

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



**July 22, 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, July 22, 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 # 25-011**

Mark James  
AG to RC (5.93 acres)  
11481 Garners Ferry Road  
[TMS: R35200-09-11](#)  
Planning Commission: Disapproval (6-0)  
Comprehensive Plan: Non-compliant  
[Page 5](#)

District 11  
The Honorable Chakisse Newton

##### **2. Case # 25-019 MA**

GC to LI (3.17 acres)  
4650 and 4656 Leesburg Road  
[TMS# R31001-01-01 & R31001-01-05](#)  
Planning Commission: Approval (7-1)  
Comprehensive Plan: Non-compliant  
[Page 14](#)

District 11  
The Honorable Chakisse Newton

##### **3. Case # 25-024 MA**

Elisa Carter  
R3 to LI (11.87 acres)  
Starling Goodson Road  
[TMS# R22013-01-37](#)  
Planning Commission: Disapproval (8-0)  
Comprehensive Plan: Non-compliant  
[Page 23](#)

District 11  
The Honorable Chakisse Newton

**4. Case # 25-025 MA**

Gene Pierce

M-1 to GC (3.31 acres)

1001 Pinnacle Point Drive

[TMS# R17205-01-08](#)

Planning Commission: Approval (7-0)

Comprehensive Plan: Compliant

[Page 32](#)

District 7

The Honorable Gretchen Barron

**5. Case # 25-026 MA**

Robert A. Smith

RT to MU2 (3.01 acres)

1621 Dutch Fork Road

[TMS# R02411-01-03](#)

Planning Commission: Disapproval (4-3)

Comprehensive Plan: Non-compliant

[Page 43](#)

District 1

The Honorable Jason Branham

**6. Case # 25-029 MA**

Matthew S. Mungo

HM/RT to R2 (6.15 acres)

E/S Point De Haven Road

[TMS# R01311-02-15,16, 22 & 28](#)

Planning Commission: Approval (8-0)

Comprehensive Plan: Non-compliant

[Page 52](#)

District 1

The Honorable Jason Branham

**7. ADJOURNMENT**





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**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:** Agricultural (AG)  
**PROPOSED ZONING:** Rural Crossroads (RC)

**PC MEETING DATE:** March 3, 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.

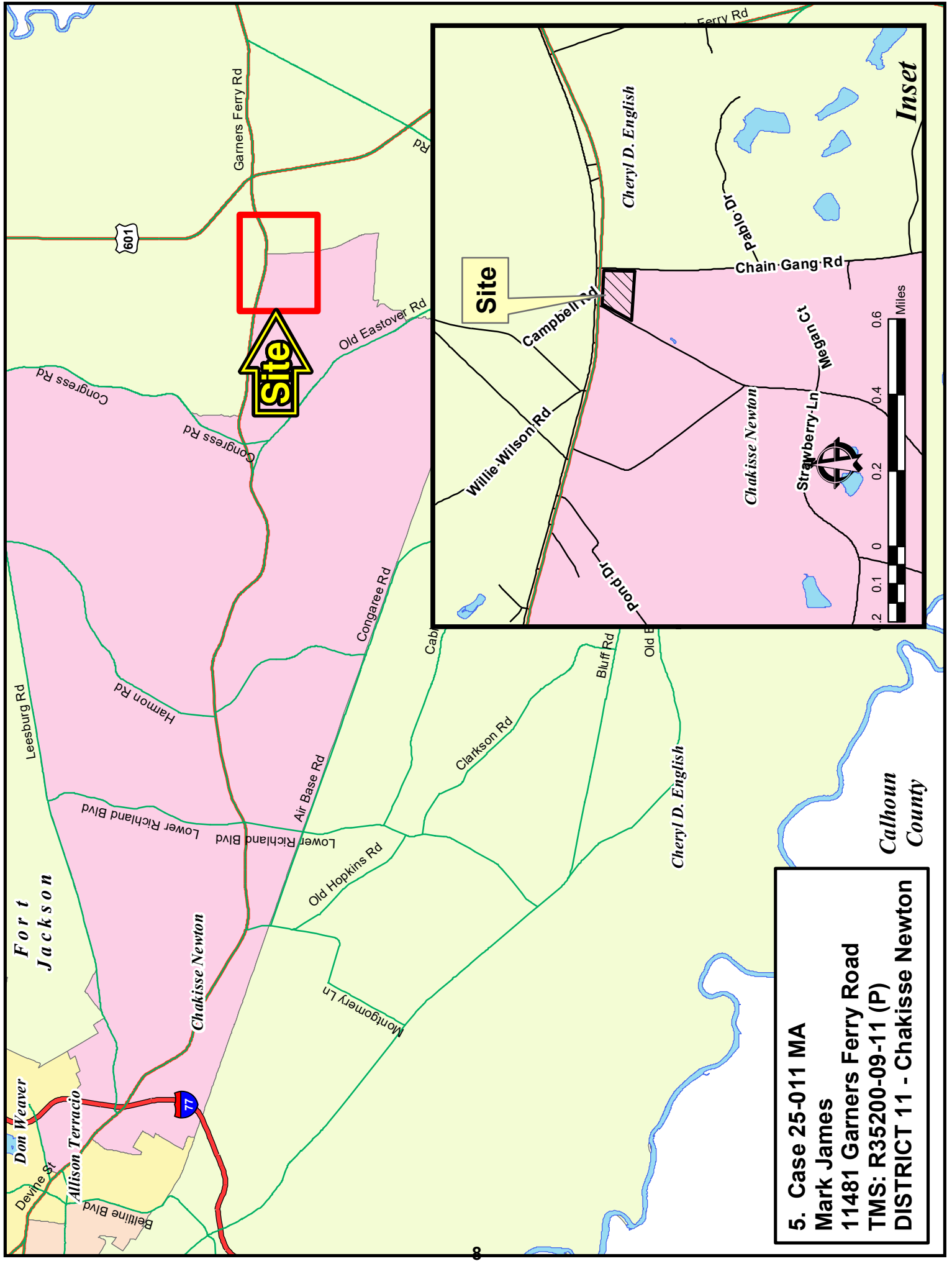
In addition to the Comprehensive Plan, the Lower Richland Community Strategic Master Plan does not support the type of developments associated with the requested zoning designation within the identified Agricultural Area. According to the Lower Richland Master Plan, development within the Agricultural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

<b>Planning Commission Action</b>
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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**.







# CASE 25-011 MA

## AG to RC

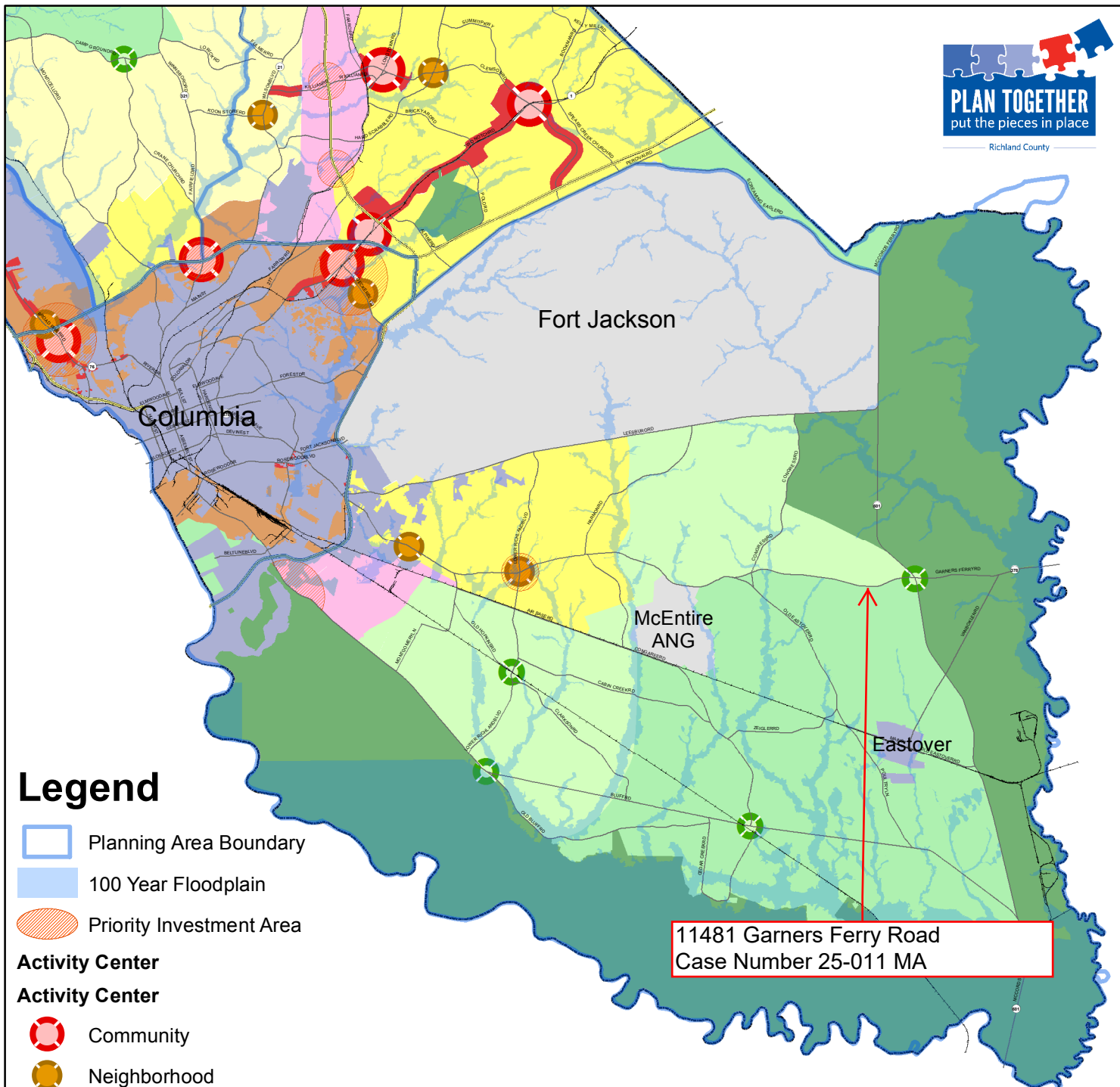


### ZONING CLASSIFICATIONS

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	























11481 Garners Ferry Road  
Case Number 25-011 MA

## Legend

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

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

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



Adopted March 17, 2015

4 2 0 4 Miles

## Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Produce stand	P
Veterinary services (livestock)	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
<b>Group Living</b>	
Children's residential care home	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
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	
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
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
<b>Recreation/Entertainment</b>	
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
<b>Retail Sales</b>	
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
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
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

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



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**RC PROJECT:** 25-019 MA  
**APPLICANT:** William Manary  
**LOCATION:** 4650 and 4656 Leesburg Road  
**TAX MAP NUMBER:** R31001-01-01 & R31001-01-05  
**ACREAGE:** 3.17 acres

**EXISTING ZONING:** General Commercial (GC)  
**PROPOSED ZONING:** Light Industrial (LI)

**PC MEETING DATE:** July 10, 2025

#### **Staff Recommendation**

**Non-compliant**

#### **Background**

##### **Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). The subject parcels were rezoned to General Commercial District (C-3) under case number 02-037MA.

With the adoption of the 2021 Land Development Code the General Commercial District (GC) designation was kept.

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

The General Commercial District (GC) parcels west of the sites on Leesburg Road were rezoned from Rural District (RU) under case number 03-010MA.

##### **Zoning District Summary**

The Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	INS-FJ	Fort Jackson
<b><u>South:</u></b>	RT/ RT	Residential / Residential
<b><u>East:</u></b>	RT	Residential
<b><u>West:</u></b>	RT	Residential

## Discussion

### **Parcel/Area Characteristics**

The parcels have access to Leesburg Road and frontage along Old Leesburg Road. There are no sidewalks or street lamps along this section of Leesburg Road or Old Leesburg Road. The subject parcels contain a nonresidential structure on each parcel. The immediate area is characterized by residential parcels and Fort Jackson north of the site. West, south, and east of the sites are residences.

### **Public Services**

The subject parcel is within the boundaries of School District One. The Horrell Hill Elementary School is located 4.4 miles southwest of the subject parcel on Horrell Hill Road. The Congaree fire station (number 29) is located 4.4 miles south 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***.

#### **Land Use and Design**

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

#### **Desired Development Pattern**

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

#### **Lower Richland Strategic Community Master Plan**

##### ***Rural Residential Area***

The Lower Richland Strategic Community Master Plan identifies this area as the “Rural Residential Area” with a recommendation to respect the rural zoning designations within the Land Development Code that are applicable for this area.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #257) located west of the subject parcel on Leesburg Road identifies 7,100 Average Daily Trips (ADT's). This section of Leesburg Road is classified

as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Leesburg Road is currently operating at Level of Service (LOS) "B". Additionally, the section of Leesburg Road that the parcel fronts is classified as a major collector, maintained by SCDOT.

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 Leesburg Road or Old Leesburg Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The requested map amendment is not compliant with the objectives set forth in the Comprehensive Plan for residential development within the Rural future land use designation.

According to the Comprehensive Plan, the Rural designation is intended for "transition between very low-density rural areas and suburban neighborhood developments." Non-residential development should mitigate any noise, light, and traffic impacts on nearby residential areas, and should not negatively impact the surrounding rural character." Additionally, commercial development is intended to be limited to designated Rural Activity Centers.

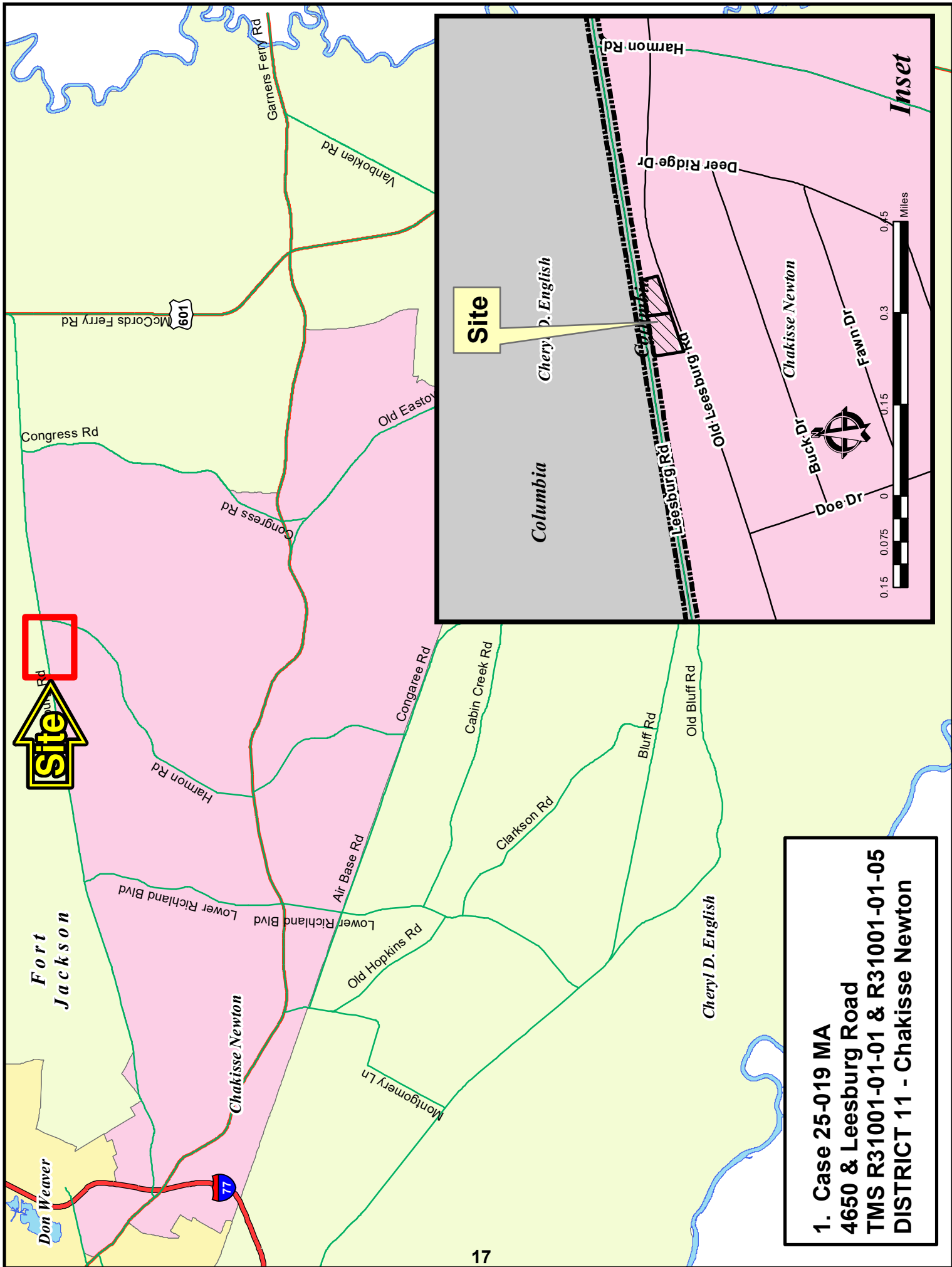
The proposed rezoning also conflicts with the Lower Richland Strategic Community Master Plan's recommendations for the Rural Residential Area designation. This plan encourages new development that is compatible with existing residential patterns and respectful of active agricultural uses and historic properties.

### **Planning Commission Action**

At their **July 10, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The approval of the request would support a currently operating business.
- The business is beneficial to the employees and people of Richland County.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-019 MA**.



1. Case 25-019 MA  
4650 & Leesburg Road  
TMS R31001-01-01 & R31001-01-05  
DISTRICT 11 - Chakisse Newton

**CASE 25-019 MA**  
**GC to LI**  
**TMSR31001-01-01 & R31001-01-05**

*Columbia*

*Fort  
Jackson*

*Columbia*

Leesburg Rd

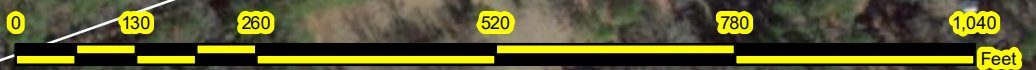
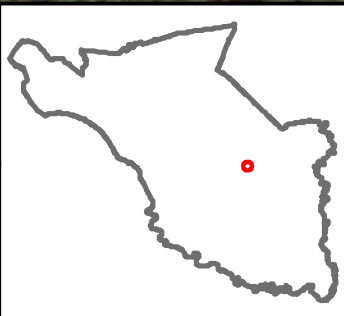


Old Leesburg Rd

Buck Dr

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

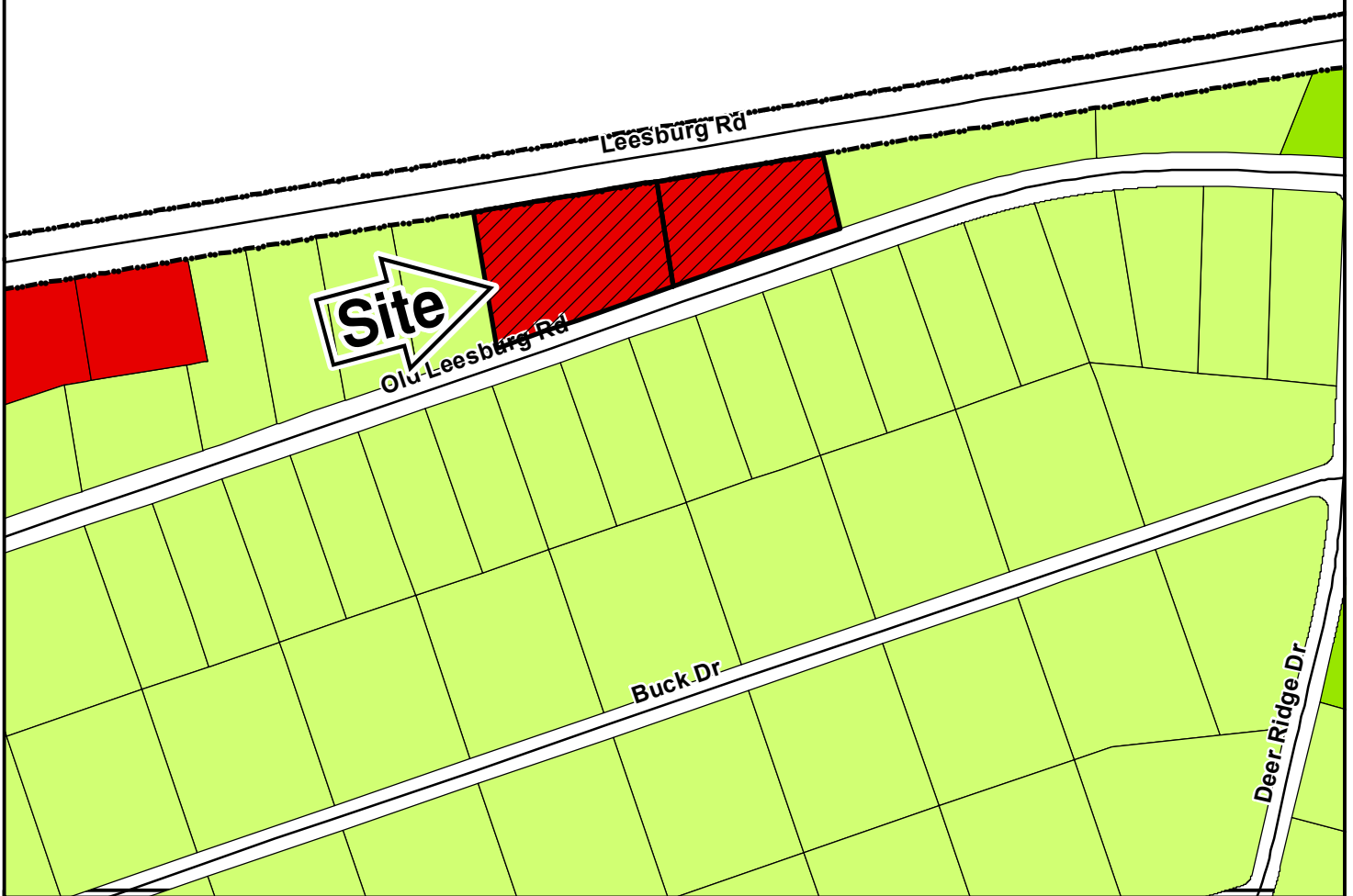


# CASE 25-019 MA

## GC to LI

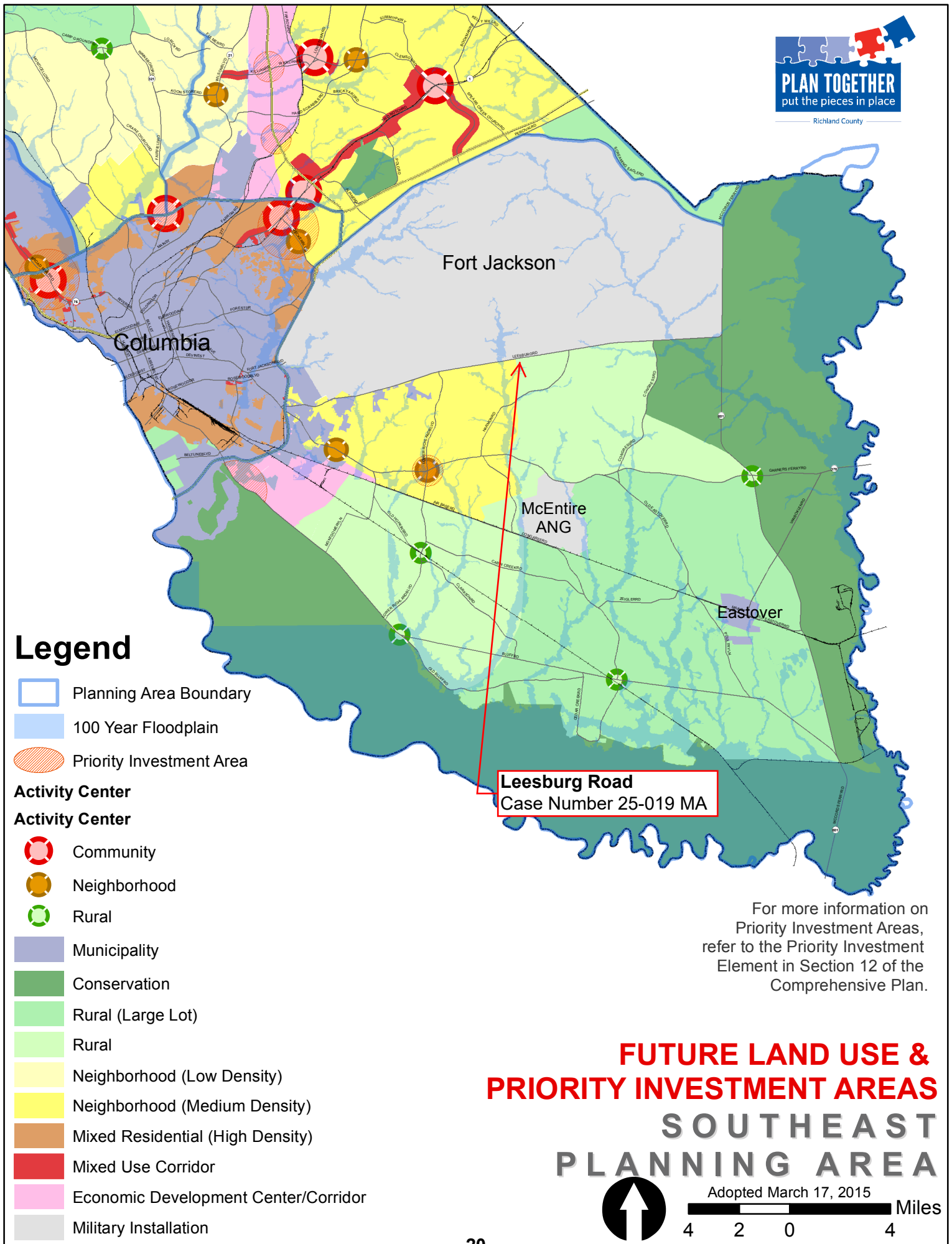
*Fort Jackson*

*City of  
Columbia*



### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-2	 Subject Property  N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	





## Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial		Vehicle parts and accessories store	P
<b>Agricultural</b>		Kennel	SR	Vehicle repair, major	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Vehicle repair, minor	P
Agriculture	P	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Community garden	SE	<b>Commercial Services</b>		Vehicle towing	P
Forestry	P	Artist studio	P	<b>Industrial</b>	
<b>Agriculture and Forestry Related</b>		Auction house	P	<b>Extraction</b>	
Agriculture research facility	P	Bank, Retail	P	Borrow pit	SE
Agritourism	P	Catering	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Farm distribution hub	P	Commercial services	P	Warehouse/Distribution facility	P
Farm supply and machinery sales and service	P	Consumer goods repair	SR	Motor freight facility	P
<b>Public, Civic, and Institutional</b>		Contractor's office	P	Rail transportation facility	
<b>Community Service</b>		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Animal shelter	SR	Linen or uniform supply	P	<b>Industrial Service</b>	
Community food services	P	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community recreation center	SE	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Correctional facility	SE	Office	P	<b>Production of Goods</b>	
Government office	P	Personal services	P	Artisan goods production	P
Place of worship	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Public recreation facility	SR	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public safety facility	P	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
<b>Education</b>		Bar or other drinking place	SR	<b>Waste and Recycling Facilities</b>	
College or university	P	Restaurant	SR	Recycling collection station	P
School, business or trade	P	Restaurant, Carry-out	P	Recycling sorting facility	P
<b>Funeral and Mortuary Services</b>		Restaurant, Drive-through	P	Scrapyard	SE
Cemetery	SR	<b>Recreation/Entertainment</b>			
Funeral home or mortuary	P	Arena, stadium, or outdoor theater	P		
<b>Parks and Open Space</b>		Commercial recreation, Outdoor	SR		
Park or greenway	SR	Fitness or training center/studio	P		
<b>Transportation</b>		Golf course	SR		
Airport	P	Shooting range, Indoor	P		
Transit stop	SR	Smoking place	SR		
Fleet terminal	P	<b>Retail Sales</b>			
Passenger terminal, surface transportation	P	Bakery	P		
<b>Utilities and Communication</b>		Building supply sales	P		
Antenna	P	Convenience store	P		
Broadcasting studio	P	Drugstore	P		
Communication tower	SR	Flea market	P		
Solar energy conversion system, Large scale	P	Garden center or retail nursery	P		
Utility, major	SR	Manufactured home sales	SR		
Utility, minor	SR	Outdoor power equipment store	P		
Wind energy conversion system, Large scale	SE	<b>Traveler Accommodations</b>			
		Hotel or motel	P		
		<b>Vehicle Sales and Services</b>			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling 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.

## General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
<b>Agricultural</b>		Kennel	SR	Bed and breakfast	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
<b>Agriculture and Forestry Related</b>		<b>Commercial Services</b>		<b>Vehicle Sales and Services</b>	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
<b>Residential</b>		Bank, Retail	P	Parking, Commercial	P
<b>Household Living</b>		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
<b>Group Living</b>		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	<b>Industrial</b>	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
<b>Community Service</b>		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	<b>Production of Goods</b>	
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	<b>Waste and Recycling Facilities</b>	
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	<b>Recreation/Entertainment</b>			
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		
<b>Education</b>		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		
<b>Funeral and Mortuary Services</b>		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
<b>Parks and Open Space</b>		Smoking place	SR		
Arboretum or botanical garden	P	<b>Retail Sales</b>			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
<b>Transportation</b>		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		
<b>Utilities and Communication</b>		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

**RC PROJECT:** 25-042 MA  
**APPLICANT:** Elisa Carter  
**LOCATION:** Starling Goodson Road  
**TAX MAP NUMBER:** R22013-01-37  
**ACREAGE:** 11.87 acres

**EXISTING ZONING:** Residential Three (R3)  
**PROPOSED ZONING:** Light Industrial (LI)

**PC MEETING DATE:** July 10, 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 LI: Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

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

#### Discussion

##### Parcel/Area Characteristics

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

## **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 2024 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 1,100 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."

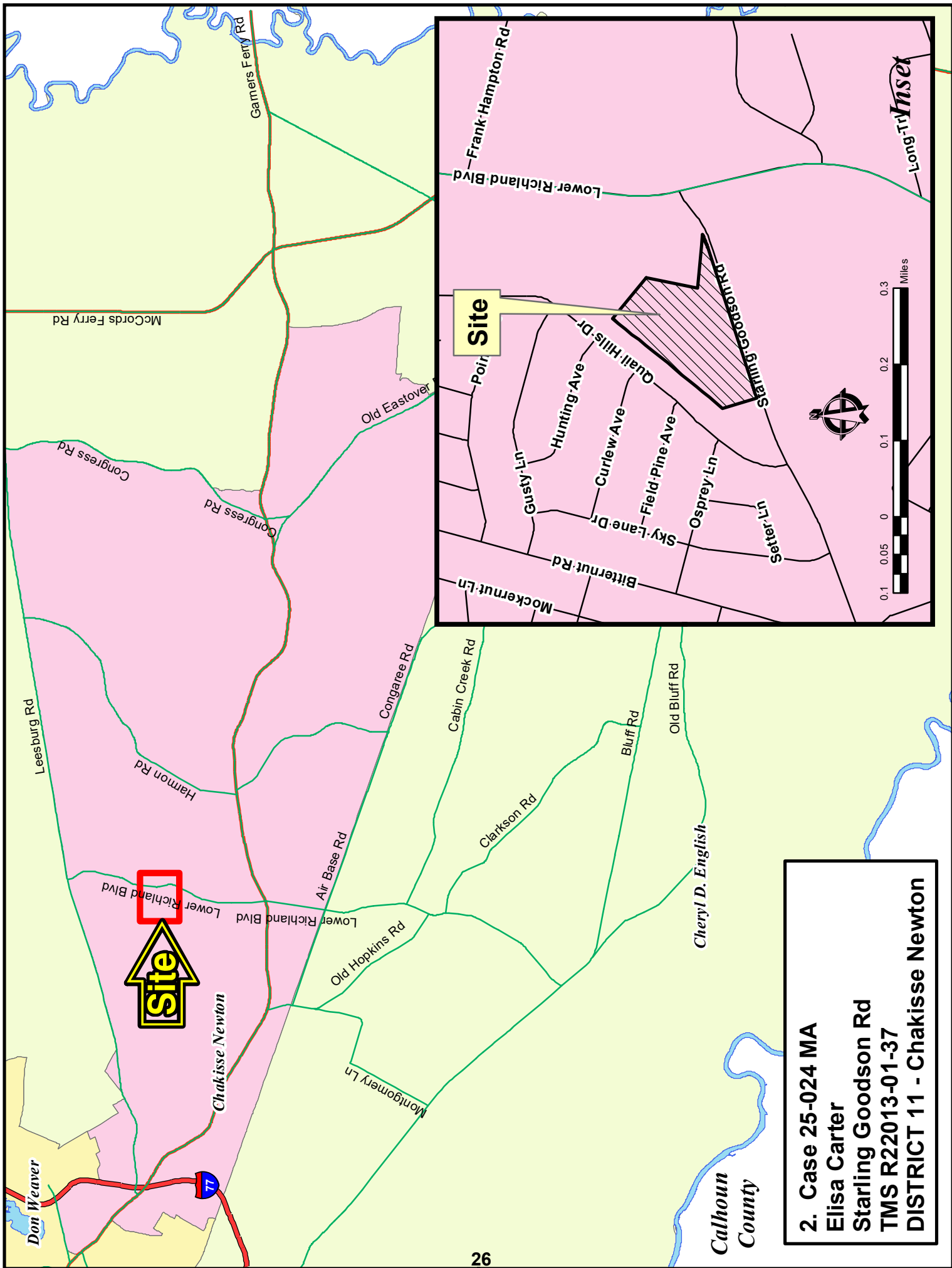
The LI district does not align with the intended uses and development standards of the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

The requested zoning would also not be in character with the zoning or uses of the surrounding area.

Additionally, the proposed rezoning conflicts with the Lower Richland Strategic Community Master Plan, which desires development which offers a variety of housing options including single-family, townhomes and apartments.

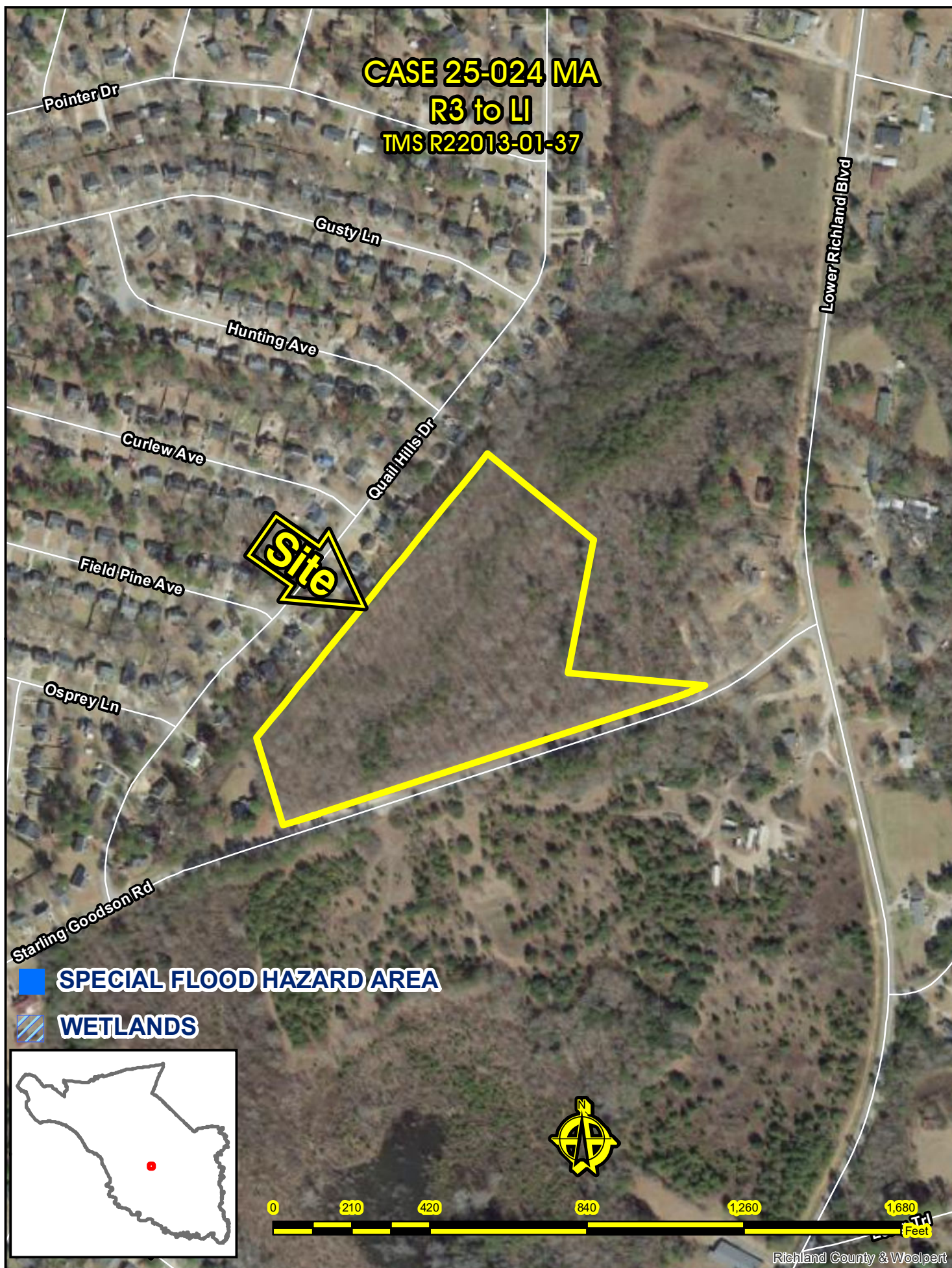
## Planning Commission Action

At their **July 10, 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 # **25-024 MA**.



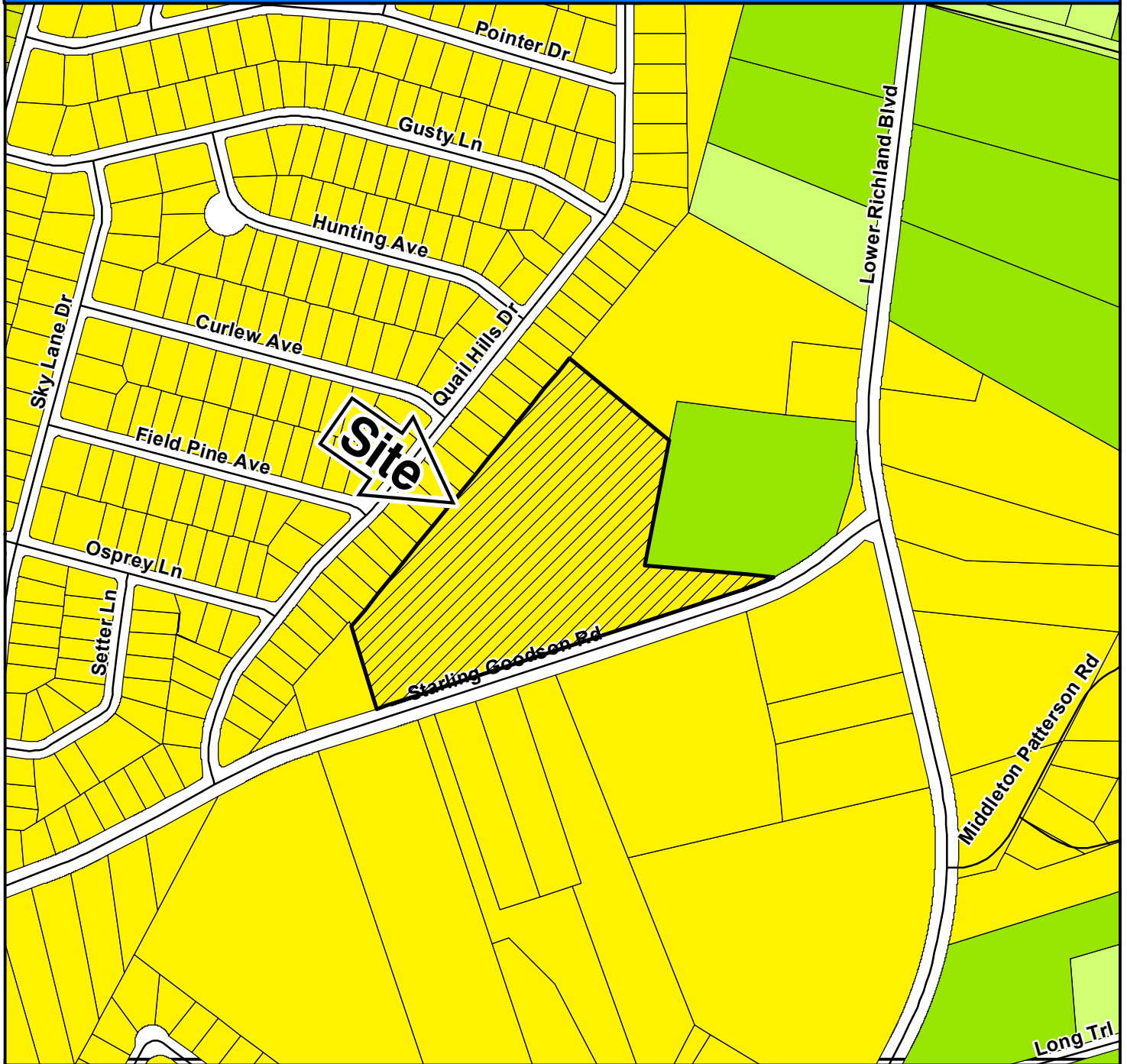
**2. Case 25-024 MA**  
**Elisa Carter**  
**Starling Goodson Rd**  
**TMS R22013-01-37**  
**DISTRICT 11 - Chakisse Newton**





# CASE 25-024 MA

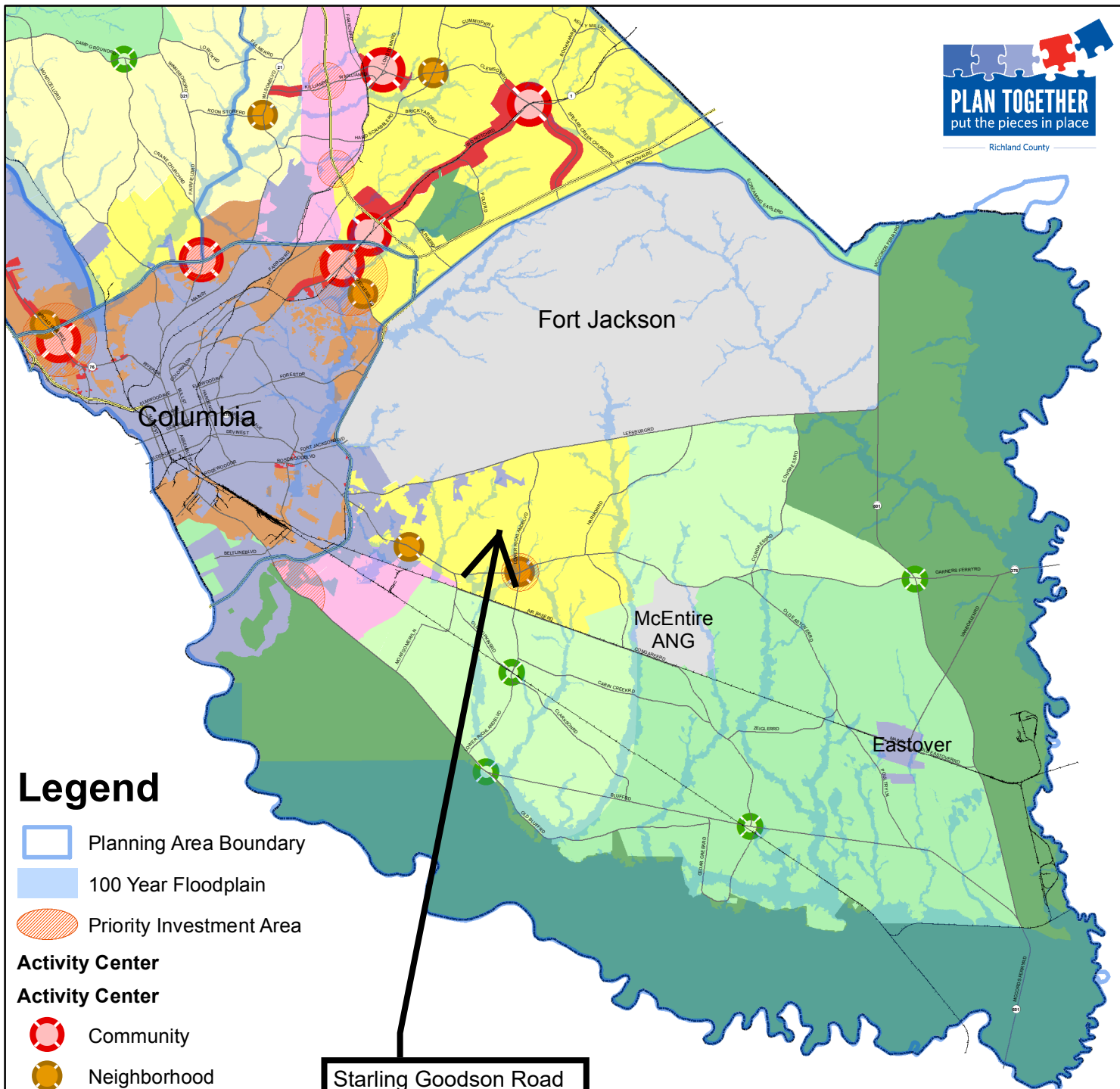
## R3 to LI



















### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-2	 Subject Property  N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	





## Legend

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

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

### SOUTHEAST PLANNING AREA



Adopted March 17, 2015

4 2 0 4 Miles

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

## Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial		Vehicle parts and accessories store	P
<b>Agricultural</b>		Kennel	SR	Vehicle repair, major	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Vehicle repair, minor	P
Agriculture	P	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Community garden	SE	<b>Commercial Services</b>		Vehicle towing	P
Forestry	P	Artist studio	P	<b>Industrial</b>	
<b>Agriculture and Forestry Related</b>		Auction house	P	<b>Extraction</b>	
Agriculture research facility	P	Bank, Retail	P	Borrow pit	SE
Agritourism	P	Catering	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Farm distribution hub	P	Commercial services	P	Warehouse/Distribution facility	P
Farm supply and machinery sales and service	P	Consumer goods repair	SR	Motor freight facility	P
<b>Public, Civic, and Institutional</b>		Contractor's office	P	Rail transportation facility	
<b>Community Service</b>		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Animal shelter	SR	Linen or uniform supply	P	<b>Industrial Service</b>	
Community food services	P	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community recreation center	SE	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Correctional facility	SE	Office	P	<b>Production of Goods</b>	
Government office	P	Personal services	P	Artisan goods production	P
Place of worship	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Public recreation facility	SR	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public safety facility	P	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
<b>Education</b>		Bar or other drinking place	SR	<b>Waste and Recycling Facilities</b>	
College or university	P	Restaurant	SR	Recycling collection station	P
School, business or trade	P	Restaurant, Carry-out	P	Recycling sorting facility	P
<b>Funeral and Mortuary Services</b>		Restaurant, Drive-through	P	Scrapyard	SE
Cemetery	SR	<b>Recreation/Entertainment</b>			
Funeral home or mortuary	P	Arena, stadium, or outdoor theater	P		
<b>Parks and Open Space</b>		Commercial recreation, Outdoor	SR		
Park or greenway	SR	Fitness or training center/studio	P		
<b>Transportation</b>		Golf course	SR		
Airport	P	Shooting range, Indoor	P		
Transit stop	SR	Smoking place	SR		
Fleet terminal	P	<b>Retail Sales</b>			
Passenger terminal, surface transportation	P	Bakery	P		
<b>Utilities and Communication</b>		Building supply sales	P		
Antenna	P	Convenience store	P		
Broadcasting studio	P	Drugstore	P		
Communication tower	SR	Flea market	P		
Solar energy conversion system, Large scale	P	Garden center or retail nursery	P		
Utility, major	SR	Manufactured home sales	SR		
Utility, minor	SR	Outdoor power equipment store	P		
Wind energy conversion system, Large scale	SE	<b>Traveler Accommodations</b>			
		Hotel or motel	P		
		<b>Vehicle Sales and Services</b>			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling 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.



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**RC PROJECT:** 25-025 MA  
**APPLICANT:** Gene Pierce  
**LOCATION:** 1001 Pinnacle Point Drive  
**TAX MAP NUMBER:** R17205-01-08  
**ACREAGE:** 3.31 acres

**EXISTING ZONING:** Light Industrial (M-1)  
**PROPOSED ZONING:** General Commercial (GC)

**PC MEETING DATE:** July 10, 2025

#### Comprehensive Plan Compliance

Compliant

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1). With the adoption of the 2023 Code the Light Industrial District (M-1) was kept as a legacy district.

##### Zoning District Summary

The 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: 53 multi-family dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1	Warehouse distribution
<b><u>South:</u></b>	RT/GC	Residence / Legrand Road
<b><u>East:</u></b>	M-1	Parking lot
<b><u>West:</u></b>	N/A	Office Use
<b>Discussion</b>		

### **Parcel/Area Characteristics**

The parcel has access to Legrand Road. There are no sidewalks or streetlamps along this section of Legrand Road. The subject parcel contains a multi-story office structure. The immediate area is characterized by a mix of undeveloped parcels, office uses, and industrial uses.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located approximately 1.5 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.3 miles east 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) and Priority Investment Area***.

#### **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.

#### **Priority Investment Area: I-77 Farrow Road Interchange**

This area is currently developed with a broad range of commercial and industrial uses. Opportunities existing for redeveloping this node to take advantage of the I-77 regional corridor. Investments include ensuring that adequate infrastructure is in place to support employment development, and to develop redevelopment strategies specific to the area.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #745) located northwest of the subject parcel on Legrand Road identifies 1,300 Average Daily Trips (ADT's). Legrand 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 Legrand 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.

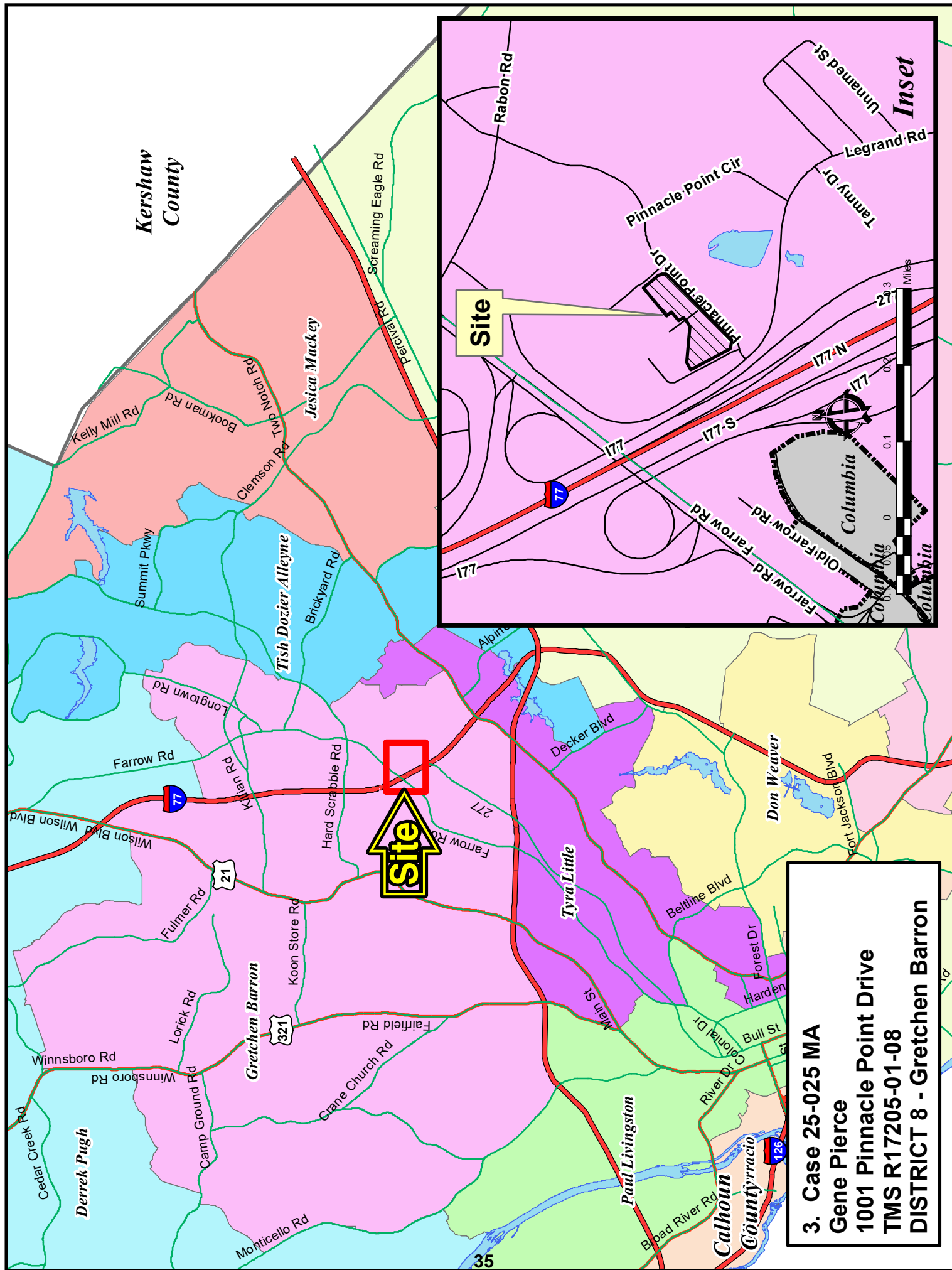
There are no planned or programmed improvements for this section of Legrand Road through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is compliant with the objectives of the Neighborhood (Medium-Density) and Priority Investment Area and the Priority Investment Area (I-77 Farrow Road Interchange) designation of the Comprehensive Plan. These designations encourage nonresidential uses to be located within a contextually appropriate distance from the intersection of a primary arterial and in areas that capitalize on the regional corridor along I-77. Furthermore, the requested map amendment would introduce supportive uses that align with the existing zoning and development patterns of the surrounding area.

### **Planning Commission Action**

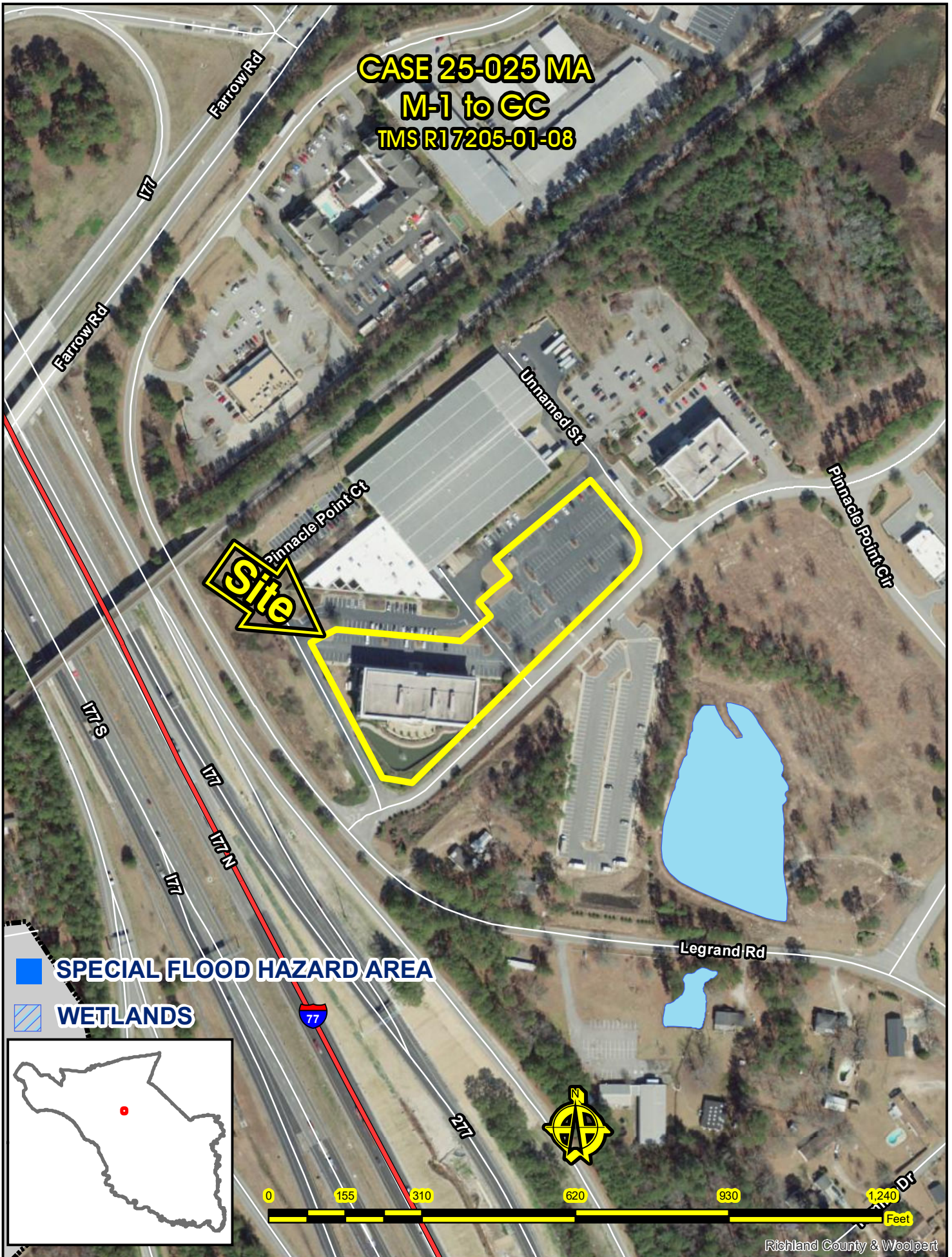
At their **July 10, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **approve** the proposed amendment for RC Project # **25-025 MA**.



**3. Case 25-025 MA  
Gene Pierce  
1001 Pinnacle Point Drive  
TMS R17205-01-08  
DISTRICT 8 - Gretchen Barron**



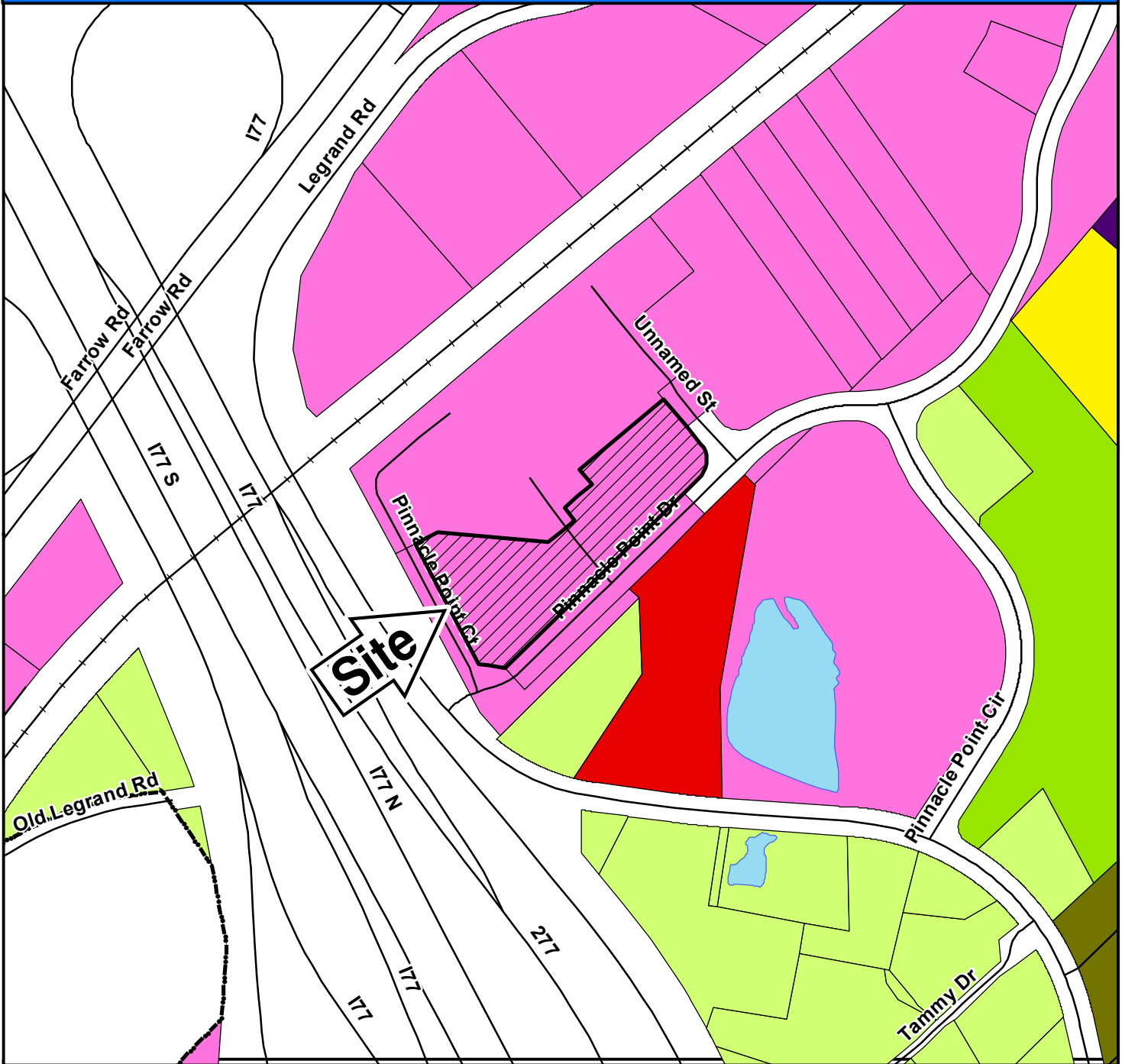
**CASE 25-025 MA**  
**M-1 to GC**  
**TMSR17205-01-08**





# CASE 25-025 MA

## M-1 to GC



### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-2	 Subject Property  N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

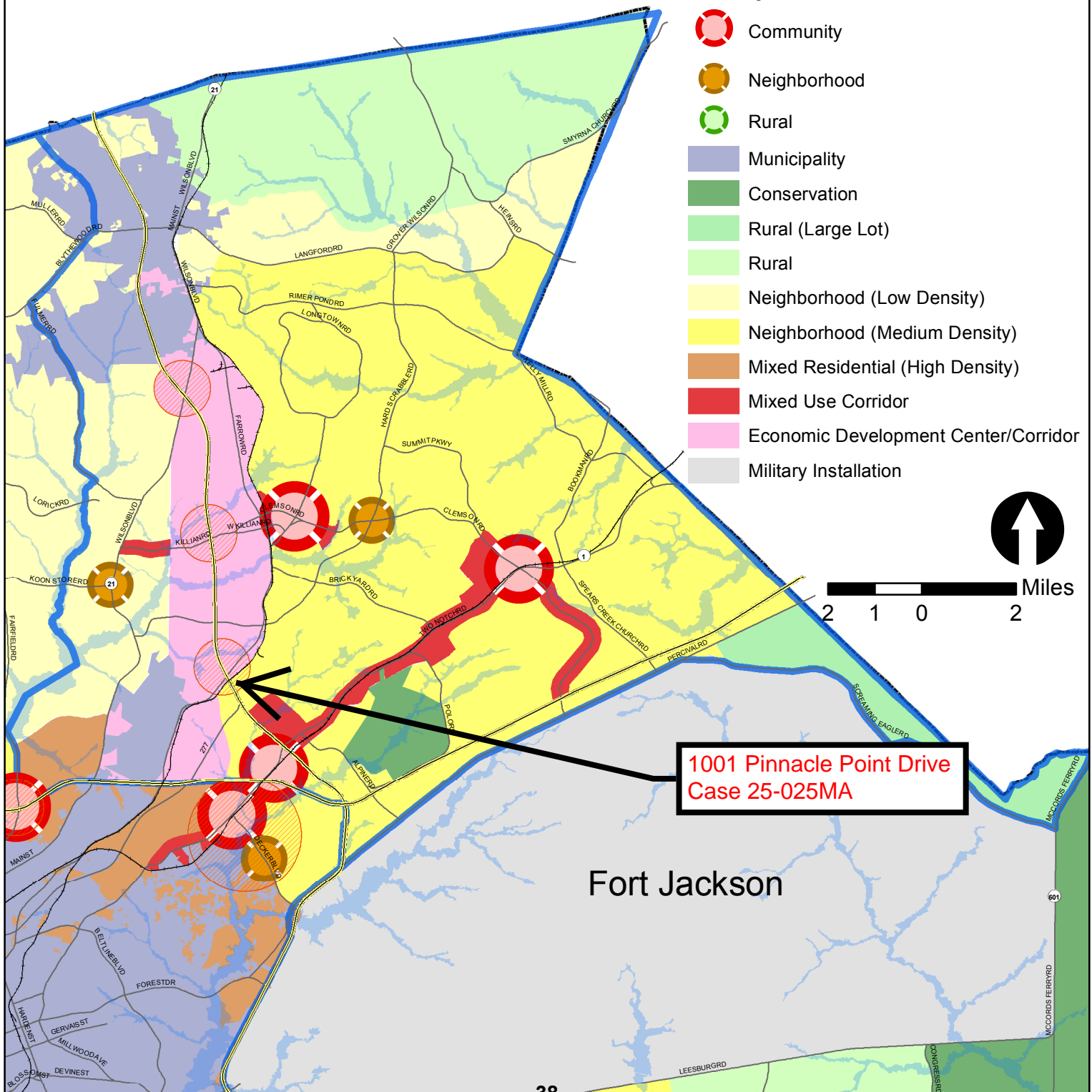


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



## Current Zoning District

### Light Industrial (M-1) District

<b>Agricultural Uses</b>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	P
Produce Stands	P
Swine Farms	P
Veterinary Services (Livestock)	P
<b>Residential Uses</b>	
Accessory Dwellings	SR
Dwellings, Manufactured Homes on Individual Lots	SE
<b>Accessory Uses and Structures</b>	
Accessory Uses and Structures (Customary)	P
<b>Recreational Uses</b>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Riding Stables	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Institutional, Educational and Civic Uses	
Ambulance Services, Emergency	P
Ambulance Services, Transport	P
Animal Shelters	SR

Auditoriums, Coliseums, Stadiums	P
Bus Shelters/Bus Benches	SR
Cemeteries, Mausoleums	SR
Community Food Services	P
Correctional Institutions	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR
Fire Stations	P
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<b>Business, Professional and Personal Services</b>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, with Outside Storage	SR

Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

## Current Zoning District

### Light Industrial (M-1) District (2)

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	P
Tire Recapping	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<b>Retail Trade and Food Services</b>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P

Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cigar Bars	SR
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	SR
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P

Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Delivery, Carry Out <b>Only</b> )	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P

## Current Zoning District

### Light Industrial (M-1) District (3)

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<b>Wholesale Trade</b>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
<b>Transportation, Information, Warehousing, Waste Management, and Utilities</b>	
Airports or Air Transportation Facilities and Support Facilities	P
Antennas	SR

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Remediation Services	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Service Facilities (No Outside Storage)	P
Utility Substations	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
<b>Manufacturing, Mining, and Industrial Uses</b>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P

Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Excluding Chip Mills	P
<b>Other Uses</b>	
Shipping Containers used as an Accessory Structure	P



## General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
<b>Agricultural</b>		Kennel	SR	Bed and breakfast	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
<b>Agriculture and Forestry Related</b>		<b>Commercial Services</b>		<b>Vehicle Sales and Services</b>	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
<b>Residential</b>		Bank, Retail	P	Parking, Commercial	P
<b>Household Living</b>		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
<b>Group Living</b>		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	<b>Industrial</b>	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
<b>Community Service</b>		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	<b>Production of Goods</b>	
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	<b>Waste and Recycling Facilities</b>	
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	<b>Recreation/Entertainment</b>			
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		
<b>Education</b>		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		
<b>Funeral and Mortuary Services</b>		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
<b>Parks and Open Space</b>		Smoking place	SR		
Arboretum or botanical garden	P	<b>Retail Sales</b>			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
<b>Transportation</b>		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		
<b>Utilities and Communication</b>		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**

<b>RC PROJECT:</b>	<b>25-026 MA</b>
<b>APPLICANT:</b>	<b>Robert Smith</b>
<b>LOCATION:</b>	<b>1621 Dutch Fork Road</b>
<b>TAX MAP NUMBER:</b>	<b>R02411-01-03</b>
<b>ACREAGE:</b>	<b>2.99 acres</b>
<b>EXISTING ZONING:</b>	<b>Residential Transition (RT)</b>
<b>PROPOSED ZONING:</b>	<b>Corridor Mixed-Use (MU2)</b>
<b>PC MEETING DATE:</b>	<b>July 10, 2025</b>

#### **Staff Recommendation**

**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.

The parcel was part of a previous zoning request for the General Commercial District (GC) under case 24-053MA. The application was withdrawn.

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

The Office and Institutional District (OI) 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.

##### **Zoning District Summary**

The MU2 Corridor Mixed-Use District provides lands for walkable, mixed-use development along major corridors in the County. This district allows a mix of retail sales, personal and business services, recreation/entertainment, office, high-intensity multi-family residential, and

institutional land uses. District standards are intended to ensure uses, development intensities, and development forms support development that is:

- Multi-story, mixed-use, and pedestrian-friendly;
- Oriented toward the major road corridor or otherwise laid out to establish a traditional main street character;
- Provides enhanced visual character along the corridor; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is twenty (20) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 60 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RT/ RT/ RT	Boat Storage/ Office/ Storage
<b><u>South:</u></b>	R2	Undeveloped
<b><u>East:</u></b>	RT	Residence
<b><u>West:</u></b>	R2	Place of Worship

## Discussion

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

The subject property has frontage along Dutch Fork Road and Twin Gates Road. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and streetlights along this section. Twin Gates Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by commercial, institutional and residential uses. North of the site are multiple boat and RV storage properties and an insurance office. West of the site is a place of worship. South of the site is undeveloped, but is owned by the place of worship. East of the site is a residence.

### **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 (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 2024 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 27,900 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 is a Pavement Improvement Program currently under construction for this section of Dutch Fork Road through the SCDOT with an anticipated completion date of 6/26/26.

There are no improvement programs scheduled for this section of Dutch Fork Road through the County Penny Sales Tax program.

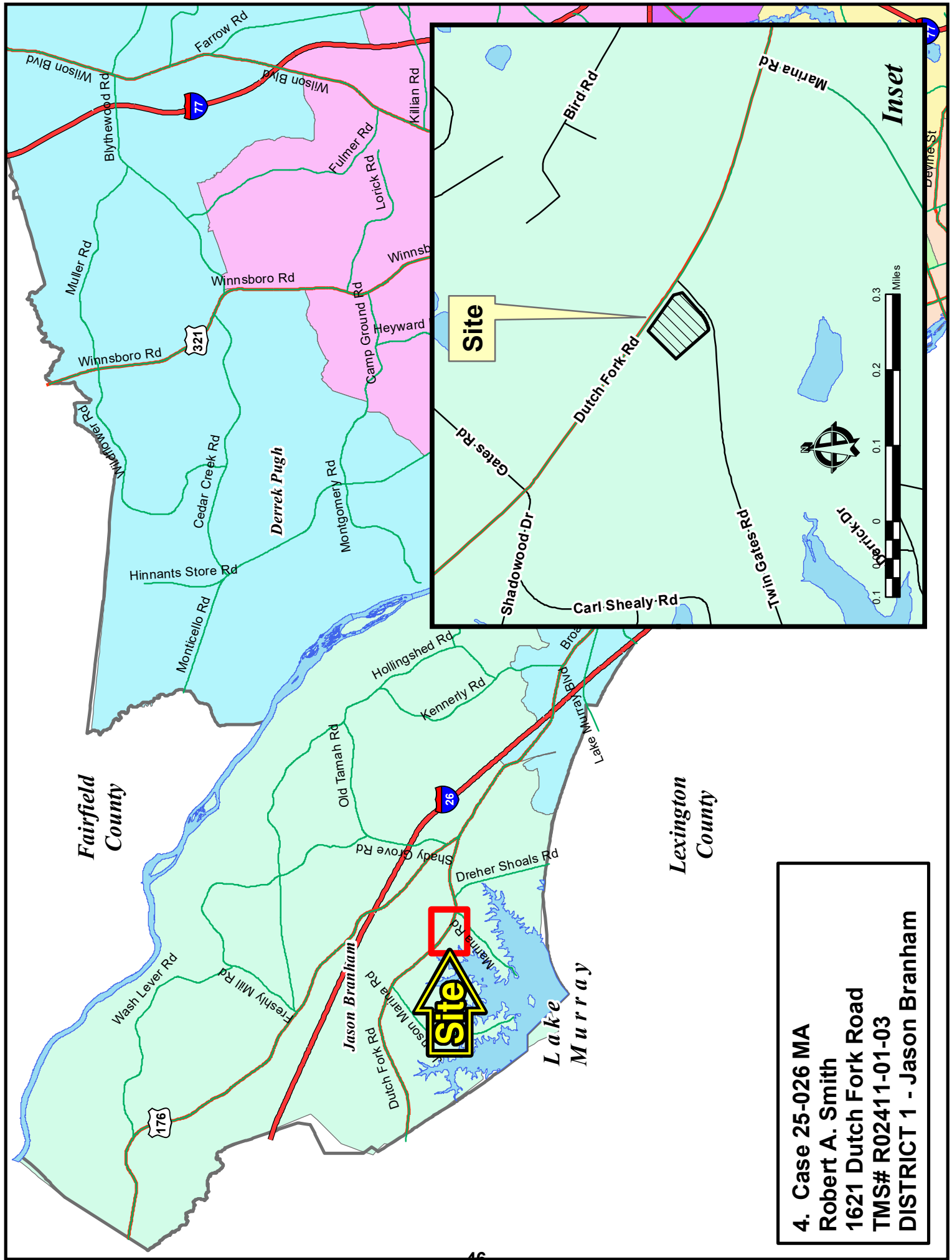
### **Conclusion**

The proposed rezoning is not compliant with the objectives outlined in the Comprehensive Plan.

Although the subject site is located along a main road corridor, it is not situated within a Neighborhood Activity Center nor within a contextually appropriate distance from the intersection of a primary arterial, as recommended by the Plan. Furthermore, the proposed zoning designation would permit uses that are inconsistent with the Plan's recommendations.

### **Planning Commission Action**

At their **July 10, 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 # 25-026 MA.





**CASE 25-026 MA**  
**RT to MU2**  
**TMS R02411-01-03**

Dutch Fork Rd

**Site**

Twin Gates Rd

 **SPECIAL FLOOD HAZARD AREA**

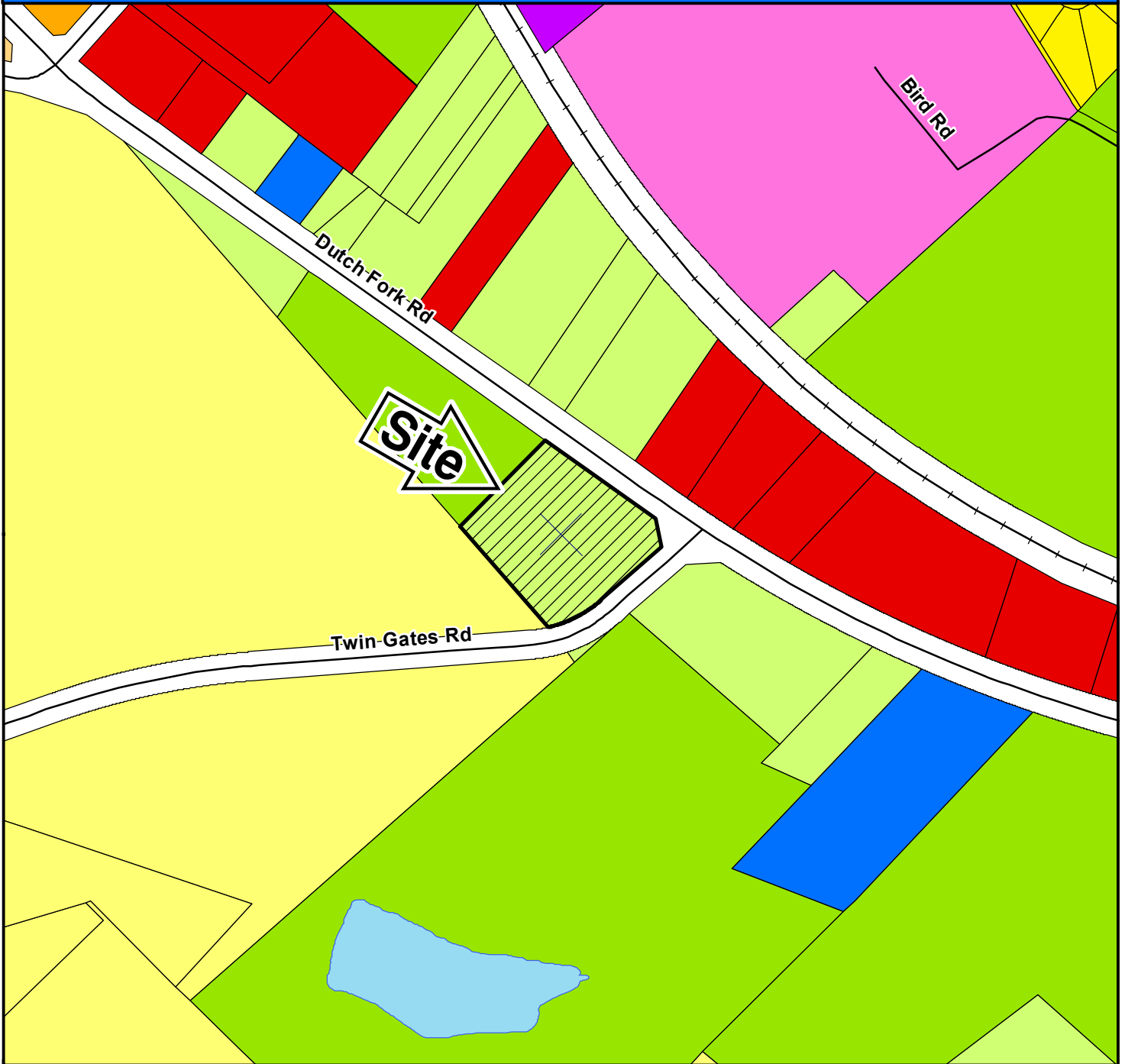
 **WETLANDS**



Richland County & Woolpert

# CASE 25-026 MA

## RT to MU2



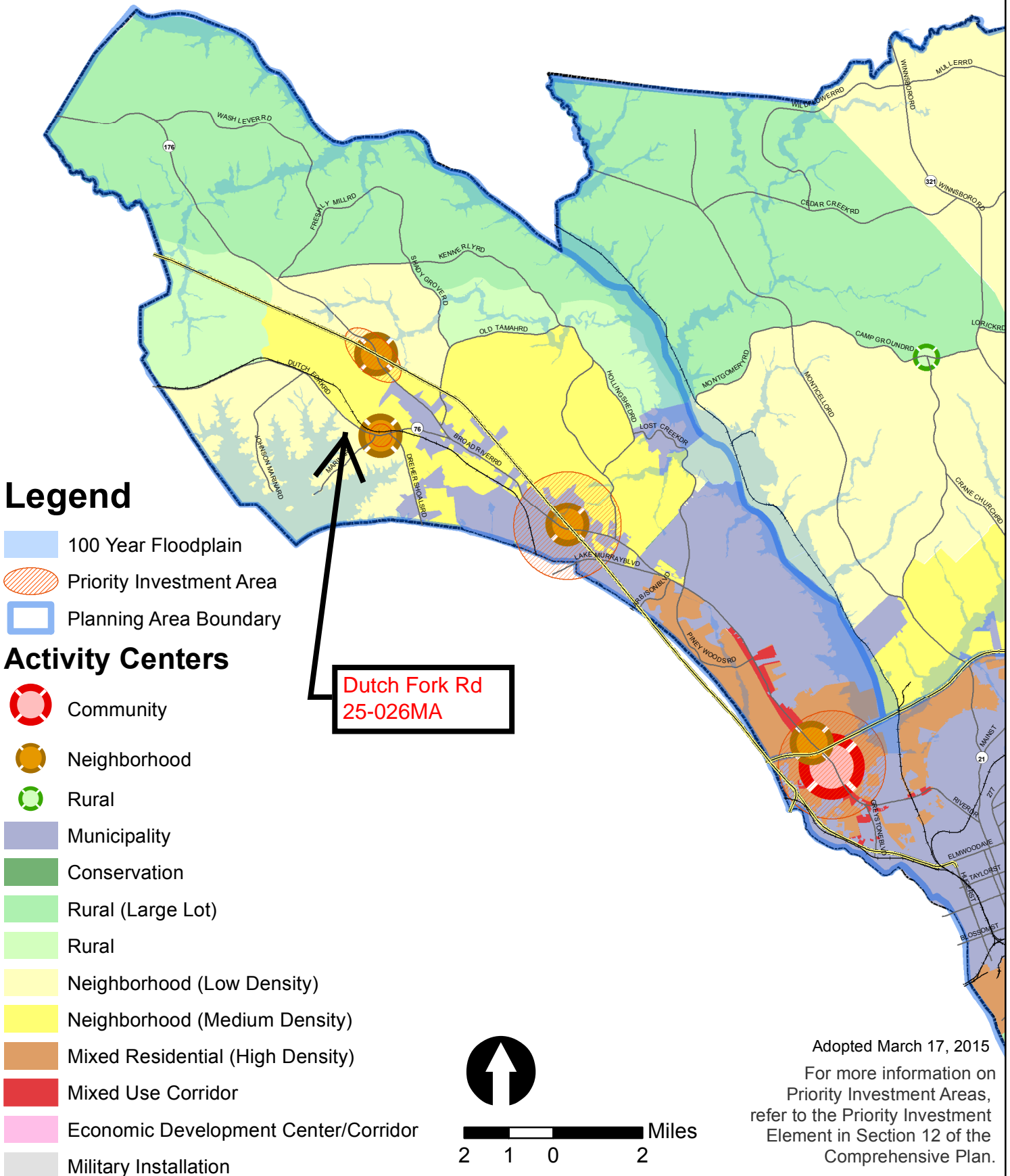
## ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-1	 Subject Property  N
AG	R2	R6	MU3	LI	CC-2	
HM	R3	RC	GC	HI	CC-3	
RT	R4	MU1	M-1	PD	CC-4	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015  
 For more information on  
 Priority Investment Areas,  
 refer to the Priority Investment  
 Element in Section 12 of the  
 Comprehensive Plan.

## Residential Transition (RT) District

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

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Golf course	SR
Hunt club	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
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.

## Corridor Mixed Use (MU2) District

Use Classification, Category, Type	MU3
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SE
<b>Agriculture and Forestry Related</b>	
Farm supply and machinery sales and service	P
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Continuing care community	SR
Rooming or boarding house	SE
<b>Community Service</b>	
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
<b>Education</b>	
College or university	P
Elementary, middle, or high school	SR
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	
<b>Transportation</b>	
Transit stop	SR
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR
<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR

<b>Commercial Services</b>	
Artist studio	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	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
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
<b>Recreation/Entertainment</b>	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Performing arts center	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Farmers' market	P
Garden center or retail nursery	P
Grocery/Food store	P
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Home-based lodging	SR
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
Parking, Commercial	P
Vehicle fueling station	P
<b>Industrial</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR
Artisan goods production	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.





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**RC PROJECT:** 25-029 MA  
**APPLICANT:** Matthew S. Mungo  
**LOCATION:** Point De Haven Road  
**TAX MAP NUMBER(S):** R01311-02-15,16, 22 & 28  
**ACREAGE:** 6.15 acre

**EXISTING ZONING:** RT / HM  
**PROPOSED ZONING:** R2

**PC MEETING DATE:** July 10, 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 2023 Land Development Code (LDC), the Rural District (RU) was designated Residential Transition District (RT) and Homestead District (HM).

##### Zoning District Summary

The R2 Residential District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development.

Maximum density standard: no more than three (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 18 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RT	Residence
<u>South:</u>	N/A	Lake Murray
<u>East:</u>	R2	Residence
<u>West:</u>	R2/ N/A	Residence/ Lake Murray

#### Discussion

##### Parcel/Area Characteristics

The sites have frontage along Point De Haven Road. The surrounding parcels are primarily residentially developed. There are no sidewalks or streetlights along this section of Point De

Haven Road. The surrounding area is primarily characterized by residential uses and zoning districts. North, east and west of the site are single-family residences. South and southwest of the sites is Lake Murray.

### **Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.44 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area. Records also indicate that the current structure is on well and septic.

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 (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 2024 SCDOT traffic count (Station #559) located north of the subject parcel on Johnson Marina Road identifies 2,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

There is a sidewalk installation scheduled for this section of Johnson Mariana Road through SCDOT with no anticipated completion date. There are no programed improvements for the section of Johnson Marina Road through 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.

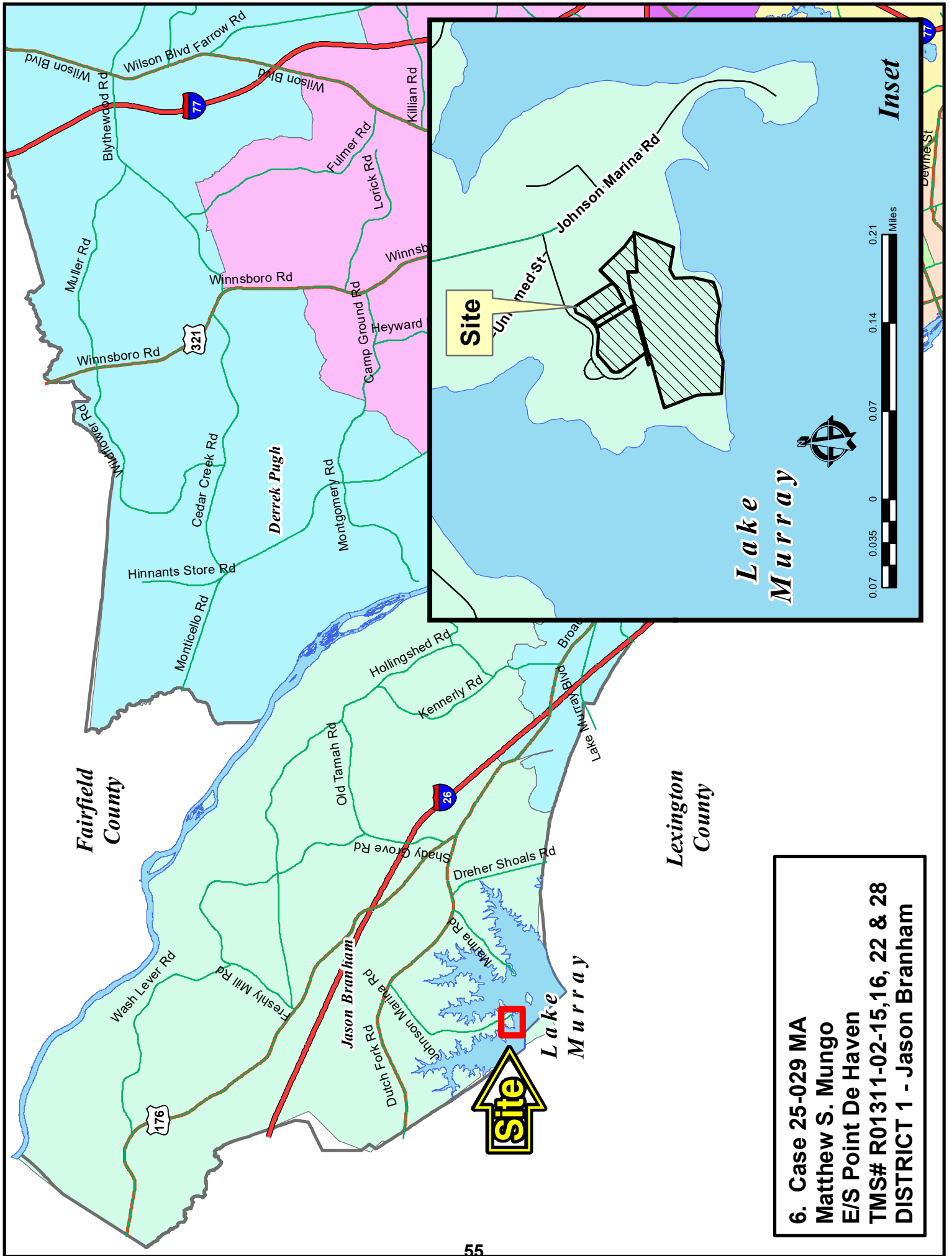
Although the requested amendment is not consistent with the Neighborhood (Low Density) designation, it would allow for a density and development standards that align with the character of the surrounding parcels.

## Planning Commission Action

At their **July 10, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendations of the Comprehensive Plan for the following reason:

- The requested R2 zoning designation is consistent with the zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-029 MA**.



6. Case 25-029 MA  
Matthew S. Mungo  
E/S Point De Haven  
TMS# R01311-02-15,16, 22 & 28  
DISTRICT 1 - Jason Branham

**CASE 25-029 MA**  
**HM/RT to R2**  
**TMS R01311-02-15, 16, 22 & 28**

**Site**

Johnson Marina Rd

Unnamed St

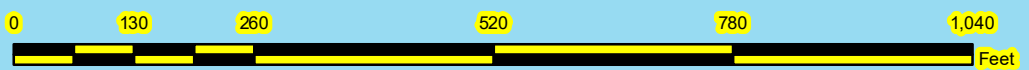
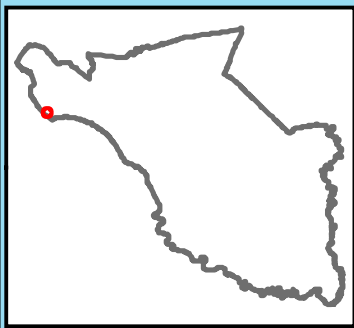
Point De Haven Rd

Riddle Landing Rd

*Lake Murray*

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**





# CASE 25-029 MA

## HM/RT to R2



*Lake Murray*

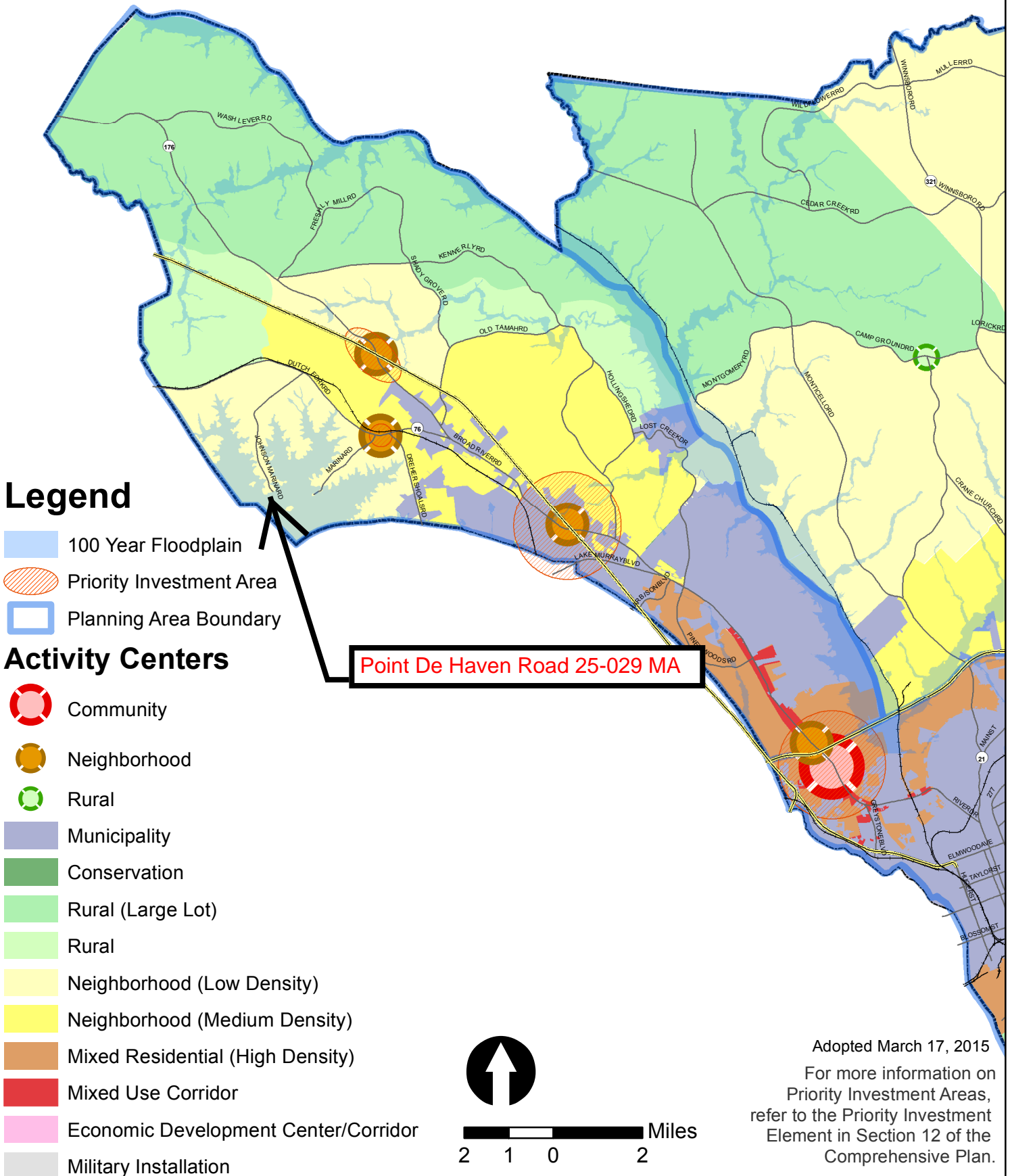
### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-1	 Subject Property
AG	R2	R6	MU3	LI	CC-2	
HM	R3	RC	GC	HI	CC-3	
RT	R4	MU1	M-1	PD	CC-4	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015  
 For more information on  
 Priority Investment Areas,  
 refer to the Priority Investment  
 Element in Section 12 of the  
 Comprehensive Plan.

## Homestead (HM) District

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

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

### a. Permitted Uses

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### b. Special Requirements Uses

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### c. Special Exception Uses

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## Residential Transition (RT) District

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

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

### a. Permitted Uses

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### b. Special Requirements Uses

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### c. Special Exception Uses

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## **Residential Two (2) District**

**a. Permitted Uses**

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**b. Special Requirements Uses**

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**c. Special Exception Uses**

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<b>Residential Two (2) District</b>	
<b>Use Classification, Category, Type</b>	<b>R2</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE





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