

**RICHLAND COUNTY  
PLANNING COMMISSION**



**October 4, 2021**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, October 4, 2021**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

Chairman – Stephen Gilchrist

Vice Chairman – Beverly Frierson

Christopher Yonke • Mettauier Carlisle • Gary Dennis • John Metts  
Bryan Grady • Terrence Taylor • Jason Branham

- I. **PUBLIC MEETING CALL TO ORDER** .....Stephen Gilchrist, Chairman
- II. **PUBLIC NOTICE ANNOUNCEMENT** .....Stephen Gilchrist, Chairman
- III. **CONSENT AGENDA [ACTION]**

- a. **ROAD NAMES**

- b. **MAP AMENDMENTS**

- 1. Case # 21-024 MA District 10  
Cheryl English  
Johnson Sanders  
RU to NC (.67 acres)  
6205 Cabin Creek Road  
TMS# R24502-01-01 & 02  
Staff Recommendation: Disapproval  
Page 1
  
- 2. Case # 21-026 MA District 3  
Yvonne McBride  
Edward M. Stivers III  
GC to LI (2.52 acres)  
6001 Two Notch Road  
TMS# R14210-09-11  
Staff Recommendation: Disapproval  
Page 9
  
- 3. Case # 21-028 MA District 2  
Derrek Pugh  
Matt Rains  
HI to RS-MD (113.2 acres & 8.32 acres)  
Farrow Road  
TMS# R17600-02-32 & 46  
Staff Recommendation: Approval  
Page 17

4. Case # 21-029 MA  
Scott Morrison  
RU to RS-LD (4.77 acres & 22.33 acres)  
Johnson Marina Road  
TMS# R01514-01-01 & R02502-02-07  
Staff Recommendation: Approval  
Page 25  
District 1  
Bill Malinowski
5. Case # 21-030 MA  
Bruce Gleaton  
RS-E to RU (2.99 acres)  
742 Sharpe Road  
TMS# R14402-04-05  
Staff Recommendation: Disapproval  
Page 33  
District 7  
Gretchen Barron
6. Case # 21-032 MA  
Melinda Kelley  
RU to LI (5.5 acres)  
7501 Fairfield Road  
TMS# R12002-01-28  
Staff Recommendation: Disapproval  
Page 41  
District 7  
Gretchen Barron
7. Case # 21-033 MA  
Charles Eleazer  
RU to GC (3.23 acres)  
S/E Rauch Metz Rd  
TMS# R02500-07-36  
Staff Recommendation: Approval  
Page 49  
District 1  
Bill Malinowski
8. Case # 21-034 MA  
J.T. Simpson  
GC to LI (1.7 acres)  
517 Mason Road  
TMS# R11708-02-11 & 13  
Staff Recommendation: Disapproval  
Page 57  
District 3  
Yvonne McBride

**V. LAND DEVELOPMENT CODE REWRITE UPDATES [ACTION]**

- a. **Map Amendment Signage Posting Requirements**
- b. **Neighborhood Pre-Application Meeting Criteria**

**VI. CHAIRMAN'S REPORT**

**VII. OTHER ITEMS FOR DISCUSSION**

**VIII. PLANNING DIRECTOR'S REPORT**

**IX. ADJOURNMENT**



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** October 4, 2021  
**RC PROJECT:** 21-024 MA  
**APPLICANT:** Johnson Sanders

**LOCATION:** 6205 Cabin Creek Road

**TAX MAP NUMBER:** R24502-01-01 & 02  
**ACREAGE:** .67 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** September 17, 2021

### Staff Recommendation

Disapproval

### Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** An addition of NC zoning contiguous to an existing commercial or residential zoning district.

### Background

#### Zoning History

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

#### Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

**Discussion**

***Parcel/Area Characteristics***

The subject site consists of two parcels with frontage along Cabin Creek Road and Crosshill Road. Cabin Creek Road is a two-lane undivided major collector without sidewalks and streetlights along this section. Crosshill Road is a two-lane undivided local road without sidewalks and streetlights along this section. Residential uses on lots typically 1 acre in size or less zoned Rural site characterize the area.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Hopkins Elementary School is located .2 miles west of the subject parcel on Cabin Creek 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. The Hopkins fire station (station number 23) is located on Clarkson Rd, approximately 2.07 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 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*

The Lower Richland Plan recommends this area as “Rural Residential”. Per the plan, development in the area should be compatible to existing residential and respectful of existing agricultural operations and historic properties and preserve the rural setting of the area.

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #405) located west of the subject parcel on Lower Richland Boulevard identifies 2,300 Average Daily Trips (ADTs). Lower Richland Boulevard is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion of Lower Richland Boulevard is currently operating at Level of Service (LOS) “A”.

The 2020 SCDOT traffic count (Station #407) located east of the subject parcel on Cabin Creek Road identifies 1,100 Average Daily Trips (ADT’s). Cabin Creek Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. This portion of Cabin Creek Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Cabin Creek Road or Lower Richland Boulevard through SCDOT or the County Penny Sales Tax program

### **Conclusion**

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

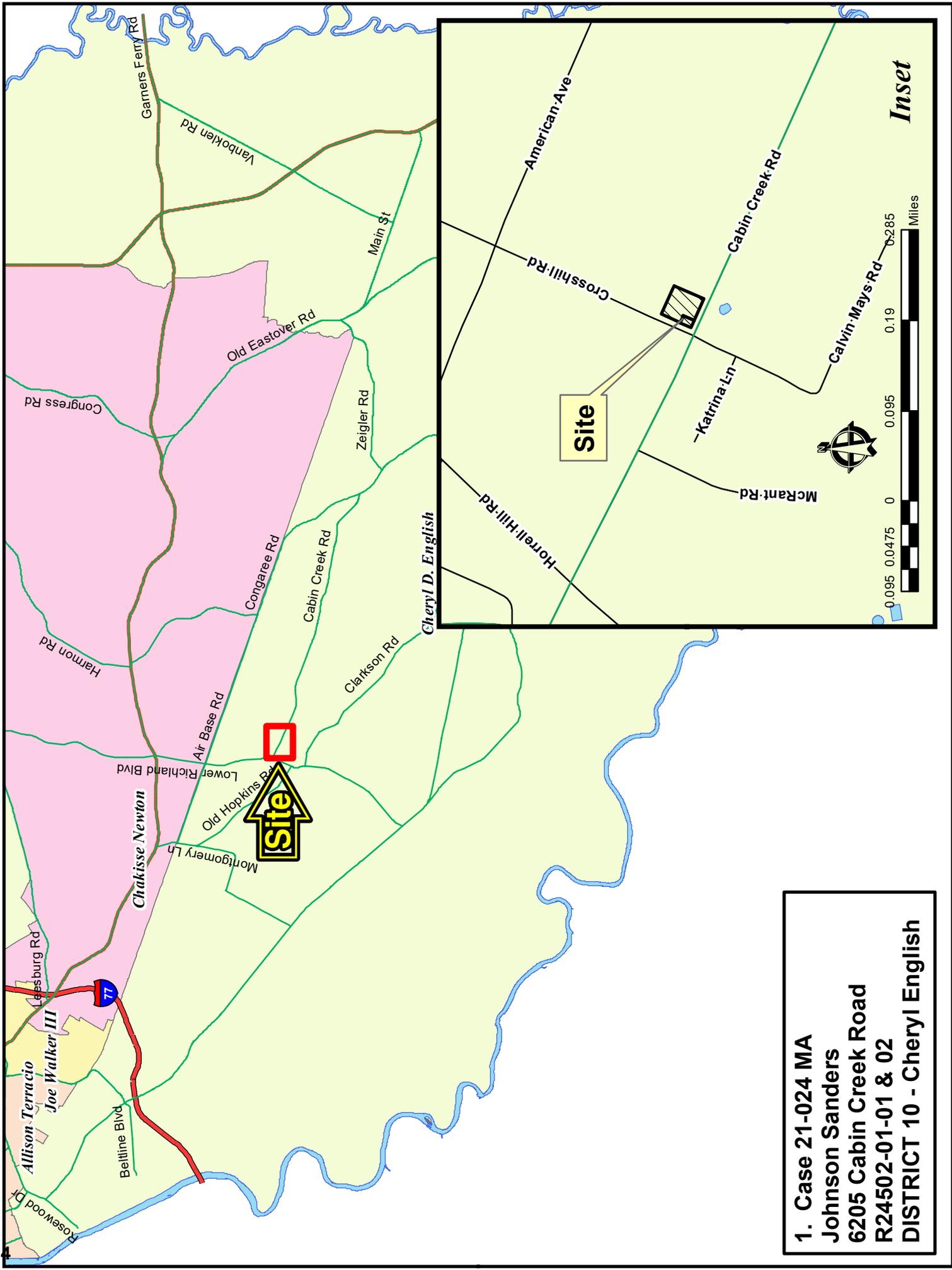
The Plan recommends commercial development not integrated as part of a residential development, or ancillary to a working lands use, be located within Rural Activity Centers. The subject site is not located within a Rural Activity Center nor integrated as part of a residential development. The subject site does not fall within a rural activity center nor meet the guidelines for commercial development within the Rural designation.

Likewise, the request to rezone to NC would not be appropriate per the recommendations of the Lower Richland Plan.

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

### **Zoning Public Hearing Date**

**October 26, 2021.**



**1. Case 21-024 MA  
 Johnson Sanders  
 6205 Cabin Creek Road  
 R24502-01-01 & 02  
 DISTRICT 10 - Cheryll English**

**Case 21-024 MA  
RU to NC  
TMS R24502-01-01 & 02**

American Ave

Crosshill Rd

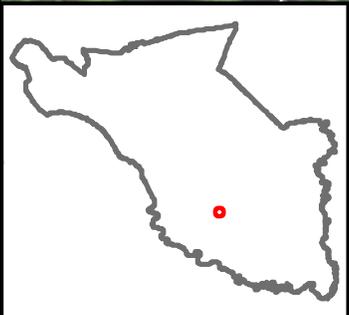
Cabin Creek Rd

Katrina Ln

Calvin Mays Rd

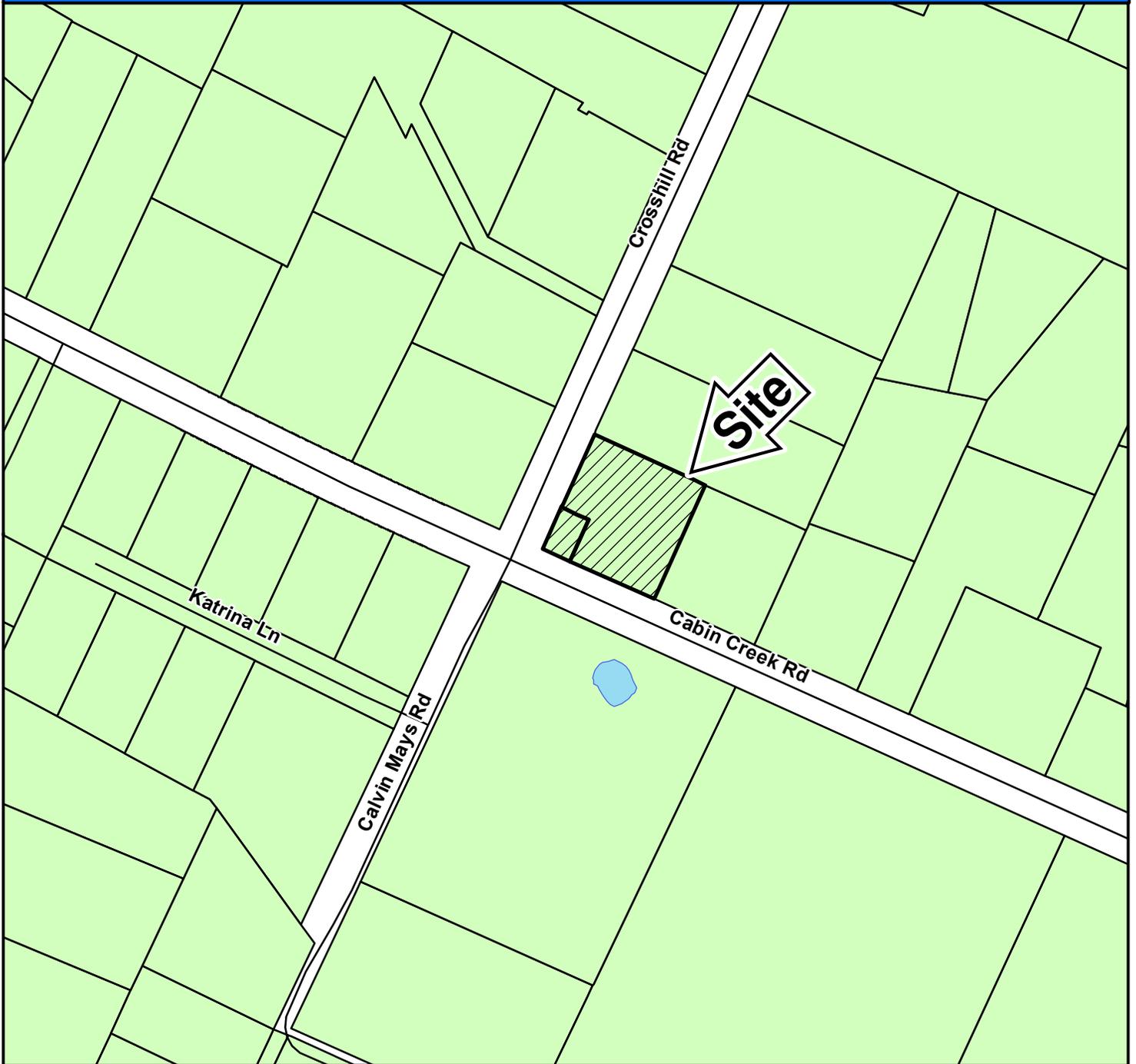
**site**

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



Richland County 2019 NAIP

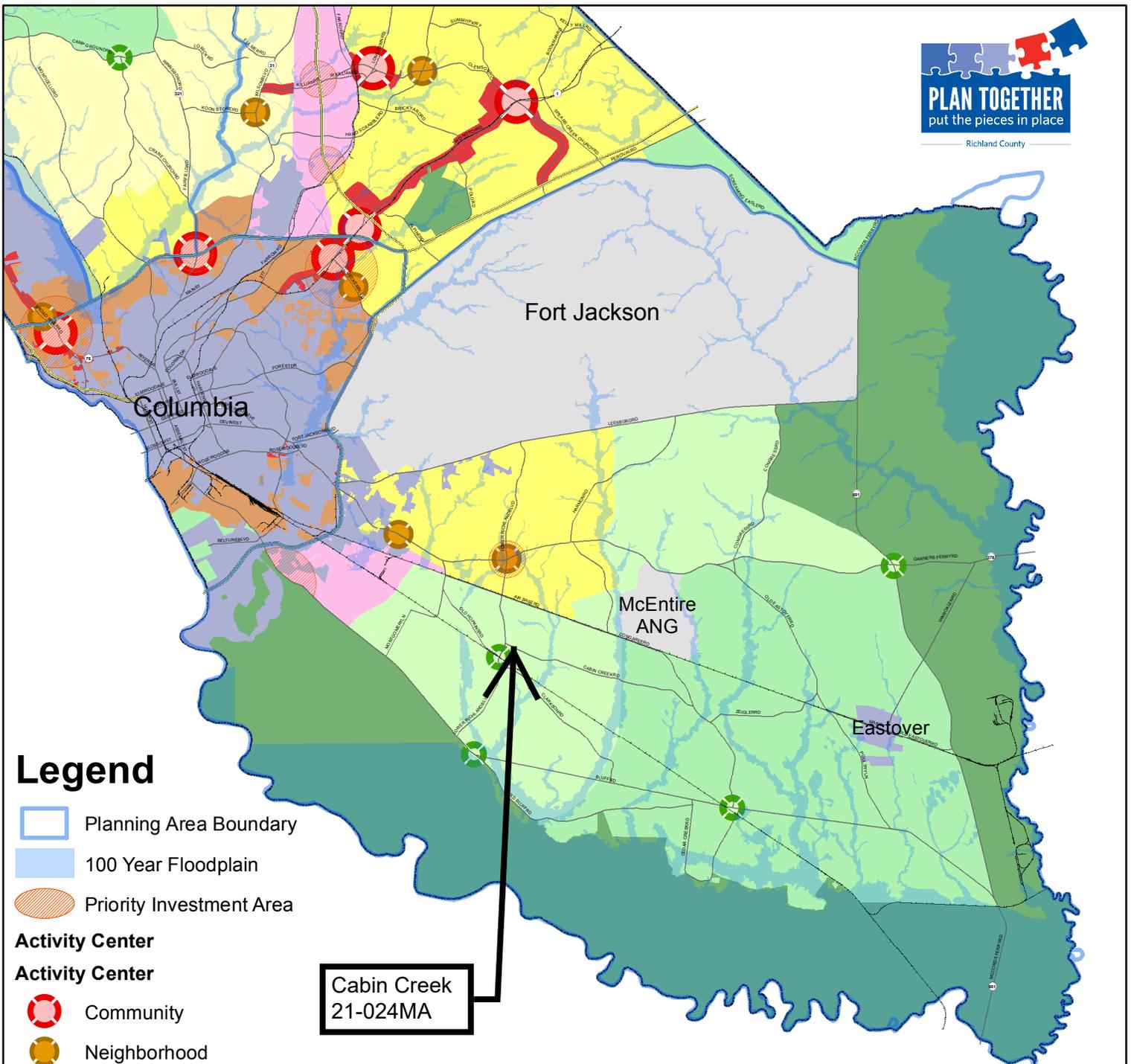
# Case 21-024 MA RU to NC



## 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

**Cabin Creek  
21-024MA**

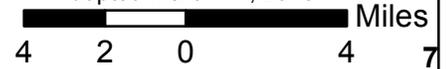
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

## 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:** October 4, 2021  
**RC PROJECT:** 21-026 MA  
**APPLICANT:** Edward M. Stivers III

**LOCATION:** 6001 Two Notch Road

**TAX MAP NUMBER:** R14210-09-11 (Portion of)  
**ACREAGE:** 2.52 acres  
**EXISTING ZONING:** GC and M-1  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District and Light Industrial (M-1) District. With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial (GC) District.

**Zoning District Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1	Minor Auto Repair / Major Auto Repair
<b><u>South:</u></b>	C-3 / C-3 (Forest Acres)	Institutional Use / Furniture Store
<b><u>East:</u></b>	M-1 / GC	Undeveloped / Equipment Repair
<b><u>West:</u></b>	M-1 & HI / M-1 / GC	Car Dealership / Warehouse / Strip Commercial

## Discussion

### Parcel/Area Characteristics

The subject parcel has frontage along Two Notch Road and Calvin Drive. Two Notch Road is a five-lane undivided principal arterial maintained by SCDOT with sidewalks. Calvin Drive is a two-lane local maintained by Richland County with sidewalks. The general area is characterized by commercial uses and warehouse uses.

### Public Services

The subject parcel is within the boundaries of Richland School District Two. Dentsville Elementary School is located about 1.16 miles south of the parcels on Wilson Boulevard. The Belvedere fire station (station number 11) is located on Blume Street, approximately 1.73 miles southwest of the subject parcel. Water service is provided through the City of Columbia. Sewer The parcel is located in the East Richland County Public Sewer Service area.

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

### Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Mixed Use Corridor**.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### Traffic Characteristics

The 2020 SCDOT traffic count (Station # 107) located west of the subject parcel on Two Notch Road identifies 18,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 38,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) “A”.

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

## Conclusion

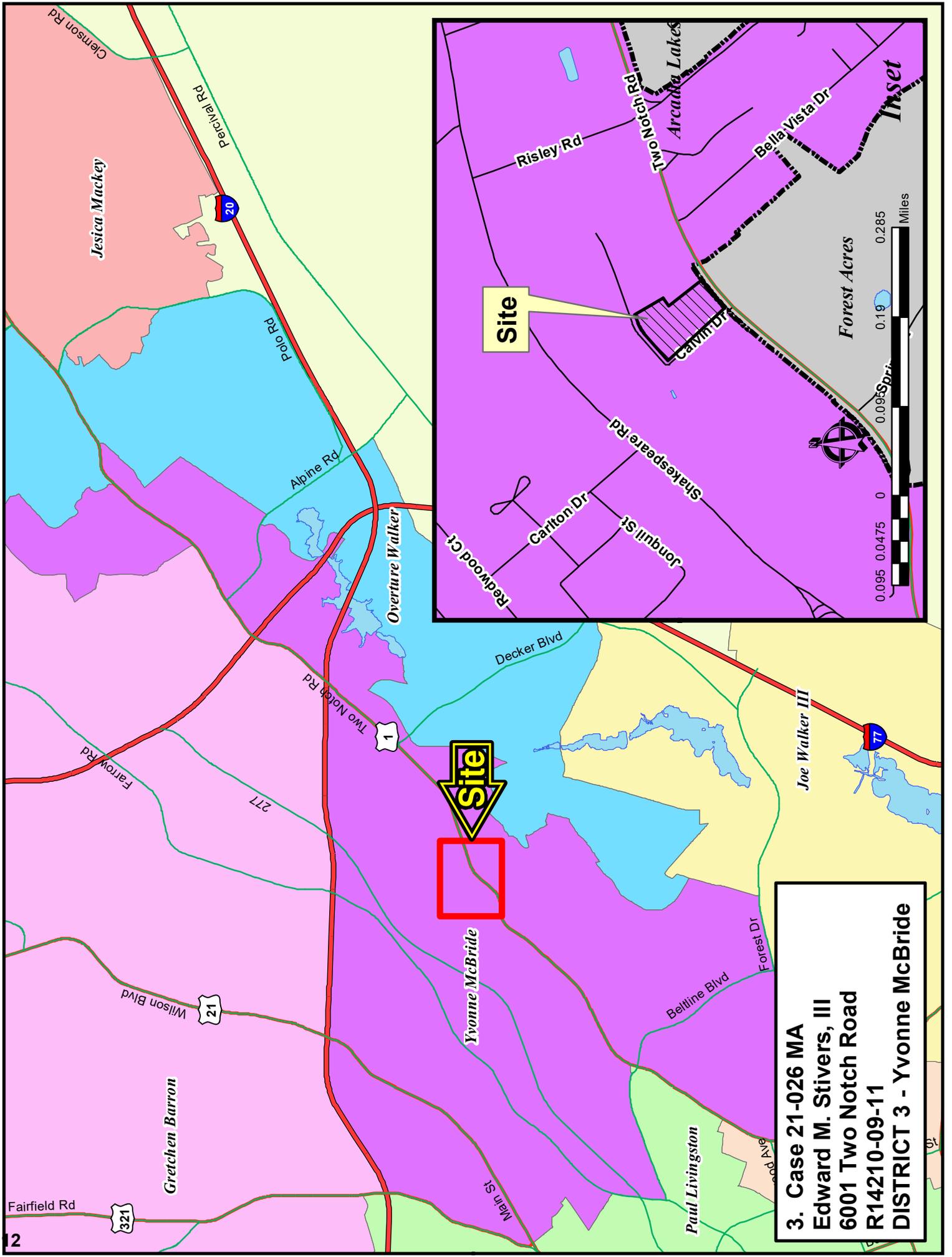
Staff is of the opinion that the request is not consistent with the objectives for non-residential development within the Mixed Use Corridor future land use designation due to the intensity of the uses allowed under the requested LI District based upon its location.

The Plan recommends that Mixed Use Corridor areas should be transformed to allow for the integration of uses for a variety of use types including residential, commercial, office, and institutional. Based upon its location along Two Notch Road, and the types and locations of certain surrounding zoning districts and uses, the area would not be appropriate for industrial expansion.

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

<b>Zoning Public Hearing Date</b>
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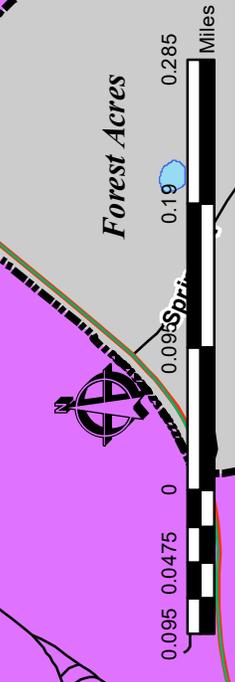
**October 26, 2021.**



**3. Case 21-026 MA**  
**Edward M. Stivers, III**  
**6001 Two Notch Road**  
**R14210-09-11**  
**DISTRICT 3 - Yvonne McBride**

**Site**

**Site**



Case 21-026 MA  
GC to LI  
TMSR14210-09-11

Shakespeare Rd

Site

Calvin Dr

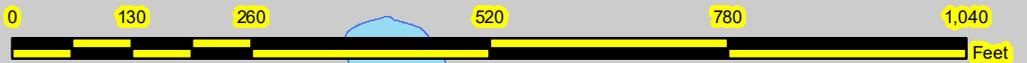
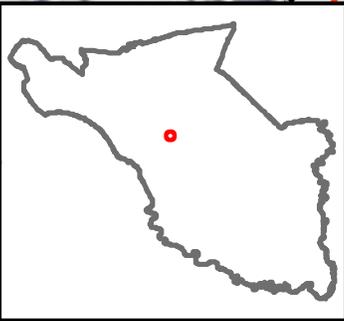
Bella Vista Dr

Two Rivers Rd

 SPECIAL FLOOD HAZARD AREA

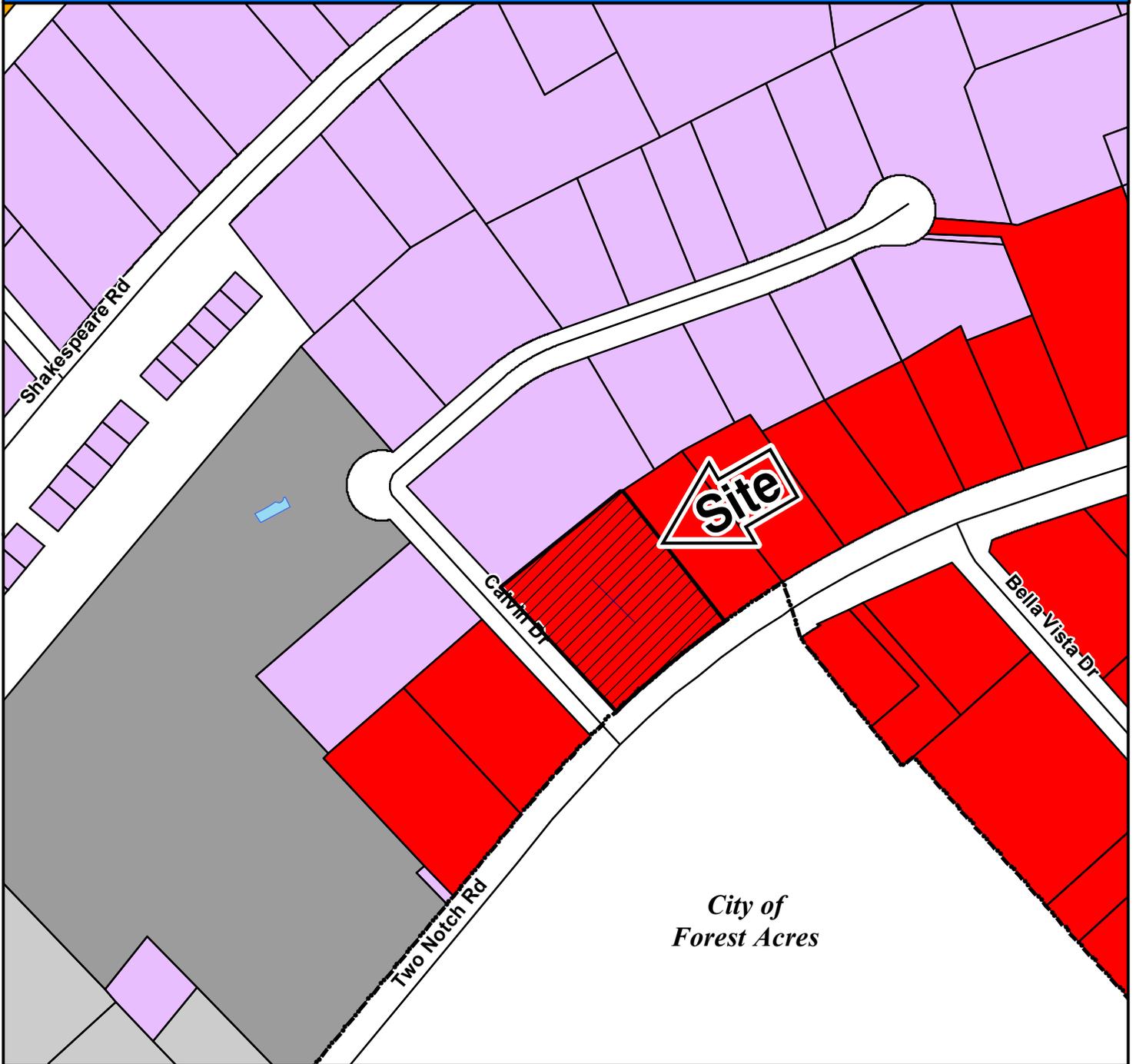
 WETLANDS

Forest Acres



Richland County 2019 NAIP

# Case 21-026 MA GC to LI

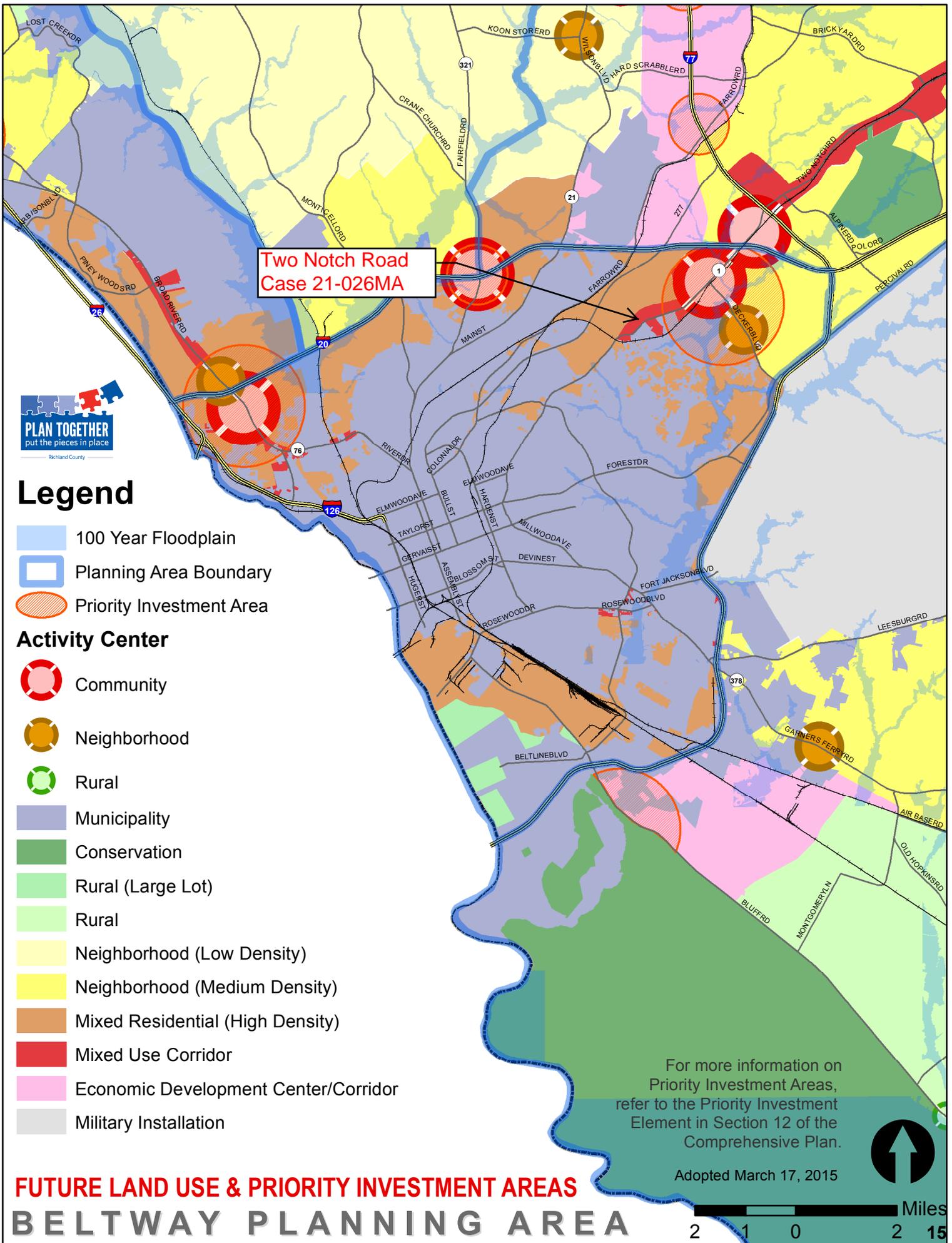


*City of  
Forest Acres*

## 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	





**Two Notch Road  
Case 21-026MA**



# Legend

- 100 Year Floodplain
- Planning Area Boundary
- 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.

Adopted March 17, 2015



## **FUTURE LAND USE & PRIORITY INVESTMENT AREAS** **BELTWAY PLANNING AREA**







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** October 4, 2021  
**RC PROJECT:** 21-028MA  
**APPLICANT:** Matt Rains

**LOCATION:** Farrow Road

**TAX MAP NUMBER:** R17600-02-32 & 46  
**ACREAGE:** 113.2 acres & 8.32 acres (121.52 acres total)  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**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: 622 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HI / HI / HI	Undeveloped / Concrete Supply / Building Supply
<b><u>South:</u></b>	HI / HI	Sewer Uplift Station / Undeveloped
<b><u>East:</u></b>	ROW / PDD	Railroad ROW / Residential Subdivision (Brookhaven)
<b><u>West:</u></b>	GC / GC	Residences / Minor Auto Repair

## Discussion

### **Parcel/Area Characteristics**

The subject site consists of two undeveloped properties. The site has frontage along Farrow. This section of Farrow Road is a three lane major collector road without sidewalks and streetlights. The general area is characterized by industrial and heavy commercial uses with scattered residences. North and South of the subject sites are properties zoned HI, with residential and commercial uses to the west.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. Westwood High School is located approximately 1.22 miles west of the subject parcels on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located northwest of the sites on Farrow Road. The Killian fire station (station number 12) is located on Farrow Road, approximately 1.78 miles south 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 ***Economic Development Center/Corridor***.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 12,700 Average Daily Trips (ADT). Farrow Road is classified as a three lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADTs. This portion 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 these road sections through SCDOT or the County Penny Sales Tax program.

## Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for Economic Development Center/Corridor future land use designation.

The Plan recommends employment uses integrated to adjacent to medium- and high-density residential uses that are secondary to employment uses. Likewise, the plan recommends that residential uses should be located along primary road corridors proximate to employment centers.

The subject site is located nearby major employment facilities located at the Carolina Pines industrial park. Likewise, the site has direct access to Farrow Road, a primary corridor for the area.

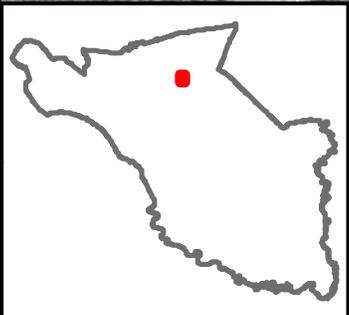
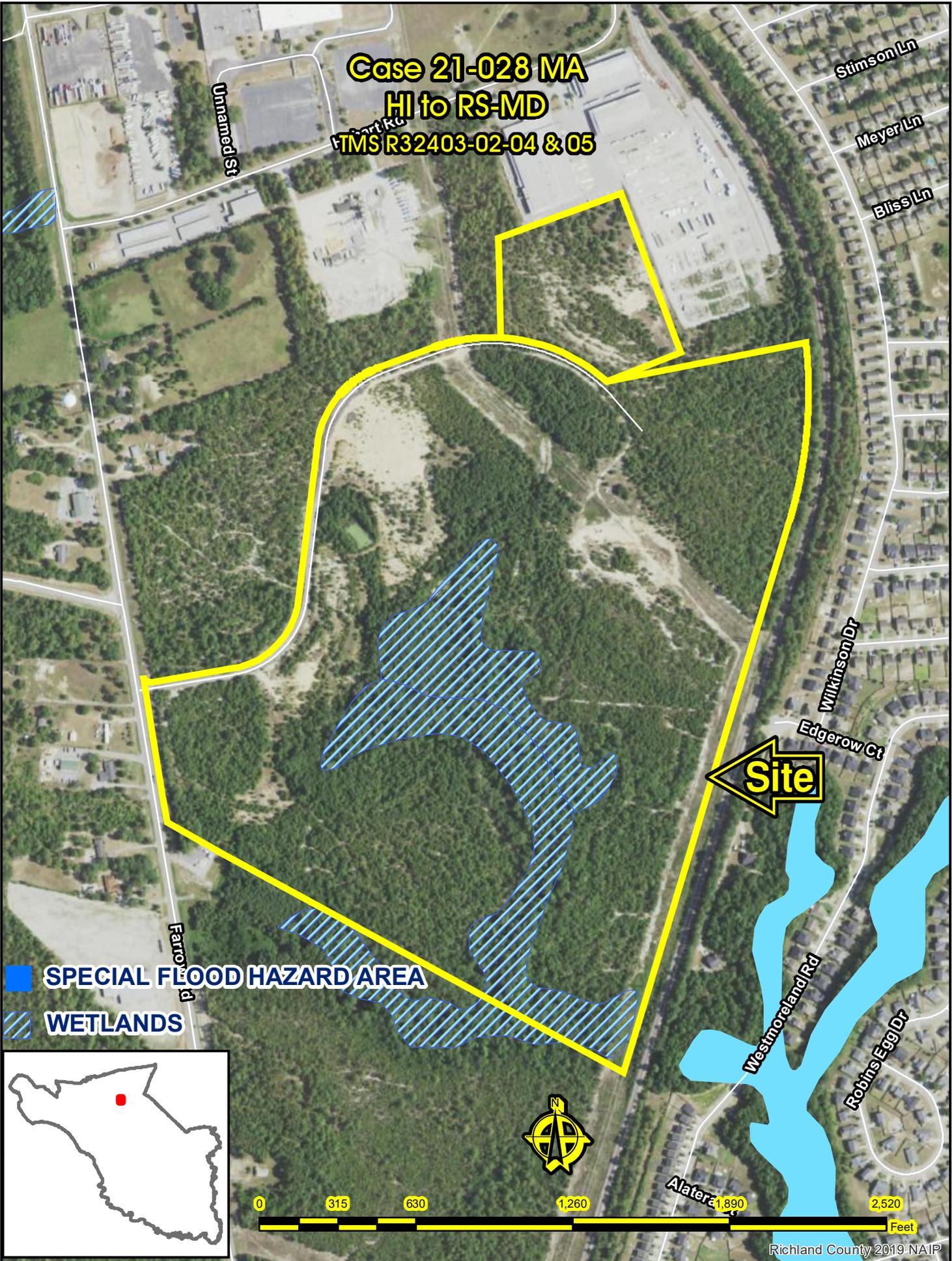
For these reasons, staff recommends **Approval** of the map amendment.

## Zoning Public Hearing Date

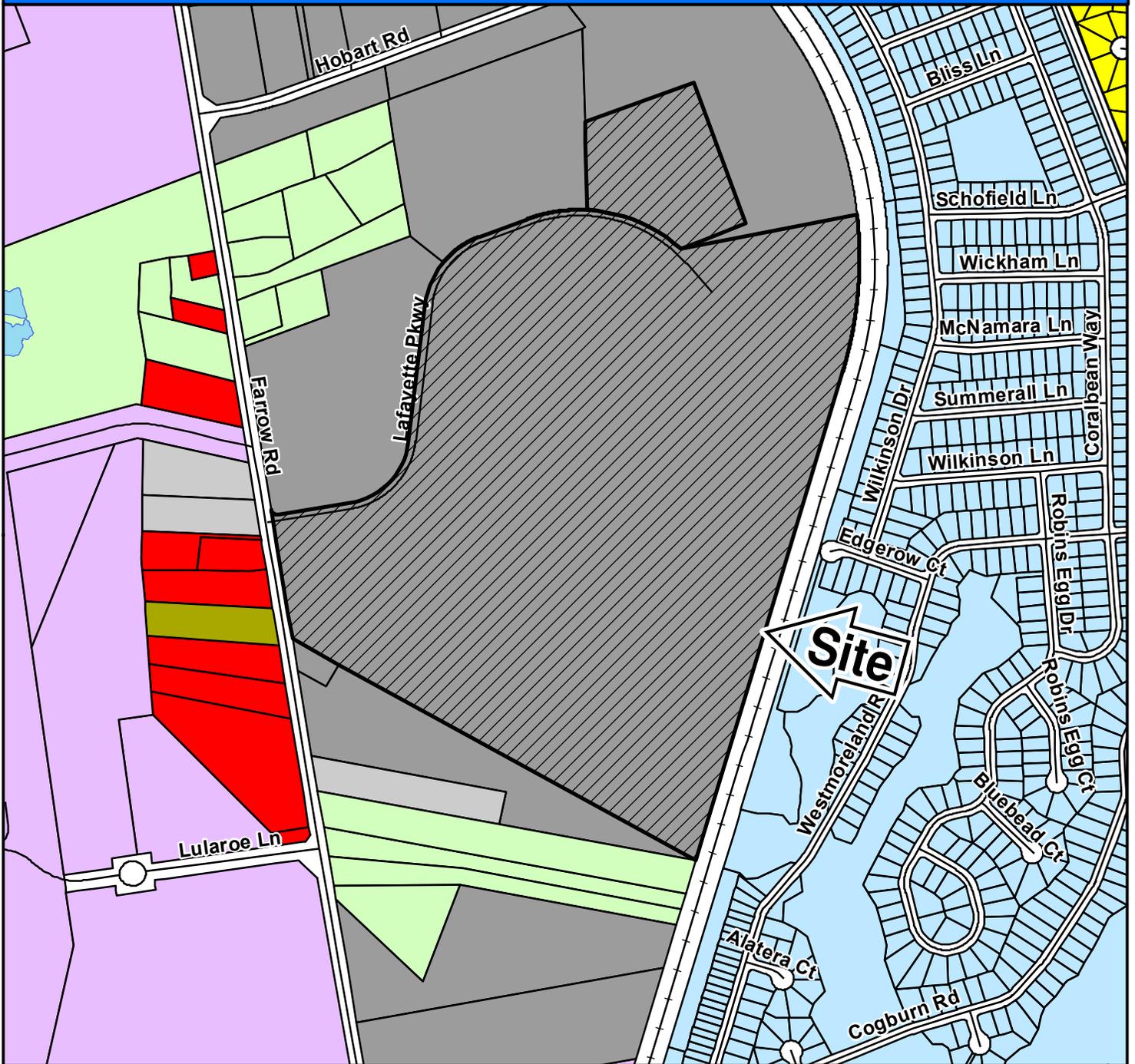
**October 26, 2021.**



**Case 21-028 MA**  
**HI to RS-MD**  
**TMS R32403-02-04 & 05**



# Case 21-028 MA HI to RS-MD



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 N
	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



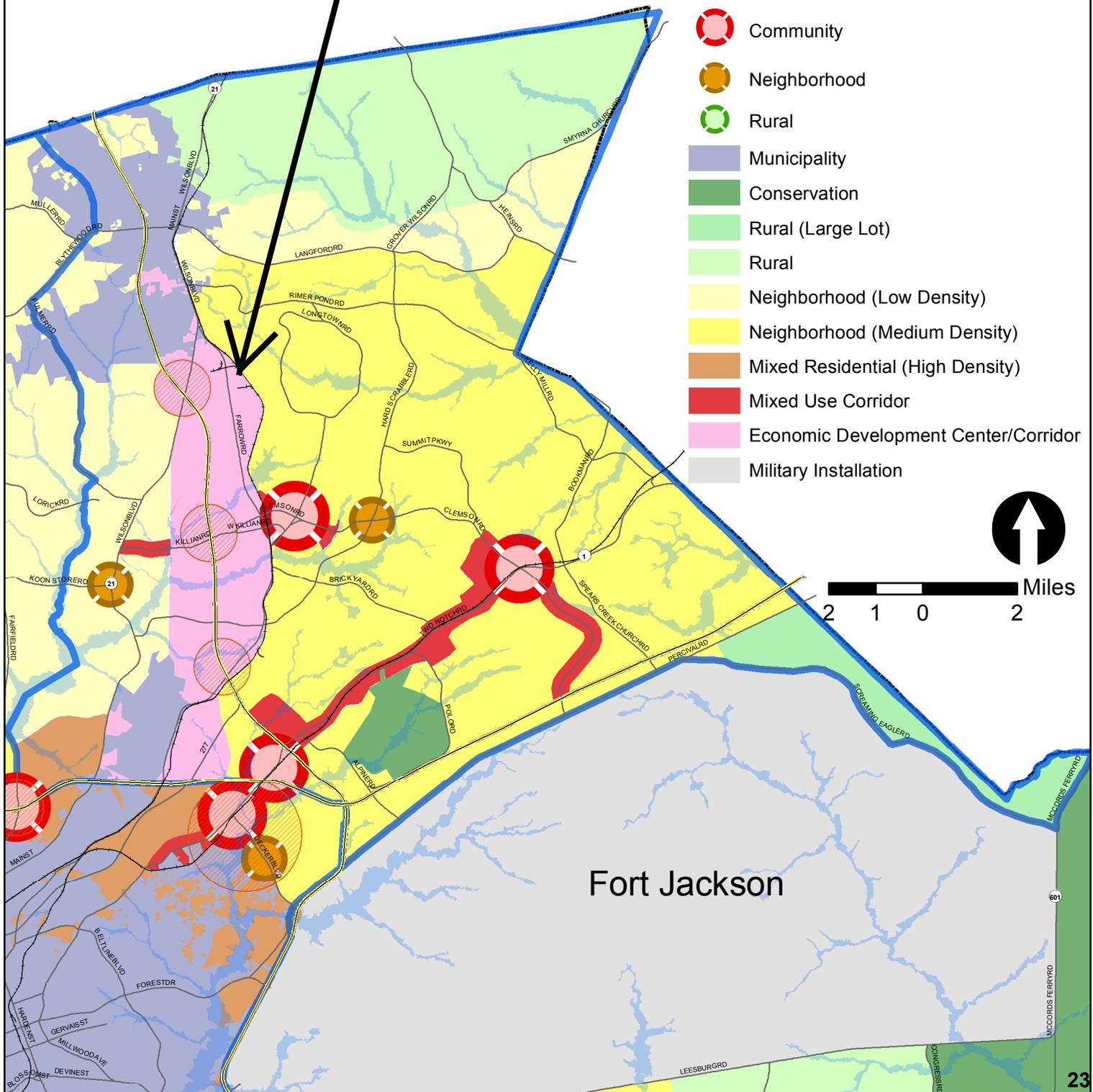
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Farrow Rd 21-028MA

### 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:** October 4, 2021  
**RC PROJECT:** 21-029 MA  
**APPLICANT:** Scott Morrison

**LOCATION:** Johnson Marina Road

**TAX MAP NUMBER:** R01514-01-01 & R02502-02-07  
**ACREAGE:** 4.77 acres & 22.33 acres (27.1 acres total)  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The PDD parcels (Eagles Rest) west of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 05-008MA (Ordinance number 076-05HR).

The PDD parcels (Lakeside at Ballentine) south of the site with frontage on Johnson Marina Road was rezoned from RU to PDD under case number 99-033MA.

The PDD parcels (Lowman Home) north of the site was rezoned from RU to PDD under case number 06-51MA.

**Zoning District Summary**

The Residential Single-Family Low Density District (RS-LD) 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.

Minimum lot area is 12,000 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: 98 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Continued Care Development (Lowman Home)
<b><u>South:</u></b>	PDD / RS-LD	Residential Subdivision (Lakeside @ Ballentine) / Residential Subdivision (Shadowood Cove)
<b><u>East:</u></b>	RU / RU	Undeveloped/Undeveloped
<b><u>West:</u></b>	PDD	Undeveloped Common Area (Lakeside @ Ballentine)

**Discussion**

**Parcel/Area Characteristics**

The subject site consists of two parcels with frontage along Johnson Marina Road. The larger parcel is undeveloped, while the smaller tract has a residence. There are no sidewalks or streetlights along this section of Johnson Marina Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a partially undeveloped parcel with continued care residences and Lowman Home PDD. South and west of the site is a residential subdivision (Lakeside at Ballentine). East of the site are undeveloped parcels. Southeast of the subject properties is a residential subdivision (Shadowood Cove).

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Lake Murray Elementary School is .59 west of the subject parcels on Three Dog Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There are no fire hydrants along this section of Johnson Marina Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.73 miles east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

**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 2020 SCDOT traffic count (Station #637) located north of the subject parcel on Johnson Marina Road identifies 5,000 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) "B".

The 2020 SCDOT traffic count (Station #638) located southwest of the subject parcel on Johnson Marina Road identifies 3,300 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 are no planned or programmed improvements for this section of Johnson Mariana Road through the County Penny Sales Tax program or through SCDOT.

### **Conclusion**

Staff recommends **Approval** of the map amendment as the request is consistent with the objectives outlined in the 2015 Comprehensive Plan.

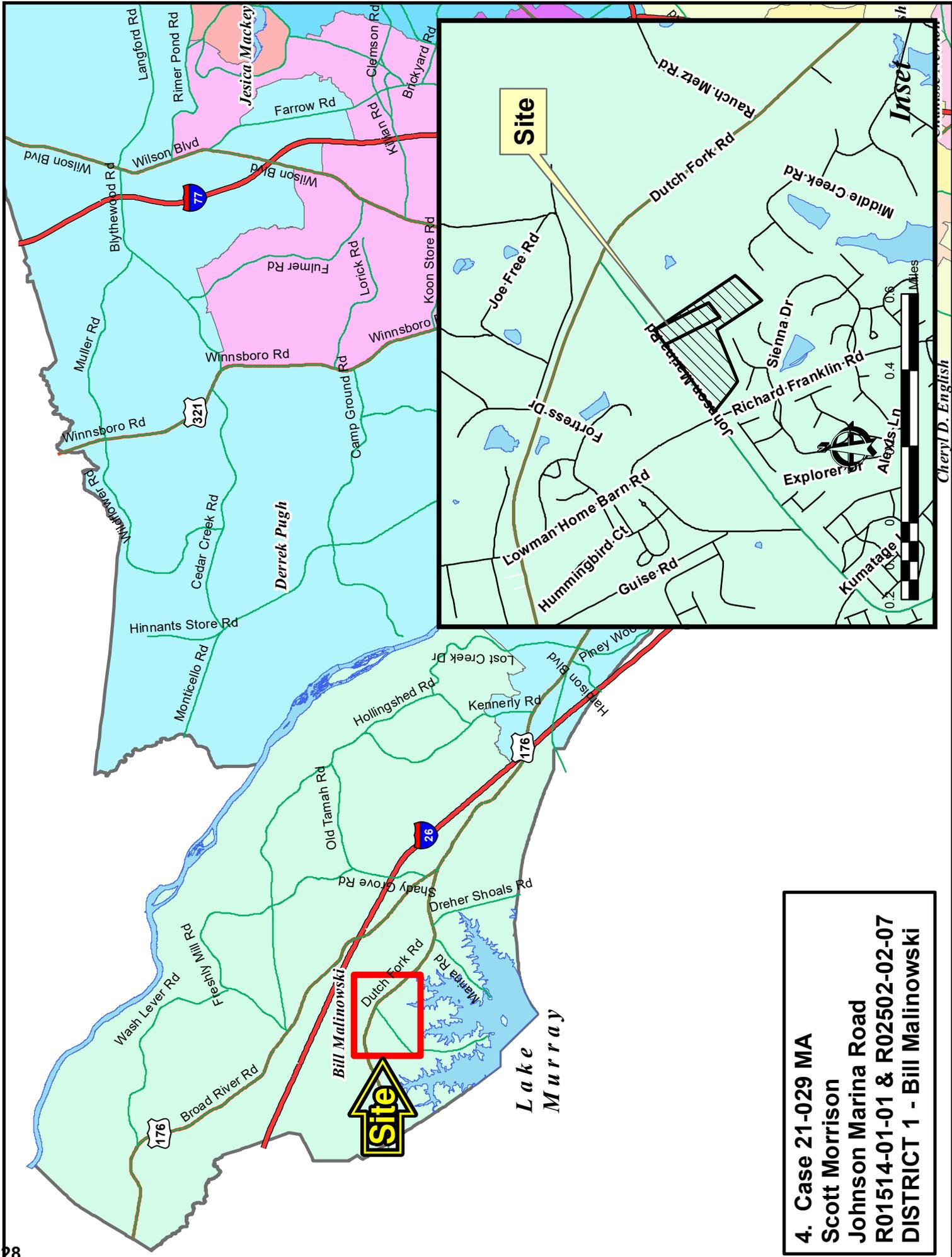
Per the Plan, low-density residential is the primary land use and character. Likewise, the area should serve as a transition between Rural and Neighborhood (Medium-density) areas providing for opportunities for low-density traditional neighborhood development.

In addition, the proposed rezoning is consistent with the current zoning districts and is congruous to the existing development pattern for residential development.

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

### **Zoning Public Hearing Date**

**October 26, 2021.**

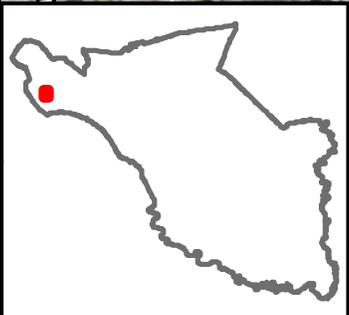


**4. Case 21-029 MA**  
**Scott Morrison**  
**Johnson Marina Road**  
**R01514-01-01 & R02502-02-07**  
**DISTRICT 1 - Bill Malinowski**

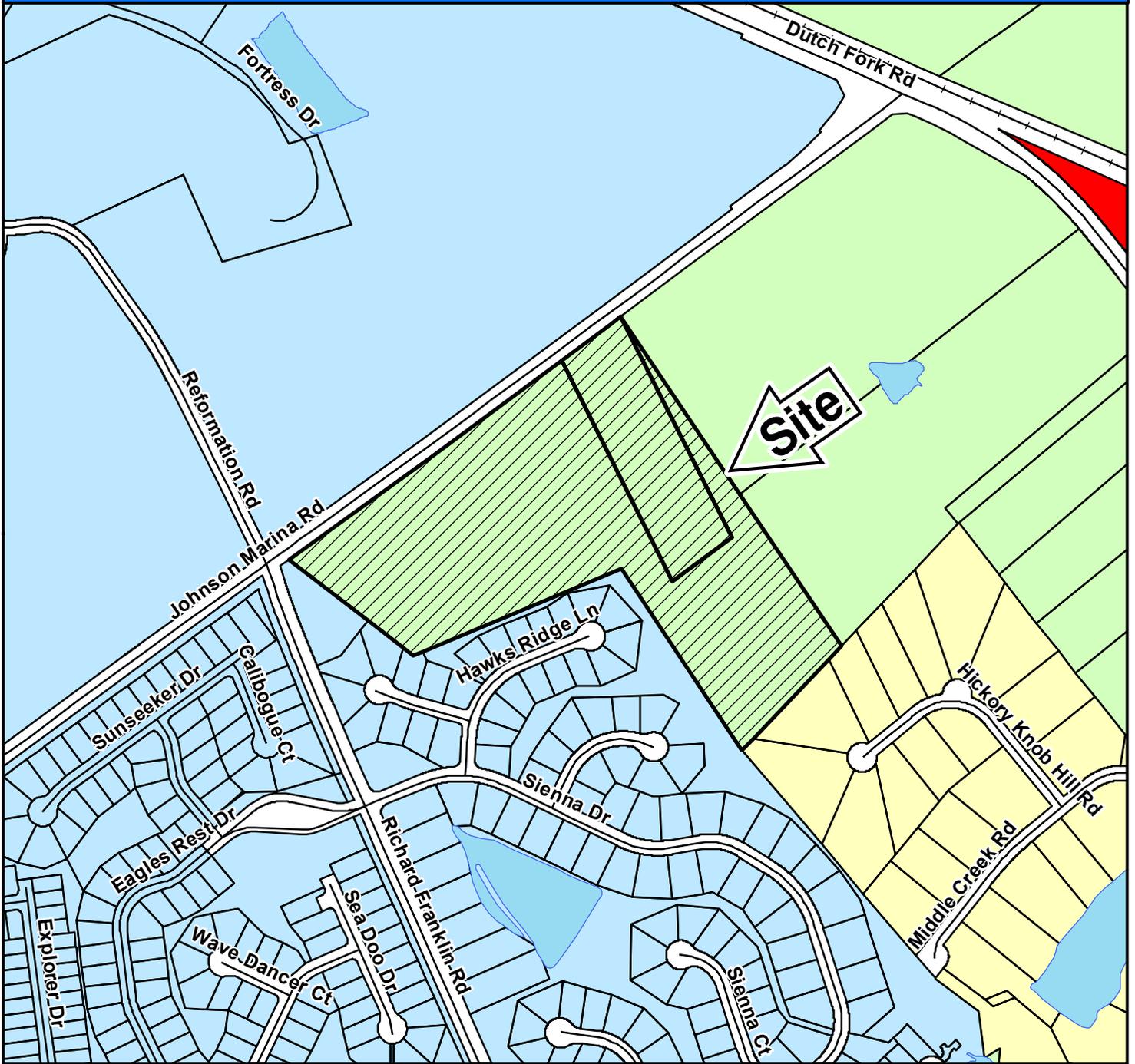
**Case 21-029 MA**  
**RU to RS-LD**  
**TMS R01514-01-01 & R02502-02-07**

**Site**

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



# Case 21-029 MA RU to RS-LD

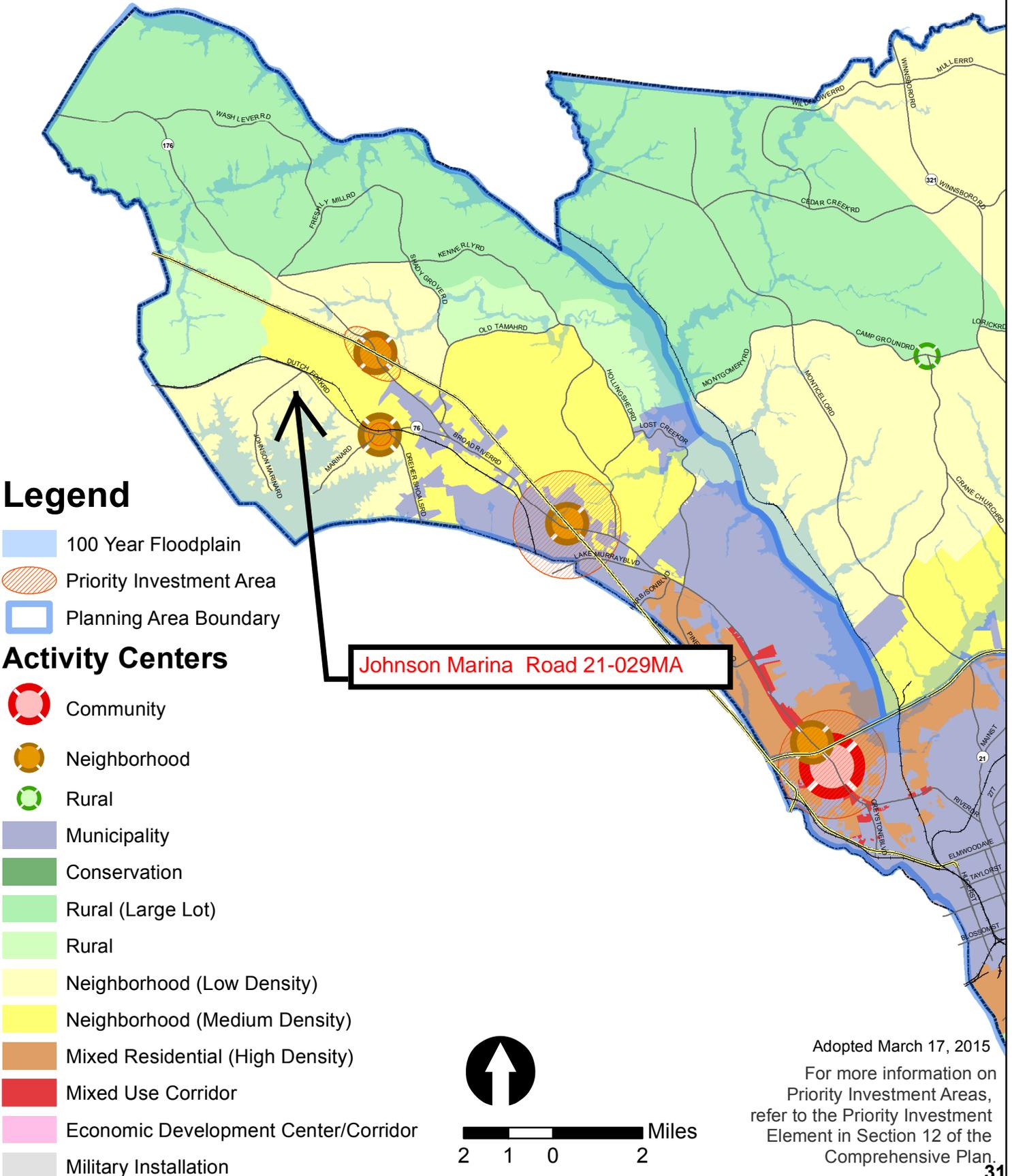


## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 Subject Property
	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



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:** October 4, 2017  
**RC PROJECT:** 21-030 MA  
**APPLICANT:** Bruce Gleaton

**LOCATION:** 742 Sharpe Road

**TAX MAP NUMBER:** R14402-04-05  
**ACREAGE:** 2.99  
**EXISTING ZONING:** RS-E  
**PROPOSED ZONING:** RU

**PC SIGN POSTING:** September 17, 2021

### Staff Recommendation

Disapproval

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 for the property was Commercial District (C-3). The subject property was rezoned to RS-E under case number 17-041MA.

#### Zoning History for the General Area

The General Commercial District (GC) parcels east of the site with frontage on Wilson Boulevard were rezoned from PDD to GC under case number 16-036MA.

#### Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) 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
<u>North:</u>	RU/GC	Residence/Community Center
<u>South:</u>	GC	Residence
<u>East:</u>	GC/GC	Residence/Residence
<u>West:</u>	RM-HD	Residence

**Discussion**

**Parcel/Area Characteristics**

The parcel has frontage along Sharpe Road. The parcel is undeveloped. There are no sidewalks or streetlights along Sharpe Road. The surrounding area is characterized by residential uses along Sharpe Road with a Community Center to the north. There are non-conforming residences on GC District zoned property to the east.

**Public Services**

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located less than one mile northeast of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.45 miles south of the subject parcel on North Main Street. There is a fire hydrant located north of the site S Highland Forest Drive. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

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 Character**

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 2020 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,100 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe 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 are no planned or programmed improvements for this section of Sharpe Road through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

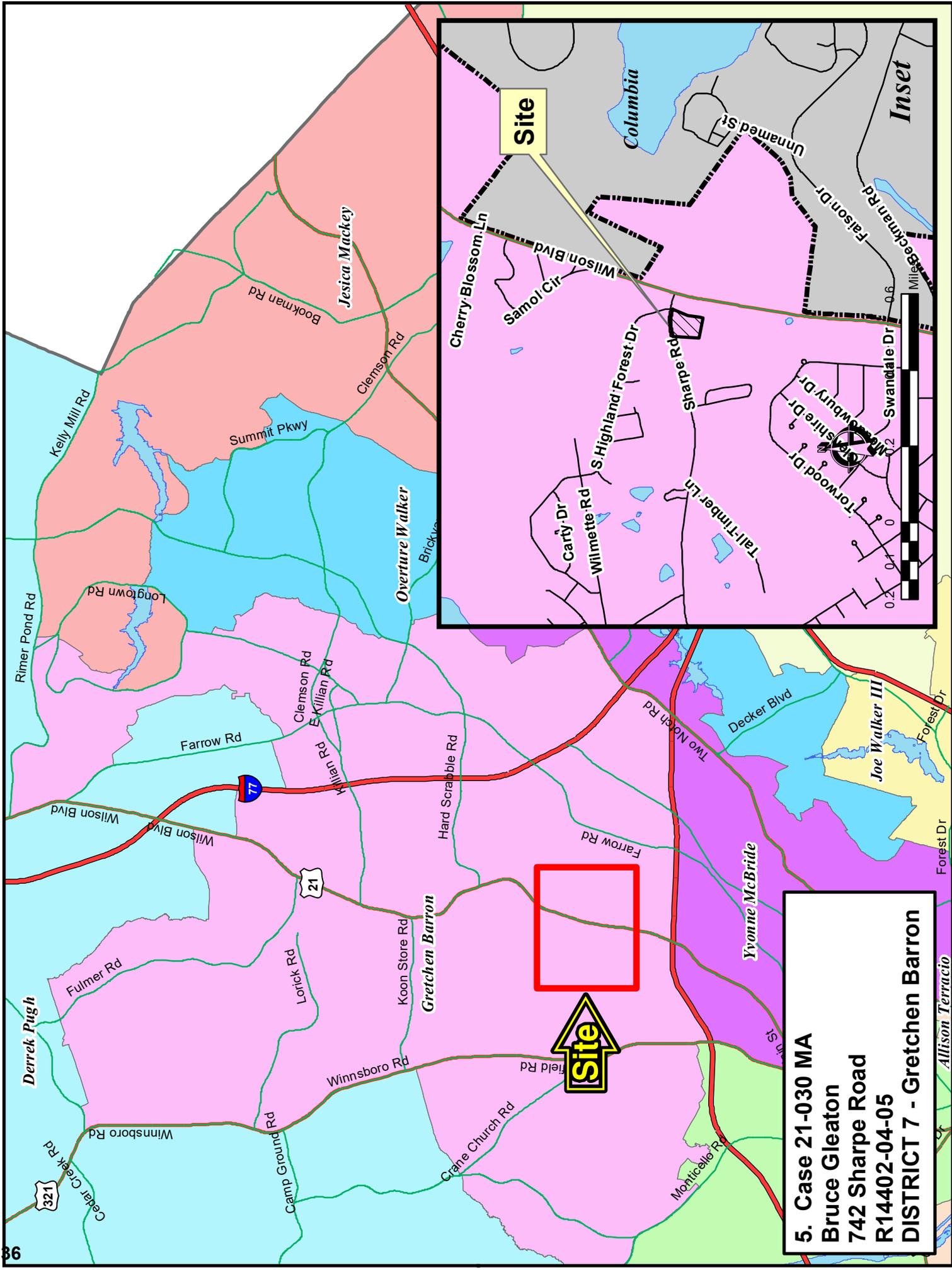
Staff recommends **Disapproval** of the request as it is inconsistent with the recommendations of the 2015 Comprehensive Plan.

Per the Plan, the request to rezone to RU would be an under-zoning of the property for how the area should be growing and developing. The Plan recommends an area where low-density residential development is the primary use and serves as a transition between medium-density and rural community areas.

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

### **Zoning Public Hearing Date**

**October 26, 2021.**

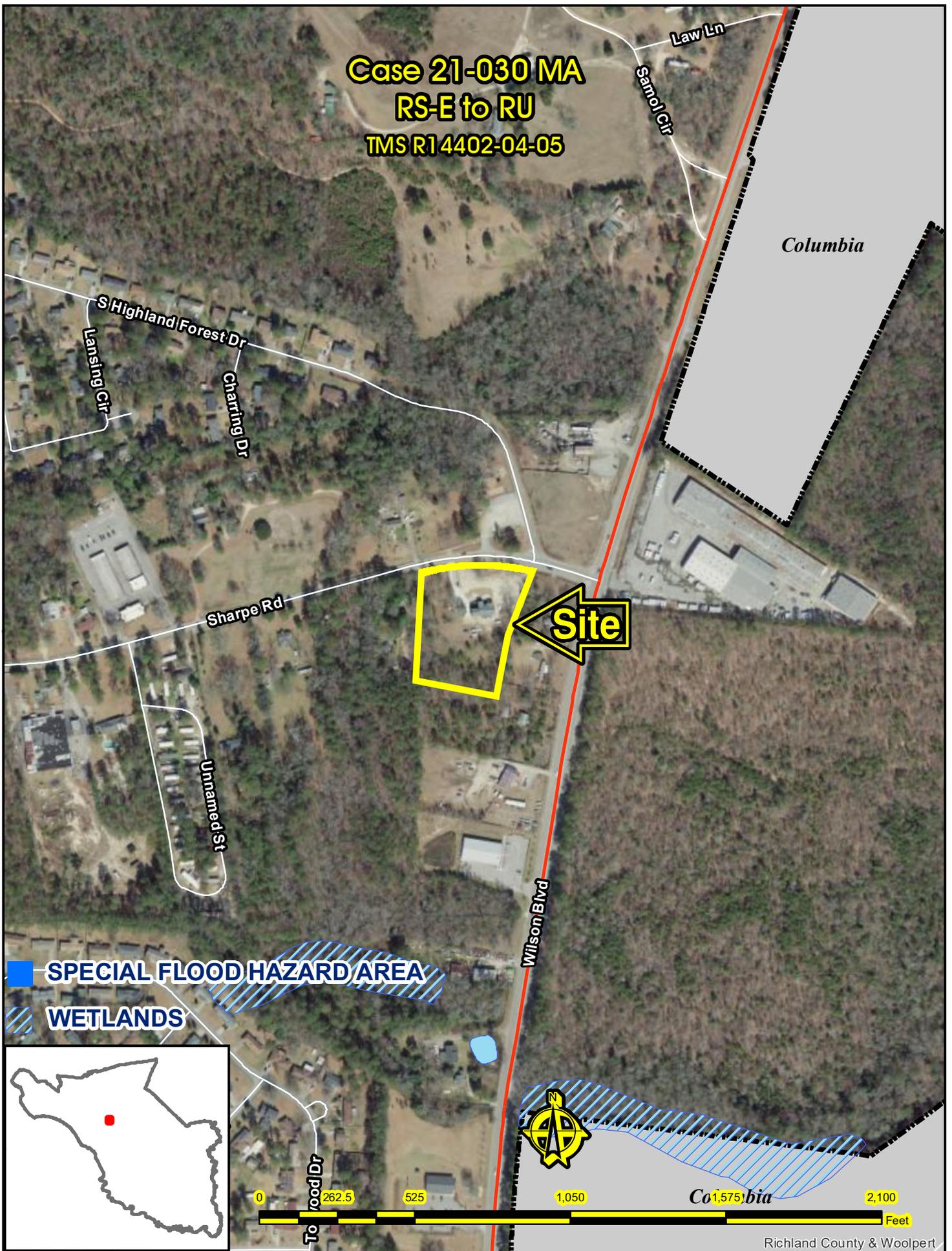


**5. Case 21-030 MA**  
**Bruce Gleaton**  
**742 Sharpe Road**  
**R14402-04-05**  
**DISTRICT 7 - Gretchen Barron**

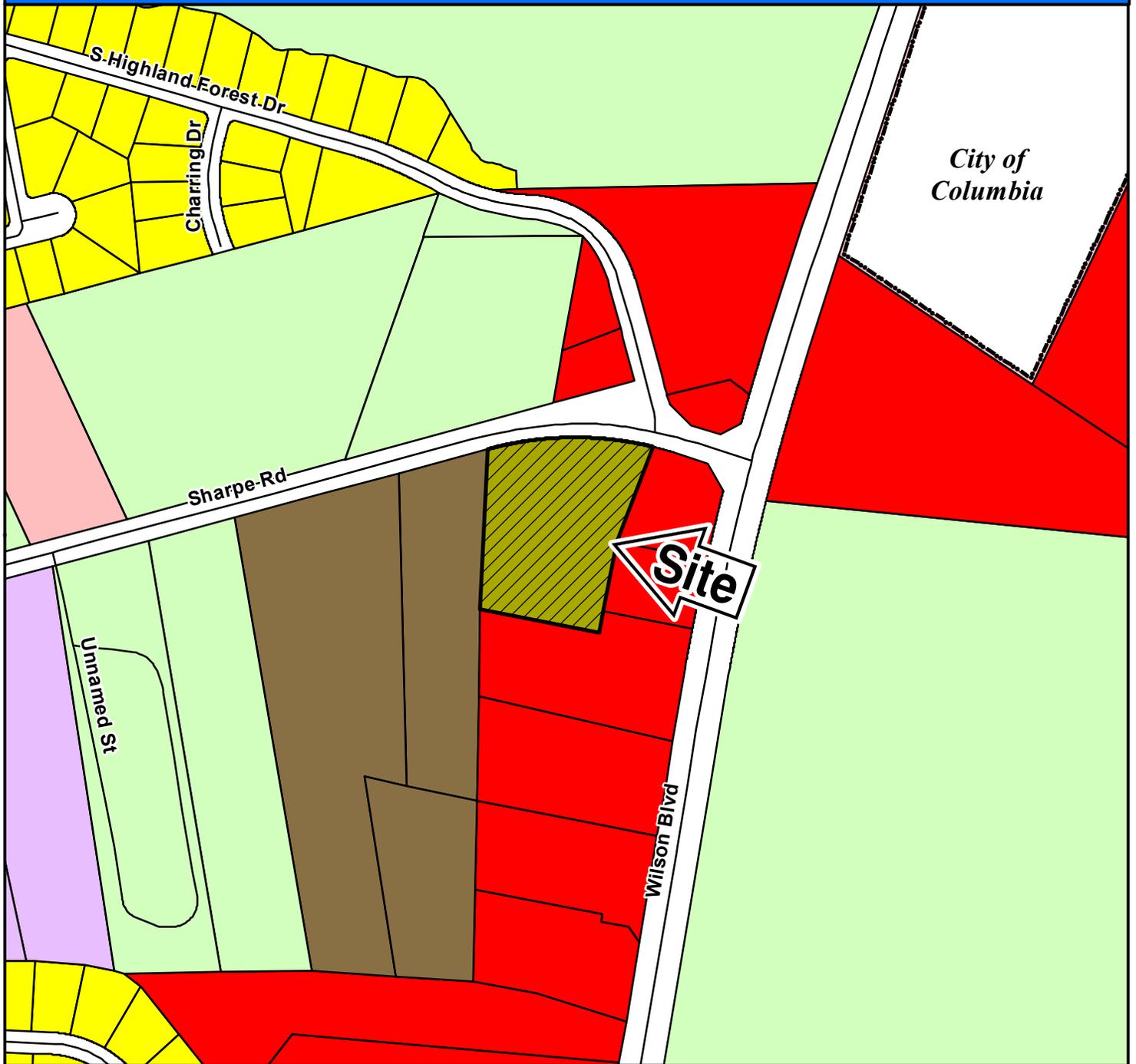
**Site**

**Site**

**Case 21-030 MA  
RS-E to RU  
TMS R14402-04-05**



# Case 21-030 MA RS-E to RU



## 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			
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

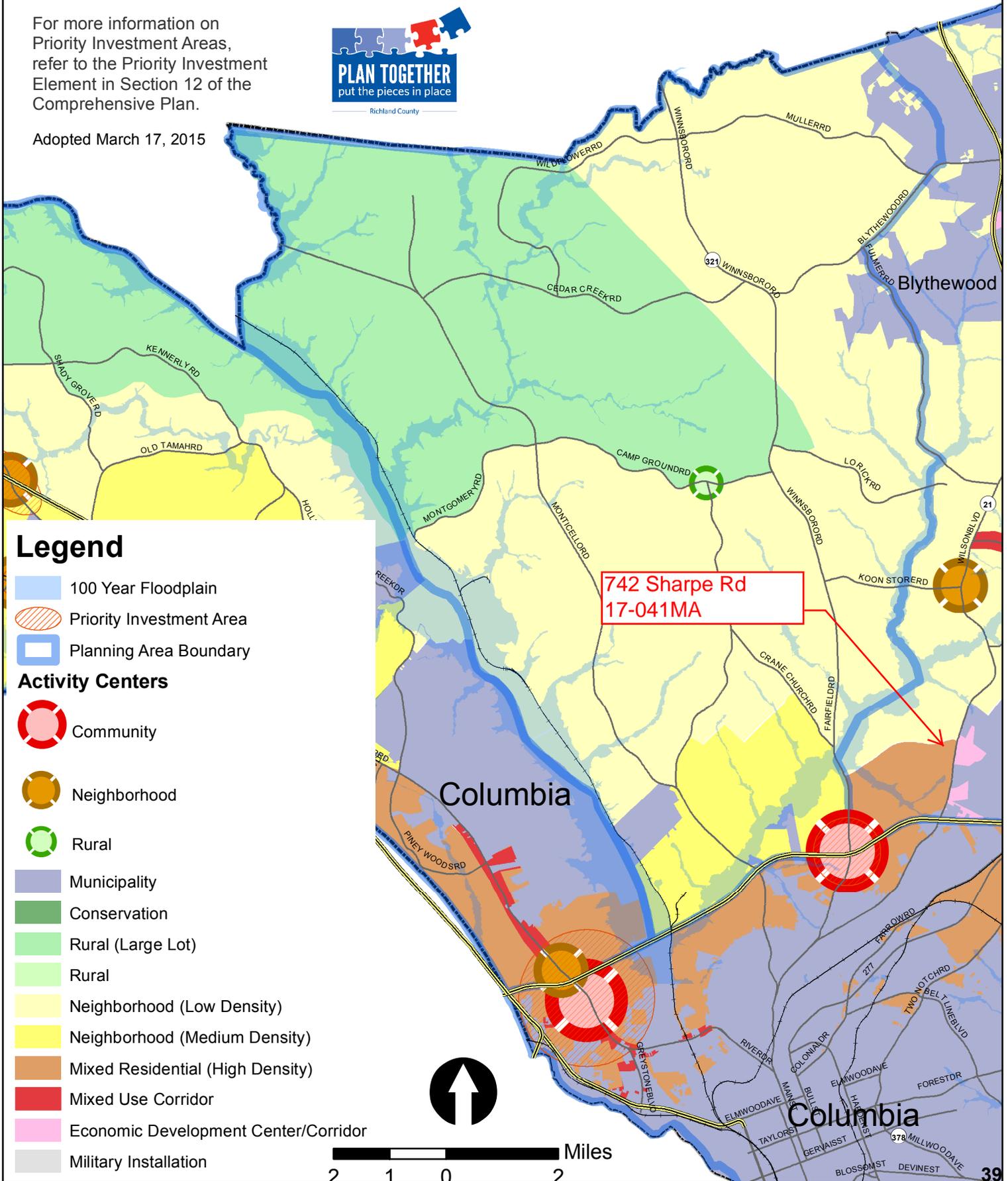
# NORTH CENTRAL PLANNING AREA

## 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:** October 4, 2021  
**RC PROJECT:** 21-032 MA  
**APPLICANT:** Melinda Kelley  
  
**LOCATION:** 7501 Fairfield Road  
  
**TAX MAP NUMBER:** R12002-01-28  
**ACREAGE:** 5.5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** LI  
  
**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

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

**Zoning District Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	CC-1	Undeveloped
<b><u>South:</u></b>	CC-1	Undeveloped
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	CC-1	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Fairfield Road. The site contains a residential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels west, east north and south of the site are undeveloped.

### **Public Services**

The Crane Creek fire station (station number 18) is located on Main Street, approximately .89 miles south of the subject parcel on Farrow Road. The Forest Heights Elementary School is located 1.33 miles west 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 7,300 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".

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

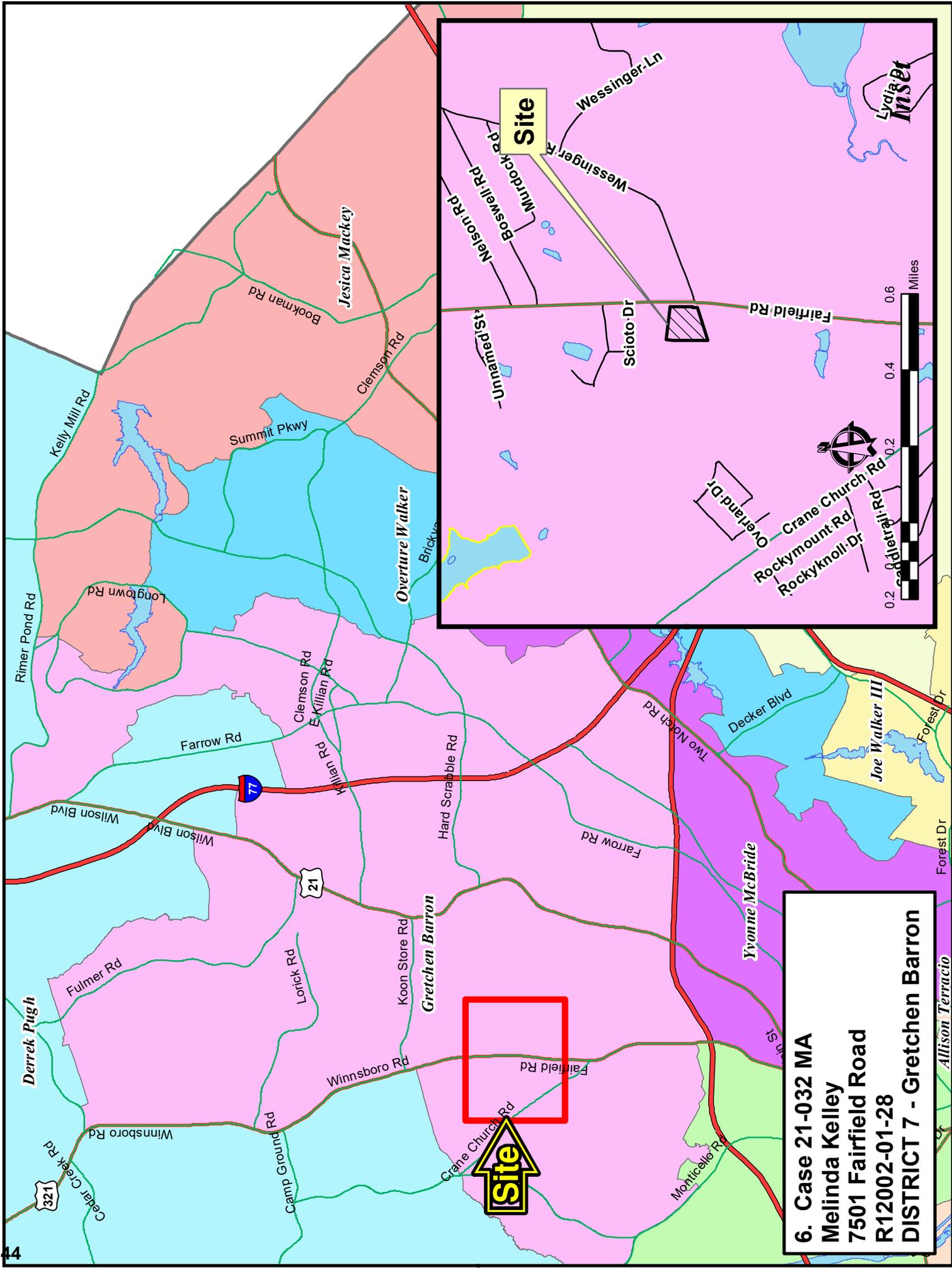
### **Conclusion**

The 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 allowed by the proposed zoning do not support the desired development pattern of the Comprehensive Plan.

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

**Zoning Public Hearing Date**

**October 26, 2021.**



**6. Case 21-032 MA**  
**Melinda Kelley**  
**7501 Fairfield Road**  
**R12002-01-28**  
**DISTRICT 7 - Gretchen Barron**

**Case 21-032 MA**  
**RU to LI**  
**TMS R14402-04-05**

Crane Creek Ct

Crane Creek Dr

Conn St

Scioto Dr

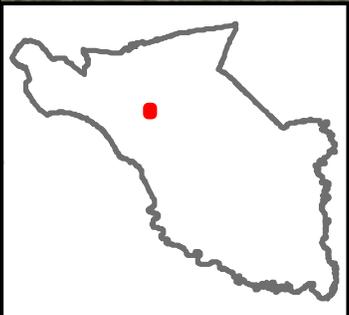
Fairfield Rd

Wessinger Rd

**Site**

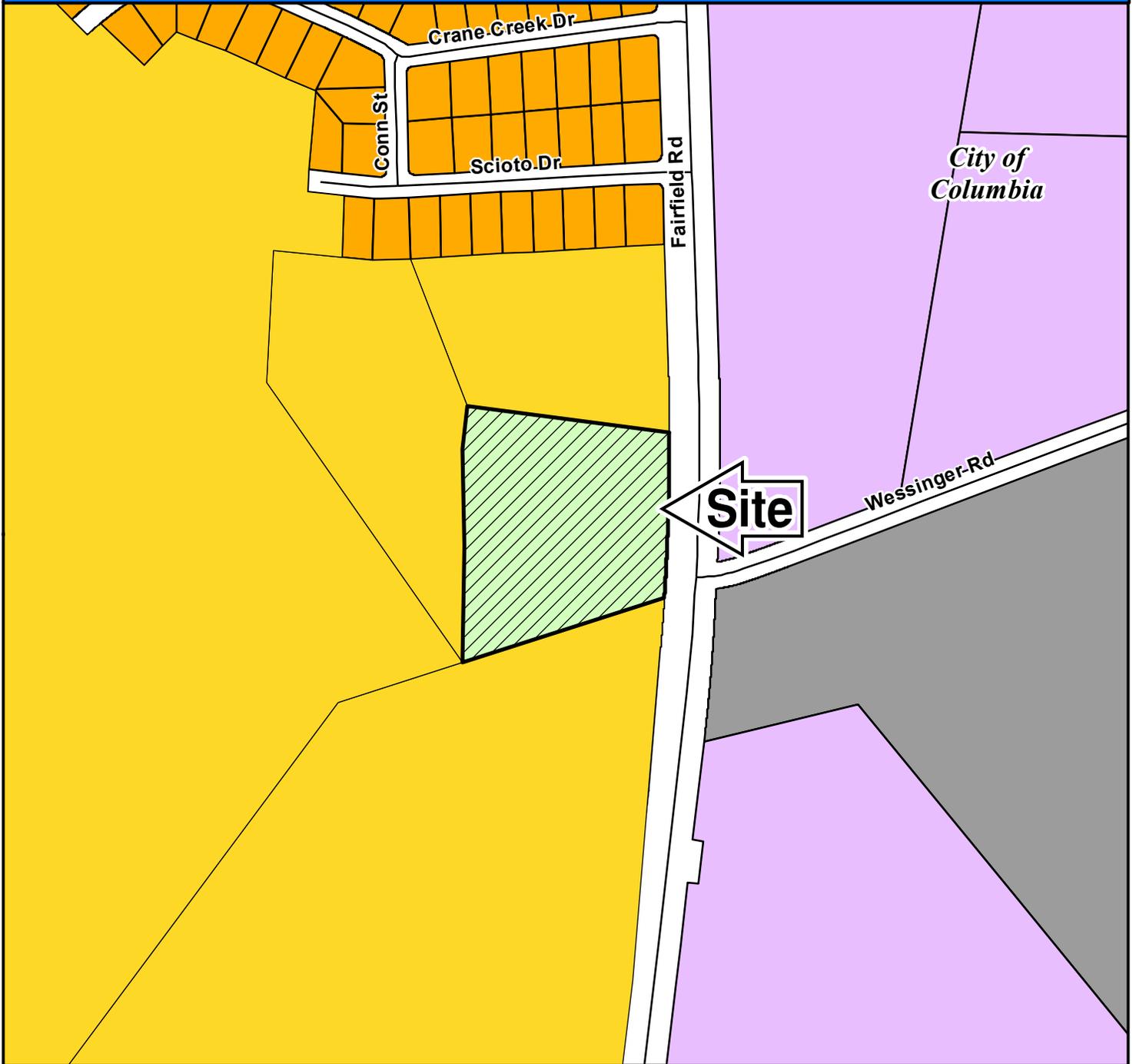
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# Case 21-032 MA

## RU to LI



### 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	

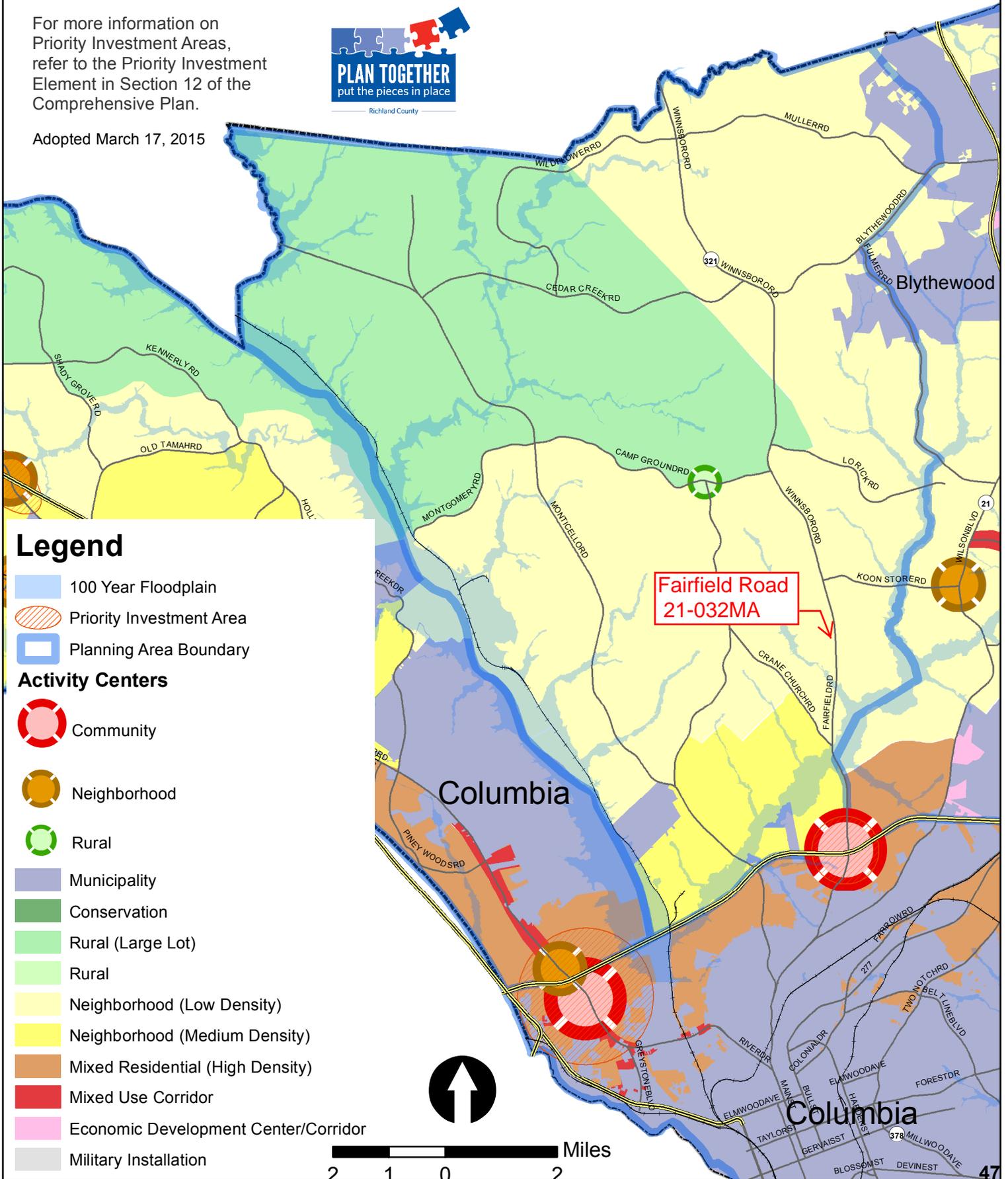


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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:** October 4, 2021  
**RC PROJECT:** 21-033 MA  
**APPLICANT:** Charles Eleazer

**LOCATION:** Rauch Metz Road

**TAX MAP NUMBER:** R02500-07-36  
**ACREAGE:** 3.23 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The PDD parcel south of the site was rezoned under case number 02-035MA.

A GC parcel east of the site on Broad River Road was rezoned from Light Industrial District (M-1) under case number 07-061MA.

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 51 dwelling units\*.

Direction	Existing Zoning	Use
<u>North:</u>	RU/M-1	Undeveloped/Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	M-1/M-1	Lawn Care Service/Self Storage
<u>West:</u>	RU	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject property has frontage along Rauch Metze Road and is undeveloped. Rauch Metze Road is a two-lane local road without sidewalks and streetlights along this section. The immediate area is characterized by commercial uses east of the site and undeveloped parcels to the north, west and south.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east 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 southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.85 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 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 2020 SCDOT traffic count (Station #396) located west of the subject parcel on Rauch Metze Road identifies 6,400 Average Daily Trips (ADT's). Rauch Metze Road is classified as a two lane local road, maintained by SCDOT with a design capacity of 8,600 ADT's. Rauch Metze Road is currently operating at Level of Service (LOS) "B".

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

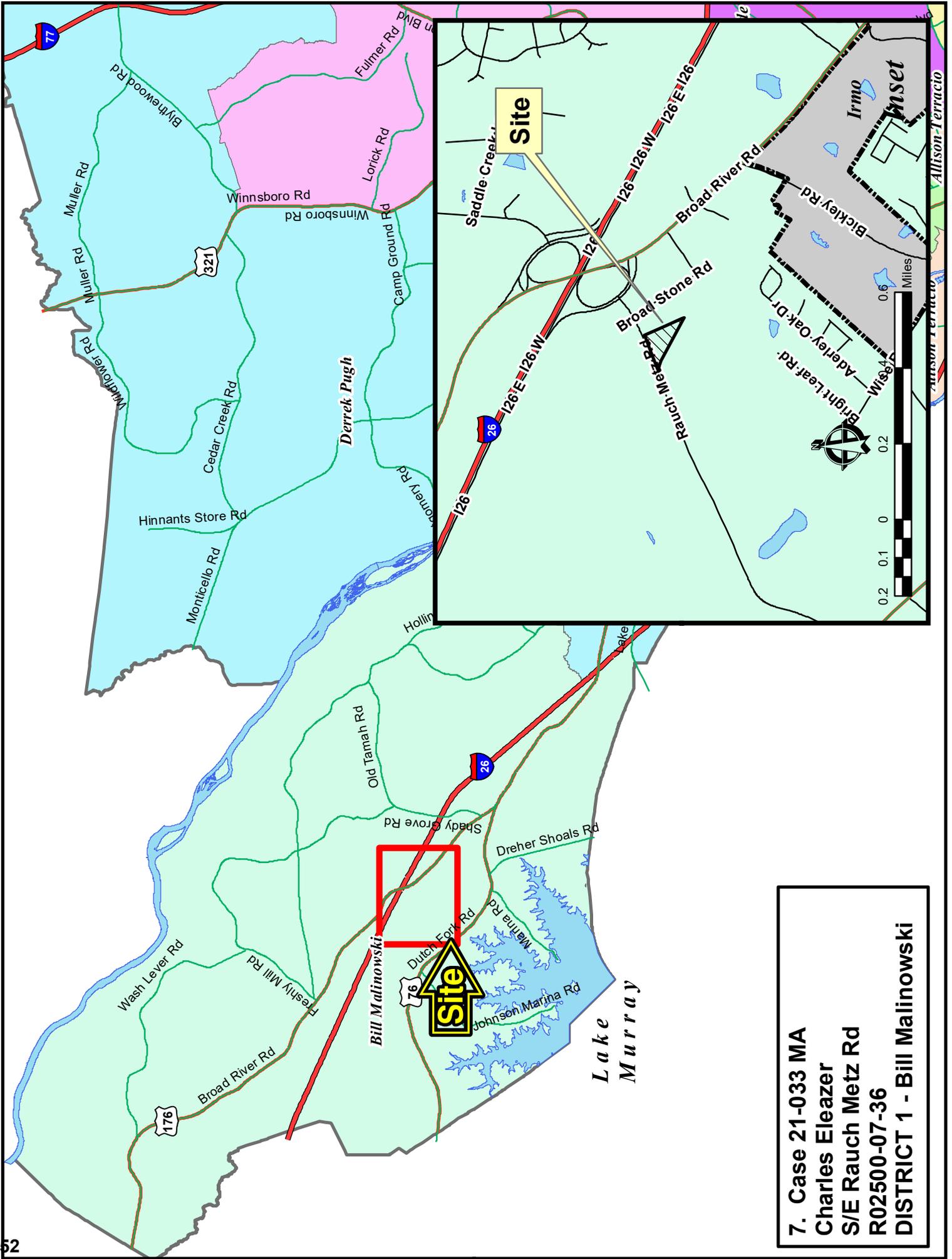
### **Conclusion**

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**

**October 26, 2021.**



**7. Case 21-033 MA**  
**Charles Eleazer**  
**S/E Rauch Metz Rd**  
**R02500-07-36**  
**DISTRICT 1 - Bill Malinowski**

**Case 21-033 MA**  
**RU to GC**  
**TMS R14402-04-05**

**site**

Rauch Metz Rd

Brad Stone Rd

126  
Bradford River Rd  
126

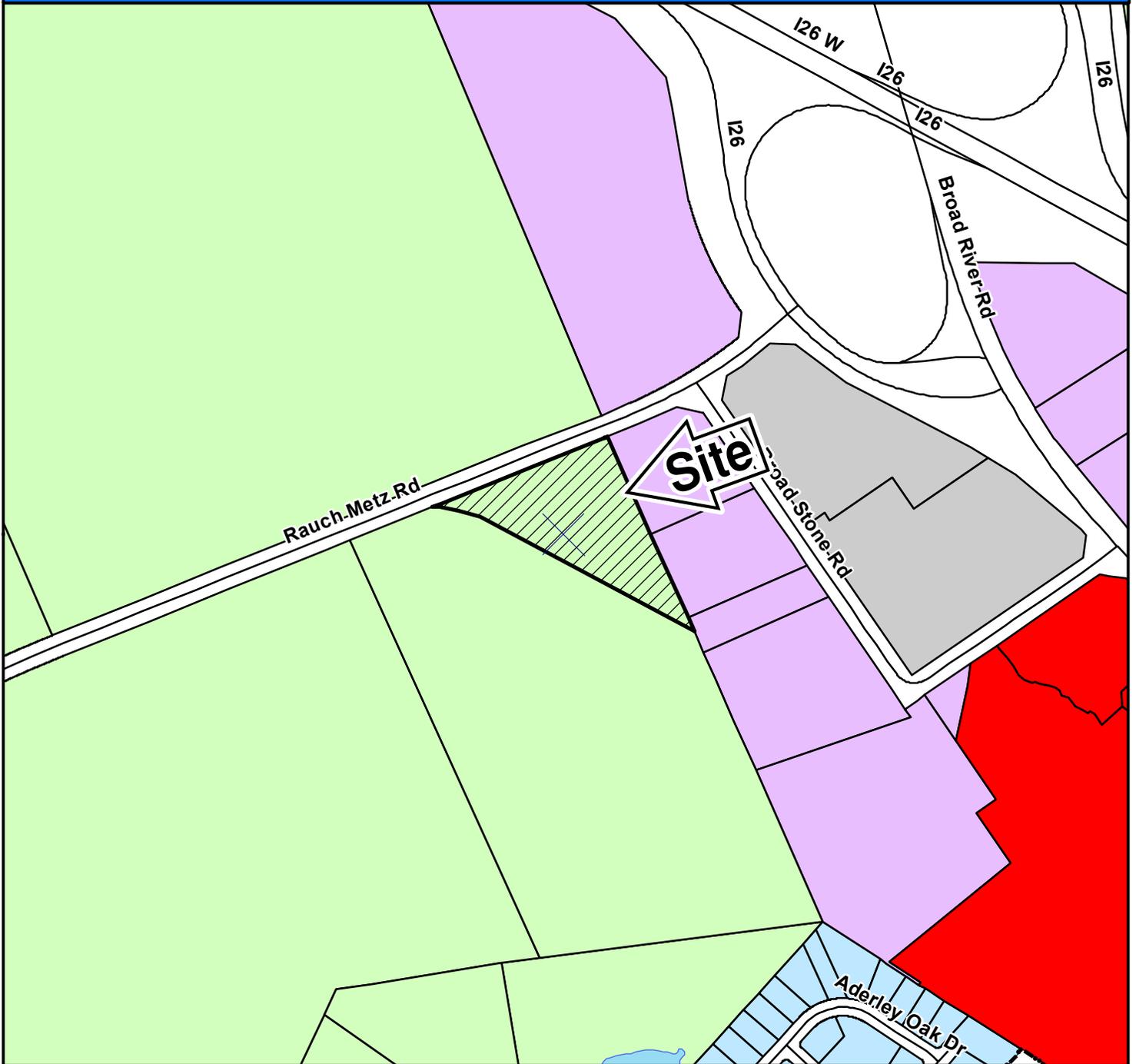
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

# Case 21-033 MA RU to GC

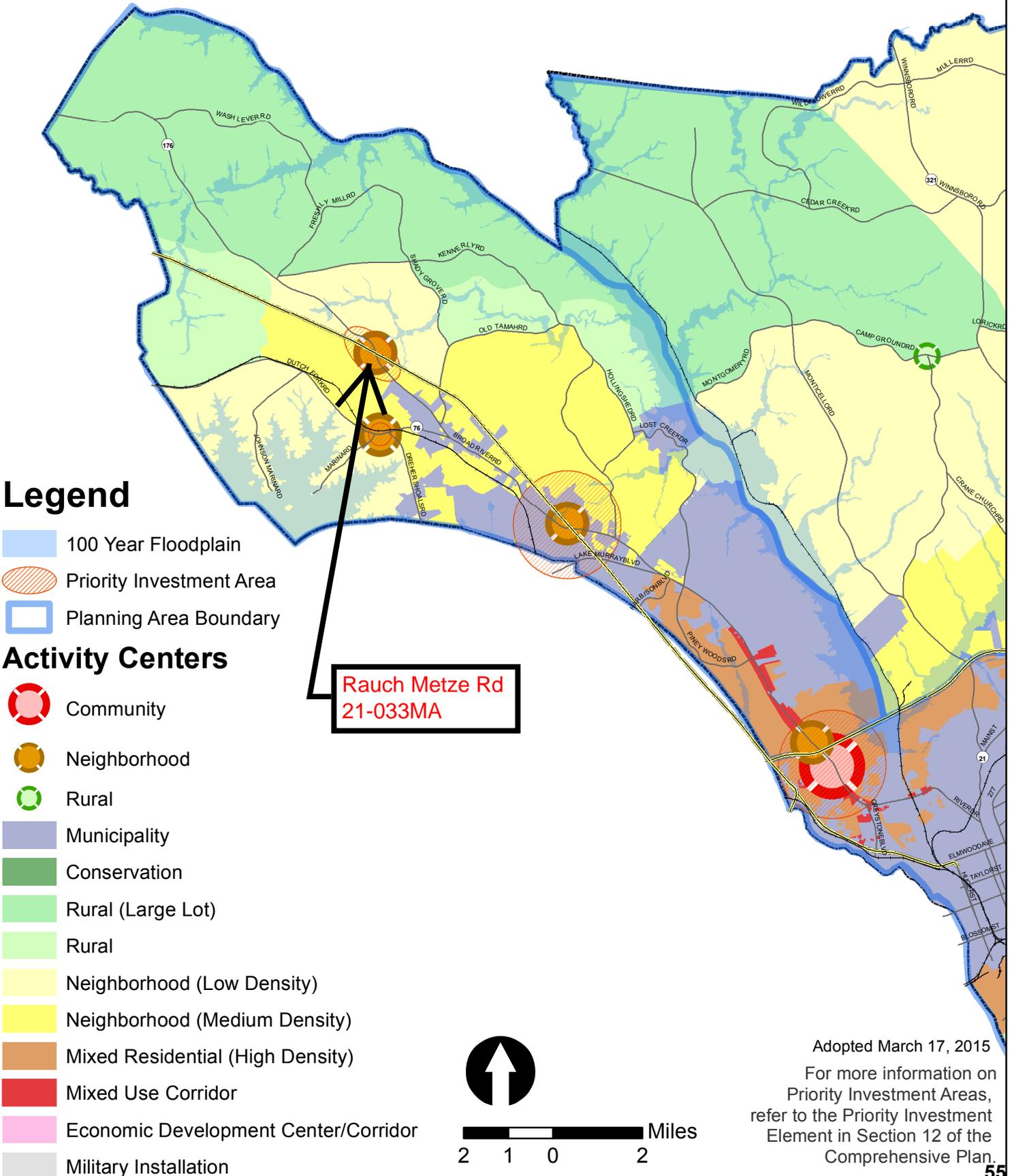


## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		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



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:** October 4, 2021  
**RC PROJECT:** 21-034 MA  
**APPLICANT:** J.T. Simpson

**LOCATION:** 517 Mason Road

**TAX MAP NUMBER:** R11708-02-11 & 13  
**ACREAGE:** 1.7 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** September 17, 2021

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). The properties were rezoned to General Commercial (C-3) under case number 93-038MA.

**Zoning District Summary**

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	M-1	Equipment Rental Facility
<b><u>South:</u></b>	RS-MD	JP Thomas Elementary School
<b><u>East:</u></b>	RS-MD	Residence
<b><u>West:</u></b>	RS-MD	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The sites have frontage along Mason Road. The sites are primarily vacant with a structure on one of the sites. There are no sidewalks or streetlights along Mason Road. The surrounding area is characterized by residential, institutional, and commercial uses.

### **Public Services**

The Greenview fire station (station number 12) is located on N Main Street, approximately one mile east of the subject parcel on N Main Street Road. The J.P. Thomas Elementary School is located opposite the subject site. 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 **Mixed Use Corridor**

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2020 SCDOT traffic count (Station #417) located east of the subject parcel on Mason Road identifies 2,800 Average Daily Trips (ADT's). This section of Mason Road is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Mason Road is currently operating at Level of Service (LOS) "A".

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

### **Conclusion**

Staff recommends **Disapproval** of this map amendment, as the proposed request would not be consistent with the objective of the 2015 Plan.

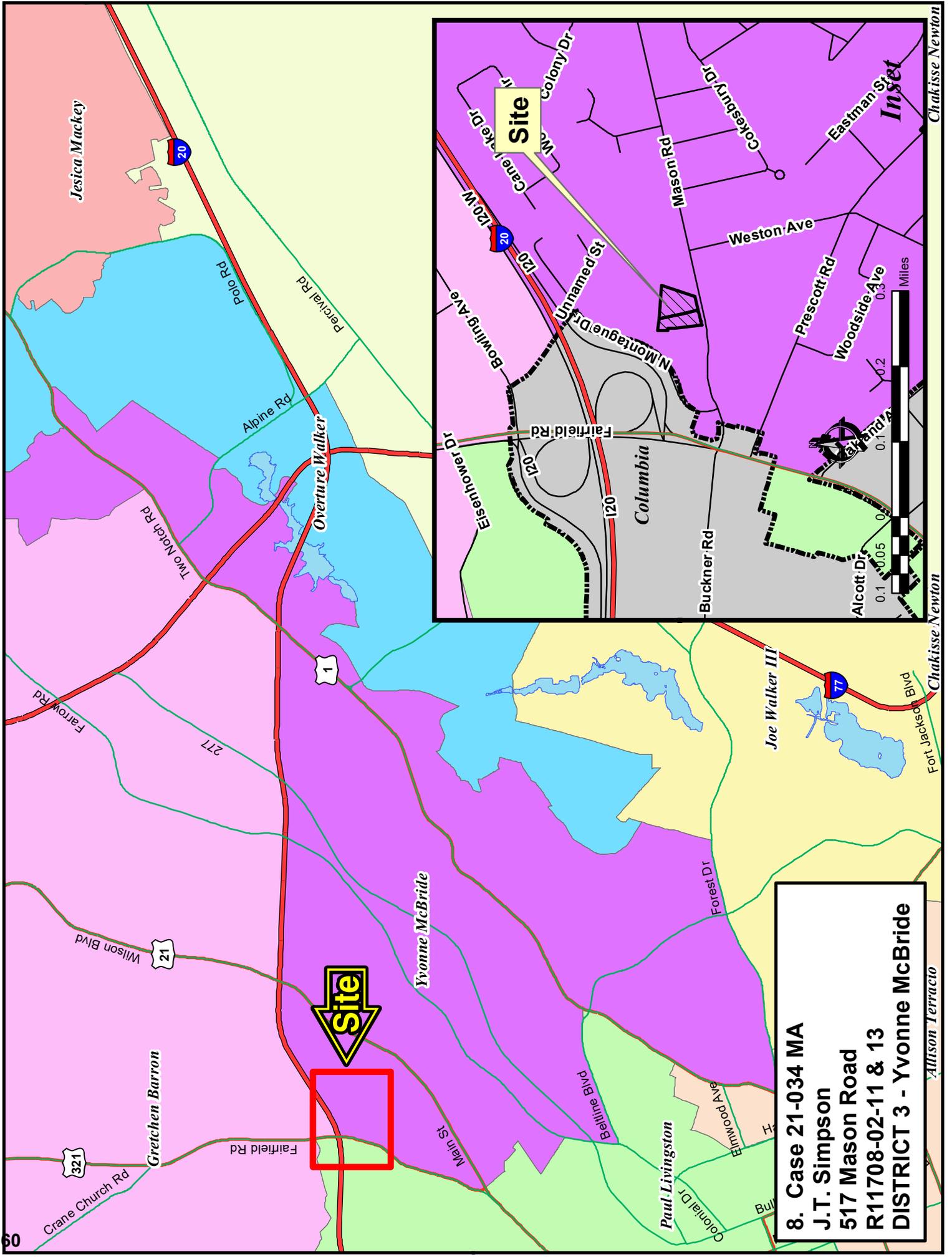
The Mixed Residential future land use designation provides for a range of land uses supportive of neighborhoods commercial and employment needs. Single-family, multi-family, office, institutional, commercial, and recreational uses all are appropriate within this area.

While industrial development may be found in these areas, additional industrial development with significant community impacts is discouraged unless the area is specifically identified for these uses.

For these reasons, staff recommends **Disapproval**.

<b>Zoning Public Hearing Date</b>
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**October 26, 2021.**



**8. Case 21-034 MA**  
**J.T. Simpson**  
**517 Mason Road**  
**R11708-02-11 & 13**  
**DISTRICT 3 - Yvonne McBride**

Chakisse Newton

Chakisse Newton

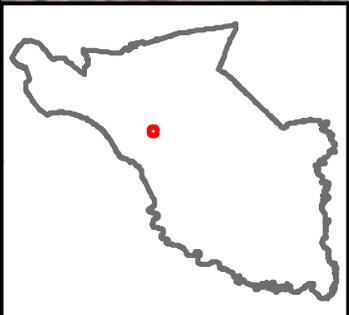
Allison Terracio

**Case 21-034 MA**  
**GC to LI**  
**TMSR11708-02-11 & 13**

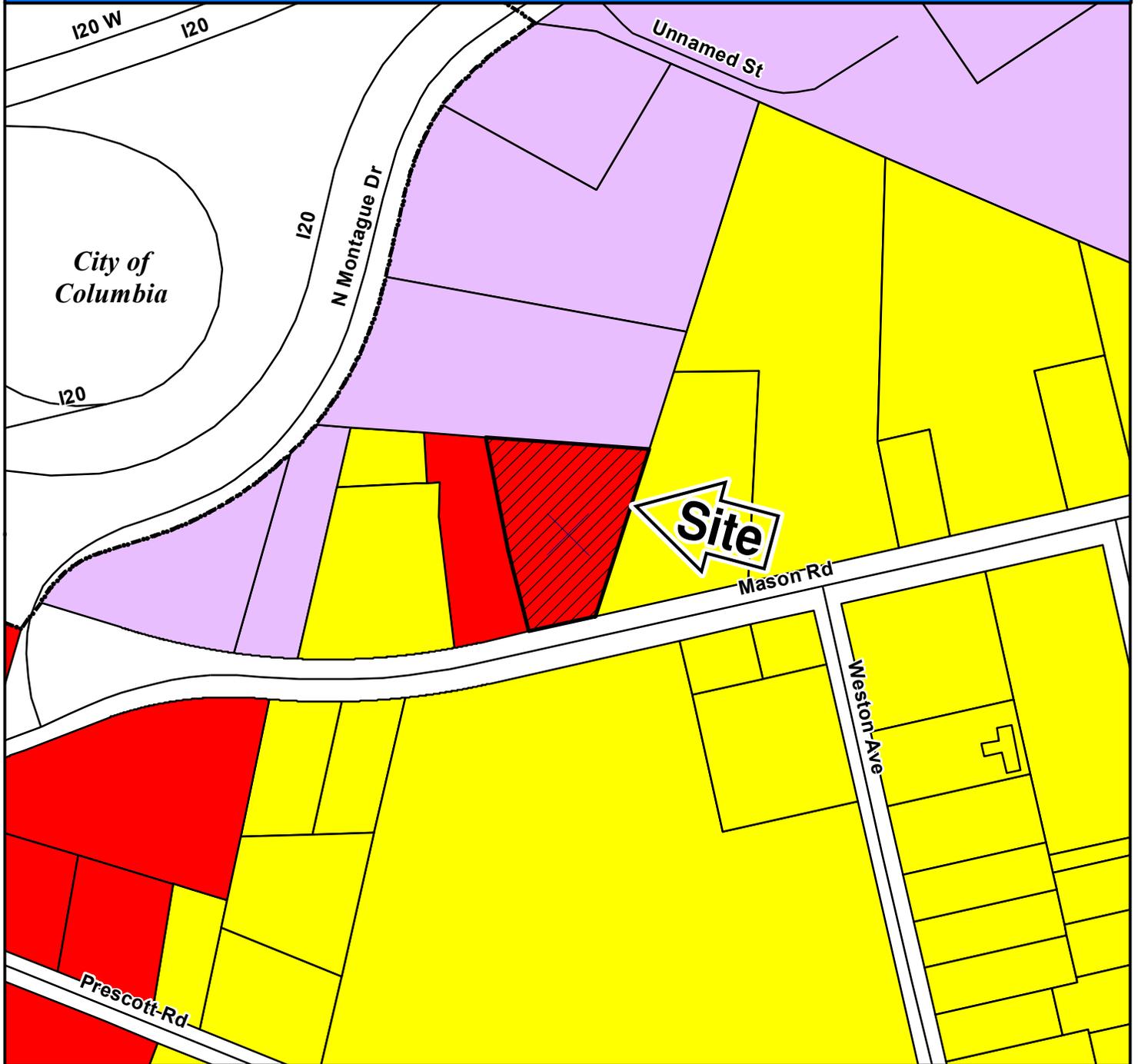


**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



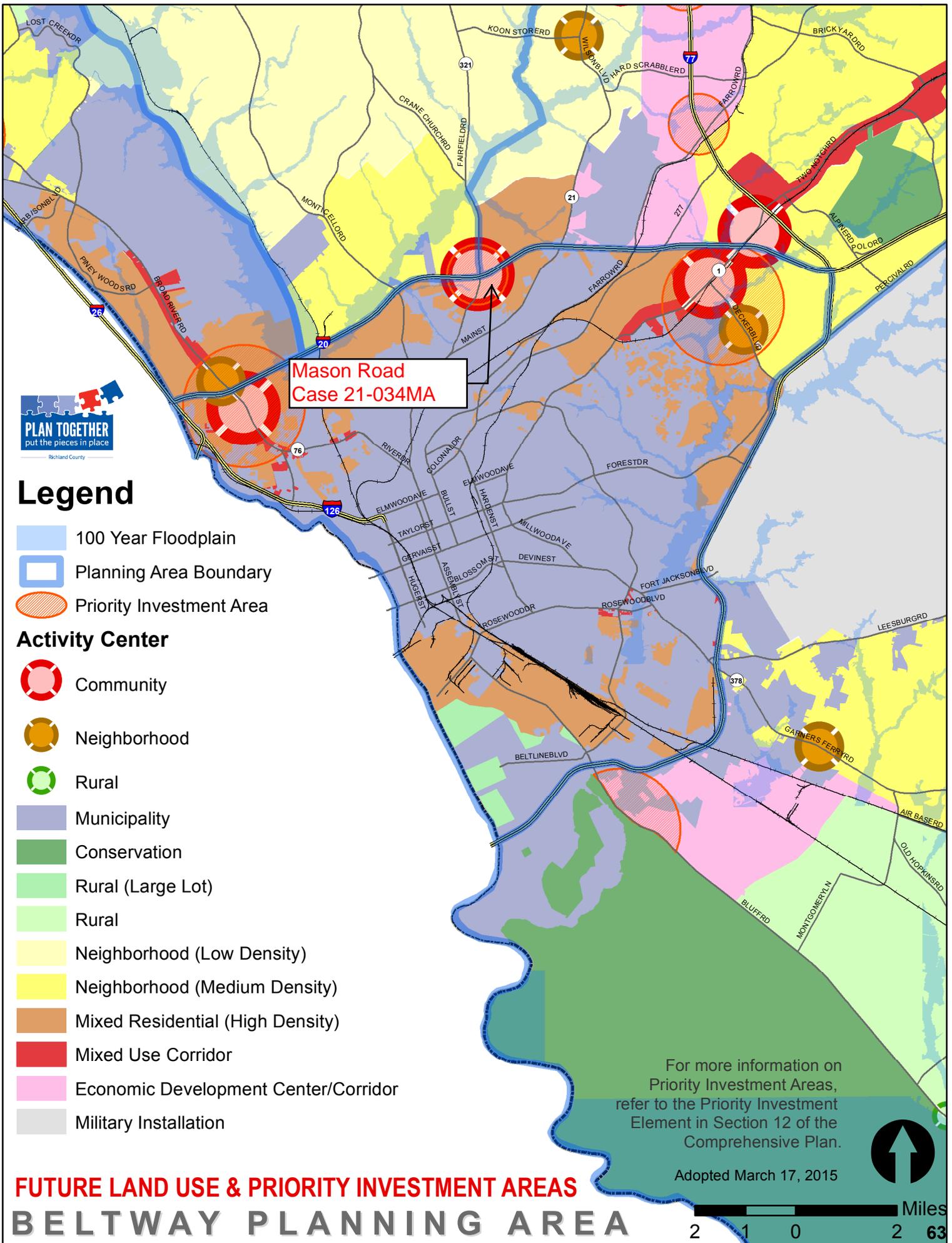
# Case 21-034 MA GC to LI



## 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

- 100 Year Floodplain
- Planning Area Boundary
- 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.

Adopted March 17, 2015



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









Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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