

# **RICHLAND COUNTY PLANNING COMMISSION**



**December 5, 2022**

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

Revised: The acreage for case #22-037 has been corrected to reflect 90.79 acres.



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, December 5, 2022**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

**Revised: The acreage for case #22-037 has been corrected to reflect 90.79 acres.**

Chairman –

Vice Chairman – Gary Dennis

Christopher Yonke • Frederick Johnson, II • Beverly Frierson • John Metts  
Charles Durant • Terrence Taylor • Chris Siercks

1. **PUBLIC MEETING CALL TO ORDER** ..... Gary Dennis, Vice Chair
2. **PUBLIC NOTICE ANNOUNCEMENT** ..... Gary Dennis, Vice Chair
3. **SPECIAL ELECTION (Per Section 2 of the Planning Commission Rules of Procedure)**
4. **ADDITIONS / DELETIONS TO THE AGENDA**
5. **APPROVAL OF MINUTES: June 6, 2022 and September 8, 2022**
6. **CONSENT AGENDA [ACTION]**

**a. ROAD NAMES**

**b. MAP AMENDMENTS**

1. Case # 22-036 MA District 10  
Cheryl D. English  
Anthony & Danyelle Timmons  
RM-MD to RC (3.00 acres)  
8350 Old Percival Road  
TMS# R19814-03-01  
Staff Recommendation: Disapproval  
Page 1
2. Case # 22-037 MA District 2  
Derrek Pugh  
Kevin Steelman  
RU to RS-E (90.79 acres)  
1000 Kelly Mill  
TMS# R23300-02-02  
Staff Recommendation: Disapproval  
Page 9
3. Case # 22-038 MA District 8  
Overture Walker  
Drew Huddleston  
RU to GC (2.72 acres)  
W/S Hard Scrabble Road  
TMS# R20300-04-17  
Staff Recommendation: Disapproval  
Page 17

4. Case # 22-039 MA  
Richland County  
M-1 to HI (318.57 acres)  
Bluff Road and Longwood Road  
TMS# R18900-02-22, R16100-03-17, R16100-03-05, R16100-02-03, R16200-03-02, R16100-02-22, R18900-01-01, and R16100-02-07  
Staff Recommendation: Approval  
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District 10  
Cheryl English

**7. CHAIRMAN'S REPORT**

**8. PLANNING DIRECTOR'S REPORT**

- a. **Report of Council - November ZPH**  
Page 33

**9. OTHER ITEMS FOR DISCUSSION**

- a. **Short Term Rentals**

**10. OTHER ITEMS FOR DISCUSSION [ACTION]**

- a. **Election of Officers - 2023**
- b. **Adoption of 2023 Calendar**  
Page 35
- c. **Planning Commission Rules of Procedure**

**11. ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-036 MA  
**APPLICANT:** Anthony & Danyelle Timmons

**LOCATION:** 8350 Old Percival Road

**TAX MAP NUMBER:** R19814-03-01  
**ACREAGE:** 3.0 acres  
**EXISTING ZONING:** RM-MD  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** November 17, 2022

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

With the adoption of the 2005 Land Development Code the RG-1 District was designated Residential Multi-Family Medium Density (RM-MD) District.

**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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	M-1	Undeveloped
<b><u>South:</u></b>	RS-3	Residence
<b><u>East:</u></b>	RM-MD/RM-MD	Residence/ Undeveloped
<b><u>West:</u></b>	RS-3/ RS-3	Residence/ Residence

## Discussion

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

The subject property has road frontage along Old Percival Road. Old Percival Road is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by a gym. The general area is characterized by residential uses, and an automobile scrap yard. The property to the north is undeveloped. East of the property is a residence and undeveloped parcel. West and south is a single-family residential subdivision.

### **Public Services**

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.44 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.36 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine Road

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 2021 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 7,200 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) “B”.

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

## Conclusion

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, commercial development or 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. The subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial.

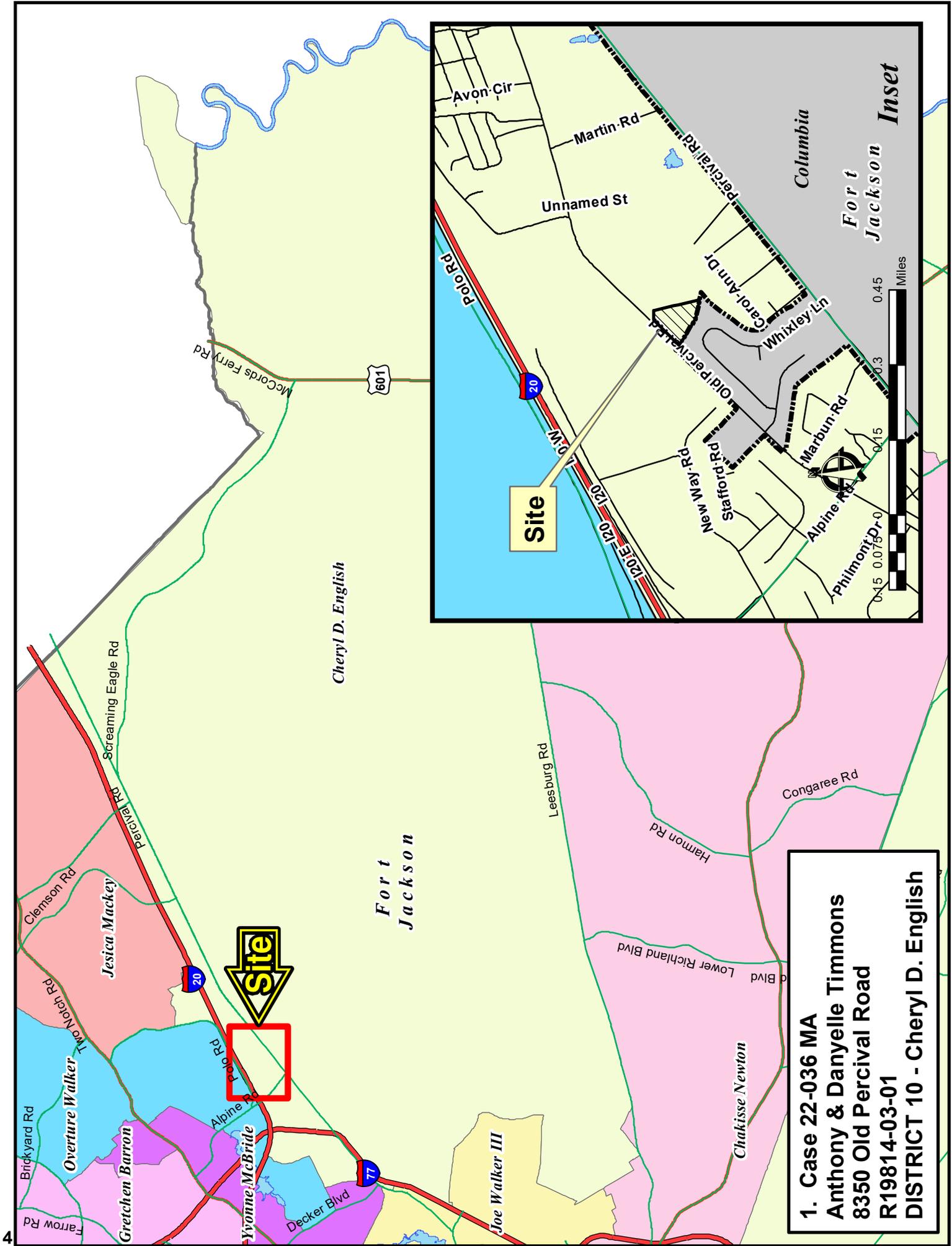
The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

In addition, the intent of the RC District is to serve isolated areas of the County. The area around the subject location is not an "...isolated agricultural and rural residential districts...", nor are the residents located beyond the limits of service of the municipalities.

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

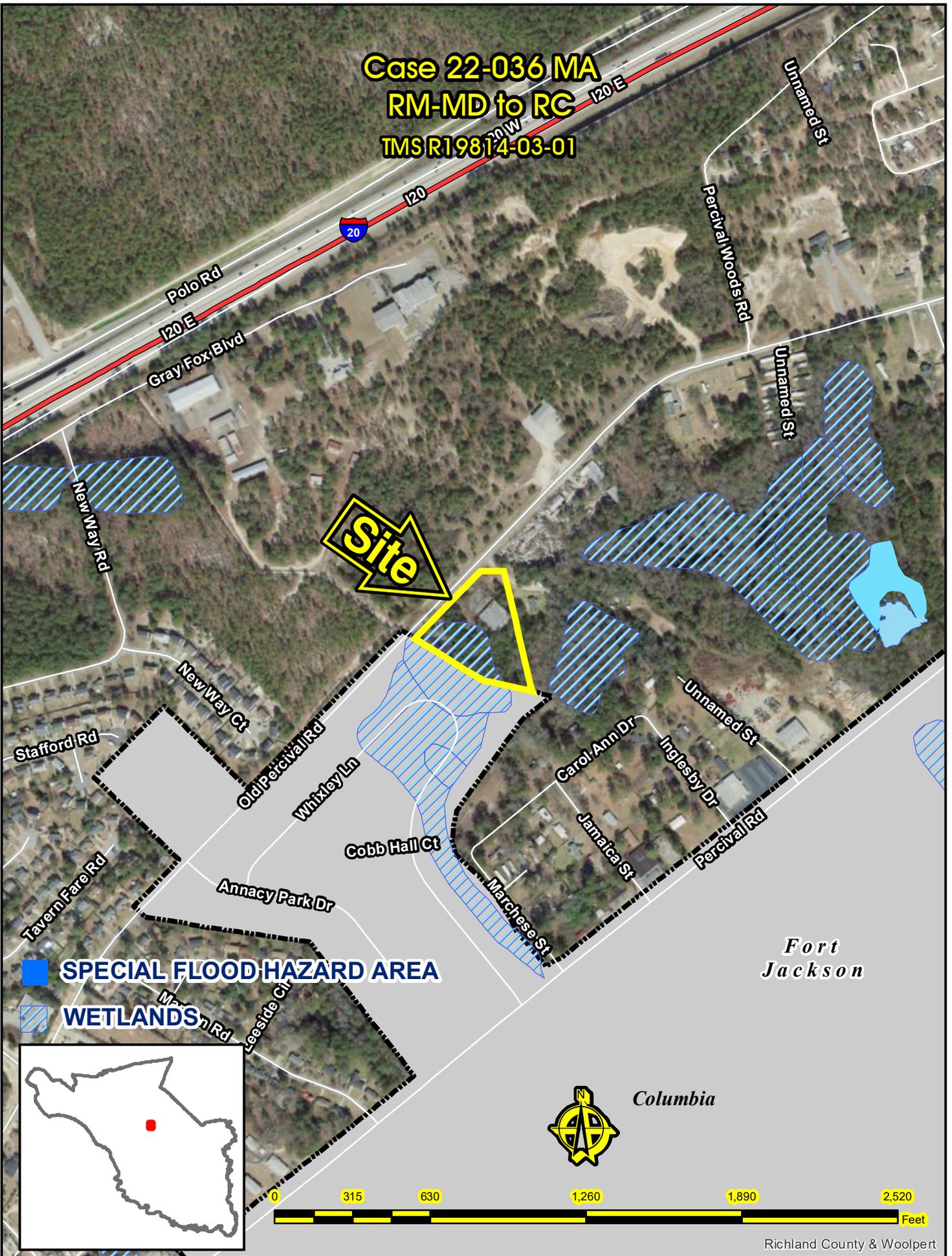
## Zoning Public Hearing Date

**15 December 2022**

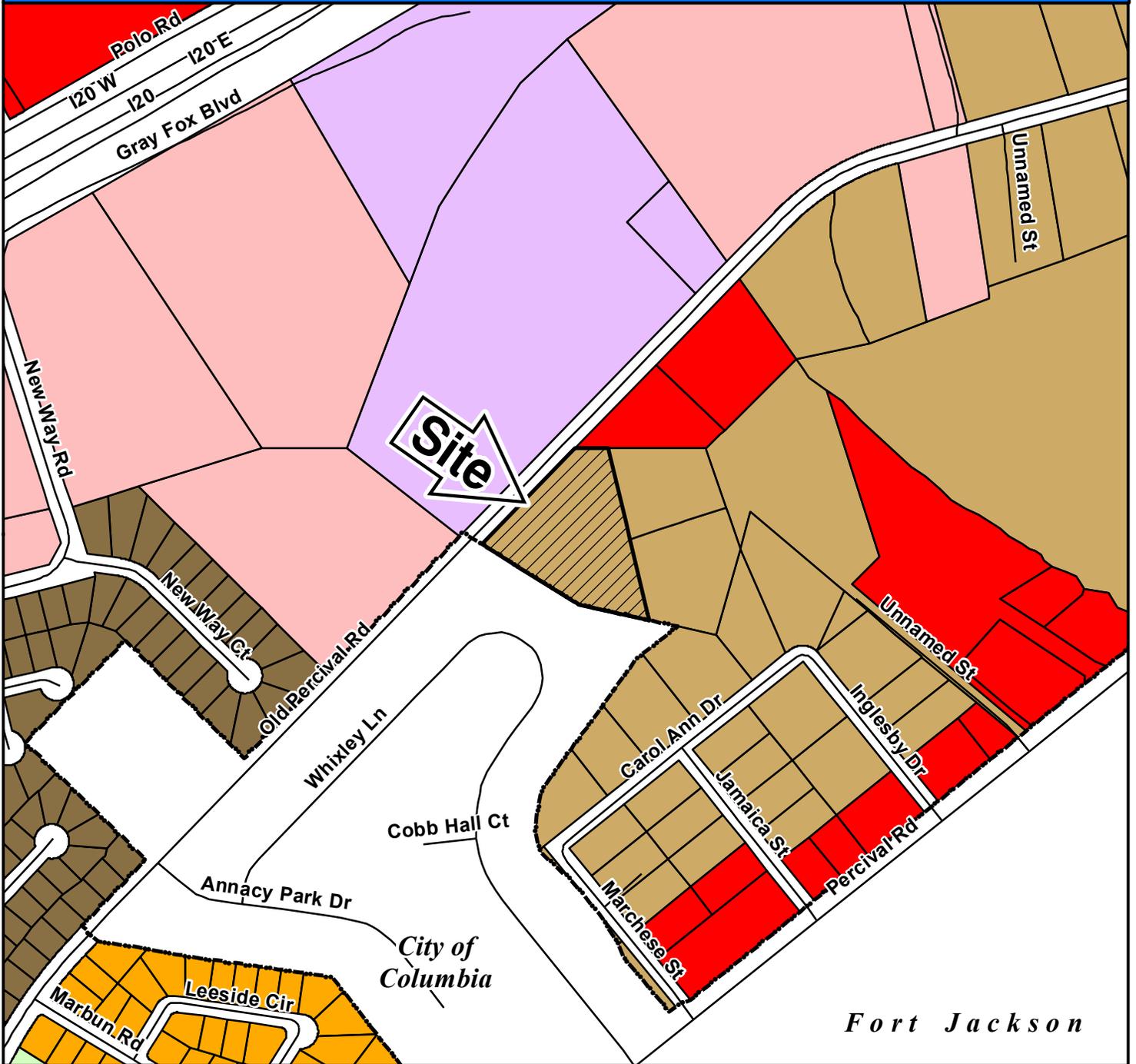


**1. Case 22-036 MA**  
**Anthony & Danyelle Timmons**  
**8350 Old Percival Road**  
**R19814-03-01**  
**DISTRICT 10 - Cheryl D. English**

**Case 22-036 MA**  
**RM-MD to RC**  
**TMS R19814-03-01**



# Case 22-036 MA RM-MD 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

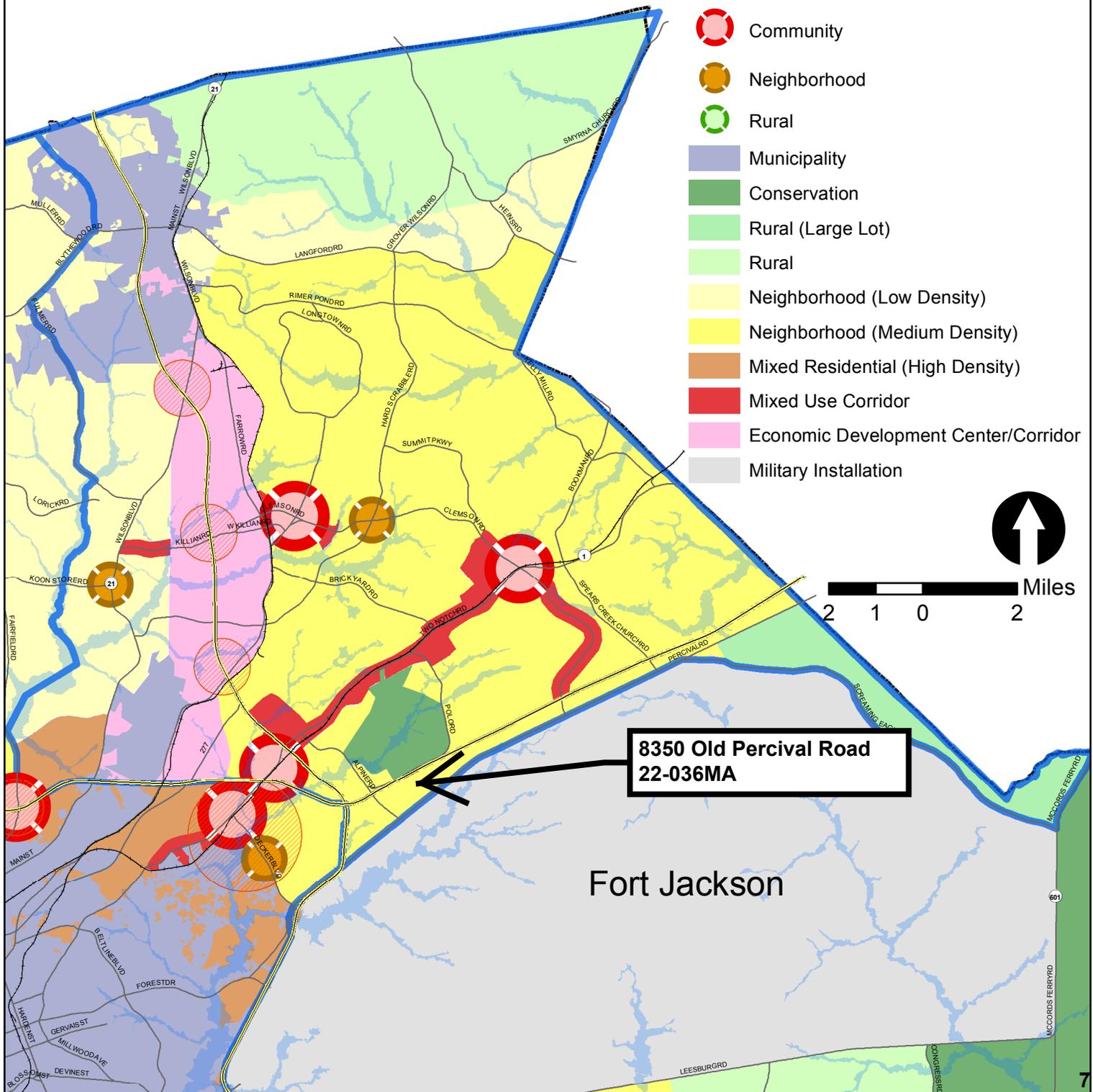


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** December 5, 2022  
**RC PROJECT:** 22-037 MA  
**APPLICANT:** Kevin Steelman  
**LOCATION:** 1000 Kelly Mill

**TAX MAP NUMBER:** R23300-02-02  
**ACREAGE:** 90.79 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** November 17, 2022

**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 PDD parcels south of the site were rezoned to Planned Development District (PDD) under case number 97-48MA (Ordinance number 082-97HR) and amended under ordinance number 036-01HR.

The RS-LD parcel northwest of the site was rezoned from TROS to Residential Single-Family Low Density (RS-LD) District under case number 19-022MA.

The RS-LD parcel west of the site was rezoned from Rural (RU) to RS-LD under case number 17-022MA.

**Zoning District Summary**

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County. Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet.\*

\*Based upon a gross density calculation, the maximum number of units for this site is approximately: 197 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 / RU/ RU	Residence/ Residence / Undeveloped
<b><u>South:</u></b>	PDD/ PDD	Residential Subdivision/ YMCA
<b><u>East:</u></b>	RU/ RU	Undeveloped/ Residences
<b><u>West:</u></b>	RU/ RS-LD	Residence/ Residential Subdivision

**Discussion**

***Parcel/Area Characteristics***

The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Kelly Mill Road and EJW Road. This section of Kelly Mill Road is two-lane undivided collector without sidewalks or streetlights maintained by SCDOT. EJW Road is a local, unpaved road owned and maintained by the County. The general area is comprised of larger-lot residences, single-family dwellings within residential subdivisions, and undeveloped parcels.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. The subject parcel is within the boundaries of Richland School District Two. Kelly Mill Middle School is south of the parcel on Kelly Mill Road. The Bear Creek Fire Station (station number 25) is located about 1.7 miles north of the subject parcel on Heins Road. The subject parcels fall within the service area for the City of Columbia for water and sewer.

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 2021 SCDOT traffic count (station #705, measuring from US 21 to Kershaw County line) located west of the subject parcel along Langford Road identified 5,700 Average Daily Trips (ADT). This section of Langford Road is classified as a two-lane undivided collector maintained by SCDOT with a design capacity of 8,600 ADTs. This section of Langford Road is operating at Level of Service (LOS) "B".

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 EJW Road through the County Penny Sales Tax program. Kelly Mill Road has been identified for roadway improvements to Kelly Mill Road from intersection at Hardscrabble Road to the Lake Carolina Elementary School entrance through the County Penny Sales Tax program.

### **Conclusion**

Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. 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 Plan recommends"

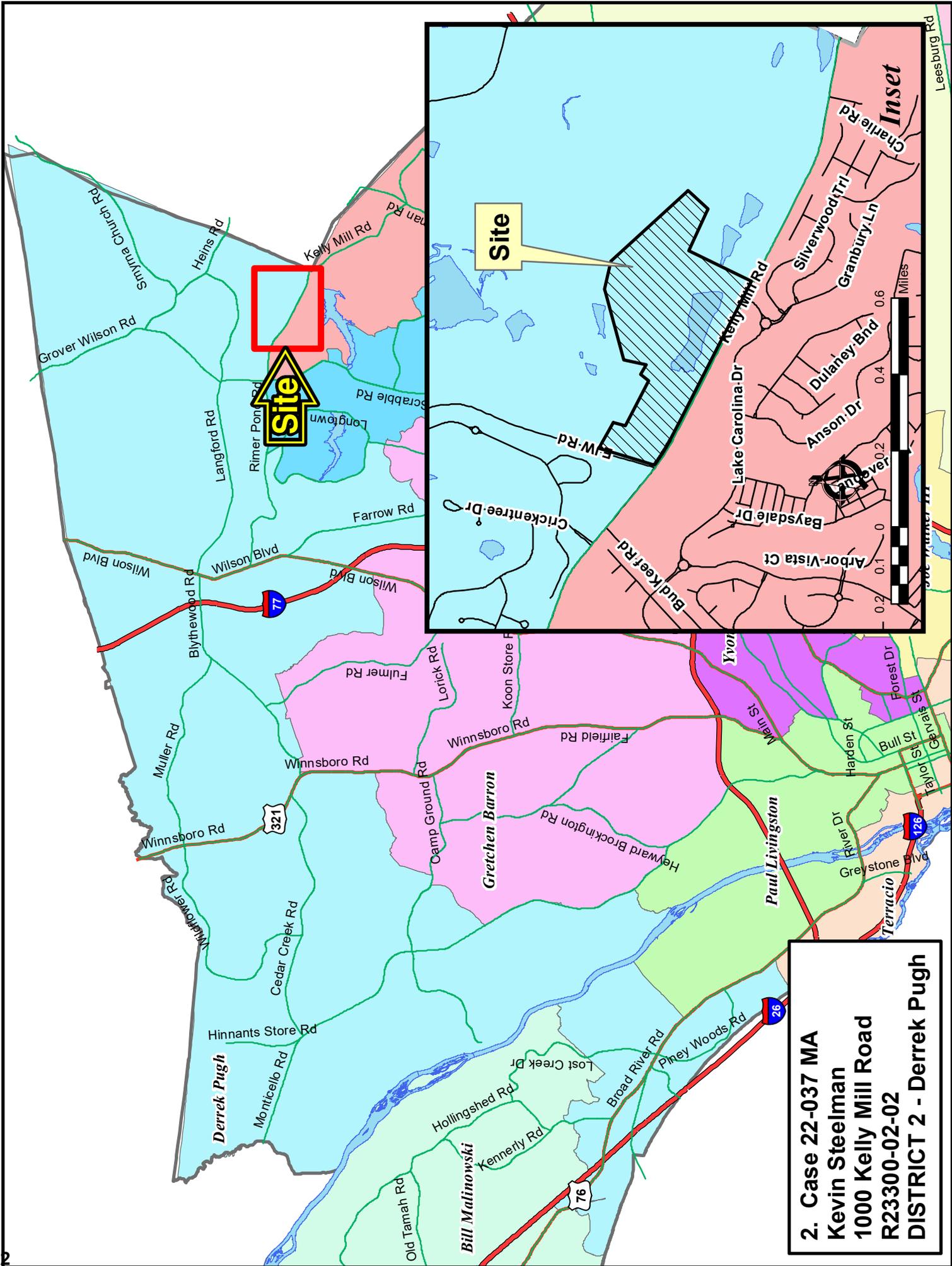
*"Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments."*

However, while the uses and density allowed under the RS-E district are not consistent with the recommendations of the Plan, the request would be consistent with the density and/or lot area of the established and proposed developments of the adjacent subdivisions north of Kelly Mill Road (Baymont and Crickentree).

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

### **Zoning Public Hearing Date**

**November 17, 2022**



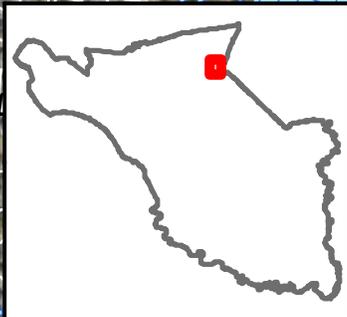
**2. Case 22-037 MA**  
**Kevin Steelman**  
**1000 Kelly Mill Road**  
**R23300-02-02**  
**DISTRICT 2 - Derrek Pugh**

**Case 22-037 MA**  
**RU to RS-E**  
**TMS R23300-02-02**

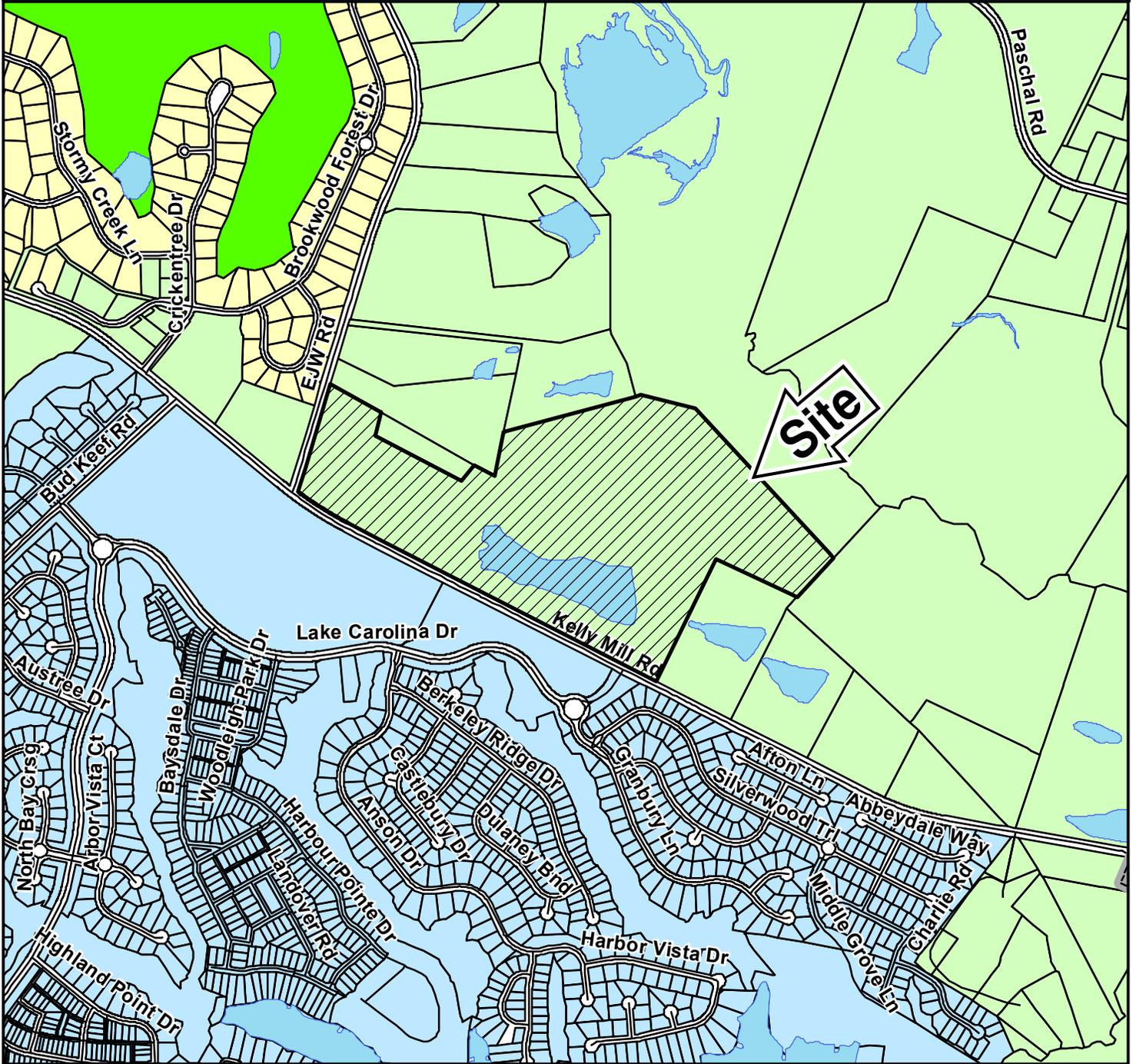
**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 22-037 MA RU to RS-E



## 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			

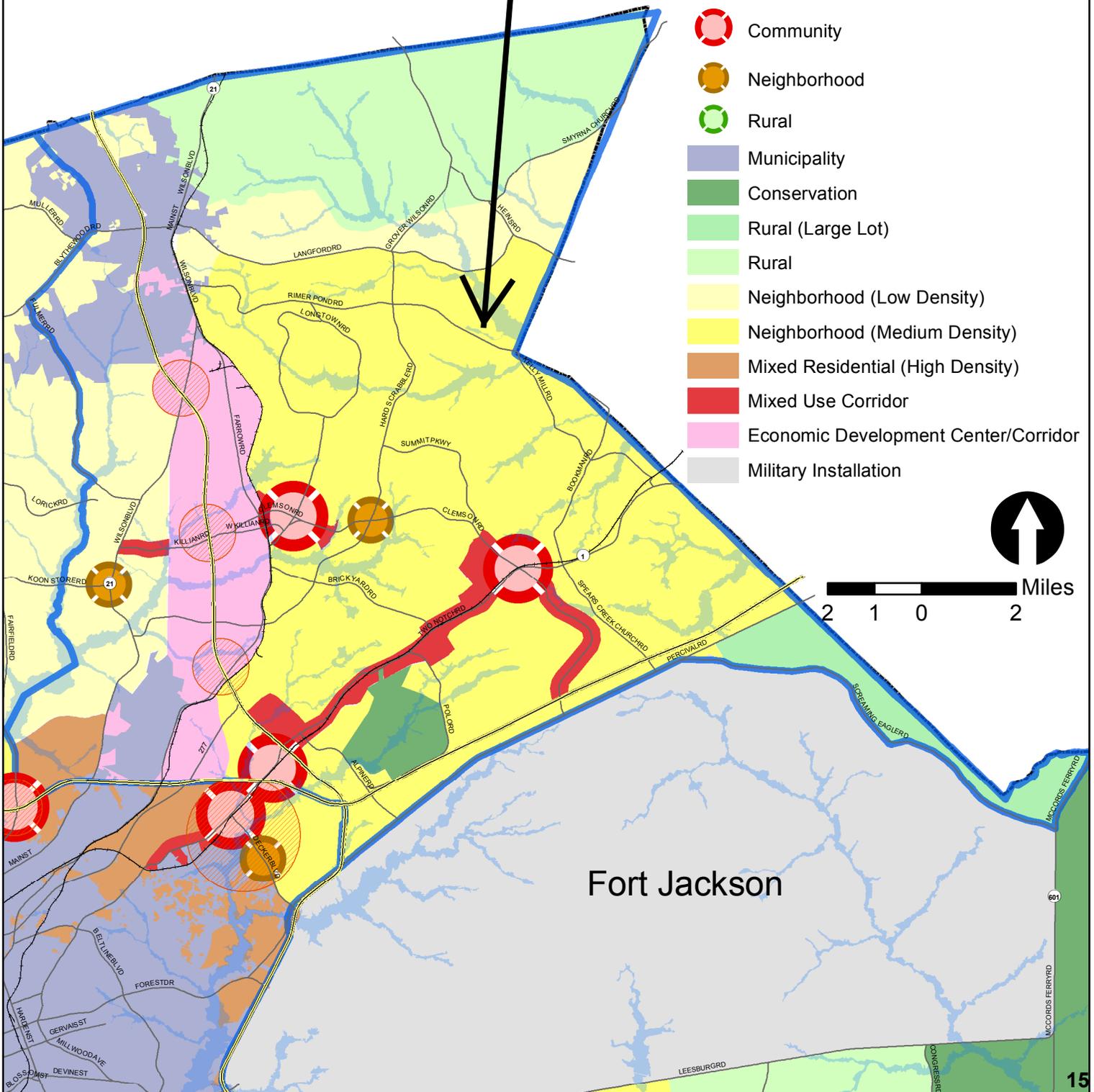
# NORTHEAST PLANNING AREA

## 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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 5, 2022  
**RC PROJECT:** 22-038 MA  
**APPLICANT:** Drew Huddleston  
**LOCATION:** Hardscrabble Road

**TAX MAP NUMBER:** R20300-04-16  
**ACREAGE:** 2.72  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 17, 2022

**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 General Commercial District (GC) parcel north of the site was rezoned under case number 20-032MA.

The Planned Development District (PDD) parcel north of the site was rezoned under case number 99-043MA (Ordinance number 006-00HR).

The PDD further north of the site was rezoned from D-1 under case number 03-053MA.

The PDD north of the site at Lee Road was rezoned from RU under case number 01-024MA.

**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.

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre. See also the special requirement provisions for single-family zero lot line dwellings at Section 26-151(c) of this chapter. (Ord. 028-09HR; 5-19-09)

Based upon a gross density calculation, the maximum number of units for this site is approximately: 43 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Retail
<b><u>South:</u></b>	GC/ GC	Recreation Area (Ashley Hall)/ Undeveloped
<b><u>East:</u></b>	PDD	Convenience store with pumps
<b><u>West:</u></b>	RS-HD	Residential Subdivision (Ashley Hall)

**Discussion**

***Parcel/Area Characteristics***

The subject site contains is undeveloped. The site has frontage along Hardscrabble Road. This section of Hardscrabble Road is a minor arterial widened to five-lanes. The general area consists of retail and commercial uses and residences. North of the subject site is zoned GC. East of the subject site is zoned PDD. South of the subject site is zoned GC. West of the subject site is zoned RS-HD.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Rice Creek Elementary School is located approximately 0.7 miles north the subject site on Hardscrabble Road. Water service would be provided by City of Columbia or another utility. Sewer would be through City of Columbia or another utility. There is a fire hydrant north of the site on Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 600 feet southeast of the subject site.

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 Character**

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

**Desired Development Pattern**

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

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #430) located north of the subject parcel on Hardscrabble Road identifies 23,700 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "C".

SCDOT currently has a widening project for Hardscrabble Road that is currently in progress.

### **Conclusion**

Principally, staff recommends **Disapproval** of this map amendment as it would not be consistent with the objectives outlined in the Comprehensive Plan.

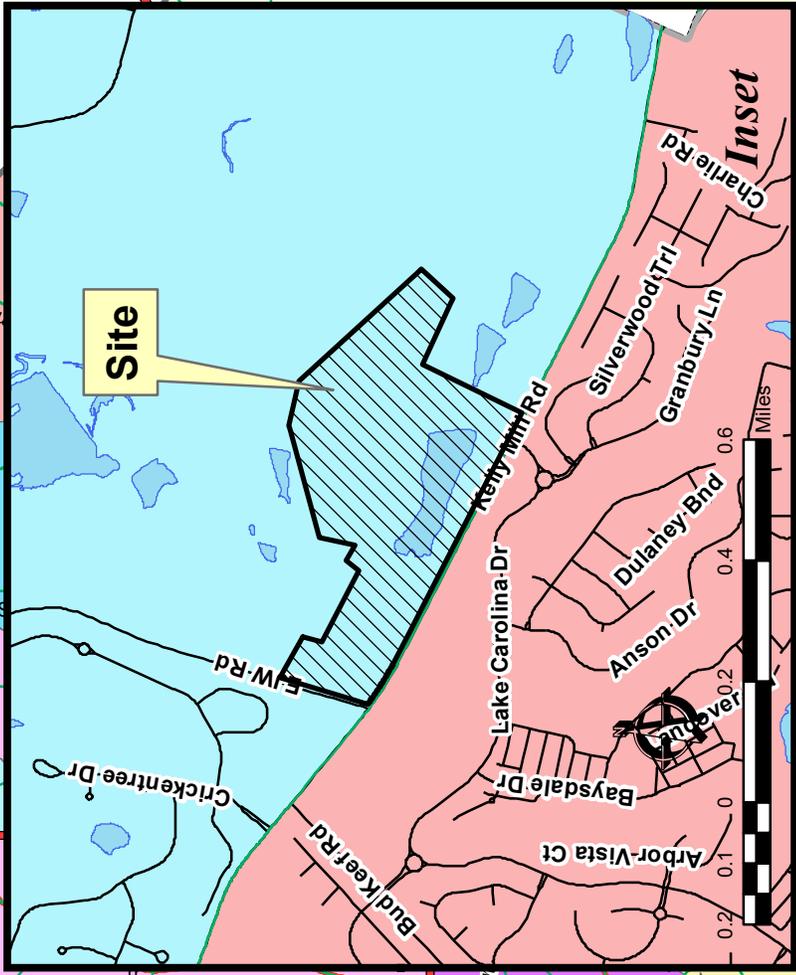
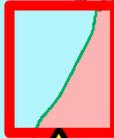
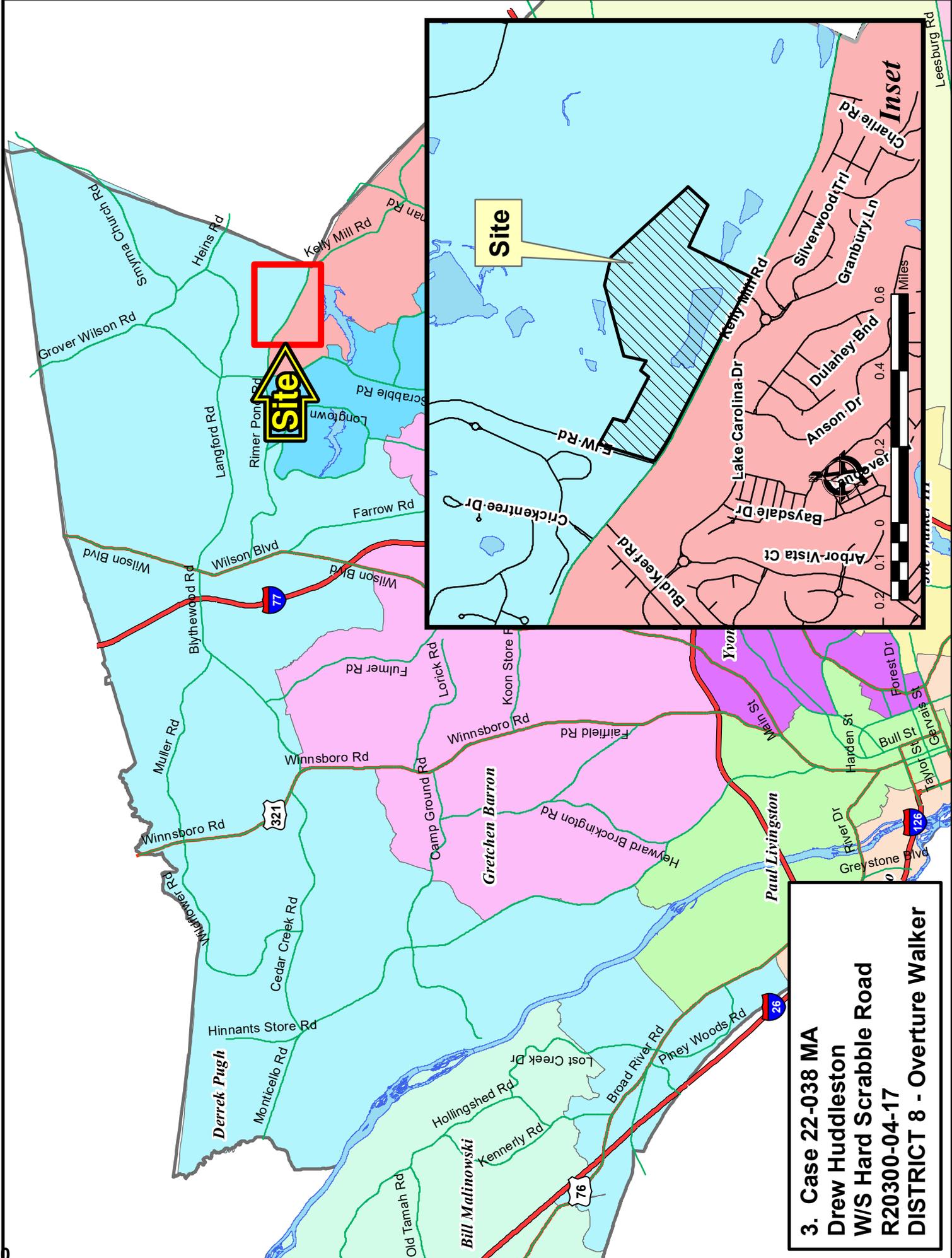
The Comprehensive Plan recommends non-residential development along main road corridors and within a contextually appropriate distance from a primary arterial. The subject site is not located along a main road corridor or within a distance of a primary arterial.

However, the request to rezone would be compatible with adjacent land uses and the current development patterns for commercial development. In addition, the current district (RU) is inconsistent with the recommendations of the Comprehensive Plan designation for this area.

As such, staff principally recommends **Disapproval**.

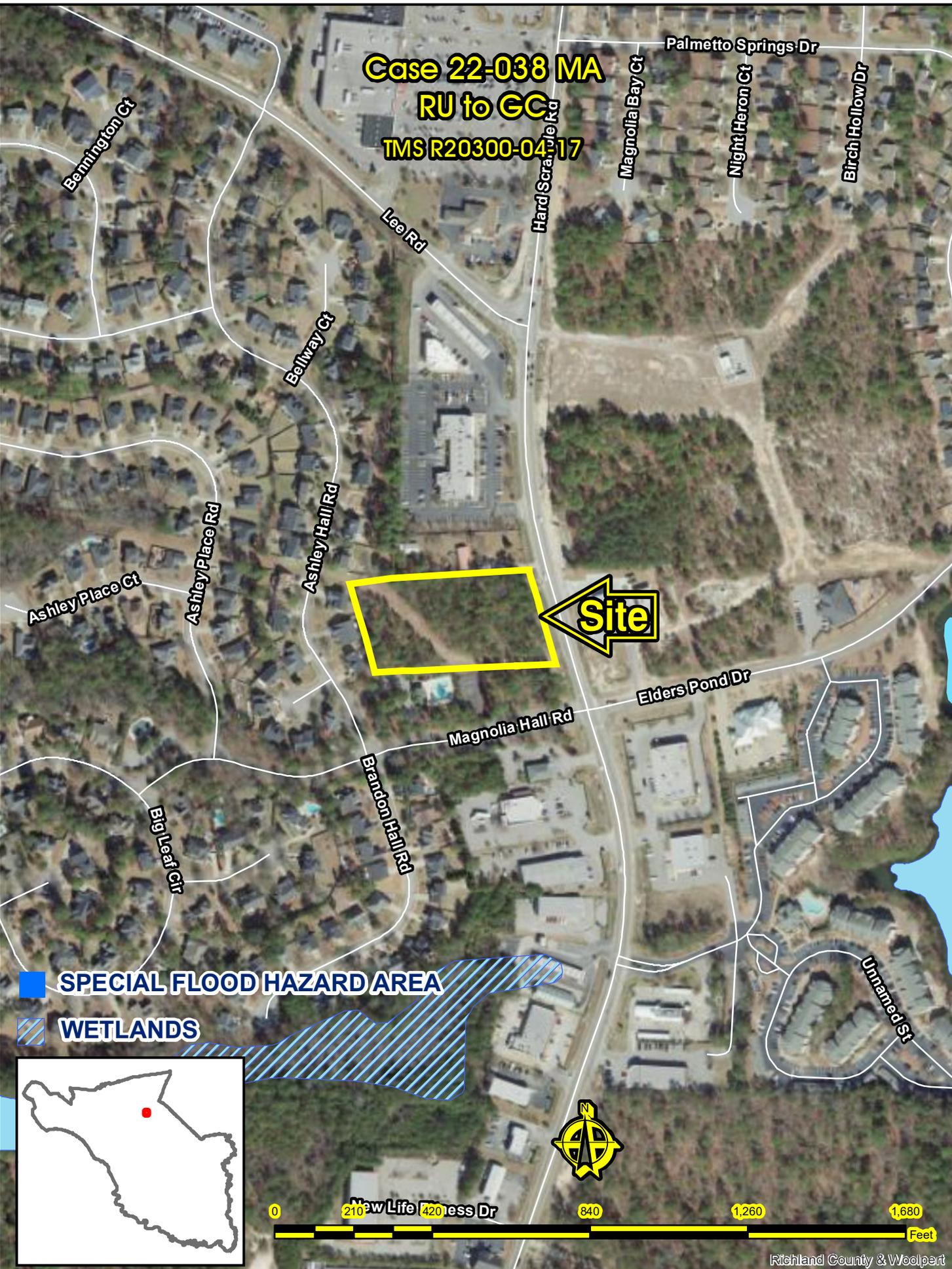
### **Zoning Public Hearing Date**

**December 15, 2022**



**3. Case 22-038 MA**  
**Drew Huddleston**  
**W/S Hard Scrabble Road**  
**R20300-04-17**  
**DISTRICT 8 - Overture Walker**

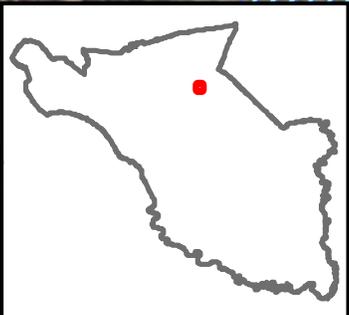
**Case 22-038 MA**  
**RU to GC**  
**TMS R20300-0417**



**SPECIAL FLOOD HAZARD AREA**

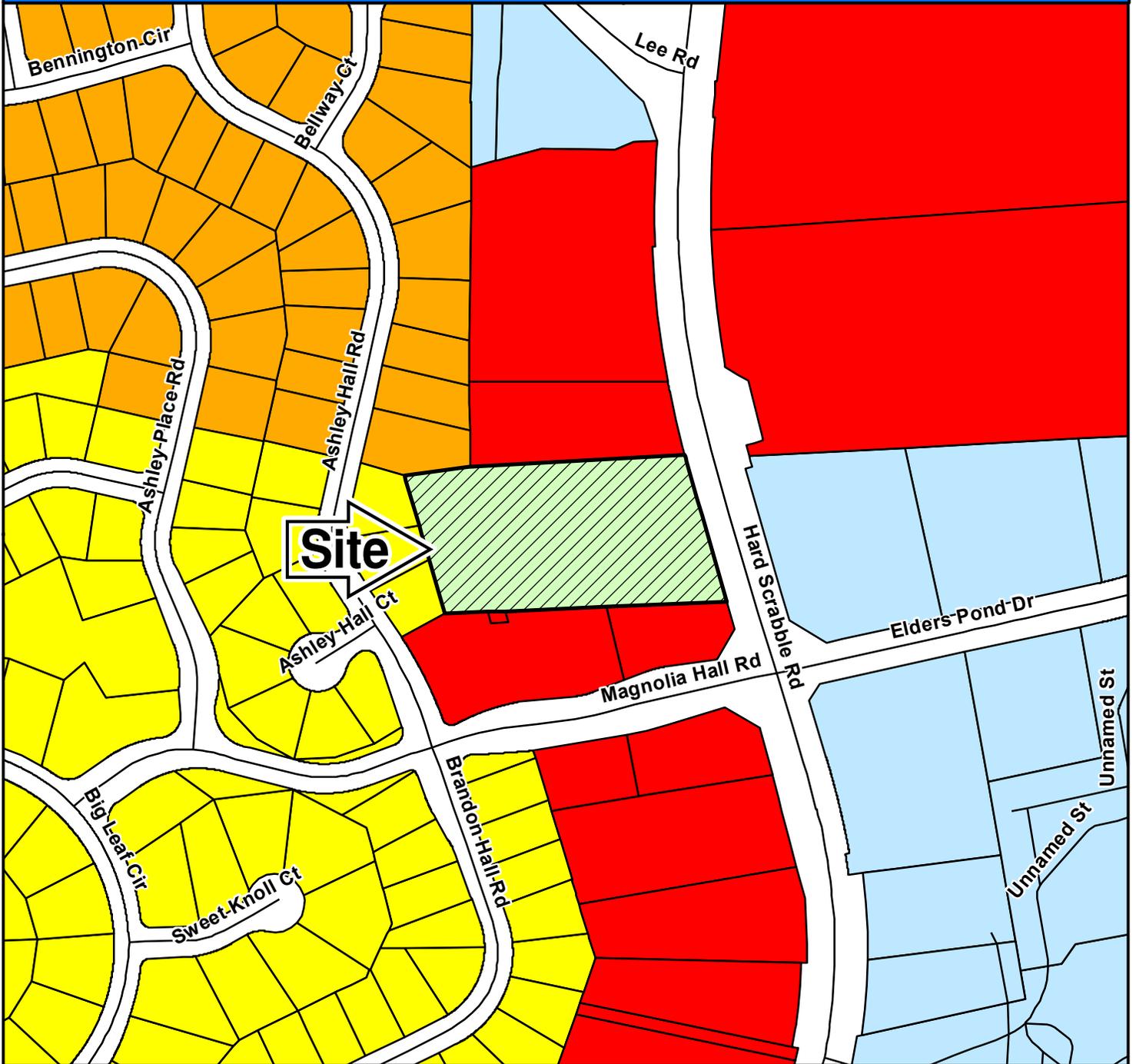
**WETLANDS**

**Site**



Richland County & Woolpert

# Case 22-038 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

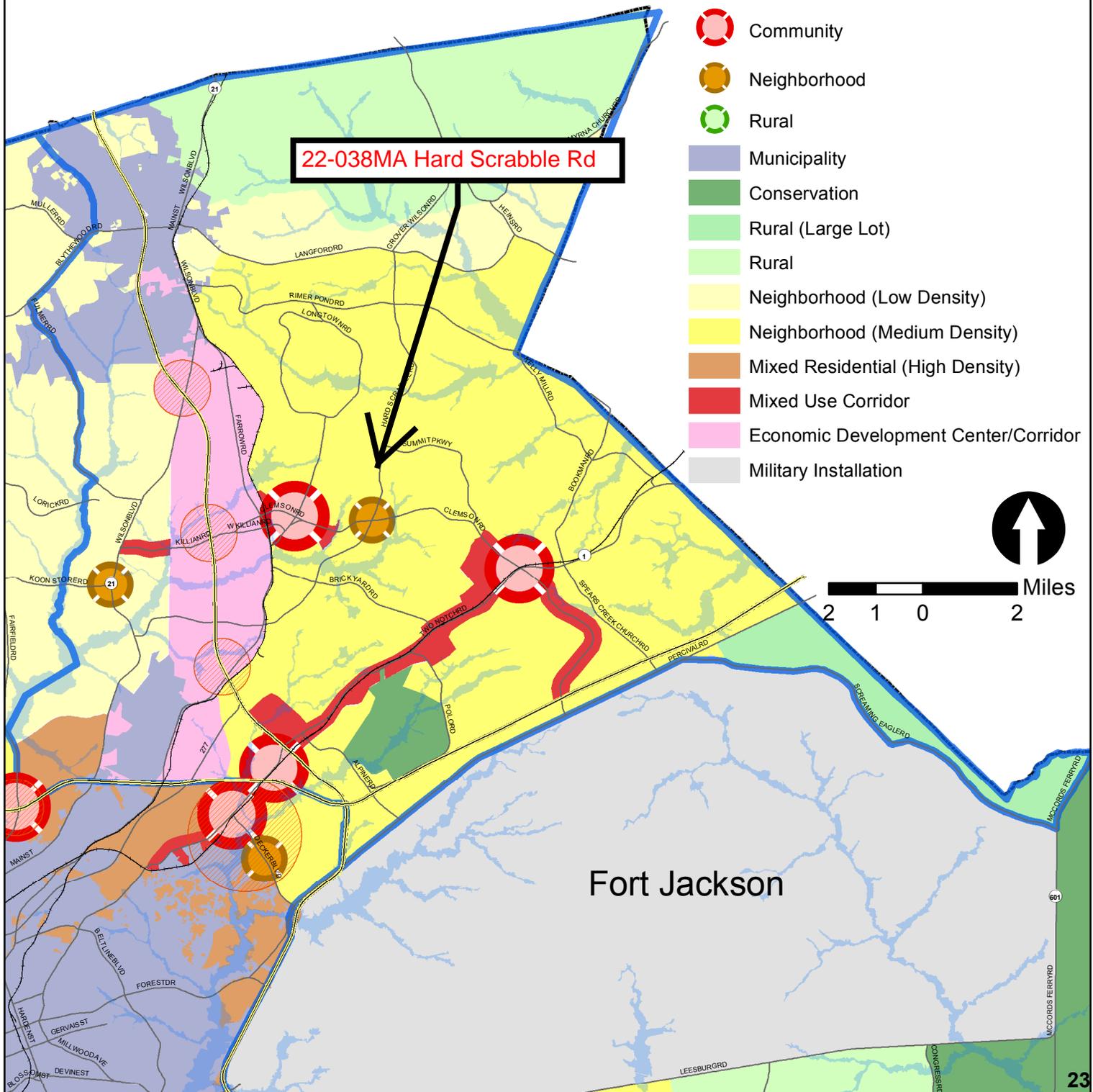


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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:** December 5, 2022  
**RC PROJECT:** 22-039 MA  
**APPLICANT:** Richland County

**LOCATION:** Bluff Road and Longwood Road

**TAX MAP NUMBER:** R18900-01-01, R18900-02-22, R16100-03-02, 05, 17, R16100-02-03, 07, 22 and R16100-02-07

**ACREAGE:** 318.57 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** November 17, 2022

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning District Summary**

The M-1 District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permitted with special requirements and/or special exceptions.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HI/ M-1	Industrial
<b><u>South:</u></b>	M-1 / M-1	ASGDC
<b><u>East:</u></b>	M-1	Undeveloped / Industrial
<b><u>West:</u></b>	M-1 / RU	Undeveloped / Industrial

**Discussion**

**Parcel/Area Characteristics**

The site is comprised of numerous parcels in various stages of developed. A majority of the subject parcels are undeveloped with a few accessory structures associated with site construction and previous agricultural and industrial uses. The general area is comprised of developing industrial property, industrial uses, including warehousing, transportation, manufacturing / processing, undeveloped property, Alvin S Glenn Detention Center (ASGDC),

and sparse residential on the fringes. The subject site has frontage along Bluff Road and Longwood Road. It will have additional frontage along Shop Road as part of the extension of Shop Road. This section of Bluff Road is an undivided two-lane minor arterial. Longwood Road is an undivided two-lane major collector. The Shop Road extension will be a four-lane divided minor arterial.

### **Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 2 miles west of the subject parcel. Annie Burnside Elementary School is located about 2.2 miles north of the subject parcel on Patterson Road. Records indicate that the parcel would require septic sewage system or a private water. Sewer and water are also likely available through the City of Columbia.

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 2021 SCDOT traffic count (Station #239) located west of the subject parcels on Bluff Road identifies 6,400 Average Daily Trips (ADT's). This section of Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) “B”.

The 2021 SCDOT traffic count (Station #685) located east and north of the subject parcel on Longwood Road identifies 1,300 Average Daily Trips (ADT's). This section of Longwood Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Bluff 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 planned or programed improvements for this section of Longwood Road through the County Penny Sales Tax program or through SCDOT. The newly proposed scope recommends

extending Shop Road from Longwood Road to Montgomery Lane and performing improvements as needed to Montgomery Lane and Old Hopkins Road.

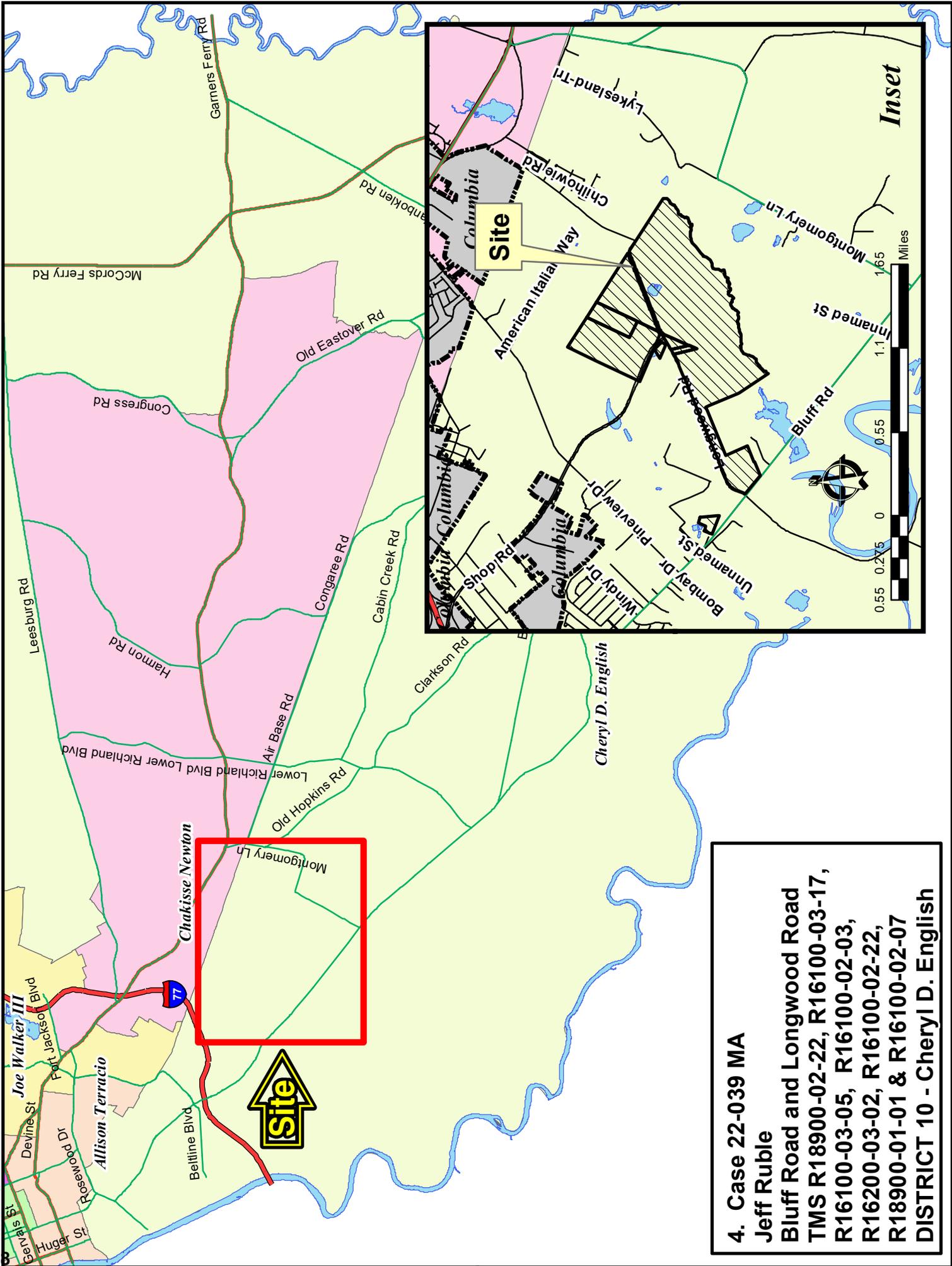
### **Conclusion**

The proposed map amendment is consistent with the objectives of the 2015 Comprehensive Plan, as the plan encourages development of manufacturing, industrial, flex space, and office uses that will minimally affect surrounding properties. The proposed zoning district would be consistent with the industrial zoning districts in the immediate area. Additionally, further policy guidance under the Economic Development Center/Corridor future land use designation notes “industrial and business parks are the preferred land use for these areas” where the subject site is part of the Pineview Industrial Park.

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

### **Zoning Public Hearing Date**

**December 15, 2022.**



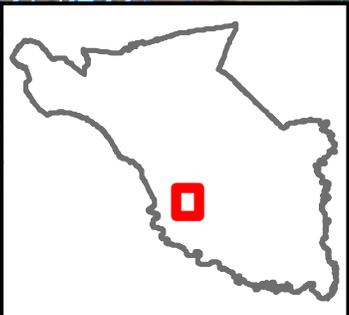
**4. Case 22-039 MA**  
**Jeff Ruble**  
**Bluff Road and Longwood Road**  
**TMS R18900-02-22, R16100-03-17,**  
**R16100-03-05, R16100-02-03,**  
**R16200-03-02, R16100-02-22,**  
**R18900-01-01 & R16100-02-07**  
**DISTRICT 10 - Cheryll D. English**

**Case 22-039 MA  
M-1 to HI**

**TMSR18900-02-22, R16100-03-17, R16100-03-05, R16100-02-03,  
R16200-03-02, R16100-02-22, R18900-01-01 & R16100-02-07**

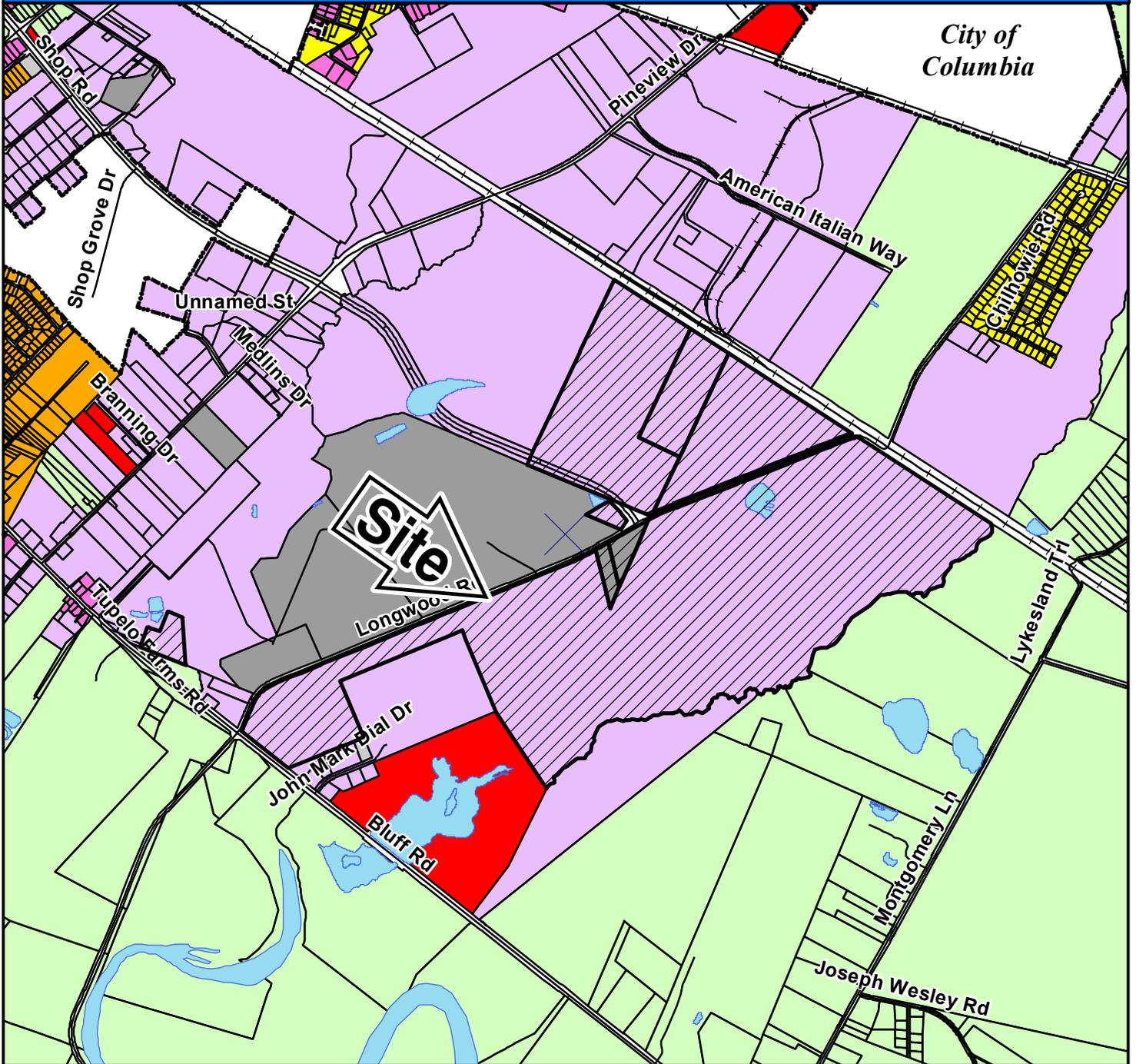


**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



# Case 22-039 MA

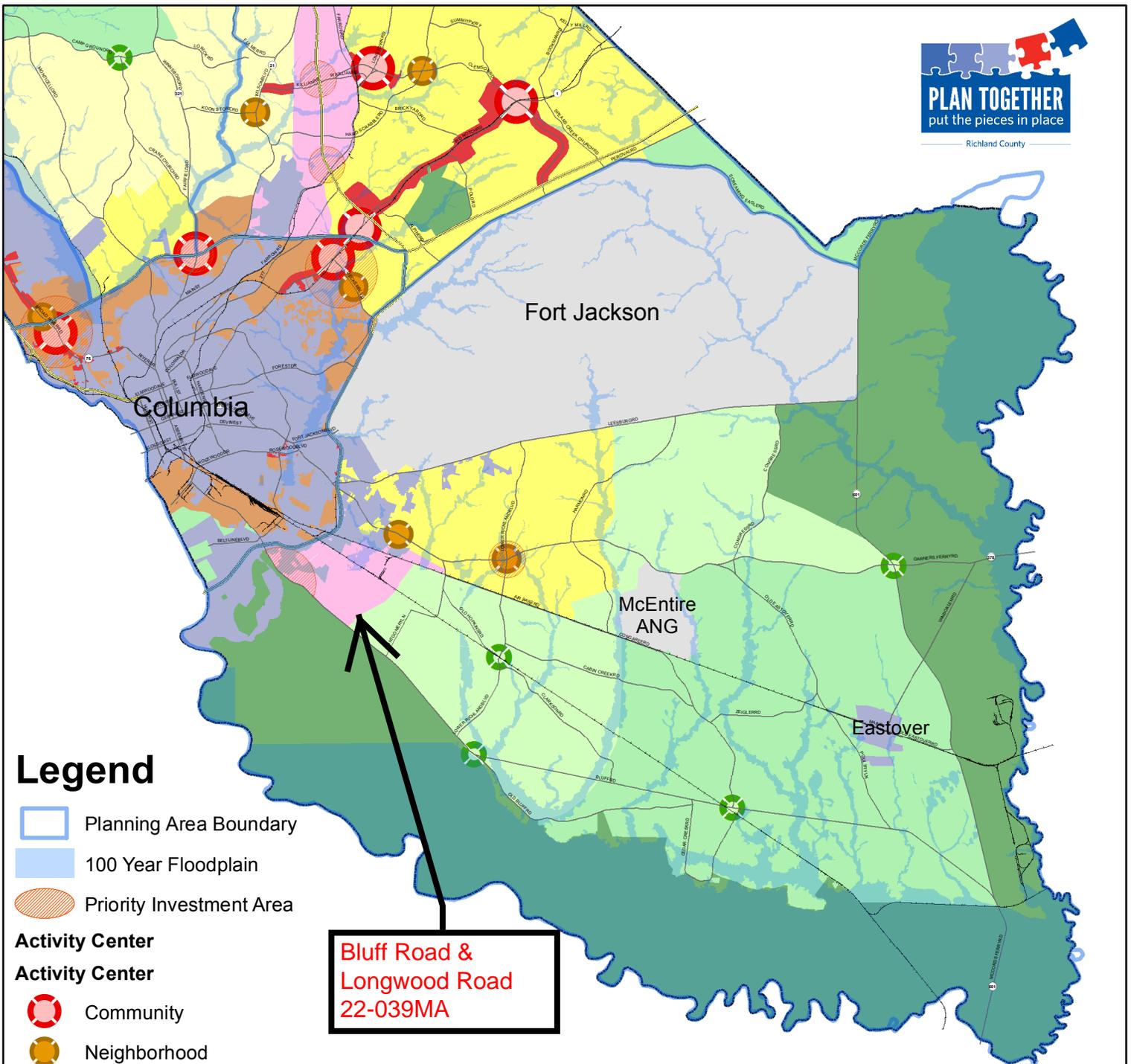
## M-1 to HI



### 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

**Bluff Road &  
Longwood Road  
22-039MA**

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 COUNCIL ZONING PUBLIC HEARING



Thursday, 17 November 2022

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 # 22-017 MA District 2  
Derrek Pugh  
Chandler Roy  
HI to RS-MD (121.52 acres)  
E/S Farrow Road  
TMS# R17600-02-32 & R17600-02-46  
Planning Commission: Approval (8-1)  
Staff Recommendation: Approval  
**Council unanimously accepted the request to withdraw the rezoning request.**
  
2. Case # 22-019 MA District 7  
Gretchen Barron  
Bill Theus  
PUD to PUD (55.2 acres)  
Wilson Blvd  
TMS# R14900-04-01, R14800-02-22, R14800-02-32,  
R14800-02-27, R14800-02-35, R14800-02-29  
Planning Commission: Approval (9-0)  
Staff Recommendation: Approval  
**Council unanimously deferred the rezoning request.**
  
3. Case # 22-022 MA District 7  
Gretchen Barron  
Jenny Reyes  
RU to NC (8.63 acres)  
9200 Wilson Blvd  
TMS# R14600-03-41  
Planning Commission: Approval (9-0)  
Staff Recommendation: Approval  
**Council unanimously approved the rezoning request.**
  
4. Case # 22-033 MA District 7  
Gretchen Barron  
Hyconic Holdings, LLC  
RU to RM-MD (49.98 acres)  
10013 Wilson Blvd  
TMS# R14800-05-17  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
**Council unanimously disapproved the rezoning request.**

5. Case # 22-034 MA  
Larry D. Rumph  
OI to RC (2 acres)  
8442 Old Percival Road  
TMS# R22602-02-02  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
**Council unanimously defered the rezoning request.**

District 10  
Cheryl D. English

6. Case # 22-035 MA  
Samantha Kozlowski  
RS-MD to GC (3.98 acres)  
NX2630 Clemson Road  
TMS# 20200-01-39  
Planning Commission: Approval (7-1)  
Staff Recommendation: Disapproval  
**Council unanimously disapproved the rezoning request.**

District 7  
Gretchen Barron

**6. ADJOURNMENT: 7:37 pm**



# 2023 PLANNING MEETINGS

<b>Planning Commission</b>		
*customarily meets on the 1st Monday of the month at 3 pm		
<b>February 6th</b>		
<b>March 6th</b>		
<b>April 3rd</b>		
<b>May 1st</b>		
<b>June 5th</b>		
<b>July 10th</b>		
<b>August 7th</b>		
<b>September 7th</b>		
<b>October 2nd</b>		
<b>November 6th</b>		
<b>December 4th</b>		

All dates and times are subject to change.

For questions concerning meeting dates and times, please contact the Richland County Planning Department at (803) 576-2190 or [planningcommission@rcgov.us](mailto:planningcommission@rcgov.us).







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

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