# RICHLAND COUNTY COMPREHENSIVE PLAN LAND USE WORK SESSION

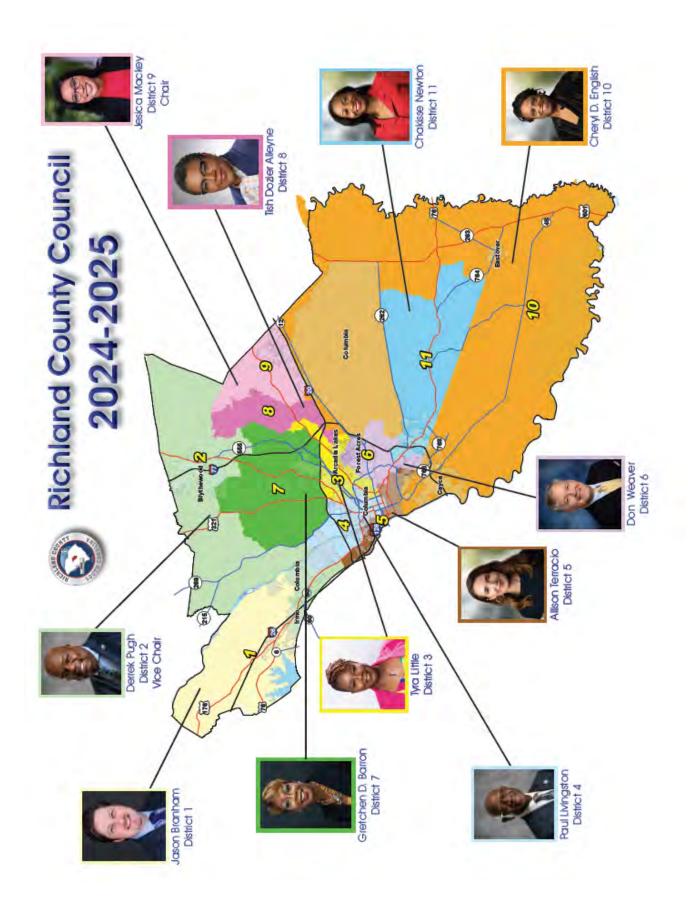
### **AGENDA**



**TUESDAY JUNE 3, 2025** 

4:00 PM

**COUNCIL CHAMBERS** 



## CHLAND COUNTY

#### **Richland County**

#### Comprehensive Plan Land Use Work Session

#### **AGENDA**

June 3, 2025 - 4:00 PM Council Chambers 2020 Hampton Street, Columbia, SC 29204

1. CALL TO ORDER

The Honorable Jesica Mackey, Chair Richland County Council

- a. ROLL CALL
- 2. ADOPTION OF AGENDA

The Honorable Jesica Mackey

3. ITEMS FOR DISCUSSION

The Honorable Jesica Mackey

- **a.** Comprehensive Plan and Land Use Scenarios [PAGES 5-57]
- 4. <u>ADJOURNMENT</u>

The Honorable Jesica Mackey



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.

# Reimagine Richland Discovery · Development · Direction

## **County Council Brief**

Growth Choices for the New Comprehensive Plan

June 3, 2025

## Focus for Today's Discussion

- Project Update
- Growth Choices Initiative to Support the New Comprehensive Plan
- Scenario Concepts Presentation
- Community Feedback
- Next Steps

# Project Update x x

## PROCESS OVERVIEW





**Phase 1: Discovery** 



**Phase 2: Development** 



Target plan adoption in December 2025

**Phase 3: Direction** 

Months 1-4

- Community Engagement Program\*
- Data Collection
- Topic-Specific Focus Groups
- Public Forum #1
- Existing Conditions Assessment

- Land Use + Conservation Scenarios
- Public Forum #2
- "Vision" Plan
- Subarea Concepts

#### **Months 7-10**

- Policy Recommendations & Action Plan
- Priority Investment Element
- Public Forum #3
- Plan Production (Review Drafts)

This 3-phase process concludes with the publishing of the Public Review Draft of the updated Comprehensive Plan. The plan adoption process will follow, and its schedule will be established by the County.

Months 4-7

<sup>\*</sup> The Community Engagement Program defined at the beginning of the process is comprised of a variety of activities (online and in-person) to be implemented throughout the duration of the project.

## PROCESS OVERVIEW



**Phase 2: Development** 

Months 4-7

- Land Use + Conservation Scenarios
- Public Forum #2
- Subarea Concepts



## The "Sweet Spot" for Writing a New Plan

Things we are told about the community and where stakeholders see it going in the future.

Community Input Opportunities in the county that align with community values and are supported by data analysis.

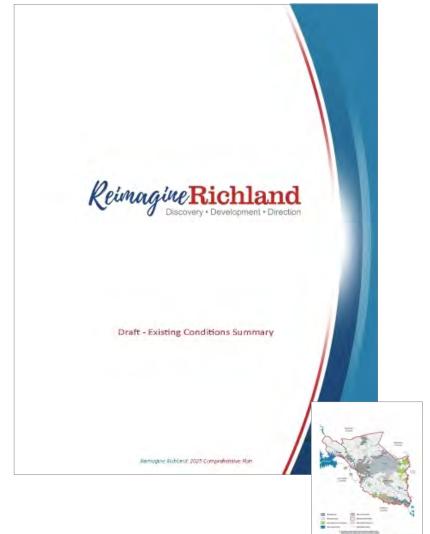
What we will learn about infrastructure, the economy, new trends, etc. during the planning process.

Data & Best Practices

Experiences of county staff and the consultants that they bring from working in Richland County and elsewhere.

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## Data Inventory and Analysis



































## **Community Engagement**



## WEBSITE





Envis 8
recreation
School

Hahval
environment
Joss
Cother

SMALL GROUP MEETINGS



**PUBLIC FORUMS** 





**IDEA BOARD** 

**POP-UP EVENTS** 



## Community Engagement Activities

- Public Forum 1 (Dec 16)
- District ("Town Hall") Meetings
- Neighborhood Meetings
- Organization/Agency Meetings
- Topic-Specific Focus Groups
- Survey 1 (>550)
- Website Idea Board
- Emails

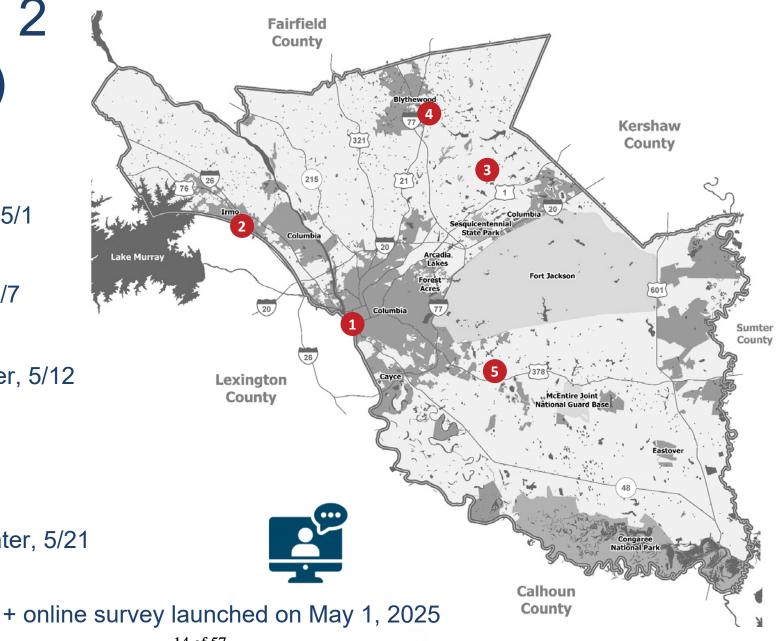
(In addition to Advisory Committee input)

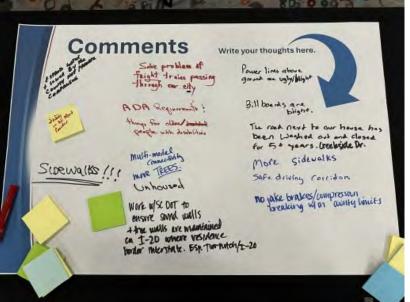
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## Public Forum No. 2 (Growth Choices)

- 1 EdVenture Children's Museum, 5/1
- 2 Ballentine Community Center, 5/7
- 3 North Springs Community Center, 5/12
- 4 Doko Manor, 5/14
- 5 Garners Ferry Adult Activity Center, 5/21











## Themes:

- Sustainable and Equitable Development
- Economic Vitality
- Environmental and Cultural Stewardship
- Accessibility and Connectivity
- Quality of Life and Place
- Collaborative Growth Management

Community Engagement, Emerging Themes

Item No. 2

## Growth Choices Initiative ( )



The Growth Choices Initiative provided an opportunity to learn about, and provide feedback on, different scenarios for growth, development, and preservation, and the related key decision points important to planning for the county's future.









Send the Scenarios Out for Community Reaction























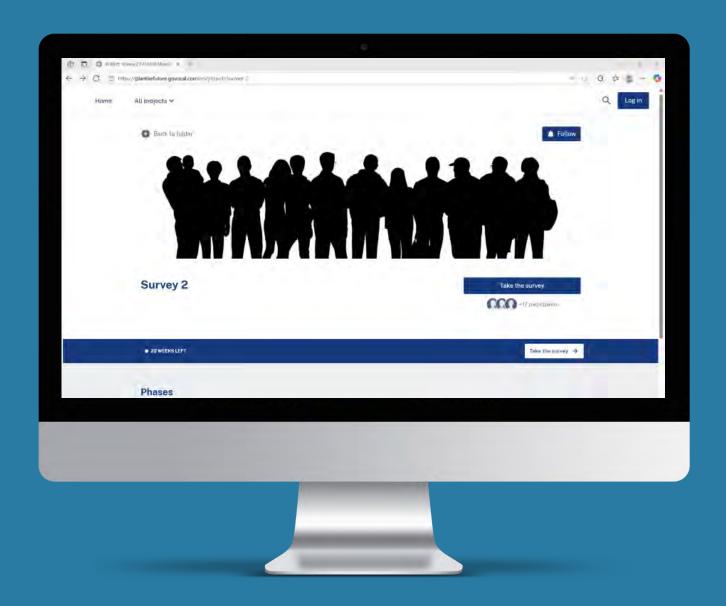












## Send the Scenarios Out for Community Reaction



Community feedback from Public Forum 2 (May 1, 2025), the four follow-up community workshops (May 7-21, 2025), and an online survey launched on May 1st will be shared with the Advisory Committee for consideration.

A hybrid scenario for Richland County will be developed and refined to become the "preferred" scenario.

The preferred scenario will be presented as the Conservation and Development Map (FLUM) in the draft comprehensive plan document.

Image Source: Adobe Stock

Choosing a "Best Path Forward" for the County

## Item No. 3

## Scenario Concepts 3





## **Scenario A**

Current Plan,
Stay the Course
(Adopted Plan, 2015)



## **Scenario B**

Leveraging Existing and Emerging Activity Centers

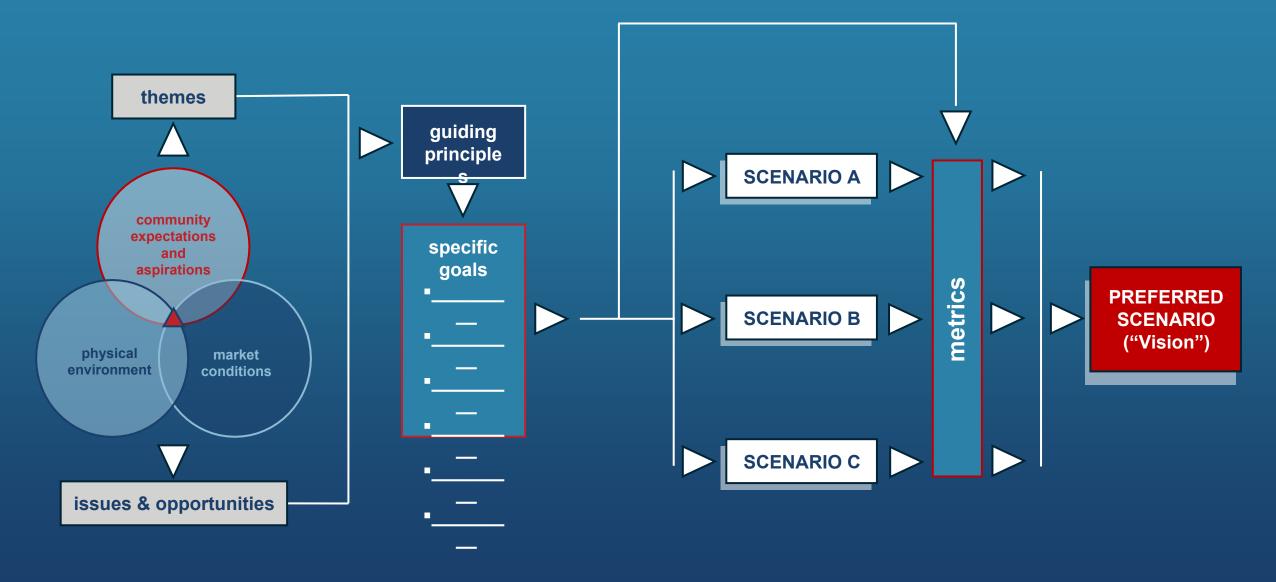


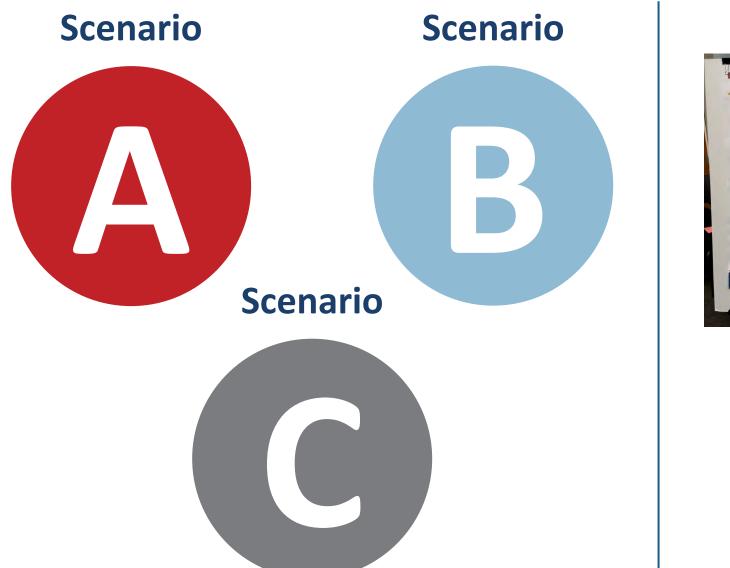
## Scenario C

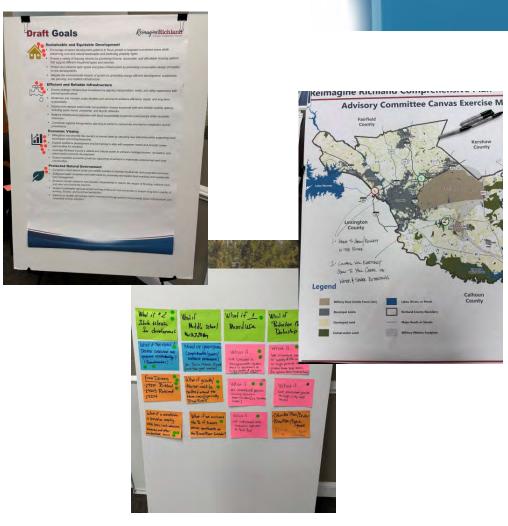
"Rich Land"
Conservation Initiative

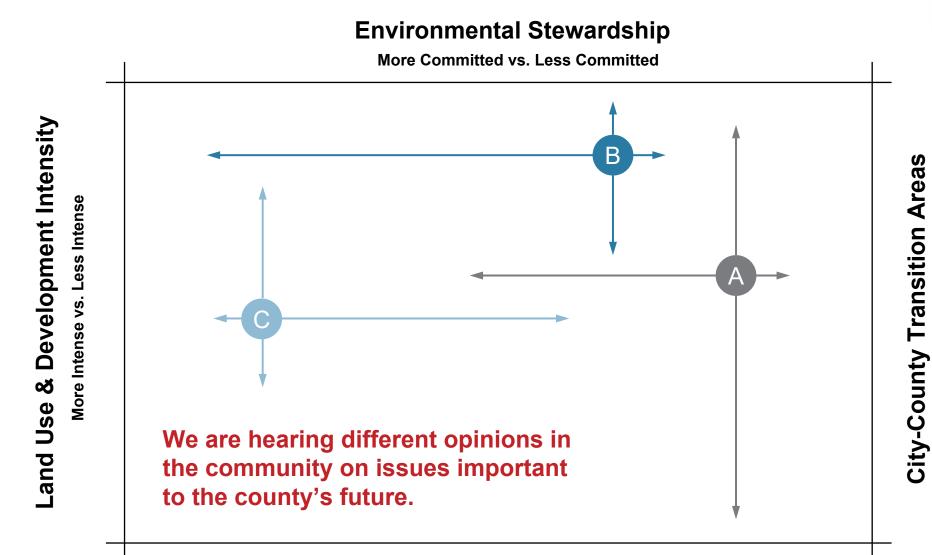
## Candidate Scenario Concepts for Discussion

## From Discovery to Vision









**Infrastructure Capacity** 

Larger Service Area vs. Smaller Service Area

## Different (Sometimes Drastic) Values Tested

# How are the scenarios the same?



**Planning Area** 



**Anticipated Growth** 

(dwelling units & non-residential square feet)

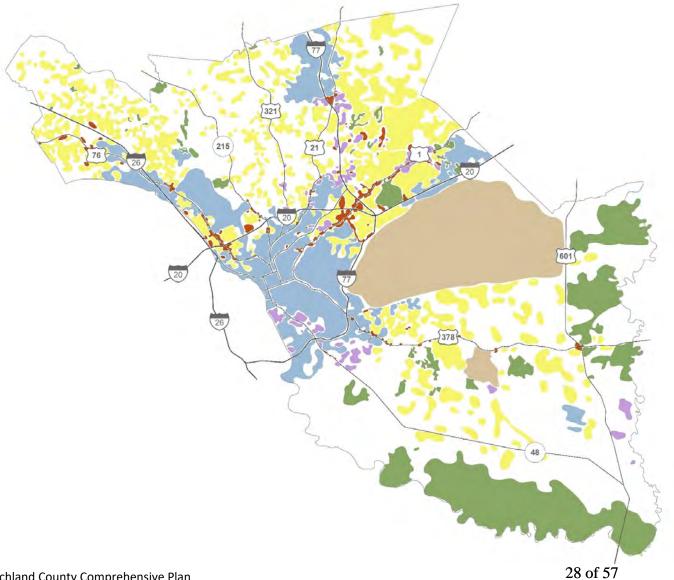


Existing Development Patterns



Available Place Types

## **Existing Development Inventory (Land Supply)**



- Land Supply (Vacant Parcels + Underdeveloped Parcels)
- Protected Open Space
- Military Base
- City or Town Limits
- Existing Development (Residential)
- Existing Development (Commercial)
- Existing Development (Industrial)

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# How are the scenarios different?



**Development Types** 



**Development Locations** 



**Development Patterns** 



**Development Intensities** 



Supporting Infrastructure



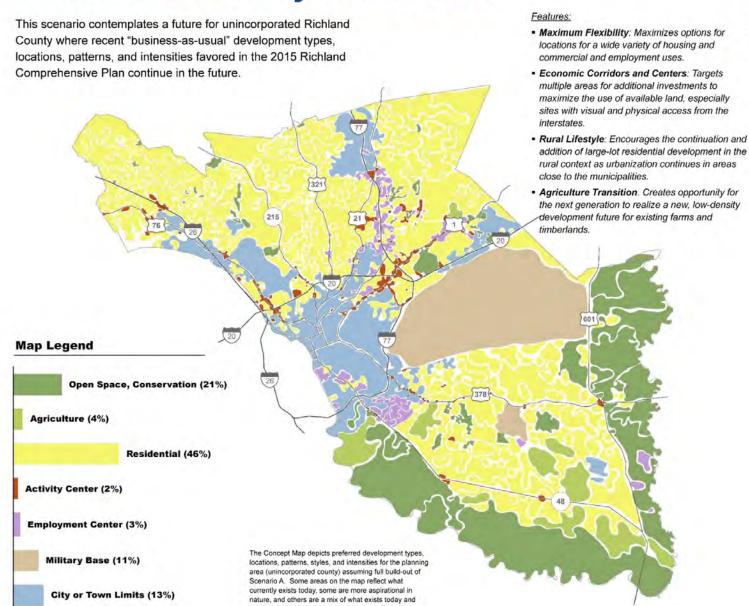
**Conservation Measures** 

## Scenario A Current Plan, Stay the Course

This scenario contemplates a future for Richland County where recent "business-as-usual" development types, locations, patterns, and intensities favored in the 2015 Richland **Comprehensive Plan** continue in the future.

## **SCENARIO A: Stay the Course**

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## **Key Features:**

- Maximum Flexibility: Maximizes options for locations for a wide variety of housing and commercial and employment uses.
- Economic Corridors and Centers: Targets
   multiple areas for additional investments to
   maximize the use of available land, especially
   sites with visual and physical access from the
   interstates.

- Rural Lifestyle: Encourages the continuation and addition of large-lot residential development in the rural context as urbanization continues in areas close to the municipalities.
- Agriculture Transition: Creates opportunity
  for the next generation to realize a new, lowdensity development future for existing
  farms and timberlands.

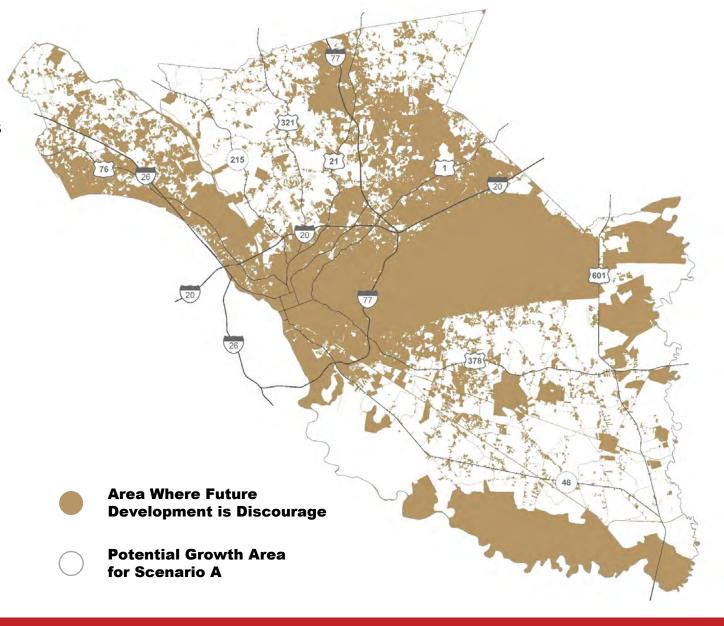
## **Potential Growth Area(s)**

Land classified as vacant (undeveloped), agriculture (less than 500 acres in size), or under-developed was made available for future development in the growth allocation model.

Existing development, parkland, permanent conservation areas, and water bodies would remain as they are today.

Land inside city or town limits and the two military bases was removed from the growth allocation model to recognize the planning area for the new Richland County Comprehensive Plan.

Future development in the potential growth area was influenced largely by the rules, policies, and requirements presented in the Richland County 2015 Comprehensive Plan.



## Scenario A – Current Plan, Stay, the Course

#### **Growth Allocation Maps, SC A** = One new dwelling unit = One new square foot allocated between 2025 of non-residential development and 2045 allocated between 2025 and 2045 **Non-Residential** Residential **Development Allocation Development Allocation Single-Family Detached Homes** Retail **Townhomes** Office **Apartments or Condominiums** Industrial **Existing Conservation Land** Single-Family Single-Family **Apartment or Existing Vacant Land Detached Home** Attached Home Condominium **Retail Space Industrial Space** Office Space Total Total Non-**Existing Developed Land** Dwelling **Total Growth** Residential Units **Square Feet Existing City or Town Limits Allocated** 2025-2045 26,500 d.u. 3,110,000 s.f. 35,9605000 s.f. 3,750,000 s.f. 12,820,000 s.f. 1,000 d.u. 7,300 d.u. 34,800 d.u. **Existing Military Base**

(Planning Area)

(Planning Area)

(Planning Area)

(Planning Area)

(Planning Area)

(Planning Area)

## **Scenario B**

# Leverage Existing-Emerging Activity Centers

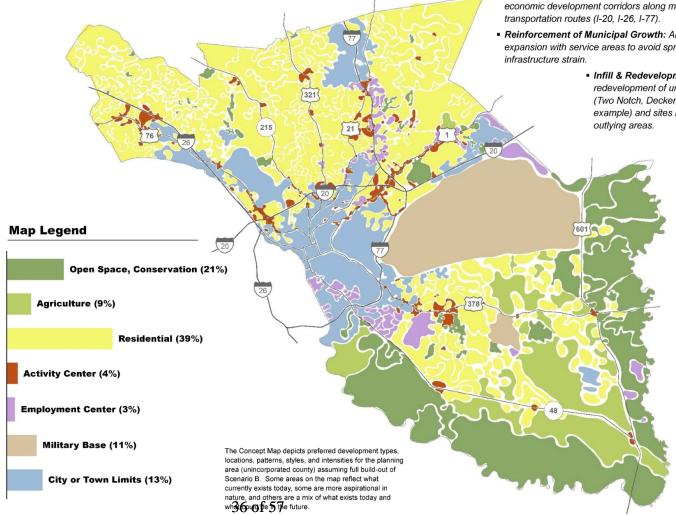
This scenario focuses on directing development toward land highly-suitable for development around existing and emerging activity centers, including municipalities and employment nodes, to foster economic vitality and efficient infrastructure use.

## **SCENARIO B: Leveraging the Centers**

This scenario focuses on directing development toward highly suitable land around existing and emerging centers. including municipalities and employment nodes, to foster economic vitality and efficient infrastructure use.



- Compact Growth Around Economic Hubs: Focuses higher-intensity residential, commercial, and industrial development around Columbia, Blythewood, and employment centers (Scout plant site).
- Mixed-Use & Transit-Supportive Development: Encourages dense, walkable neighborhoods along or with access to major corridors ..
- Industrial & Logistics Expansion: Supports additional economic development corridors along major
- Reinforcement of Municipal Growth: Aligns urban expansion with service areas to avoid sprawl and
  - Infill & Redevelopment Priority: Incentivizes redevelopment of underutilized commercial corridors (Two Notch, Decker, North Main, and Broad River, for example) and sites rather than expanding into outlying areas.



#### **Key Features:**

- Focuses higher-intensity residential, commercial, and industrial development around Columbia, Blythewood, and employment centers (Scout plant site).
- Mixed-Use & Transit-Supportive
   Development: Encourages dense, walkable
   neighborhoods along or with access to major
   corridors.

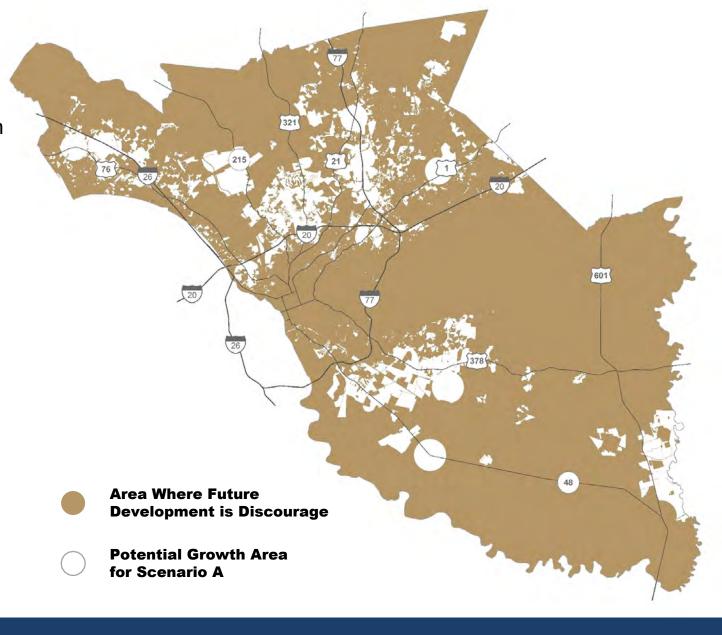
- Industrial & Logistics Expansion: Supports
   additional economic development corridors
   along major transportation routes (I-20, I-26,
   I-77).
- Reinforcement of Municipal Growth: Aligns urban expansion with service areas to avoid sprawl and infrastructure strain.
- Infill & Redevelopment Priority: Incentivizes redevelopment of underutilized commercial corridors (Two Notch, Decker, Broad River, and North Main) and sites rather than expanding into outlying areas.

#### **Potential Growth Area(s)**

Land classified as vacant (undeveloped), agriculture (less than 300 acres in size), or under-developed with a land suitability score of 66 or higher was made available for future development in the growth allocation model.

Additional rules were added for the scenario to prioritize development in areas promoted by the Richland County Economic Development Office for business recruitment, or presented in the Lower Richland County Tourism Plan (2018), or envisioned in the Broad River Master Plan.

Land inside city or town limits and the two military bases was removed from the growth allocation model to recognize the planning area for the new Richland County Comprehensive Plan.



#### Scenario B – Leveraging the Centers

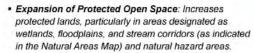
#### **Growth Allocation Maps, SC B** = One new dwelling unit = One new square foot allocated between 2025 of non-residential and 2045 development allocated between 2025 and 2045 **Non-Residential** Residential **Development Allocation Development Allocation Single-Family Detached Homes** Retail **Townhomes** Office **Apartments or Condominiums** Industrial **Existing Conservation Land** Single-Family **Apartment or** Single-Family **Detached Home** Condominium Attached Home \* Retail Space Office Space **Industrial Space Existing Vacant Land** Total Total Non-**Existing Developed Land** Dwelling **Total Growth** Residential Units **Square Feet Allocated Existing City or Town Limits** 2025-2045 12,820,000 s.f. 17,100 d.u. 5,500 d.u. 12,200 d.u. 34,800 d.u. 3,110,000 s.f. 3,750,000 s.f. **Existing Military Base** (Planning Area) (Planning Area) (Planning Area) (Planning Area)

# Scenario C Rich Land Conservation Initiative

This scenario places a strong emphasis on conservation. It prioritizes environmentally- and culturally-important places and areas, including agriculture, floodplains, wetlands, and historic/cultural sites, while accommodating growth in suitable areas.

#### **SCENARIO C: Rich Land**

This scenario has an emphasis on conservation. It prioritizes environmentally and culturally important places and areas, including agriculture, floodplains, wetlands, "outside-the-fence" military training routes, and historic/cultural sites, while accommodating growth in suitable areas.

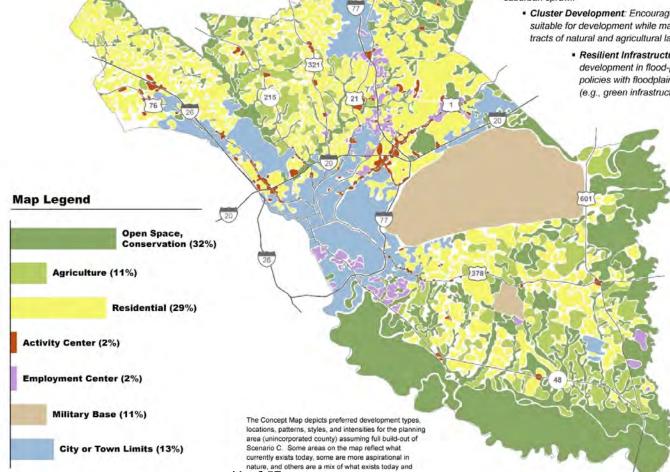


 Low-Impact Development in Environmentally Important and Mission-Critical Areas: Limits encroachment of residential and commercial development in environmentally sensitive areas such as the Congaree floodplain and major stream corridors, and the miliary footprint, particularly outside the base properties.

Agricultural Land Conservation: Strengthens agricultural districts and implement conservation easements to protect farmland from

 Cluster Development: Encourages development in areas suitable for development while maintaining large or contiguous tracts of natural and agricultural lands.

> · Resilient Infrastructure & Flood Mitigation: Restricts development in flood-prone areas, aligning future land use policies with floodplain and wetland protection objectives (e.g., green infrastructure) and natural hazard areas.



#### **Key Features:**

- Increase protected lands, particularly in areas designated as wetlands, floodplains, and stream corridors (as indicated in the Natural Areas Map).
- Environmentally Important Areas: Limit encroachment of residential and commercial development in environmentally sensitive areas such as the Congaree floodplain and major stream corridors.

- Agricultural Land Conservation: Strengthen viable
   agricultural areas and encourage conservation
   easements to protect farmland from suburban
   sprawl.
- Cluster Development: Encourage development in areas suitable for development while maintaining large or contiguous tracts of natural and agricultural lands.
- Resilient Infrastructure & Flood Mitigation:

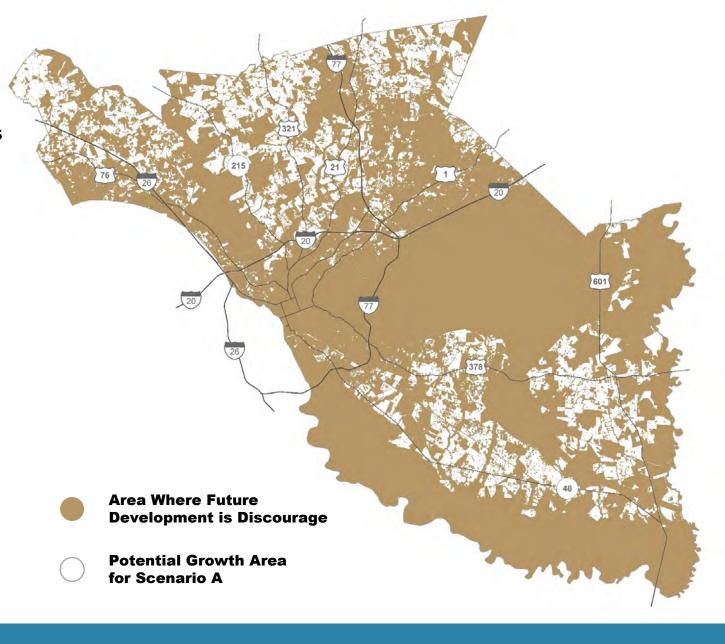
  Restrict development in flood-prone areas, aligning future land use policies with floodplain and wetland protection objectives (e.g., green infrastructure).

#### **Potential Growth Area(s)**

Land classified as vacant (undeveloped), agriculture (less than 100 acres in size), or under-developed was made available for future development in the growth allocation model.

Additional rules were added for the scenario to protect historic properties, wetlands, one-hundred-year floodplains, land outside of military bases deemed necessary to operations (the "mission footprint"), and large farms (greater than 100 acres in size).

Land inside city or town limits and the two military bases was also removed from the growth allocation model to recognize the planning area for the new Richland County Comprehensive Plan.



#### **Growth Allocation Maps, SC C** = One new dwelling unit = One new square foot allocated between 2025 of non-residential and 2045 development allocated between 2025 and 2045 **Non-Residential** Residential **Development Allocation Development Allocation Single-Family Detached Homes** Retail **Townhomes** Office **Apartments or Condominiums** Industrial **Existing Conservation Land** Single-Family Apartment or Single-Family **Detached Home** Attached Home \* Condominium **Retail Space Industrial Space** Office Space **Existing Vacant Land** Total Total Non-**Existing Developed Land Dwelling Total Growth** Residential Units **Square Feet Allocated Existing City or Town Limits** 2025-2045 22,000 d.u. 5,500 d.u. 7,300 d.u. 34,800 d.u. 3,110,000 s.f. 3,750,000 s.f. 12,820,000 s.f. **Existing Military Base** (Planning Area) (Planning Area) (Planning Area) (Planning Area)

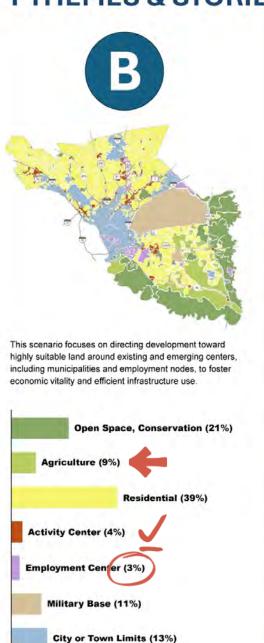
## Side-by-Side Scenario Comparison

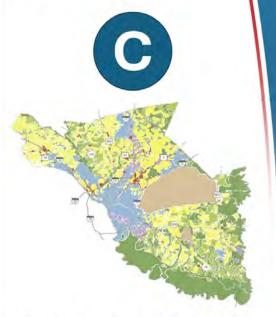
#### **SCENARIO CONCEPT THEMES & STORIES COMPARISON**



This scenario contemplates a future for unincorporated Richland County where recent "business-as-usual" development types, locations, patterns, and intensities favored in the 2015 Richland Comprehensive Plan continue in the future.







This scenario has an emphasis on conservation. It prioritizes environmentally- and culturally-important places and areas, including agriculture, floodplains, wetlands, "outside-the-fence" military training routes, and historic/cultural sites, while accommodating growth in suitable areas.



City or Town Limits (13%)

SC C protects 50% more land for conservation compared to SC A or SC B.

SC B protects more than twice as much farmland compared to SC A.

SC C protects nearly three times more farmland compared to SC A.

SC B doubles the amount of land dedicated to activity centers compared to SC A or SC C.

More land conservation or farmland protection is achieved in SC B or SC C by lowering the amount of land devoted to residential in SC A.

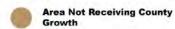
SC C reduces the amount of land for employment centers compared to SC A or SC B.

#### POTENTIAL GROWTH AREAS COMPARISON





For Scenario A, land classified as vacant (undeveloped), agriculture (less than 500 acres in size), or underdeveloped (\*) was made available for future development in the growth allocation model. Existing development, parkland, permanent conservation areas, and water bodies would remain as they are today. Land inside city or town limits and the two military bases was removed from the growth allocation model to recognize the planning area for the new Richland County Comprehensive Plan. Future development in the potential growth area was influenced largely by the rules, policies, and requirements presented in the Richland County 2015 Comprehensive Plan.



Potential Growth Area for Scenario A





For Scenario B, land classified as vacant (undeveloped), agriculture (less than 300 acres in size), or underdeveloped (\*) with a land suitability score of 66 or higher (red and orange on the maps to the left) was made available for future development in the growth allocation model. Additional rules were added for the scenario to prioritize development in areas promoted by the Richland County Economic Development Office for business recruitment, or presented in the Lower Richland County Tourism Plan (2018), or envisioned in the Broad River Master Plan. Land inside city or town limits and the two military bases was removed from the growth allocation model to recognize the planning area for the new Richland County Comprehensive Plan.



Area Not Receiving County Growth



Potential Growth Area for Scenario B





For Scenario C, land classified as vacant (undeveloped), agriculture (less than 100 acres in size), or under-developed (\*) was made available for future development in the growth allocation model. Additional rules were

SC C maximizes conservation

in unincorporated areas of the

county, including farms larger

than 100 acres in size, historic

remain after land is conserved

is targeted for development.

properties, wetlands,

floodplains, and "military

mission footprint" areas.

Areas of the county that

added for the scenario to protect hist wetlands, one-hundred-year floodplai military bases deemed necessary to i "mission footprint"), and large farms (acres in size). Land inside city or tow military bases was also removed from allocation model to recognize the plainew Richland County Comprehensive



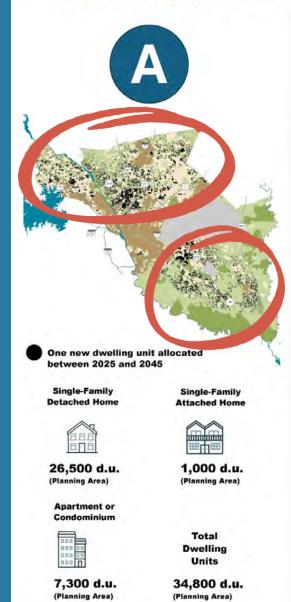
Area Not Receiving Co Growth



Potential Growth Area for Scenario C SC A targets development anywhere in the unincorporated areas of the county except for farms greater than 500 ac in size, existing developed areas, existing conservation areas, and water bodies.

SC B targets development in highly-suitable areas, which maximizes the use of existing infrastructure and complements development occurring in the different cities and towns. It also prioritizes economic development goals in existing plans for unincorporated areas of the county..

#### RESIDENTIAL GROWTH ALLOCATION COMPARISON

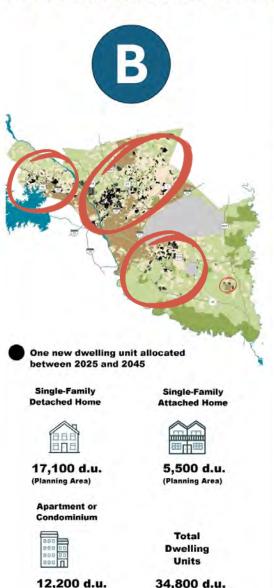


**Existing Conservation Land** 

**Existing Vacant Land** 

**Existing Developed Land** 

**Existing City or Town Limits** 



(Planning Area)

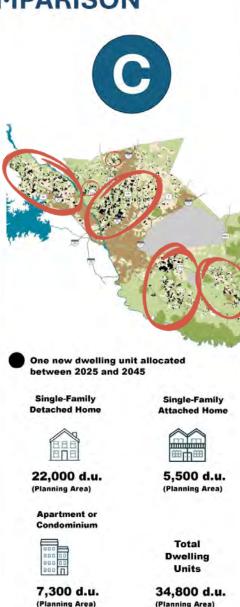
**Existing Developed Land** 

**Existing City or Town Limits** 

(Planning Area)

**Existing Vacant Land** 

Existing Conservation Land



**Existing Conservation Land** 

48 Of Fifting Vacant Land

**Existing Developed** 

**Existing City or** 

Land

SC A allocates residential development to a much bigger area compared to SC B or SC C.

SC C focuses development in four primary areas: two in **Lower Richland County** and two in Upper Richland County. Homes sites are scattered between conservation areas.

SC A provides family detached homes compared to SC B or SC C.

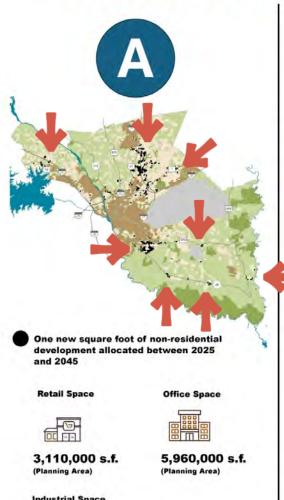
SC B concentrates residential development in three main areas: I-26 corridor near Irmo. US 378 south of Columbia, and Upper Richland County north

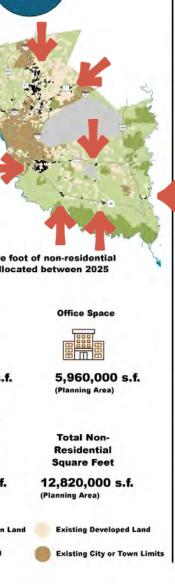
of I-20 and US 1.

for more single

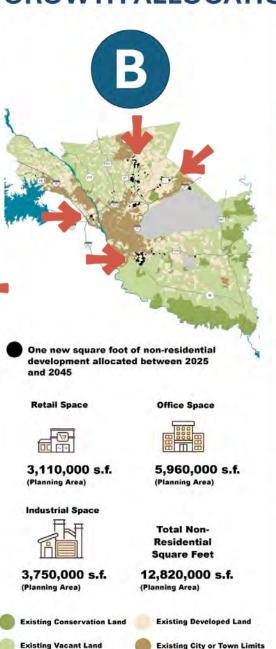
SC B considers more dense residential housing options to minimize the development footprint (more urban scenario).

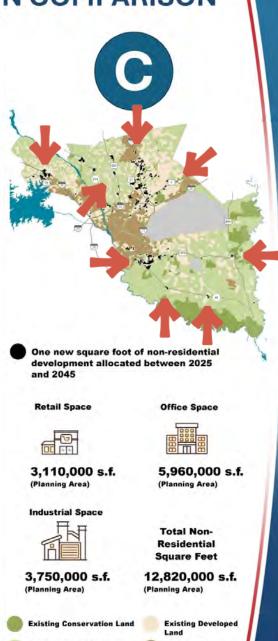
#### NON-RESIDENTIAL GROWTH ALLOCATION COMPARISON











**Existing City or** 

All isting Vacant Land

SC A and SC C allocate nonresidential development in Lower Richland County.

SC C is the only scenario to allocate non-residential development near the US 321 and SC 216 corridors.

SC<sub>B</sub> concentrates more non-residential development in a small area.

#### **GENERAL IMPACTS ANALYSIS COMPARISON**





+ 76,091

The number of new residents living in unincorporated areas of the county by 2045.





The number of new employees working in unincorporated areas of the county by 2045.



+ 37,222

The acres of new impervious surface (estimate) anticipated for unincorporated areas of the county based on the development types, locations natterns, and intensities envisioned



76% SFD

3% SFA 21% MFS

The proent of new single family letached homes wnhomes and ex" homes (SFA). and a rtments or cond liniums (MFS) ple to new residents ie scenario.



The percent of land in unincorporated areas of the county preserved for agriculture.







+ 71,338

The number of new residents living in unincorporated areas of the county by 2045.





The number of new employees working in unincorporated areas of the county by 2045.



+ 14,216

The acres of new impervious surface (estimate) anticipated for unincorporated areas of the county based on the development types, locations notterns, and intensities envisioned



49% SFD

16% SFA

35% MFS

The ercent of new single famil detached homes (SFD), ownhomes and lex" homes (SFA). artments or niniums (MFS) able to new residents he scenario.



9%

The percent of land in unincorporated areas of the county preserved for agriculture.



5%

The percent of land in unincorporated areas of the county disturbed to accommodate new development patterns and intensities envisioned for the scenario. 50 of 57



+ 76,091

The number of new residents living in unincorporated areas of the county by 2045.





unincorporated areas of the county by 2045.



+ 20,276

The acres of new impervious surface (estimate) anticipated for unincorporated areas of the county based on the development types, locations, patterns, and intensities envisioned



63% SFD

16% SFA

21% MFS

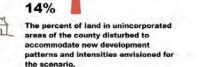
The percent of new single family detached homes (SFD townhomes and smal plex" homes (SFA), artments or miniums (MFS) able to new residents the scenario.



The percent unincorporated areas of the county preserved for agriculture.



The percent of land in unincorporated areas of the county disturbed to accommodate new development patterns and intensities envisioned for the scenario.





#### **GENERAL IMPACTS ANALYSIS COMPARISON**





+ 203

The number of new sheriff deputies needed to serve new development envisioned for the scenario based on current service delivery standards.



+ 136



The number of new fire fighters needed to serve new development envisioned for the scenario based on current service delivery standards.



21%

The percent of land in unincorporated areas of the county dedicated to permanent open



82%

The percent land disturbed by new development that falls outside of an immediate connection to an existing water or sewer service area in unincorporated areas of the



The percent of land in unincorporated areas of the county reserved for new jobs (to support the local economy).







The number of new dwelling units or non-residential building square feet in unincorporated areas of the county that were allocated within one-quarter mile of an identified historic or cultural landmark.





+ 191

The number of new sheriff deputies needed to serve new development envisioned for the scenario based on current service delivery standards.



+ 127



The number of new fire fighters needed to serve new development envisioned for the scenario based on current service delivery standards.



21%

The percent of land in unincorporated areas of the county dedicated to permanent open





The percent land disturbed by new development that falls outside of an immediate connection to an existing water or sewer service area in unincorporated areas of the county.





The percent of land in unincorporated areas of \_\_\_\_\_ by reserved for new





The number of new dw ong units or non-residential build square feet in Incorporat s of the county that were anocated within one-quarter mile of an identified historic or custoral landmark.



+ 203

The number of new sheriff deputies needed to serve new development envisioned for the scenario based on current service delivery standards.



+ 136



The number of new fire fighters needed to serve new development envisioned for the scenario based on current service delivery standards.



32%

The percent of land in unincorporated areas of the county dedicated to permanent open



74%

The percent land disturbed by new development that falls outside of an immediate connection to an existing water or sewer service area in unincorporated areas of the



The percent of land in unincorporated areas of the county reserved for new jobs (to support the local economy).







The number of new dwelling units or non-residential building square feet in unincorporated areas of the county that were allocated within one-quarter mile of an identified historic or cultural landmark.



## Community Feedback





#### **Planning Process**

Overall, workshop participants liked what they saw, appreciated the process, and agreed the 2015 plan no longer serves Richland County best.



#### Infrastructure

Traffic congestion is a major concern in the community. There is also concern that infrastructure capacity will not keep up with the type, location, and pattern of future development (especially around Blythewood).



#### **Water Bodies**

There is general concern about water quality (and protecting it) in Richland County. Also, vulnerability to flooding was a major concern (especially after the flood event in 2015).



#### **Open Space**

There is interest in conserving land in the county for various reasons (e.g., natural areas, wildlife protection, rural preservation, or ecotourism).



#### **Quality of Life**

Some participants equate new development to a reduction in quality of life; especially loss of wildlife habitat, increased noise and light pollution, and increased "crowdedness" in the community.



#### **Rural Lifestyle**

Some participants voiced the need to protect a rural lifestyle for some county residents; especially in the area north of I-77 and Blythewood Road to the Broad River and Lower Richland County.



#### **Farmland**

There is general concern for protecting farmland in Richland County.



#### **Higher Densities**

Some participants voiced the need to increase development density in "the right places" to take advantage of existing infrastructure capacity and limit sprawl into more rural areas.

#### General Themes Voiced by the Community

Scenario

A

Scenario

Scenario

Most workshop and online survey participants prefer Scenario B as the start point for the Preferred Scenario with a few of the qualities mixed in from Scenario C (e.g., farmland preservation, rural character preservation, and floodplain protection).

#### General Sentiment for a Starting, Scenario Concept

### Next Steps :::::



#### What's Next?

- ✓ Categorize community feedback from the Growth Choices meeting series and online survey as "directives"
- ✓ Conduct a work session with County staff
- ✓ Create the Preferred Scenario ("vision" map), measure its impacts, and summarize future needs/policies to support it
- ✓ Prepare subarea concepts
- ✓ Begin Phase 3, Direction:
  - Recommendations
  - Implementation Strategies
  - Public Forum 3

## Reimagine Richland Discovery · Development · Direction

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