

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



March 25, 2025

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***

Purpose and Use of the Future Land Use Map

Purpose of Future Land Use Map and Categories

The Future Land Use map and categories are used during rezoning requests to make recommendations and decisions regarding the appropriateness of different aspects of proposed developments. The Future Land Use map and categories provide guidance when making decisions about zoning and infrastructure investments by identifying the type and character of development that should occur in specific areas.

The Future Land Use categories and the Future Land Use map are provided solely with the intention of offering guidance to local decision-makers. This plan does not make formal recommendations to rezone properties to align with these Future Land use designations, but provides support for these Future Land Use designations during a rezoning case evaluation.

Using the Future Land Use Map and Categories

Each rezoning proposal needs to be evaluated using the land use category, goals and implementation strategies outlined in this Comprehensive Plan. Because this is a Comprehensive Plan and not intended to provide site level guidance with regard to development decisions, discretion should be used when evaluating a proposed rezoning using the Future Land Use Map and related categories.

Future Land Use category lines were developed by considering development character, utility service areas, lines of natural features, and roadways. Particularly for areas near or on the boundaries of Future Land Use categories, discretion by the Richland County Planning Department staff is needed to determine the appropriate Future Land Use category that should be applied based on:

- Existing development context of property
- Environmental context of the property
- Development activity or proposed activity occurring within a sphere of influence of the property
- Future plans to construct utility infrastructure, roadways, or other public facilities

Ultimately, rezoning decisions are legislative decisions made by the County Council. This means that the decisions are a policy choice, and that the Comprehensive Plan helps to inform these choices.



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

AGENDA

Tuesday, March 25, 2025

2020 Hampton Street, Columbia, SC 29204

7:00 PM

1. STAFF:

Synthia Williams Community Planning and Development Director
Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator
Matthew T. Smith Comprehensive Planner
Marc Ridlehoover Comprehensive Planner

2. CALL TO ORDER

The Honorable Jesica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jesica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jesica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jesica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jesica Mackey

a. MAP AMENDMENTS [ACTION]

1. Case # 24-050 MA

Norman Gross
HM to RT (32.11)
W/S Roberts Rd, W/S Roberts Rd,
W/S Roberts Rd & 3832 Roberts Rd
TMS: R25000-02-16, 17, 18 and R25000-02-20
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Page 1

District 11
The Honorable Chakisse Newton

2. Case # 24-051 MA

Curtis Thomas
R3 to RT (5.94 acres)
Starling Goodson Road
TMS: R22013-01-08, R22013-01-40 and 43
Planning Commission: Disapproval (8-0)
Comprehensive Plan: Non-Compliant
Page 11

District 11
The Honorable Chakisse Newton

3. Case # 24-052 MA

DuBose Williamson
HM to GC (19.83 acres)
10141 Wilson Blvd
TMS: R14800-05-11
Planning Commission: Approval (5-2)
Staff Recommendation: Disapproval
Page 21

District 7
The Honorable Gretchen Barron

4. Case # 25-002 MA
Brandon Pridemore
AG to R3 (198.84 acres)
800 Mount Valley Road
TMS: R12400-02-22
Planning Commission: Disapproval (6-1)
Comprehensive Plan: Non-Compliant
Page 31
District 7
The Honorable Gretchen Barron
5. Case # 25-003 MA
Brandon Pridemore
AG to R3 (111.41 acres)
700 Mount Valley Road
TMS: R12400-02-23
Planning Commission: Disapproval (6-1)
Comprehensive Plan: Non-Compliant
Page 41
District 7
The Honorable Gretchen Barron
6. Case # 25-005 MA
Michael Schroeder
R3 to R4 (3.8 acres)
520 Todd Branch Drive
TMS: R17115-01-18
Planning Commission: Approval (7-0)
Comprehensive Plan: Non-Compliant
Page 51
District 7
The Honorable Gretchen Barron
7. Case # 25-006 MA
Denise M. Canarella
RT to GC (1.65 acres)
1620 Dutch Fork Road
TMS: R02411-02-03
Planning Commission: Approval (6-0)
Comprehensive Plan: Non-Compliant
Page 61
District 1
The Honorable Jason Branham
8. Case # 25-007 MA
Susan Clements
HM to RT (3.00 acres)
1531 Wash Lever Road
TMS# R01900-01-22
Planning Commission: Approval (6-0)
Comprehensive Plan: Non-Compliant
Page 71
District 1
The Honorable Jason Branham
9. Case # 25-009 MA
Luella Martin Bolton
HI to RT (3.00 acres)
E/S McCords Ferry Road
TMS: R38900-03-10
Planning Commission: Approval (5-1)
Comprehensive Plan: Non-Compliant
Page 81
District 10
The Honorable Cheryl D. English

10. Case # 25-010 MA

Jared Munneke

HI to R6 (22.35 acres)

1401 Shop Road

TMS: R11209-02-12

Planning Commission: Approval (6-0)

Comprehensive Plan: Compliant

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District 10

The Honorable Cheryl D. English

11. Case # 25-011

Mark James

AG to RC (5.93 acres)

11481 Garners Ferry Road

TMS: R35200-09-11 (portion of)

Planning Commission: Disapproval (6-0)

Comprehensive Plan: Non-Compliant

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District 11

The Honorable Chakisse Newton

7. Section 26-2.4 (n) Limitation on Subsequent Applications - [Update]

a. Prior Application Denial

b. Prior Application Withdrawal

Page 111

8. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 2, 2024
RC PROJECT: 24-050 MA
APPLICANT: Norman E. Gross

LOCATION: Roberts Road

TAX MAP NUMBER: R25000-02-16, 17, 18 & 20
ACREAGE: 32.11 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: March 7, 2025

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 32 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RT/ HM	Residence/ Residence
<u>South:</u>	AG	Residence
<u>East:</u>	HM	Undeveloped
<u>West:</u>	RT/RT	Residence/ Residence

Discussion

Parcel/Area Characteristics

These parcels have frontage along Roberts Road. There are no sidewalks or street lamps along this section of Roberts Road. The subject parcels are mostly undeveloped with one parcel containing a single-family residence. The immediate area is characterized by residential parcels on large tract and a scattering of undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District One. The Lower Richland High School is located 3.1 miles southwest of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 3 miles southwest of the subject parcel on Lower Richland Boulevard and Rabbit Run. Water would be provided by the City of Columbia and sewer is provided by Richland County.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include

townhomes and apartments. The plan states that new housing development should not be limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #517) located east of the subject parcel on Harmon Road identifies 700 Average Daily Trips (ADT's). Harmon Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Harmon Road 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. ADT data is collected by SCDOT.

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

Conclusion

Staff recommends **disapproval** of this map amendment as the proposed rezoning is not aligned with the objectives set forth in the Comprehensive Plan for residential development within the Neighborhood Medium Density future land use designation.

According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The RT district does not accommodate the uses and development standards consistent with the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

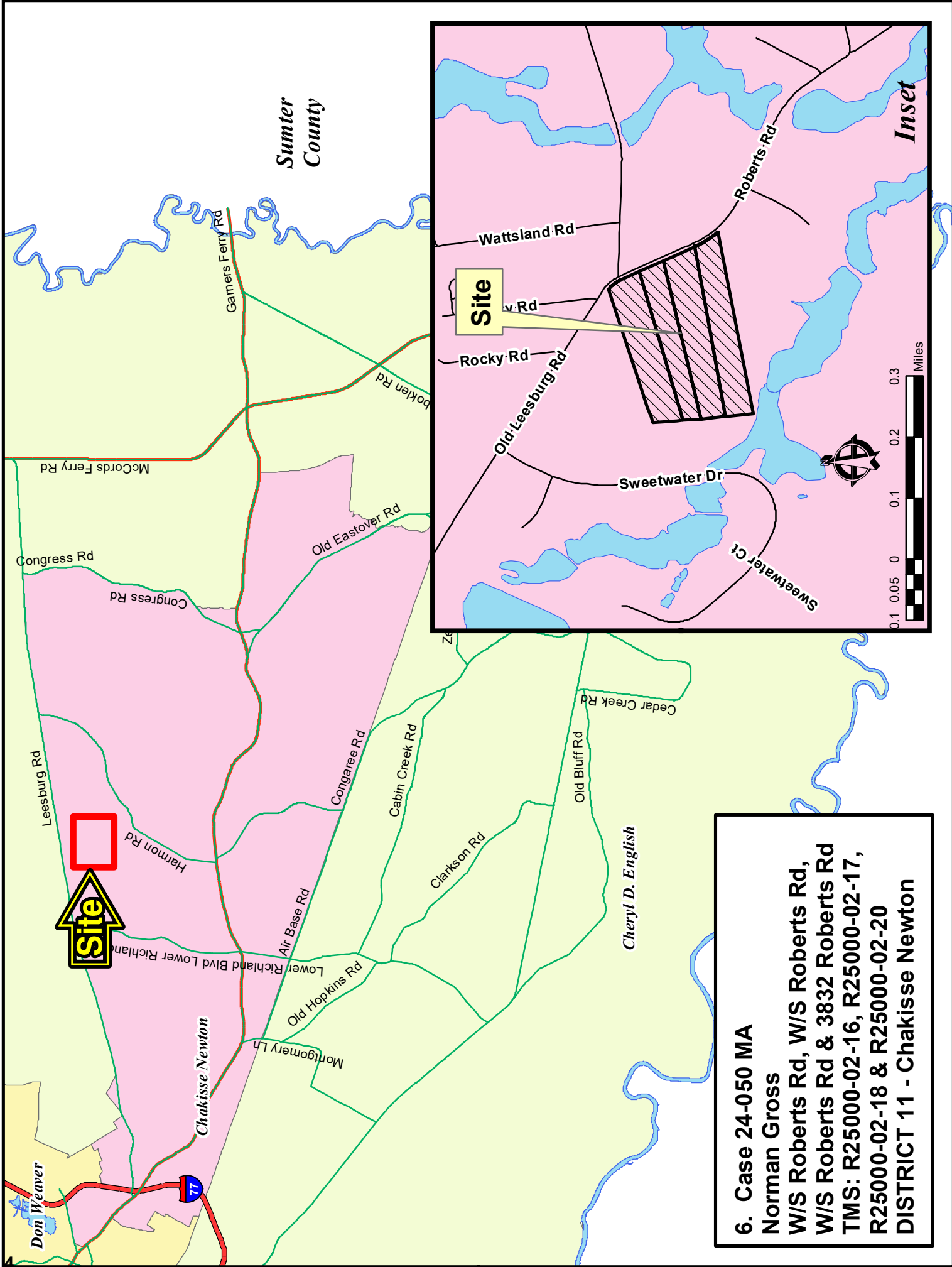
Furthermore, the proposed rezoning would conflict with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Planning Commission Action

At their **December 2, 2024** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the PDSD for the following reasons:

- It can be seen as a protective measure moving in the direction of the Comp Plan to keep the area rural.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-009 MA**.



6. Case 24-050 MA
Norman Gross
W/S Roberts Rd, W/S Roberts Rd,
W/S Roberts Rd & 3832 Roberts Rd
TMS: R25000-02-16, R25000-02-17,
R25000-02-18 & R25000-02-20
DISTRICT 11 - Chakisse Newton

CASE 24-050

HM to RT

**TMS TMS: R25000-02-16, R25000-02-17,
R25000-02-18 & R25000-02-20**

Wattland Rd

Old Leesburg Rd

Old Leesburg Rd

Old Leesburg Rd

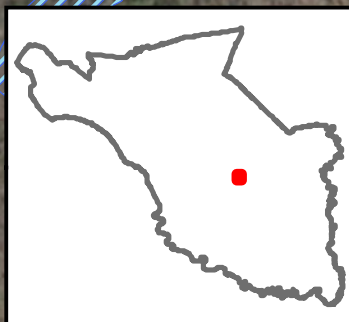
Sweetwater Dr

Roberts Rd

Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

Case 24-050 MA

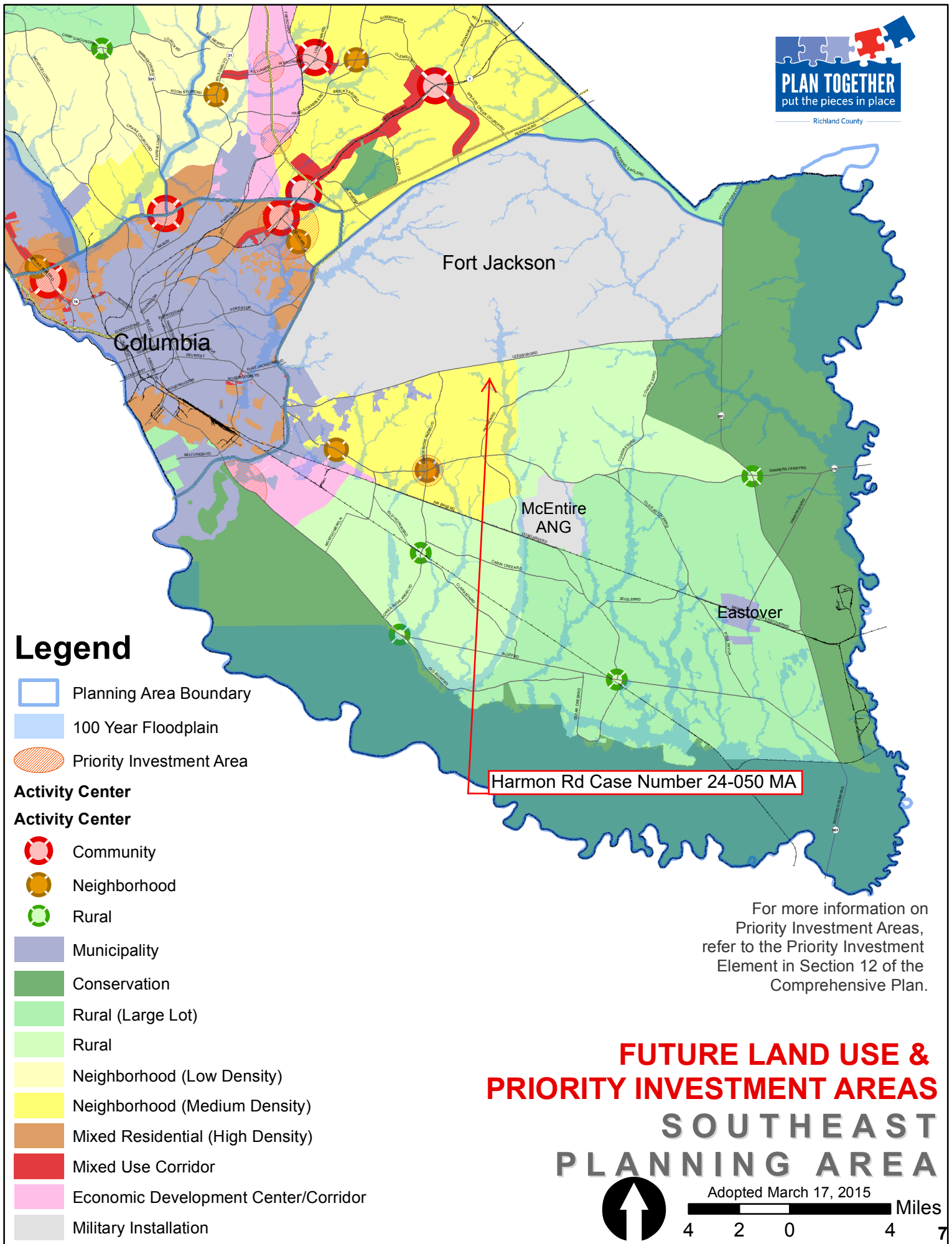
HM to RT



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 3, 2025
RC PROJECT: 24-051 MA
APPLICANT: Curtis Thomas

LOCATION: Starling Goodson Road

TAX MAP NUMBER: R22013-01-08, R22013-01-40, and 22013-01-43
ACREAGE: 5.94 acres
EXISTING ZONING: R3
PROPOSED ZONING: RT

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan Compliance

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD) was designated the R3 District.

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 5 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R3	Undeveloped
<u>South:</u>	R3	Undeveloped
<u>East:</u>	R3	Undeveloped
<u>West:</u>	R3	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Starling Goodson Road. The subject parcels are undeveloped and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/ forested land uses. West, north east and south of the subject parcels are undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. Lower Richland High School is located 1 (one) mile south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1 (one) mile south of the subject parcels on Lower Richland Boulevard. The parcels are located in the City of Columbia's water service area and the Richland County sewer service area.

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

Plans & Policies

2015 Comprehensive Plan

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. 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.

Lower Richland Neighborhood Master Plan

Suburban Transition Area

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan's Pond, Harmon's Pond and Morrell's Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments.

Traffic Characteristics

The 2023 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 1,000 Average Daily Trips (ADT's). This segment of Starling Goodson Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Starling Goodson Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

Conclusion

The proposed rezoning is inconsistent with the objectives for the Comprehensive Plan, as the requested rezoning does not align with the objectives for residential development within the Neighborhood Medium Density future land use designation.

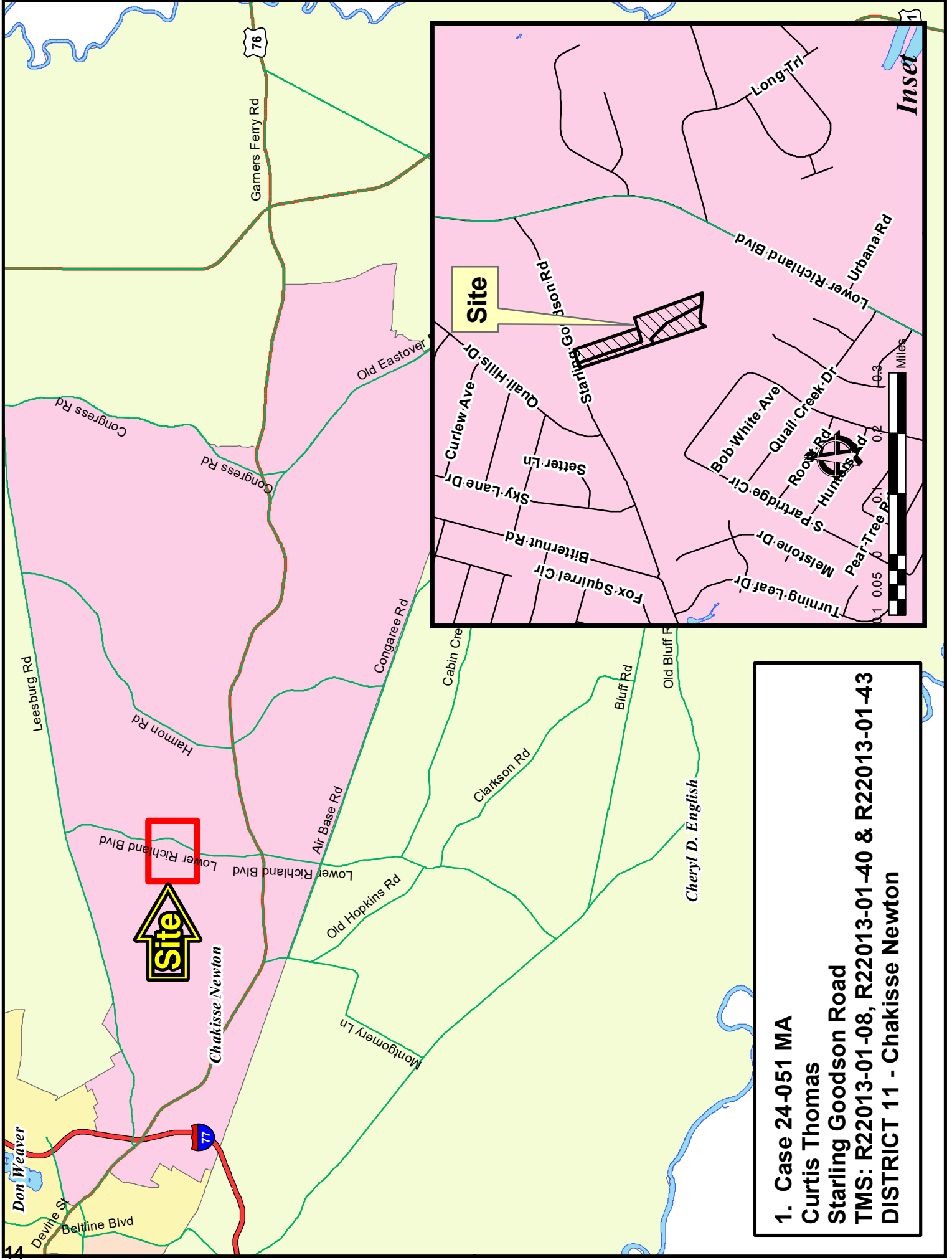
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended to support "medium-density residential neighborhoods and neighborhood-scale commercial development designed in a traditional neighborhood format." These areas serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities."

The RT district does not align with the intended uses and development standards of the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

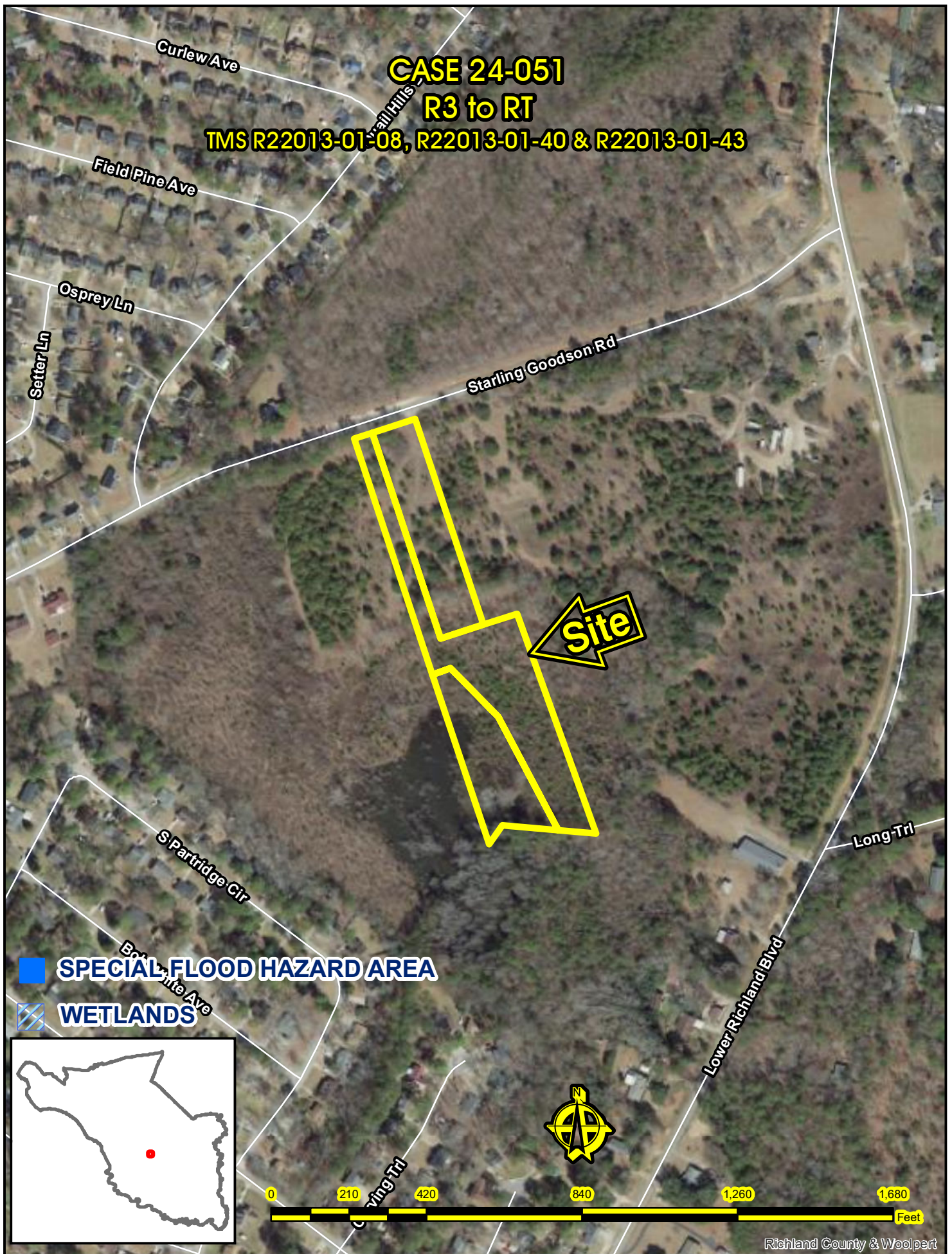
Additionally, the proposed rezoning conflicts with the Lower Richland Strategic Community Master Plan, which calls for higher densities and more intensive uses than those permitted under the requested designation.

Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-051 MA**.

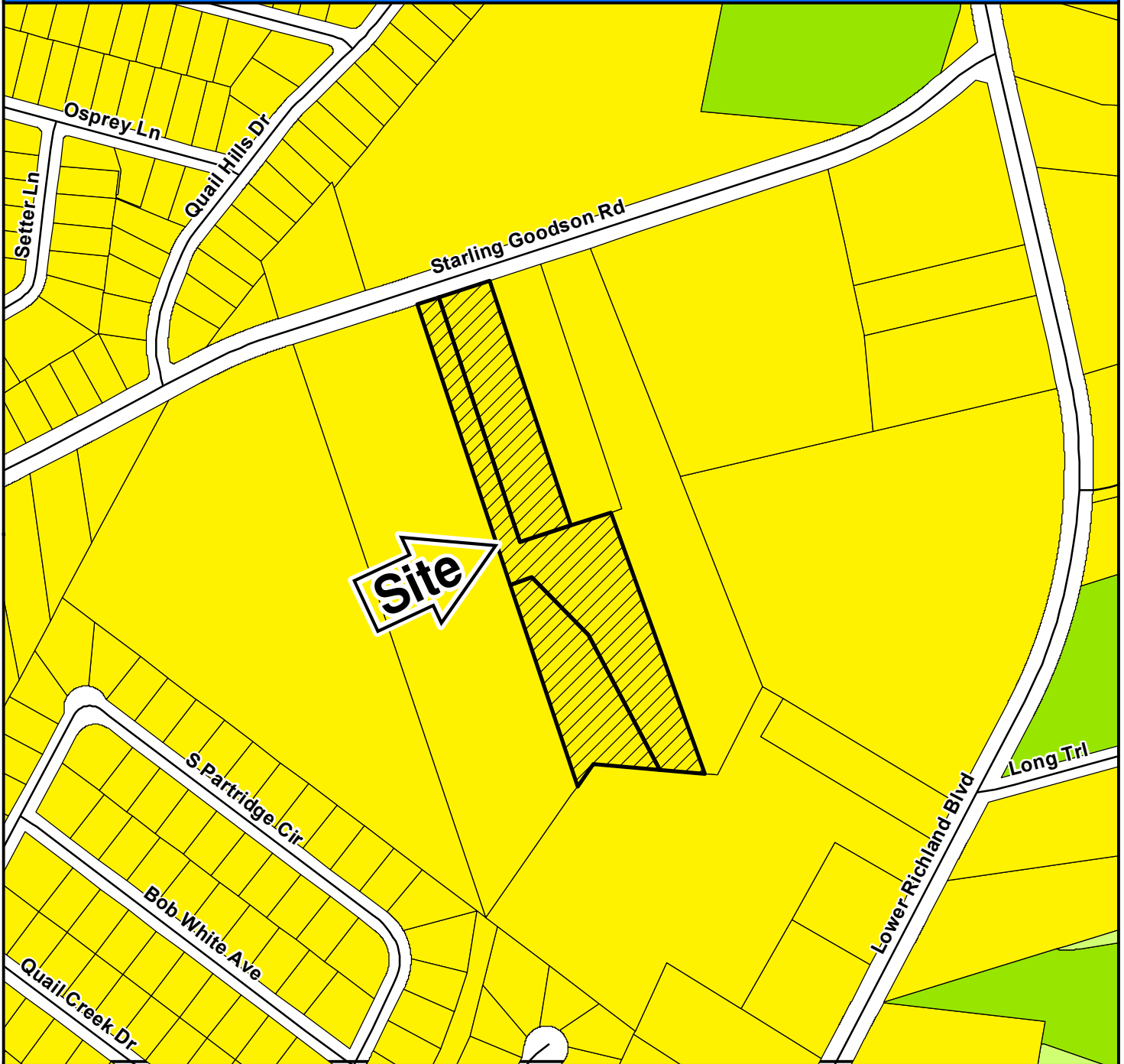


1. Case 24-051 MA
Curtis Thomas
Starling Goodson Road
TMS: R22013-01-08, R22013-01-43
DISTRICT 11 - Chakisse Newton



CASE 24-051 MA

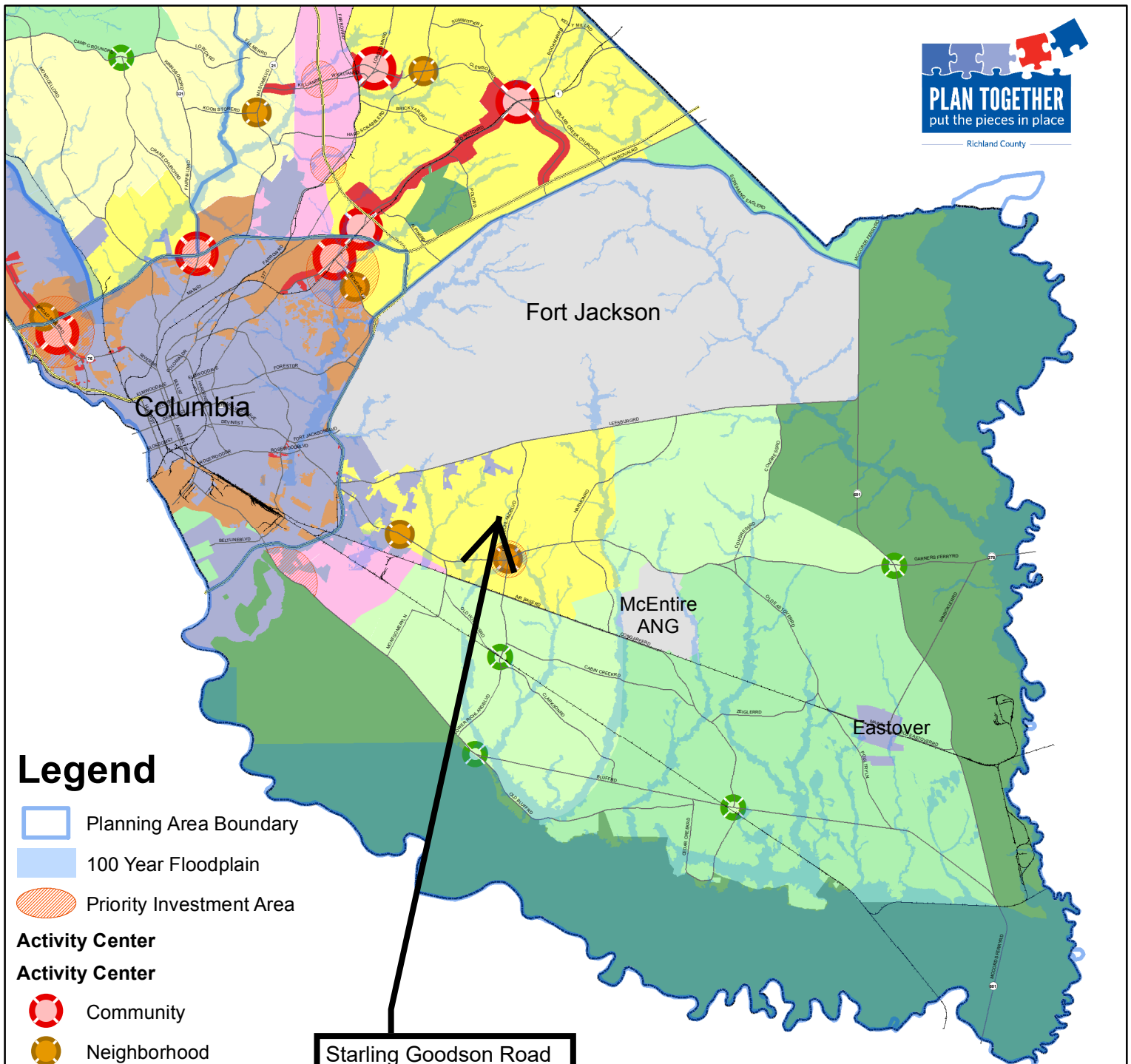
R3 to RT



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





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

Starling Goodson Road
24-051MA

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

Miles
4 2 0 4 17

Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

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Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	December 2, 2024
RC PROJECT:	24-052MA
APPLICANT:	DuBose Williamson
LOCATION:	10141 Wilson Boulevard
TAX MAP NUMBER:	R14800-05-11
ACREAGE:	19.83 acres
EXISTING ZONING:	HM
PROPOSED ZONING:	GC
ZPH SIGN POSTING:	March 7, 2025

Staff Recommendation

Disapproval

Background

Zoning History

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Homestead (HM) District.

Zoning District Summary

The GC: General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

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: 317 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
<u>North:</u>	HM	Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/ PDD
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	AG	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a four-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, and residential properties. The immediate properties contiguous to the site are currently undeveloped.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 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 ***Neighborhood (Low Density)***.

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 15,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently 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.

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

Conclusion

Staff recommends **Disapproval** of this map amendment as it is not consistent with the 2015 Comprehensive Plan recommendations

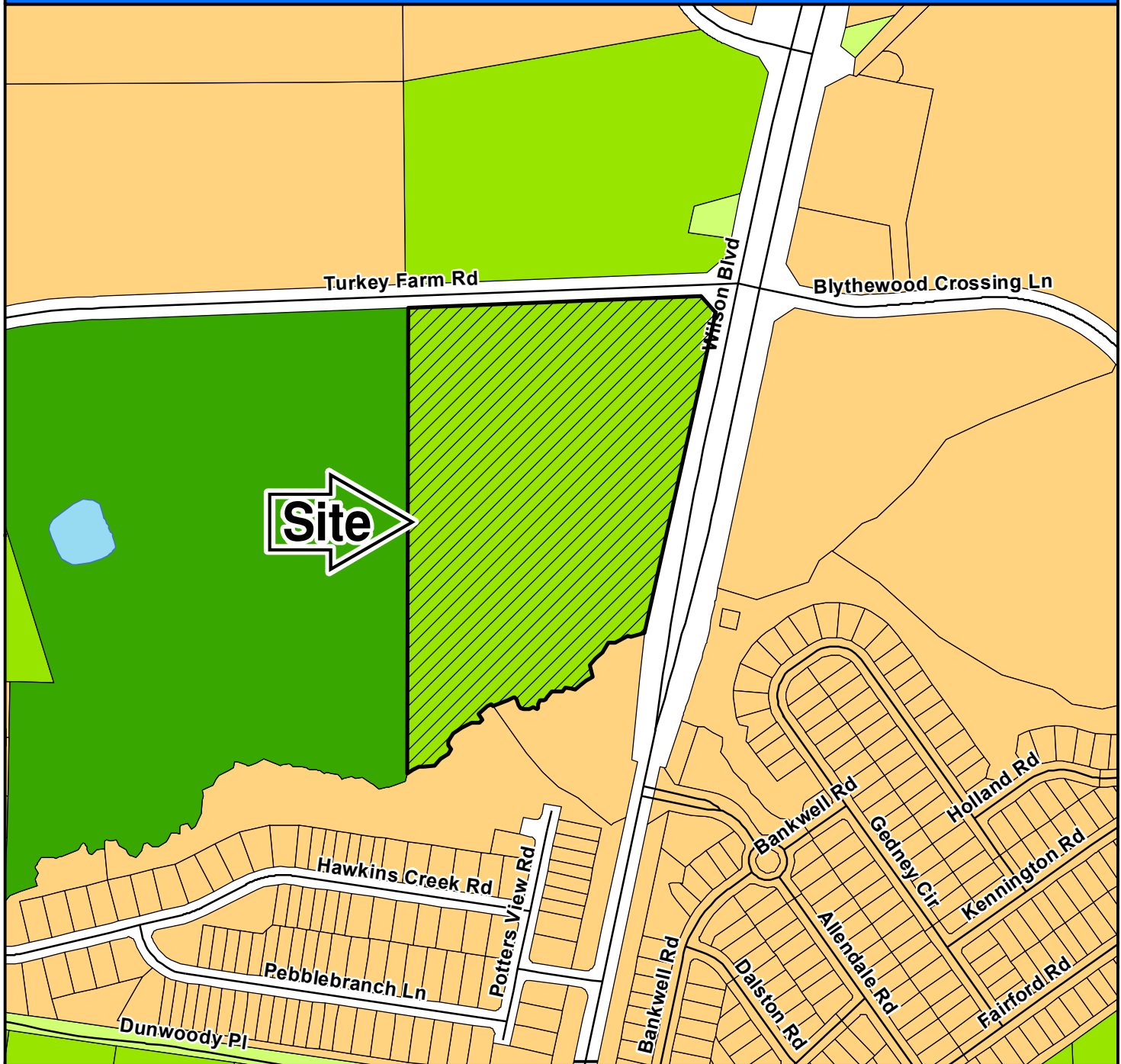
Although the proposed map amendment would allow for retail and commercial uses along a primary road, the subject site is not located within a Neighborhood Activity Center and is not within a contextually-appropriate distance from an intersection, as prescribed by the Comprehensive Plan.

Planning Commission Action

At their **December 2, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **24-052 MA**.

Case 24-052 MA

HM to GC



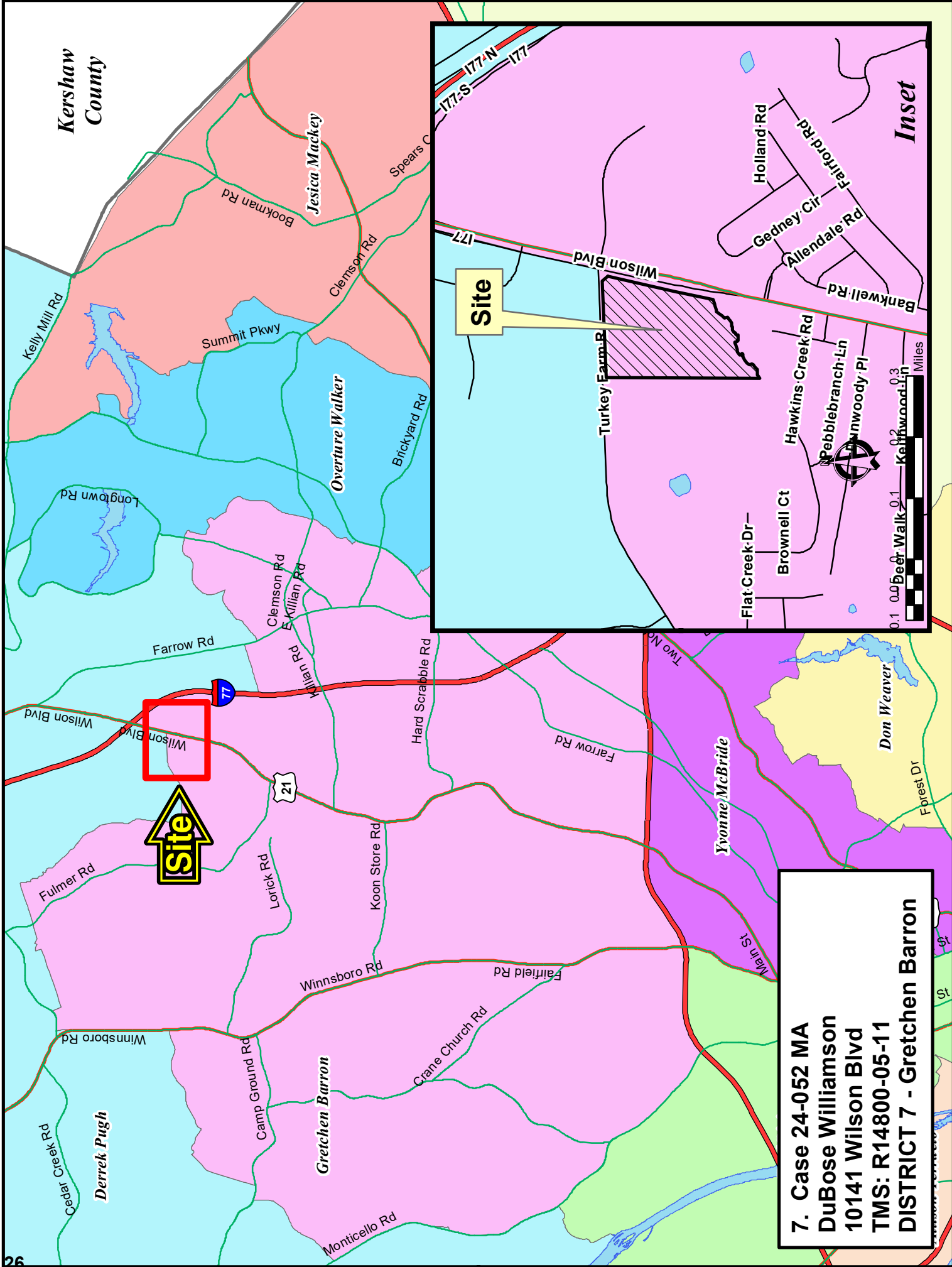
ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





Kershaw
County



7. Case 24-052 MA
DuBose Williamson
10141 Wilson Blvd
TMS: R14800-05-11
DISTRICT 7 - Gretchen Barron

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

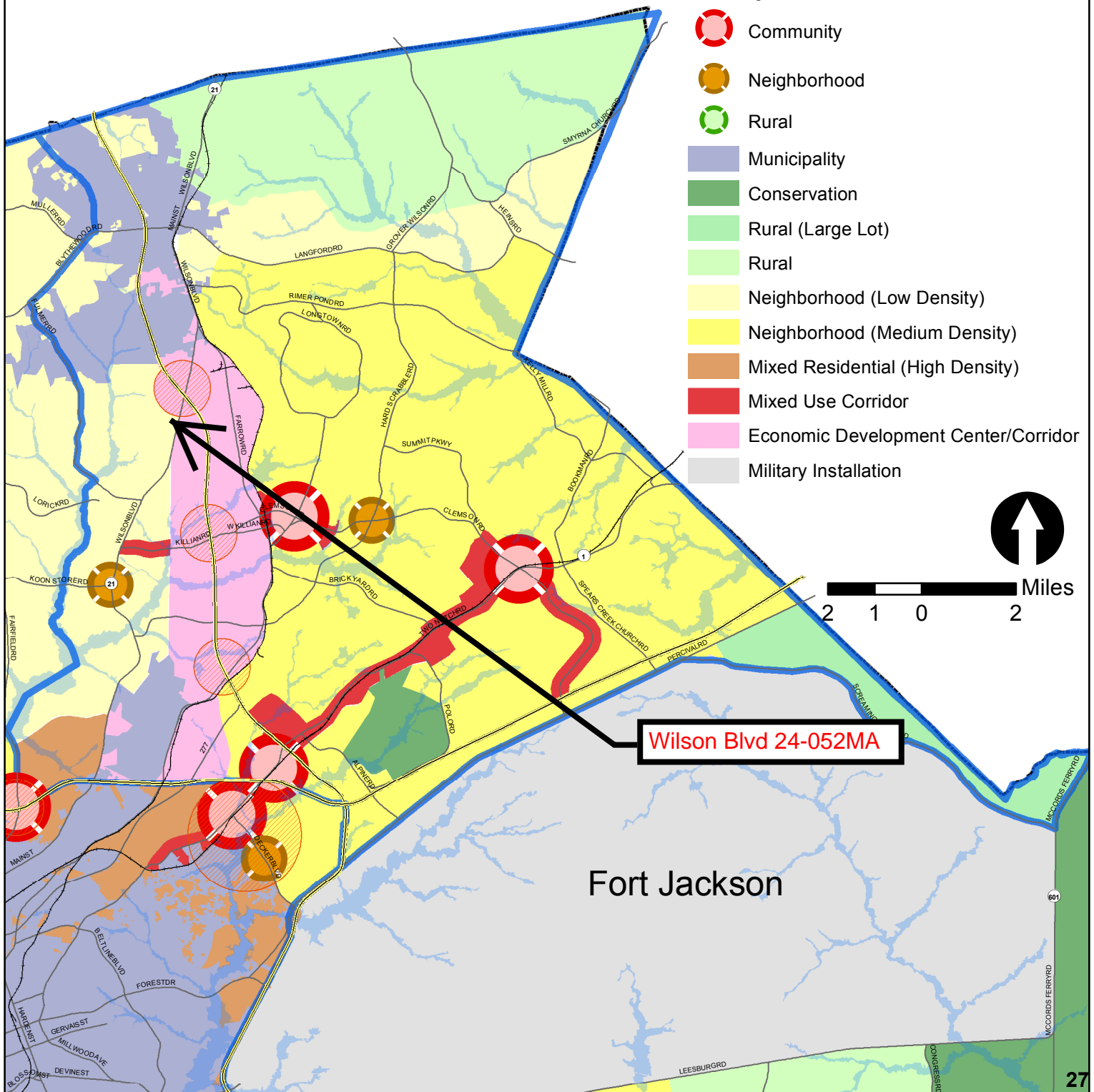


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
Agricultural		Kennel	SR	Bed and breakfast	P
Agriculture and Forestry		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
Agriculture and Forestry Related		Commercial Services		Vehicle Sales and Services	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
Residential		Bank, Retail	P	Parking, Commercial	P
Household Living		Catering	P	Vehicle fueling station	P
Dwelling, Live-Work	SR	Commercial services	P	Vehicle parts and accessories store	P
Dwelling, Multi-family	P	Consumer goods repair	SR	Vehicle repair, minor	P
Group home, Family	SR	Contractor's office	P	Vehicle sales and rental	P
Group Living		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	Industrial	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	Freight Movement, Warehousing, and Wholesale Distribution	
Community Service		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	Production of Goods	
Community food services	P	Personal services	P	Artisan goods production	SR
Community recreation center	P	Rental center	SR	Manufacturing, assembly, and fabrication, Light	P
Cultural facility	P	Self-service storage facility	SR	Waste and Recycling Facilities	
Day care facility	SR	Sightseeing tour services	P	Recycling collection station	P
Government office	P	Tattoo or body piercing facility	SR		
Hospital	P	Bar or other drinking place	SR		
Library	P	Restaurant	SR		
Membership organization facility	P	Restaurant, Carry-out	P		
Nursing care facility	P	Restaurant, Drive-through	P		
Place of worship	P	Recreation/Entertainment			
Public recreation facility	SR	Arena, stadium, or outdoor theater	SR		
Public safety facility	P	Commercial recreation, Indoor	P		
Short-term or transitional housing	SE	Commercial recreation, Outdoor	SR		
Education		Fitness or training center/studio	P		
College or university	P	Golf course	SR		
Elementary, middle, or high school	P	Marina	P		
School, business or trade	P	Performing arts center	P		
Funeral and Mortuary Services		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
Parks and Open Space		Smoking place	SR		
Arboretum or botanical garden	P	Retail Sales			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
Transportation		Consumer goods store	SR		
Transit stop	SR	Consumer goods store, Large	P		
Fleet terminal	P	Convenience store	P		
Passenger terminal, surface transportation	P	Drugstore	P		
Utilities and Communication		Farmers' market	P		
Antenna	P	Flea market	P		
Broadcasting studio	P	Garden center or retail nursery	P		
Communication tower	SE	Grocery/Food store	P		
Utility, minor	SR	Manufactured home sales	SR		
		Outdoor power equipment store	P		
		Pawnshop	P		

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 3, 2025
RC PROJECT: 25-002 MA
APPLICANT: Brandon Pridemore

LOCATION: 800 Mount Valley Road

TAX MAP NUMBER: R12400-02-22
ACREAGE: 198.84 acres
EXISTING ZONING: AG
PROPOSED ZONING: R3

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan Compliance

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 1,193 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R-12/ R-12/ R-12	Residential Subdivision (Town of Blythewood)
<u>South:</u>	AG	Undeveloped
<u>East:</u>	RU/ AG	Undeveloped/ Residence
<u>West:</u>	R-12/ AG	Residential Subdivision /Undeveloped

Discussion

Parcel/Area Characteristics

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

Public Services

The Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 1.26 miles west of the subject parcel. The Westwood High School is located approximately 2 miles east of the subject parcel on Turkey Farm Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the Richland County Sewer service area.

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

Plans & Policies

2015 Comprehensive Plan

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

Neighborhood (Low Density)

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer Road is currently operating at Level of Service (LOS) "A".

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

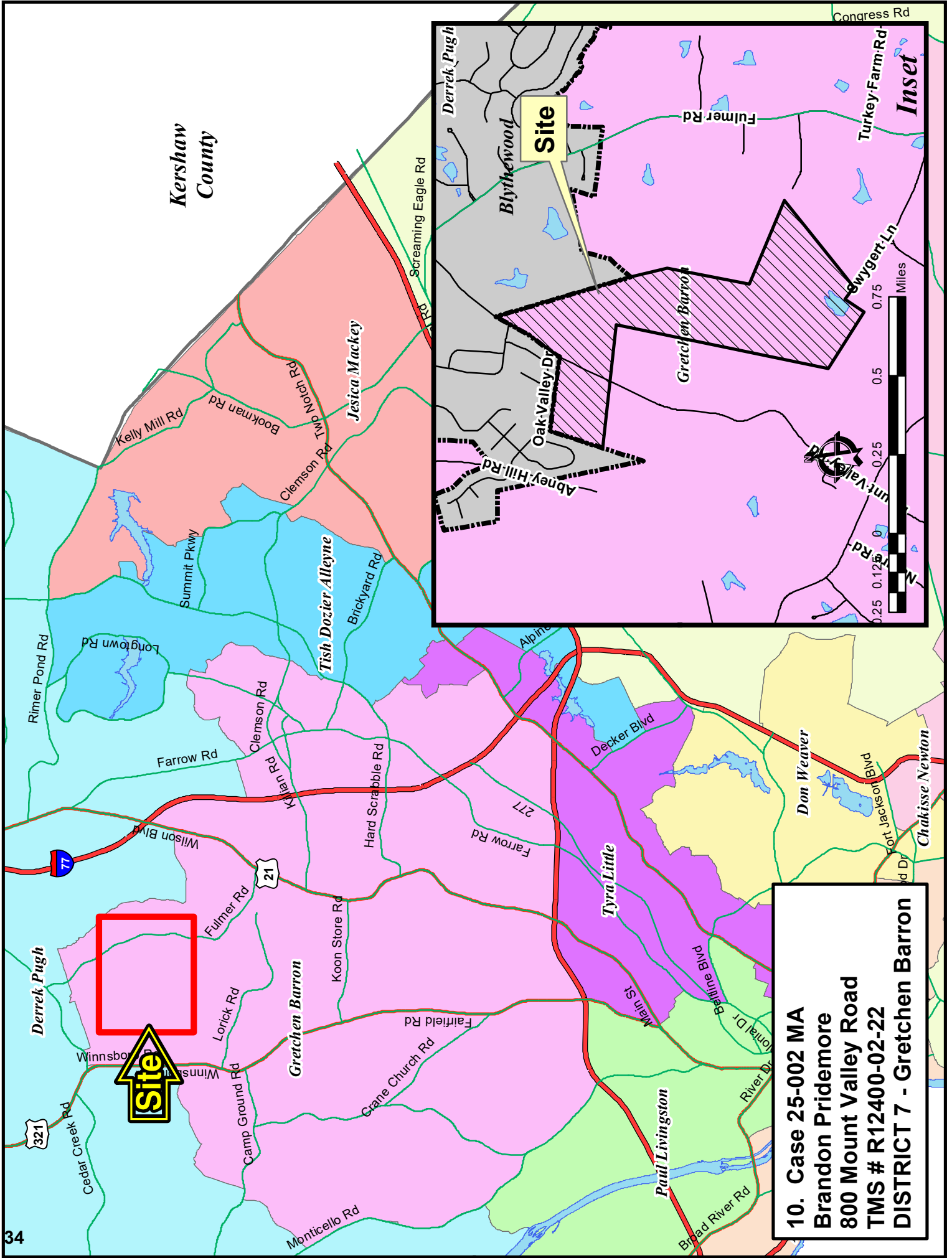
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

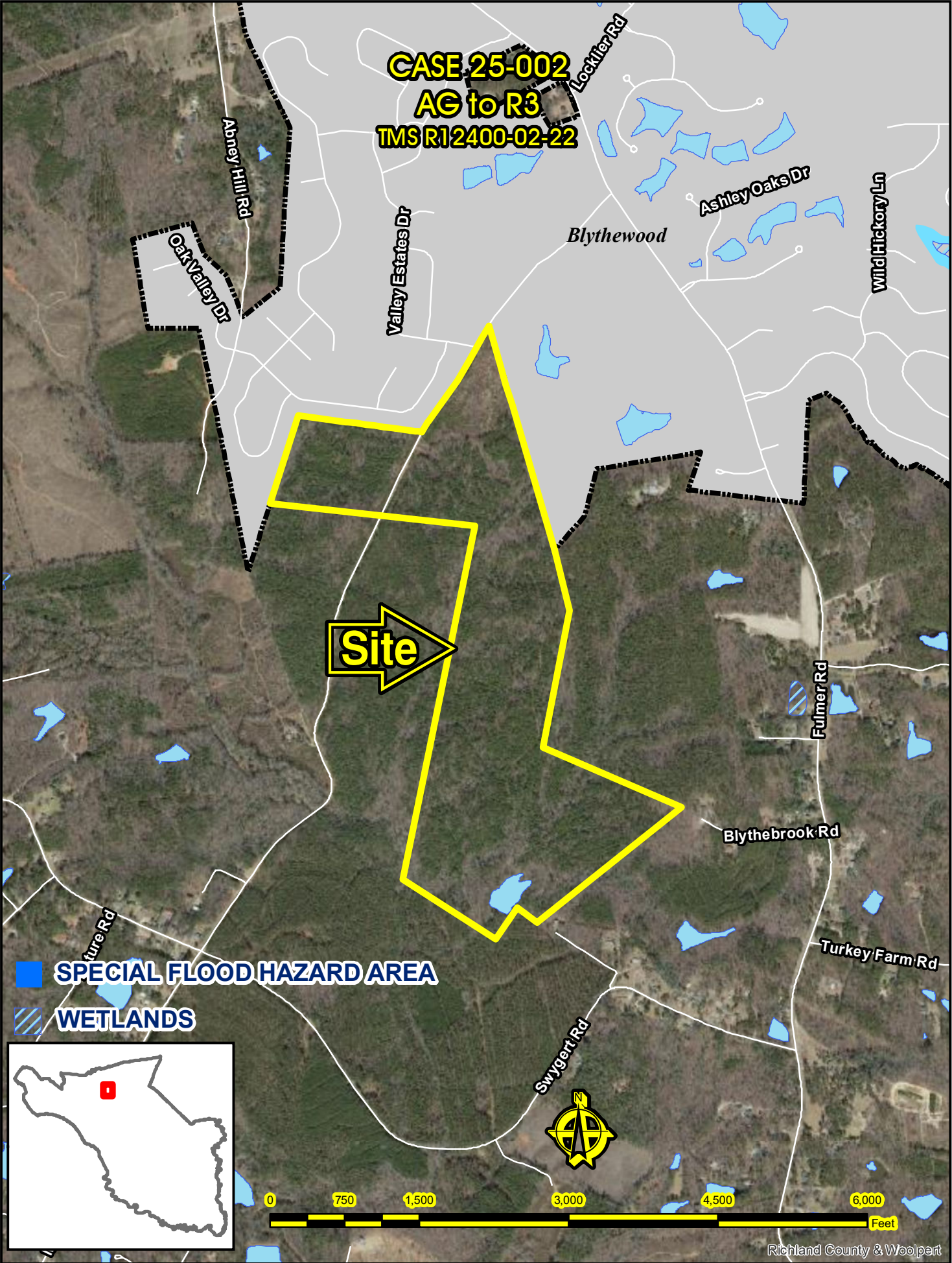
The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission agreed with the recommendations of the Comprehensive Plan and recommends the County Council disapprove the proposed amendment for RC Project # **25-002 MA**.

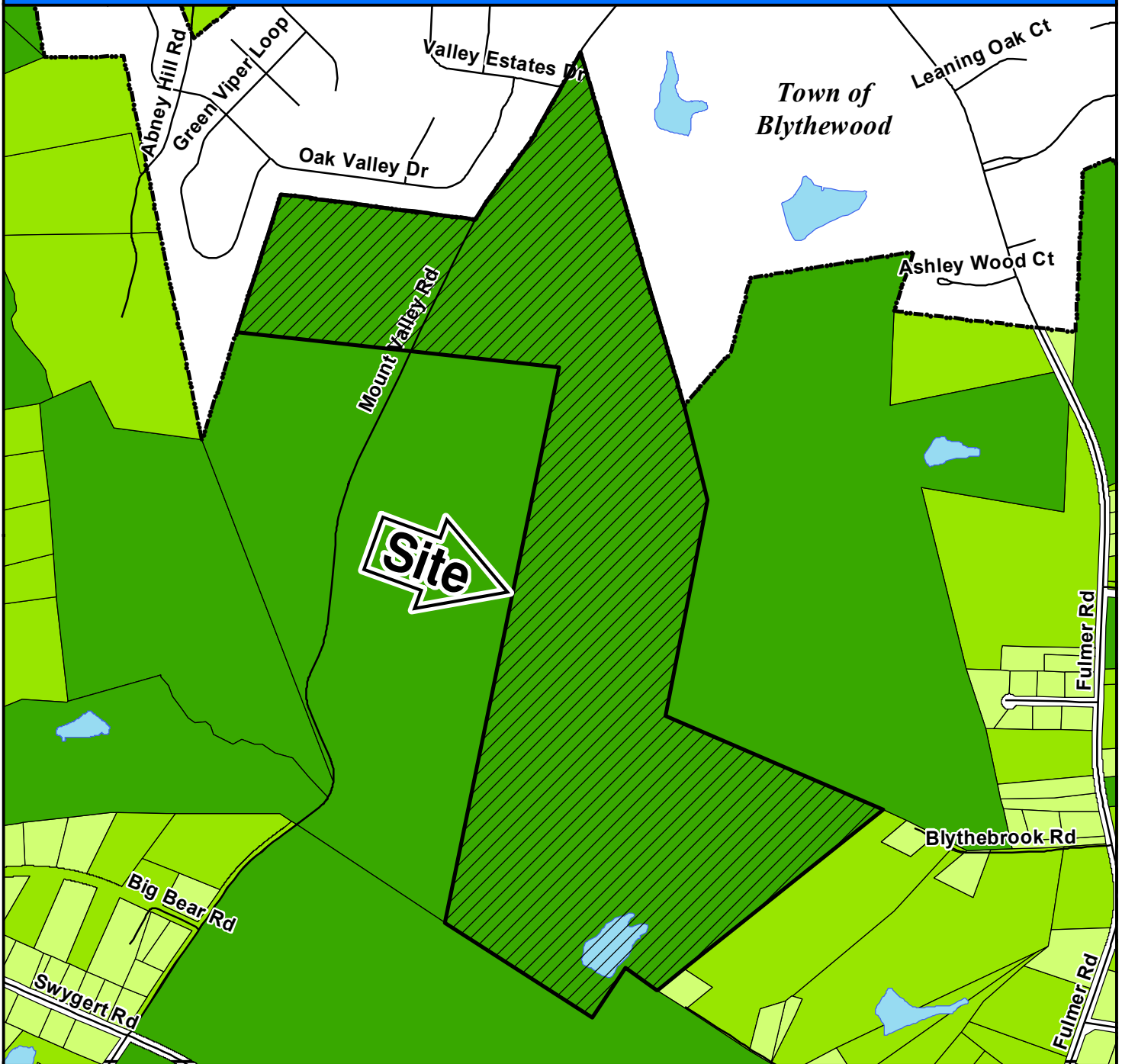


10. Case 25-002 MA
Brandon Pridemore
800 Mount Valley Road
TMS # R12400-02-22
DISTRICT 7 - Gretchen Barron



CASE 25-002 MA

AG to R3



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



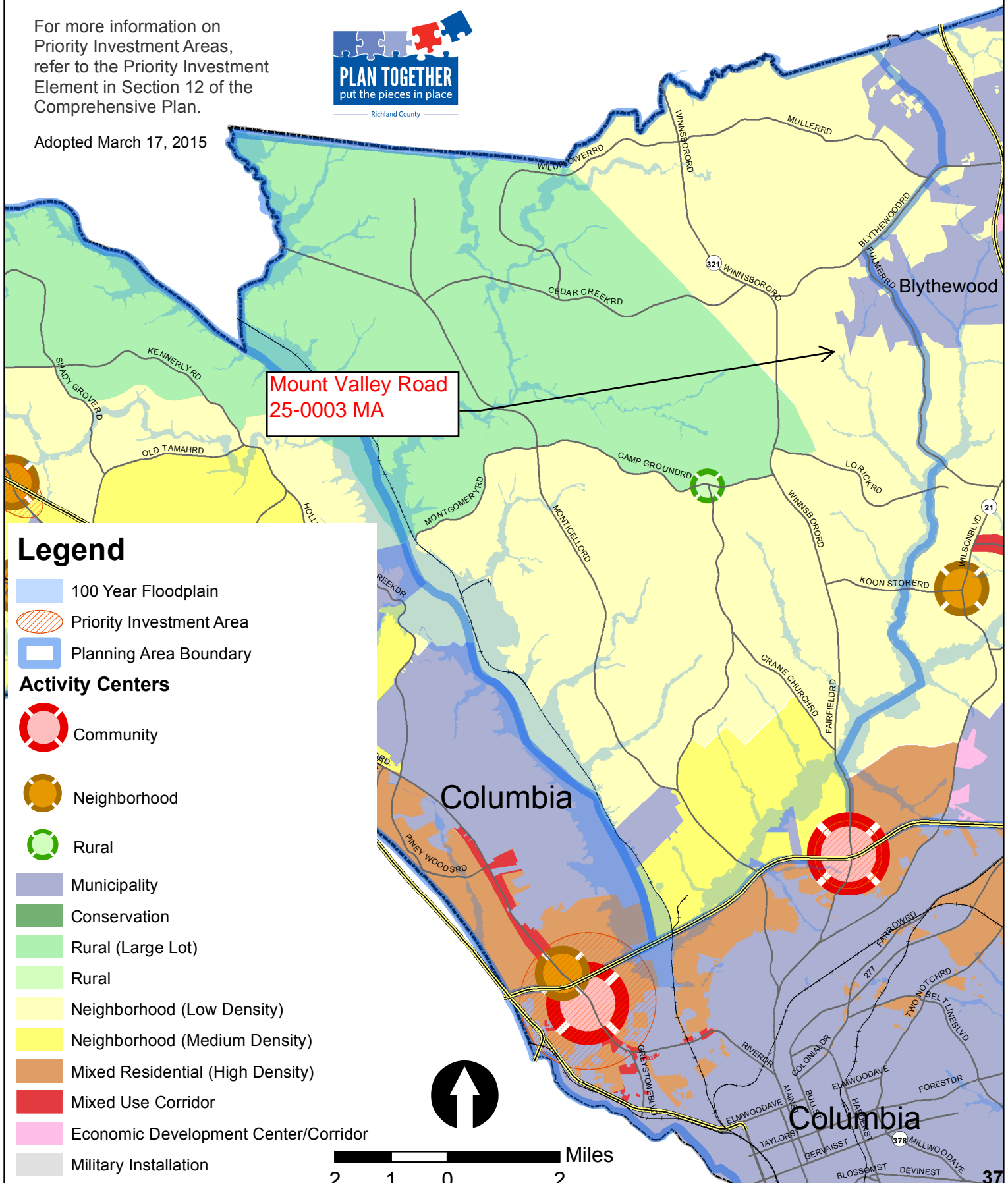
NORTH CENTRAL PLANNING AREA

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



Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 3, 2025
RC PROJECT: 25-003 MA
APPLICANT: Brandon Pridemore

LOCATION: 700 Mount Valley Road

TAX MAP NUMBER: R12400-02-23
ACREAGE: 111.41 acres
EXISTING ZONING: AG
PROPOSED ZONING: R3

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan Compliance

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 668 single-family dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	HM	Residence
<u>South:</u>	HM/HM/HM	Undeveloped/ Residence/ Residential Subdivision
<u>East:</u>	HM	Residence
<u>West:</u>	HM/ RT/ HM	Undeveloped/ Residence / Residence

Discussion

Parcel/Area Characteristics

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

Public Services

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

Plans & Policies

2015 Comprehensive Plan

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

Neighborhood (Low Density)

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer Road is currently operating at Level of Service (LOS) "A".

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

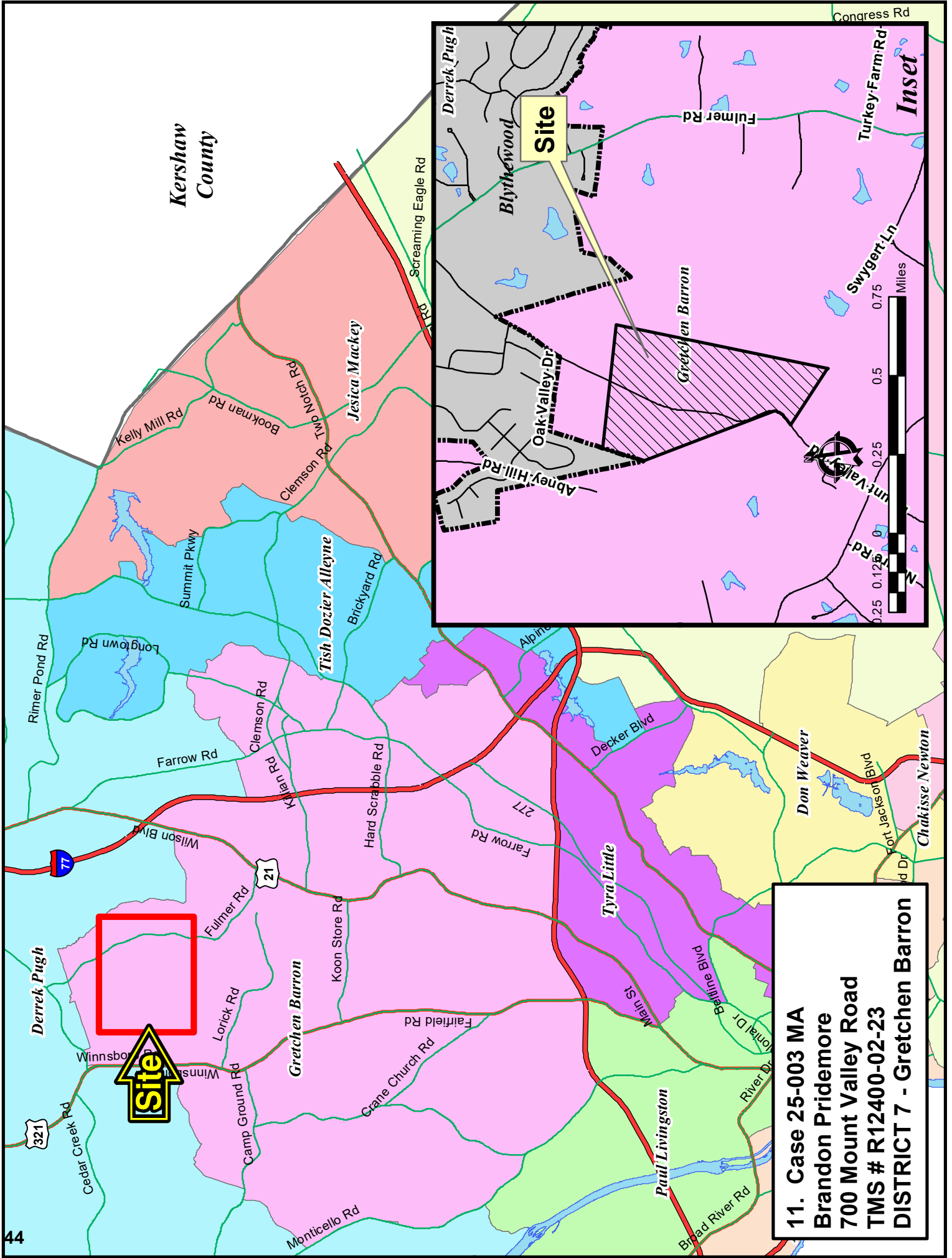
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-003 MA**.

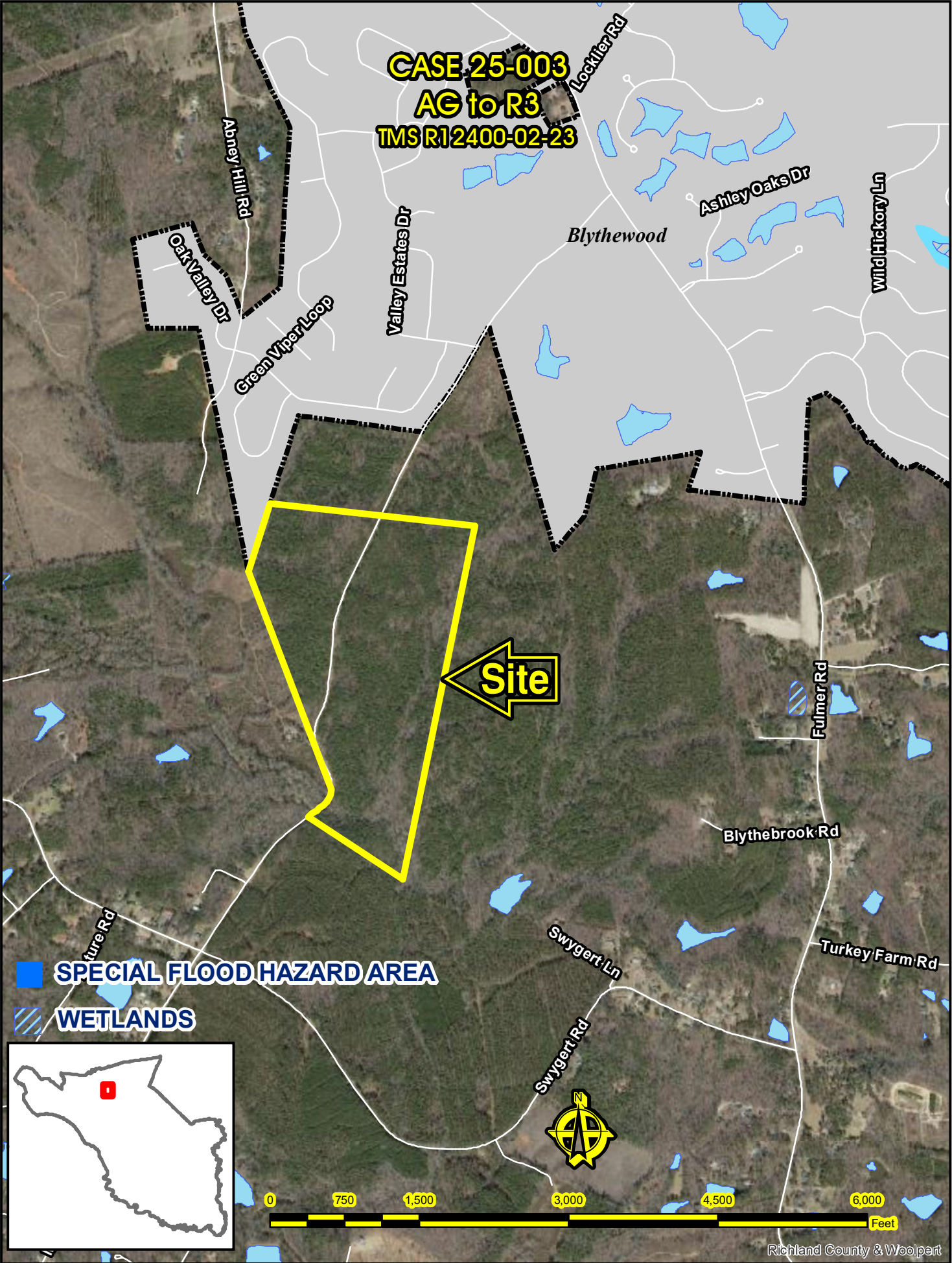


**Kershaw
County**

Site

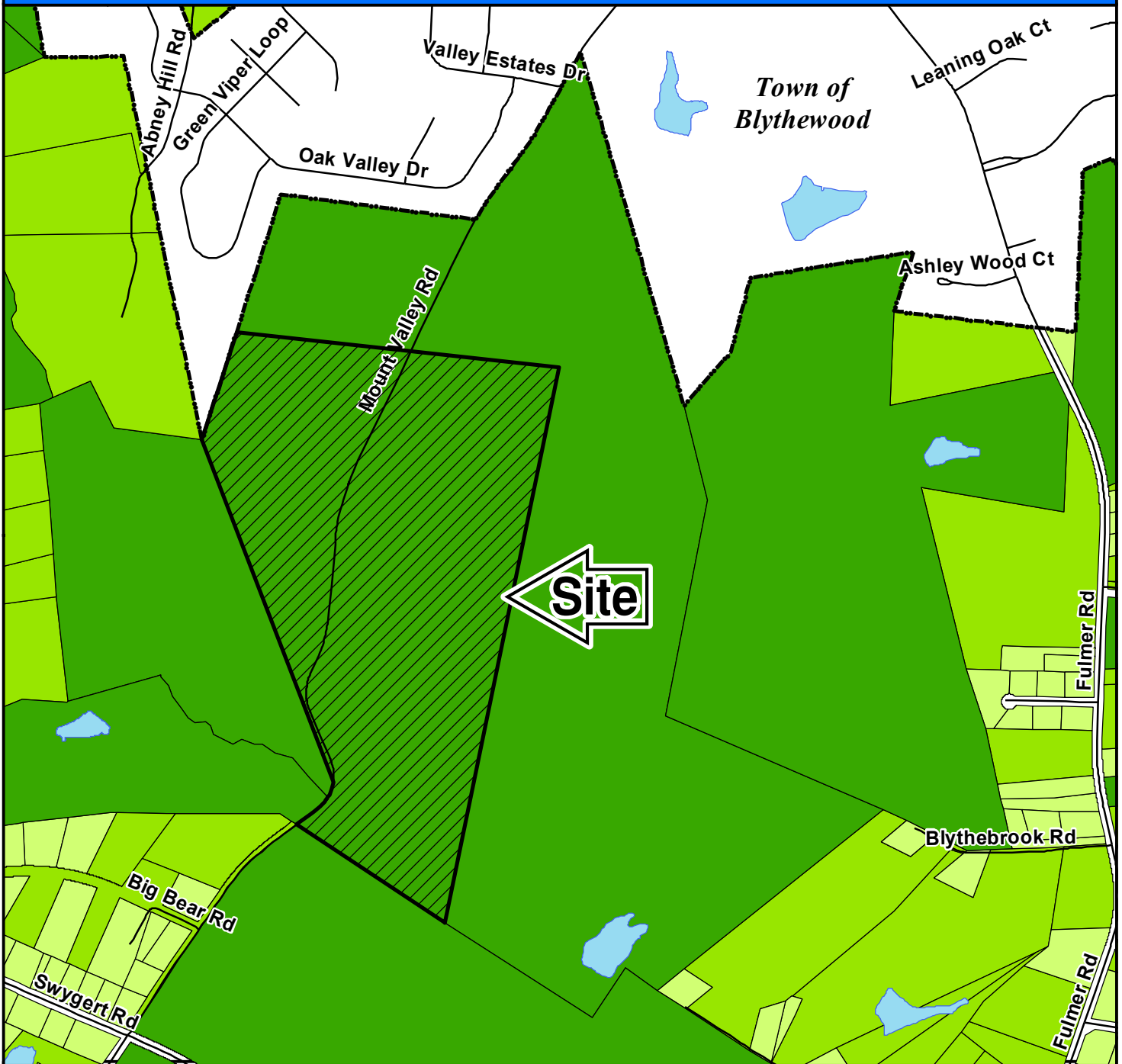
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**11. Case 25-003 MA
Brandon Pridemore
700 Mount Valley Road
TMS # R12400-02-23
DISTRICT 7 - Gretchen Barron**



CASE 25-003 MA

AG to R3



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



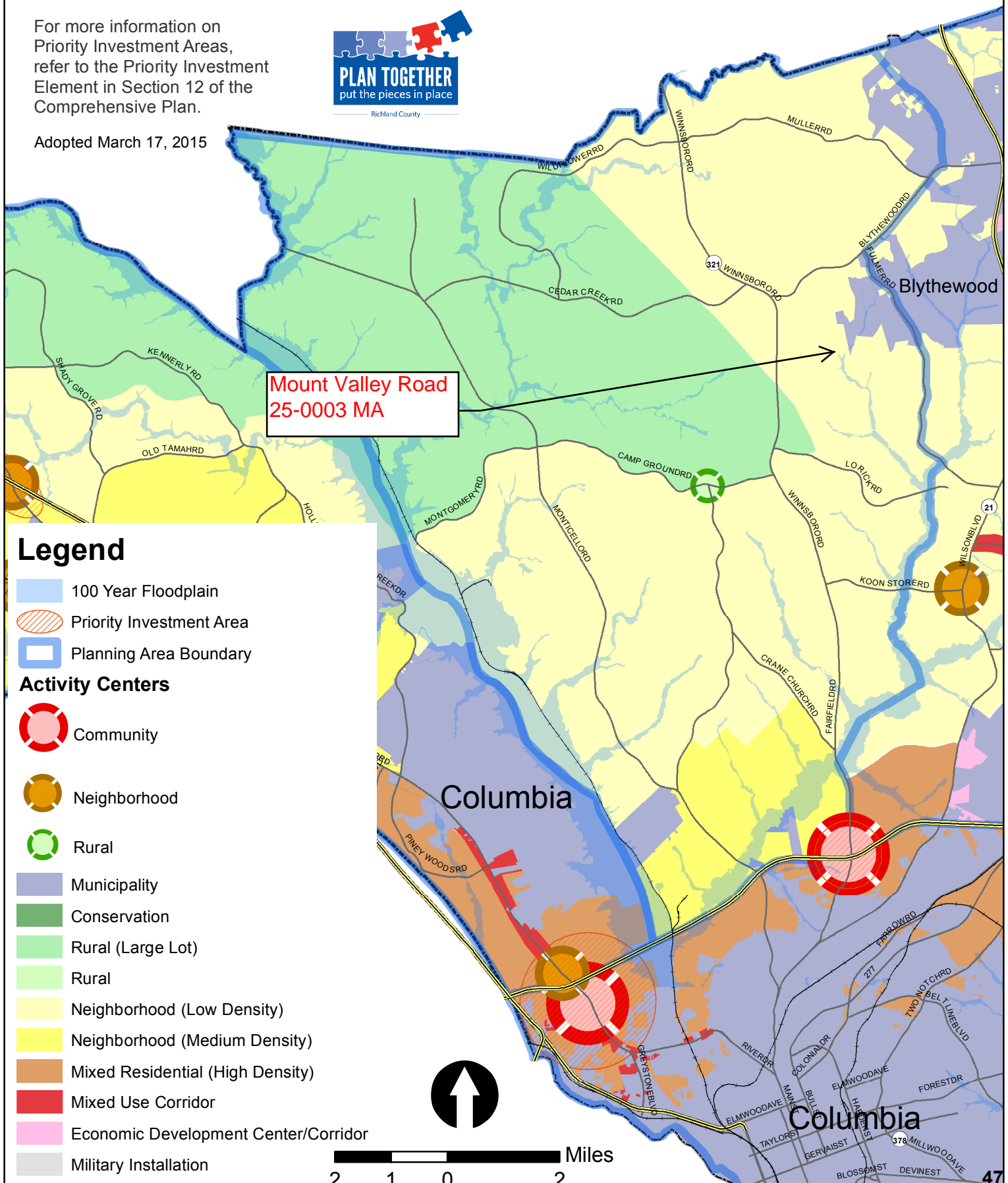
NORTH CENTRAL PLANNING AREA

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



Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 3, 2025
RC PROJECT: 25-005 MA
APPLICANT: Michael Schroeder

LOCATION: 520 Todd Branch Drive

TAX MAP NUMBER: R17115-01-18
ACREAGE: 3.8 acres
EXISTING ZONING: R3
PROPOSED ZONING: R4

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan Compliance

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). With the adoption of the 2005 Code the Residential Single Family District (RS-2) was Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD) was designated the Residential 3 District (R3).

Zoning History for the General Area

The General Commercial District (GC) parcel north of the site was rezoned from Development District (D-1) under case number (94-058MA).

Zoning District Summary

The Residential 4 District (R4) provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than nine (9) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 34 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RT/ HM/ GC	Residence/ Residence/ Self Storage
<u>South:</u>	R3/ R4	Residence/ Undeveloped
<u>East:</u>	R4	Residence
<u>West:</u>	HM	Residence

Discussion

Parcel/Area Characteristics

The parcel has access to Todd Branch Drive. There are no sidewalks or streetlamps along this section of Todd Branch Drive. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, undeveloped parcels and a commercial use. East of the subject parcel is a single-family residence. West of the site is residence. South of the subject parcel is undeveloped and a residence. North of the site is a residence and a self-storage facility.

Public Services

The subject parcel is within the boundaries of School District Two. The Windsor Lake Elementary School is located approximately .8 miles east of the subject parcel on Dunbarton Drive. The Jackson Creek fire station (number 32) is located .6 miles northeast of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

Plans & Policies

2015 Comprehensive Plan

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. 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 2023 SCDOT traffic count (Station #11h) located north east of the subject parcel on Two Notch Road identifies 33,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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

There are safety improvements along US 1 (Two Notch Rd) from S-33 (Trenholm Rd Ext) to Valhalla Drive for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program.

Conclusion

The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

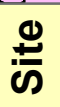
The requested zoning designation does align with the existing zoning districts in the immediate area.

Planning Commission Action

At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The requested zoning is consistent with zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-005 MA**.



**13. Case 25-005 MA
Michael Schroeder
520 Todd Branch Drive
TMS # R17115-01-18
DISTRICT 7 - Gretchen Barron**

CASE 25-005
R3 to R4
TMSR17115-01-18

Site

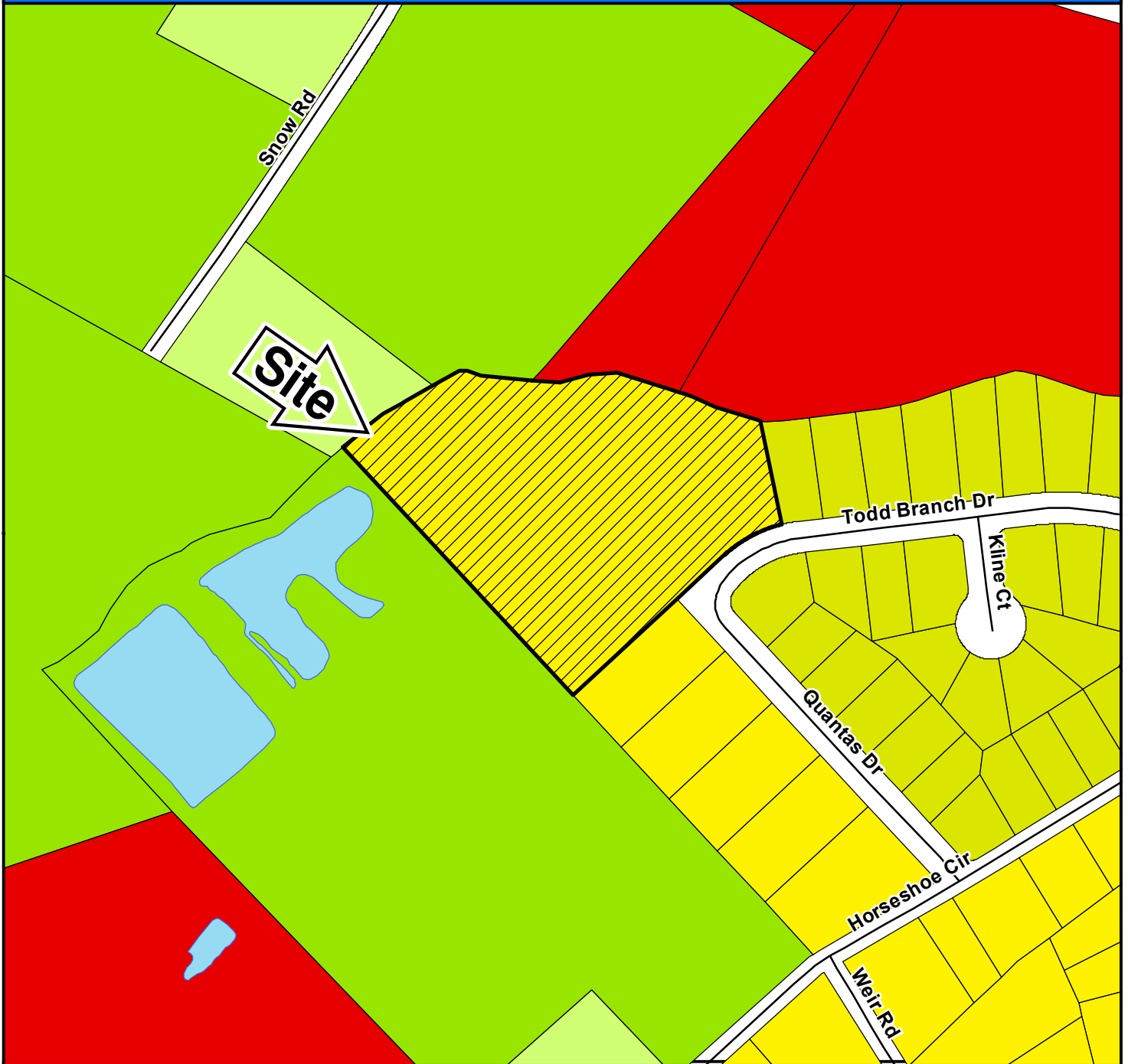
 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Richland County & Woolpert

CASE 25-005 MA

R3 to R4



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

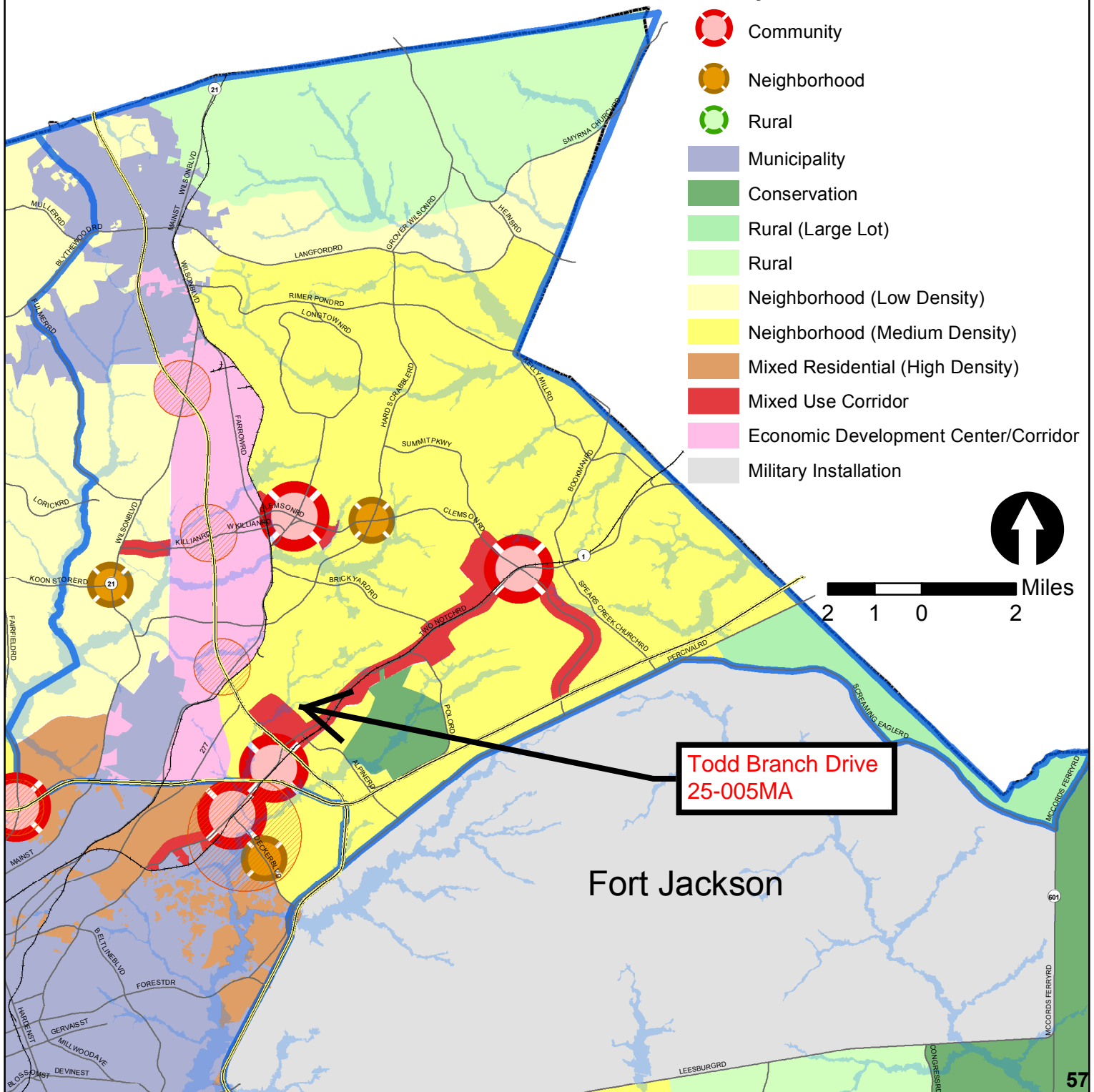


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Recreation/Entertainment	
Golf course	SE

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 3, 2025
RC PROJECT: 25-006 MA
APPLICANT: Denise M. Cannarella

LOCATION: 1620 Dutch Fork Road

TAX MAP NUMBER: R02411-02-03
ACREAGE: 1.65 acres
EXISTING ZONING: RT
PROPOSED ZONING: GC

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan

Non-compliant

Background

Zoning History

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential Transition (RT) District.

Zoning History for the General Area

The Institutional District (INS) parcel northwest of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

The General Commercial (GC) parcel north of the site on Gates Road was rezoned from Rural District (RU) to General Commercial District (GC) under case number 05-22MA.

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from Rural District (RU) under case number 05-40MA.

The Light Industrial District (M-1) parcels north of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

The General Commercial (GC) parcel adjacent to the east site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 16-020MA.

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.

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: 26 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
<u>North:</u>	N/A	Rail Road ROW
<u>South:</u>	GC	Undeveloped
<u>East:</u>	GC	Boat Storage/ Insurance Office
<u>West:</u>	RT	Boat Storage/ Commercial Structure

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and streetlights along this section. The immediate area is characterized by commercial, institutional and residential uses. North of the site is a Rail Road ROW. East and west of the site is boat and RV storage and an insurance office. West of the site is a place of worship. South of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles northeast of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located east of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.3 miles east of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Neighborhood (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 2023 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 28,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "D".

There are is a Pavement Improvement Program currently under construction for this section of Dutch Fork Road through the SCDOT with no anticipated completion date.

There are no projects or programs scheduled through the County Penny Sales Tax program.

Conclusion

The proposed rezoning is **not compliant** with the objectives of the Neighborhood (Medium-Density) designation in the Comprehensive Plan. The requested map amendment does not align with the non-residential guidelines and recommendations for this designation. The proposed zoning designation would encourage uses that are inconsistent with the Plan's recommendations. In addition, although the subject site is located along a main road corridor, it is not situated within a contextually appropriate distance from the intersection of a primary arterial, as recommended by the Plan.

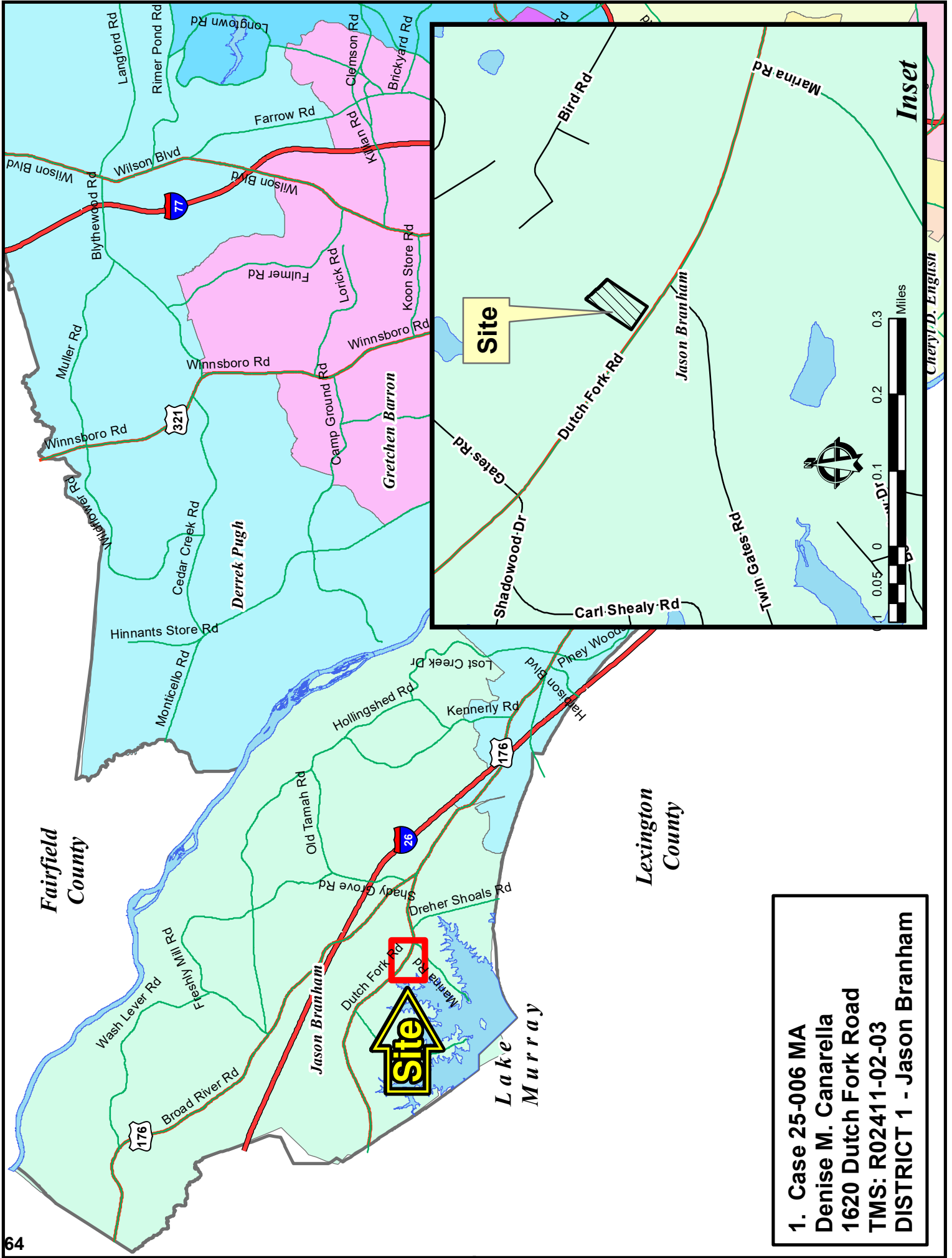
The majority of parcels north of Dutch Fork Road are either zoned General Commercial or contain nonconforming commercial uses on parcels not designated for those uses. Approval of the requested zoning would create a designation compatible with adjacent zoning and allow uses consistent with those established on surrounding parcels.

Planning Commission Action

At their **March 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The subject parcel is adjacent to other GC zoned properties.
- Approval of the map amendment would bring conformity to a nonconforming use.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-006 MA**.



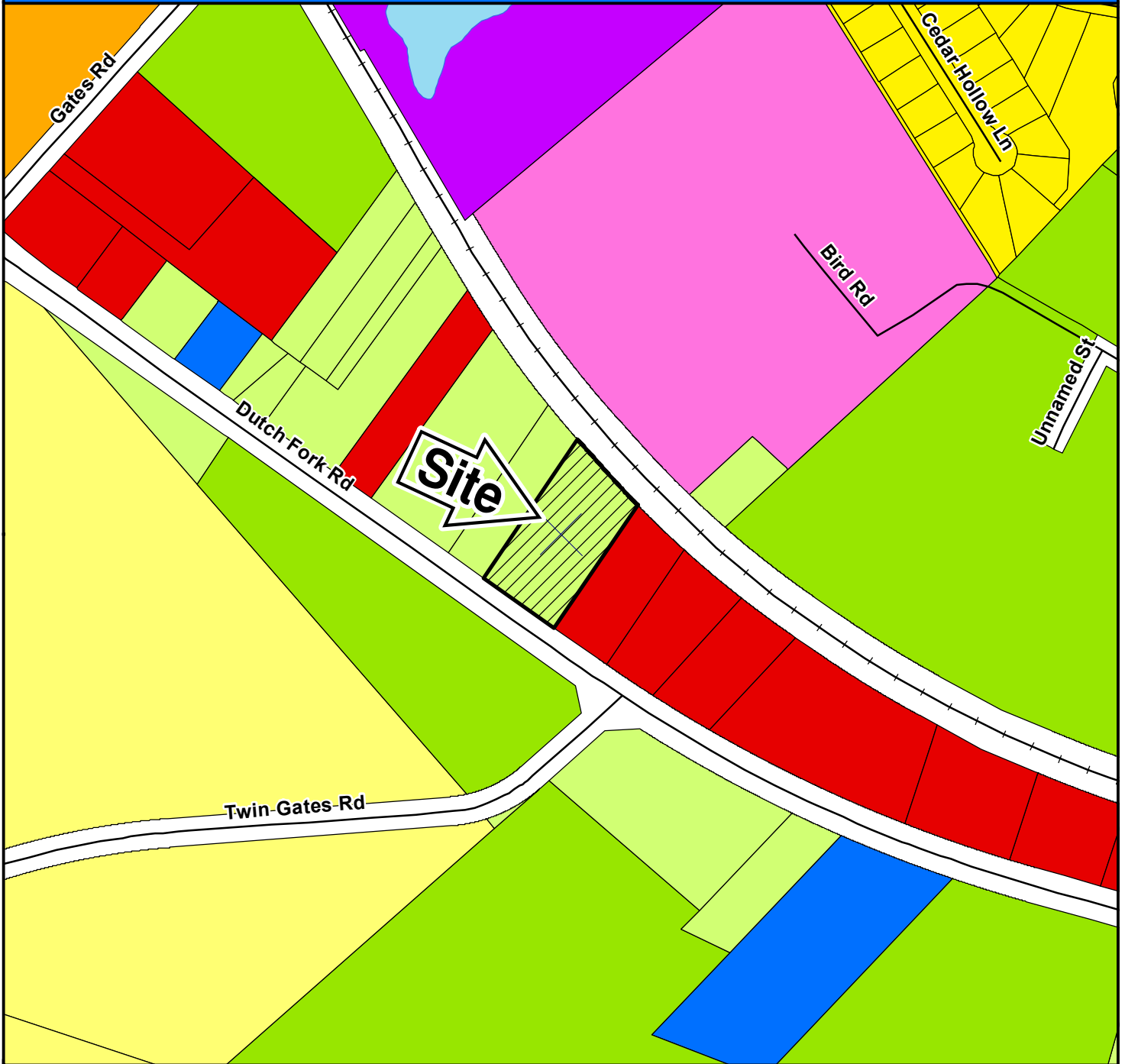
1. Case 25-006 MA
Denise M. Canarella
1620 Dutch Fork Road
TMS: R02411-02-03
DISTRICT 1 - Jason Branham

CASE 25-006 MA
RT to GC
TMS R02411-02-03



CASE 25-006 MA

RT to GC



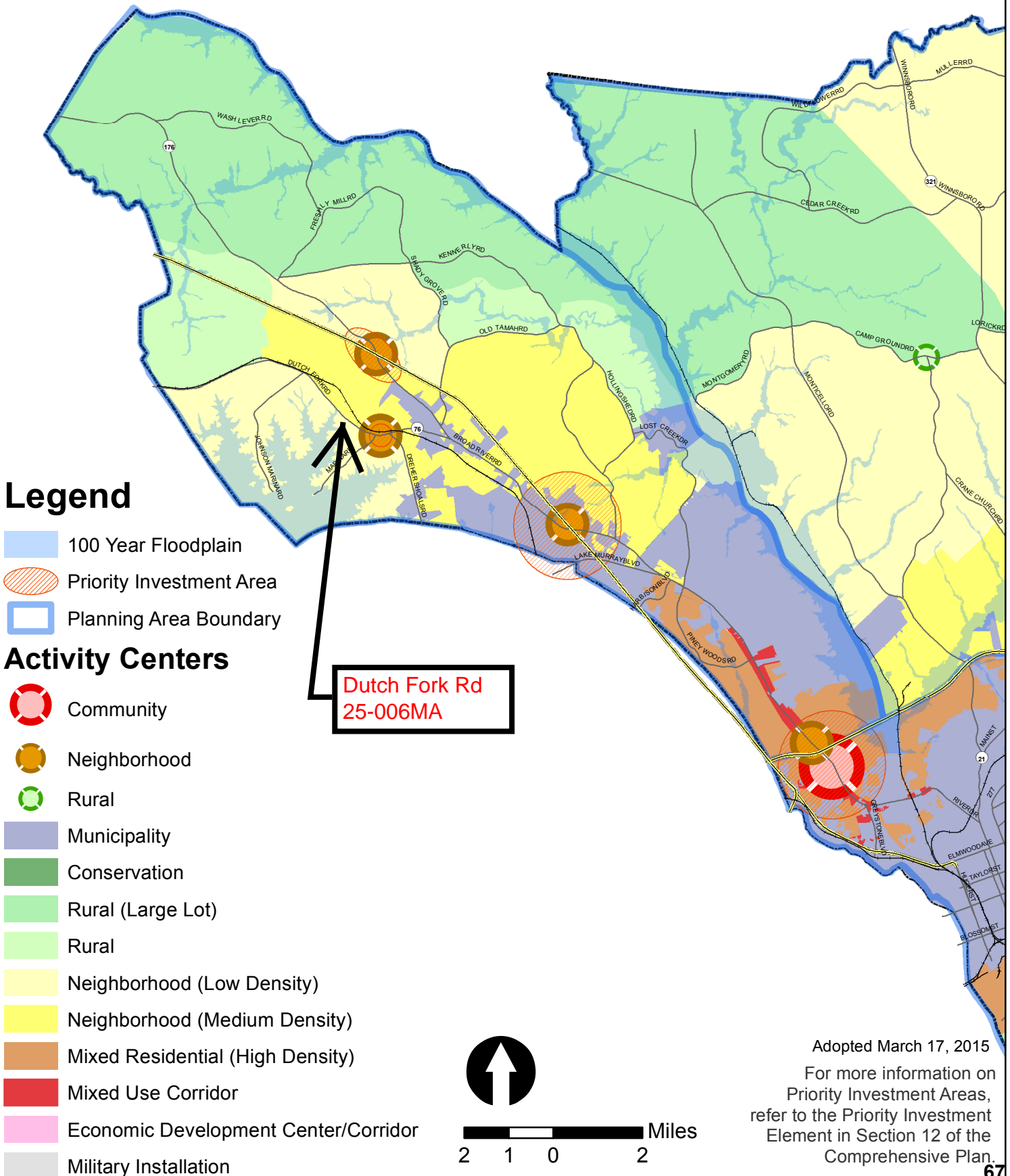
ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
Agricultural		Kennel	SR	Bed and breakfast	P
Agriculture and Forestry		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
Agriculture and Forestry Related		Commercial Services		Vehicle Sales and Services	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
Residential		Bank, Retail	P	Parking, Commercial	P
Household Living		Catering	P	Vehicle fueling station	P
Dwelling, Live-Work	SR	Commercial services	P	Vehicle parts and accessories store	P
Dwelling, Multi-family	P	Consumer goods repair	SR	Vehicle repair, minor	P
Group home, Family	SR	Contractor's office	P	Vehicle sales and rental	P
Group Living		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	Industrial	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	Freight Movement, Warehousing, and Wholesale Distribution	
Community Service		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	Production of Goods	
Community food services	P	Personal services	P	Artisan goods production	SR
Community recreation center	P	Rental center	SR	Manufacturing, assembly, and fabrication, Light	P
Cultural facility	P	Self-service storage facility	SR	Waste and Recycling Facilities	
Day care facility	SR	Sightseeing tour services	P	Recycling collection station	P
Government office	P	Tattoo or body piercing facility	SR		
Hospital	P	Bar or other drinking place	SR		
Library	P	Restaurant	SR		
Membership organization facility	P	Restaurant, Carry-out	P		
Nursing care facility	P	Restaurant, Drive-through	P		
Place of worship	P	Recreation/Entertainment			
Public recreation facility	SR	Arena, stadium, or outdoor theater	SR		
Public safety facility	P	Commercial recreation, Indoor	P		
Short-term or transitional housing	SE	Commercial recreation, Outdoor	SR		
Education		Fitness or training center/studio	P		
College or university	P	Golf course	SR		
Elementary, middle, or high school	P	Marina	P		
School, business or trade	P	Performing arts center	P		
Funeral and Mortuary Services		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
Parks and Open Space		Smoking place	SR		
Arboretum or botanical garden	P	Retail Sales			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
Transportation		Consumer goods store	SR		
Transit stop	SR	Consumer goods store, Large	P		
Fleet terminal	P	Convenience store	P		
Passenger terminal, surface transportation	P	Drugstore	P		
Utilities and Communication		Farmers' market	P		
Antenna	P	Flea market	P		
Broadcasting studio	P	Garden center or retail nursery	P		
Communication tower	SE	Grocery/Food store	P		
Utility, minor	SR	Manufactured home sales	SR		
		Outdoor power equipment store	P		
		Pawnshop	P		

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 3, 2025
RC PROJECT: 25-007 MA
APPLICANT: Susan Clements

LOCATION: 1531 Wash Lever Road

TAX MAP NUMBER: R01900-01-22
ACREAGE: 3 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RT/ HM	Residence/ Residence
<u>South:</u>	HM	Residence
<u>East:</u>	RT	Residence
<u>West:</u>	HM	Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Wash Lever Road. Wash Lever Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized residential uses. North, south, east and west of the site are single-family detached structures.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Springhill High School is located 2.6 miles southeast of the subject parcel on Broad River Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There are no fire hydrants along this section of Broad River Road. The Spring Hill / White Rock fire station (station number 18) is located on Broad River Road, approximately 1.1 miles south of the subject parcel.

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

Plans & Policies

2015 Comprehensive Plan

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Rural (Large Lot)***.

Land Use and Design

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

Desired Development Pattern

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #192) located southwest of the subject parcel on Broad River Road identifies 4,700 Average Daily Trips (ADT's). Broad River Road is classified as a two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Broad River Road is currently operating at Level of Service (LOS) "B".

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

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

Conclusion

The proposed rezoning is **not compliant** with the objectives of the Rural (Large Lot) designation in the Comprehensive Plan. According to the Plan, "...smaller lot subdivisions are not an appropriate development type...." The requested zoning allows for a minimum lot size that does not support the recommended or desired land uses for this designation. Additionally, the proposed map amendment is inconsistent with the residential-agriculture guidelines and recommendations for this area.

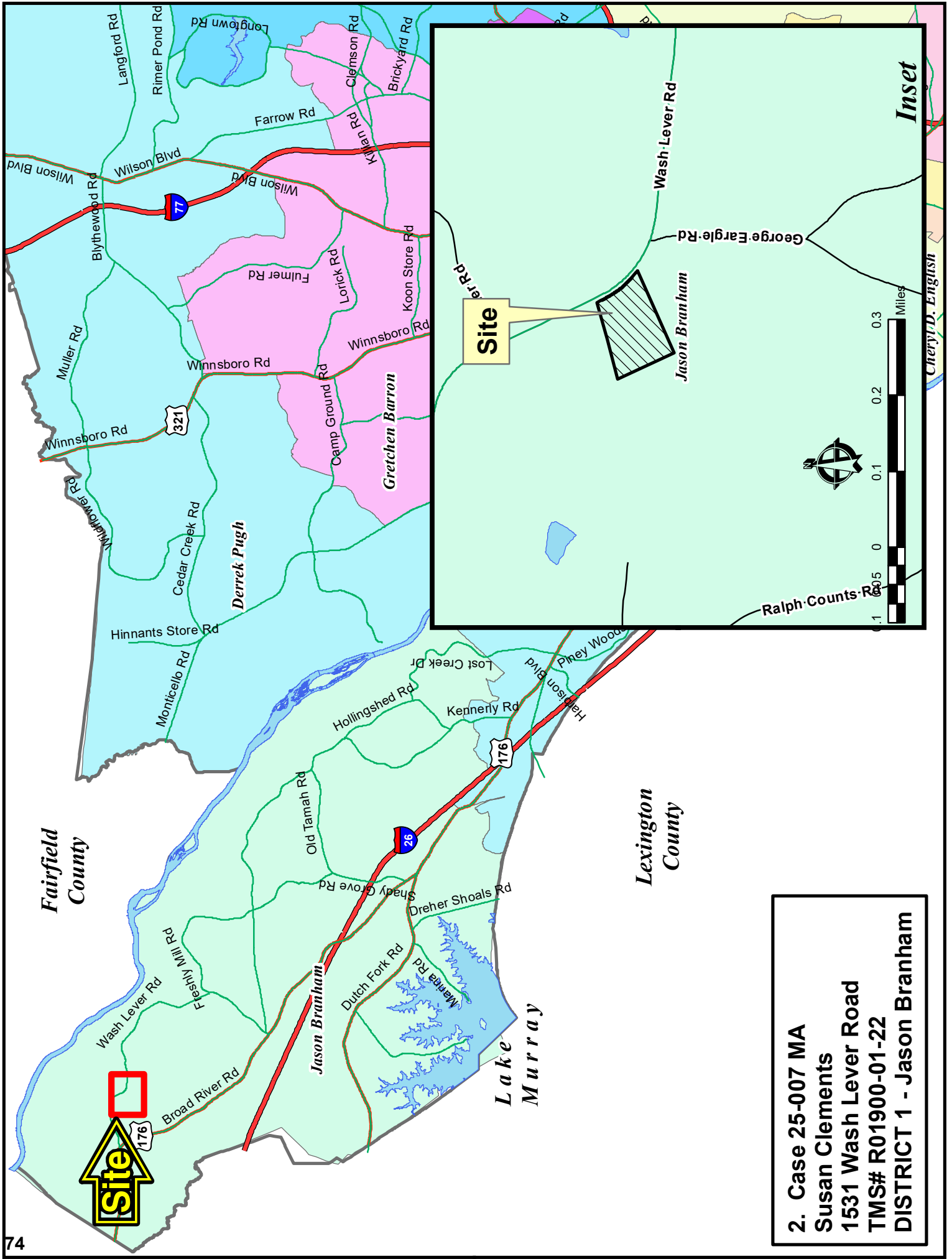
While the requested map amendment does not comply with the Rural (Large Lot) designation's recommendations, its approval would permit lot sizes and uses that are consistent with the character of the surrounding parcels.

Planning Commission Action

At their **March 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reason:

- The requested RT zoning is in keeping with surrounding land uses.
- The parcel in question being three (3) acres is on the line between the HM and RT zoning designations during the last update of the most recent Land Development Code.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-007 MA**.



CASE 25-007 MA
HM to RT
TMS R01900-01-22

Burdell Fuller Rd

Burdell Fuller Rd

Wash Lever Rd

Dr Pinner Rd

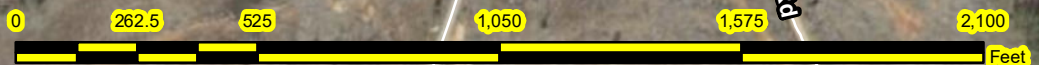
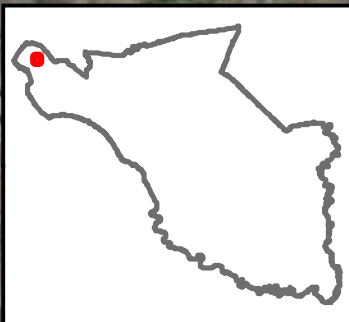
Site

George Eargle Rd

Hub Eargle Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

CASE 25-007 MA

HM to RT



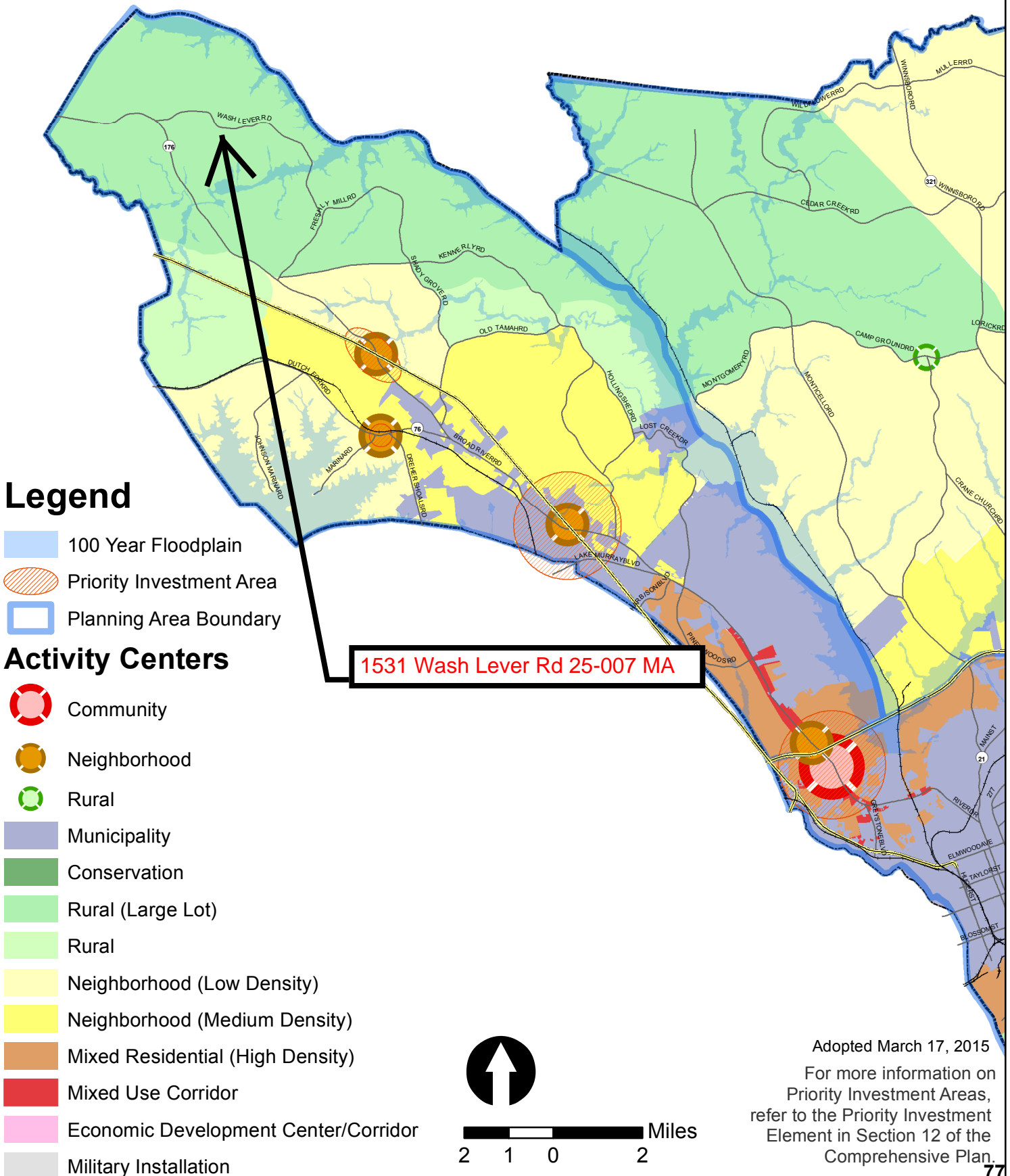
ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 3, 2025
RC PROJECT: 25-009 MA
APPLICANT: Luella Martin Bolton

LOCATION: E/S McCords Ferry Road

TAX MAP NUMBER: R38900-03-10
ACREAGE: 3 acres
EXISTING ZONING: HI
PROPOSED ZONING: RT

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan Compliance

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2).

Zoning History for the General Area

The Residential Transition District (RT) parcels east of the site were rezoned from Heavy Industrial District (HI) under case number 22-032MA. The Homestead District (HM) parcel east of the site was also rezoned from Heavy Industrial District (HI) under case number 22-032MA.

Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

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), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Undeveloped
<u>South:</u>	HI	Undeveloped
<u>East:</u>	HI	Undeveloped
<u>West:</u>	HI	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel does not have frontage along McCords Ferry Road. However, there is access to McCords Ferry Road via a named drive (Gatehill Road). McCords Ferry Road is a two-lane undivided principal arterial. The immediate area is primarily characterized by undeveloped parcels, a residence and agricultural uses. North, East and south of the parcels are undeveloped. West of the site is a residential use.

Public Services

The subject parcel is within the boundaries of Richland School District One. Webber Elementary School is located 3.3 miles northwest of the subject parcel on Webber School Road. Records indicate that the parcel would be serviced by well and septic. The Eastover fire station (station number 28) is located on Henry Street, approximately 3.1 miles northwest 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 **Conservation**.

Land Use and Design

Environmentally sensitive development that supports agricultural, horticultural, forestry, and related working lands uses, educational and research practices, recreational areas, and natural open spaces. This includes Harbison State Forest, Sesquicentennial State Park, Clemson Extension, and Congaree National Park.

Desired Development Pattern

Limited development using low-impact designs to support environmental preservation, tourism, recreation, research, education, and active working lands uses. Subdivision of land for commercial and residential development is discouraged within these areas.

Lower Richland Neighborhood Master Plan

The parcel is within the Cowasee Conservation Corridor. The Cowasee Conservation Corridor is the area of bottomland forest and lowlands adjacent to the Wateree and Congaree rivers in the eastern and southern portions of the Lower Richland. This area is part of the Southeastern Floodplains and Low Terraces ecoregion and corresponds closely with the floodplain. Forested wetlands, oxbow lakes, streams and creeks crisscross this unique natural resource. These areas provide a refuge for a variety of terrestrial and aquatic species which also benefit from

relatively intact forests and riparian corridors along major creeks draining farmland and forested habitats upstream. In addition, the area is home to a number of commercial timbering operations and hunt clubs.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #197) located south of the subject parcel on McCords Ferry Road identifies 3,100 Average Daily Trips (ADT's). McCords Ferry Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of McCords Ferry Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is **not compliant** with the objectives for the Comprehensive Plan, as it does not align with the residential development goals of the Conservation future land use designation. This designation, along with the Cowasee Conservation Corridor of the Lower Richland Master Plan, prioritizes non-residential uses and developments that protect and support environmentally sensitive areas. The Conservation designation discourages the subdivision of land for commercial and residential development

Furthermore, the proposed zoning designation would allow for development and lot sizes that conflict with the goals of both the Conservation designation and the Cowasee Conservation Corridor. It is important to note that the current Heavy Industrial (HI) zoning does not align with the development goals of the Comprehensive Plan or the Lower Richland Master Plan.

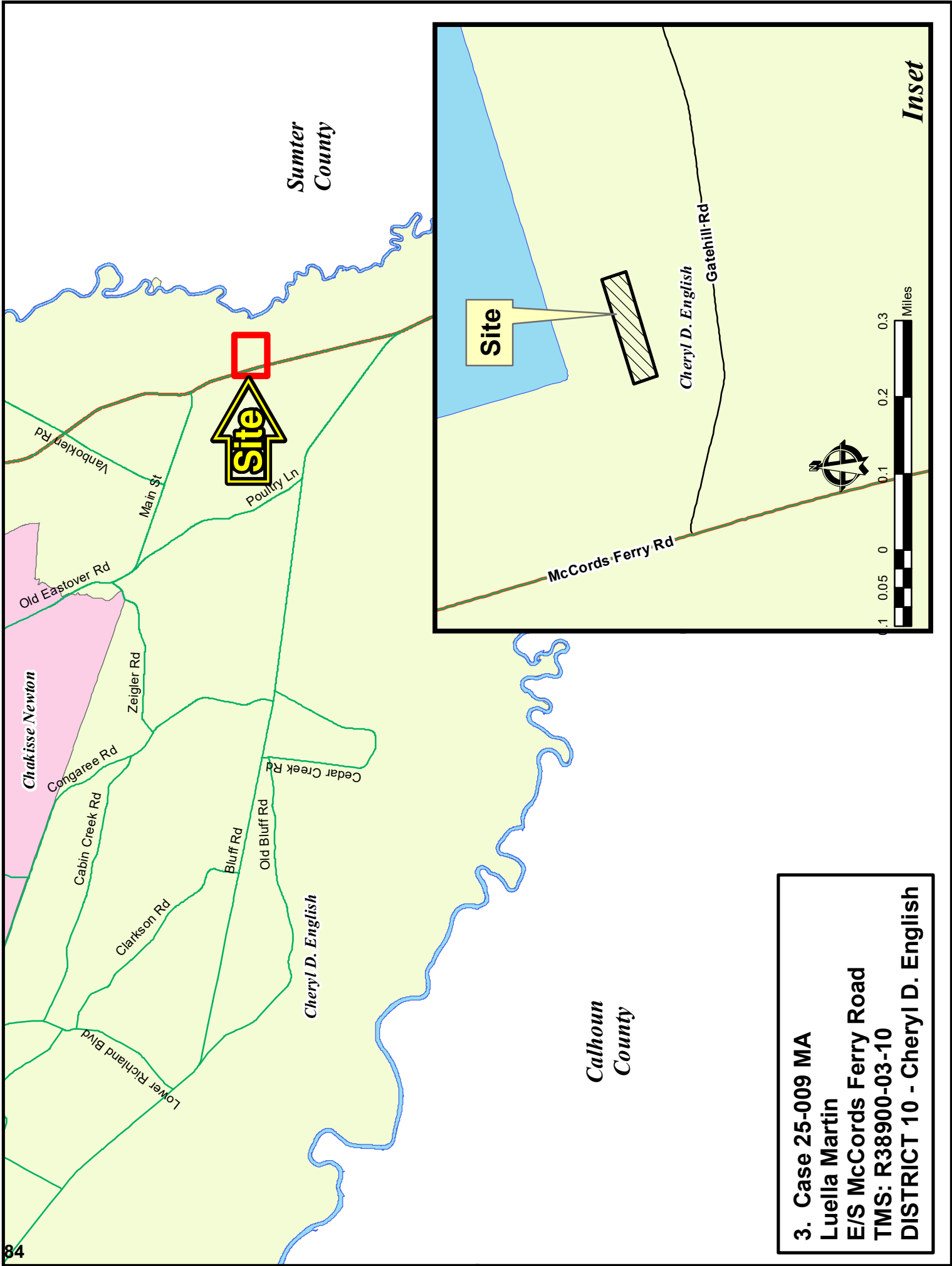
The majority of the area east of McCords Ferry Road is primarily zoned HI, with some scattered residential uses and zoning. Approving the requested map amendment, even when considering the prior rezoning of nearby properties, will not result in an immediate or significant shift in the area's overall zoning pattern or character. The predominant Heavy Industrial zoning and nonresidential development of the surrounding parcels will largely remain unchanged at this time.

Planning Commission Action

At their **March 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The allowed residential uses would be consistent with those in the surrounding area.
- The residential uses permitted under the proposed zoning align more closely with the recommendations of the Conservation designation.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-009 MA**.



CASE 25-009 MA
HI to RT
TMS R38900-03-10

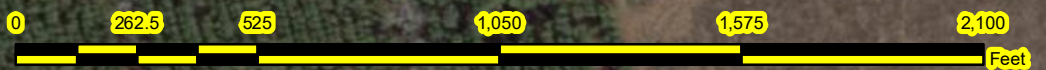
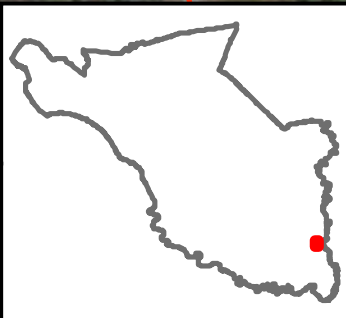


McCords Ferry Rd

Gatehill Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

CASE 25-009 MA

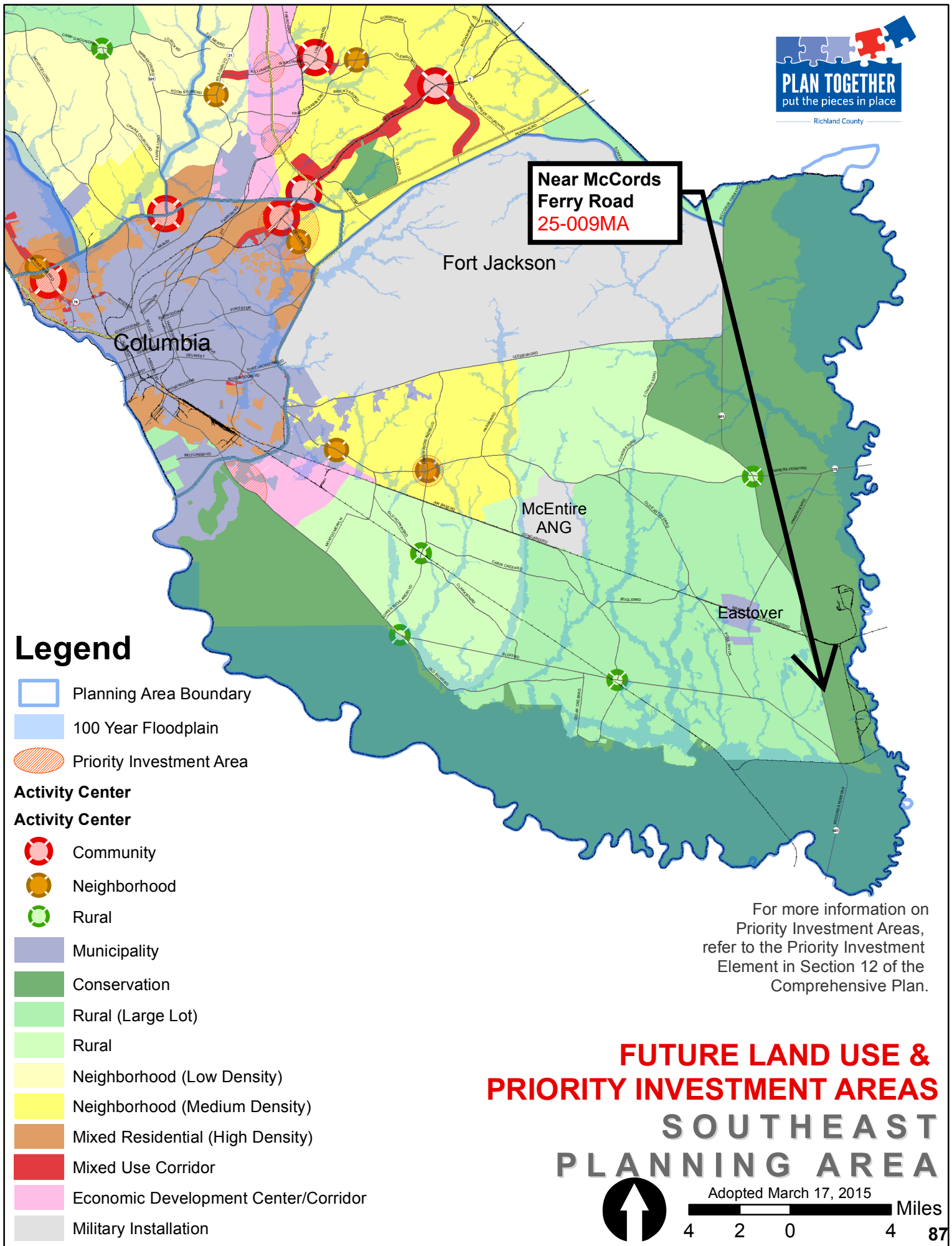
HI to RT



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





Heavy Industrial (LI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

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c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 3, 2025
RC PROJECT: 24-010 MA
APPLICANT: Jared Munneke

LOCATION: 1401 Shop Road

TAX MAP NUMBER: R11209-02-12
ACREAGE: 22.35 acres
EXISTING ZONING: HI
PROPOSED ZONING: R6

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the Heavy Industrial District (M-2) was designated Heavy Industrial District (HI). With the adoption of the 2021 Land Development Code the Heavy Industrial District (HI) was retained.

Zoning District Summary

The Residential 6 District (R6) provides lands for a broad range of high-intensity housing options in locations where adequate supporting public facilities are available. This district is intended to provide good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed includes multi-family dwellings as well as limited public, civic, and institutional uses that support surrounding residential development and servicing commercial.

Maximum density standard: no more than eighteen (18) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 402 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	HI/ HI	Undeveloped/ SCDOT Maintenance yard
<u>South:</u>	HI/ HI	Vacant/ Waste Hauler
<u>East:</u>	HI/ GC	Cement Plant/ Warehouse
<u>West:</u>	M-1/ HI	Brewery/ Printing Services

Discussion

Parcel/Area Characteristics

The parcel has frontage along Shop Road, Key Road and Northway Road. There are no sidewalks along this section of Shop Road, Key Road and Northway Road. The subject parcel is developed with a large commercial structure. The immediate area is characterized by commercial and industrial uses. West, east and south and of the subject parcel are industrial properties and a commercial warehouse. North of the site is undeveloped industrial zoned property.

Public Services

The subject parcel is within the boundaries of School District One. The Olympia School is located .9 miles west of the subject parcel on Bluff Road. The Olympia fire station (number 2) is located .9 miles northwest of the subject parcel on Ferguson Street. Water and sewer is provided by the City of Columbia.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #359) located east, northeast of the subject parcel on Shop Road identifies 11,400 Average Daily Trips (ADT's). Shop Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 14,300 ADT's. This portion of Shop Road is currently operating at Level of Service (LOS) “C”.

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

There is a planned Road Widening project improvement for this section of Shop Road through the SCDOT, with no anticipated completion date.

There is a planned bikeway project to be completed with the road widening through the County Penny Sales Tax program. This project is currently in the design phase and has no anticipated completion date.

Conclusion

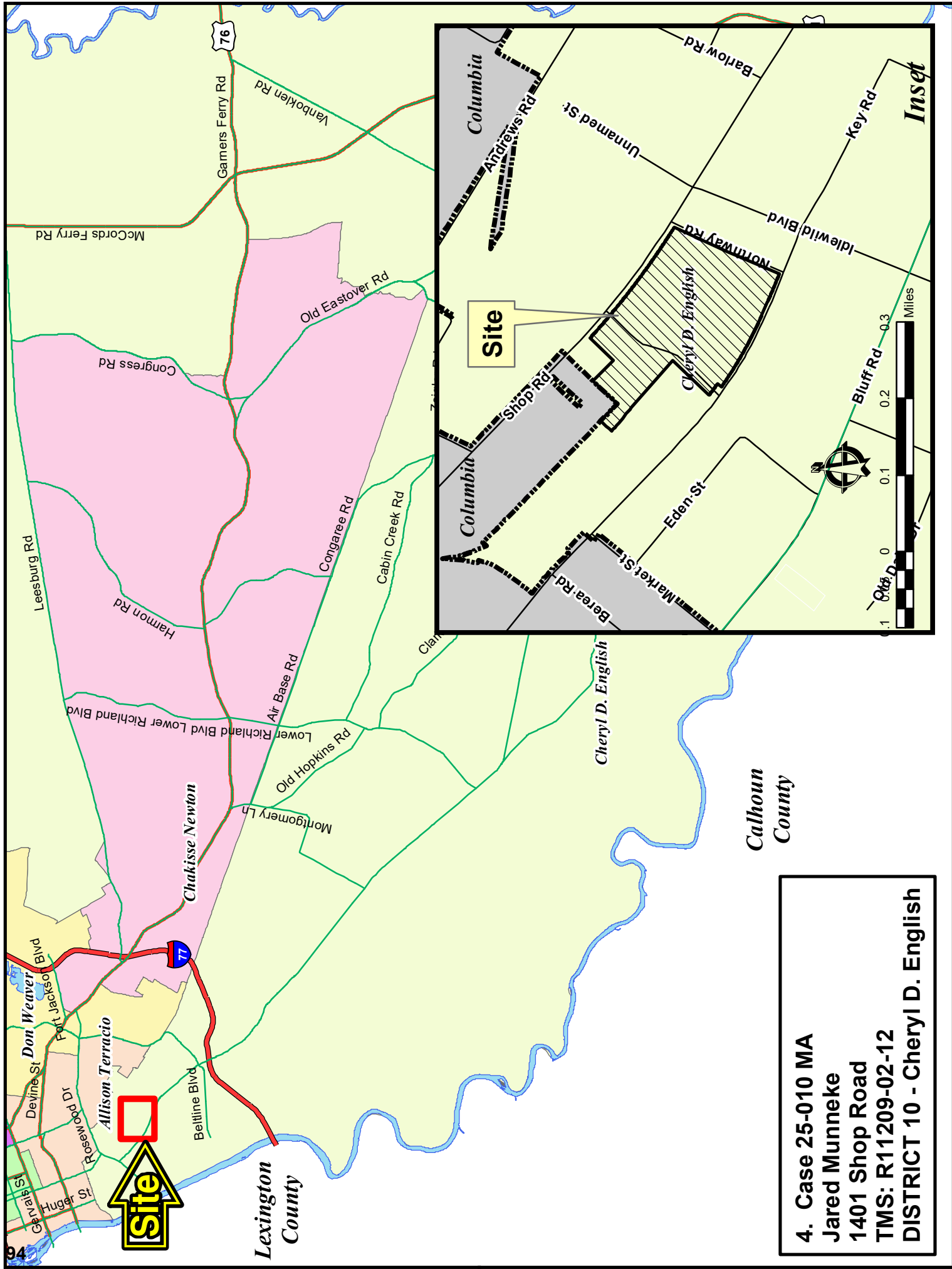
The proposed rezoning is **compliant** with the objectives of the Comprehensive Plan, as it supports residential development within the Mixed Residential (High Density) future land use designation. This designation encourages a mix of residential uses and supportive services. While the location of the subject parcel does not fully conform to the plan's preferred development pattern, which prioritizes high-density residential uses near or within Activity Centers, approval of this map amendment would allow for uses consistent with the existing multi-family developments along this section of Shop Road.

It is important to note that the current Heavy Industrial (HI) zoning does not align with the development goals of the Mixed Residential (High Density) designation. Industrial uses that are permitted in the HI zoning district with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) are discouraged.

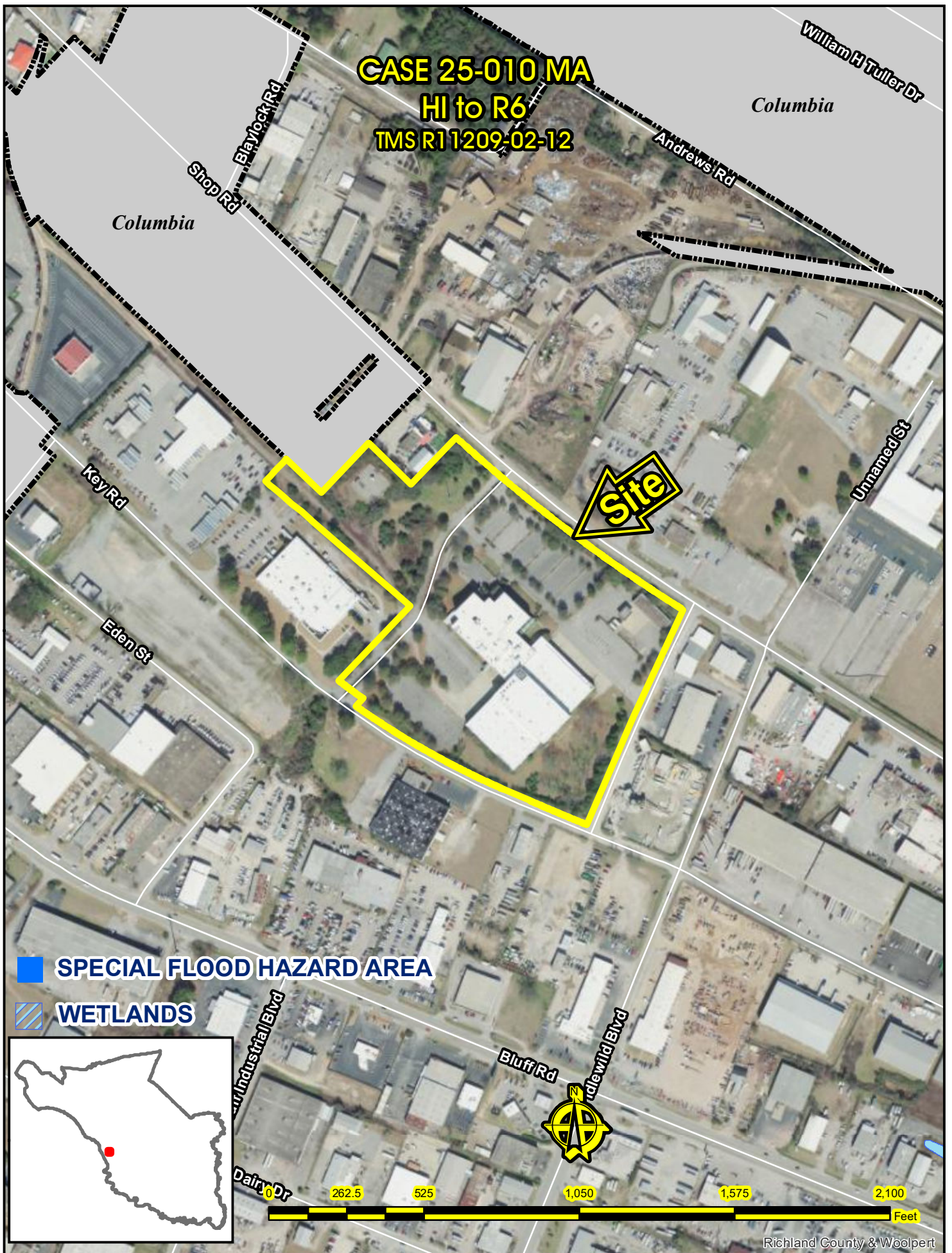
Planning Commission Action

At their **March 3, 2025** meeting, the Richland County Planning Commission agreed with the recommendations of the Comprehensive Plan and recommends County Council approve the proposed amendment for RC Project # **25-010 MA**.

If this request is approved, the Planning Commission recommends that the County Council prioritize road improvements to Shop Road due to the anticipated increase in student population from this development, in addition to the existing student population in the area.

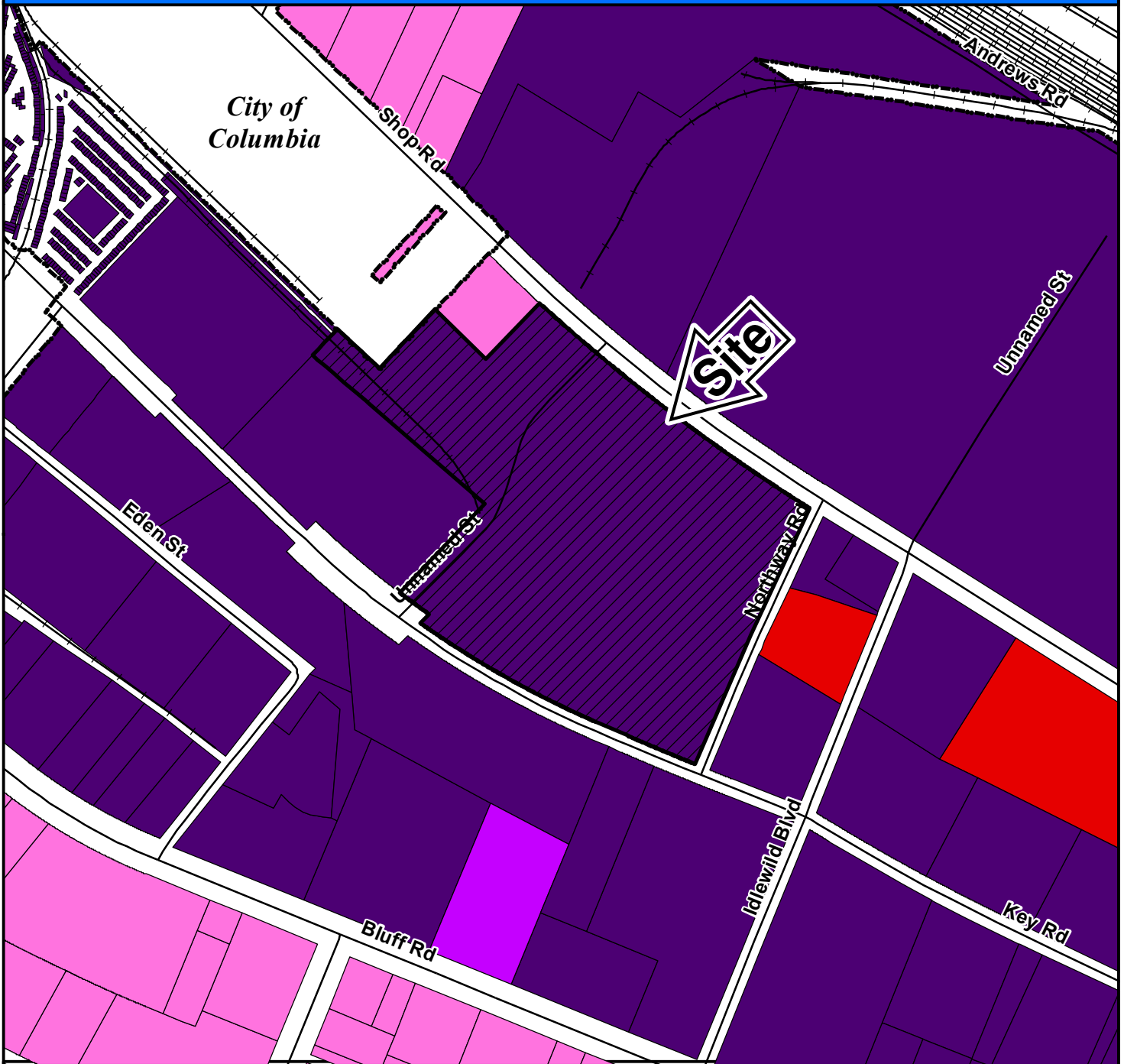


4. Case 25-010 MA
Jared Munneke
1401 Shop Road
TMS: R11209-02-12
DISTRICT 10 - Cheryll D. English



CASE 25-010 MA

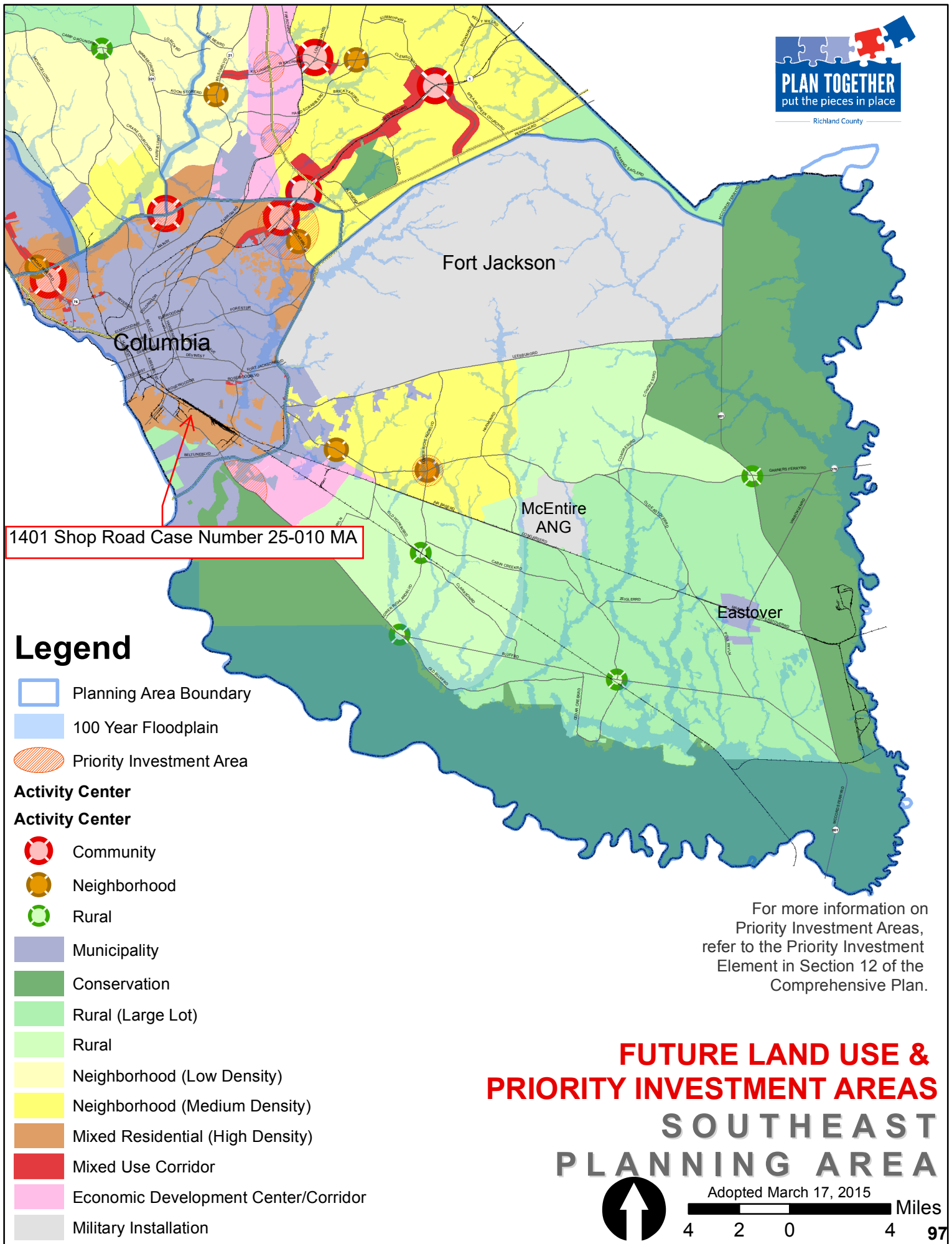
HI to R6



ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





Heavy Industrial (LI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Residential Six (R6) District

Use Classification, Category, Type	R6
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Group Living	
Children's residential care home	SE
Continuing care community	SR
Dormitory	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Commercial Services	
Personal services	SR
Recreation/Entertainment	
Golf course	SE
Traveler Accommodations	
Bed and breakfast	SR



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 3, 2025
RC PROJECT: 25-011 MA
APPLICANT: Mark James

LOCATION: 11481 Garners Ferry Road

TAX MAP NUMBER: R35200-09-11 (portion of)
ACREAGE: 5.93 acres
EXISTING ZONING: AG
PROPOSED ZONING: RC

ZPH SIGN POSTING: March 7, 2025

Comprehensive Plan

Non-compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG).

Zoning District Summary

The Rural Crossroads District (RC) provides rural lands of the County a limited range of commercial uses, such as small-scale food stores, gasoline stations, produce stands, small feed stores, restaurants, and limited personal services, in order to meet the needs of residents in the surrounding rural community. This district is designed to be located at major intersections so as to prevent the spreading of commercial uses along the major corridors or into the surrounding countryside.

Direction	Existing Zoning	Use
<u>North:</u>	N/A	Highway 378
<u>South:</u>	AG	Undeveloped
<u>East:</u>	HM	Agricultural
<u>West:</u>	AG	Agricultural

Discussion

Parcel/Area Characteristics

The parcel has frontage along Garners Ferry Road, Chain Gang Road and Antioch Amez Church Road. There are no sidewalks or street lamps along this section of Garners Ferry Road, Chain Gang Road and Antioch Amez Church Road. The subject parcel is undeveloped. The immediate area is characterized by residential parcels, agricultural uses and a scattering of undeveloped parcels. South of the subject parcel is undeveloped. West and east of the site are agricultural parcels. North of the site is Highway 378.

Public Services

The subject parcel is within the boundaries of School District One. The Webber Elementary School is located 4.5 miles southeast of the subject parcel on Webber School Road. The Congaree Run fire station (number 29) is located 4.1 miles west of the subject parcel on Old Congaree Run. Water would be provided by well and sewer is provided by septic.

Plans & Policies

2015 Comprehensive Plan

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Rural (Large Lot)***.

Land Use and Design

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

Desired Development Pattern

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers

Traffic Characteristics

The 2023 SCDOT traffic count (Station #173) located east of the subject parcel on Garners Ferry Road identifies 16,600 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four-lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Garners Ferry Road 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. ADT data is collected by SCDOT.

There are safety improvements currently under construction for this section of Garners Ferry Road through SCDOT with no anticipated completion date.

There are no projects or programs through the County Penny Sales Tax program.

Conclusion

The proposed rezoning request is **not compliant** with the goals and objectives of the Comprehensive Plan. The desired development pattern encourages commercial development to be located within Rural Activity Centers. The property lies one (1) mile west of a Rural Activity Center and is not contextually appropriate for the requested rezoning of Rural Crossroads.

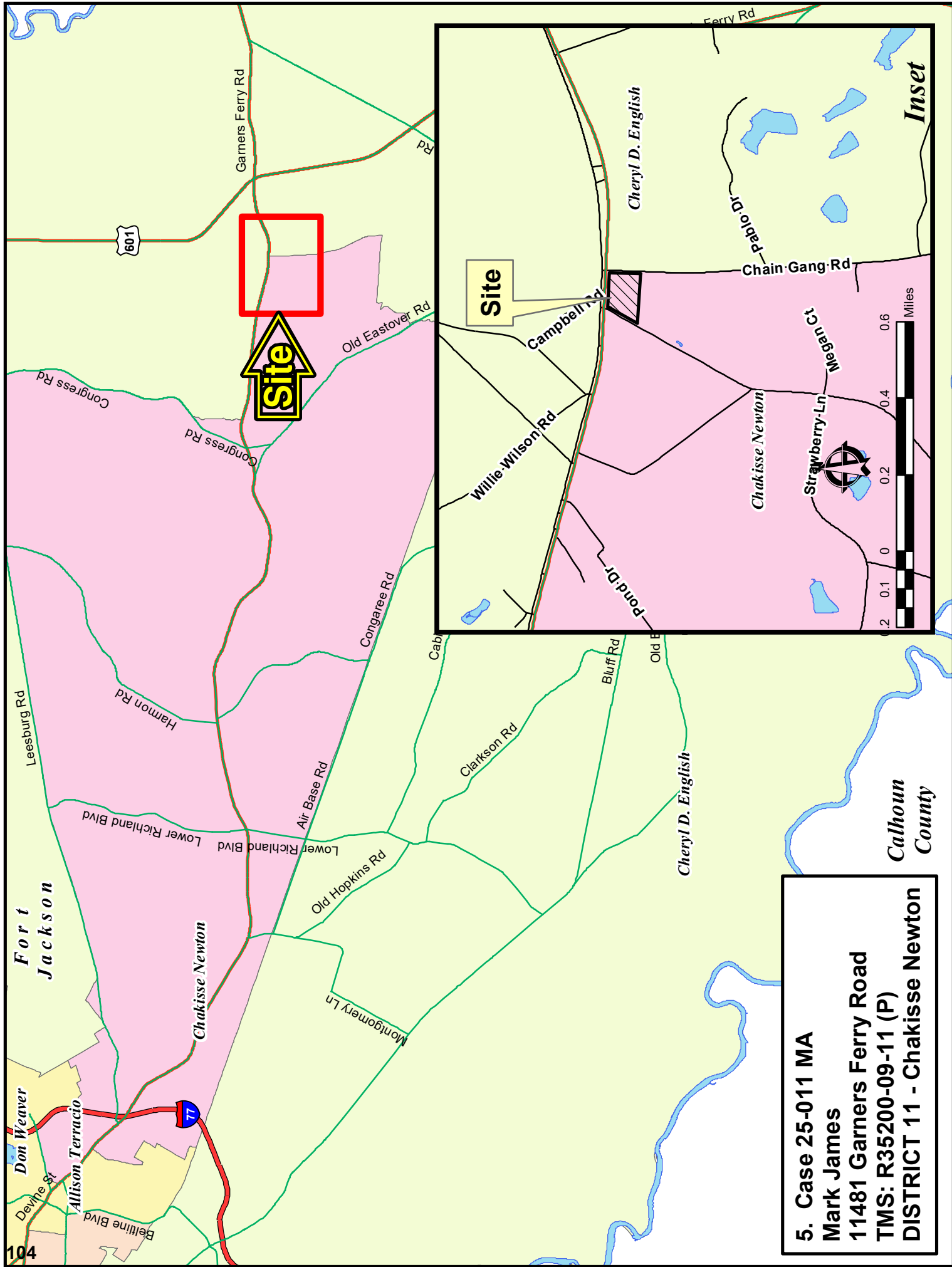
In addition to the Comprehensive Plan, the Lower Richland Community Strategic Master Plan does not support the type of developments associated with the requested zoning designation within the identified Agricultural Area. According to the Lower Richland Master Plan, development within the Agricultural Area should:

- Protect prime farmland soils and soils of statewide importance.
- Preserve existing farmlands for active agriculture use.
- Promote farming as a viable occupation and way of life for current and future generations.
- Expand the market for locally-grown, locally produced goods.

Approval of the requested map amendment would provide for an intensity of uses and development that could be deemed to be incompatible and out of character with the current zoning, land uses, and development pattern within the area.

Planning Commission Action

At their **March 3, 2025** meeting, the Richland County Planning Commission agreed with the recommendations of the Comprehensive Plan and recommends the County Council disapprove the proposed amendment for RC Project # **25-011 MA**.



5. Case 25-011 MA
Mark James
11481 Garners Ferry Road
TMS: R35200-09-11 (P)
DISTRICT 11 - Chakisse Newton

CASE 25-011 MA
AG to RC
TMS R35200-09-11 (P)



CASE 25-011 MA

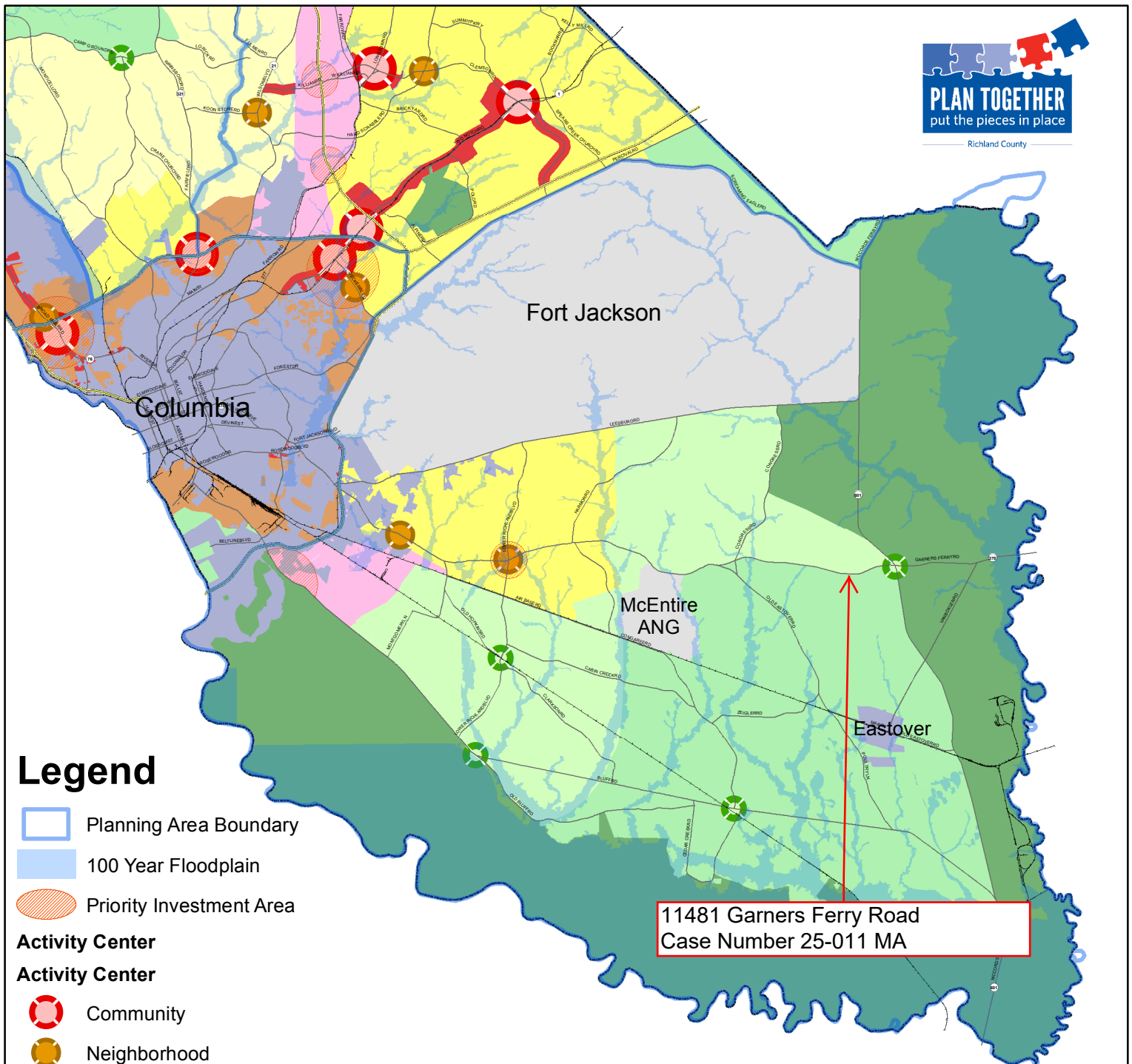
AG to RC



















ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	





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

11481 Garner's Ferry Road
Case Number 25-011 MA

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

Miles
4 2 0 4 107

Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Rural Crossroads (RC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SR
Agriculture and Forestry Related	
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Produce stand	P
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Group Living	
Children's residential care home	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community food services	P
Community recreation center	SR
Correctional facility	
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Marina	P
Shooting range, Indoor	P
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P
Traveler Accommodations	
Bed and breakfast	SR
Hotel or motel	P
Vehicle Sales and Services	
Car wash	SR
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	SR
Vehicle towing	SR

Industrial	
Extraction	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Recycling collection station	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Section 26-2.4 (n) Limit on Subsequent Applications

(n) Limit on Subsequent Applications

(1) Prior Application Denial

- a.** If a development or zoning application requiring a public hearing is denied, an application proposing the same development or zoning designation on all or part of the same land shall not be submitted within one year after the date of decision denying the application unless the decision-making body waives this time limit in accordance with subsection b below. Only one request for a waiver of this time limit may be submitted during the one-year period.
- b.** The owner of land that is the subject of an application that was denied, or the owner's authorized agent, may submit a written request for waiver of the time limit established in subsection a above, along with a fee to defray the cost of processing the request, to the Community Planning and Development Department, who shall transmit the request to the decision-making body. The decision-making body may grant a waiver of the time limit only on a finding by at least two-thirds of its membership of one or more of the following:
 - 1.** There is a substantial change in circumstances relevant to the issues or facts considered during review of the application that might reasonably affect the application of the relevant review standards to the map amendment proposed in the application;
 - 2.** New or additional information is available that was not available at the time of review that might reasonably affect the application of the relevant review standards to the development proposed in the application;
 - 3.** The new application proposed to be submitted is not substantially the same as the prior application; or
 - 4.** The final decision on the application was based on a material mistake of fact.

(2) Prior Application Withdrawal

- a.** If an application requiring a public hearing is withdrawn after required notice of the public hearing is provided, no application proposing the same or similar development on all or part of the same land shall be submitted within six months after the date of withdrawal unless the decision-making body waives this time limit in accordance with subsection b below. Only one request for a waiver of this time limit may be submitted during the six-month period. Any such application shall be considered a new application.
- b.** The owner of land that is the subject of an application that was withdrawn, or the owner's authorized agent, may submit a written request for waiver of the time limit established in subsection a above, along with a fee to defray the cost of processing the request, to the Community Planning and Development Department, who shall transmit the request to the decision-making body. The decision-making body may grant a waiver of the time limit only on a finding by at least two-thirds of its membership of one or more of the following:
 - 1.** There is a substantial change in circumstances relevant to the issues or facts considered during review of the application that might reasonably affect the application of the relevant review standards to the map amendment proposed in the application;
 - 2.** New or additional information is available that was not available at the time of review that might reasonably affect the application of the relevant review standards to the development proposed in the application; or
 - 3.** The new application proposed to be submitted is not substantially the same as the prior application.



Prior Application Withdrawal Wavier Request

APPLICANT INFORMATION

Name of Property Owner: _____

Owner's Authorized Agent (if applicable): _____

Mailing Address: _____

City, State, ZIP: _____

Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address/Location: _____

Parcel Number(s): _____ Zoning District: _____

ORIGINAL APPLICATION INFORMATION

Case Number of Withdrawn Application: _____ Date of Withdrawal: _____

JUSTIFICATION FOR WAIVER REQUEST

The decision-making body may grant a waiver of the time limit only upon finding that at least one of the following conditions is met. Please check all that apply and provide a detailed explanation:

☐ **Substantial Change in Circumstances** – There is a substantial change in circumstances relevant to the issues or facts considered during the review of the original application that might reasonably affect the application of the relevant review standards to the proposed map amendment.

Explanation: _____

☐ **New or Additional Information** – New or additional information is available that was not available at the time of review and might reasonably affect the application of the relevant review standards to the proposed development.

Explanation: _____

☐ **New Application is Substantially Different** – The new application proposed to be submitted is not substantially the same as the prior application.

Explanation: _____

APPLICANT CERTIFICATION

I hereby certify that the information provided in this application is true and correct to the best of my knowledge. I understand that submission of this request does not guarantee approval and that the decision-making body must determine whether the waiver is justified based on the criteria outlined above.

Signature of Property Owner or Authorized Agent: _____

Date: _____



Prior Application Denial Wavier Request

APPLICANT INFORMATION

Applicant: _____ Owner's Authorized Agent (if applicable): _____

Mailing Address: _____

City, State, ZIP: _____

Phone Number: _____ Email: _____

PROPERTY INFORMATION

Property Address/Location: _____

Parcel Number(s): _____ Zoning District: _____

ORIGINAL APPLICATION INFORMATION

Case Number of Denied Application: _____ Date of Denial: _____

JUSTIFICATION FOR WAIVER REQUEST

The decision-making body may grant a waiver of the time limit only upon finding that at least one of the following conditions is met. Please check all that apply and provide a detailed explanation:

☐ **Substantial Change in Circumstances** – There is a substantial change in circumstances relevant to the issues or facts considered during the review of the original application that might reasonably affect the application of the relevant review standards to the proposed map amendment.

Explanation: _____

☐ **New or Additional Information** – New or additional information is available that was not available at the time of review and might reasonably affect the application of the relevant review standards to the proposed development.

Explanation: _____

☐ **New Application is Substantially Different** – The new application proposed to be submitted is not substantially the same as the prior application.

Explanation: _____

☐ **Final decision was Based on a Material Mistake of Fact** – The final decision on the application was based on a material mistake of fact

Explanation: _____

APPLICANT CERTIFICATION

I hereby certify that the information provided in this application is true and correct to the best of my knowledge. I understand that submission of this request does not guarantee approval and that the decision-making body must determine whether the waiver is justified based on the criteria outlined above.

Signature of Property Owner or Authorized Agent: _____

Date: _____



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
