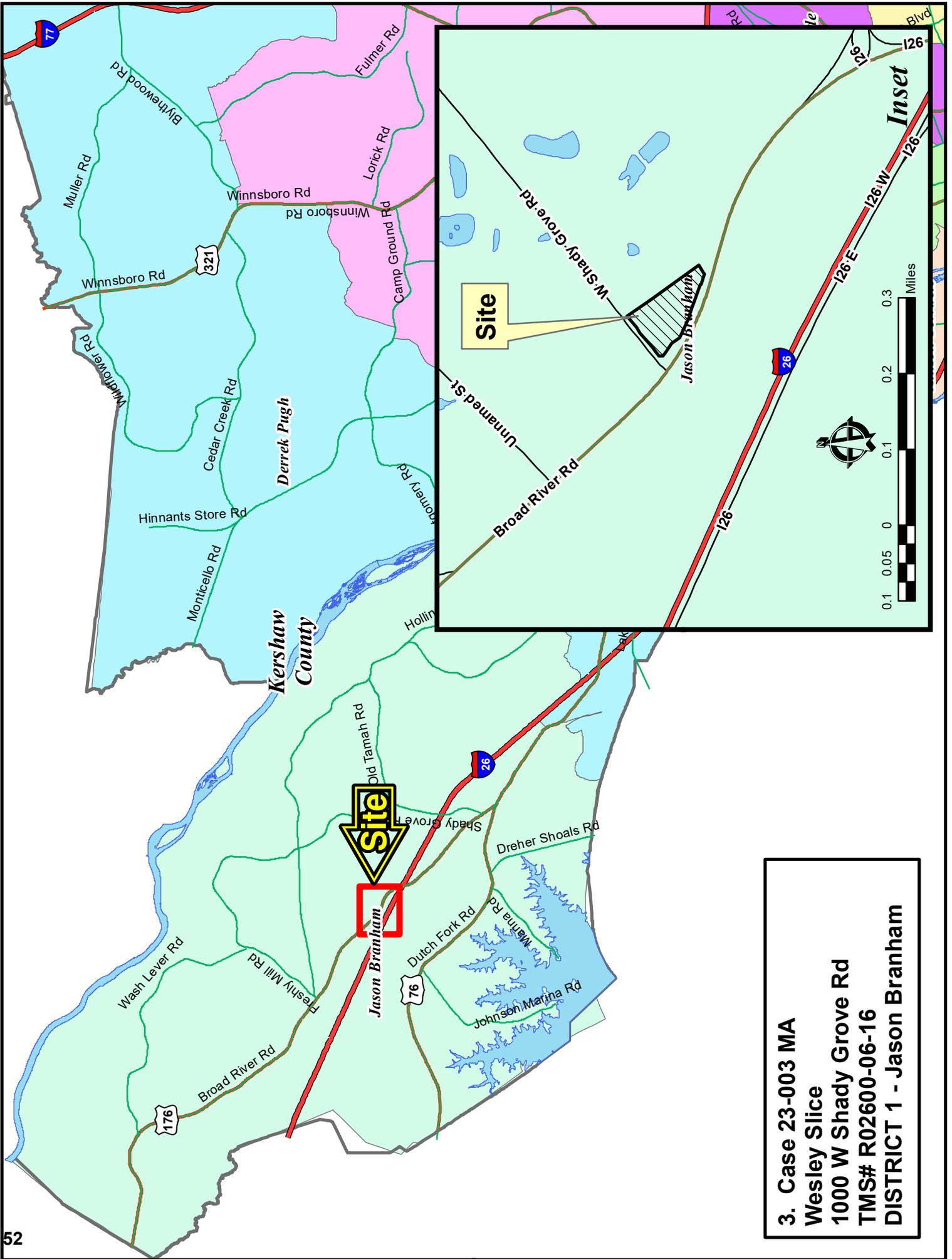
The proposed rezoning meets the recommended objectives of the Land Use and Design pattern outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today demands of the surrounding neighborhood for goods and services. Likewise, the GC district allows for uses that are out of context to the character prescribed by the future land use designation.

Further, the rezoning request is in character with the existing uses and zoning districts in the immediate area.

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

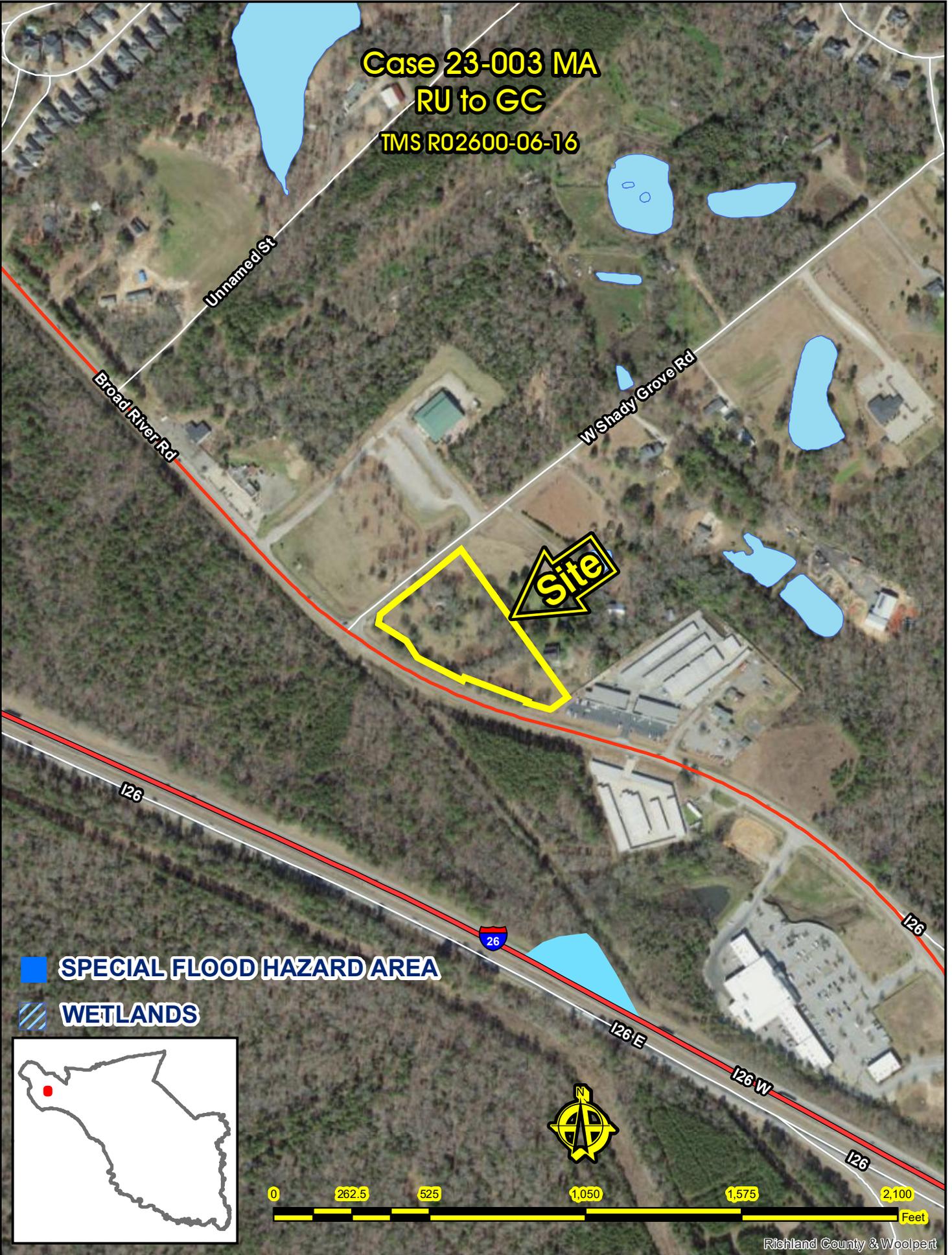
### Planning Commission Action

At their **March 6, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-003 MA**.

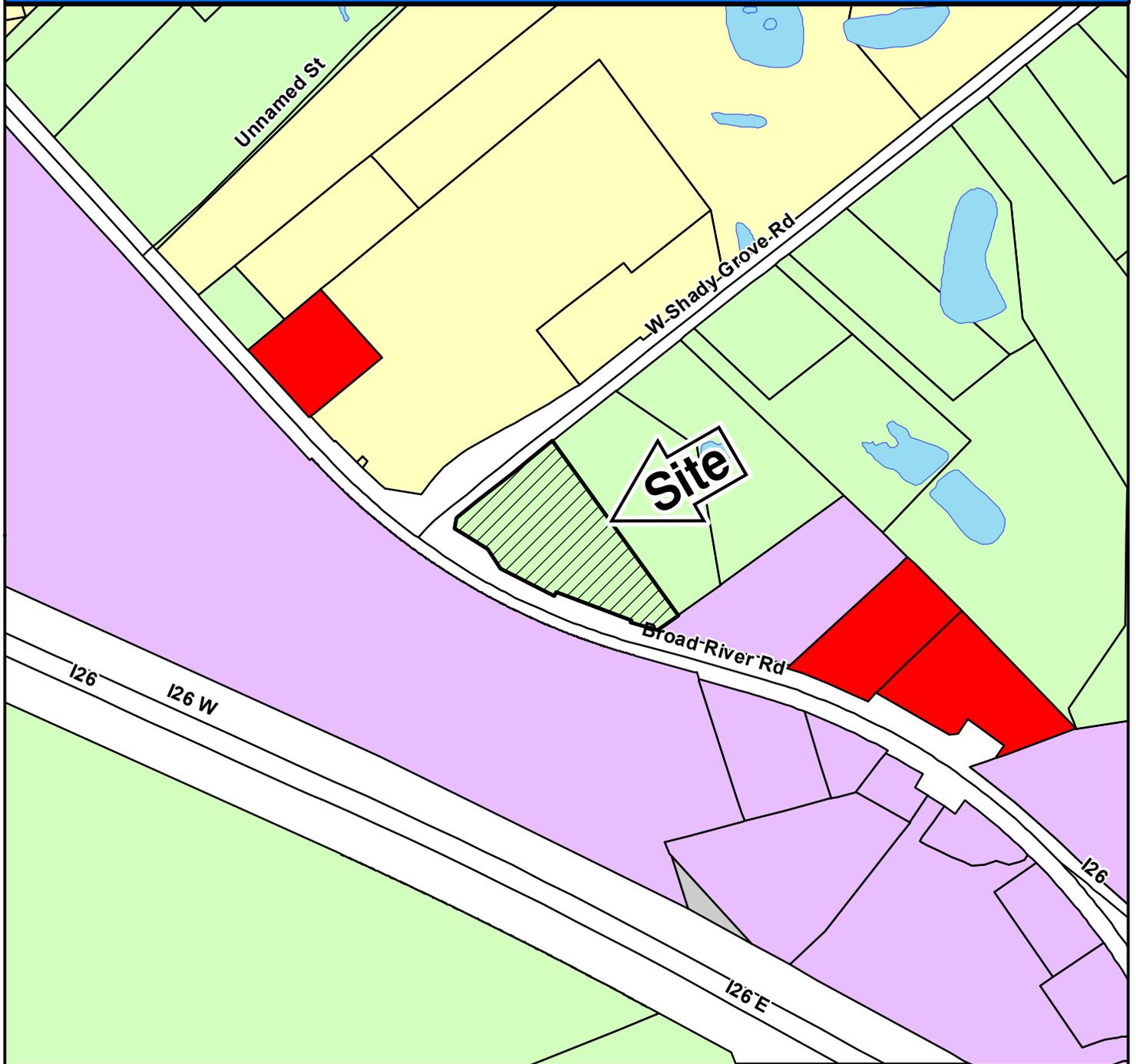


**3. Case 23-003 MA**  
**Wesley Slice**  
**1000 W Shady Grove Rd**  
**TMS# R02600-06-16**  
**DISTRICT 1 - Jason Branham**

**Case 23-003 MA**  
**RU to GC**  
**TMS R02600-06-16**



# Case 23-003 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		

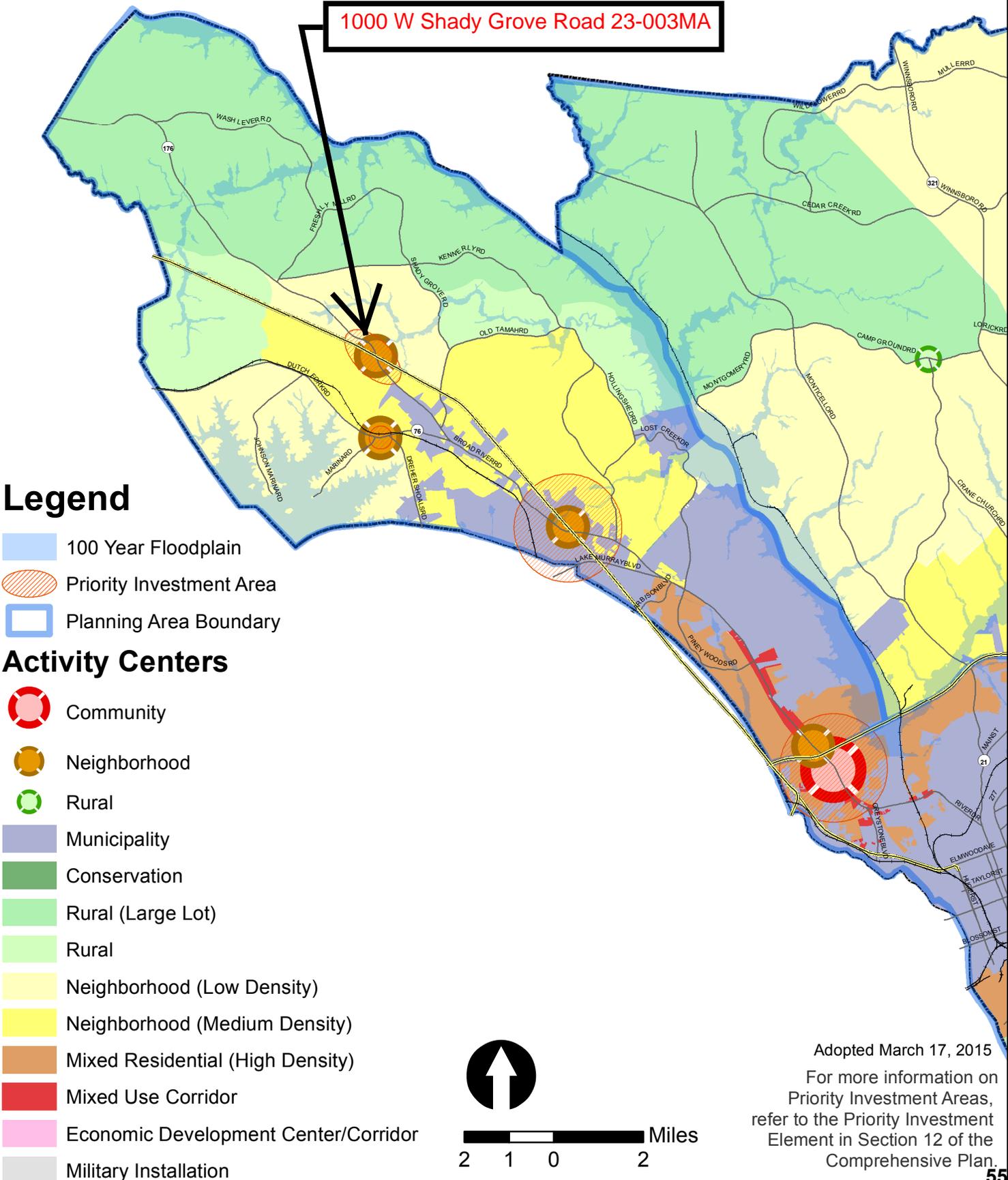


# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1000 W Shady Grove Road 23-003MA



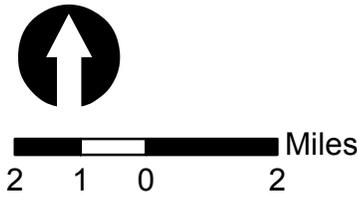
### Legend

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

### Activity Centers

- Community
- Neighborhood
- Rural

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



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:** March 6, 2023  
**RC PROJECT:** 23-004 MA  
**APPLICANT:** Carlos Hart

**LOCATION:** 7011 Frost Avenue

**TAX MAP NUMBER:** R07614-01-10  
**ACREAGE:** .31 acres  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** GC

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

**Staff Recommendation**

**Disapproval**

**Minimum Area for Zoning 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 one of the following:

- An extension of the same existing zoning district boundary.

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density (RS-MD) District.

**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 except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 4 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC/INS	Outside Storage/ Columbia International University
<b><u>South:</u></b>	RS-MD	Place of Worship
<b><u>East:</u></b>	GC	Outside Storage
<b><u>West:</u></b>	GC	Keenan Oil Company

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel with frontage along Frost Avenue, a two-lane undivided major collector without streetlights or sidewalks. The parcel contains a single-family residence. The immediate area consists of a variety of residential zoning and uses as well as adjacent GC zoning.

**Public Services**

The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.6 miles east of the subject site. Forest Height Elementary School is located 1.6 miles northeast of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is currently served via the City of Columbia for water. Sewer service would be through septic or other system.

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 ***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 #249) located north of the subject parcel on Monticello Road identifies 7,300 Average Daily Trips (ADTs). This section of Monticello Road is classified as a four-lane undivided minor arterial road, maintained by SCDOT with a design capacity of

24,800 ADTs. This segment of Monticello Road is currently operating at Level of Service (LOS) "A".

The 2021 SCDOT traffic count (Station #489) located south of the subject parcel on Frost Avenue identifies 800 ADTs. This section of Frost Avenue is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This segment of Frost Avenue 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. ADT data is collected by SCDOT.

Monticello Road has pavement improvements listed through the SCDOT. The project is currently under construction and a completion date is undetermined.

The Crane Creek Greenway to the south from Monticello Road to the Broad River is listed through the Transportation Penny. The project is currently in Concept Phase with no construction start date.

### Conclusion

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

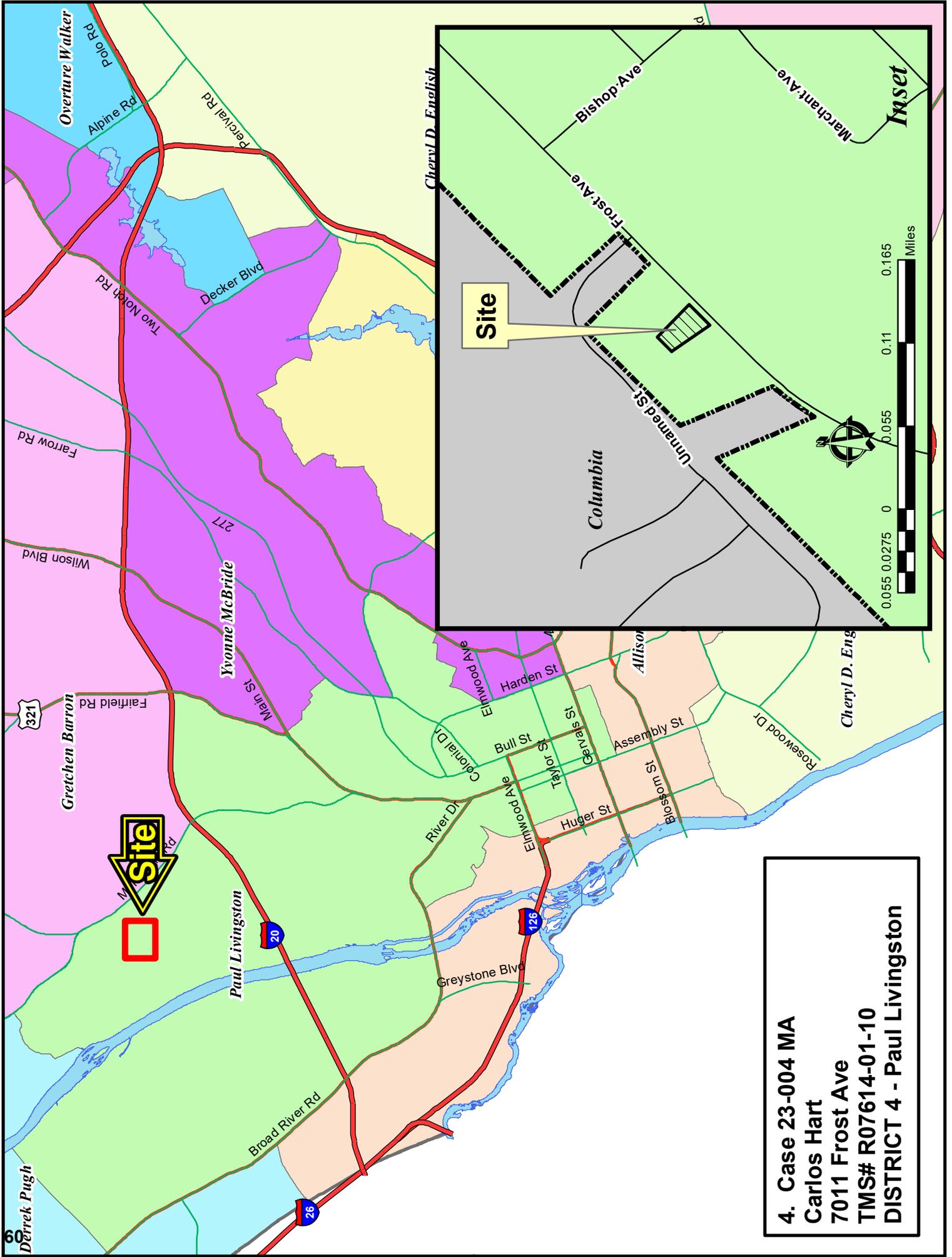
Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers." The proposed request does not fall within a Neighborhood Activity Center.

### Planning Commission Action

At their **March 6, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reasons:

- The request fits with the zoning of the adjacent parcels.
- The applicant owns the abutting parcel.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-004 MA**.



**4. Case 23-004 MA**  
**Carlos Hart**  
**7011 Frost Ave**  
**TMS# R07614-01-10**  
**DISTRICT 4 - Paul Livingston**

**Case 23-004 MA  
RS-MD to GC  
TMS R07614-01-10**

*Columbia*

Unnamed St

Frost Ave

Bishop Ave

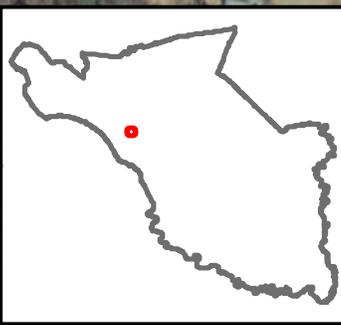
Marchant Ave

Dorchester St

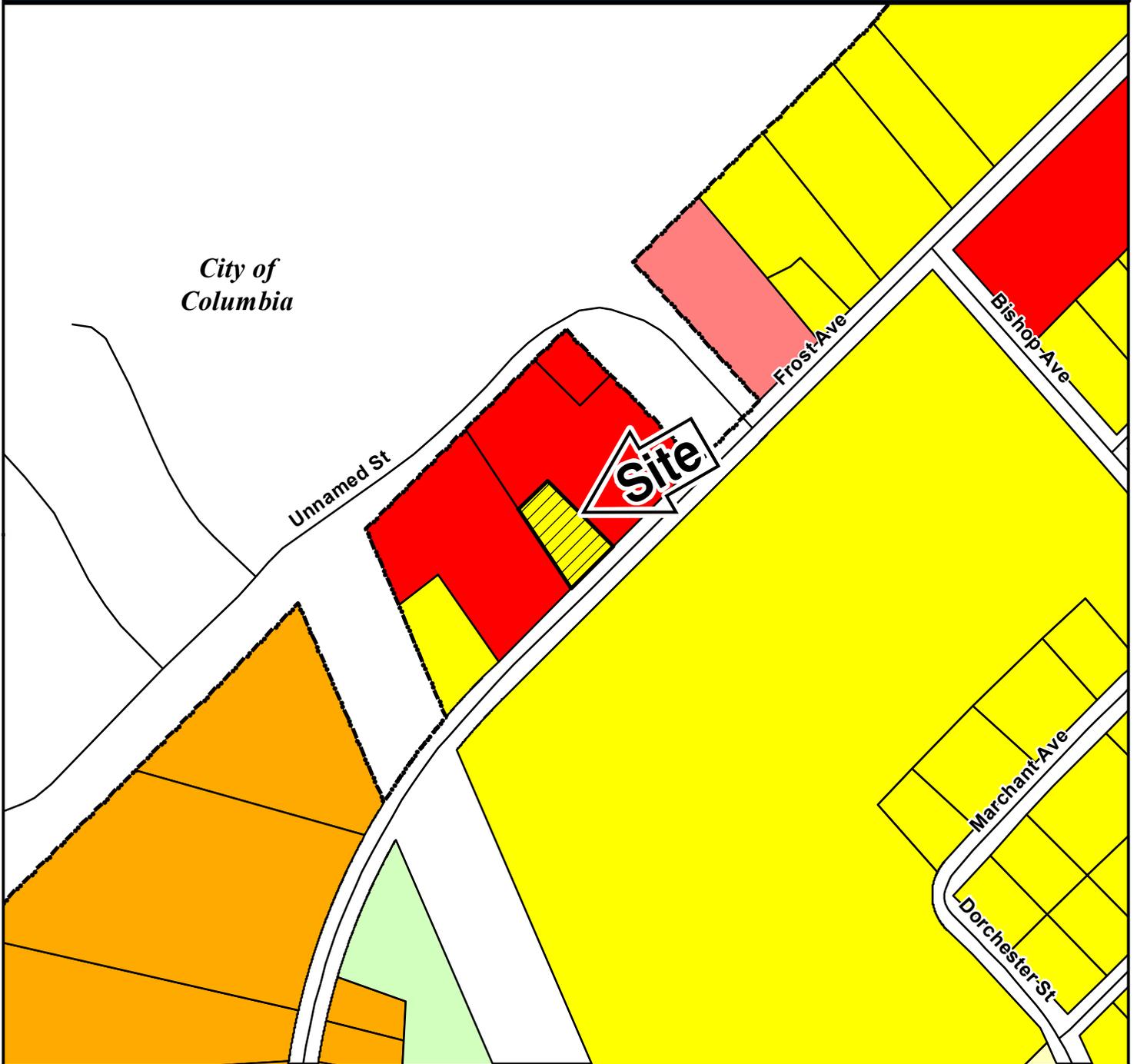


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# Case 23-004 MA RS-MD 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		



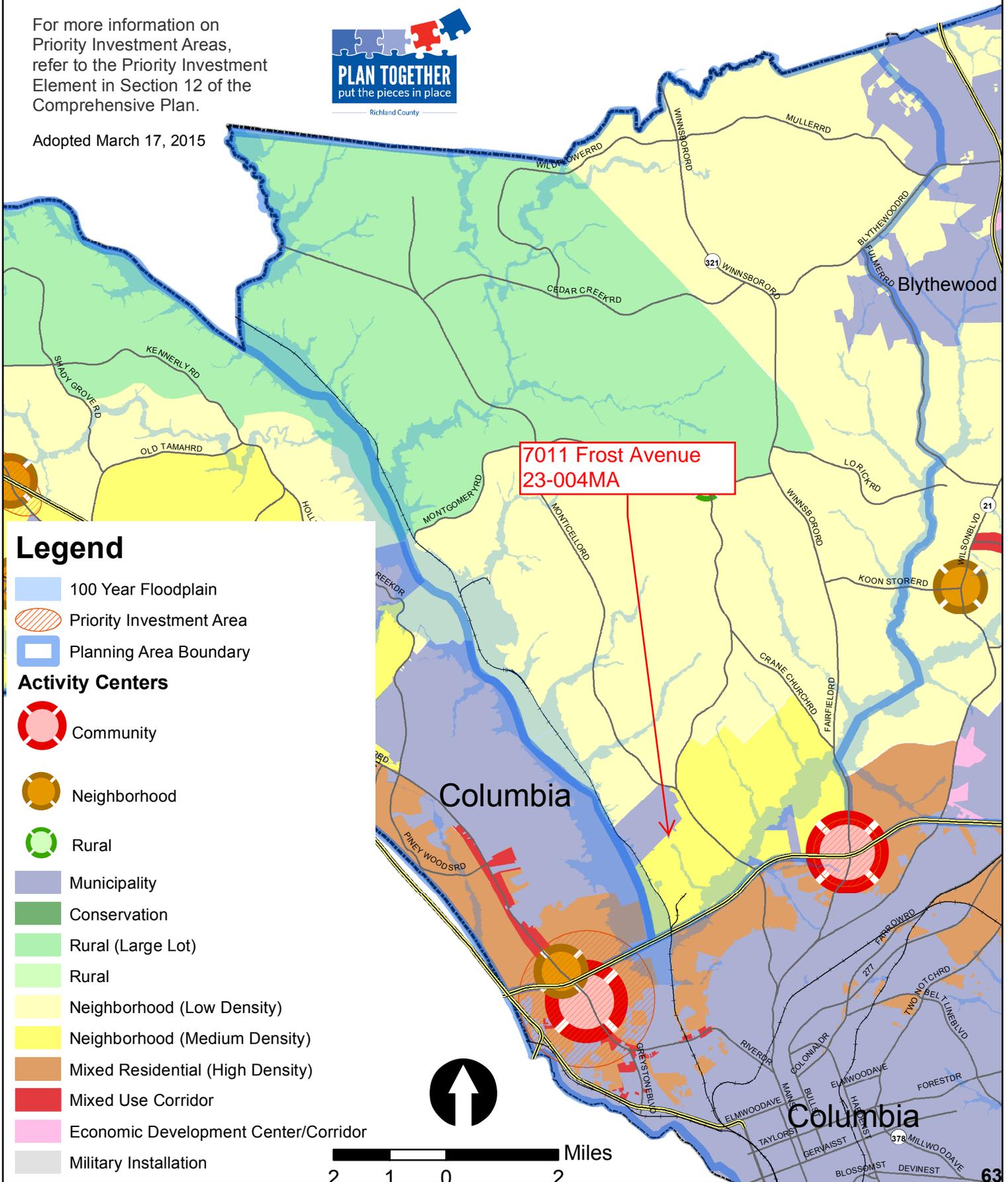
# NORTH CENTRAL PLANNING AREA

## 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 Centers

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2023  
**RC PROJECT:** 23-006MA  
**APPLICANT:** Ross P Mc Clary

**LOCATION:** 11447 & 11451 Garners Ferry Road

**TAX MAP NUMBER:** R35200-09-10 & 38  
**ACREAGE:** 3 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** RU

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

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 03-050MA. The request was withdrawn.

The subject parcel was part of a previous request for the Planned Development District (PDD) under case number 04-026MA. That case received third reading approved at the March 16, 2004 County Council meeting.

**Zoning History for the General Area**

A PDD parcel east of the site was rezoned under case number 98-011MA.

**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.

The minimum lot area is 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. The maximum allowed density for residential uses is one (1) dwelling unit per lot.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 3 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	PDD	Single Use PDD (Flea market)
<b><u>East:</u></b>	PDD	Single Use PDD (Flea market)
<b><u>West:</u></b>	RU	Place of Worship

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

The subject parcels have frontage along Garners Ferry Road. There are no sidewalks or street lights along this section of Garners Ferry Road. The parcel contains a nonresidential structure. The immediate area is characterized by large residential lots, undeveloped uses along the northern portion of Garners Ferry Road, a place of worship, a metal warehouse type structure, and undeveloped uses south of the subject parcel.

**Public Services**

The subject parcel is within the boundaries of School District 1. The Webber Elementary School is located 4.4 miles south east of the subject parcel on 132 Webber High Road. The Congaree Run fire station (number 29) is located 3.86 miles west of the subject parcel on Old Congaree Run. There are no fire hydrants located along this section of Garners Ferry Road. The City of Columbia is the water service provider for the 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 ***Rural (Large Lot)***.

**Land Use and Character**

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

**Desired Development Pattern**

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development.

Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station # 173) located west of the subject parcel on Garners Ferry Road identifies 15,700 Average Daily Trips (ADT's). This segment of Garners Ferry Road is classified as four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry 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.

SCDOT has programmed safety improvements for this section of Garners Ferry Rd. There are no planned or programmed improvements for this section of Garners Ferry Road through the County Penny Sales Tax program.

### **Conclusion**

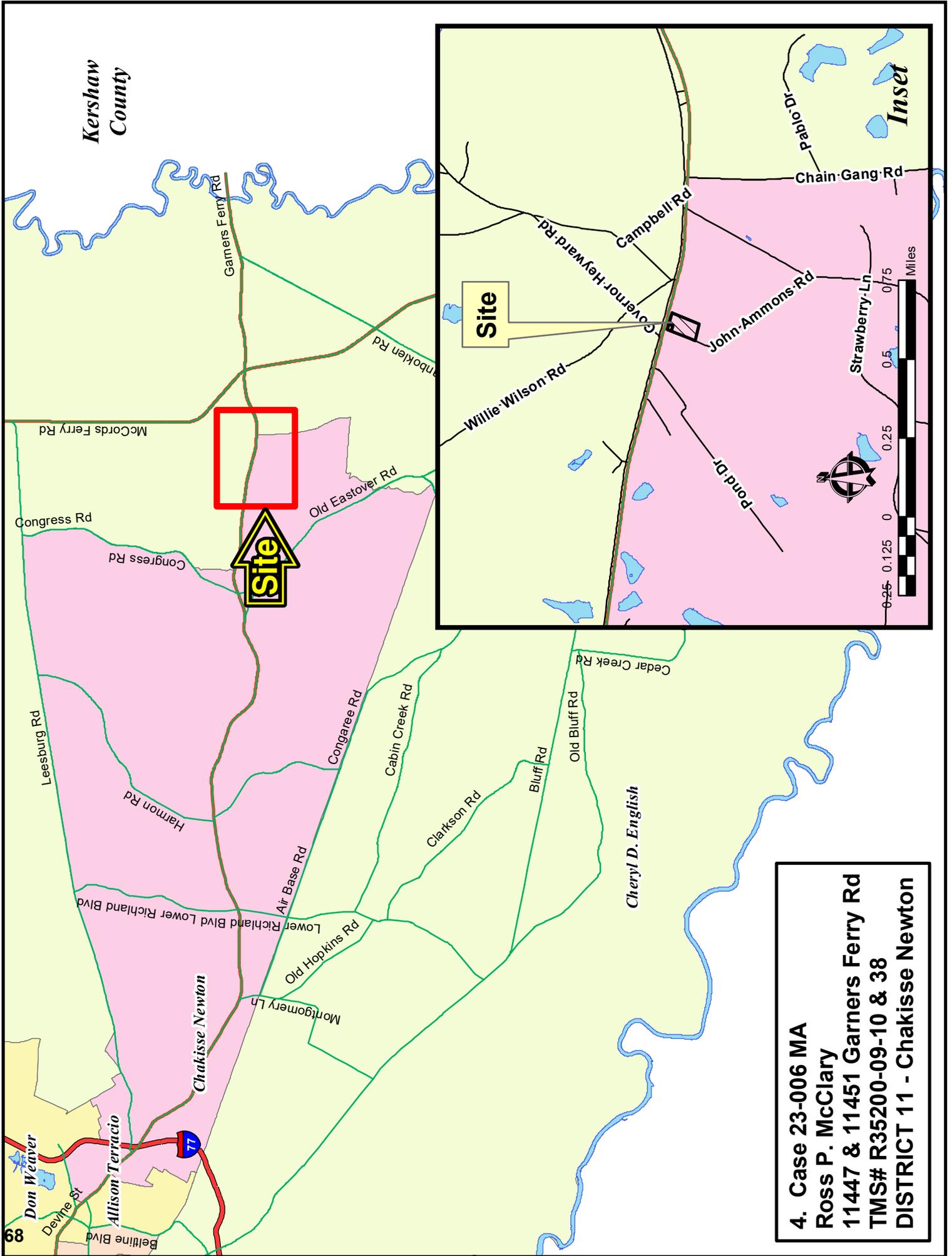
Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan and recommends **Approval** of this map amendment.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The existing zoning District permits a commercial use that is not in accordance with the desired development pattern for commercial uses to locate within Rural Activity Centers.

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

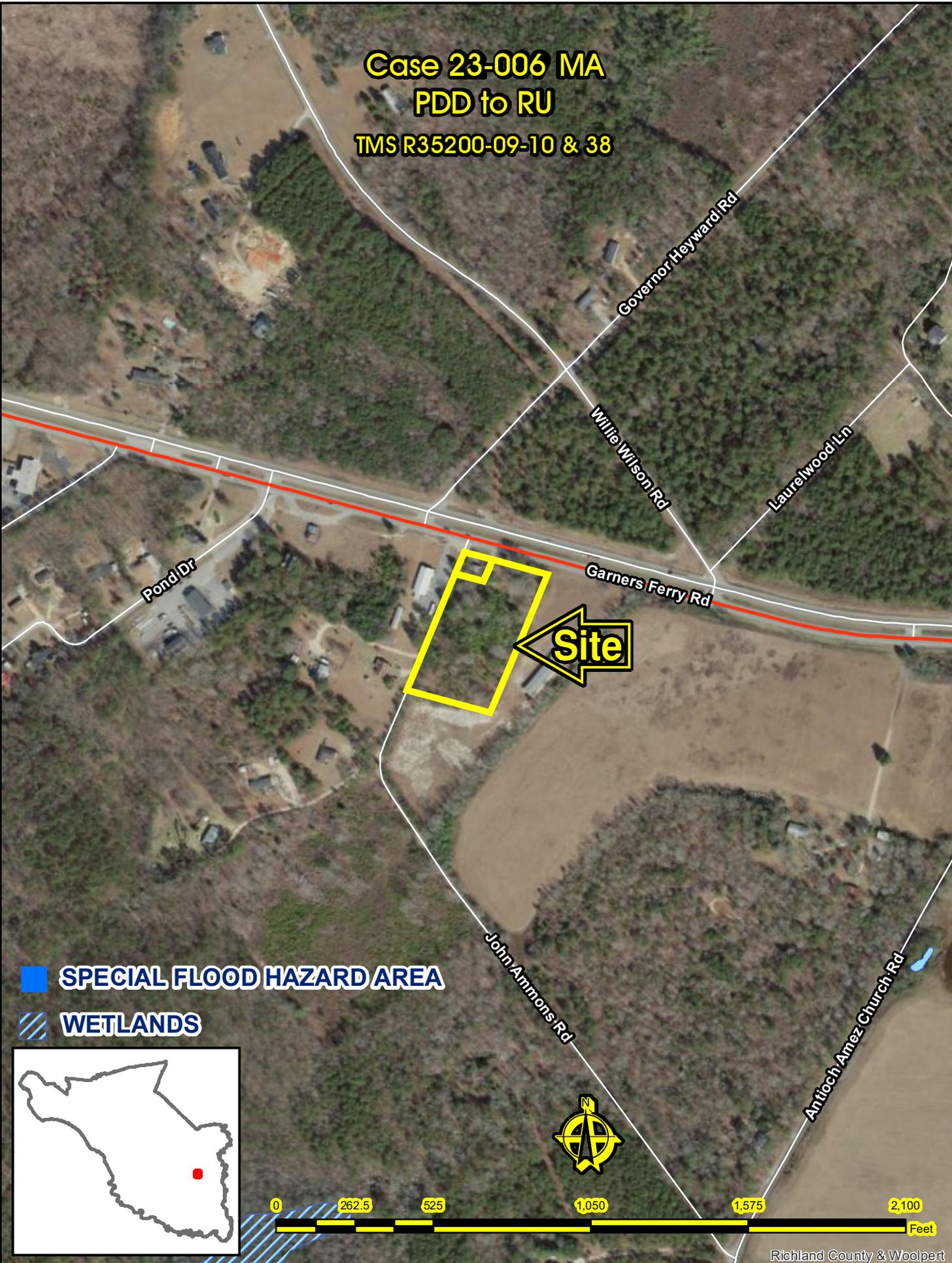
### **Planning Commission Action**

At their **March 6, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-006 MA**.



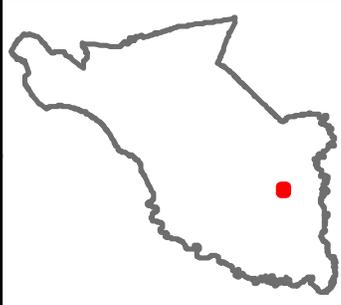
**4. Case 23-006 MA  
 Ross P. McClary  
 11447 & 11451 Garners Ferry Rd  
 TMS# R35200-09-10 & 38  
 DISTRICT 11 - Chakisse Newton**

**Case 23-006 MA**  
**PDD to RU**  
**TMS R35200-09-10 & 38**

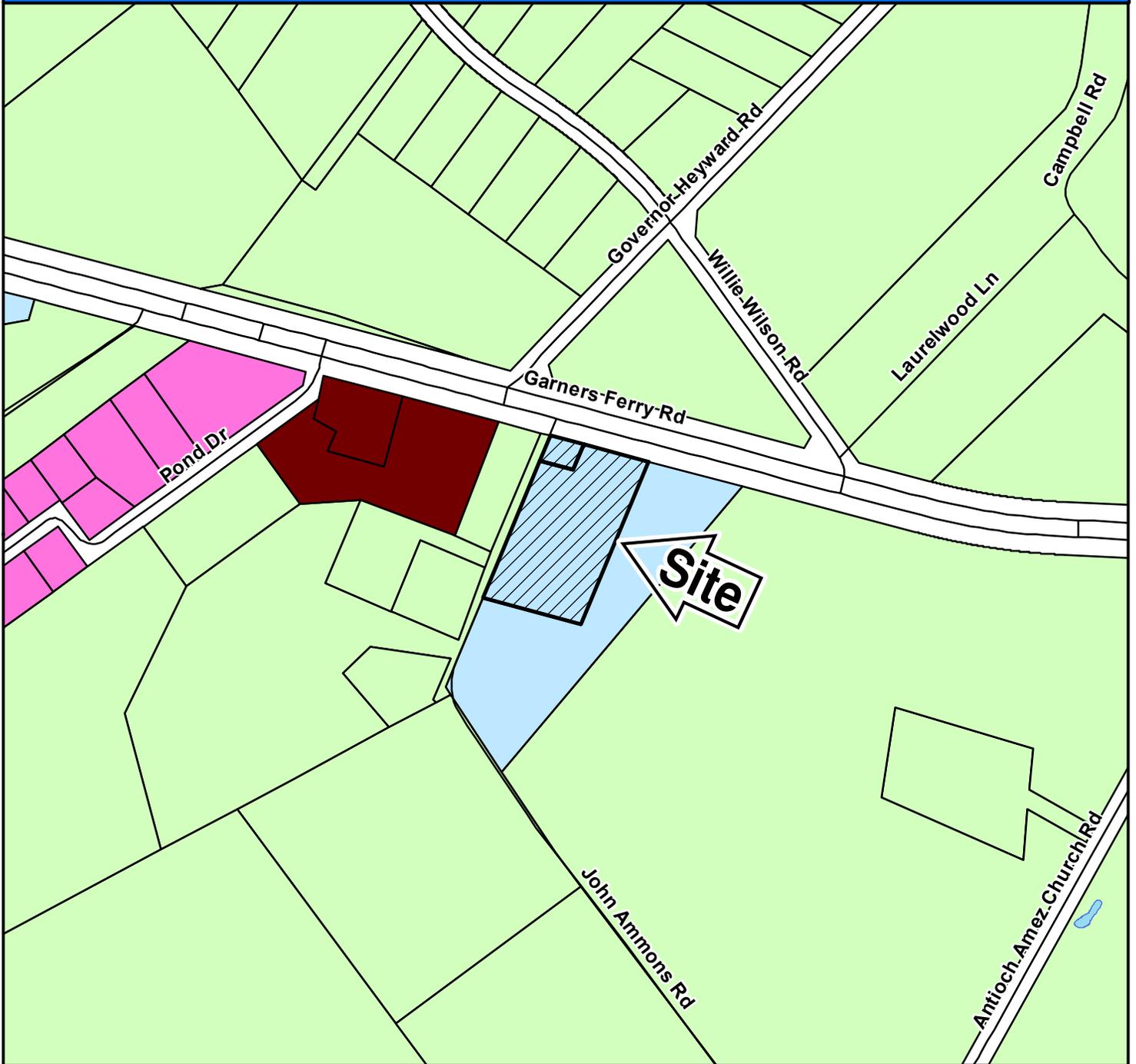


**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



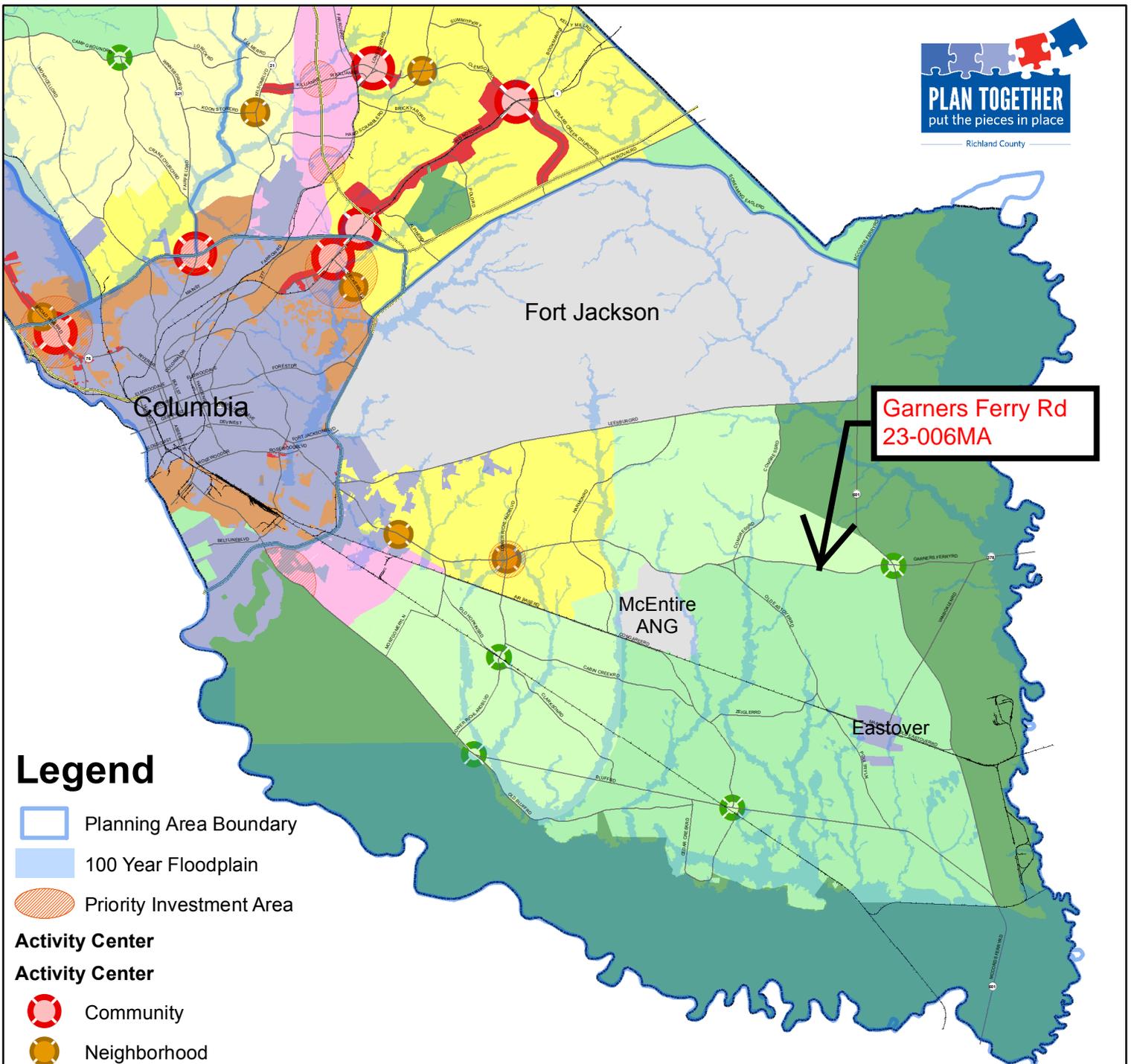
# Case 23-006 MA PDD to RU



## 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	





## Legend

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

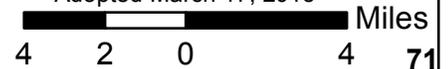
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 6, 2023  
**RC PROJECT:** 23-007MA  
**APPLICANT:** Chandler Roy

**LOCATION:** W/S Farrow Road

**TAX MAP NUMBER:** R17600-01-12  
**ACREAGE:** 35.05 acres  
**EXISTING ZONING:** LI  
**PROPOSED ZONING:** RM-MD

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

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). The subject property was rezoned to Light Industrial District (LI) under case number 14-04MA.

**Zoning History for the General Area**

The Light Industrial District (M-1) parcels north of the site were rezoned from Development District (D-1) to M-1 under Ordinance Number 100-96HR (case number 96-069MA).

The M-1 parcel west of the site was rezoned from Development District (D-1) to M-1 under Ordinance Number 24-01HR (case number 01-036MA).

The M-1 parcels south of the subject parcel with frontage along Carolina Pines Drive and Marthan Road were rezoned from Development District (D-1) to M-1 under Ordinance Number 068.9-94HR (case number 94-037MA).

The Heavy Industrial District (HI) parcels 17600-01-17 and 24, were rezoned from M-1 to HI under Ordinance Number 026-13HR (case number 13-015MA).

**Zoning District Summary**

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 280 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HI/M-1	Adhesives Manufacturing (Intertape Polymer Group)/Undeveloped
<b><u>South:</u></b>	RU/GC/M-1	Residential/Undeveloped/Manufacturing (Bose)
<b><u>East:</u></b>	RU/GC	Residences/Utilities
<b><u>West:</u></b>	M-1	Manufacturing (Spirax Sarco)

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

The parcel has three hundred and seventy nine (379) feet of frontage along Farrow Road. The parcel is undeveloped, has a gentle slope and vegetation along the fence lines. Farrow Road is a two lane collector road without sidewalks or streetlamps.

The surrounding area is characterized by warehouses, manufacturing, agricultural tree farms, scattered residential and undeveloped parcels. North along Carolina Pines Drive contains a number of M-1 District zoned parcels and undeveloped parcels. The Belk regional distribution center is located along Belk Court located to the north. West of the subject parcel is Spirax Sarco and Interstate 77, while east of the subject parcel are some residential properties. The vast majority of properties along Farrow Road are zoned General Commercial District (GC), Heavy Industrial District (HI) or M-1, Light Industrial District. However, along Farrow Road remains a few properties zoned Rural District (RU).

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located .92 miles west of the subject parcels on Turkey Farm Road. Sandlapper Elementary School is 1.5 miles east of the subject parcel on Longtown Road. Water and sewer is provided by the City of Columbia. There are two fire hydrants located along Farrow Road located north and south of the subject parcel. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.25 miles southeast 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.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,200 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) “F”.

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

There are no planned or programmed improvements for these road sections through 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 for Economic Development Center/Corridor future land use designation.

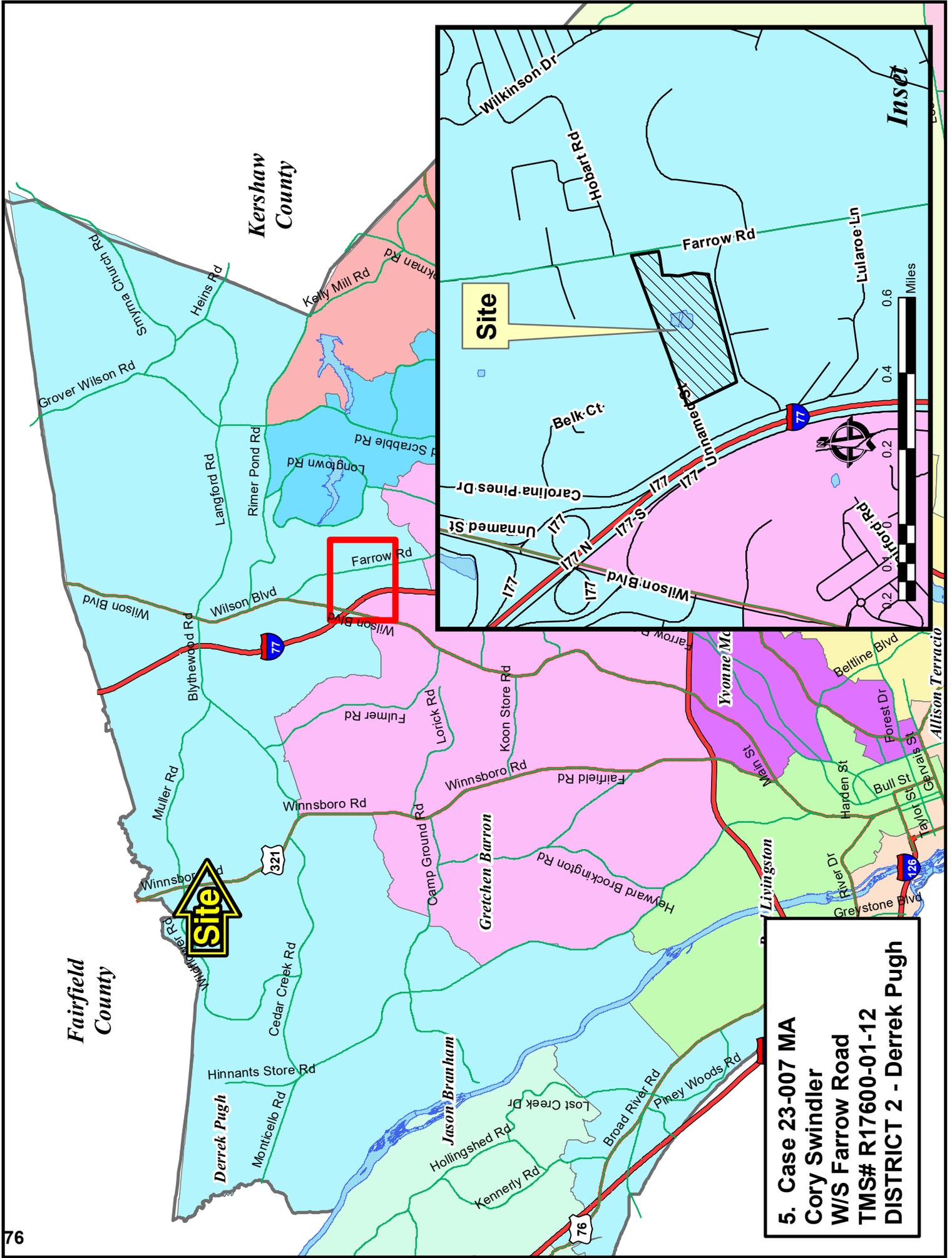
The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

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

### **Planning Commission Action**

At their **March 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 # **23-007 MA**.



Fairfield County

Kershaw County

**Site**

**Site**

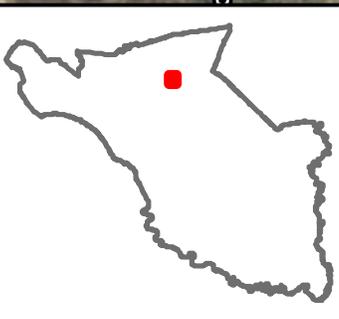
5. Case 23-007 MA  
 Cory Swindler  
 W/S Farrow Road  
 TMS# R17600-01-12  
 DISTRICT 2 - Derrek Pugh

**Case 23-007 MA**  
**LI to RM-MD**  
**TMS R17600-01-12**



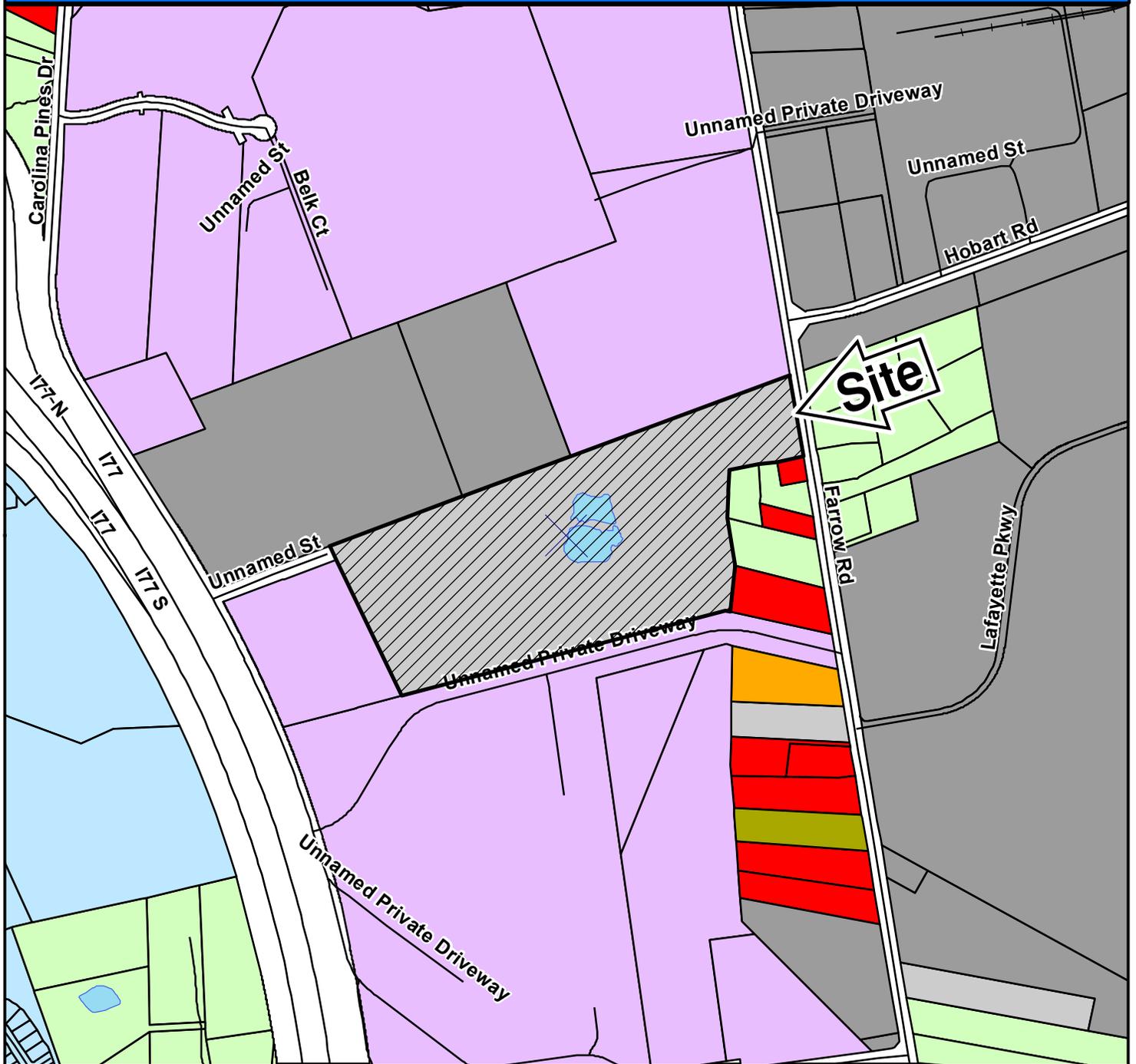
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

# Case 23-007 MA LI to RM-MD



## ZONING CLASSIFICATIONS

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



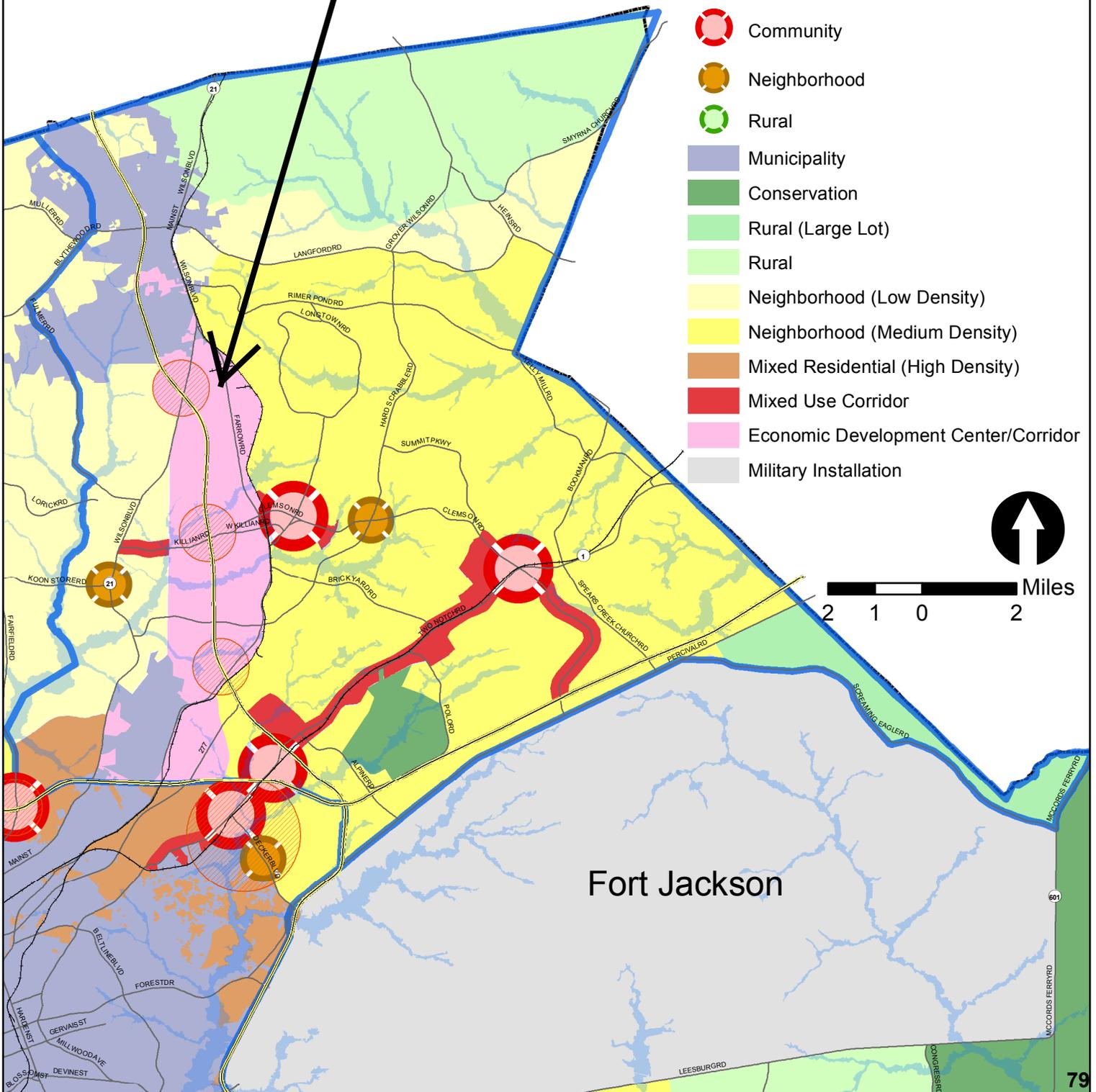
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Farrow Road 23-007MA**

### 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





**Informational Agenda Briefing**

<b>Prepared by:</b>	Geonard Price	<b>Title</b>	Deputy CP&D Director / Zoning Administrator
<b>Department:</b>	CP&D Department	<b>Division</b>	Planning and Development Services
<b>Date Prepared:</b>	March 22, 2023	<b>Meeting Date:</b>	March 28, 2023
<b>Meeting/Committee:</b>	Zoning Public Hearing		
<b>Subject:</b>	Lower Richland Tourism Plan		

**Timeline**

- Engaged Asakura-Robinson - 2016
- November 2016, January 2017: Public input sessions at Hopkins Park
- January 2017: Public input session at Lower Richland sheriff substation
- Nov 2016-Jan 2017: Coordination with steering committee, stakeholders (interviews), elected officials
- June 2018: Final Draft
- July 2018: LRTP approved by Richland County Conservation Commission (RCCC)
- February 2019: Request for motion to approve plan
- November 16, 2021: Motion Period - Move to invite the Richland County Conservation Commission to present the Lower Richland Tourism plan to Council [NEWTON and ENGLISH]
  - Item was referred to the December D&S Committee
- December 2021: Development and Services Committee, request for approval
  - Held in D&S Committee for the purposes of scheduling a work session
- February 2022: RCCC LRTP Drop-in
- June 28, 2022: Move to invite the Richland County Conservation Commission to present the Lower Richland Tourism plan to Council [NEWTON and ENGLISH]
  - Forwarded to Council with a recommendation to accept the Lower Richland Tourism Plan
- July 12, 2022: Move to invite the Richland County Conservation Commission to present the Lower Richland Tourism Plan to Council [NEWTON and ENGLISH]
  - Ms. English moved to accept the Lower Richland Tourism Plan and forward it to the Planning Commission for inclusion in the Comprehensive Plan, seconded by Ms. Newton
- September 8, 2022: Presentation of Plan to the Planning Commission
  - Deferred to October 3, 2022 Planning Commission
- October 3, 2022: Resolution to recommend incorporating and adopting the Plan into the Comprehensive Plan approved by Planning Commission
- March 28, 2023: Planning Commission Resolution presented to County Council at the Zoning Public Hearing

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL SUPPORT THE STATED OBJECTIVES OF THE LOWER RICHLAND TOURISM PLAN IN ANY WAY THEY DEEM APPROPRIATE INCLUDING ADOPTION AS A PART OF THE “2015 RICHLAND COUNTY COMPREHENSIVE PLAN – PUTTING THE PIECES IN PLACE”.

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Lower Richland Tourism Plan” to the Richland County Council for adoption and use as a guide to provide for a sustainable, inclusive tourism economy that builds on and strengthens local nature and heritage assets in the Lower Richland area of the County and for the application of zoning and development regulations and land use planning decisions.

ADOPTED this 3<sup>rd</sup> day of October, 2022.

  
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Jason Branham, Chair  
Richland County Planning Commission

Attested by:

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Geonard Price, Deputy CP&D Director  
Community Planning & Development Department





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