

RICHLAND COUNTY PLANNING COMMISSION



September 7, 2023

***Council Chambers
2020 Hampton Street
Columbia, SC 29204***

REVISED

- Recommendation of Case #23-030MA is amended to reflect "Disapproval".
- Staff report for Case #23-036MA has been corrected to reference the requested zoning designation of LI instead of HI.

RICHLAND COUNTY PLANNING COMMISSION



Thursday, September 7, 2023

Agenda

3:00 PM

*2020 Hampton Street
2nd Floor, Council Chambers*

REVISED

- **Recommendation of Case #23-030MA is amended to reflect “Disapproval”.**
- **Staff report for Case #23-036MA has been corrected to reference the requested zoning designation of LI instead of HI.**

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

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

- 1. PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
- 2. PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
- 3. ADDITIONS / DELETIONS TO THE AGENDA**
- 4. APPROVAL OF MINUTES: July 10, 2023**
- 5. CONSENT AGENDA [ACTION]**
 - a. ROAD NAMES**
 - b. MAP AMENDMENTS**
 1. Case # 23-030 MA District 7
Gretchen Barron
Fan Disharoon
OI to RS-LD (.37 acres)
1528 Legrand Road
TMS: 17113-08-04
Staff Recommendation: Approval
Page 1
 2. Case # 23-031 MA District 11
Chakisse Newton
Mohammad Baddourah
RU to GC (16.2 acres)
825 Hallbrook Drive
TMS: 19100-07-01
Staff Recommendation: Disapproval
Page 9
 3. Case # 23-036 District 10
Cheryl English
Carl Gibson
RU to LI (2.5 acres)
E/S Montgomery Lane
TMS: 18800-02-39
Staff Recommendation: Disapproval
Page 17

- 6. CHAIRMAN'S REPORT**
- 7. PLANNING DIRECTOR'S REPORT**
 - a. Report of Council**
- 8. OTHER ITEMS FOR DISCUSSION**
- 9. ADJOURNMENT**



Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 7, 2023

3:00 pm

Council District: Chakisse Newton (11)
Development: Blythewood Acres
Tax Map Amendment: TMS# R12500-04-03 and 12400-02-01
Applicant: Shane Alford, Stanley Martin Companies
Proposed Use: Residential
Proposed Street Name (s): Canter Lane, Cerbat Road, Fetlock, Friesian, Hackamore, Hanoverian Drive, Saddlebreed Lane, Sorraia Drive, Welara Way
Staff Recommendation: Approval

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

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

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 7, 2023

3:00 pm

Council District:	Chakisse Newton (11)
Development:	Hunter Branch Townhomes
Tax Map Amendment:	TMS# R21800-01-06 (portion of)
Applicant:	Myra Grimes, Civil Engineering of Cola
Proposed Use:	Residential
Proposed Street Name (s):	Adventure, Expedition, Game Trail, Pathfinder, Pursuit, Silo, Tracker,
Staff Recommendation:	Approval

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

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

Map:





Street Name Review Case Summary

PLANNING COMMISSION MEETING

September 7, 2023

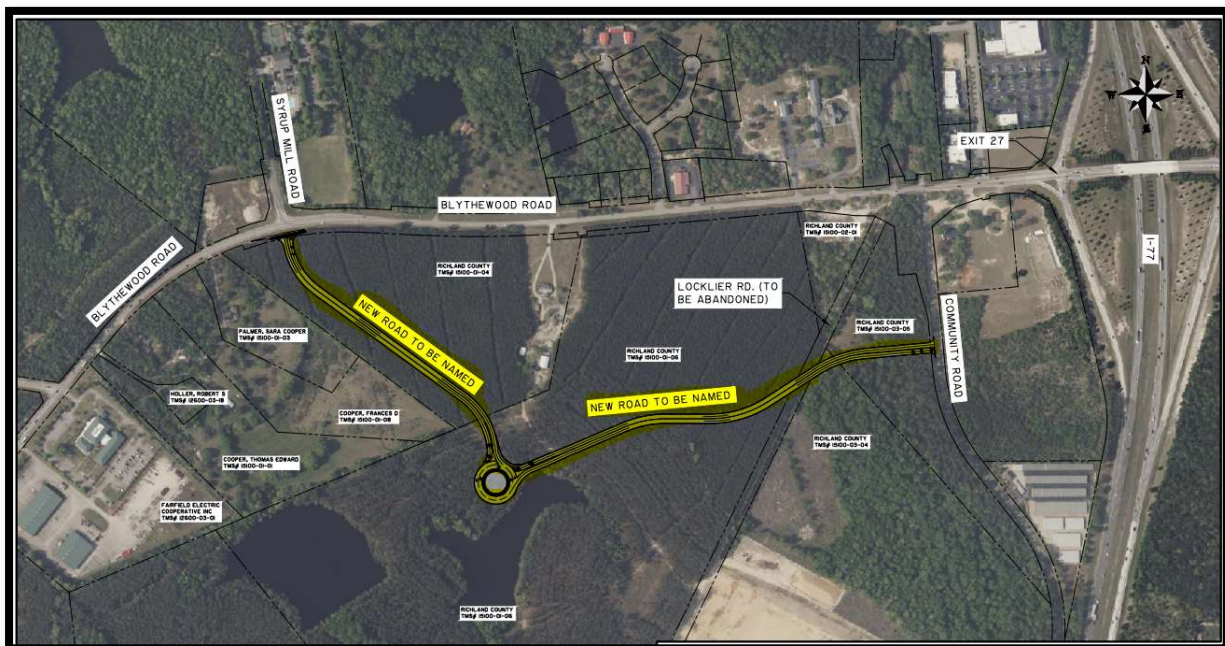
3:00 pm

Council District: Derrek Pugh (2)
Development: Proposed Scout Motors
Tax Map Amendment: TMS# R15100-01-04, 06 and R15100-03-04, 05
Applicant: Jeff Ruble, RC Economics Development
Proposed Use: Commercial
Proposed Street Name (s): Black Forest Road
Staff Recommendation: Approval

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

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

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 7, 2023
RC PROJECT: 23-030 MA
APPLICANT: Fan Disharoon

LOCATION: 1528 Legrand Road

TAX MAP NUMBER: R17113-08-04
ACREAGE: .37 acres
EXISTING ZONING: OI
PROPOSED ZONING: RS-LD

PC SIGN POSTING: August 22, 2023

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-family Low Density District (RS-LD).

The parcel was rezoned under case number 04-044MA to Office and Institutional District (OI).

Zoning History for the General Area

A parcel west of the site was rezoned from RS-LD to Office and Institutional District (OI) under case number 02-055MA.

Zoning District Summary

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

The minimum lot area is 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard is 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: 1 dwelling unit*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	GC	Hotel
<u>East:</u>	GC	Hotel
<u>West:</u>	OI	Office

Discussion

Parcel/Area Characteristics

The parcel has frontage along Legrand Road. The subject parcel contains a single-family structure converted to a residence. There are no sidewalks or streetlights along this section of Legrand Road. The surrounding area is primarily characterized by residential developed parcels north of the site. East and south of the site is a Hotel. West of the site is a mix of office uses, and residences.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.1 miles north east of the subject parcel. There are fire hydrants located along Legrand Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **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 2022 SCDOT traffic count (Station # 745) located northwest of the subject parcel on Legrand Road identifies 1,200 Average Daily Trips (ADT's). Legrand Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Legrand Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

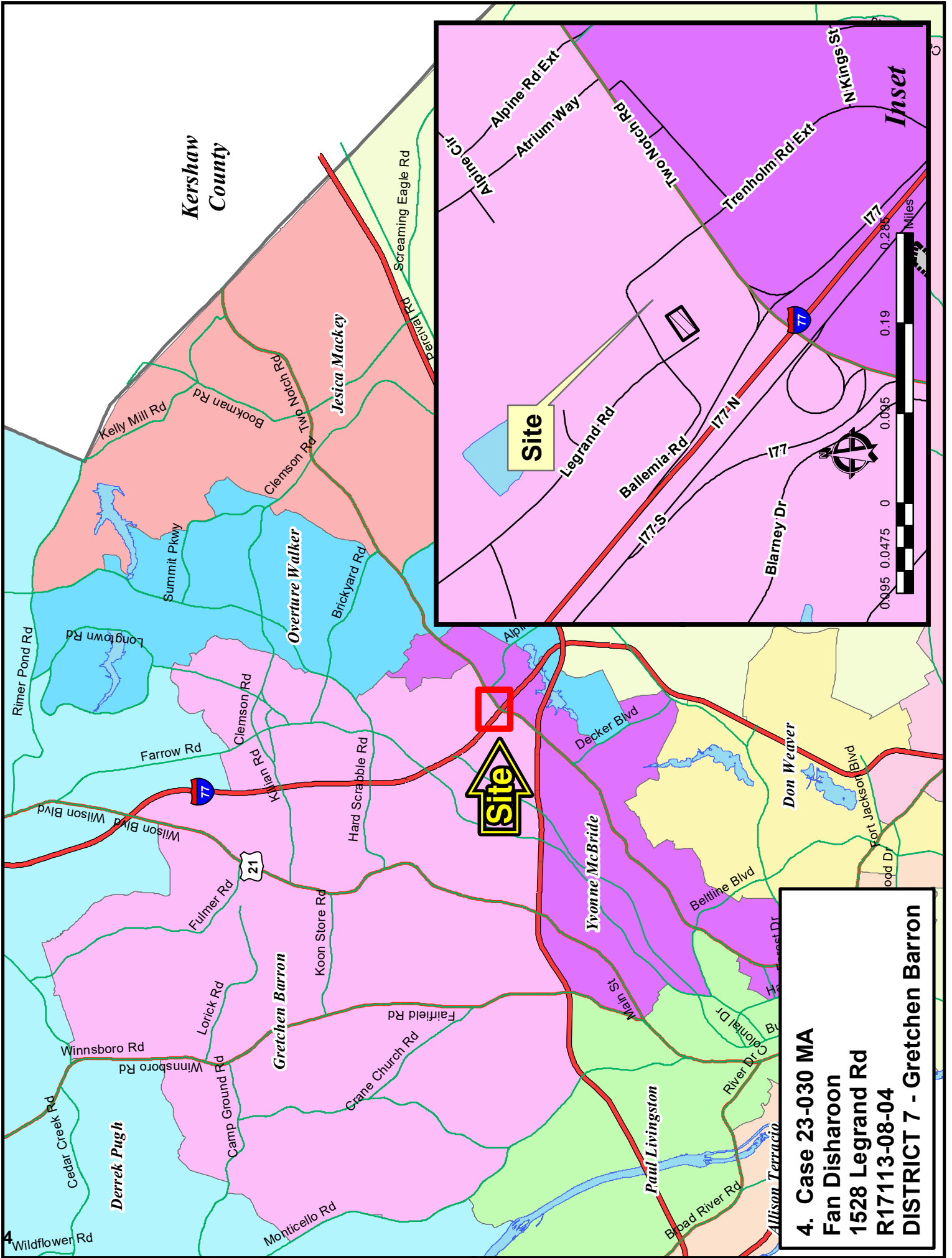
The proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Principally, staff recommends **Disapproval** of this map amendment.

However, approval of the rezoning request would be in character with the existing development patterns and zoning districts along this section of Legrand Road.

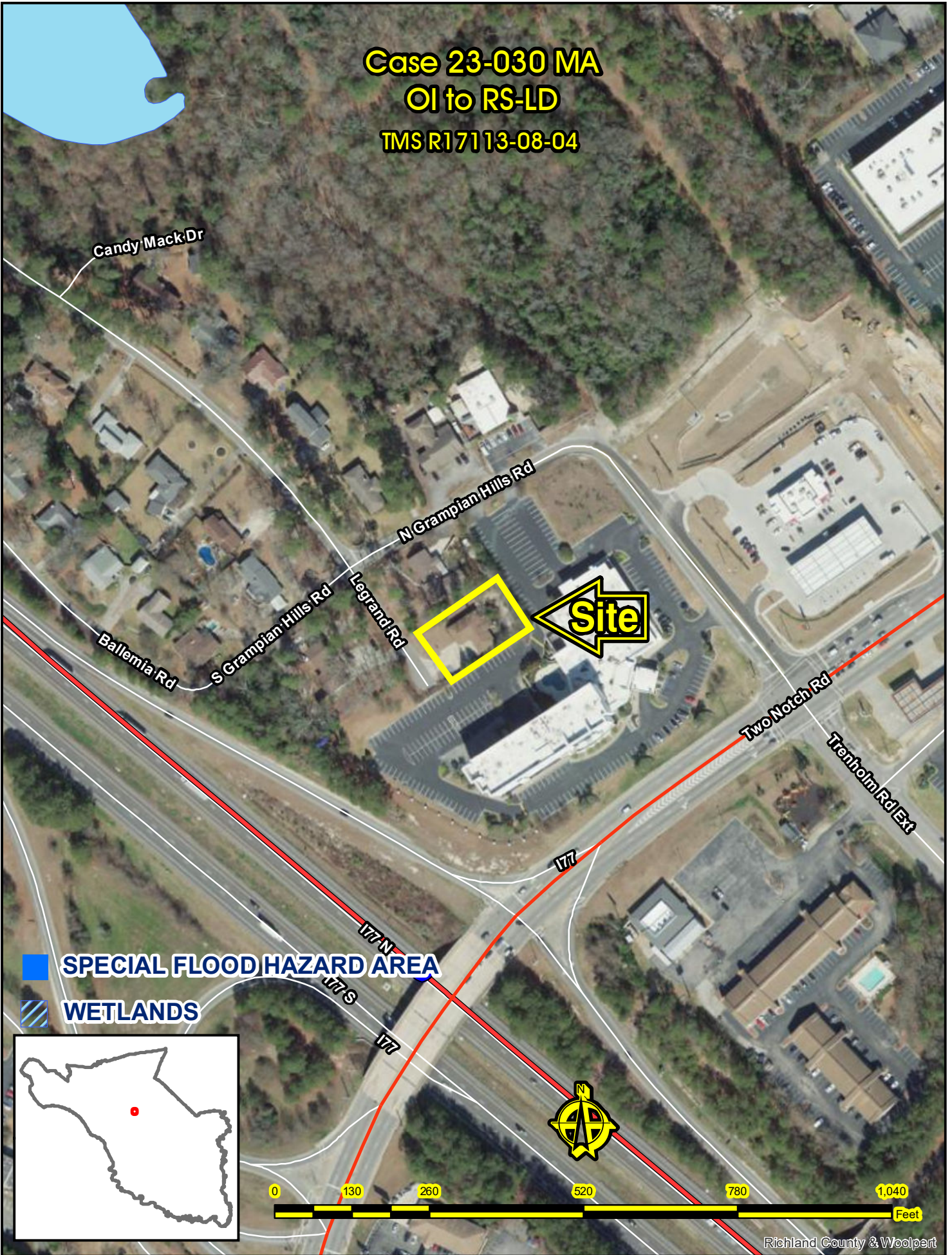
Zoning Public Hearing Date

September 26, 2023.



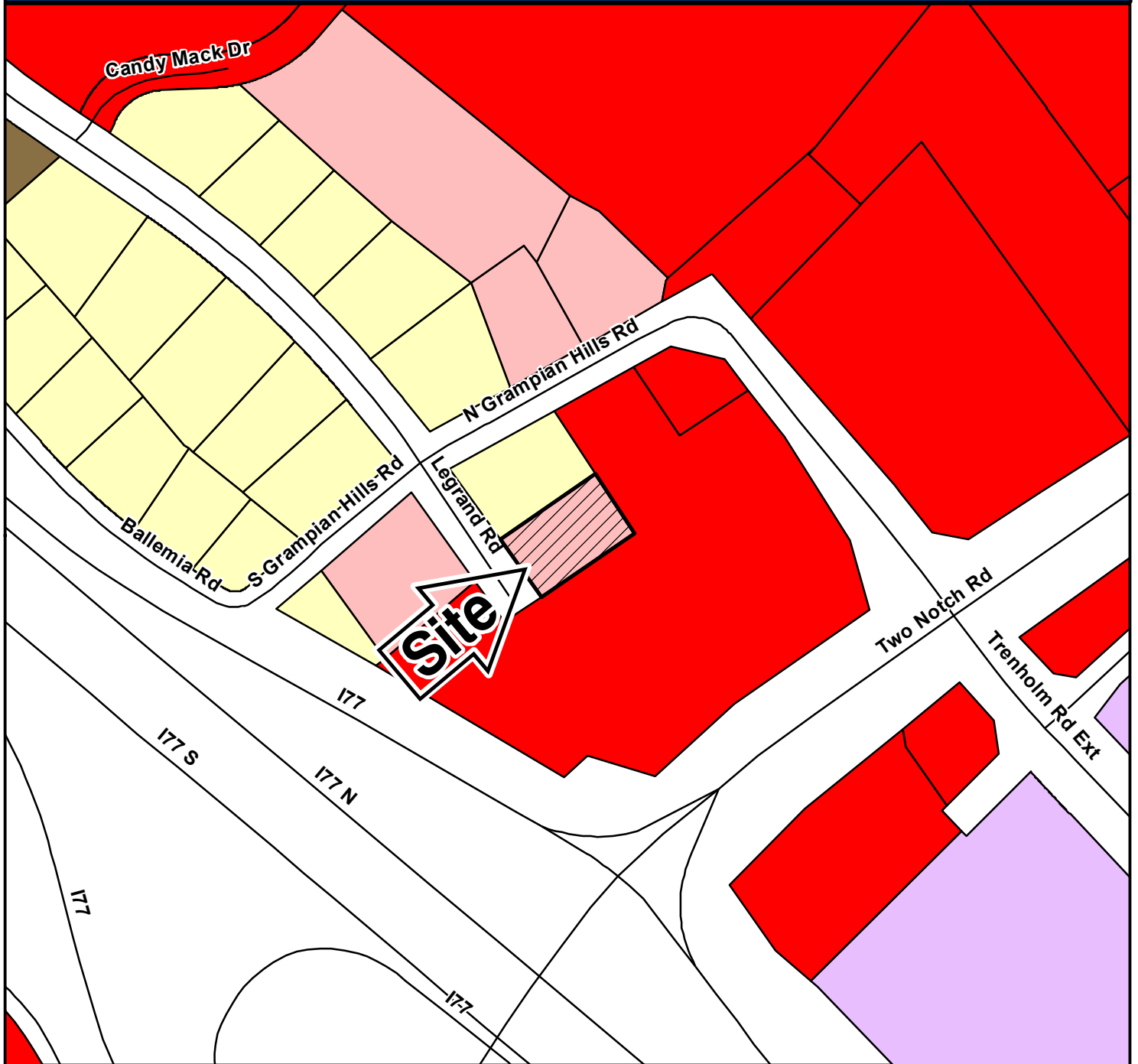
4. Case 23-030 MA
Fan Disharoon
1528 Legrand Rd
R17113-08-04
DISTRICT 7 - Gretchen Barron

Case 23-030 MA
OI to RS-LD
TMS R17113-08-04


























Case 23-030 MA

OI to RS-LD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

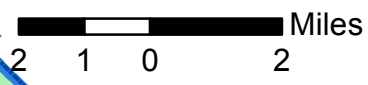
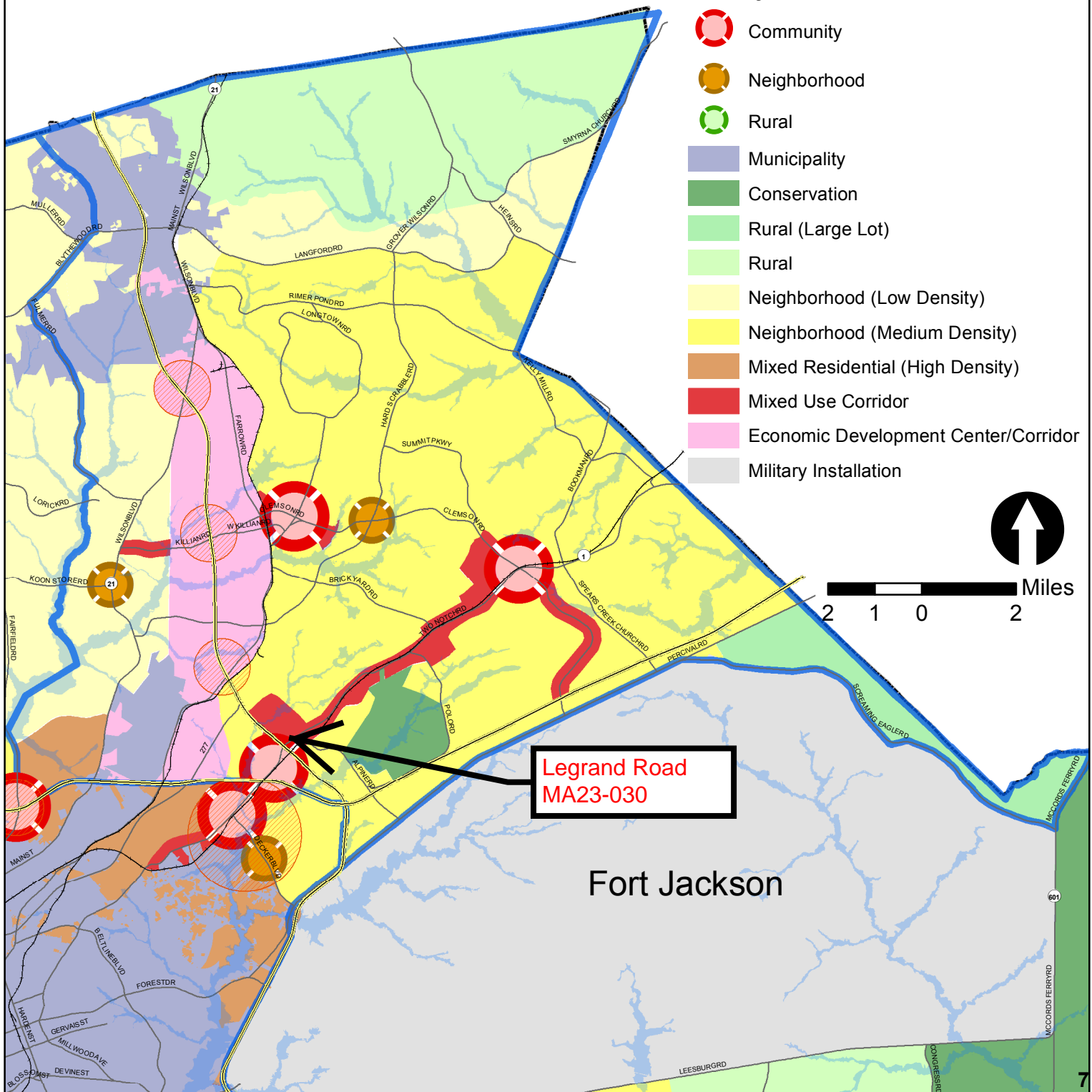


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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: September 7, 2023
RC PROJECT: 23-013 MA
APPLICANT: Mohammad Baddourah

LOCATION: 825 Hallbrook Drive

TAX MAP NUMBER: R19100-07-01
ACREAGE: 16.25 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-HD

PC SIGN POSTING: August 22, 2023.

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of three (3) previous requests. One request was for General Commercial District (GC) under case number 15-036MA. The second request was for Residential Multi-Family High Density District (RM-HD) under case number 16-006MA. The third request was for Residential Single-family High Density District (RS-HD) under case number 18-016MA. The first and third cases were withdrawn, while the second was denied at the Zoning Public Hearing.

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: 243 dwelling units*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Multi-family dwellings
<u>South:</u>	GC	Grocery Store
<u>East:</u>	RS-LD/RS-LD	Residence/Residences
<u>West:</u>	RS-LD/RS-LD	Residence/Residences

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Hallbrook Drive. Both parcels are somewhat wooded and undeveloped with a portion of both parcels timbered. There are sidewalks along this section of Hallbrook Drive. The surrounding area is characterized by residential uses west, north and east of the subject parcels with and commercial uses south of the subject parcels. The parcels east and west of the subject parcels are developed with single-family residences. South of the site is a grocery/food store. North of the subject parcels is a multi-family development.

Public Services

The subject parcel is within the boundaries of School District One. The Mill Creek Elementary School is located .13 miles east of the subject parcel on Universal Drive. The Capital View fire station (station number 30) is located on Burdell Drive, approximately .43 miles northeast of the subject parcel. 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 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 neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Recommended Land Uses

Primary Land Uses: Grocery store, restaurant, bar, personal service, professional office, financial institution, small format medical office, personal service, drug store, and smaller-scale retail shopping are appropriate within Neighborhood Activity Centers.

Secondary Land Uses: Multi-family housing and commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

The 2022 SCDOT traffic count (Station # 374) located south of the subject parcel on Hallbrook Drive identifies 5,000 Average Daily Trips (ADT's). This section of Hallbrook Drive is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hallbrook Drive is currently operating at Level of Service (LOS) "B".

There is Pavement Program for this section of Hallbrook Drive through SCDOT that is scheduled for construction in 2023. Anticipated completion date is currently undetermined. There are projects through the County Penny Sales Tax program.

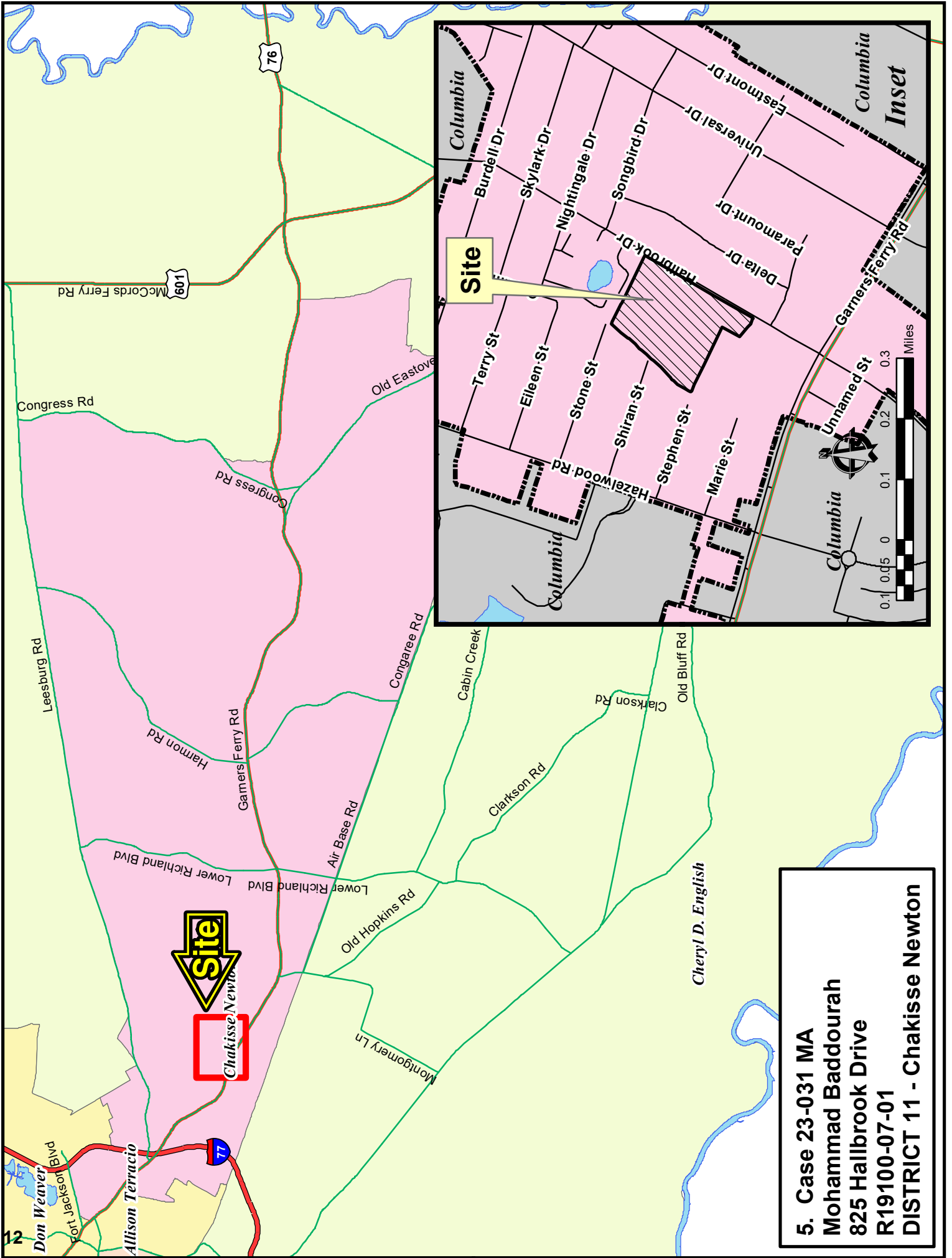
Conclusion

The request is not located near a traffic junction. Staff believes approving commercial zoning outside of traffic junctions where a clear terminus has been established for where commercial zoning and uses would not maximize the existing commercial zoning in the immediate area and would further spread commercial zoning into areas where more transitional zoning may be more appropriate. Approval of the rezoning request would permit uses which would be out of character with the existing, surrounding development pattern and zoning districts in the area.

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

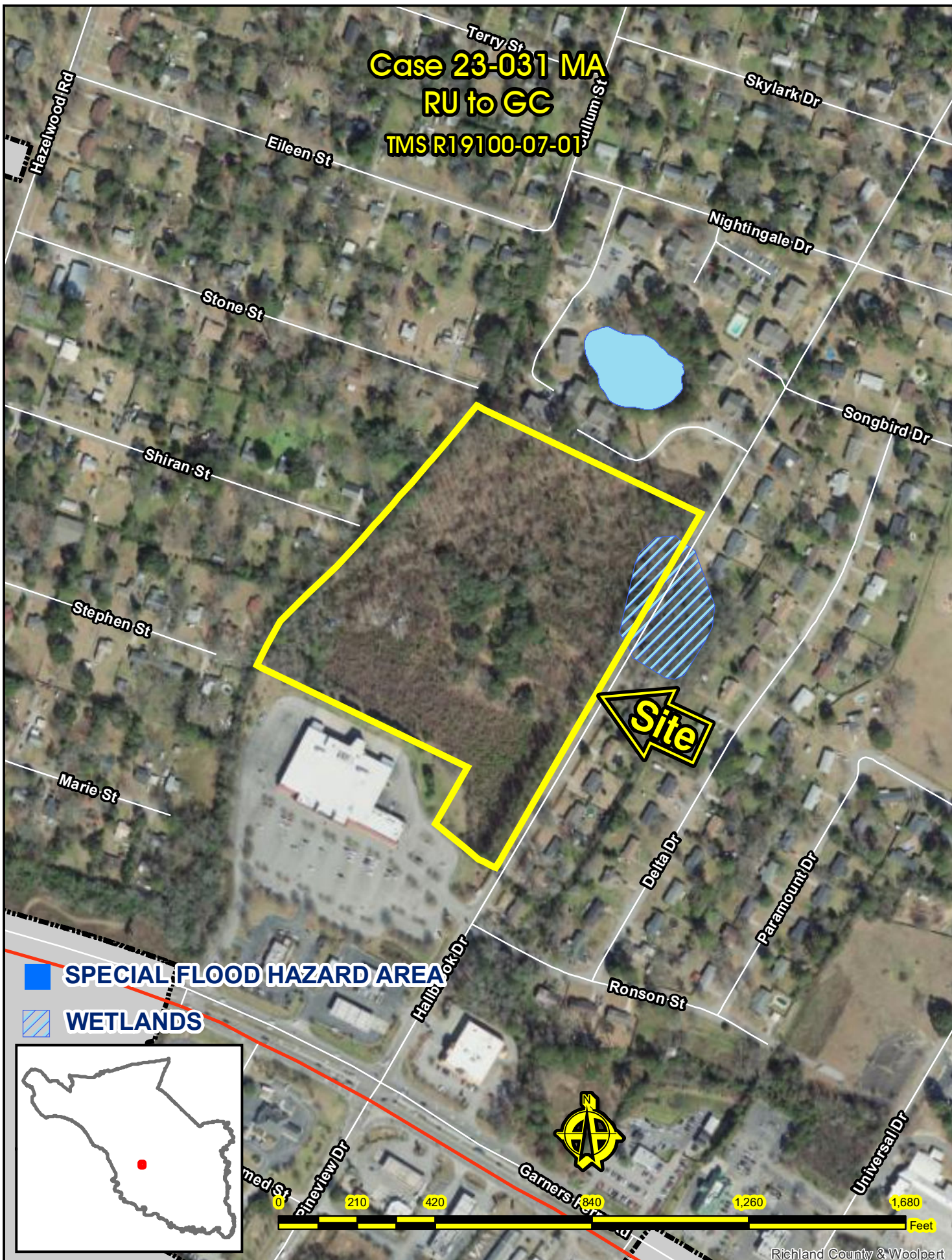
Zoning Public Hearing Date

September 26, 2023.



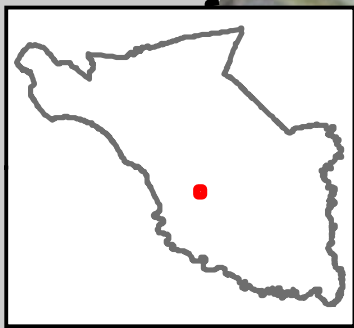
5. Case 23-031 MA
Mohammad Baddourah
825 Hallbrook Drive
R19100-07-01
DISTRICT 11 - Chakisse Newton

**Case 23-031 MA
RU to GC
TMS R19100-07-01**

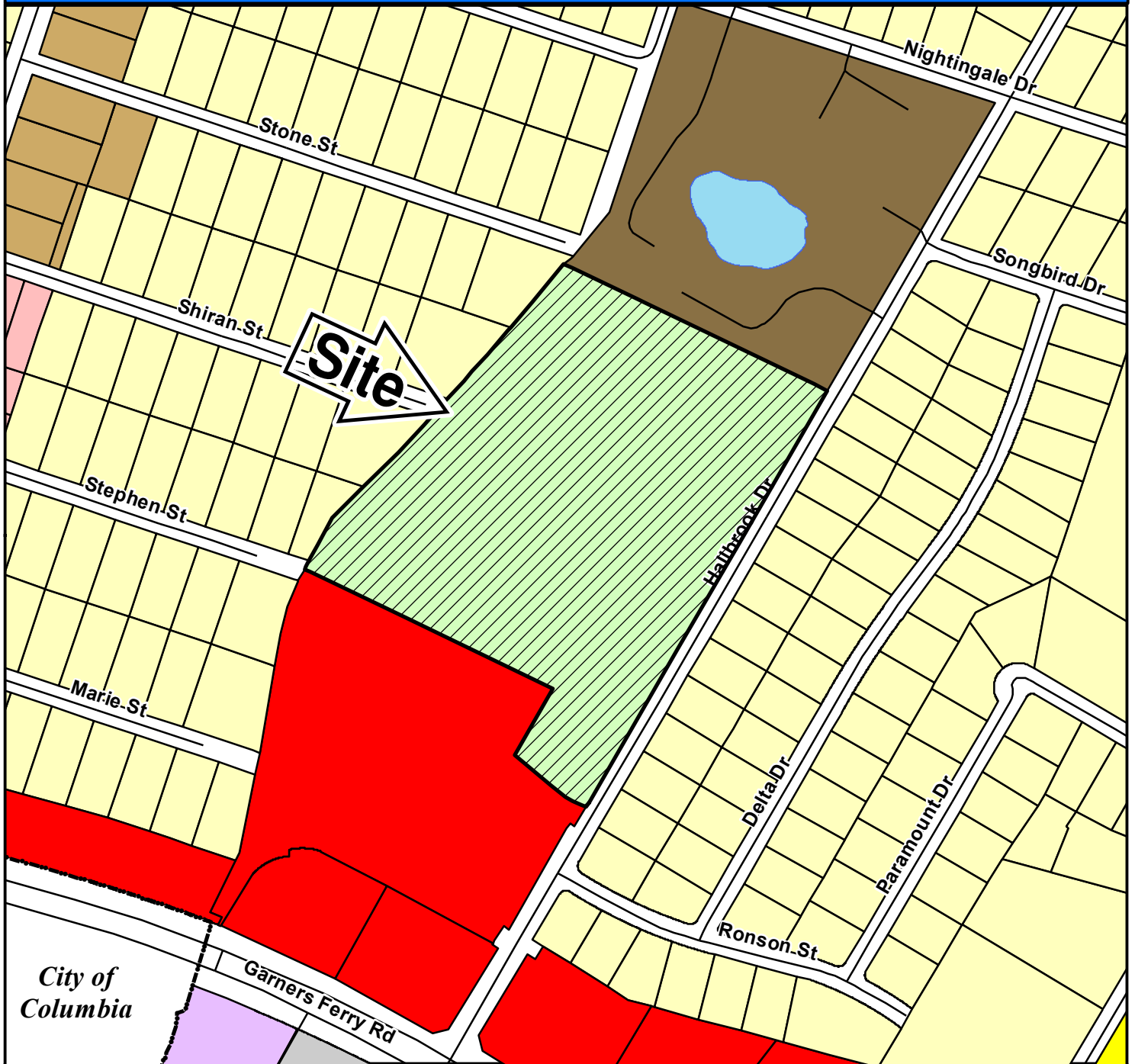


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



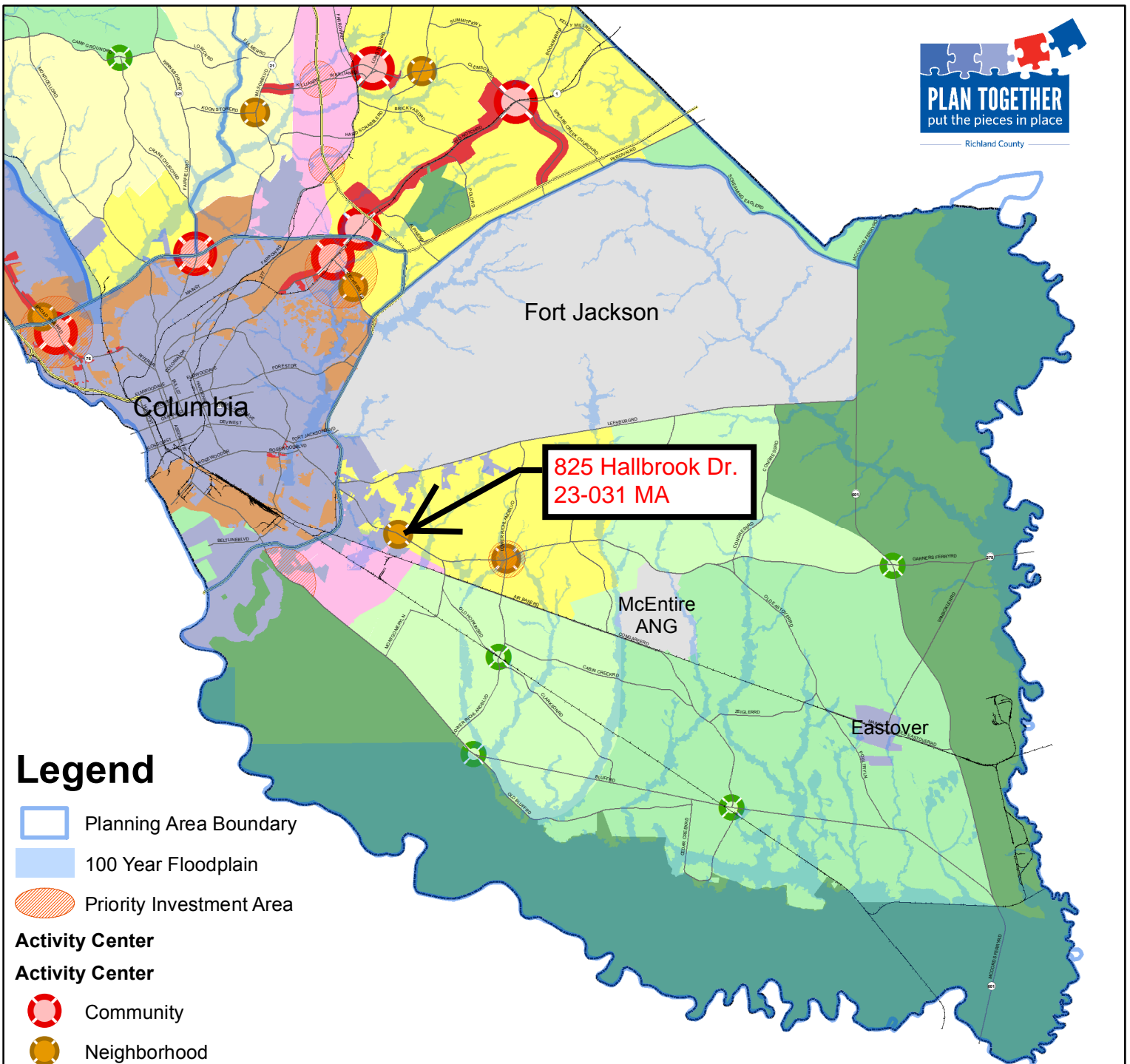
Case 23-031 MA RU to GC



ZONING CLASSIFICATIONS

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





Legend

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

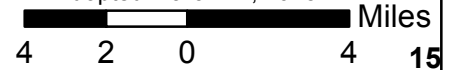
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: September 7, 2023
RC PROJECT: 23-036 MA
APPLICANT: Carl Gibson

LOCATION: Montgomery Lane

TAX MAP NUMBER: R18800-02-39
ACREAGE: 2.5 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: August 22, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

A previous map amendment, case number 16-043MA, to rezone to Heavy Industrial (HI) District was denied at the Zoning Public Hearing.

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial District (HI) under ordinance number 078-09HR (case number 09-13MA).

The parcels south of the site were rezoned from RU to Light Industrial District (M-1) under ordinance number 2248-92HR (case number 92-31MA).

Zoning District Summary

The 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.

No minimal lot area except as required by DHEC; and no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	M-1/RU	Curtis Fabrication/Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Montgomery Lane. The subject property is currently undeveloped. There are no sidewalks or streetlights along this section of Montgomery Lane. The surrounding area is characterized by residential uses to the north and west with an Industrial use to the south. There are undeveloped parcels east of the site.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.21 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

Comprehensive Plan

The 2015 Richland County Comprehensive Plan, "PUTTING THE PIECES IN PLACE", designates this area as **Rural**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #411) located adjacent the subject parcel on Montgomery Lane identifies 400 Average Daily Trips (ADT's). Montgomery Lane is classified as

a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This segment of Montgomery Lane is currently operating at Level of Service (LOS) "A".

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

Conclusion

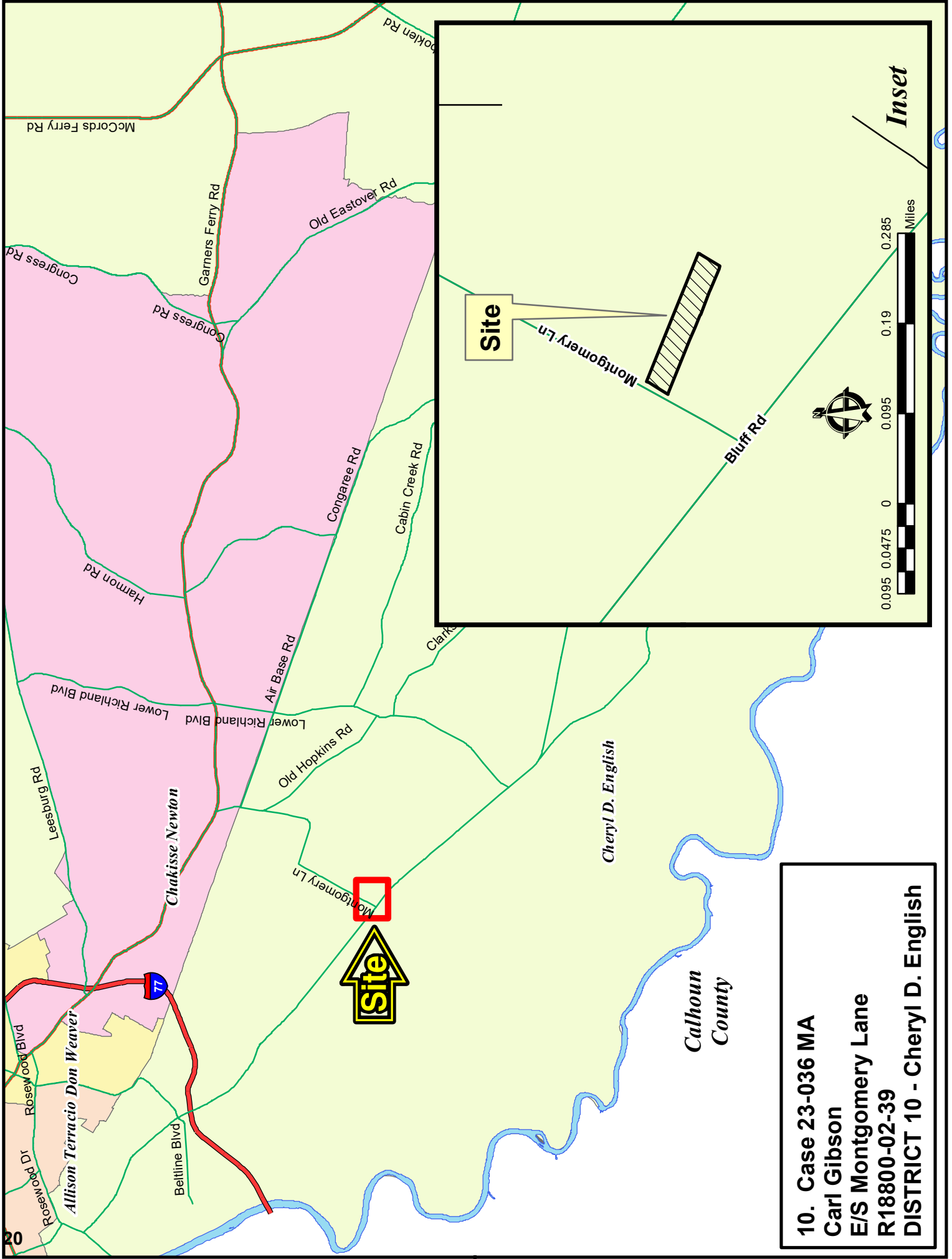
The intent of the LI District is to accommodate uses of a wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses.

Staff is of the opinion that the proposed rezoning would be inconsistent with the intentions of the 2014 Comprehensive Plan, as Industrial uses are not supported by the desired development pattern, nor is the proposed district supportive of agricultural uses. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Zoning Public Hearing Date

September 26, 2023



10. Case 23-036 MA
Carl Gibson
E/S Montgomery Lane
R18800-02-39
DISTRICT 10 - Cheryll D. English

Case 23-036 MA
RU to LI
TMS R18800-02-39

Rauch Dr

Montgomery Ln

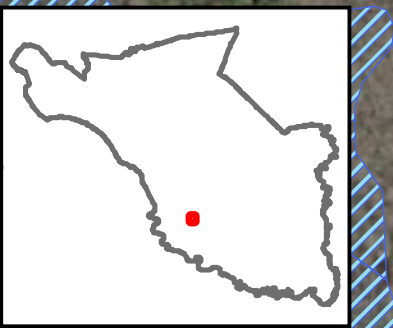
Site

Bluff Rd

Unnamed St

SPECIAL FLOOD HAZARD AREA

WETLANDS


























Richland County & Woolpert

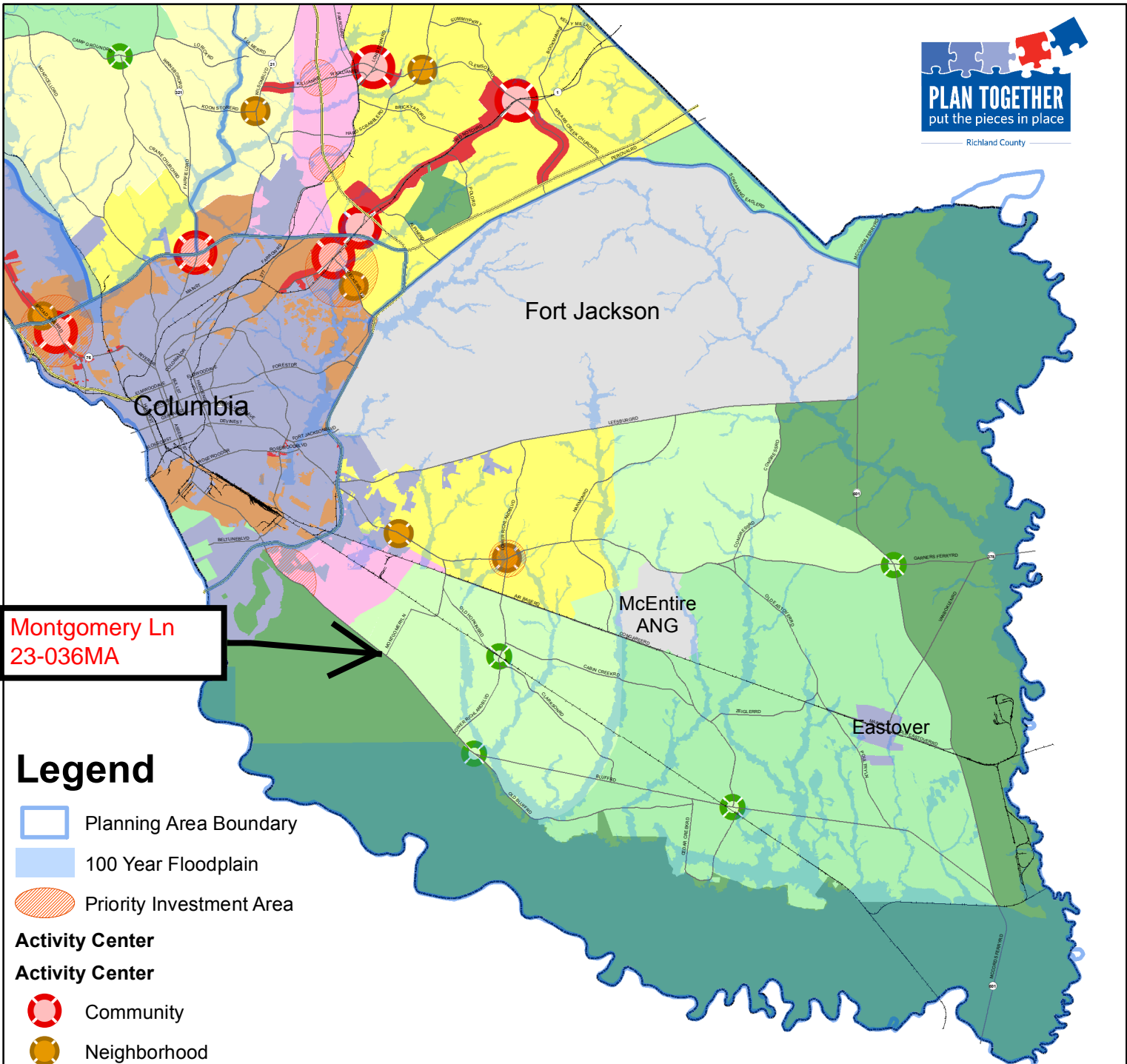
Case 23-036 MA RU to LI



ZONING CLASSIFICATIONS

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





**Montgomery Ln
23-036MA**

Legend

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

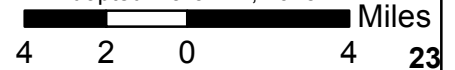
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 25 July 2023
Agenda
7:00 PM

1. STAFF:

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

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

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 23-012 MA District 7
Gretchen Barron
Michael Arnold
RM-HD to GC (.25 acres)
1559 Daulton Drive
TMS# R17012-03-10
Planning Commission: Approval
Staff Recommendation: Approval
County Council unanimously approved the request (10-0)

2. Case # 23-014 MA District 1
Jason Branham
David Cook
RU to RS-LD
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
Planning Commission: Approval
Staff Recommendation: Approval
County Council unanimously approved the request (10-0)

3. Case # 23-015 MA District 3
Yvonne McBride
Shailesh Thakkar
RM-HD to GC (0.399)
7008 Joye Circle
TMS# R16906-02-06
Planning Commission: Approval
Staff Recommendation: Approval
County Council unanimously deferred the request (10-0)

4. Case # 23-017 MA District 1
Jason Branham
 Blake Valentine
 RU to RS-E (50.78 acres)
 Mount Vernon Church
 R01600-05-06, R01600-05-05, R01600-05-01
 Planning Commission: No Recommendation
 Staff Recommendation: Approval
County Council unanimously deferred the request (10-0)
5. Case # 23-018 MA District 7
Gretchen Barron
 Mark Meadows
 RU to GC (2.37 acres)
 239 Killian Road
 R14781-01-53
 Planning Commission: Approval
 Staff Recommendation: Approval
County Council unanimously deferred the request (10-0)
6. Case # 23-019 MA District 10
Cheryl D English
 Keisha Garrick
 RU to NC (.73 acres)
 7730 Bluff Road
 TMS# R32403-02-07
 Planning Commission: Approval
 Staff Recommendation: Disapproval
County Council unanimously approved the request (10-0)
7. Case # 23-020 MA District 9
Jessica Mackey
 Scott R. Armstrong
 RU to RS-MD
 113 Beaver Dam (.58 acres)
 TMS# R22707-03-02
 Planning Commission: Approval
 Staff Recommendation: Approval
County Council unanimously approved the request (10-0)
8. Case # 23-023 MA District 2
Derrek Pugh
 Kevin Steelman
 M-1 to RS-LD
 111 Pine Wedge Drive (21.98 acres)
 R17700-01-94 & R17700-01-14
 Planning Commission: Approval
 Staff Recommendation: Approval
County Council unanimously deferred the request (10-0)
9. Case # 23-024 MA District 1
Jason Branham
 Harry Walsh
 PDD to PDD (3.08 acres)
 Kennerly Road
 R04100-03-82
 Planning Commission: Approval
 Staff Recommendation: Approval
County Council unanimously deferred the request (10-0)

10. Case #23-025 MA

Jason Branham

Austin Watts

1301 Three Dog Road & E/S Dutch Fork Rd

RU to RC (1.99 acres & .61 acres)

R01507-02-03 & R01507-02-04

Planning Commission: Disapproval

Staff Recommendation: Disapproval

County Council unanimously disapproved the request (10-0)

6. ADJOURNMENT



Richland County Government
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Columbia, SC 29204

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Fax (803) 576-2182
