

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



May 20, 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, May 20, 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 Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

a. MAP AMENDMENTS [ACTION]

1. 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

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District 7
The Honorable Gretchen Barron

2. Case # 25-018 MA

Joyce S. Burgess
INS to GC (.83 acres)
7600 Wilson Boulevard
TMS: R14303-02-25
Planning Commission: Approval (7-0)
Comprehensive Plan: Compliant

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District 7
The Honorable Gretchen Barron

3. Case # 25-020 MA

Ryan Homes
HM to R3 (105.88 acres)
S/S Killian Road and 180 Killian Road
TMS# R14600-03-60, 14600-03-09, 14600-03-07 and
14600-03-11
Planning Commission: Disapproval (7-0)
Comprehensive Plan: Non-compliant

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District 7
The Honorable Gretchen Barron

7. ADJOURNMENT



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: May 2, 2025

Comprehensive Plan

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.

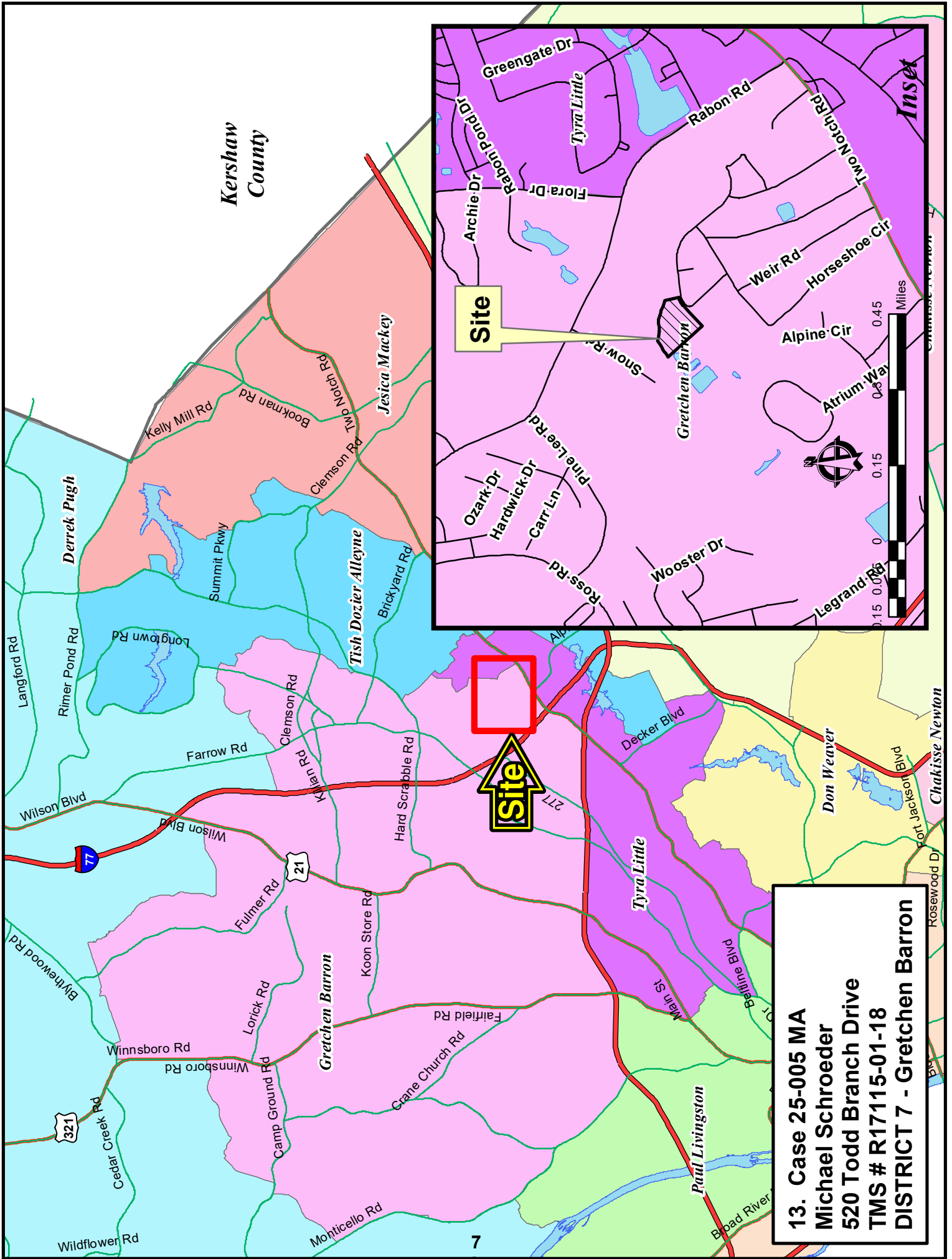
Planning Commission Action

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**.

**Kershaw
County**



**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

Pine Lee Rd

Snow Rd

Rabon Rd

Site

Todd Branch Dr

Quantas Dr

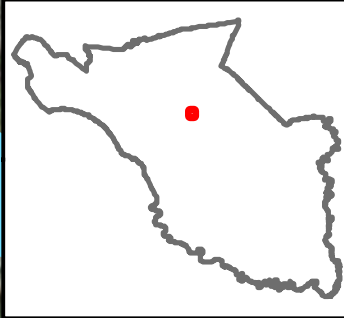
Horseshoe Ln

Horseshoe Cir

Alpine Cir

Weir Rd

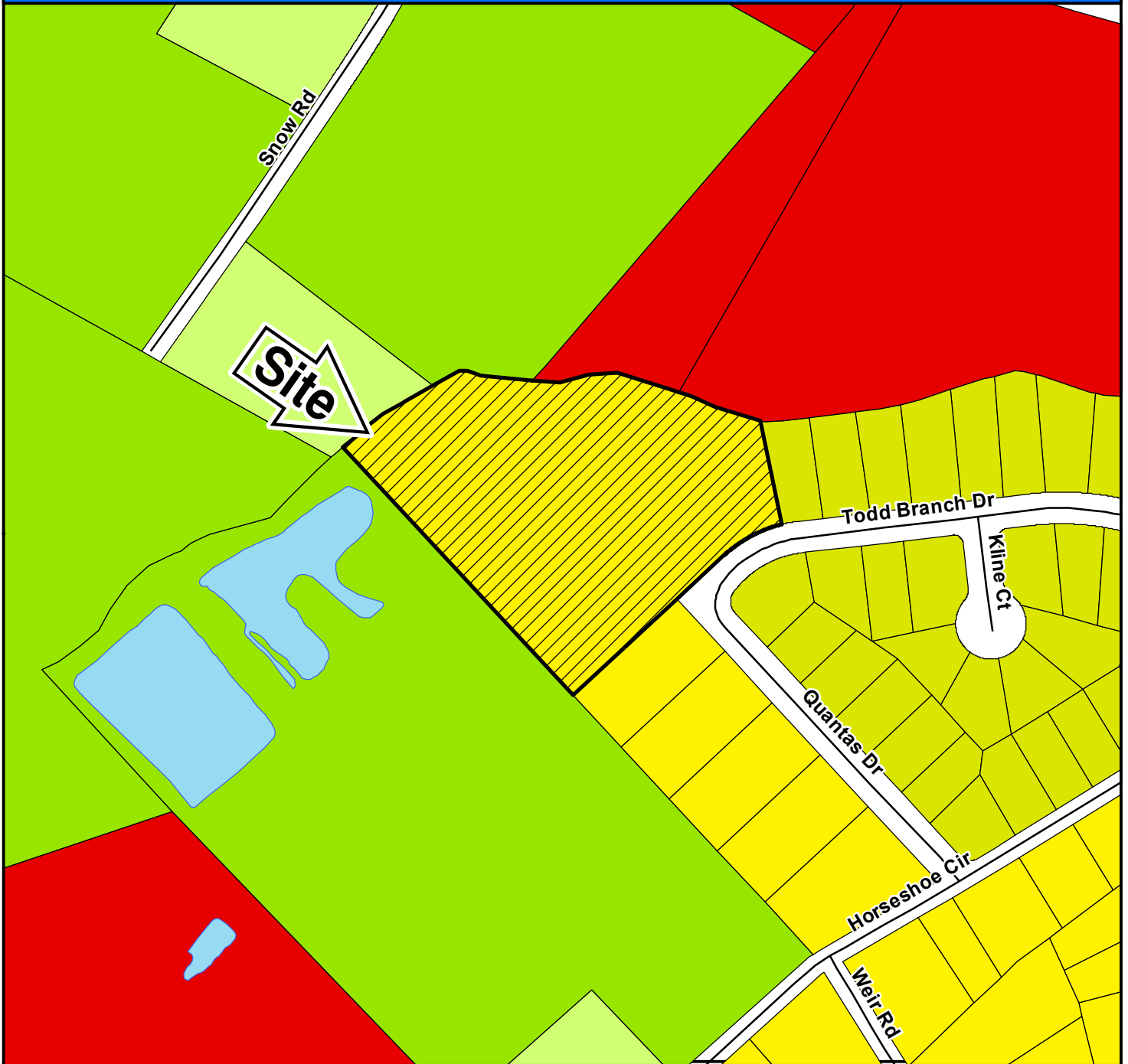
 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



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

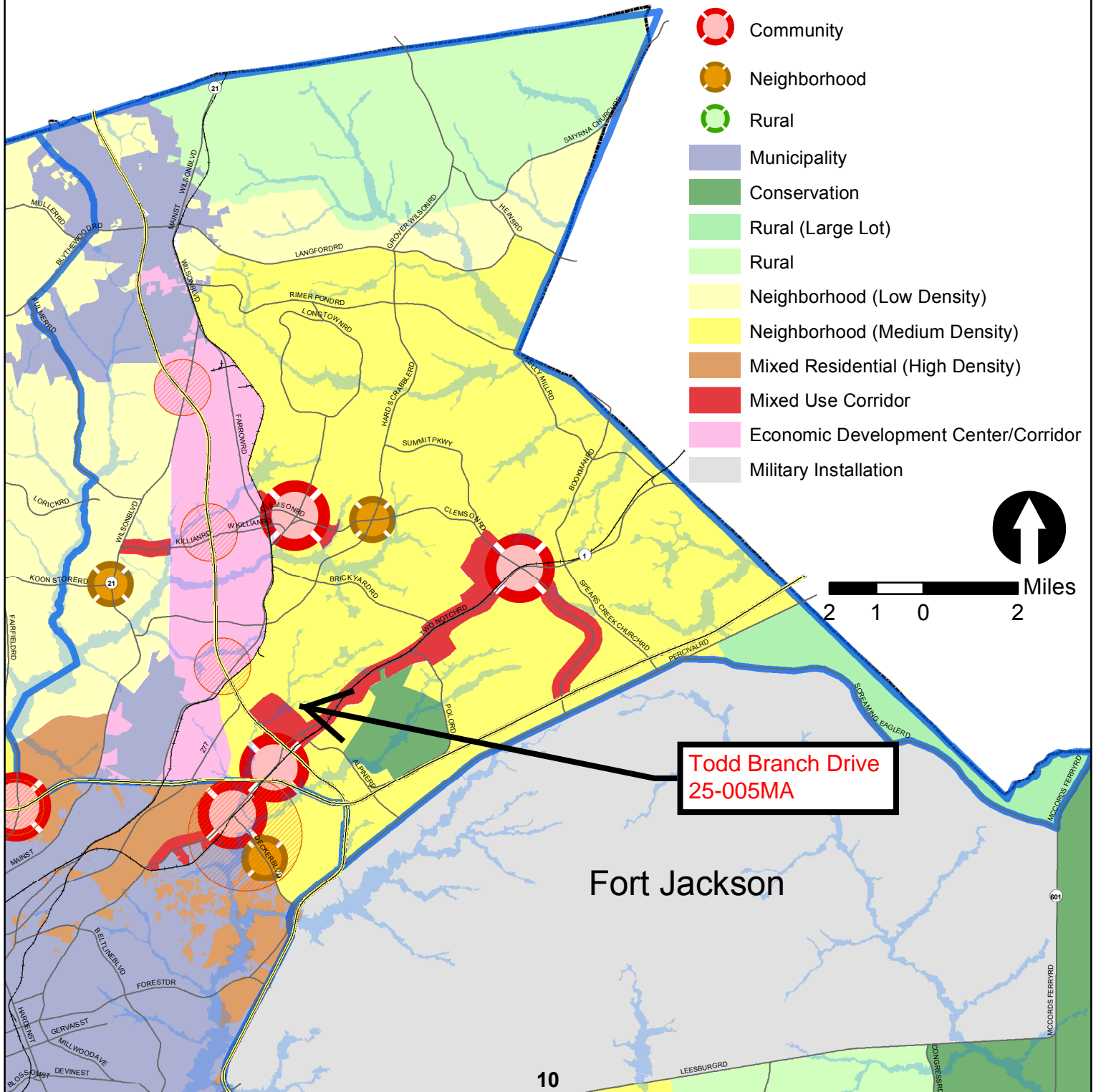


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



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 Four (R4) District	
Use Classification, Category, Type	R4
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

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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: May 5, 2025
RC PROJECT: 25-018 MA
APPLICANT: Chad Monteith

LOCATION: 7600 Wilson Boulevard

TAX MAP NUMBER: R14303-02-25
ACREAGE: .83 acres
EXISTING ZONING: INS
PROPOSED ZONING: GC

ZPH SIGN POSTING: May 2, 2025

Comprehensive Plan

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Institutional (C-1) District. With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional District (OI). With the adoption of the 2021 Land Development Code the OI District was designated Institutional District (INS).

Zoning History for the General Area

The Light Industrial District (M-1) parcels, located southeast of the site with frontage along McLeod Road, was rezoned from C-3 District and C-1 District under case number 92-006MA.

The Light Industrial District (M-1) parcel located south of the site with access to Wilson Boulevard, was rezoned from C-1 District under case number 94-035MA.

Zoning District Summary

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 13 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	INS	RCRC Meadow Lake Park
<u>South:</u>	GC	Undeveloped
<u>East:</u>	INS	RCRC Meadow Lake Park
<u>West:</u>	GC	Vacant Commercial Structure

Discussion

Parcel/Area Characteristics

The subject property has frontage along Wilson Boulevard. Wilson Boulevard is a five-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized commercial uses, institutional uses and industrial uses. North and east of the parcel is Meadow Lake Park. West of the site is vacant commercially zoned parcels. South of the site is an undeveloped GC District parcel.

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.73 miles southwest of the subject site. There are no fire hydrants located in the immediate. The A.J. Lewis Greenview Elementary School is located approximately 0.62 miles south of the subject site on 726 Easter Street. The subject site is within the City of Columbia's water and sewer service areas.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed- use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2024 SCDOT traffic count (Station #133) located north of the subject parcel on Wilson Blvd. identifies 15,100 Average Daily Trips (ADTs). This section of Wilson Blvd. is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Wilson Blvd. is currently operating at Level of Service (LOS) "B".

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

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Wilson Boulevard.

Conclusion

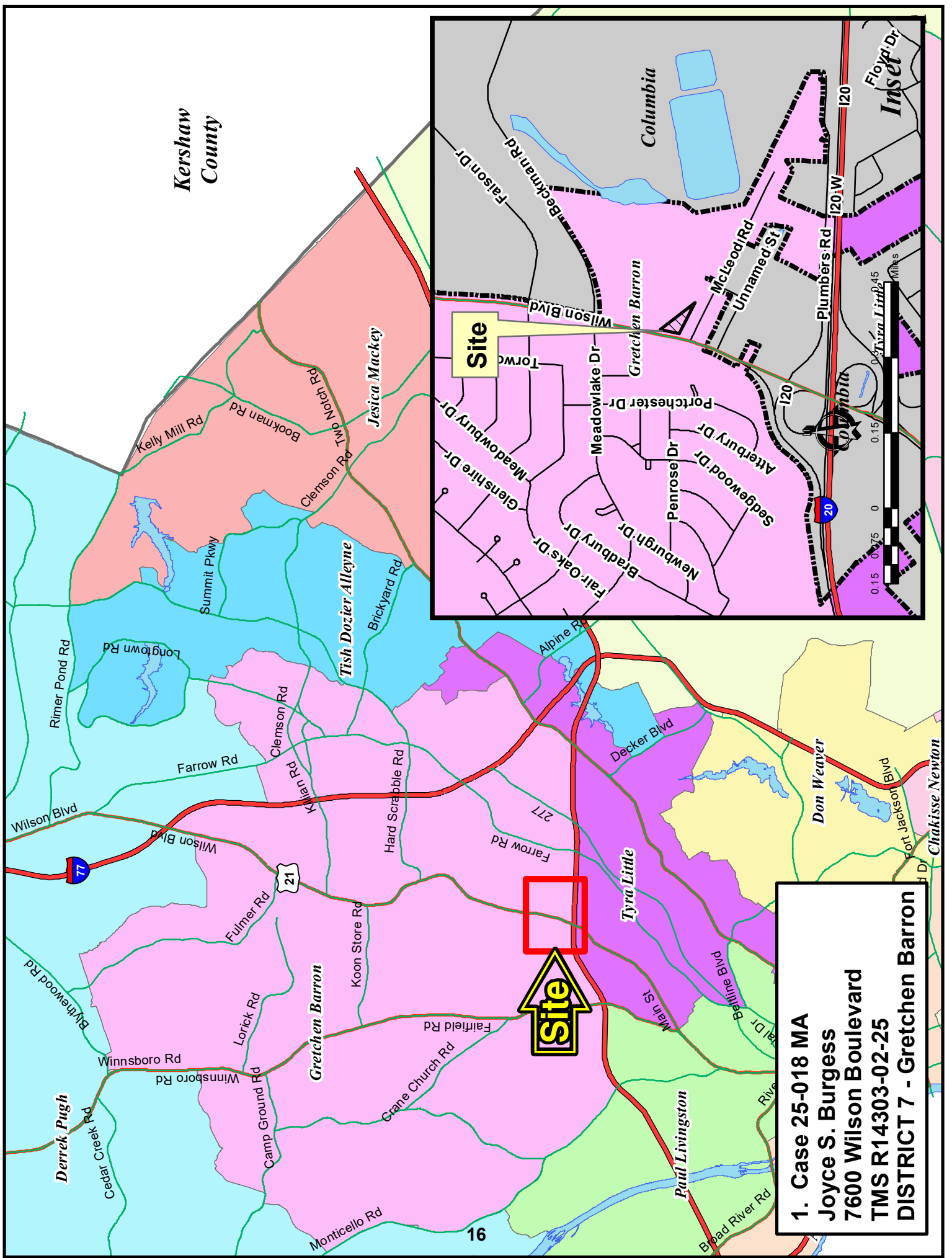
The proposed map amendment aligns with the 2015 Comprehensive Plan. The subject site is within the Economic Development Center/Corridor designation, which supports zoning districts that allow complementary retail and commercial uses along a primary road corridor near employment centers.

The requested zoning district provides for uses that support the Economic Development Center/Corridor designation's recommendations. Additionally, the subject site meets the location criteria for this designation.

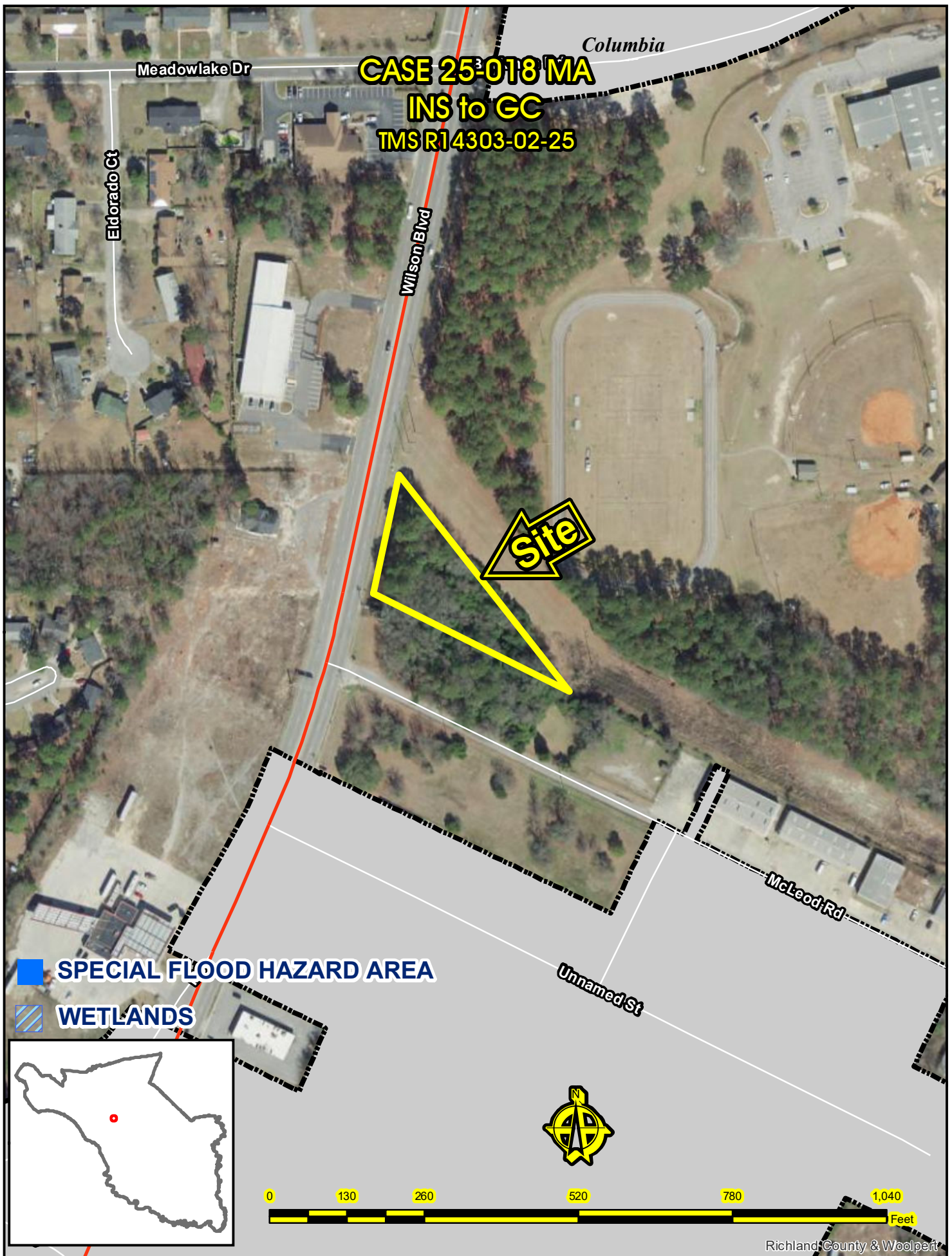
Planning Commission Action

At their **May 5, 2025** meeting, the Richland County Planning Commission agreed with the recommendations of the Comprehensive Plan and recommends the County Council approve the proposed amendment for RC Project # **25-018 MA**.

**Kershaw
County**

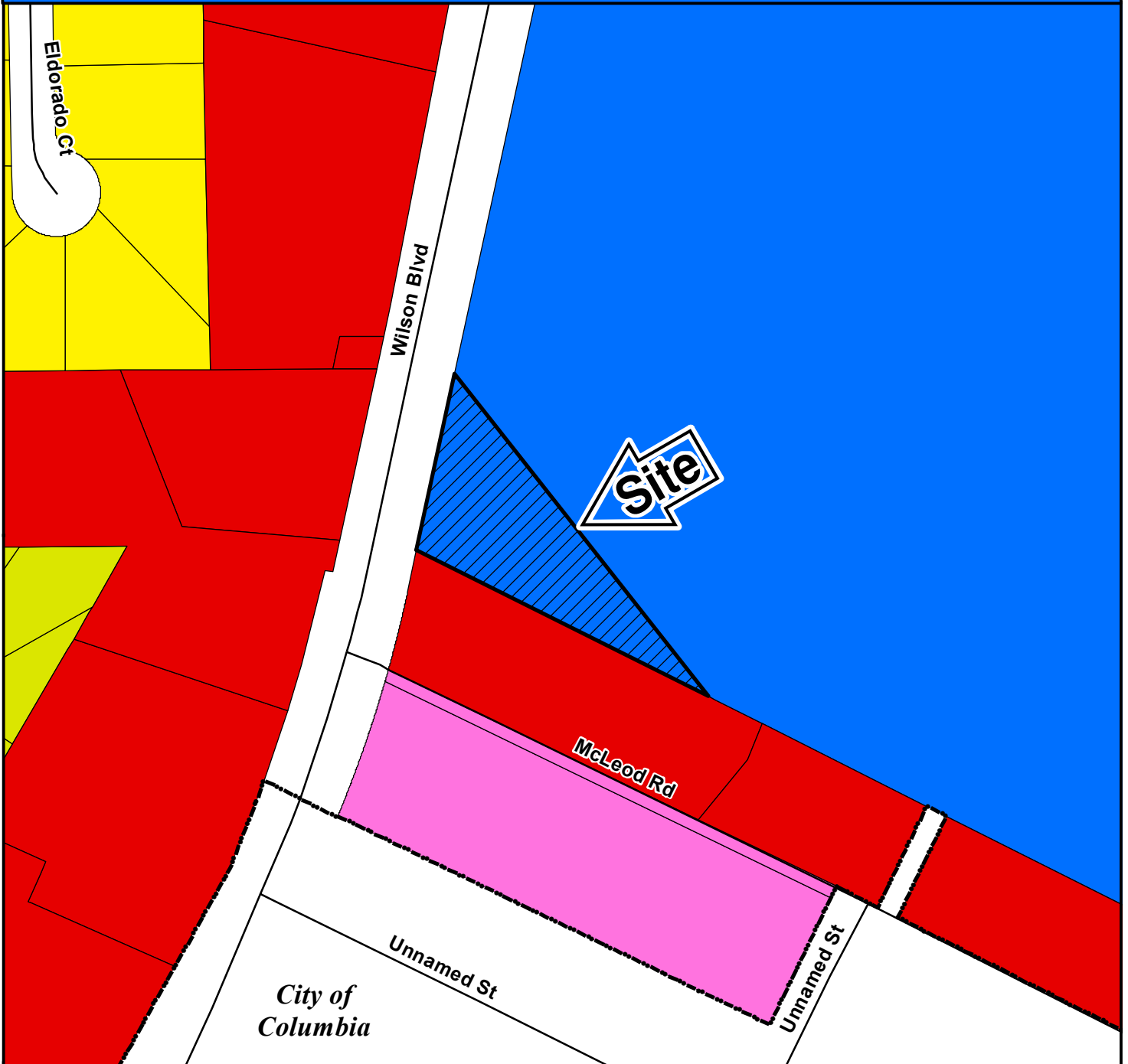


1. Case 25-018 MA
Joyce S. Burgess
7600 Wilson Boulevard
TMS R14303-02-25
DISTRICT 7 - Gretchen Barron



CASE 25-018 MA

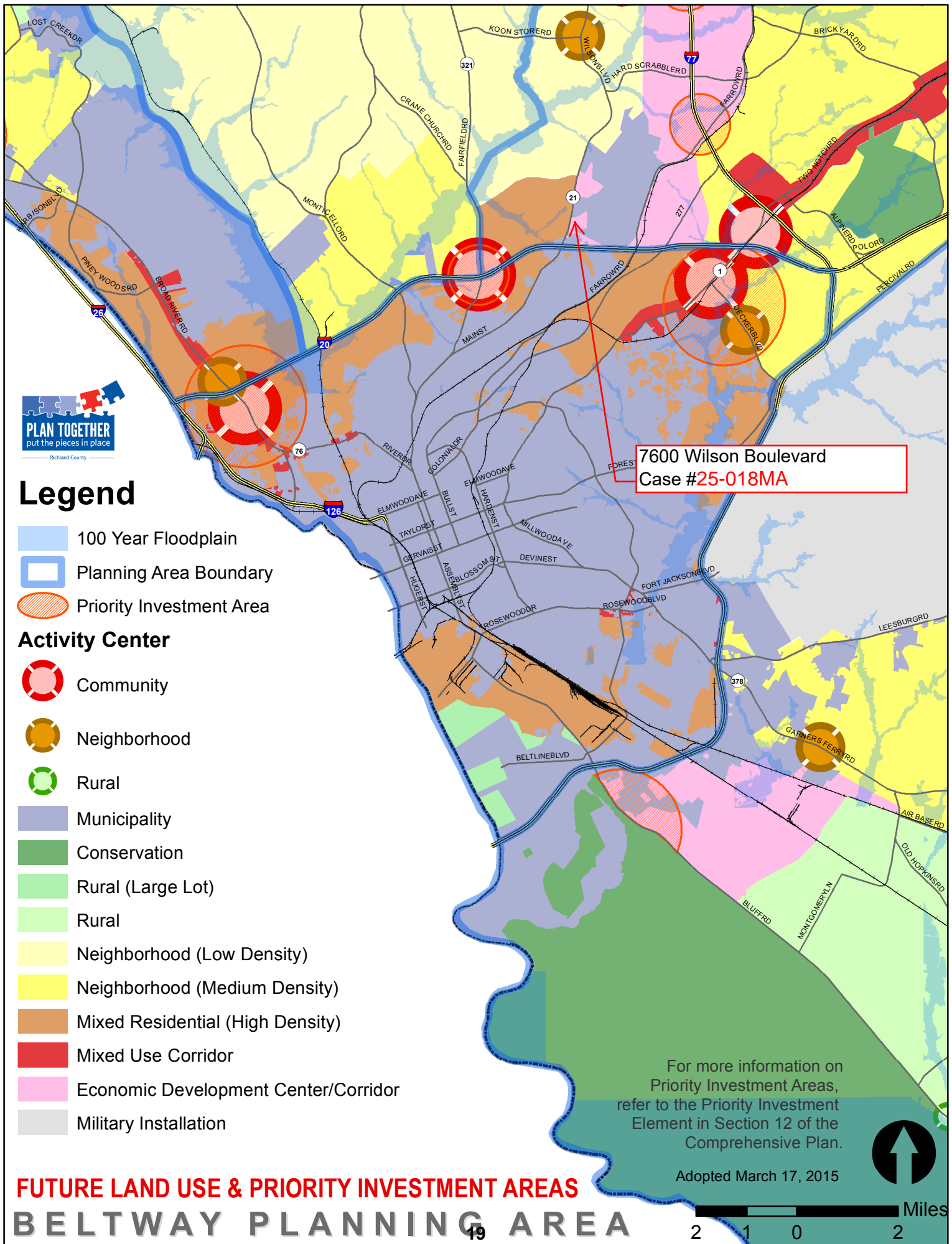
INS to GC



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	





Institutional (INS) District

Use Classification, Category, Type	INS	Use Classification, Category, Type	INS
Agricultural		Office	SR
Agriculture and Forestry		Personal services	P
Community garden	SE	Bar or other drinking place	P
Agriculture and Forestry Related		Restaurant	P
Agriculture research facility	P	Restaurant, Carry-out	P
Rural retreat	SR	Restaurant, Drive-through	P
Residential		Recreation/Entertainment	
Group Living		Arena, stadium, or outdoor theater	P
Children's residential care home	P	Commercial recreation, Indoor	P
Dormitory	SR	Commercial recreation, Outdoor	SR
Fraternity or sorority house	SE	Fitness or training center/studio	P
Rooming or boarding house	SE	Golf course	SR
Community Service		Marina	P
Animal shelter	P	Performing arts center	P
Community food services	P	Shooting range, Indoor	P
Community recreation center	P	Smoking place	SR
Correctional facility	P	Retail Sales	
Cultural facility	P	Bakery	P
Day care facility	SR	Consumer goods store	SR
Government office	P	Convenience store	P
Hospital	P	Drugstore	P
Library	P	Farmers' market	P
Membership organization facility	P	Grocery/Food store	P
Nursing care facility	P	Traveler Accommodations	
Place of worship	P	Hotel or motel	P
Public recreation facility	P	Vehicle Sales and Services	
Public safety facility	P	Parking, Commercial	P
Short-term or transitional housing	SE	Industrial	
Education		Waste and Recycling Facilities	
College or university	P	Recycling collection station	P
Elementary, middle, or high school	P	Recycling sorting facility	P
School, business or trade	P		
Funeral and Mortuary Services			
Cemetery	P		
Funeral home or mortuary	P		
Parks and Open Space			
Arboretum or botanical garden	P		
Park or greenway	P		
Transportation			
Transit stop	SR		
Fleet terminal	P		
Passenger terminal, surface transportation	P		
Utilities and Communication			
Antenna	P		
Broadcasting studio	P		
Communication tower	SR		
Power generation facility	P		
Solar energy conversion system, Large scale	SR		
Utility, minor	SR		
Non-depository personal credit institution	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.

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: May 5, 2025
RC PROJECT: 25-020 MA
APPLICANT: Ryan Homes

LOCATION: 180 Killian Road

TAX MAP NUMBER: R14600-03-60, 14600-03-09, 14600-03-07 & 14600-03-11
ACREAGE: 105.88 acres
EXISTING ZONING: AG / RT / HM
PROPOSED ZONING: R3

PC SIGN POSTING: May 2, 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 History for the General Area

The Rural Commercial District (RC) parcels, located west of the site with frontage along Wilson Boulevard and Killian Road, were rezoned from Rural District (RU) under case number 14-021MA.

The parcel located west of the subject sites was involved in two (2) separate map amendment requests: Case 21-038MA - to rezone from Rural (RU) to General Commercial (GC), which was withdrawn and Case 22-003MA - to rezone to Neighborhood Commercial (NC), which was denied.

A parcel located north of the subject sites was subject to a rezoning request from Rural (RU) to Light Industrial (LI) under Case No. 23-041MA. This request was denied.

The Planned Development District (PDD) parcels located south of the subject sites with frontage along Wilson Boulevard, were rezoned from Rural District (RU) under case number 06-038MA.

The PDD parcels were also subject to a rezoning request from Planned Development District (PDD) to Residential Single-family Estate District (RS-E) under Case No. 21-006MA. This request was denied.

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: 635 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	Residential / Undeveloped
<u>South:</u>	AG / PD	Undeveloped
<u>East:</u>	GC	Tractor Supply / Undeveloped
<u>West:</u>	HM	Residential / Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Killian Road. This section of Killian Road does not have sidewalks or streetlights. The subject parcels are mostly undeveloped and wooded. The general area is comprised of large residentially developed parcels, and single-family residential subdivision to the south.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles east of the subject parcel. The W. J. Keenan High School is located approximately 1.6 miles south of the subject parcel on Wilson Boulevard. Records indicate that the parcel is near the City of Columbia's water and sewer service area.

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

Plans & Policies

2015 Comprehensive Plan

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

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.

Mixed-Use Corridor

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2024 SCDOT traffic count (Station # 443) located east of the subject parcel on Killian Road identifies 16,000 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Killian Road is currently operating at Level of Service (LOS) “F”.

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

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

Conclusion

The subject parcels for the proposed map amendment are located within the Neighborhood (Low Density) designation of the Comprehensive Plan. This designation supports low-density, traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed rezoning is not compliant with the goals of this designation, as it does not offer a density that aligns with this designation's intent. While the

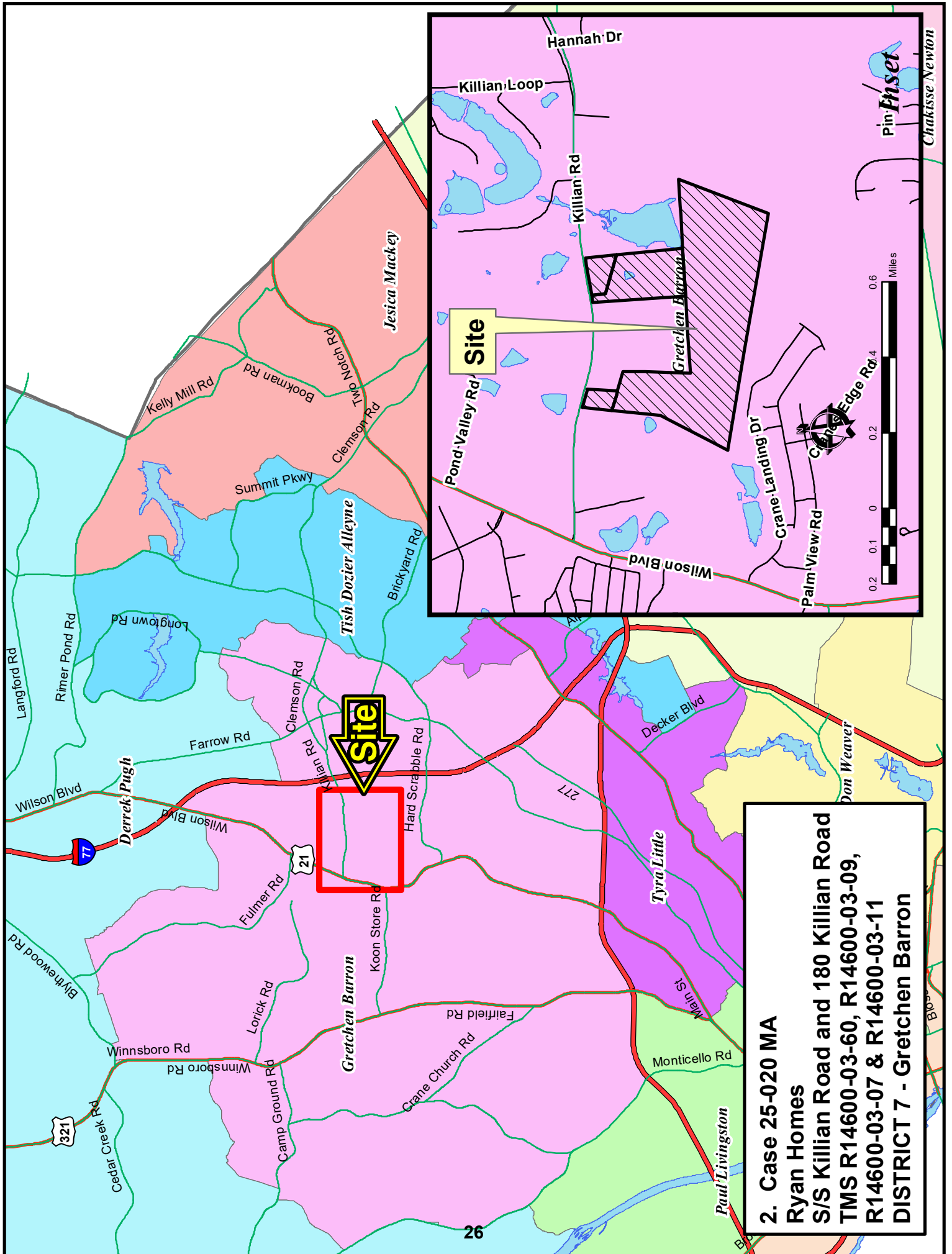
plan supports higher-density development when paired with open space preservation, the current Land Development Code (LDC) does not include a provision that supports this objective.

The subject parcels are also located along a portion of Killian Road that falls within the Mixed-Use Corridor designation of the Comprehensive Plan. This designation supports a mix of suburban-scale retail, commercial, office, high-density residential, and institutional uses. However, the absence of planned infrastructure improvements, along with recent denials of rezoning requests for more intense uses in the immediate area, suggests that further evaluation of the appropriateness of the Mixed-Use Corridor designation along this section of Killian Road is warranted. Furthermore, there appears to be a conflict between the goals and recommendations of the Neighborhood (Low Density) and Mixed-Use Corridor designations, particularly given their close proximity in this area.

The adjacent development located south of the subject property is zoned Planned Development (PDD) and aligns with the intended development pattern for the Neighborhood (Low Density) designation, which supports residential and nonresidential uses. This development is approved for a maximum of 378 single-family medium-density units, 260 multi-family high-density units, 44 single-family high-density units, 4 neighborhood commercial units, 18 office/institutional units, and 6 general commercial outparcels, all situated on a 305.5-acre tract. The maximum residential density is capped at 2.23 units per acre. The designated commercial and multi-family areas are located within a Neighborhood Commercial Activity Center, consistent with the development guidance of the Comprehensive Plan for the area.

Planning Commission Action

At their **May 5, 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 # **25-020 MA**.

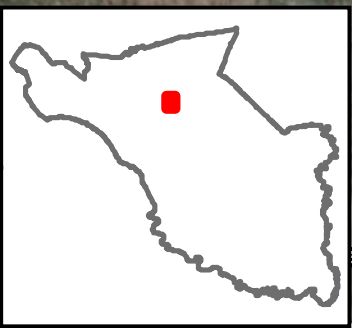


2. Case 25-020 MA
Ryan Homes
S/S Killian Road and 180 Killian Road
TMS R14600-03-60, R14600-03-09,
R14600-03-07 & R14600-03-11
DISTRICT 7 - Gretchen Barron

CASE 25-020 MA
AG/RT/HM to R3
TMS R14600-03-60, R14600-03-09,
R14600-03-07 & R14600-03-11

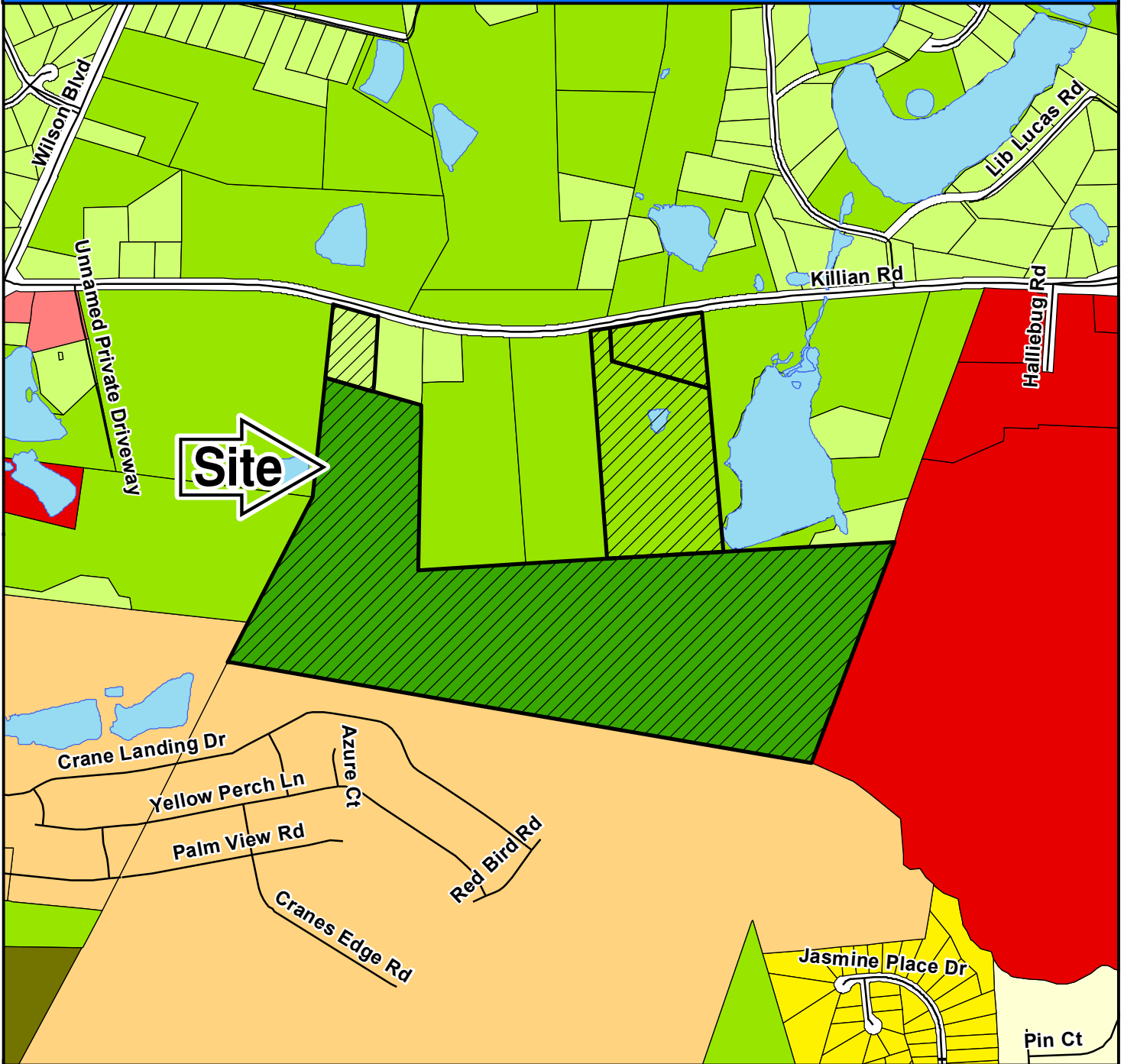
Site

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



CASE 25-020 MA

AG/RT/HM 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

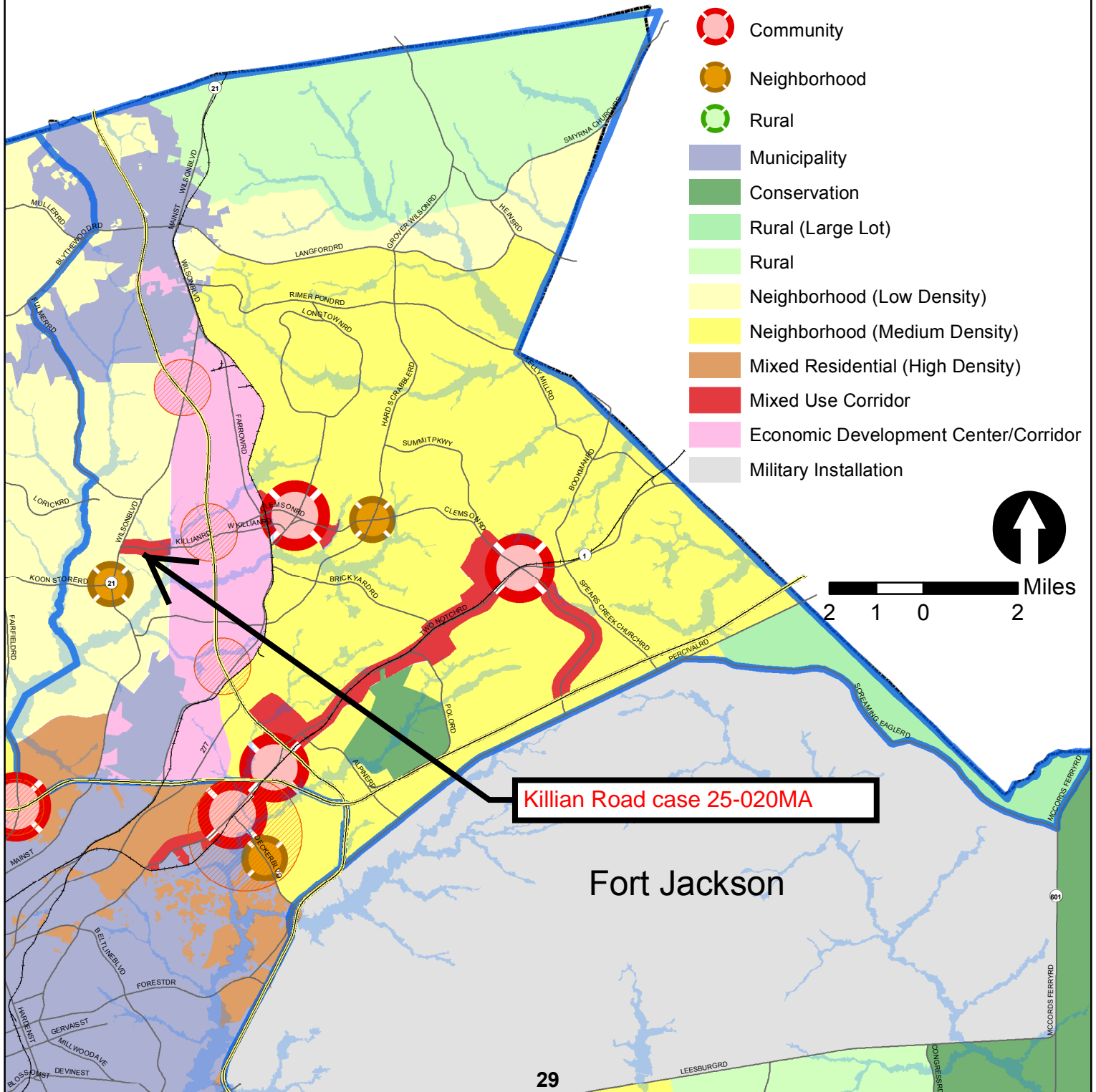


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



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.

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.

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.



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