

# **RICHLAND COUNTY PLANNING COMMISSION**



**July 10, 2023**

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

**Amended**

- Corrected date of minutes for approval (June 5, 2023)
- Staff recommendation for Case #23-023 (Approval)



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, July 10, 2023**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

**Amended:**

- **Corrected date of minutes for approval (June 5, 2023)**
- **Staff recommendation for Case #23-023 (Approval)**

Chairman – Christopher Yonke

Vice Chairman – Beverly Frierson

Frederick Johnson, II • Gary Dennis • John Metts  
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** ..... Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** ..... Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES:**
  - a. **June 5, 2023**
5. **CONSENT AGENDA [ACTION]**
  - a. **ROAD NAMES**
  - b. **MAP AMENDMENTS**
    1. Case # 23-019 MA District 10  
Cheryl D English  
Keisha Garrick  
RU to NC (.73 acres)  
7730 Bluff Road  
TMS# R32403-02-07  
Staff Recommendation: Disapproval  
Page 1
    2. Case # 23-020 MA District 9  
Jessica Mackey  
Scott R. Armstrong  
RU to RS-MD  
113 Beaver Dam (.58 acres)  
TMS# R22707-03-02  
Staff Recommendation: Approval  
Page 9
    3. Case # 23-021 MA District 7  
Gretchen Barron  
Richard Romero  
RU to GC (1.0 acre)  
7532 Fairfield Road  
TMS# R12003-04-04  
Staff Recommendation: Disapproval  
Page 17

4. Case # 23-022 MA  
Jesse Carter  
M-1 to PDD (29.96 acres)  
E/S Broad River Road  
R02500-05-10  
Staff Recommendation: Approval  
Page 25  
District 1  
Jason Branham
5. Case # 23-023 MA  
Kevin Steelman  
M-1 to RS-LD  
111 Pine Wedge Drive (21.98 acres)  
R17700-01-94 & R17700-01-14  
Staff Recommendation: Approval  
Page 47  
District 2  
Derrek Pugh
6. Case # 23-024 MA  
Harry Walsh  
PDD to PDD (3.08 acres)  
Kennerly Road  
R04100-03-82  
Staff Recommendation: Approval  
Page 55  
District 1  
Jason Branham
7. Case #23-025 MA  
Austin Watts  
1301 Three Dog Road & E/S Dutch Fork Rd  
RU to RC (1.99 acres & .61 acres)  
R01507-02-03 & R01507-02-04  
Staff Recommendation: Disapproval  
Page 65  
District 1  
Jason Branham
8. Case #23-026  
Tony Lawton  
113 Sease Road  
RU to GC (1.14 acres)  
R04003-02-17  
Staff Recommendation: Disapproval  
Page 73  
District 1  
Jason Branham

**6. CHAIRMAN'S REPORT**

**7. PLANNING DIRECTOR'S REPORT**

**a. Report of Council**

Page 81

**b. PC Orientation and Training**

**8. OTHER ITEMS FOR DISCUSSION**

**9. ADJOURNMENT**



## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

July 12, 2023

3:00 pm

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**Council District:** Cheryl D. English (10)  
**Development:** Savannah Woods Phase 2  
**Tax Map Amendment:** TMS# R21900-06-14  
**Applicant:** Karl Haslinger for Winner Circle Properties, LLC  
**Proposed Use:** Residential  
**Proposed Street Name (s):** White Marsh Road, Pooler Drive, Sandlapper Ridge Road  
**Staff Recommendation:** Approval

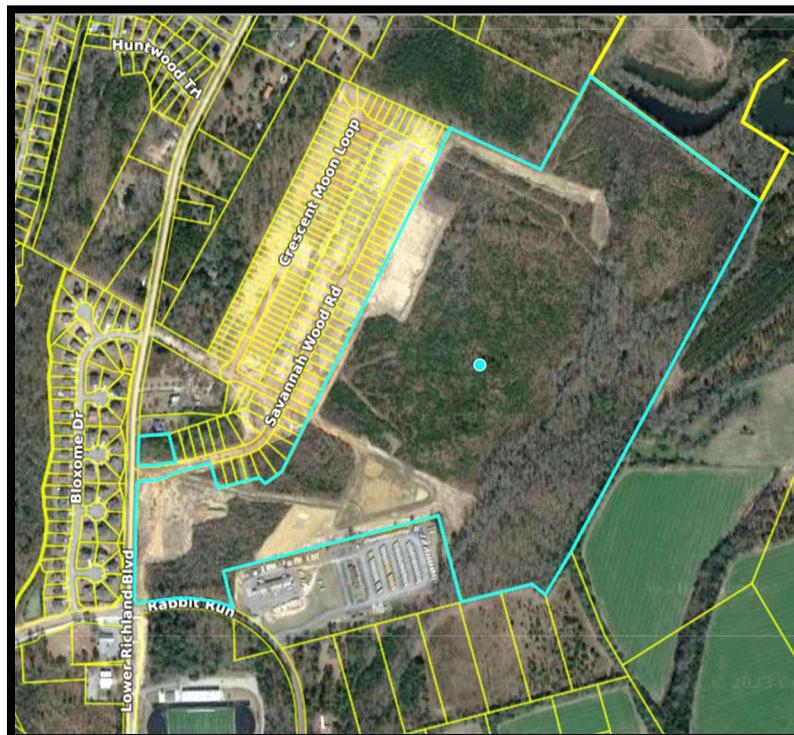
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**Detail:** Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

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#### Map:







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-019 MA  
**APPLICANT:** Keisha Garrick

**LOCATION:** 7730 Bluff Road

**TAX MAP NUMBER:** R32403-02-07  
**ACREAGE:** .73 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning District Summary**

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

No minimum lot area except as required by DHEC.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	RU	Non-conforming Limited Service Restaurant
<b><u>East:</u></b>	RU	Vacant structure
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject site has existing commercial and accessory structures. The site is located near the intersection of Bluff Road and Congaree Road. This section of Bluff Road is a two-lane undivided

minor arterial. Congaree Road is a two-lane undivided major collector. The area is characterized by limited commercial and rural residential uses.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Gadsden Elementary School is located approximately a half mile north of the subject parcel along S Goodwin Circle. The Gadsden fire station (Station number 19) is approximately 1.2 miles north of the subject parcel along Congaree Road. The parcel is within the Richland County Utilities sewer service area. Water service would be provided through private source.

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

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Rural Activity Center**.

### **Land Use and Design**

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other similar scale tourism operations area appropriate.

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

#### *Nodes of Activity – Rural Crossroads*

The subject site is found within a “Rural Crossroads” as identified in the Plan. The plan recommends these as areas where significant roads intersect and there is existing non-residential uses. The plan notes that the Gadsden crossroad would benefit from supporting services such as commercial uses.

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #243) located west of the site on Bluff Road identifies 2,400 Average Daily Trips (ADTs). Bluff Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Bluff 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.

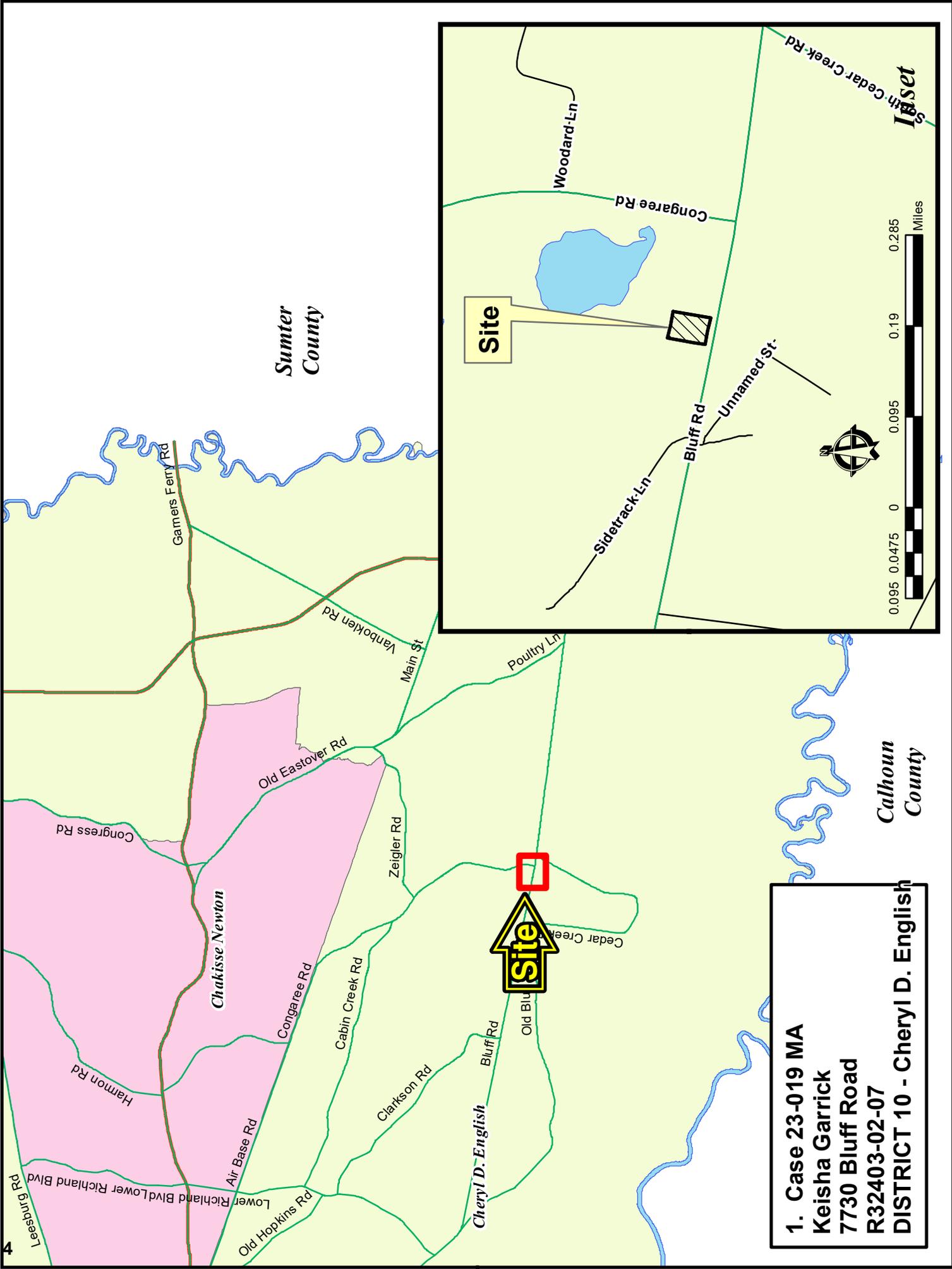
There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax Program or SCDOT.

## **Conclusion**

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the objectives for the Rural Activity Center as identified in the Comprehensive Plan and the Lower Richland Plan. The RC district provides for flexibility in the commercial and service uses allowed. The proposed NC does not provide for the same flexibility, either by use or structure size. According to the Comprehensive Plan, the RC zoning district supports the objectives of the Rural Activity Center.

**Zoning Public Hearing Date**

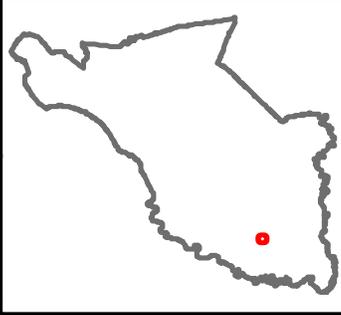
**July 25, 2023.**



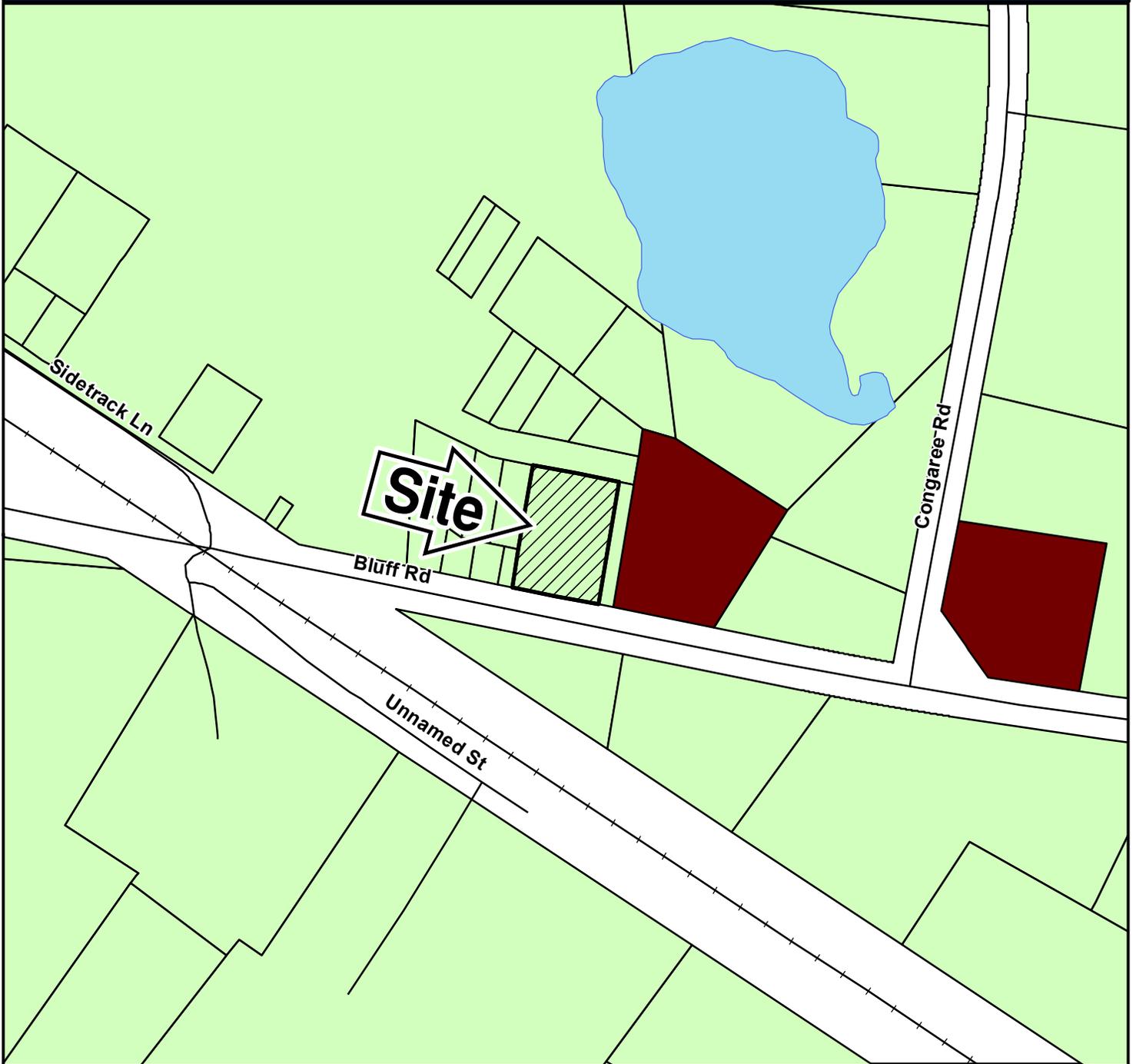
**Case 23-019 MA**  
**RU to NC**  
**TMS R32403-02-07**



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



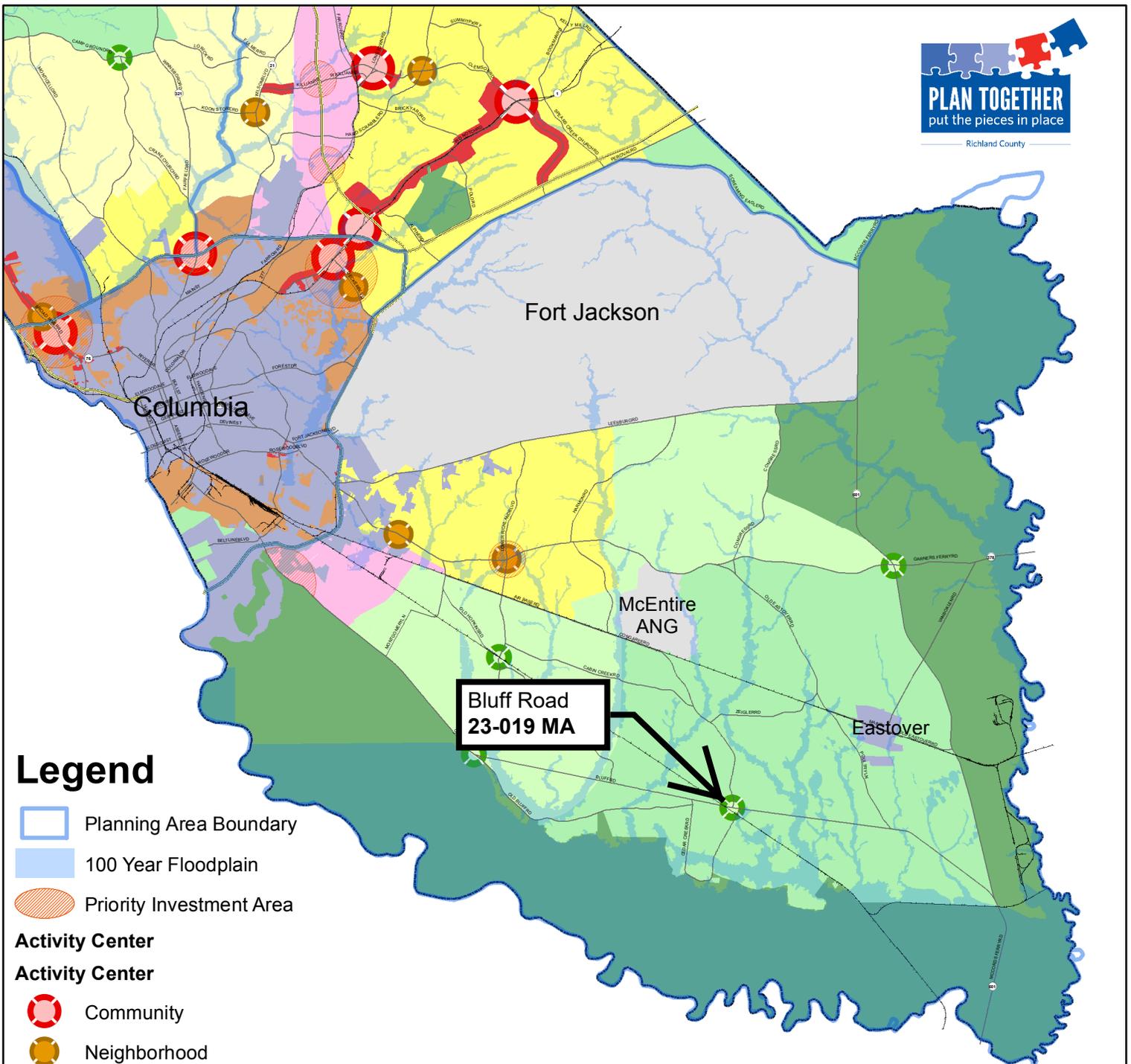
# Case 23-019 MA RU to NC



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		





## Legend

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

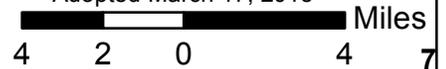
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-020 MA  
**APPLICANT:** Scott R. Armstrong

**LOCATION:** 113 Beaver Dam Road

**TAX MAP NUMBER:** R22707-03-02  
**ACREAGE:** .58 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Development District (D-1).

**Zoning District Summary**

The Residential Single-Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

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

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Residence
<b><u>South:</u></b>	RS-MD	Residence
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RS-LD	Residence

## Discussion

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

The subject parcel a single-family residential structure. Beaver Dam road is a two lane local road. The immediate area is characterized by residences and zoning districts. All of the adjacent parcels have single-family residences and are zoned for residential use.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Spring Valley High School is located approximately 1.6 miles northeast of the subject parcel on Sparkleberry Lane. The parcel is located in the City of Columbia's Water service area. The parcel is near the east Richland County Public Service District service area. The Sandhill fire station (station number 24) is located on Sparkleberry lane, approximately 1.2 miles northeast of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #897) located south of the subject parcel on Mallet Hill Road identifies 6,000 Average Daily Trips (ADTs). Mallet Hill Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Mallet Hill Road is currently operating at Level of Service (LOS) "B".

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

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

## Conclusion

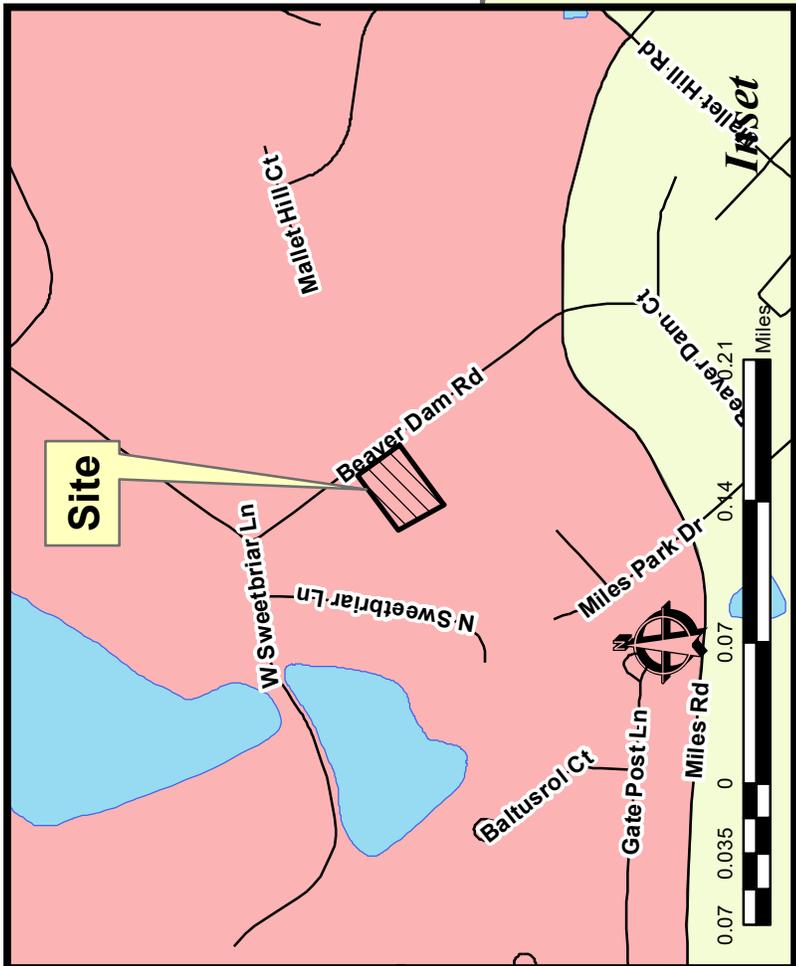
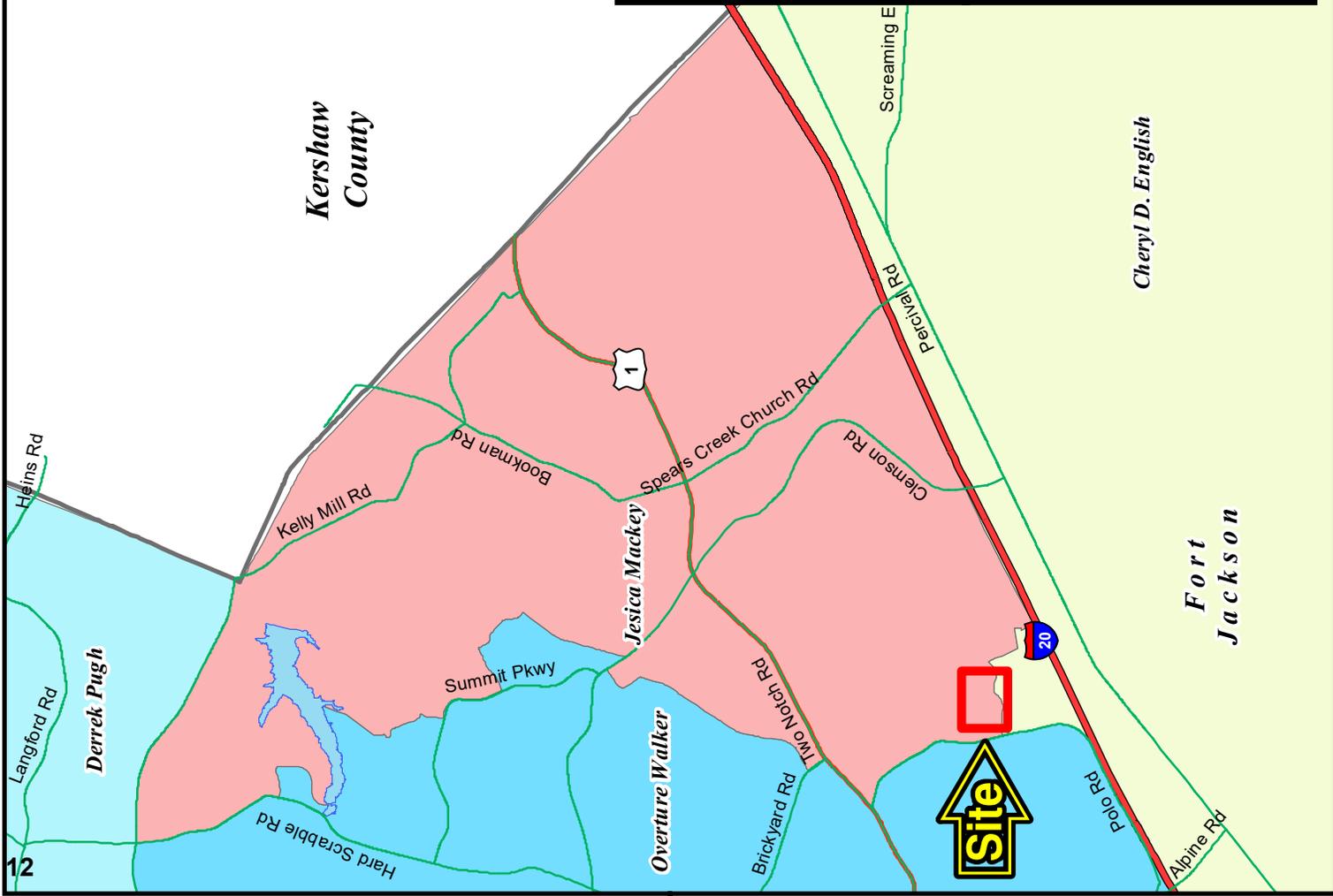
The desired development pattern within the Neighborhood (Medium-Density) designation would be comprised of "...medium-density residential neighborhoods designed to provide a mix of residential uses and densities within the neighborhood." The proposed rezoning would be consistent with the recommendations of the Comprehensive Plan.

Staff recommends **Approval** of this map amendment.

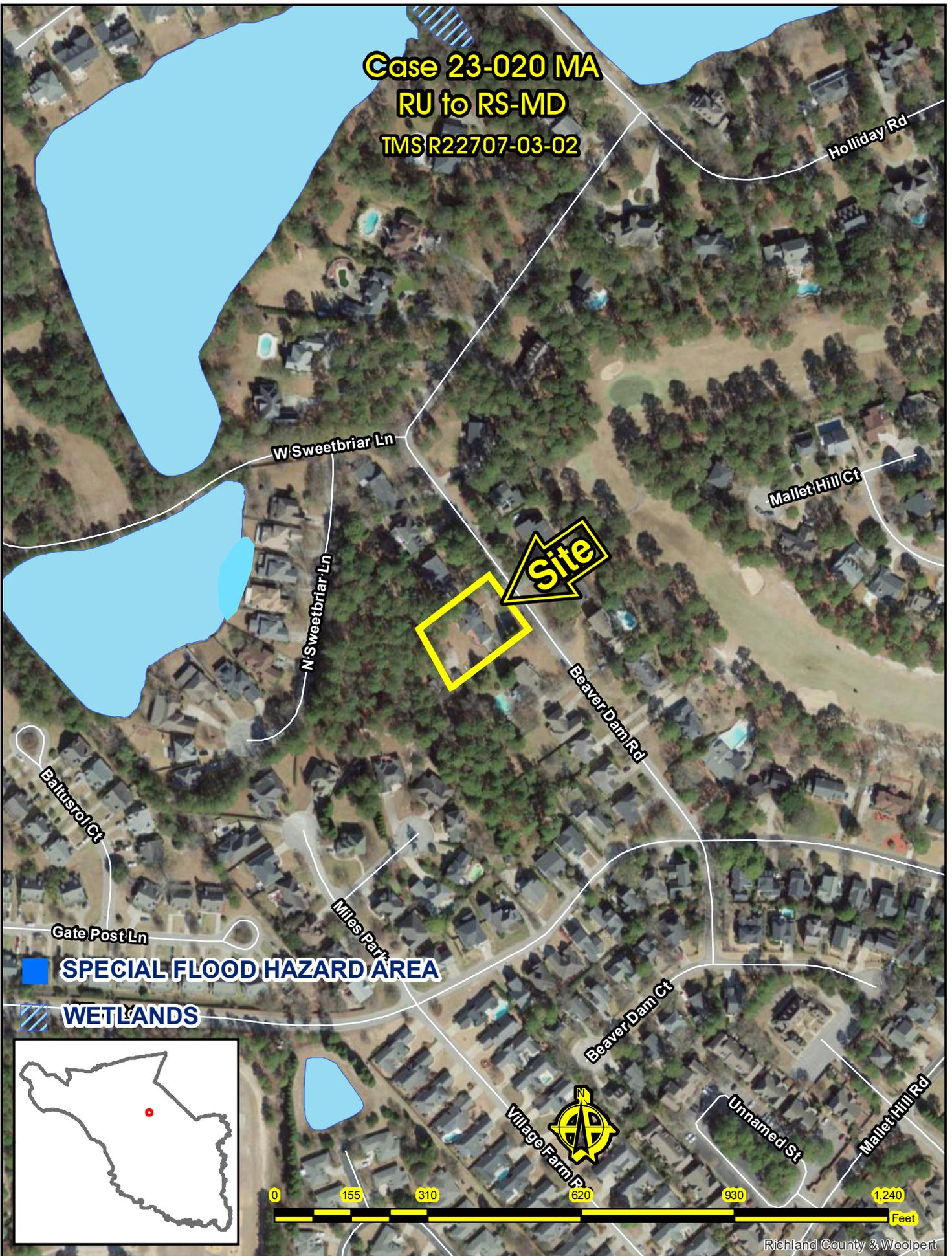
## Zoning Public Hearing Date

**July 25, 2023.**

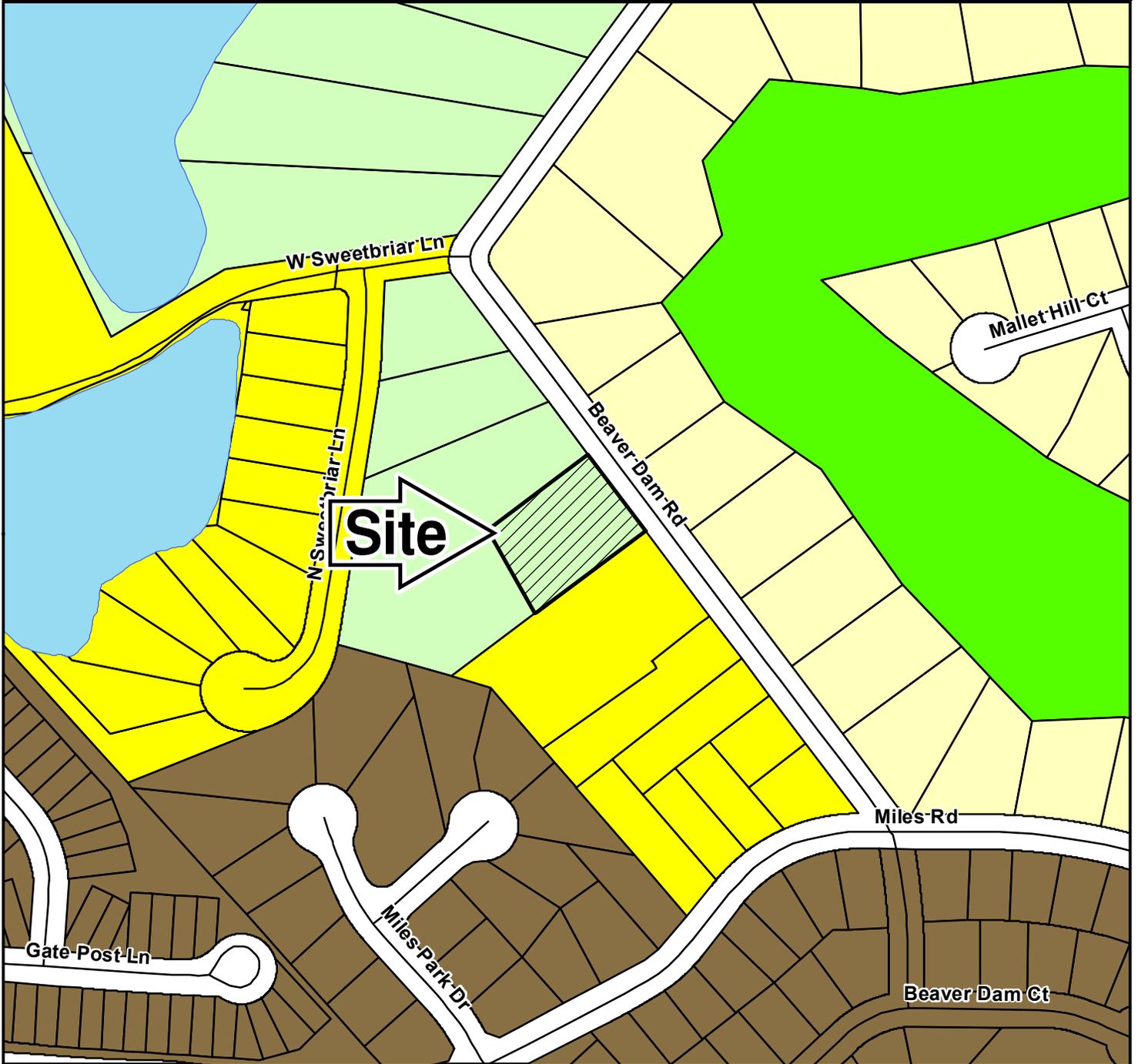
2. Case 23-020 MA  
 Scott R. Armstrong  
 113 Beaver Dam  
 R22707-03-02  
 DISTRICT 9 - Jessica Mackey



**Case 23-020 MA**  
**RU to RS-MD**  
**TMS R22707-03-02**



# Case 23-020 MA RU to RS-MD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property	N
	CC-2		C-3		RS-LD		RM-MD		GC		HI				
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD				
	CC-4		RR		RS-HD		OI		M-1		RU				

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

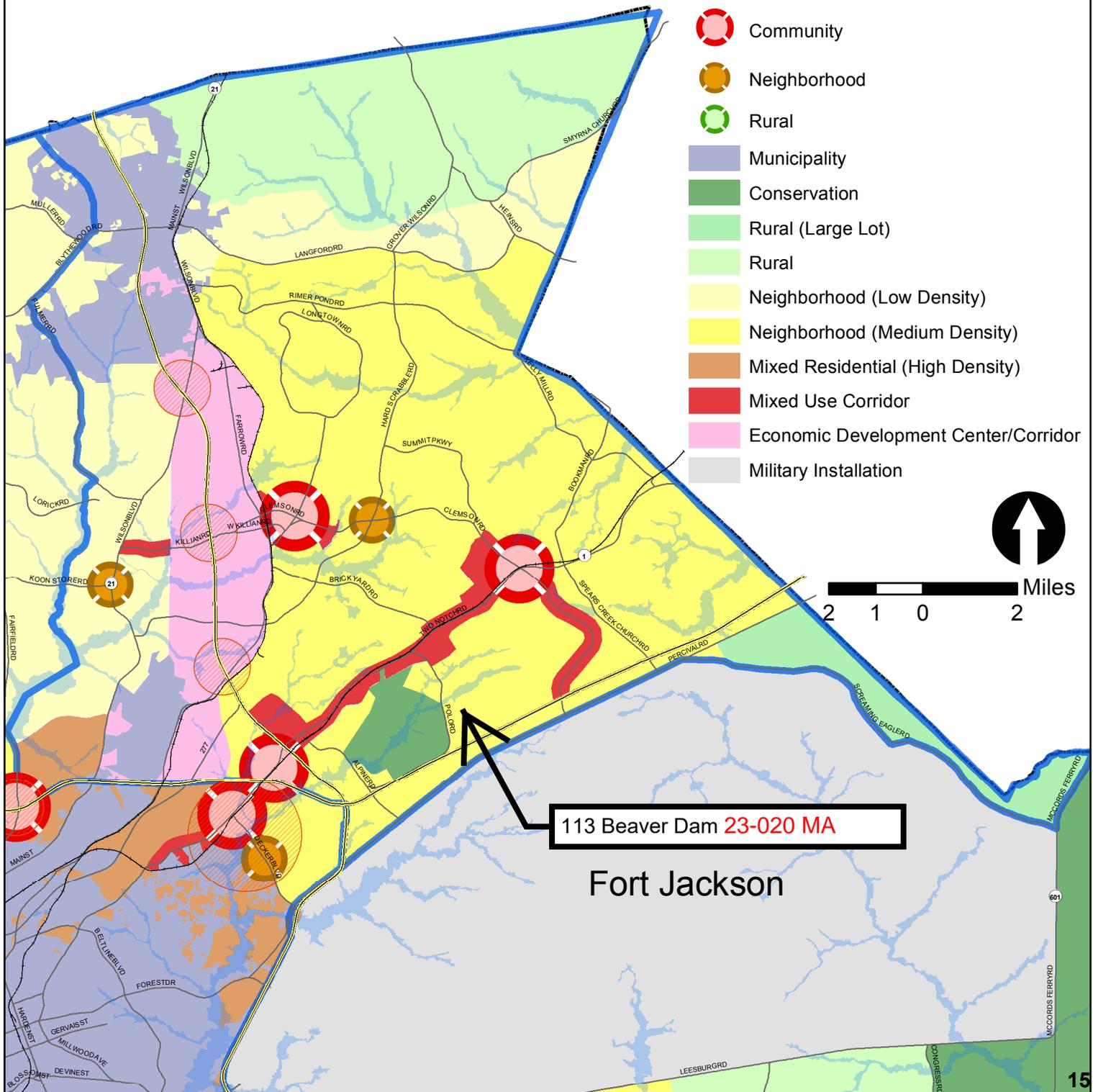


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-021 MA  
**APPLICANT:** Richard Romero

**LOCATION:** 7532 Fairfield Road

**TAX MAP NUMBER:** R12003-04-04  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

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

**Zoning District Summary**

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/GC	Boarded Non-Residential Structures/Auto Repair
<b><u>South:</u></b>	M-1	Warehouse
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	RU	Residence

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Fairfield Road. The site contains a non-residential structure (place of worship). There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and some industrial uses. The parcel west of the site contains a single-family residence. North and south of the site have commercial uses. East of the site is zoned commercial but is currently undeveloped.

### **Public Services**

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.19 miles south of the subject parcel on Farrow Road. The Forest Heights Elementary School is located 1.5 miles southwest of the subject parcel on Blue Ridge Terrace. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

### **Plans & Policies**

The 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 2020 SCDOT traffic count (Station #189) located north of the subject parcel on Fairfield Road identifies 7,000 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

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

### **Conclusion**

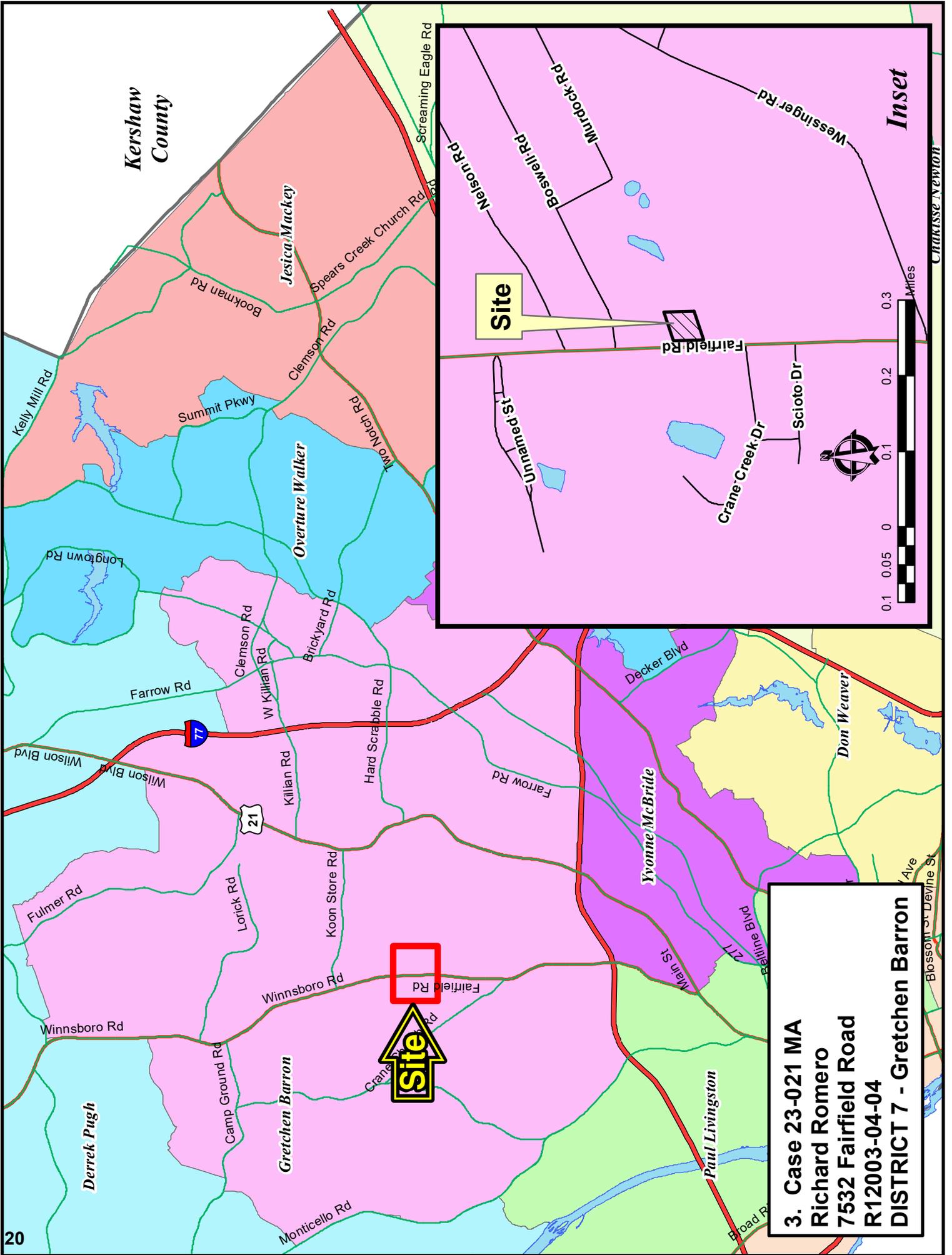
The requested map amendment would be in character with the zoning designations of the parcels north and south of the subject site. However, the proposed rezoning is inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses permitted by the requested zoning district

do not support the small-scale neighborhood commercial establishments desired by the Comprehensive Plan for this designation.

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

<b>Zoning Public Hearing Date</b>
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**July 25, 2023.**



**Kershaw  
County**

*Jessica Mackey*

*Overture Walker*

*Gretchen Barron*

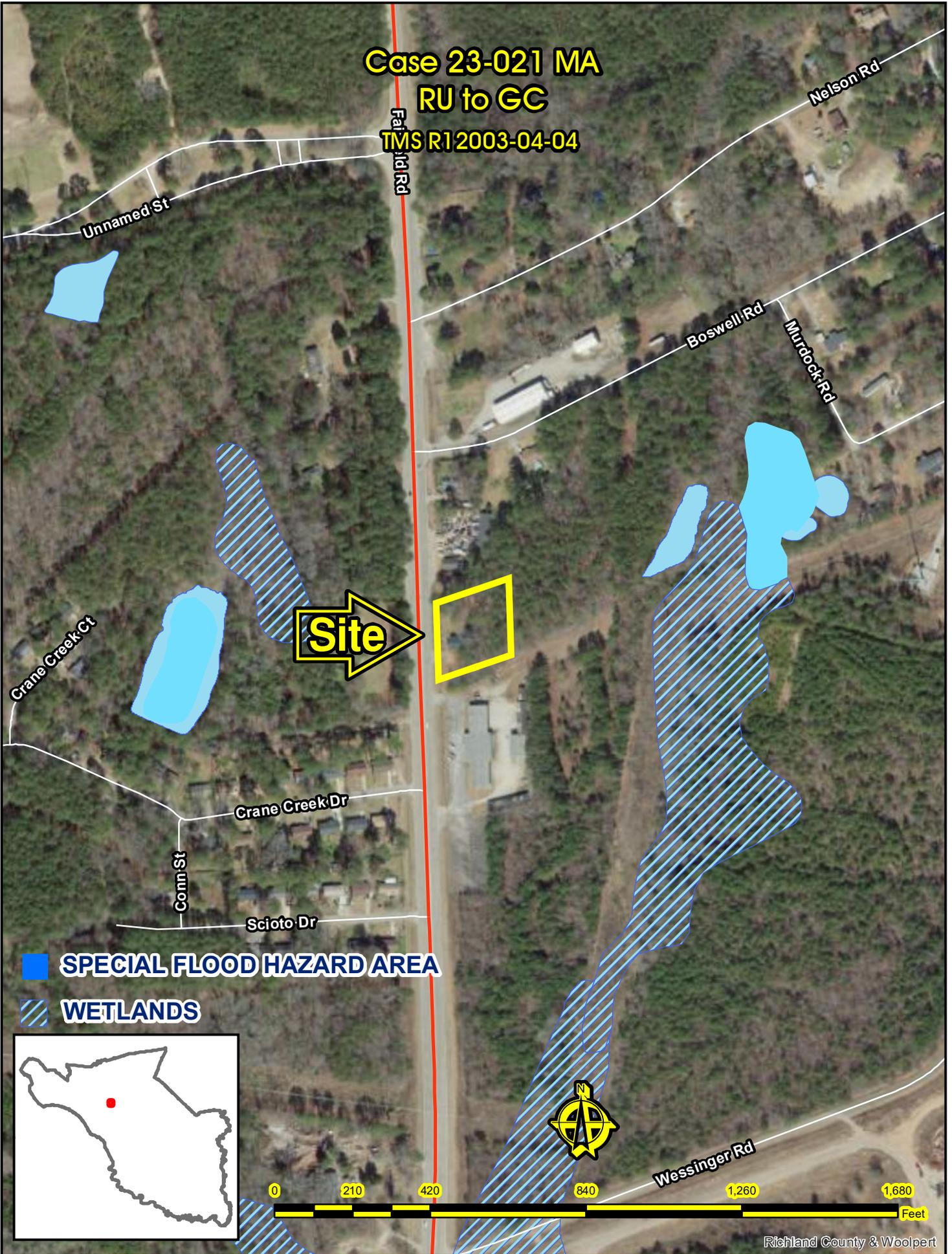
**Site**

**Site**

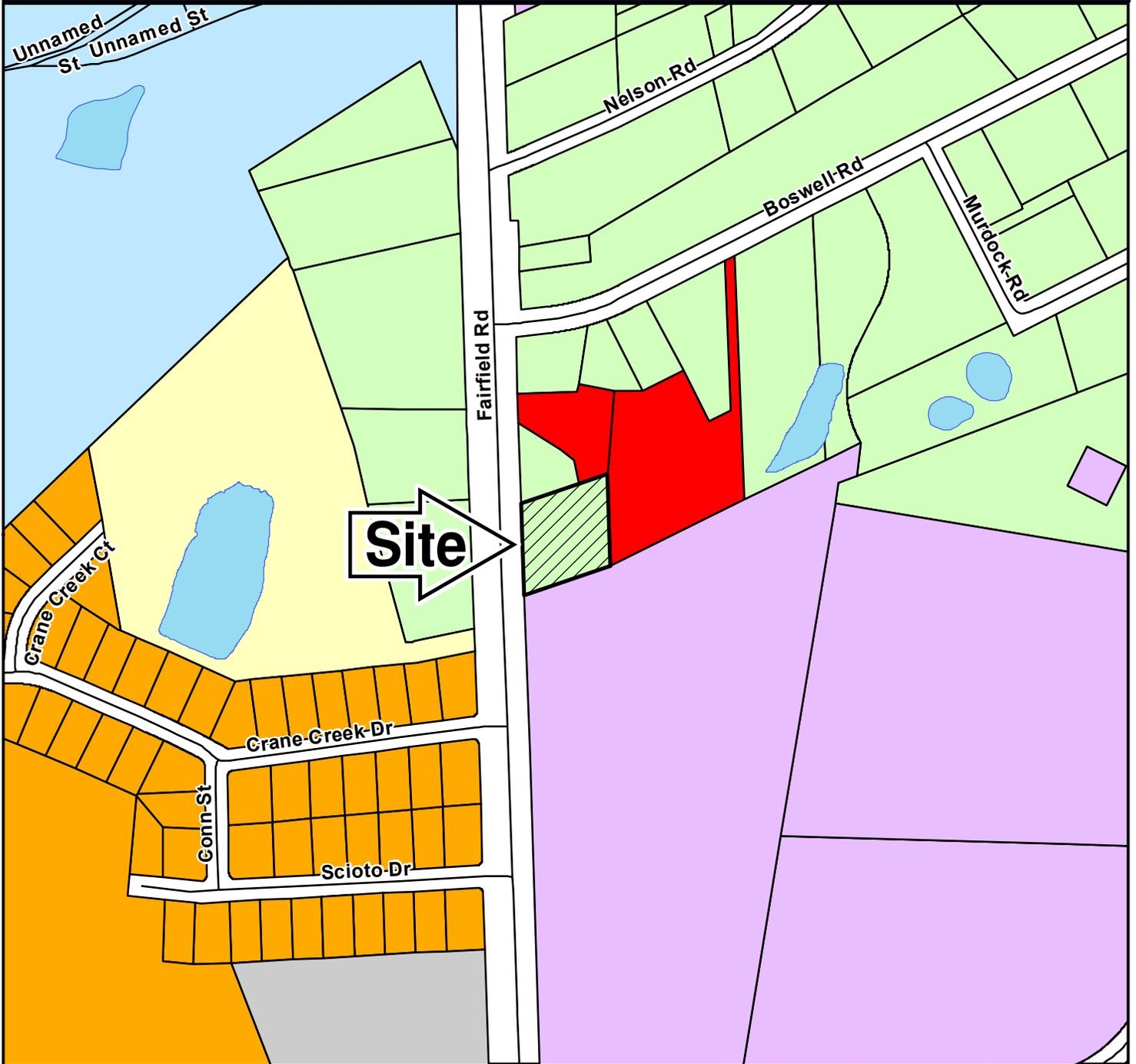
**Inset**

**3. Case 23-021 MA  
Richard Romero  
7532 Fairfield Road  
R12003-04-04  
DISTRICT 7 - Gretchen Barron**

**Case 23-021 MA**  
**RU to GC**  
**TMS R12003-04-04**



# Case 23-021 MA RU to GC



## ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	

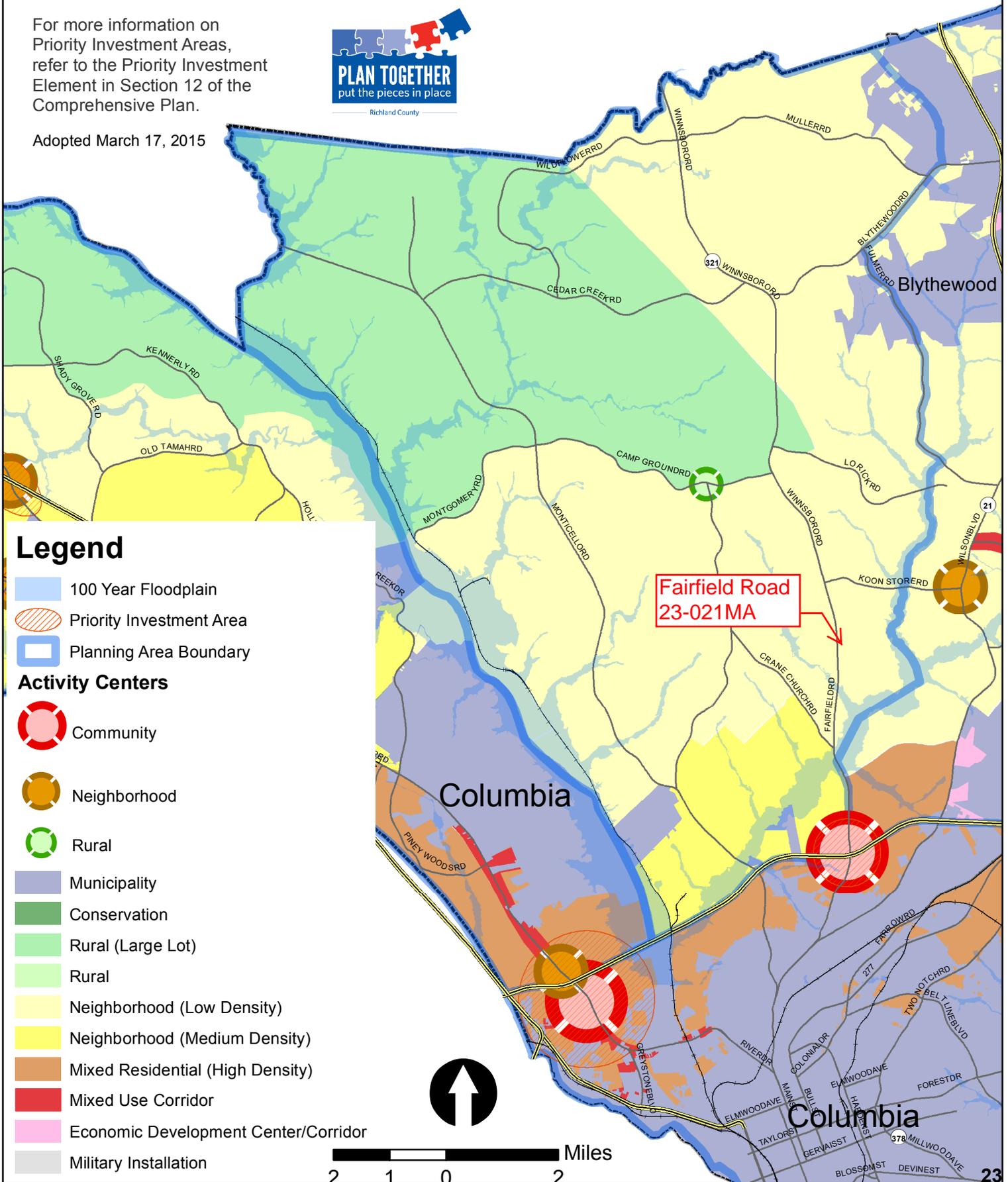


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



## Legend

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

## Activity Centers

- Community
- Neighborhood
- Rural

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







# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-022 MA  
**APPLICANT:** Jesse Carter

**LOCATION:** Broad River Road

**TAX MAP NUMBER:** R02500-05-10  
**ACREAGE:** 29.96 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** June 23, 2023

### Staff Recommendation

Approval

### Background

#### **Zoning History**

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

The subject parcel was part of a previous request to General Commercial (GC) District under Case Number 22-015MA. That case was withdrawn.

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

The GC parcel west of the site was rezoned from Light Industrial District (M-1) under case number 07-061MA.

#### **Zoning District Summary**

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	ROW	Interstate 26
<b><u>South:</u></b>	M-1 / CG	Dominion Facility / Undeveloped / Undeveloped (Town of Irmo)
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	M-1 / GC	Telecommunications Tower

**Discussion**

***Parcel/Area Characteristics***

The subject property has frontage along Broad River Road and is undeveloped. Broad River Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped uses east and south east of the site and developed parcels to the west and south west. The property is bordered by Interstate 26 to the north.

***Proposed PDD***

The proposed PDD, **Exhibit “A”** is a 29.96 acre tract that will be comprised of a mix of multi-family and commercial uses. Per the General Development Plan, **Exhibit “B”**, a maximum of 264 multi-family dwelling units is proposed on the northern 25-acre portion of the subject parcel. Additionally, the PDD identifies 4.96 acres of commercial outparcels.

All proposed uses for the commercial outparcels will match those listed as permitted uses under the Neighborhood Commercial (NC) zoning district with the addition of Restaurants, Limited Service (Drive-Thru), **Exhibit “C”**.

<b>Exhibit “C”</b>	
<b>PERMITTED USES</b>	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Ambulance Services, Emergency	P
Amusement Arcades	P
Antennas	SR
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Athletic Fields	SR
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Bakeries, Retail	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bars and Other Drinking Places	SR
Bed and Breakfast Homes/Inns	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Bus Shelters/Bus Benches	SR
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cemeteries, Mausoleums	SR
Cigar Bars	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Clothing, Shoe, and Accessories Stores	P
Clubs or Lodges	P
Coin, Stamp, or Similar Collectibles Shops	P
Common Area Recreation and Service Facilities	P
Community Food Services	P
Computer and Software Stores	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Courts	P
Dance Studios and Schools	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR

Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Fabric and Piece Goods Stores	P
Fire Stations	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
Funeral Homes and Services	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Government Offices	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Group Homes (10 to 15)	SR
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Furnishing Stores, Not Otherwise Listed	P
Home Occupations	SR
Individual and Family Services, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Laundromats, Coin Operated	P
Laundry and Dry-Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Libraries	P
Liquor Stores	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P

Martial Arts Instructional Schools	P
Massage Therapists	P
Meat Markets	P
Medical, Dental, or Related Laboratories	P
Medical/Health Care Offices	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Museums and Galleries	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Nursing and Convalescent Homes	P
Office Administrative and Support Services, Not Otherwise Listed	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Orphanages	P
Packaging and Labeling Services	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Physical Fitness Centers	P
Picture Framing Shops	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Radio, Television, and Other Similar Transmitting Towers	SE
Real Estate and Leasing Offices	P

Record, Video Tape, and Disc Stores	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Delivery, Carry Out Only)	P
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Rooming and Boarding Houses	SR
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Sporting Goods Stores	P
Swim and Tennis Clubs	SE
Swimming Pools	SR
Swimming Pools	SR
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SR
Tobacco Stores	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Used Merchandise Stores	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Substations	SR
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Video Tape and Disc Rental	P

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)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Yard Sales	SR

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Ballentine Elementary School is located 0.63 miles south of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water and within the Richland County sewer service area. There is a fire hydrant located southeast of the site on Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.39 miles southeast of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood Activity Center**.

**Land Use and Design**

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

**Priority Investment Area**

*I-26 Broad River Road (north) Interchange (PIA #1)*

Small commercial node in Northwestern Richland County. This area presents opportunities to provide neighborhood scale commercial for surrounding residences to reduce vehicle miles traveled and provide convenient access to daily needed goods and services. A Neighborhood Activity Center is located in this area. Investments could include necessary infrastructure, streetscape improvements, signage, and lighting.

**Traffic Characteristics**

The 2022 SCDOT traffic count (Station #180) located southeast of the subject parcel on Broad River Road identifies 12,900 Average Daily Trips (ADT’s). Broad River Road is classified as a two-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “D”.

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 planned improvements for this section of Broad River Road through SCDOT. The project is a proposed widening of Broad River Road (US 76/176) from the intersection of Royal Tower Road (S-1862) to the intersection of I26 for a total of 4.67 miles. The project is currently under design/development. There are no planned improvements for this section of Broad River Road through the Transportation Penny.

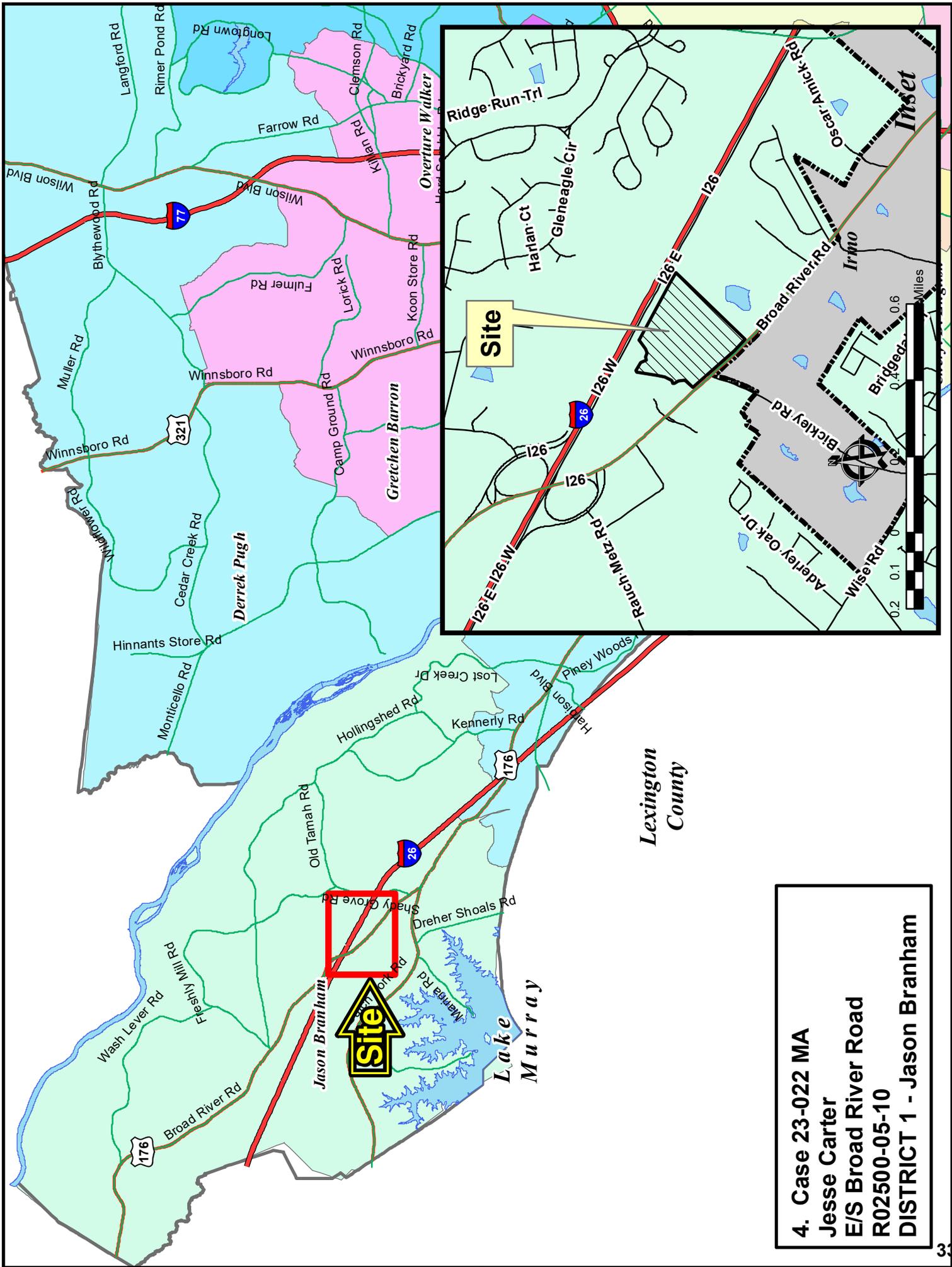
### **Conclusion**

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. Likewise, the requested zoning would fit with the intent and description for the priority investment area.

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

### **Zoning Public Hearing Date**

**July 25, 2023.**



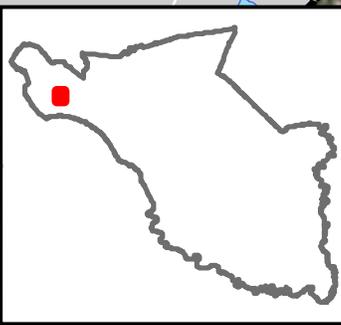
**4. Case 23-022 MA**  
**Jesse Carter**  
**E/S Broad River Road**  
**R02500-05-10**  
**DISTRICT 1 - Jason Branham**

**Case 23-022 MA**  
**M-1 to PDD**  
**TMS R02500-05-10**

**Site**

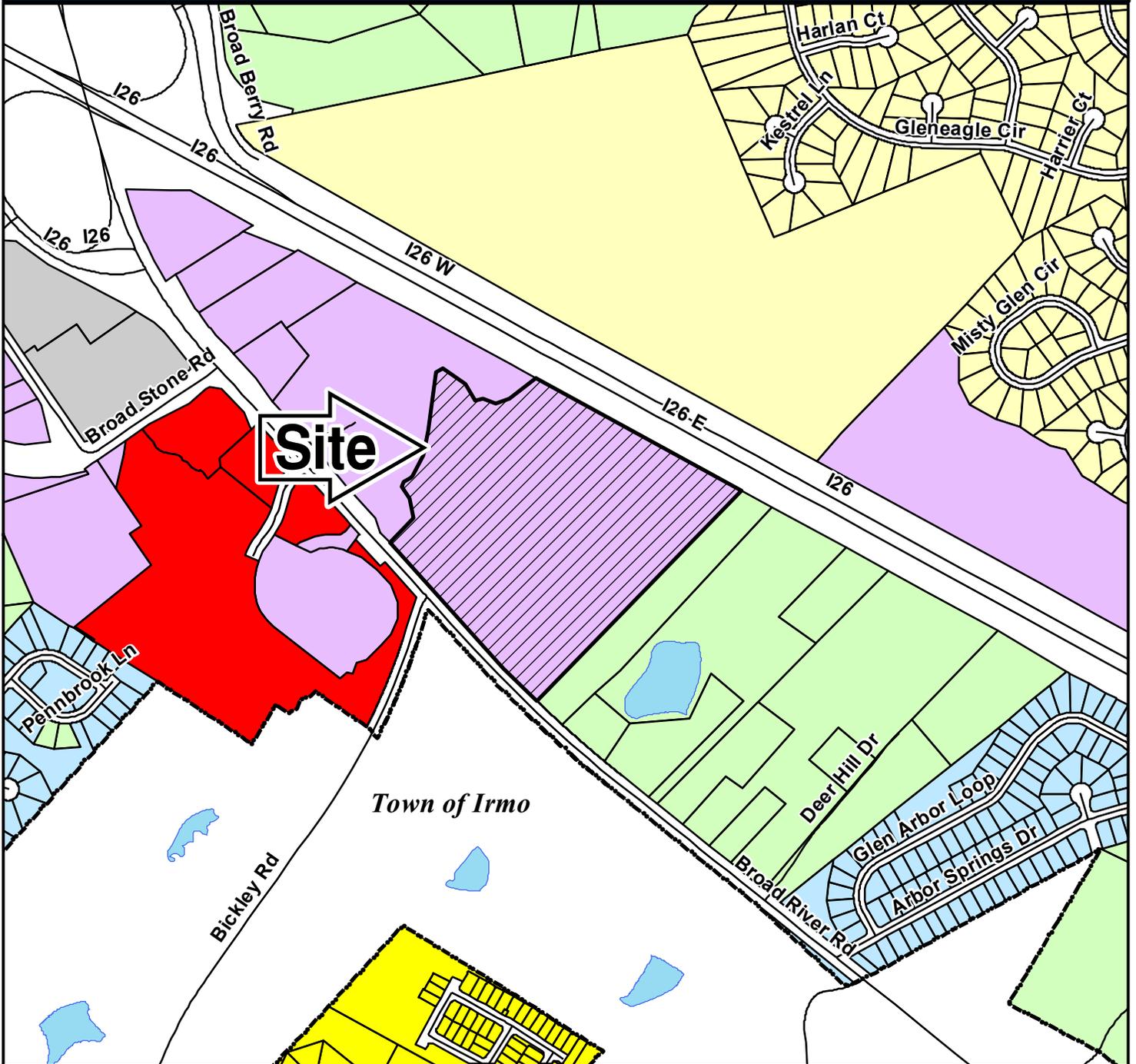
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Richland County & Woolpert

# Case 23-022 MA M-1 to PDD

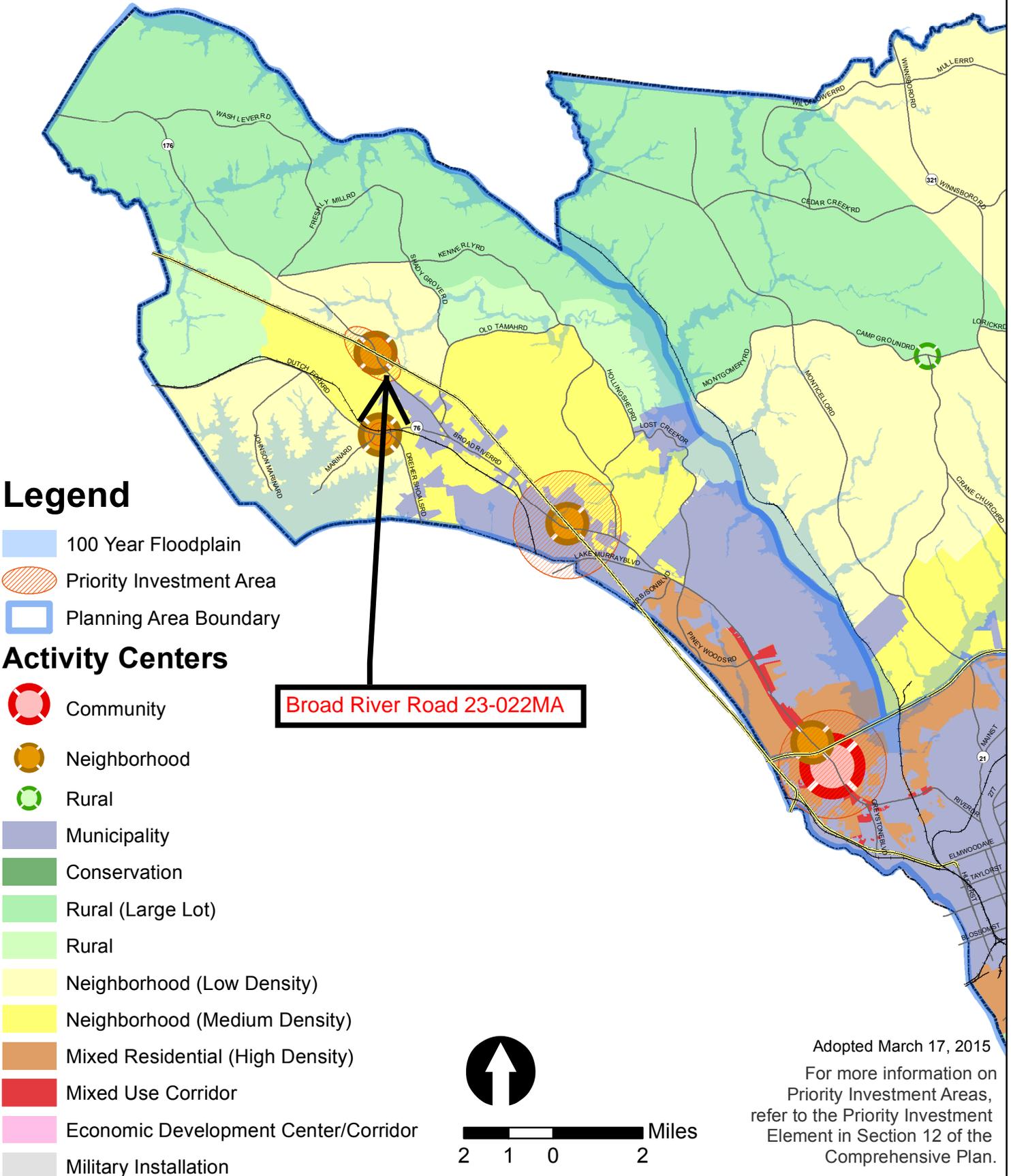


## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N  Subject Property
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



NO.	DATE	DESCRIPTION



**MULTI-FAMILY UNIT BREAKDOWN**

TOTAL UNITS:	264
1 BR:	48
1 BR OFFICE:	48
2 BR:	48
2 BR OFFICE:	48
2 BR RM:	36
3 BR:	18
3 BR OFFICE:	18



**VICINITY MAP**

**SITE DATA:**

TMS #: R02500-05-10  
 Site Area: ± 29.96 Acres  
 Current Zoning: M-1  
 Proposed Zoning: PDD  
 Proposed Development:  
 Multi-Family: ± 25 Acres of Total Site  
 264 Multifamily Units  
 ± 555 Total Parking Spaces (2.10 Per Unit)

Commercial Outparcels: ± 4.96 Acres of Total Site  
 + Uses TBD, shall conform to statement of intent allowed uses.  
 + Individual Outparcel parking to meet Section 26-173 of Richland County Ordinance

\*Note: Individual outparcel lot lines may change or combine as needed on a per tenant basis

**Exhibit "A"**

# Exhibit "B"

May 23, 2023

Richland County Community Planning & Development Services  
2020 Hampton St.  
Columbia SC 29204  
(803) 576-2172

The Streams at Metts Woods PDD– Statement of Intent

To Whom it May Concern:

Please see below for the Statement of Intent (“SOI”) and attached supporting documentation for The Streams at Metts Woods PDD:

Property Information:

The tax parcel number is as follows:

- Richland County R02500-05-10

1. Statement as to what the property is to be used for:

- The applicant’s intent is to develop a mixed-use development, which will include approximately 264 multi-family units and approx. 4.96 acres of commercial outparcels.

The multi-family units will be spread across among 11 primary buildings with a mix of 1, 2, and 3-bedroom units, as well as 3 garage buildings with units above. There will also be a leasing office / clubhouse amenity building.

Parking will be provided via surface parking areas with approximately 555 parking spaces. Amenities will include a dog park, green space, security cameras, BBQ grills, fitness center, detached garages, a pool & gazebo, fire pit, business center, package delivery reception, front and rear rocking porch for gatherings, carwash, and clubhouse. The apartment complex will be accessed via a planned road off Broad River Road.

The commercial outparcels will front Broad River Road. These outparcels may be adjusted pending tenant selection. Each outparcel will be parked according to Richland County off-street parking requirements.

2. Acreage or size of the tract:

- This development consists of ±29.96 contiguous acres.

3. Land use requested:

- Multifamily Residential (Apartments)
- Commercial Outparcels. All proposed uses for commercial outparcels will match those listed as permitted under Neighborhood Commercial zoning district with the addition of Restaurants, Limited Service (Drive-Thru)

4. Number of lots and number of dwelling units or number of buildings proposed:

- The project will include approximately 264 units among 11 buildings with a mix of 1, 2, and 3-bedroom units. The development will include 3 garage buildings, a pool, maintenance building, and clubhouse.

5. Building size(s) proposed:

The scope of work includes the construction of 11 three-story multi-family residential buildings as depicted on the attached site plan. The buildings consist of one-, two- and three-bedroom units. Each unit type has the option for a deck or an office / sunroom. There is also a two-bedroom roommate plan. Supporting the residential units are detached, single car garage buildings. The site also includes an amenity building with a pool.

The eleven apartment buildings are comprised of: -

- Max building size is +/- 12,000 gross SF per floor
- Each is three stories with an approximate building height of 45' above grade.
- The exterior cladding materials will include brick, fiber cement siding in various applications, and accents of painted or stained wood and/or prefinished metal.
- Some units will have an exterior balcony or covered patio with a prefinished metal railing.
- Covered open breezeways connecting the units with prefinished metal railings.
- The roof will be primarily asphalt shingle with metal roof accents.

The garage buildings are four separate buildings comprised of:

- Six single-car garages each, for a total of 24 garages.
- Maximum building height of 18' with an asphalt shingle roof.
- The exterior cladding materials will include brick and fiber cement siding. All sides of the building will be the same level of finish.
- Garage doors will have raised panels and be pre-finished.

The amenity building includes:

- Approximately 4800 SF in a single story.
- Amenities include Exercise room, Cyber Café, Mail Room and large welcoming porches.
- Exterior materials will also align with the residential building construction: exterior cladding materials will consist of fiber cement siding in various applications, and accents of painted or stained wood and/or prefinished metal.
- The roof will be metal.
- The amenity building will open onto a pool deck, which will be surrounded by a prefinished aluminum fence and screened with landscaping.

6. Additional information:

- Utilities are available to serve the site through these service providers:
  - Sewer -TBD
  - Water – Sandy Springs Water District
  - Power – Duke Energy
  - Natural Gas – Piedmont Natural Gas
  - Fiber Optic – AT&T

- The development will meet the requirements of Richland County and SCDHEC for stormwater.
- Any signage related to the proposed development will meet the requirements of Richland County's sign ordinance.
- The development will meet the requirements of Richland County for buffering and landscaping.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-23HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # R02500-05-10 FROM RURAL DISTRICT (RU) TO PLANNED DEVELOPMENT DISTRICT (PDD); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # R02500-05-10 from Rural District (RU) to General Commercial District (GC), as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The site development plan is attached hereto as Exhibit “A” and shall be limited to the following:
  - 1. Eleven (11) primary multi-family buildings; and
  - 2. The maximum height of any structure is three (3) stories or forty-five (45) feet; and
  - 3. Three (3) garage buildings with units above; and
  - 4. Four (4) garage structures, containing no more than twenty-four (24) garages; and
  - 5. One (1) leasing office; and
  - 6. One (1) clubhouse amenity building which shall not exceed 4,800 square feet; and
  - 7. The developer(s) must reserve at least ten percent (10%) of the total project area as park land or open space, which shall be usable, i.e. common areas made accessible for pedestrian and/or aquatic use, and which meet all requirements of section 26-102 (8) (c), (d) and (e); and
  
- b) The General Development plan is attached hereto as Exhibit “B”; and
  
- c) The permitted uses, attached as Exhibit “C”, shall be limited to:
  - 1. Accessory Uses and Structures (Customary) – See Also Sec. 26-185 P
  - 2. Accounting, Tax Preparation, Bookkeeping, and Payroll Services P
  - 3. Advertising, Public Relations, and Related Agencies P
  - 4. Ambulance Services, Emergency P
  - 5. Amusement Arcades P
  - 6. Antennas SR
  - 7. Antique Stores (See Also Used Merchandise Shops and Pawn Shops) P
  - 8. Art Dealers P
  - 9. Arts and Crafts Supply Stores P
  - 10. Athletic Fields SR
  - 11. Automatic Teller Machines P
  - 12. Automobile Parking (Commercial) P
  - 13. Bakeries, Retail P
  - 14. Banks, Finance, and Insurance Offices SR
  - 15. Barber Shops, Beauty Salons, and Related Services P
  - 16. Bars and Other Drinking Places SR
  - 17. Bed and Breakfast Homes/Inns SR
  - 18. Bicycle Sales and Repair P

19.	Book, Periodical, and Music Stores	P
20.	Bus Shelters/Bus Benches	SR
21.	Camera and Photographic Sales and Service	P
22.	Candle Shops	P
23.	Candy Stores (Confectionery, Nuts, Etc.)	P
24.	Caterers, No On Site Consumption	P
25.	Cemeteries, Mausoleums	SR
26.	Cigar Bars	SR
27.	Clothing Alterations/Repairs; Footwear Repairs	P
28.	Clothing, Shoe, and Accessories Stores	P
29.	Clubs or Lodges	P
30.	Coin, Stamp, or Similar Collectibles Shops	P
31.	Common Area Recreation and Service Facilities	P
32.	Community Food Services	P
33.	Computer and Software Stores	P
34.	Computer Systems Design and Related Services	P
35.	Construction, Building, General Contracting, without Outside Storage	P
36.	Construction, Special Trades, without Outside Storage	P
37.	Convenience Stores (with Gasoline Pumps)	P
38.	Convenience Stores (without Gasoline Pumps)	P
39.	Cosmetics, Beauty Supplies, and Perfume Stores	P
40.	Courts	P
41.	Dance Studios and Schools	P
42.	Day Care Centers, Adult	SR
43.	Day Care, Child, Licensed Center	SR
44.	Department, Variety or General Merchandise Stores	P
45.	Drugstores, Pharmacies, without Drive- Thru	P
46.	Employment Services	P
47.	Engineering, Architectural, and Related Services	P
48.	Fabric and Piece Goods Stores	P
49.	Fire Stations	P
50.	Florists	P
51.	Food Service Contractors	P
52.	Food Stores, Specialty, Not Otherwise Listed	P
53.	Formal Wear and Costume Rental	P
54.	Fruit and Vegetable Markets	P
55.	Funeral Homes and Services	P
56.	Garden Centers, Farm Supplies, or Retail Nurseries	P
57.	Gift, Novelty, Souvenir, or Card Shops	P
58.	Government Offices	P
59.	Grocery/Food Stores (Not Including Convenience Stores)	P

60.	Group Homes (10 to 15)	SR
61.	Hardware Stores	P
62.	Health and Personal Care Stores, Not Otherwise Listed	P
63.	Hobby, Toy, and Game Stores	P
64.	Home Furnishing Stores, Not Otherwise Listed	P
65.	Home Occupations	SR
66.	Individual and Family Services, Not Otherwise Listed	P
67.	Jewelry, Luggage, and Leather Goods (May Include Repair)	P
68.	Laundromats, Coin Operated	P
69.	Laundry and Dry-Cleaning Services, Non- Coin Operated	P
70.	Legal Services (Law Offices, Etc.)	P
71.	Libraries	P
72.	Liquor Stores	P
73.	Locksmith Shops	P
74.	Management, Scientific, and Technical Consulting Services	P
75.	Martial Arts Instructional Schools	P
76.	Massage Therapists	P
77.	Meat Markets	P
78.	Medical, Dental, or Related Laboratories	P
79.	Medical/Health Care Offices	P
80.	Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
81.	Museums and Galleries	P
82.	Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
83.	News Dealers and Newsstands	P
84.	Nursing and Convalescent Homes	P
85.	Office Administrative and Support Services, Not Otherwise Listed	P
86.	Office Supplies and Stationery Stores	P
87.	Optical Goods Stores	P
88.	Orphanages	P
89.	Packaging and Labeling Services	P
90.	Paint, Wallpaper, and Window Treatment Sales	P
91.	Pet and Pet Supplies Stores	P
92.	Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
93.	Photocopying and Duplicating Services	P
94.	Photofinishing Laboratories	P
95.	Photography Studios	P
96.	Physical Fitness Centers	P
97.	Picture Framing Shops	P
98.	Places of Worship	P
99.	Police Stations, Neighborhood	P
100	Post Offices	P

101	Professional, Scientific, and Technical Services, Not Otherwise Listed	P
102	Public or Private Parks	SR
103	Public Recreation Facilities	SR
104	Radio, Television, and Other Similar Transmitting Towers	SE
105.	Real Estate and Leasing Offices	P
106.	Record, Video Tape, and Disc Stores	P
107.	Repair and Maintenance Services, Personal and Household Goods	P
108.	Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
109.	Restaurants, Cafeterias	SR
110.	Restaurants, Full Service (Dine-In Only)	SR
111.	Restaurants, Limited Service (Delivery, Carry Out Only)	P
112.	Restaurants, Limited Service (Dine-In)	SR
113.	Restaurants, Limited Service (Drive-Thru)	P
114.	Restaurants, Snack and Nonalcoholic Beverage Stores	P
115.	Rooming and Boarding Houses	SR
116.	Schools, Administrative Facilities	P
117.	Schools, Business, Computer and Management Training	P
118.	Schools, Fine Arts Instruction	P
119.	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
120.	Schools, Junior Colleges	P
121.	Schools, Technical and Trade (Except Truck Driving)	P
122.	Sporting Goods Stores	P
123.	Swim and Tennis Clubs	SE
124.	Swimming Pools	SR
125.	Swimming Pools	SR
126.	Tanning Salons	P
127.	Theaters, Motion Picture, Other Than Drive-Ins	SR
128.	Tobacco Stores	P
129.	Travel Agencies (without Tour Buses or Other Vehicles)	P
130.	Used Merchandise Stores	P
131.	Utility Company Offices	P
132.	Utility Lines and Related Appurtenances	P
133.	Utility Substations	SR
134.	Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
135.	Video Tape and Disc Rental	P
136.	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)	SR
137.	Watch and Jewelry Repair Shops	P
138.	Weight Reducing Centers	P
139.	Yard Sales	P

d) Commercial structures shall have a building footprint of not more than 6,000 square feet and a gross floor area of not more than 12,000 square feet; and

- e) Commercial structures shall have the following minimum setbacks for principal structures:
  - 1. Front: 25 feet.
  - 2. Side: None.
  - 3. Rear: 10 feet.
- f) Signage for the commercial development must meet regulations of section 26-180 (h) of the Land Development Code,
- g) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission; and
- h) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- i) All landscape, parking and pedestrian requirements shall adhere to all current relevant land development regulations; and
- j) Proposed changes to the approved Planned Development shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code; and
- k) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and
- g) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- h) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2023.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Overture Walker, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2023

\_\_\_\_\_  
Anette A. Kirylo  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only.  
No Opinion Rendered As To Content.

Public Hearing:           September 26, 2023  
First Reading:           September 26, 2023  
Second Reading:         \_\_\_\_\_, 2023  
Third Reading:          \_\_\_\_\_, 2023





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-023 MA  
**APPLICANT:** Kevin Steelman

**LOCATION:** 111 Pine Wedge Drive

**TAX MAP NUMBER:** R17700-01-94 & R17700-01-14  
**ACREAGE:** 21.98 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Light Industrial (M-1) District.

**Zoning History for the General Area**

The RS-LD parcel north of the sites was rezoned under case number 07-052MA.

**Zoning District Summary**

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

The minimum lot area is 12,000 square feet or as determined by DHEC.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 79 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-LD / RS-MD / RU	Residential Subdivisions
<b><u>South:</u></b>	M-1	Undeveloped
<b><u>East:</u></b>	M-1 / CC (Town of Blythewood)	Undeveloped / Heating & Air / Car Repair / Recreation Center
<b><u>West:</u></b>	RS-MD	Willow Lakes Subdivision

## Discussion

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

One of the subject sites has a place of worship and the other site is undeveloped. One parcel has frontage on Pine Wedge Drive and Farrow Road and the other site has frontage along Farrow Road. Pine Wedge Drive is a two-lane local road. This section of Farrow Road is a two-lane undivided major collector. The area is characterized by industrial and residential uses.

### ***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Round Top Elementary School and Blythewood Middle School are located approximately 1.5 miles northeast of the subject parcel. The Blythewood fire station (Station number 26) is approximately 1.8 miles north of the subject parcel along Wilson Blvd. Water and sewer service would be provided through private source.

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

### ***Plans & Policies***

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### ***Traffic Characteristics***

The 2022 SCDOT traffic count (Station #285) located south of the site on Farrow Road identifies 15,300 Average Daily Trips (ADTs). This section of Farrow Road is a two-lane undivided major

collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Farrow Road is currently operating at Level of Service (LOS) "F".

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

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

### **Conclusion**

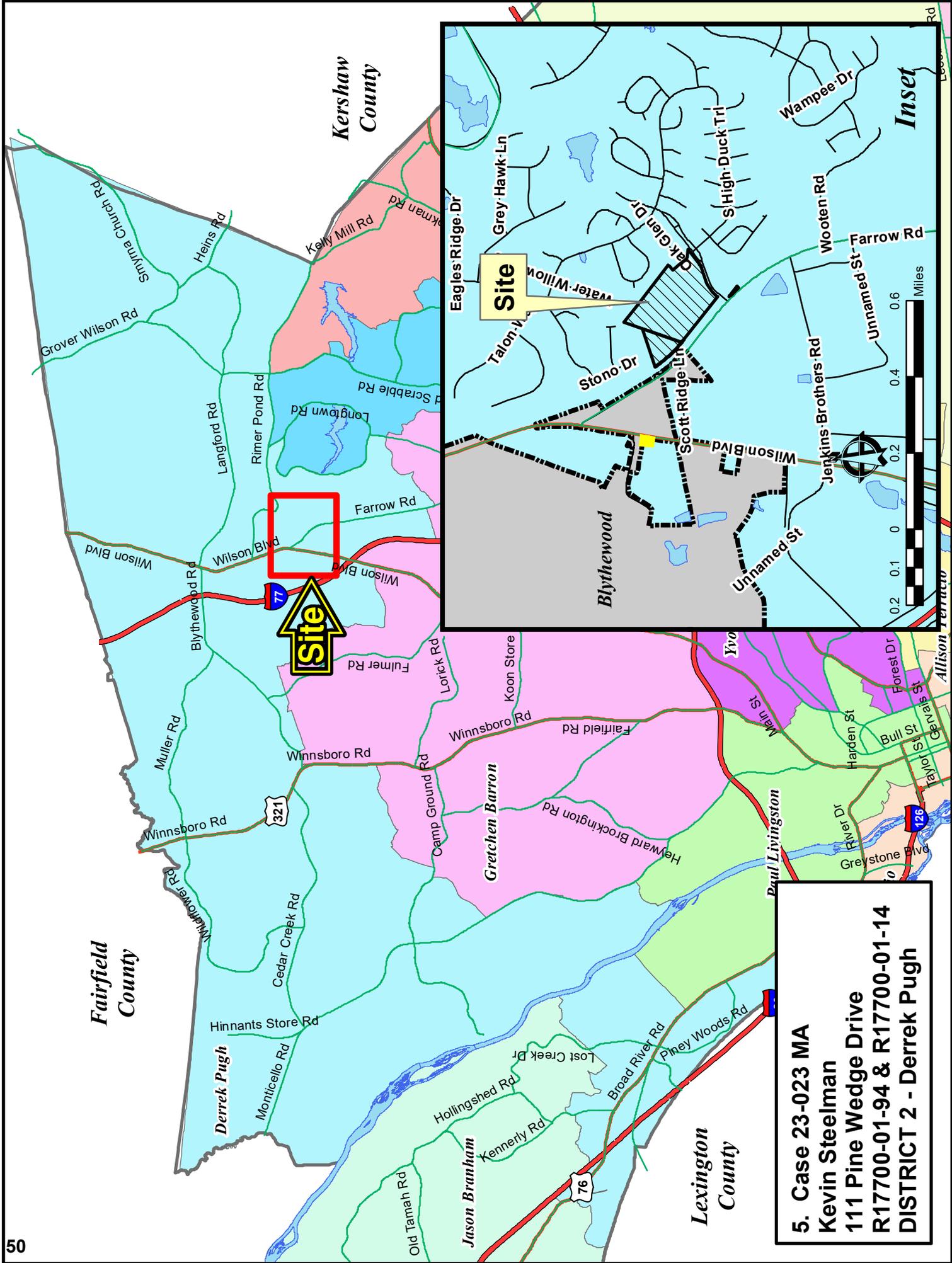
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium-Density) designation. According to the Plan, these areas are identified as a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. The land uses and character of the Areas within this designation should include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format.

In addition, the request would be consistent with the density and development standards of the adjacent developments (Willow Lakes – various phases) north and east of the subject parcels.

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

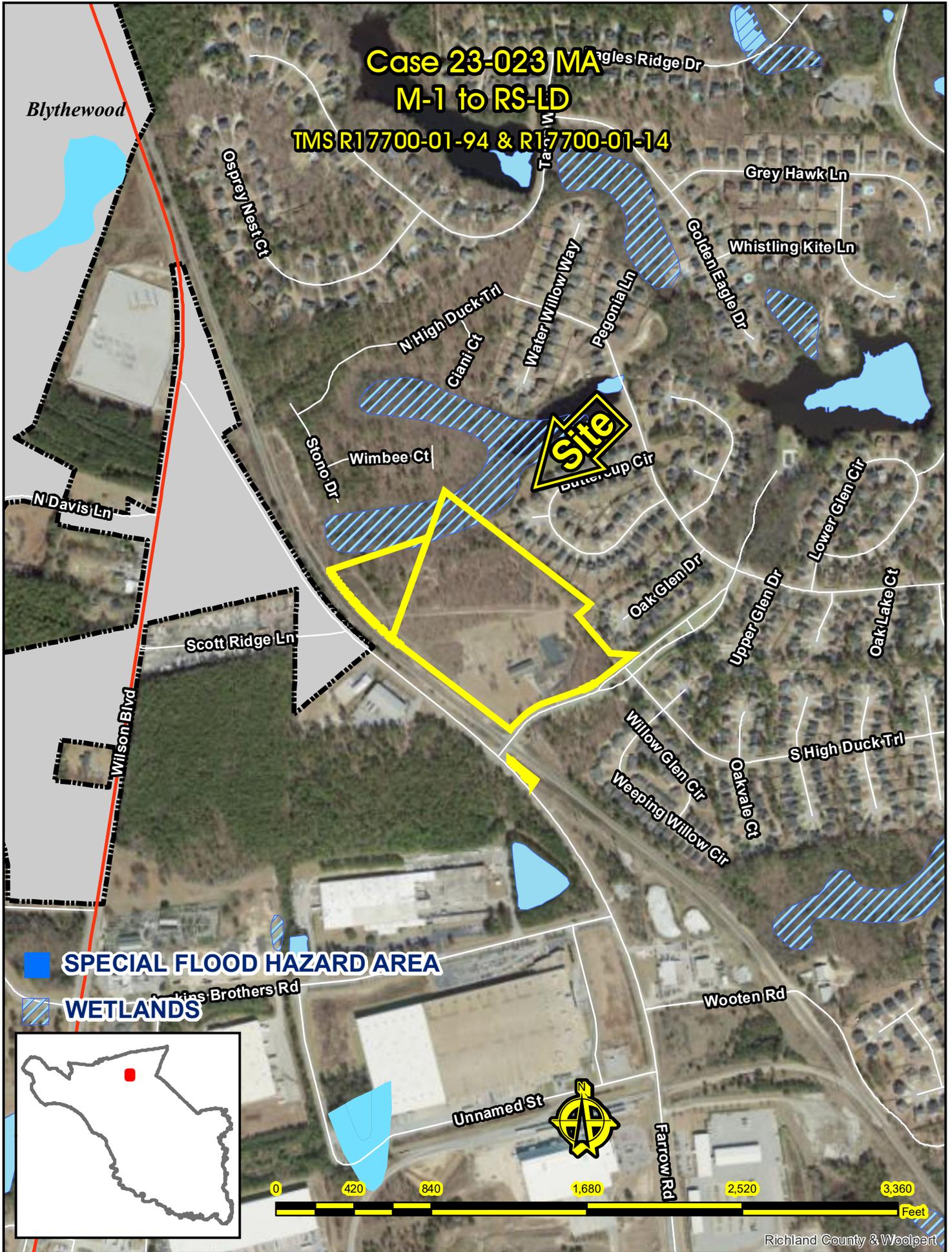
### **Zoning Public Hearing Date**

**July 25, 2023.**



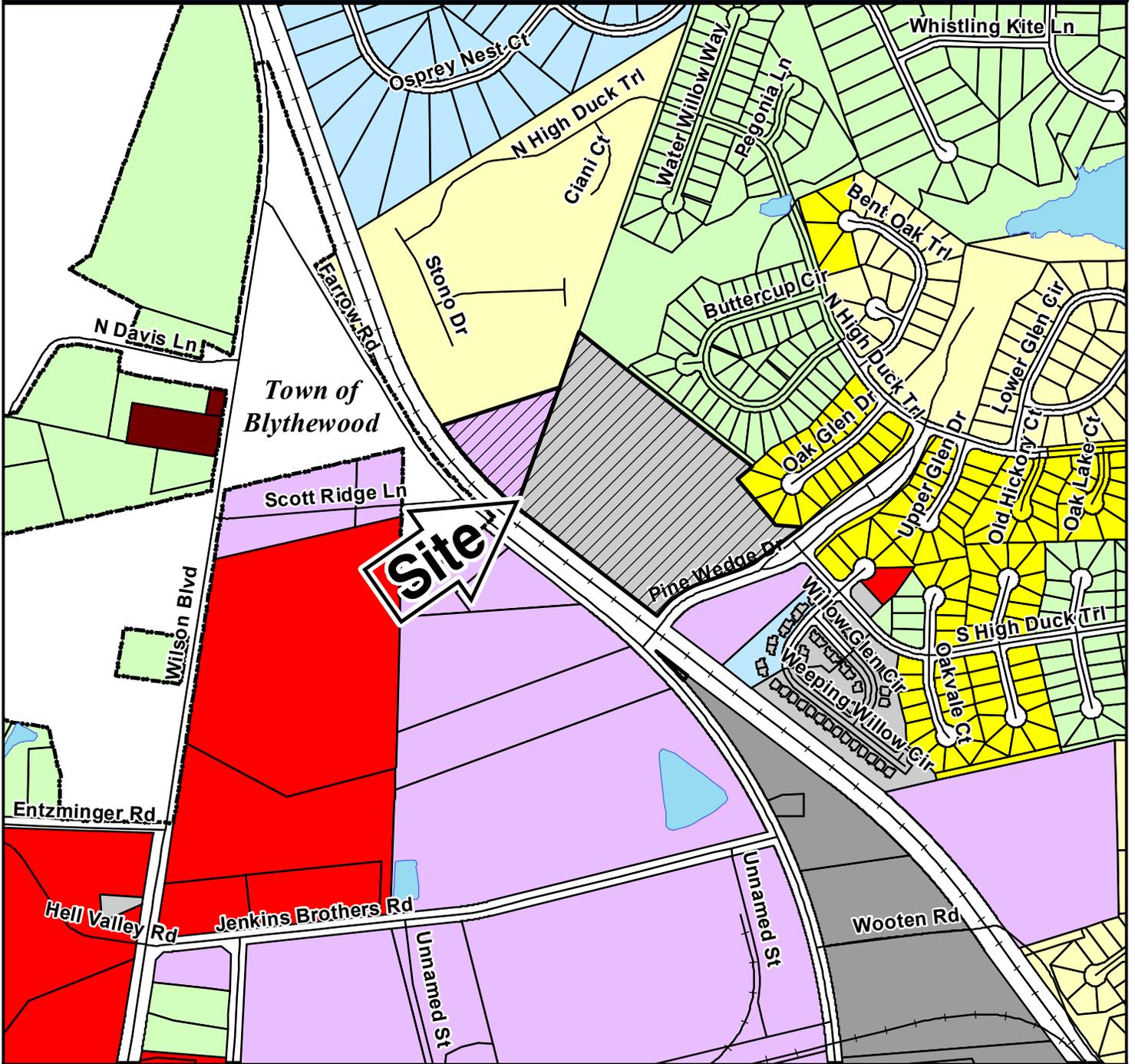
**5. Case 23-023 MA**  
**Kevin Steelman**  
**111 Pine Wedge Drive**  
**R17700-01-94 & R17700-01-14**  
**DISTRICT 2 - Derrek Pugh**

**Case 23-023 MA**  
**M-1 to RS-LD**  
**TMSR17700-01-94 & R17700-01-14**



# Case 23-023 MA

## M-1 to RS-LD



### ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

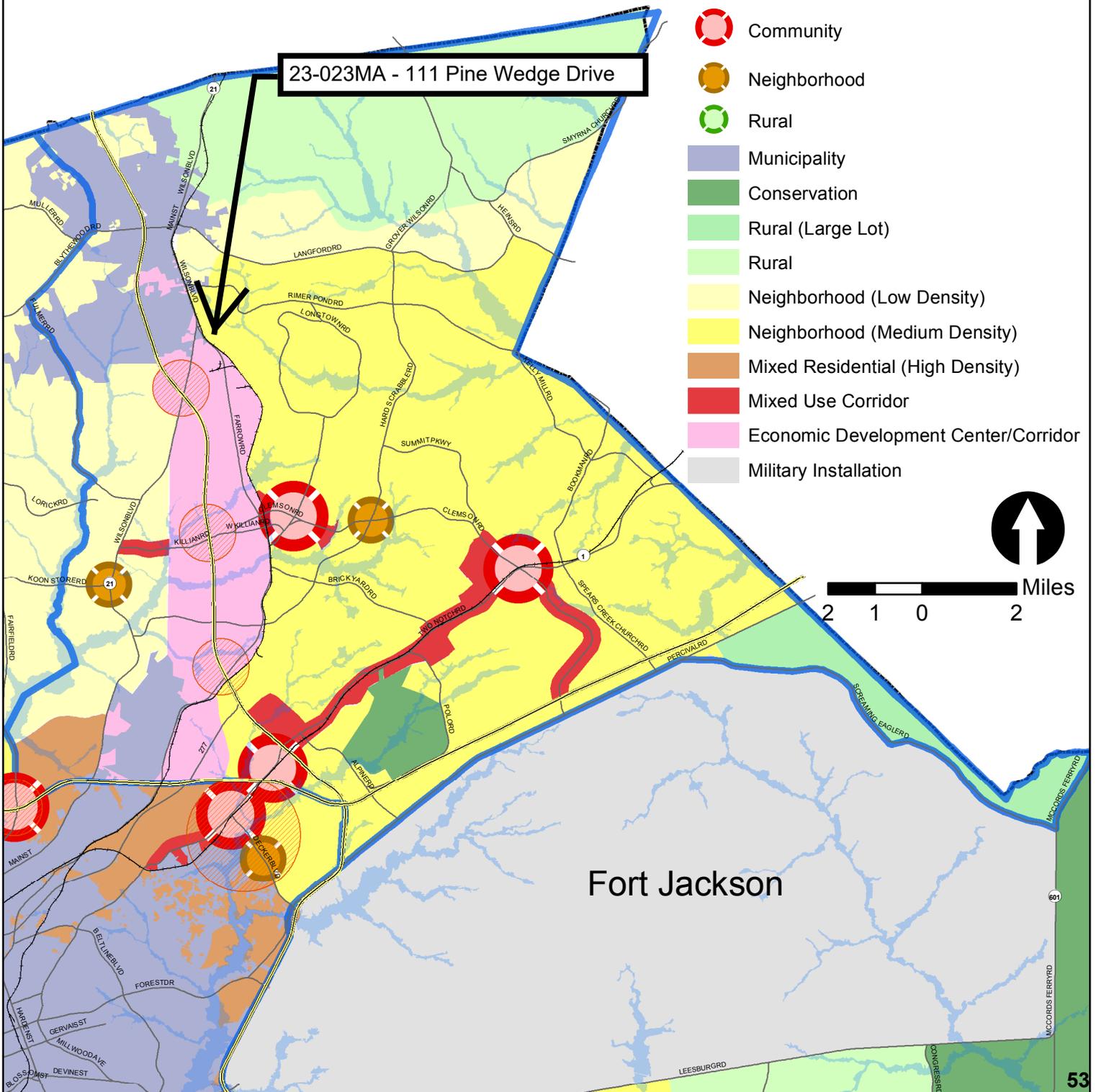


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2023  
**RC PROJECT:** 23-024 MA  
**APPLICANT:** Harry Walsh

**LOCATION:** Kennerly Road

**TAX MAP NUMBER:** R04100-03-82  
**ACREAGE:** 3.08 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** July 25, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). The parcel was rezoned to Planned Development District (PDD) under case number 98-005MA.

**Zoning History for the General Area**

The Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located east of the subject parcel was approved under case number 91-051MA.

**Zoning District Summary**

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/PDD	Undeveloped/Residential Subdivisions (Ascot Glenn)
<b><u>South:</u></b>	RU/RU	Undeveloped/ Undeveloped
<b><u>East:</u></b>	RU/RU	Residence/ Residence
<b><u>West:</u></b>	RU	Residence

## Discussion

### Parcel/Area Characteristics

One parcel has frontage along Miles Bowman Road and Kennerly Road. The parcel is wooded and undeveloped. There are no sidewalks along this section of Miles Bowman Road and Kennerly Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. South of the site is undeveloped. West of the site is a large rural residential parcel. East and south of the site are residences.

The existing PDD designates this parcel as common area with detached garages. The requested map amendment will change the permitted use from detached garages for the community to residential single-family. The maximum number of residential units will be nine (9), with a minimum lot size of twelve thousand (12,00) square feet.

The amended PDD also proposes that twelve (12) percent of the 3.08 acres be common area.

### Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles west of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area.

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

### Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood (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 option. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

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

### Traffic Characteristics

The 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT's). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hollingshed Road is currently operating at Level of Service (LOS) "B".

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

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

### **Conclusion**

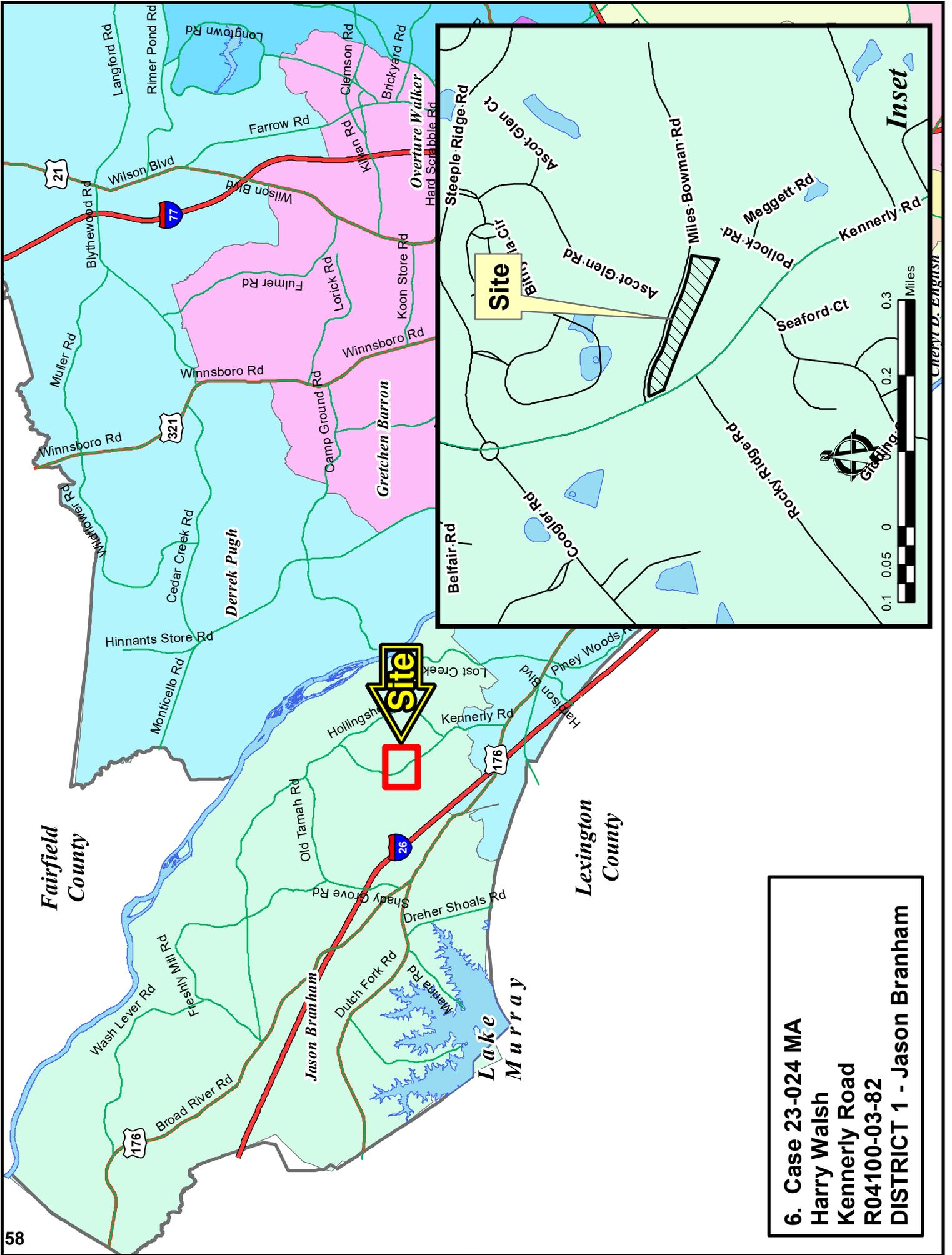
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Hollingshed Road.

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

### **Zoning Public Hearing Date**

**July 25, 2023.**

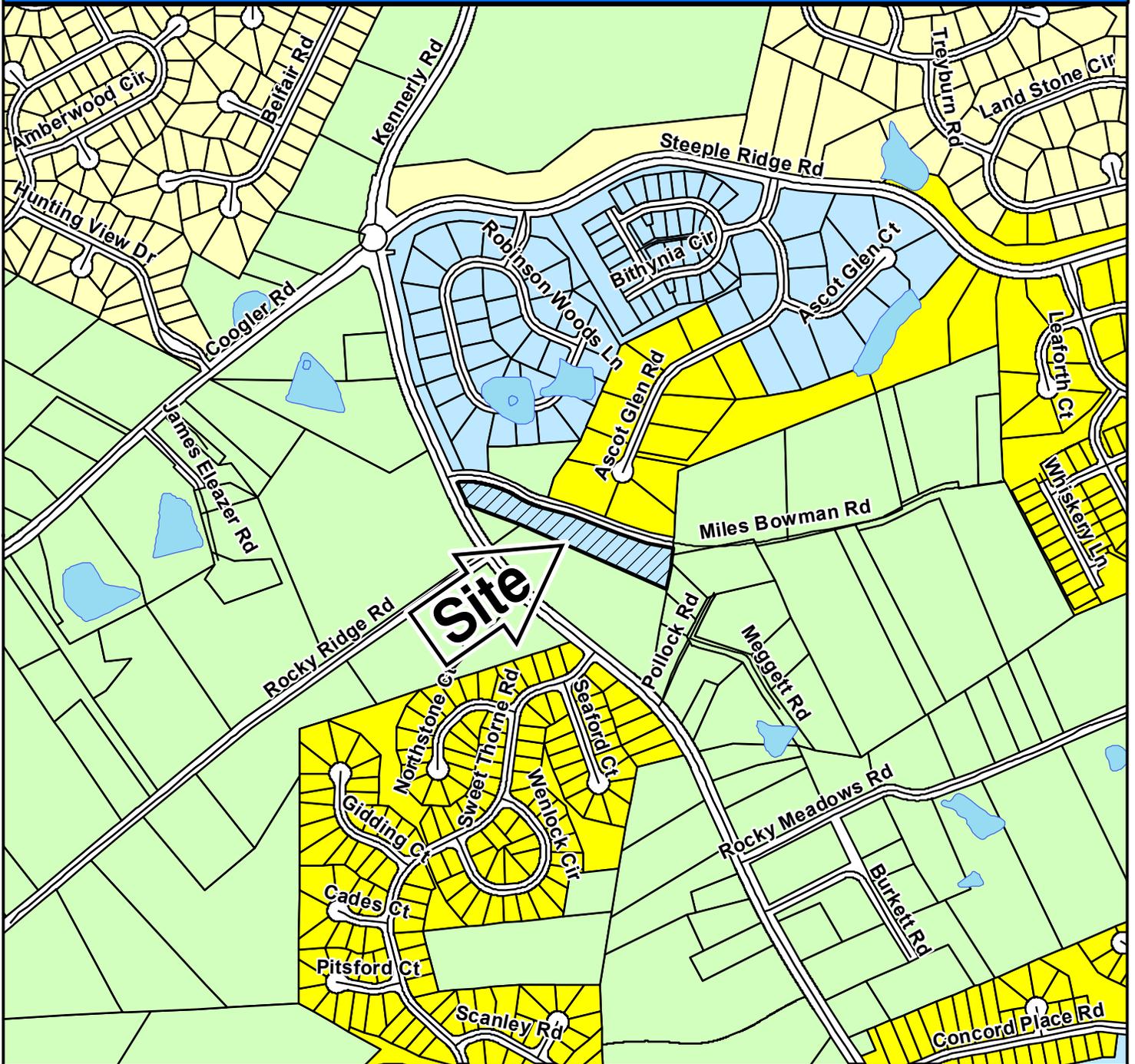


**6. Case 23-024 MA**  
**Harry Walsh**  
**Kennerly Road**  
**R04100-03-82**  
**DISTRICT 1 - Jason Branham**

**Case 23-024 MA**  
**PDD to PDD**  
**TMS R04100-03-82**



# Case 23-024 MA PDD to PDD

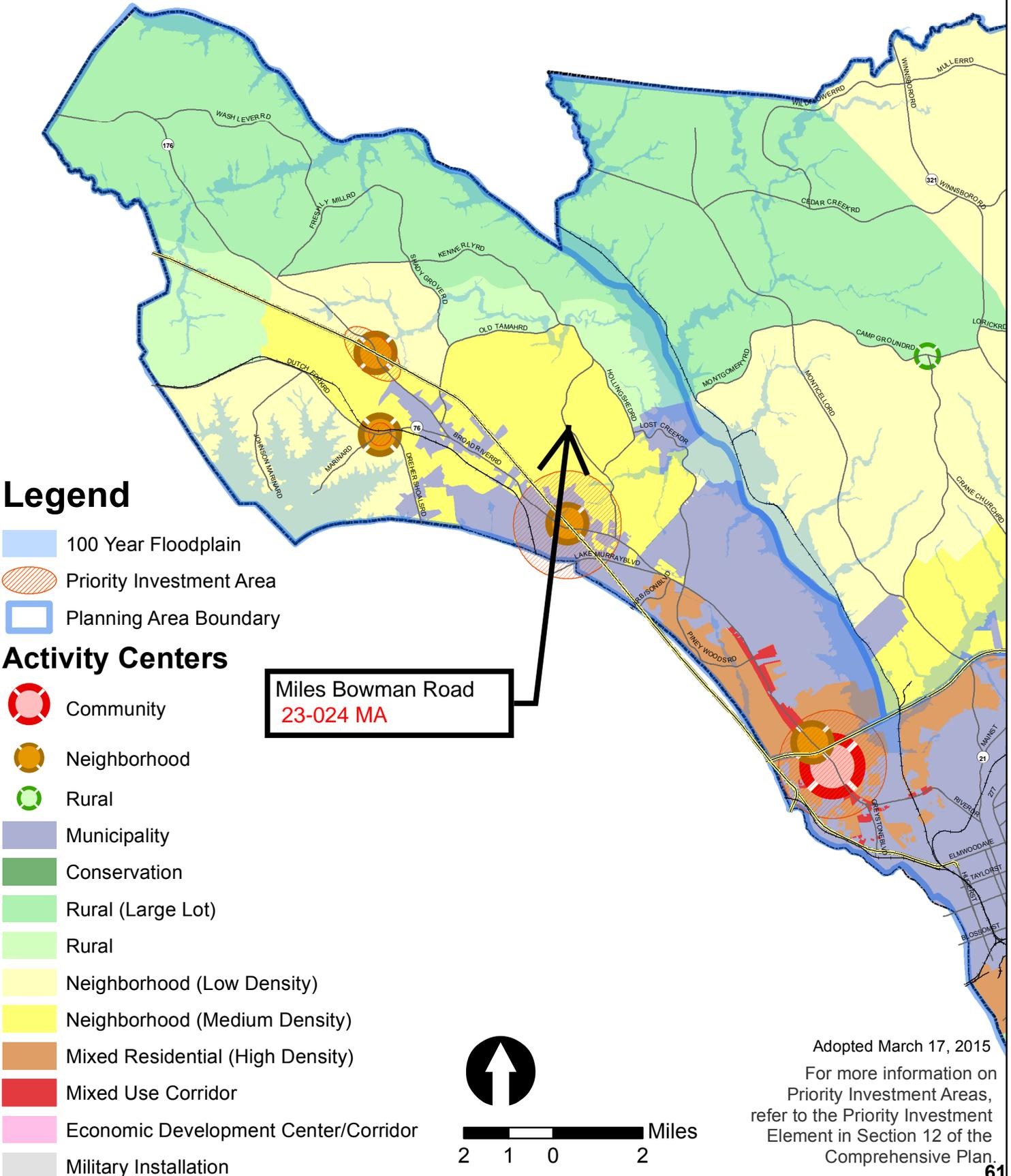


## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

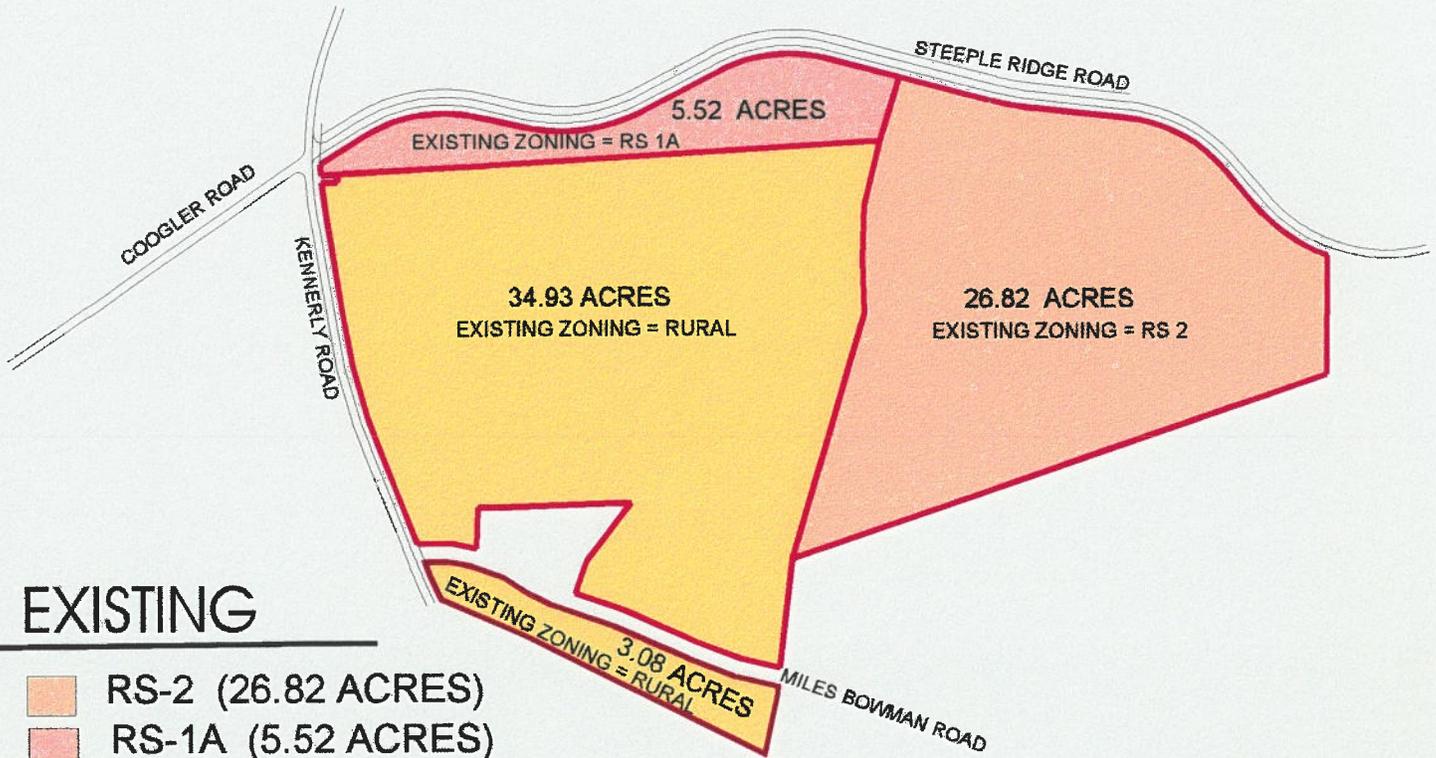
# NORTHWEST PLANNING AREA

## 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.

# Original Map Amendment 98-005MA



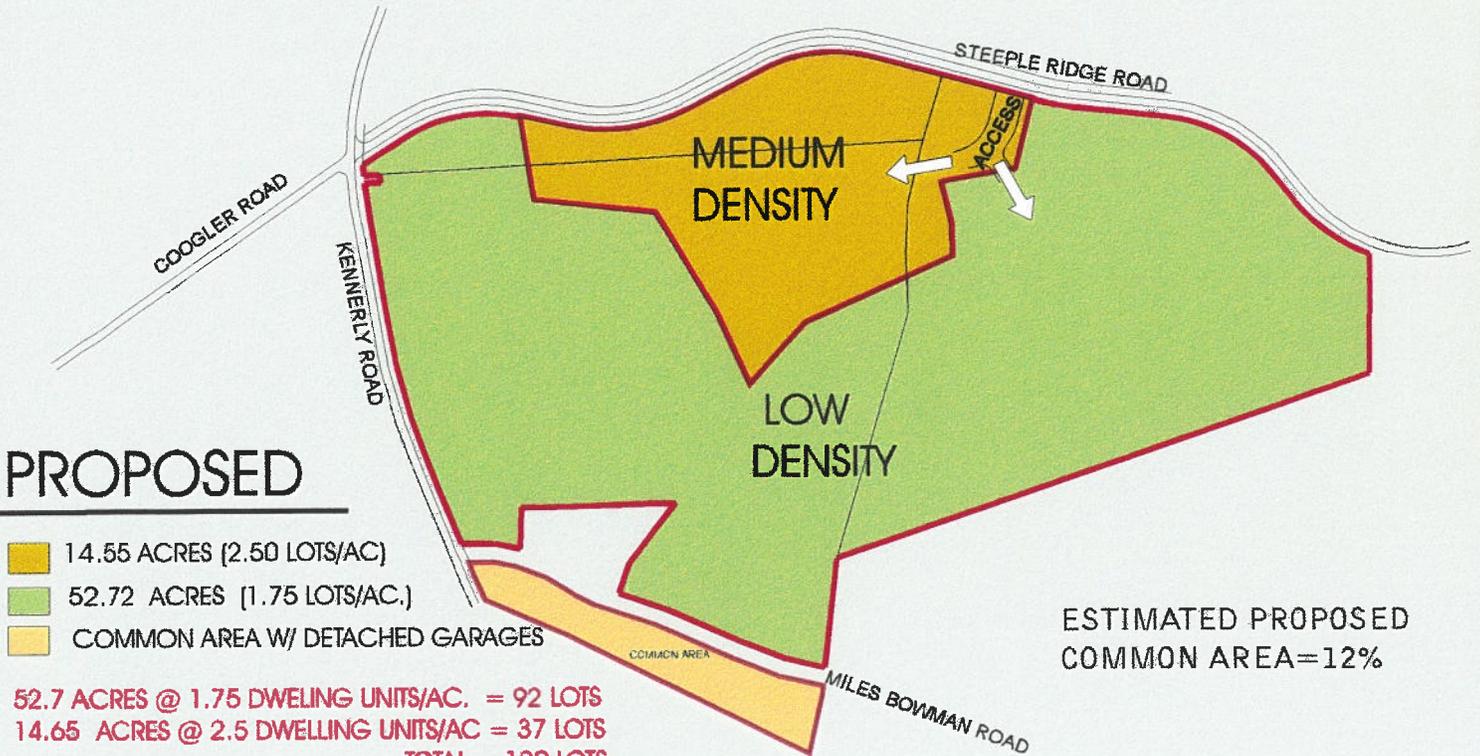
## EXISTING

- RS-2 (26.82 ACRES)
- RS-1A (5.52 ACRES)
- RURAL (38.01 ACRES)

ESTIMATED DENSITIES ALLOWED:

(RS-2) 26 AC. X 43560 S.F. @ 8500 S.F. = 133 LOTS  
 (RS-1A) 5.43 AC. X 43560 S.F. @ 10000 S.F. = 24 LOTS  
 (RURAL) 38.01 AC. X 43560 S.F. @ 33000 S.F. = 50 LOTS

REMOVE 25 % FOR ROADS =  
 207 LOTS X 75 % = 155 LOTS ALLOWED NOW



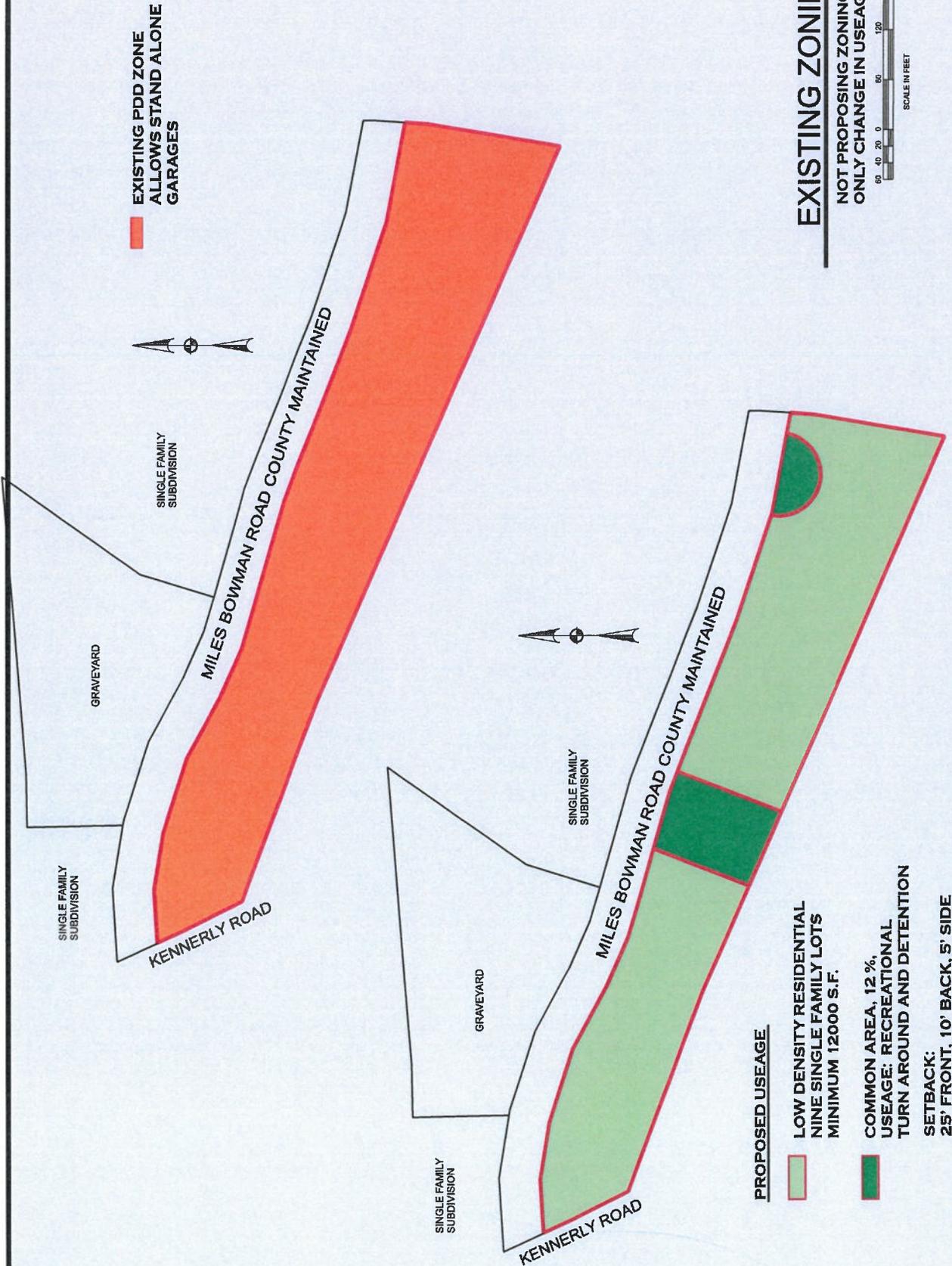
## PROPOSED

- 14.55 ACRES (2.50 LOTS/AC)
- 52.72 ACRES (1.75 LOTS/AC.)
- COMMON AREA W/ DETACHED GARAGES

52.7 ACRES @ 1.75 DWELING UNITS/AC. = 92 LOTS  
 14.65 ACRES @ 2.5 DWELING UNITS/AC = 37 LOTS  
 TOTAL = 129 LOTS

ESTIMATED PROPOSED  
 COMMON AREA=12%

# Exhibit "B"







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2010  
**RC PROJECT:** 23-025 MA  
**APPLICANT:** Austin Watts

**LOCATION:** 1301 Three Dog Road & Dutch Fork Road

**TAX MAP NUMBER:** R01507-02-03 & 04  
**ACREAGE:** 2.6 acres (1.99 acres & .61 acres)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Neighborhood Commercial District (NC) parcel southeast of the site was rezoned from Rural District (RU) under case number 20-019MA.

The Neighborhood Commercial District (NC) parcel east (adjacent) of the site was rezoned from Rural District (RU) under case number 18-039MA.

The Neighborhood Commercial District (NC) parcel east of the site was rezoned from Rural District (RU) under case number 18-007MA.

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

**Zoning District Summary**

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of

persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside. The minimum lot area is 22,000 square feet or as required by DHEC. There is no maximum density standard.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	N/A	Rail Road ROW
<b><u>South:</u></b>	PDD/PDD	Residence/ Undeveloped
<b><u>East:</u></b>	NC	Multi-tenant commercial development
<b><u>West:</u></b>	GC	Undeveloped

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

The parcels have frontage along Dutch Fork Road and Three Dog Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Three Dog Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses to the south and commercial zoning to the east and west. Located north of the site is railroad ROW.

**Public Services**

The subject parcels are within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .48 miles south of the subject parcels on Three Dog Road. Records indicate that the parcel is in 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. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.9 miles east of the subject parcels.

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 2022 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 11,100 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

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 Dutch Road through the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "strip commercial development or fragmented 'leapfrog' development patterns along corridors."

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

However, the reference of the Comprehensive Plan that the request should not result in "strip commercial" or "fragmented leapfrog" development may be negated due to the approvals of the previous map amendment approvals (see *Zoning History of the Area*).

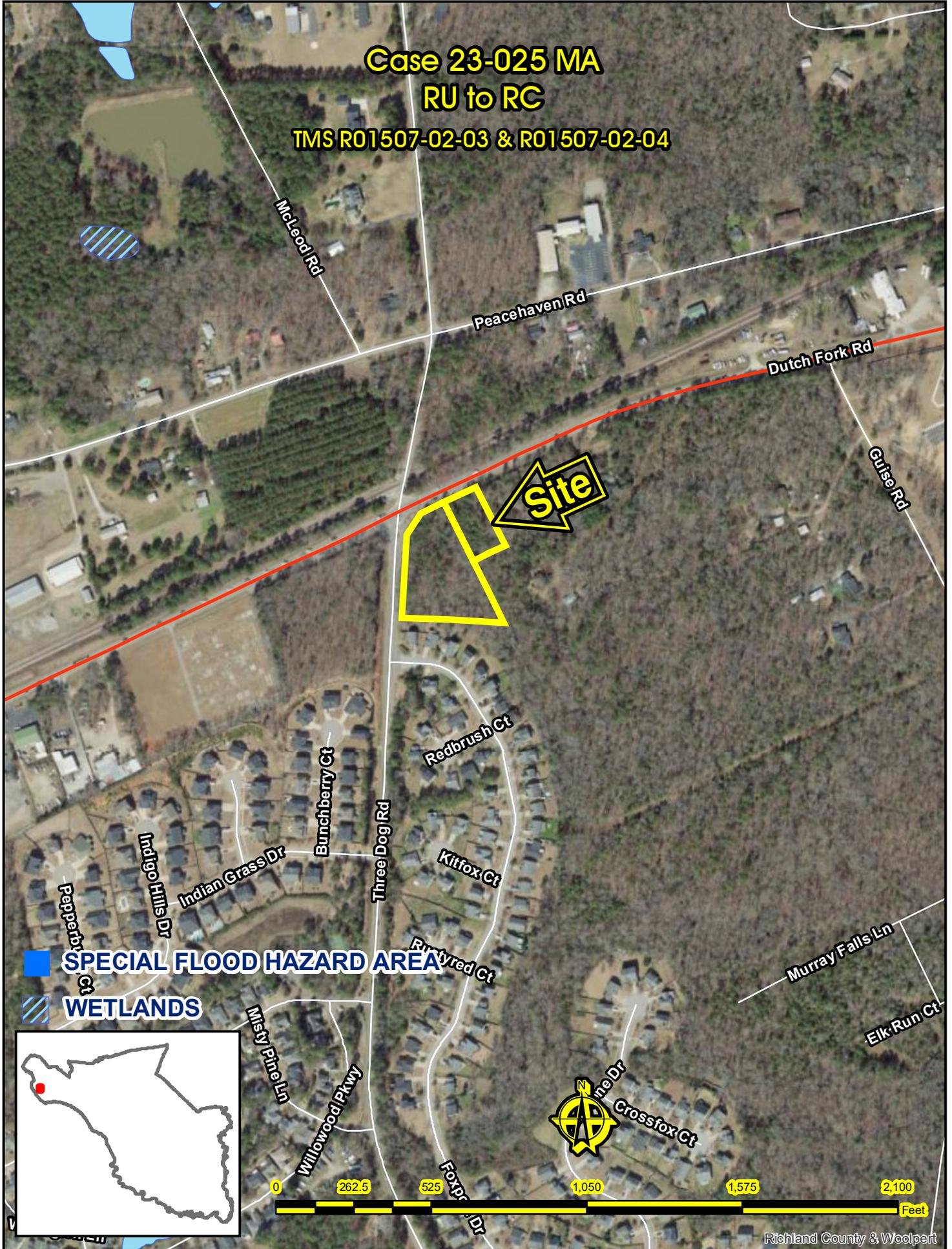
### **Zoning Public Hearing Date**

**July 25, 2023**



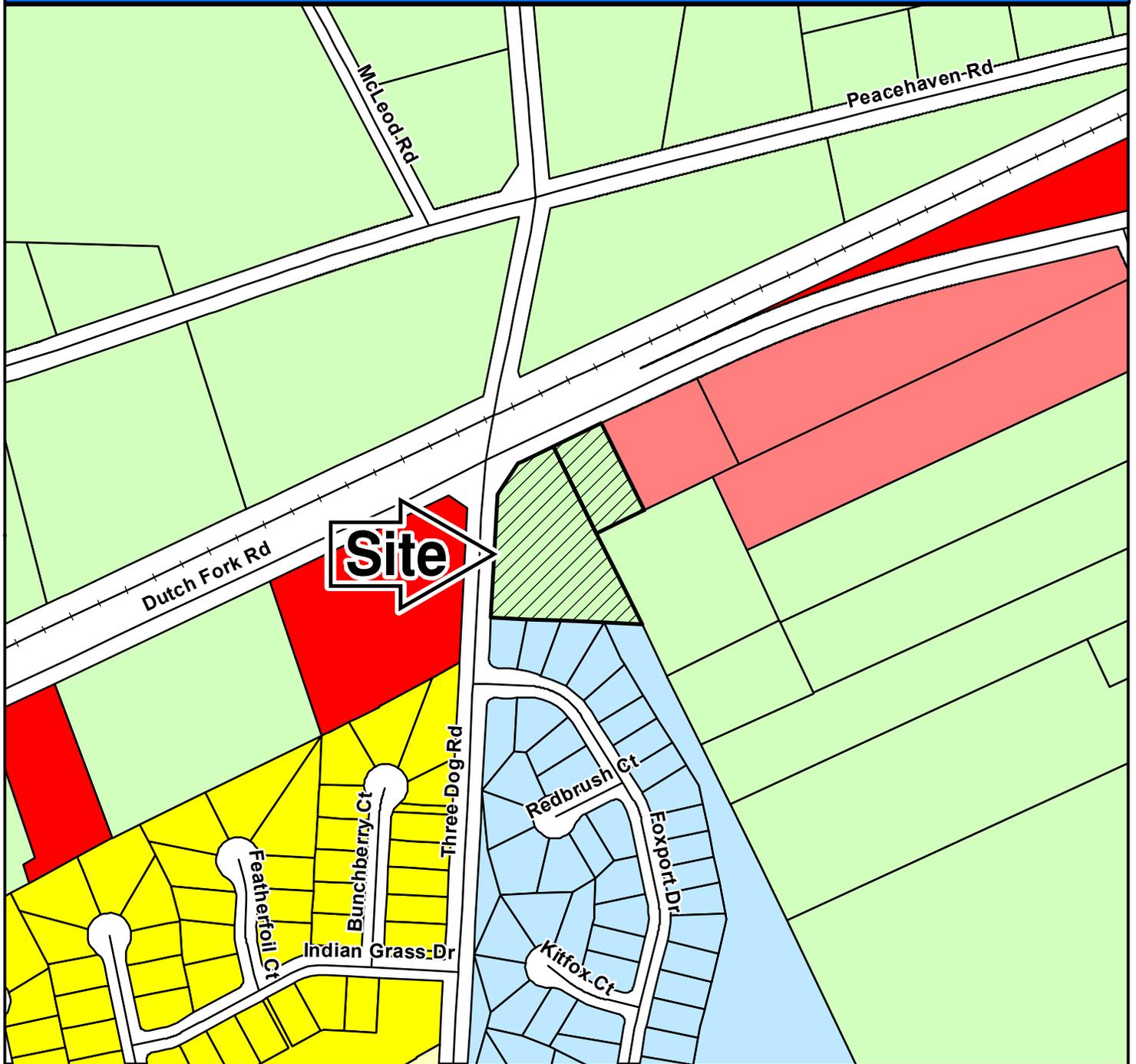
**Case 23-025 MA  
RU to RC**

**TMS R01507-02-03 & R01507-02-04**



# Case 23-025 MA

## RU to RC



### ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	

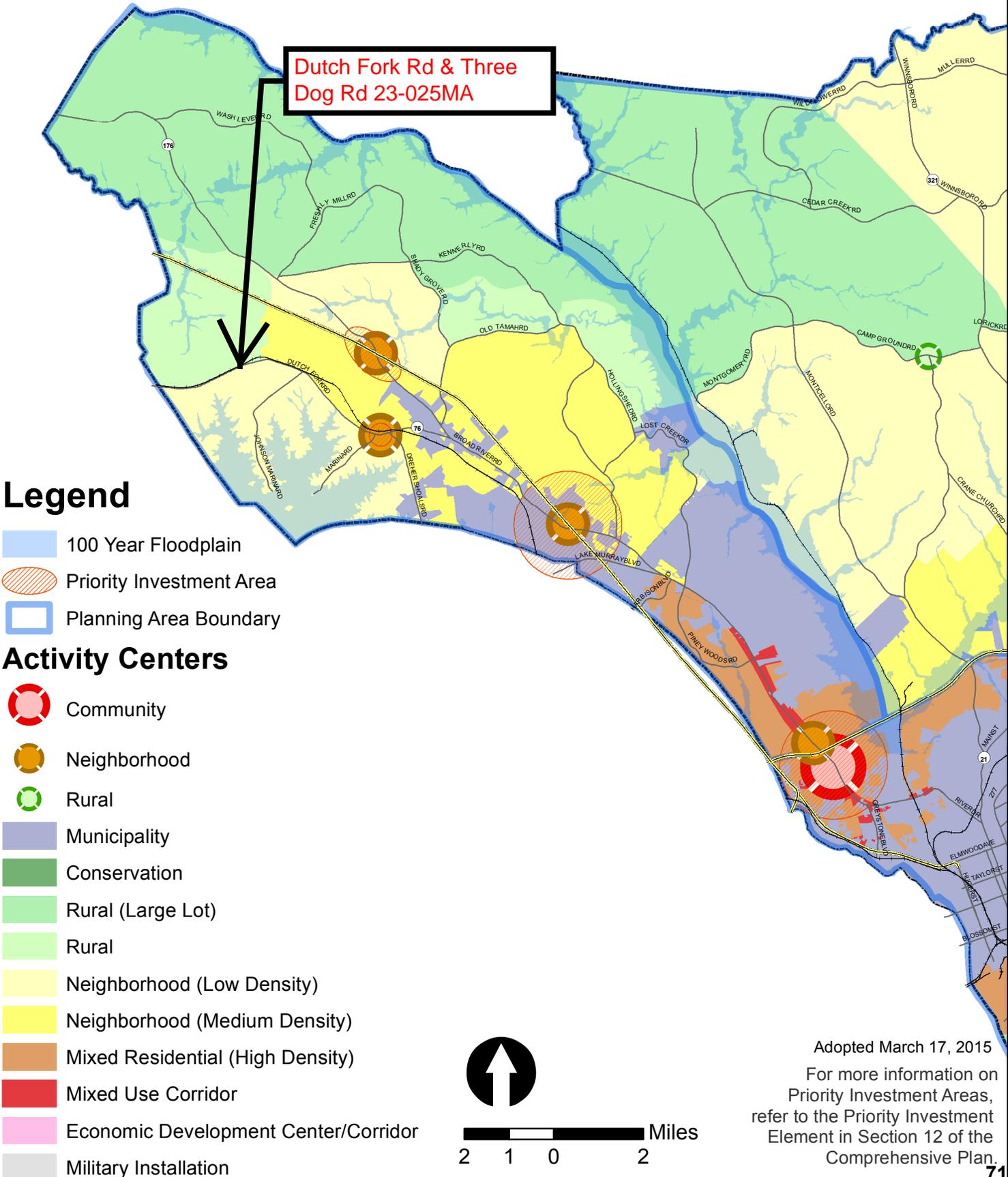


# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Dutch Fork Rd & Three Dog Rd 23-025MA

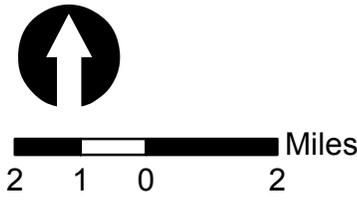


### Legend

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

### Activity Centers

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



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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 8, 2022  
**RC PROJECT:** 23-026MA  
**APPLICANT:** Tony Lawton

**LOCATION:** 113 Sease Road

**TAX MAP NUMBER:** R04003-02-17  
**ACREAGE:** 1.14 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** June 23, 2023

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Development District (D-1). With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU).

**Zoning District Summary**

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

Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 44 dwelling unit.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU / RU / GC	Residential / Undeveloped / Commercial
<b><u>South:</u></b>	GC	Undeveloped
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	ROW / RU	Railroad ROW / Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The subject site is an undeveloped parcel. The site has frontage along Sease Road. This section of Sease Road is a two lane local unpaved road without sidewalks and streetlights. The general area is characterized by commercial uses with scattered residences. North, south and west of the subject site are residential and undeveloped parcels. East of the subject site is an undeveloped commercial parcel.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Five. Dutch Fork Elementary School is located approximately 0.52 miles southeast of the subject parcel on Broad River Road. Records indicate that the parcel has no water or sewer connections. There are two fire hydrants located north and south along Broad River Road. The Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.79 miles northeast of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #150) located southeast of the subject parcel on Broad River Road identifies 16,100 Average Daily Trips (ADT). Broad River Road is classified as a three lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADTs. This portion of Broad River Road is currently operating at Level of Service (LOS) “E”.

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

There is a planned Traffic Signal Upgrade and a Road Widening Project scheduled for completion by July 2023 for this section of Broad River Road through SCDOT and County Penny Sales Tax programs.

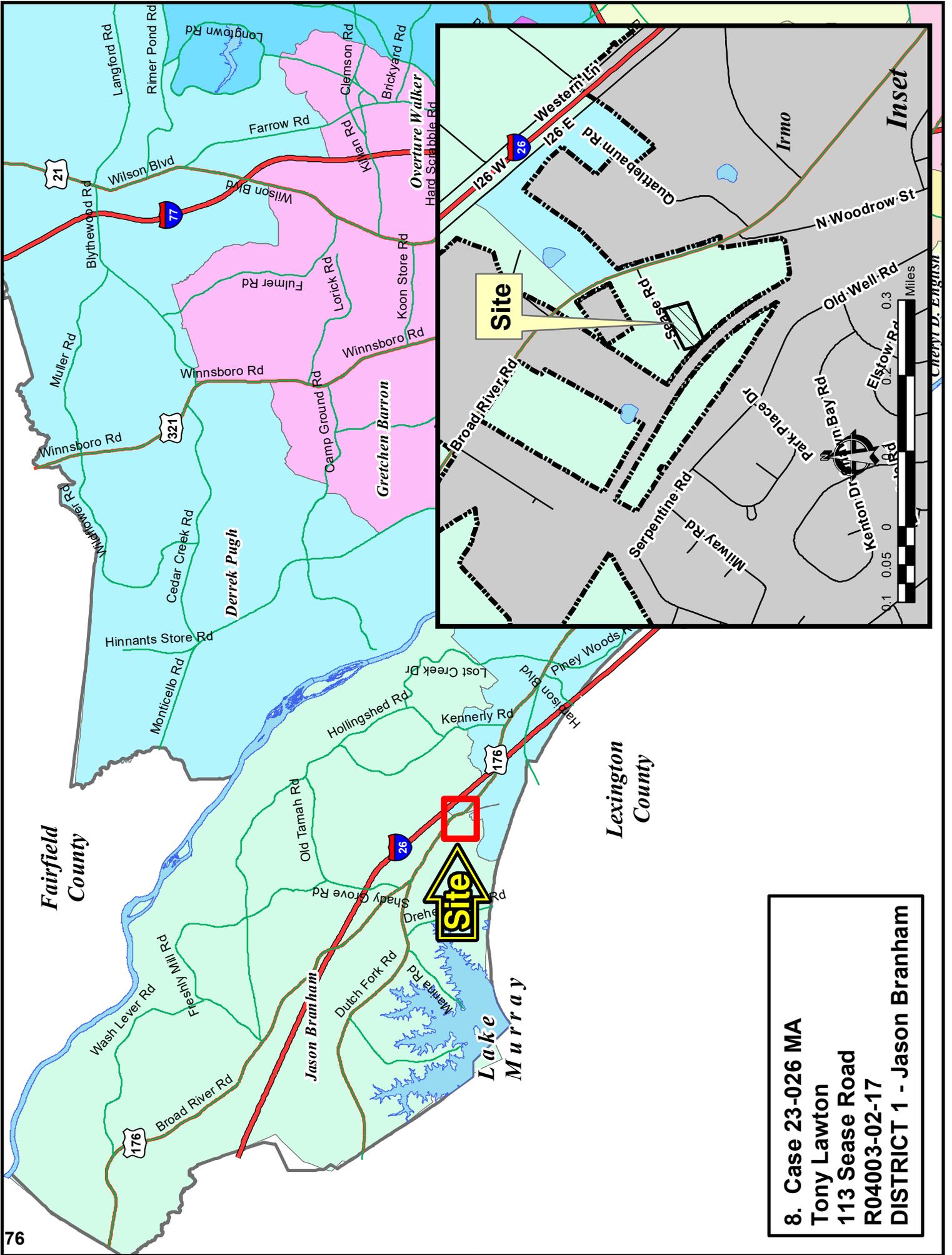
### **Conclusion**

Principally, staff recommends **Disapproval** of this Map Amendment as the proposed rezoning would be inconsistent with the general objectives outlined in the Comprehensive Plan for the Neighborhood Medium Density Future Land Use Classification recommendations.

However, the proposed zoning would be in character with the adjacently zoned GC District parcels.

### **Zoning Public Hearing Date**

**July 25, 2023.**



8. Case 23-026 MA  
 Tony Lawton  
 113 Sease Road  
 R04003-02-17  
 DISTRICT 1 - Jason Branham

**Case 23-026 MA  
RU to GC  
TMS R04003-02-17**



# Case 23-026 MA RU to GC



## ZONING CLASSIFICATIONS

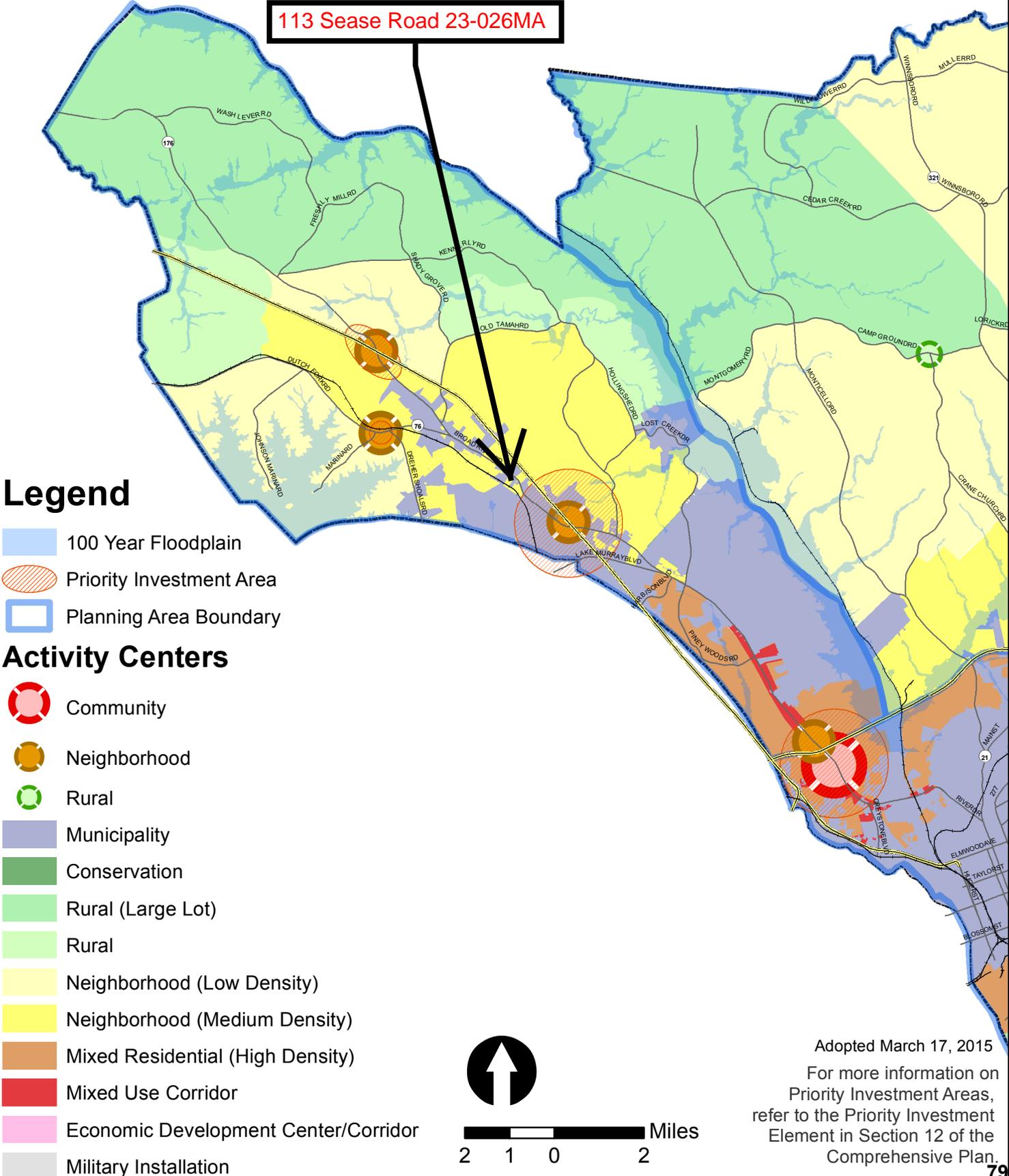
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		RU	
	CC-4		RR		RS-HD		OI		M-1		RU			

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



113 Sease Road 23-026MA



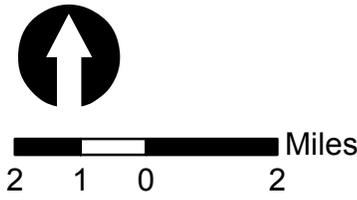
### Legend

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

### Activity Centers

- Community
- Neighborhood
- Rural

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



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



**Report of County Council  
27 June 2023 ZPH**

**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



**Tuesday, 27 June 2023  
Agenda  
7:00 PM**

**1. STAFF:**

Geonard Price ..... Division Manager/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator

**2. CALL TO ORDER** ..... Honorable Overture Walker  
Chair of Richland County Council

**3. ADDITIONS / DELETIONS TO THE AGENDA**

**4. ADOPTION OF THE AGENDA**

**5. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 23-008 MA District 11  
Chakisse Newton  
Waled Abdulaziz M Farea  
RS-LD to NC (.39 acres)  
8033 Caughman Road  
TMS# R19116-11-02  
Planning Commission: Disapproval (6-0)  
Staff Recommendation: Disapproval  
**County Council unanimously disapproved the request (8-0)**
  
2. Case # 23-009 MA District 11  
Chakisse Newton  
Michael Bell  
RU to GC (3 acres)  
S/S Garners Ferry Grove Road  
TMS# R21800-05-20 (Portion of)  
Planning Commission: Approval (7-0)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request (8-0)**
  
3. Case # 23-010 MA District 10  
Cheryl D English  
Sherwin Paller  
NC to RM-HD (.17 acres)  
1159 Olympia Ave  
TMS# R11203-01-03  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
**County Council unanimously accepted applicant's  
request to withdraw (8-0)**

District 10  
Cheryl D English

4. Case # 23-011 MA  
Sherwin Paller  
NC to RM-HD  
1161 Olympia Ave  
TMS# R11203-01-02  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
**County Council unanimously accepted applicant's  
request to withdraw (8-0)**

**b. TEXT AMENDMENTS [ACTION]**

An ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; "Transportation, Information, Warehousing, Waste Management, and Utilities" of Table 26-V-2.; and Article VI, Supplemental Use Standards; section 26-152, Special Exceptions; so as to permit "manufacturing, not otherwise listed" in the Light Industrial district (LI), as a permitted use with special requirements rather than by a special exception.

**Withdrawn by staff.**

**6. ADJOURNMENT**

**7:06 pm**





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