

# **RICHLAND COUNTY PLANNING COMMISSION**



**July 11, 2024**

**6 pm**

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



# **RICHLAND COUNTY PLANNING COMMISSION**



***Thursday, July 11, 2024  
Agenda  
6:00 PM  
2020 Hampton Street  
2nd Floor, Council Chambers***

Chairman – Christopher Yonke  
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • 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: 6 May 2024 and 3 June 2024**

**5. CONSENT AGENDA [ACTION]**

**a. ROAD NAMES**

**b. MAP AMENDMENTS**

- 1.** Case # 24-013 MA District 7  
Gretchen Barron  
Krut Patel  
HI to R3 (33.33 acres)  
2236 Hard Scrabble Road  
TMS: R17211-01-02  
Staff Recommendation: Approval  
Page 1
- 2.** Case # 24-017 MA District 10  
Cheryl D. English  
Erik Norton  
R4 to R5 (10 acres)  
Bluff Road  
TMS: R13513-01-27  
Staff Recommendation: Approval  
Page 11
- 3.** Case # 24-018 MA District 11  
Chakisse Newton  
Bonnie Joshi  
HM to RT (4.39 acres)  
140 Richland Farms Road  
TMS: R30953-01-06  
Staff Recommendation: Approval  
Page 21

4. Case # 24-019 MA  
Bonnie Joshi  
HM to RT (5.17 acres)  
E/S Windsorwood Court  
TMS: R32400-06-23  
Staff Recommendation: Approval  
Page 31

District 11  
Chakisse Newton

5. Case # 24-021 MA  
Heather Elenbaum  
M-1 to R4 (83.75 acres)  
1723 Hard Scrabble Road and  
N/S Hard Scrabble Road  
TMS: R17301-01-01 and 02, R17302-01-01 and 02  
Staff Recommendation: Approval  
Page 41

District 7  
Gretchen Barron

**6. OTHER ITEMS**

**7. CHAIRMAN'S REPORT**

**8. PLANNING DIRECTOR'S REPORT**

**a. Report of Council**

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**9. ADJOURNMENT**

**NOTES:**

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

July 11, 2024

6:00 PM

**Council District:** Jason Branham (District 1)  
**Development:** Proposed Pemberley Oaks Subdivision  
**Tax Map Amendment:** TMS# R04200-01-17, 23, 24, 32  
**Applicant:** Myra Grimes, Civil Engineering of Columbia  
**Proposed Use:** Residential  
**Proposed Street Name (s):** Hope Ridge Court, Horse Stable Court, Pemberley Oaks Drive, Stable Ridge Court  
**Staff Recommendation:** Approval

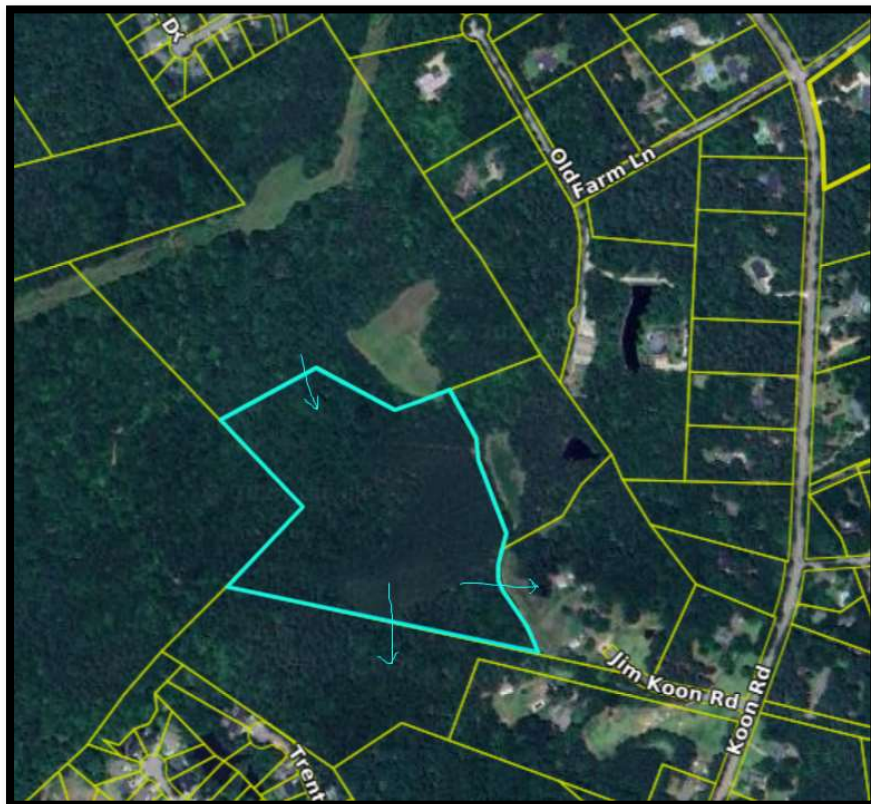
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**Detail:** Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

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

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

July 11, 2024

6:00 PM

**Council District:** Jason Branham (District 1)

**Development:** Proposed Whistling Pines Subdivision

**Tax Map Amendment:** TMS# R02502-02-10

**Applicant:** Bert Pooser III, Cross Engineering Services

**Proposed Use:** Residential

**Proposed Street Name (s):** Pinales Way, Pinus Way, Pinyon Way, Serotiny Drive, Shoots Lane, Whistling Pines 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:







## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

July 11, 2024

6:00 PM

**Council District:** Jason Branham (District 1)

**Development:** Proposed Whistling Pines Subdivision

**Tax Map Amendment:** TMS# R02502-02-10

**Applicant:** Bert Pooser III, Cross Engineering Services

**Proposed Use:** Residential

**Proposed Street Name (s):** Pinales Way, Pinus Way, Pinyon Way, Serotiny Drive, Shoots Lane, Whistling Pines 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:** July 11, 2024  
**RC PROJECT:** 24-013 MA  
**APPLICANT:** Krut Patel

**LOCATION:** 2336 Hard Scrabble Road

**TAX MAP NUMBER:** R17211-01-02  
**ACREAGE:** 33.33 acres  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** June 26, 2024

#### 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 Heavy Industrial District (M-2) was designated Heavy Industrial District (HI). With the adoption of the 2021 Land Development Code the district remained Heavy Industrial District (HI).

#### Zoning District Summary

The R3: Residential 3 District provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than twelve (6) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 199 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>	HI	Residential / Residential / Residential
<u>South:</u>	HI / R6	Fiberglass Plant / Church
<u>East:</u>	R4	Residential Subdivision
<u>West:</u>	HI / GC	Gas Station / Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Hard Scrabble Road and William Hardin Road. There are sidewalks and no streetlamps along this section of Hard Scrabble Road. There are no sidewalks nor streetlamps along this section of William Hardin Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, commercial and industrial uses. West of the subject parcel is an undeveloped commercial property and a gas station. North of the site are single family parcels with a heavy industrial zoning designation. South of the site is an industrial fiberglass plant and a church. East of the subject parcel is a single-family residential subdivision.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The Killian Elementary School is located 1.95 miles northeast of the subject parcel on Killian Road. The Killian fire station (number 24) is located 1.56 miles north of the subject parcel on Farrow Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

#### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #438) located east of the subject parcel on Hard Scrabble Road identifies 17,700 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This portion of Hard Scrabble Road is currently operating at Level of Service (LOS) “E”.

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

There is a road widening and bikeway project for this section of Hard Scrabble Road through SCDOT and County Penny Sales Tax program that is currently in the construction phase.

### **Conclusion**

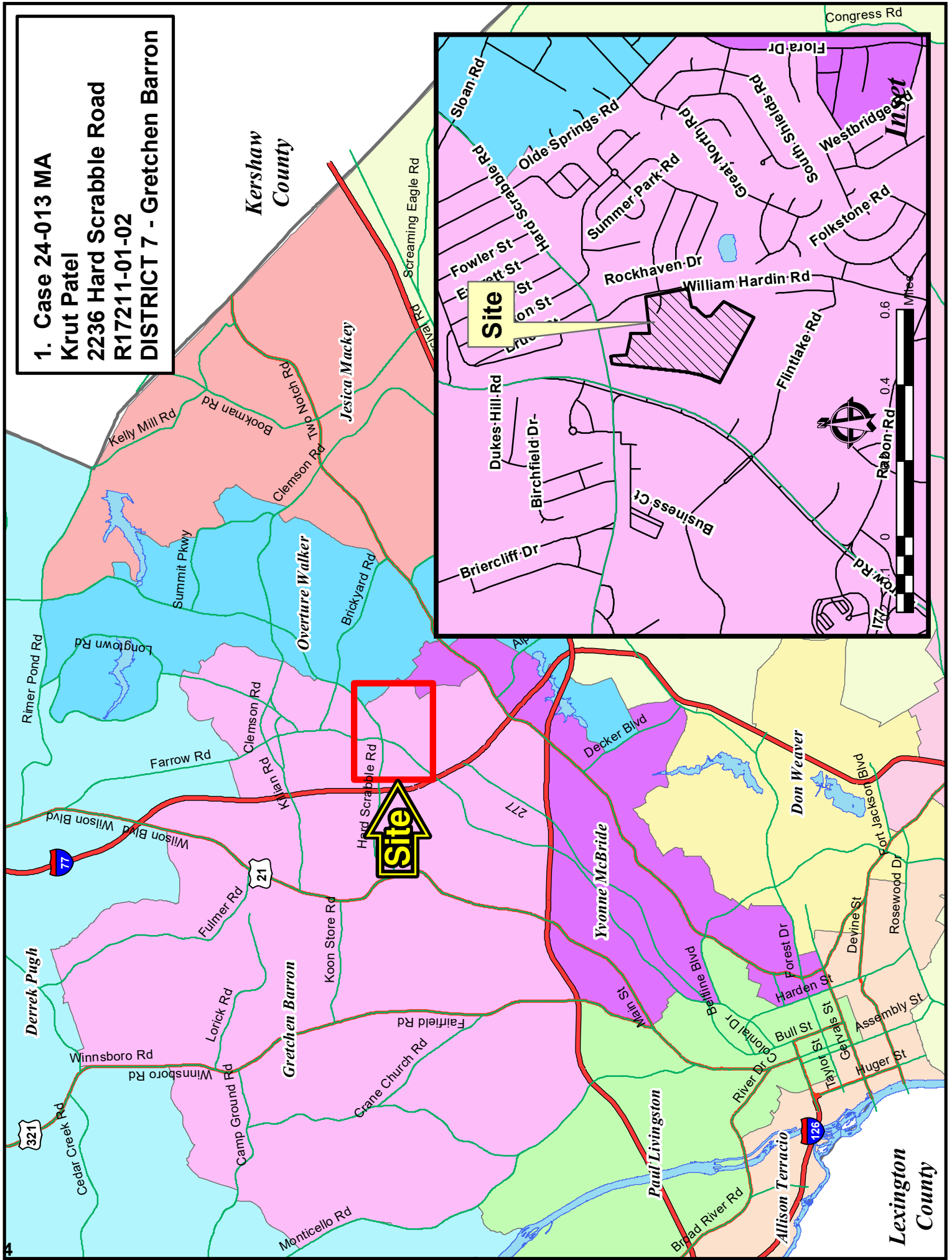
The proposed rezoning is consistent with the objectives for the Neighborhood (Medium-Density) zoning district land use designation outlined in the 2015 Comprehensive Plan. Medium Density housing is recommended within these areas. The proposed request does meet the density recommendations of the Neighborhood (Medium Density) designation.

For this reason, staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**July 23, 2024.**

**1. Case 24-013 MA**  
**Krut Patel**  
**2236 Hard Scrabble Road**  
**R17211-01-02**  
**DISTRICT 7 - Gretchen Barron**





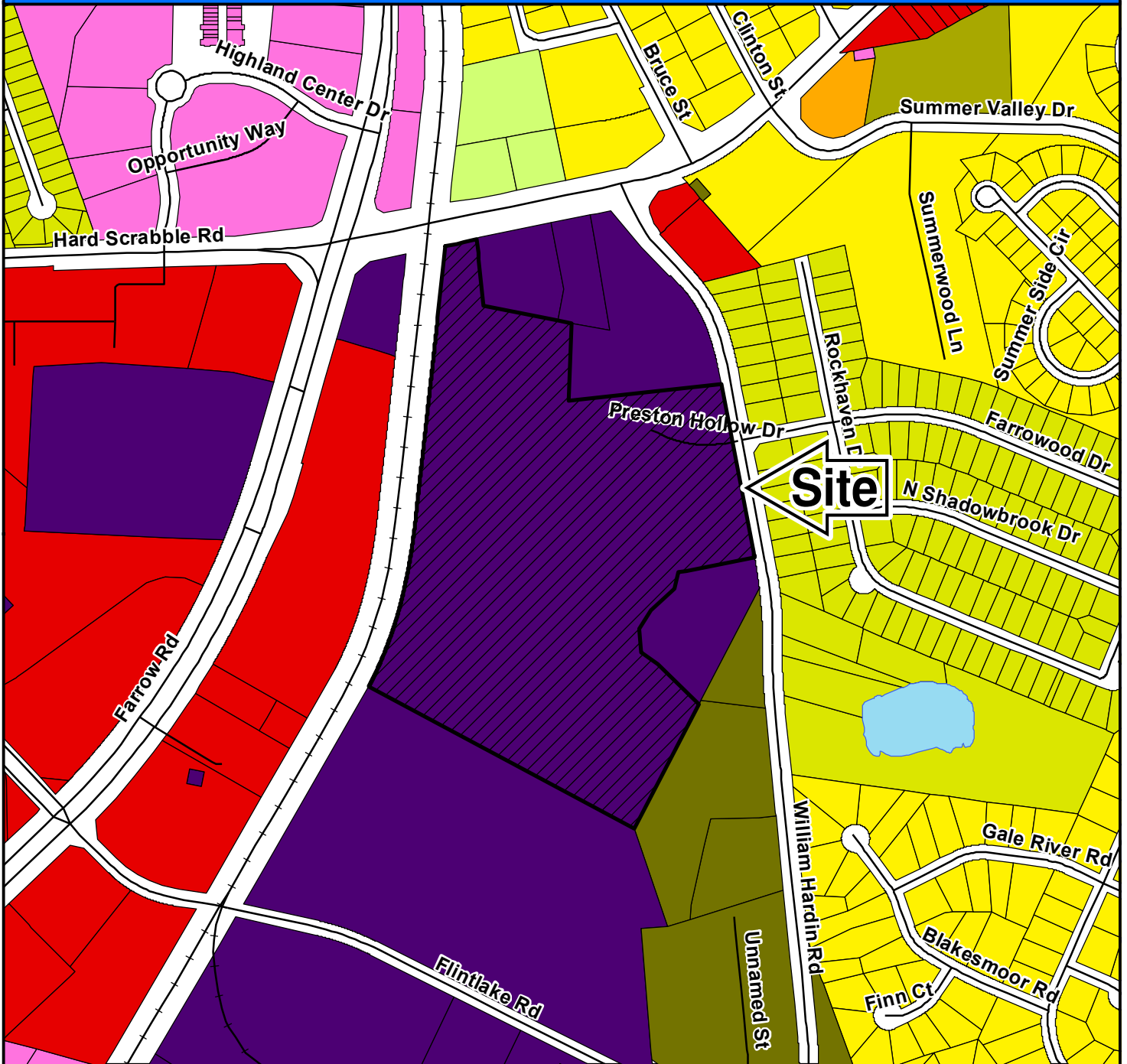
**CASE 24-013**  
**HI to R3**  
**TMS R17211-01-02**





# Case 24-013 MA

## HI to R3



### ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

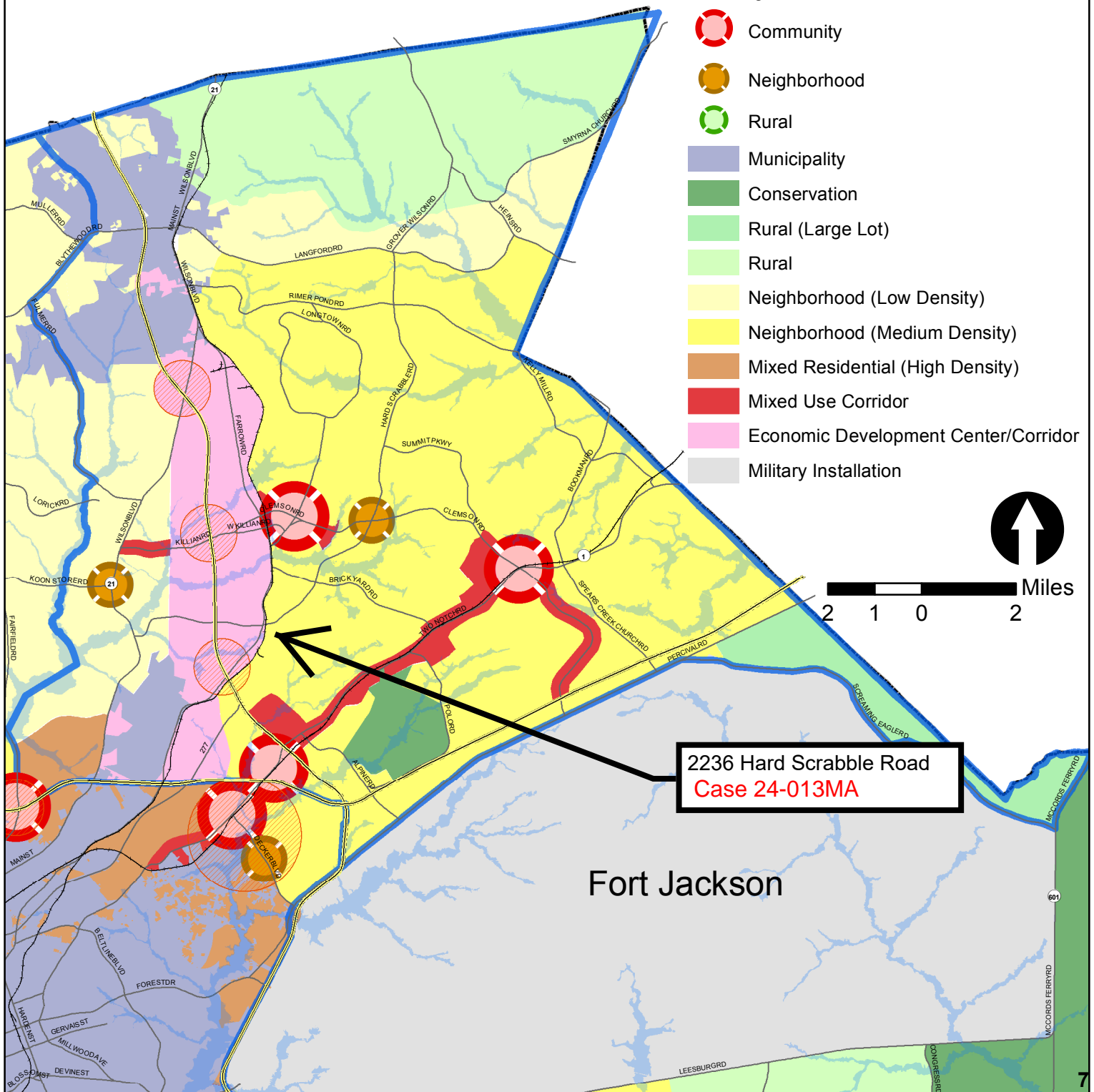


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



## Case #24-013 MA - Zoning Districts

### Current Zoning District

#### Heavy Industrial (LI) District

Use Classification, Category, Type	HI
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
<b>Residential</b>	
<b>Community Service</b>	
Correctional facility	SE
Public safety facility	P
<b>Education</b>	
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
<b>Commercial</b>	
<b>Commercial Services</b>	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

<b>Recreation/Entertainment</b>	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Building supply sales	P
Convenience store	P
<b>Vehicle Sales and Services</b>	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	P
Mining/Extraction	P
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
<b>Industrial Service</b>	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
<b>Production of Goods</b>	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
<b>Waste and Recycling Facilities</b>	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

#### a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

#### b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

#### c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

## **Case #24-013 MA - Zoning Districts**

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

### **a. Permitted Uses**

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

### **b. Special Requirements Uses**

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

### **c. Special Exception Uses**

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2024  
**RC PROJECT:** 24-017 MA  
**APPLICANT:** Erik Norton

**LOCATION:** Bluff Road

**TAX MAP NUMBER:** R13513-01-27  
**ACREAGE:** 10 acres  
**EXISTING ZONING:** R4  
**PROPOSED ZONING:** R5

**PC SIGN POSTING:** June 26, 2024

#### Staff Recommendation

#### Approval

#### Background

##### **Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-Family District (RS-3). With the adoption of the 2005 Land Development Code the Residential Single-Family District (RS-3) was designated Residential Single-Family High-Density District (RS-HD). With the adoption of the 2021 Land Development Code the Residential Single-Family High-Density District (RS-HD) was designated Residential 4 District (R4)

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

The Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

Maximum density standard: no more than twelve (12) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 120 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	R4	Bluff Estates Subdivision
<b><u>South:</u></b>	M-1	Undeveloped
<b><u>East:</u></b>	R4	Bluff Estates Subdivision
<b><u>West:</u></b>	R4	Bluff Estates Subdivision

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Bluff Road. There are sidewalks along this section of Bluff Road. The subject parcel is undeveloped. The immediate area is characterized by single-family parcels, small commercial uses and undeveloped industrial parcels. West, north and east of the subject parcel are residential properties. The subject parcel is surrounded by Bluff Estates, a single-family residential subdivision. South of the site is undeveloped.

### **Public Services**

The subject parcel is within the boundaries of School District One. The Meadowfield Elementary School is located 2.3 miles north of the subject parcel on Galway Lane. The industrial park fire station (number 3) is located 1-mile northwest of the subject parcel on The Boulevard. Water and sewer is provided by the City of Columbia.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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 2023 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,000 Average Daily Trips (ADT's). Bluff Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 14,300 ADT's. This portion of Bluff Road is currently operating at Level of Service (LOS) “B”.



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

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

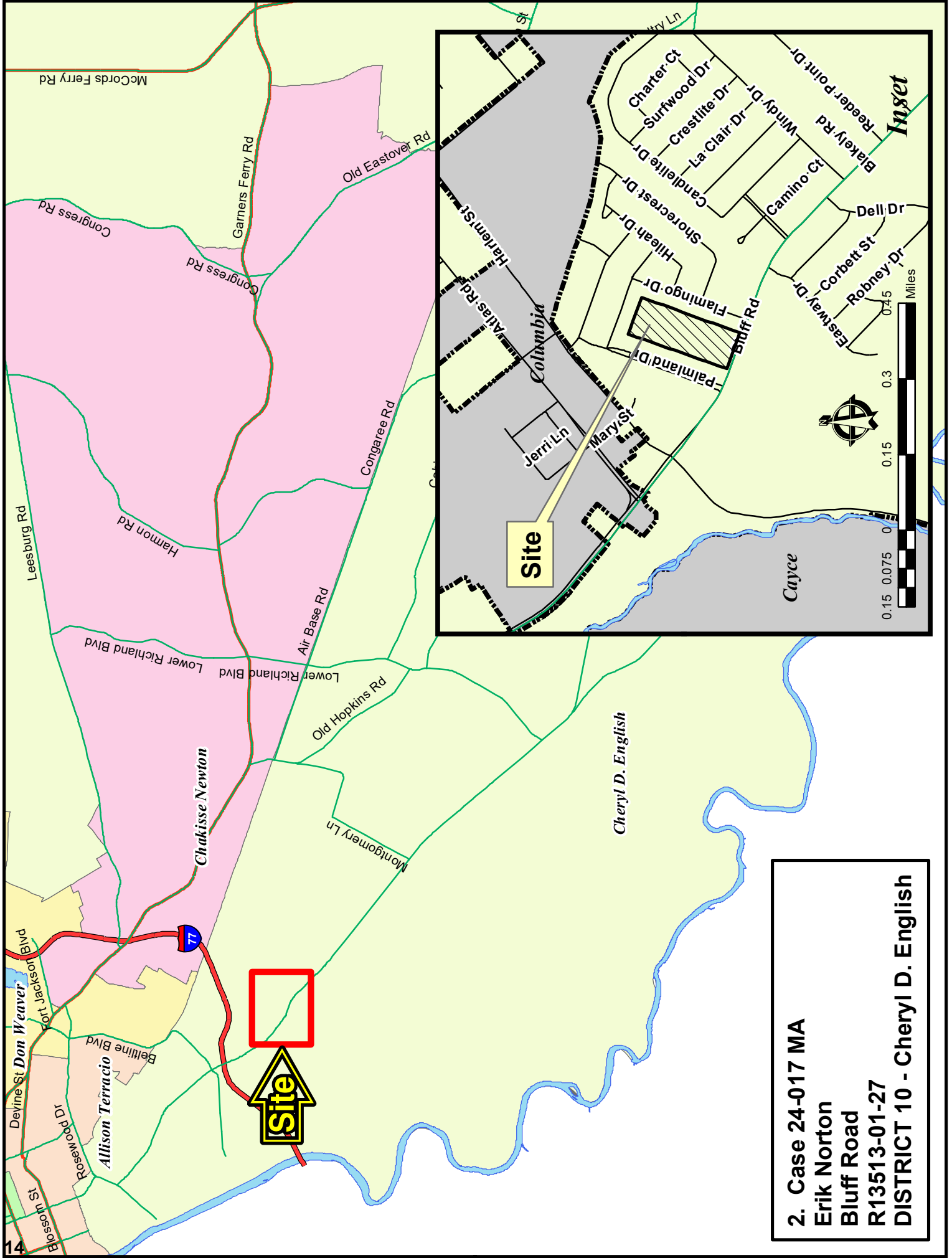
### **Conclusion**

The proposed rezoning is consistent with the objectives for the Economic Development Center/Corridor zoning district land use designation outlined in the 2015 Comprehensive Plan. Multi-family housing is recommended near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. The proposed request does meet the location recommendations of the Economic Development Center/Corridor designation.

For this reason, staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**July 23, 2024.**



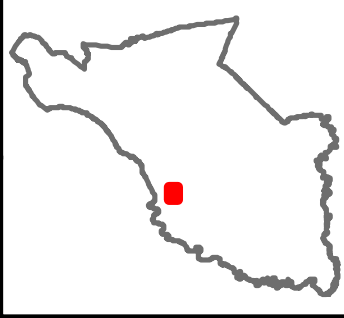
2. Case 24-017 MA  
 Erik Norton  
 Bluff Road  
 R13513-01-27  
 DISTRICT 10 - Cheryl D. English

**CASE 24-017**  
**R4 to R5**  
**TMS R13513-01-27**

**Site**

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**

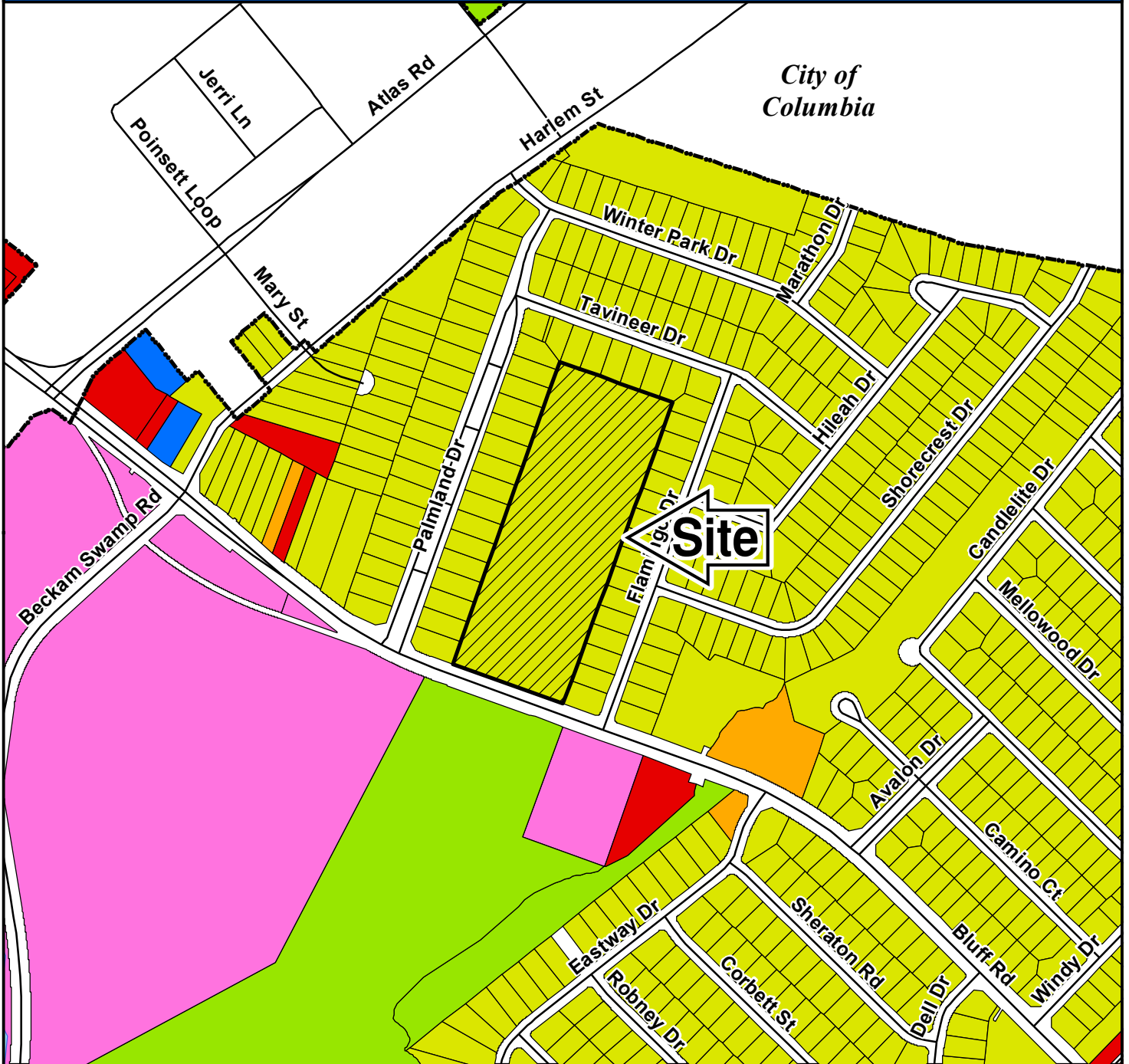


Richland County & Woolpert



# Case 24-017 MA

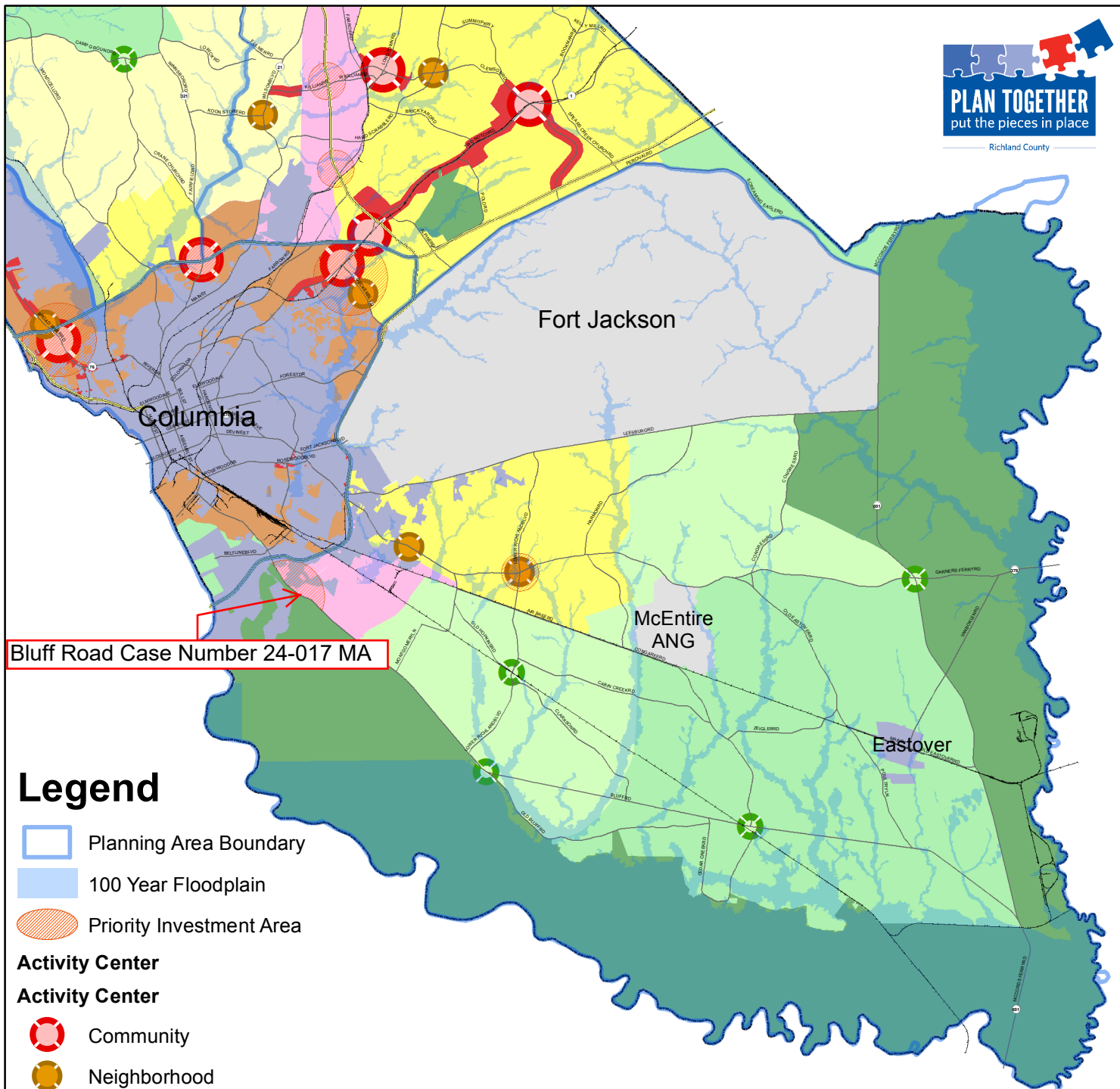
## R4 to R5



















### ZONING CLASSIFICATIONS

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





## 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

 Miles  
4 2 0 4 17

## **Residential Four - Zoning District**

<b>Current Zoning District</b>	
<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

### **a. Permitted Uses**

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

### **b. Special Requirements Uses**

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

### **c. Special Exception Uses**

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

## **Residential Five Zoning District**

<b>Proposed Zoning District</b>	
<b>Residential Five (R5) District</b>	
<b>Use Classification, Category, Type</b>	<b>R5</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
Golf course	SE
<b>Traveler Accommodations</b>	
Bed and breakfast	SR

### **a. Permitted Uses**

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

### **b. Special Requirements Uses**

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

### **c. Special Exception Uses**

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2024  
**RC PROJECT:** 24-018 MA  
**APPLICANT:** Bonnie Joshi

**LOCATION:** 140 Richland Farms Road

**TAX MAP NUMBER:** R30953-01-06  
**ACREAGE:** 4.39 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** RT

**PC SIGN POSTING:** June 26, 2024

#### Staff Recommendation

##### Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

##### Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 4 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>	RT/RT	Residential/ Residential
<u>South:</u>	HM/RT	Residential/ Residential
<u>East:</u>	HM	Telecommunications Tower
<u>West:</u>	HM	Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Richland Farms Road. There are no sidewalks or street lamps along this section of Richland Farms Road. The subject parcel is undeveloped. The immediate area is characterized by residential parcels, undeveloped parcels and a telecommunications tower east of the site. West of the subject parcel is undeveloped. South and north of the site are residences.

### **Public Services**

The subject parcel is within the boundaries of School District One. The Horrell Hill Elementary School is located 4.4 miles southwest of the subject parcel on Horrell Hill Road. The Congaree fire station (number 29) is located 3.5 miles south of the subject parcel on Old Congaree Run. Water would be provided by well and sewer is provided by septic.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

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

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

#### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #678) located south of the subject parcel on Mount Elon Church Road identifies 250 Average Daily Trips (ADT's). Mount Elon Church Road is classified as a two-lane undivided minor collector, maintained by SCDOT with a design capacity of 9,800 ADT's. This portion of Mount Elon Church Road is currently operating at Level of Service (LOS) "A".

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

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

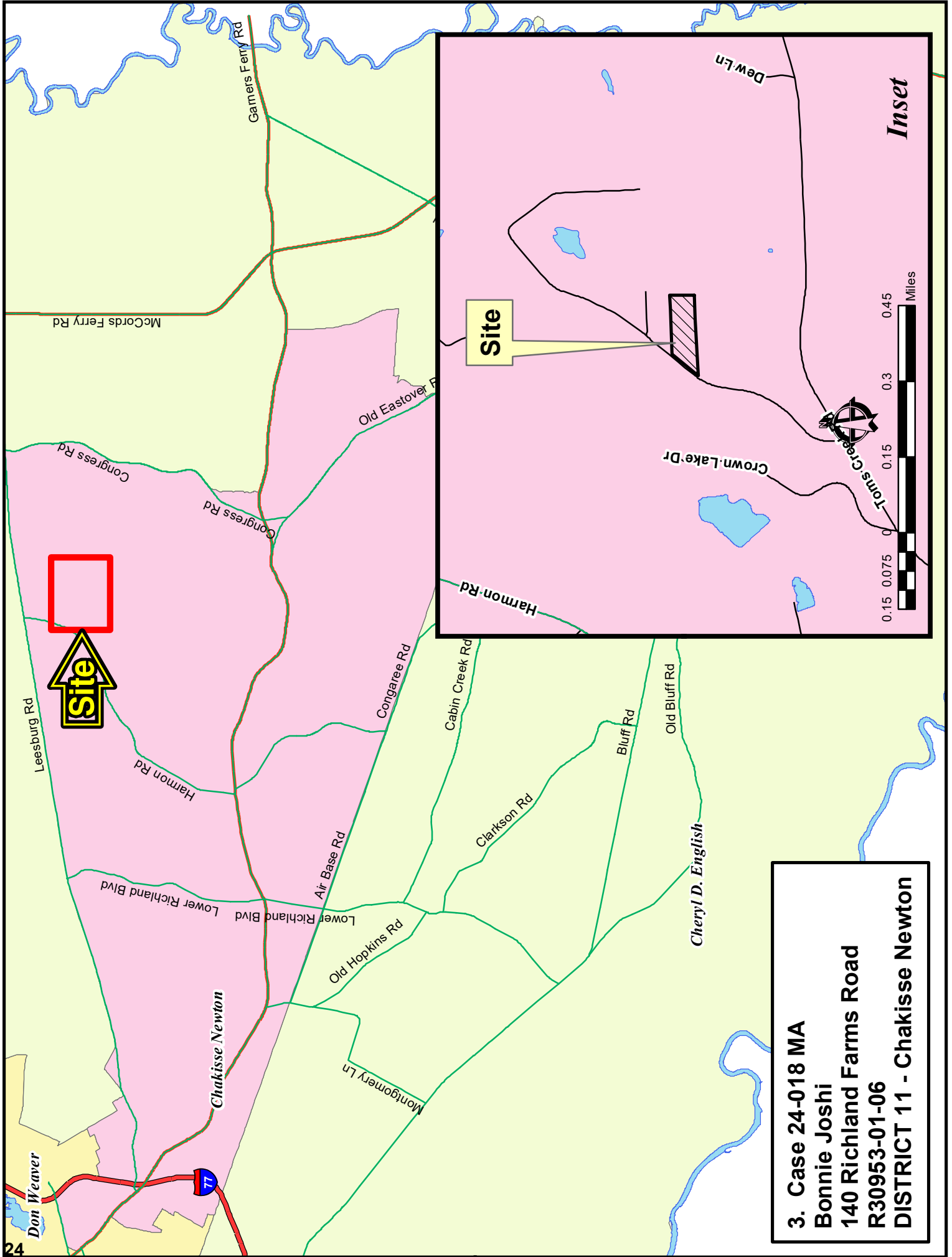
### **Conclusion**

The proposed rezoning is consistent with the objectives for the Rural land use designation outlined in the 2015 Comprehensive Plan.

For this reason, staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**July 23, 2024.**



3. Case 24-018 MA  
Bonnie Joshi  
140 Richland Farms Road  
R30953-01-06  
DISTRICT 11 - Chakisse Newton



CASE 24-018  
HM to RT  
TMS R30953-01-06

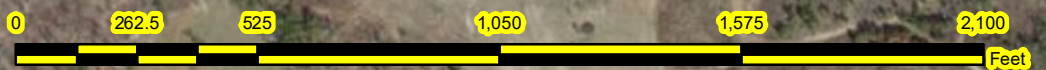
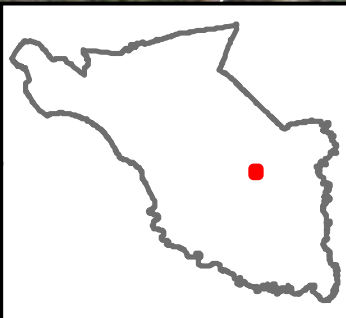
Site

Crown Lake Dr

Richland Farms Rd

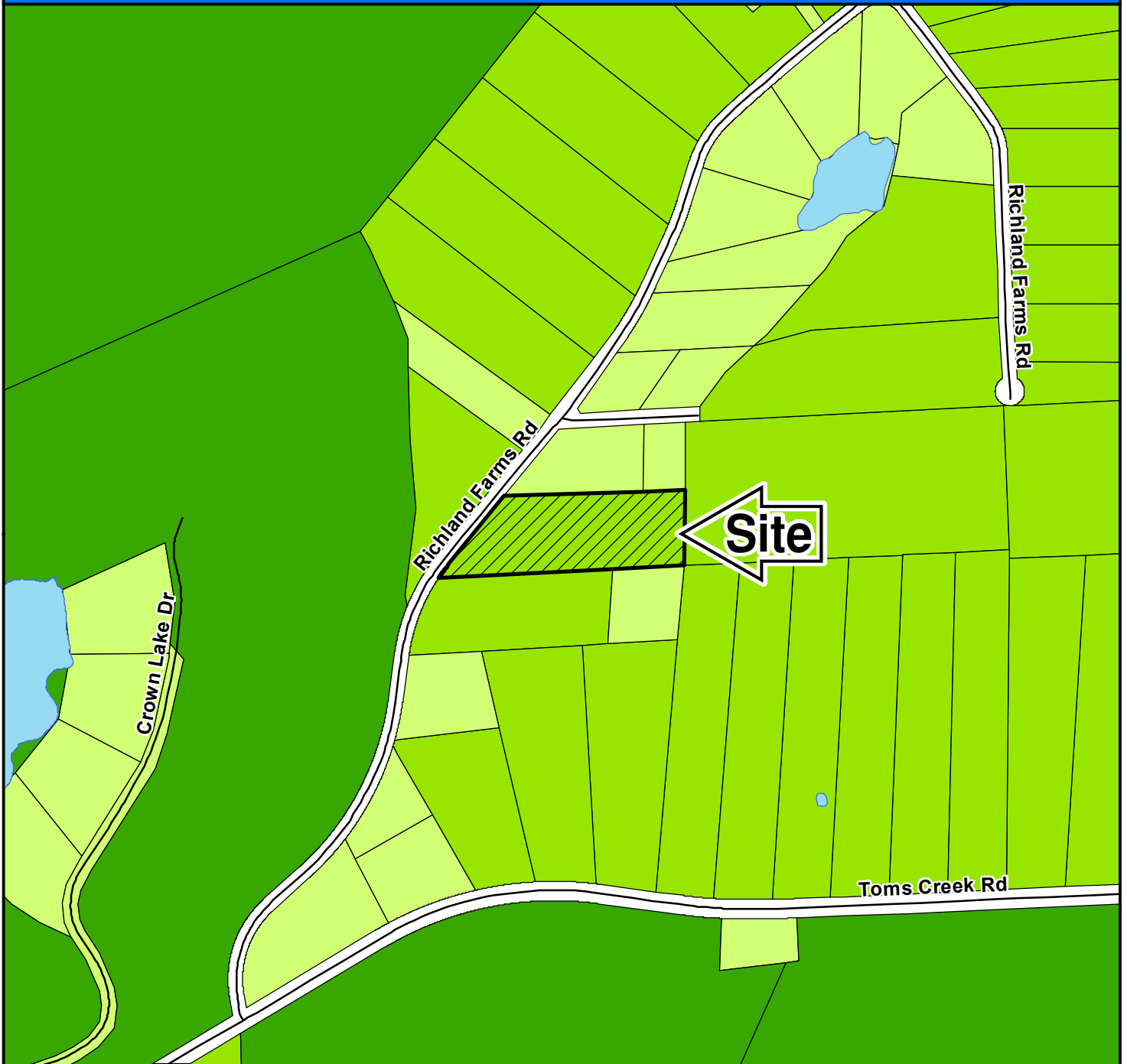
SPECIAL FLOOD HAZARD AREA

WETLANDS



Richland County & Woolpert

# Case 24-018 MA HM to RT

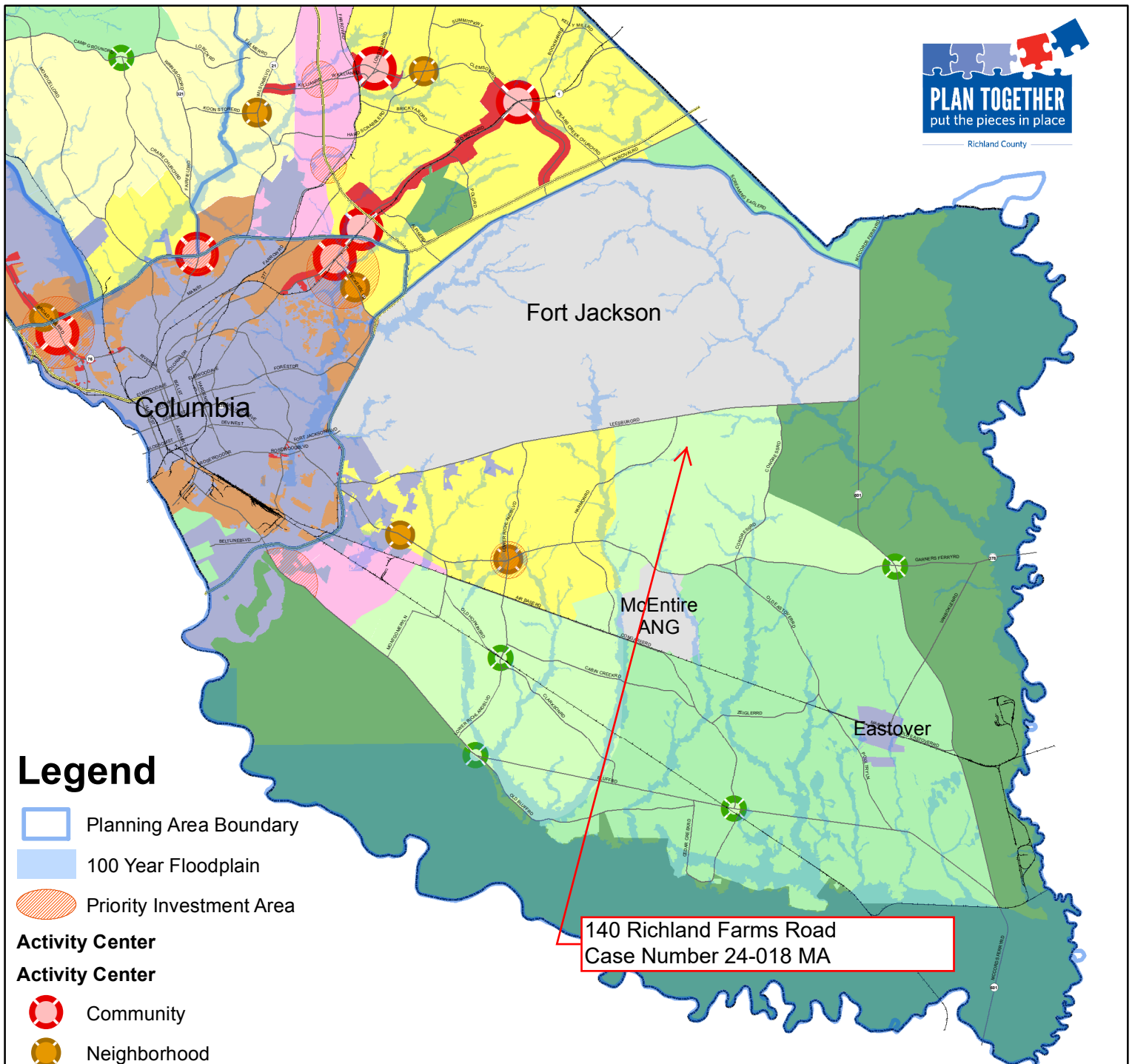


## ZONING CLASSIFICATIONS

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







## 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

140 Richland Farms Road  
Case Number 24-018 MA

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

Miles  
4 2 0 4 27

## **Case #24-018 MA - Zoning Districts**

### **Current Zoning District**

#### **Homestead (HM) District**

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

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

#### **a. Permitted Uses**

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

#### **b. Special Requirements Uses**

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

#### **c. Special Exception Uses**

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



## **Case #24-018 MA - Zoning Districts**

### **Proposed Zoning District**

#### **Residential Transition (RT) District**

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

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

**a. Permitted Uses**  
A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

**b. Special Requirements Uses**  
An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

**c. Special Exception Uses**  
An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2024  
**RC PROJECT:** 24-019 MA  
**APPLICANT:** Bonnie Joshi

**LOCATION:** Windsorwood Court

**TAX MAP NUMBER:** R32400-06-23  
**ACREAGE:** 5.17 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** RT

**PC SIGN POSTING:** June 26, 2024

#### Staff Recommendation

##### Approval

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

##### Zoning District Summary

The Residential Transition District (RT) provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 5 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HM	Manufactured Home
<b><u>South:</u></b>	HM	Undeveloped
<b><u>East:</u></b>	AG	Undeveloped
<b><u>West:</u></b>	HM	Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Windsorwood Court. There are no sidewalks or street lamps along this section of Windsorwood Court. The subject parcel is undeveloped. The immediate area is characterized by residential uses and undeveloped parcels. South, north and east of the site is undeveloped. North of the subject parcel is a manufactured home.

### **Public Services**

The subject parcel is within the boundaries of School District One. The Gadsden Elementary School is located 1.27 miles northeast of the subject parcel on Goodwin Circle. The Gadsden fire station (number 19) is located 1.8 miles north of the subject parcel on Gadsden Community Center Road. Water would be provided by well and sewer is provided by septic.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Rural (Large Lot)***.

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

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

#### **Desired Development Pattern**

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #246) located north of the subject parcel on Bluff Road identifies 2,500 Average Daily Trips (ADT's). Bluff Road is classified as a two-lane undivided

minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. This portion of Bluff Road is currently operating at Level of Service (LOS) "A".

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

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

### **Conclusion**

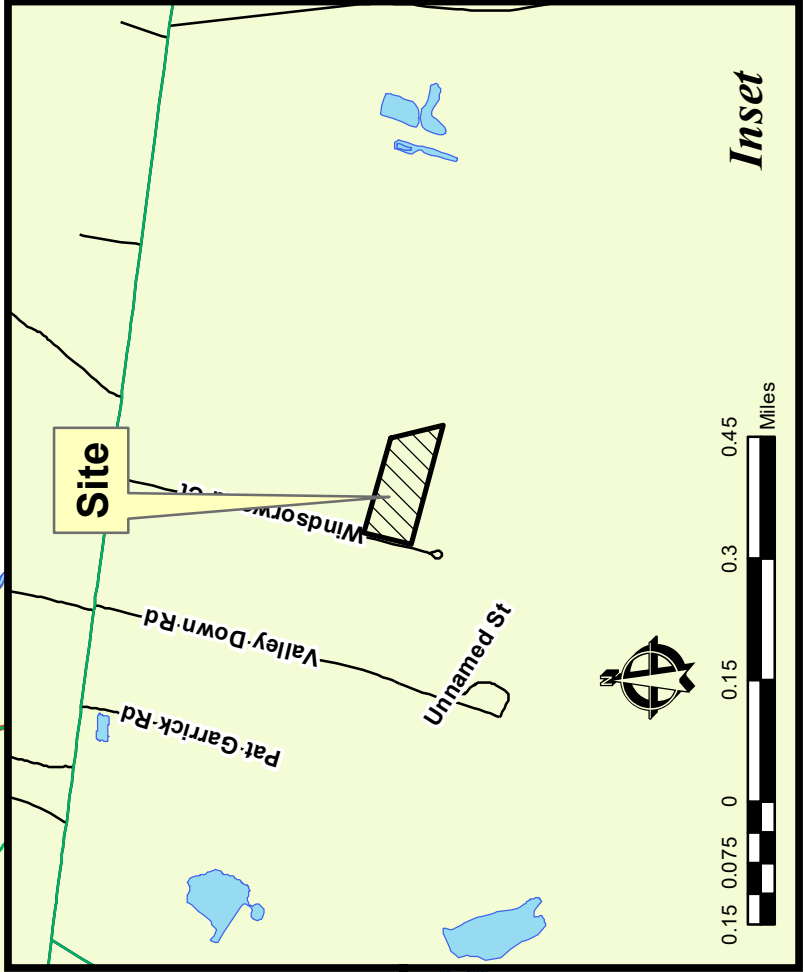
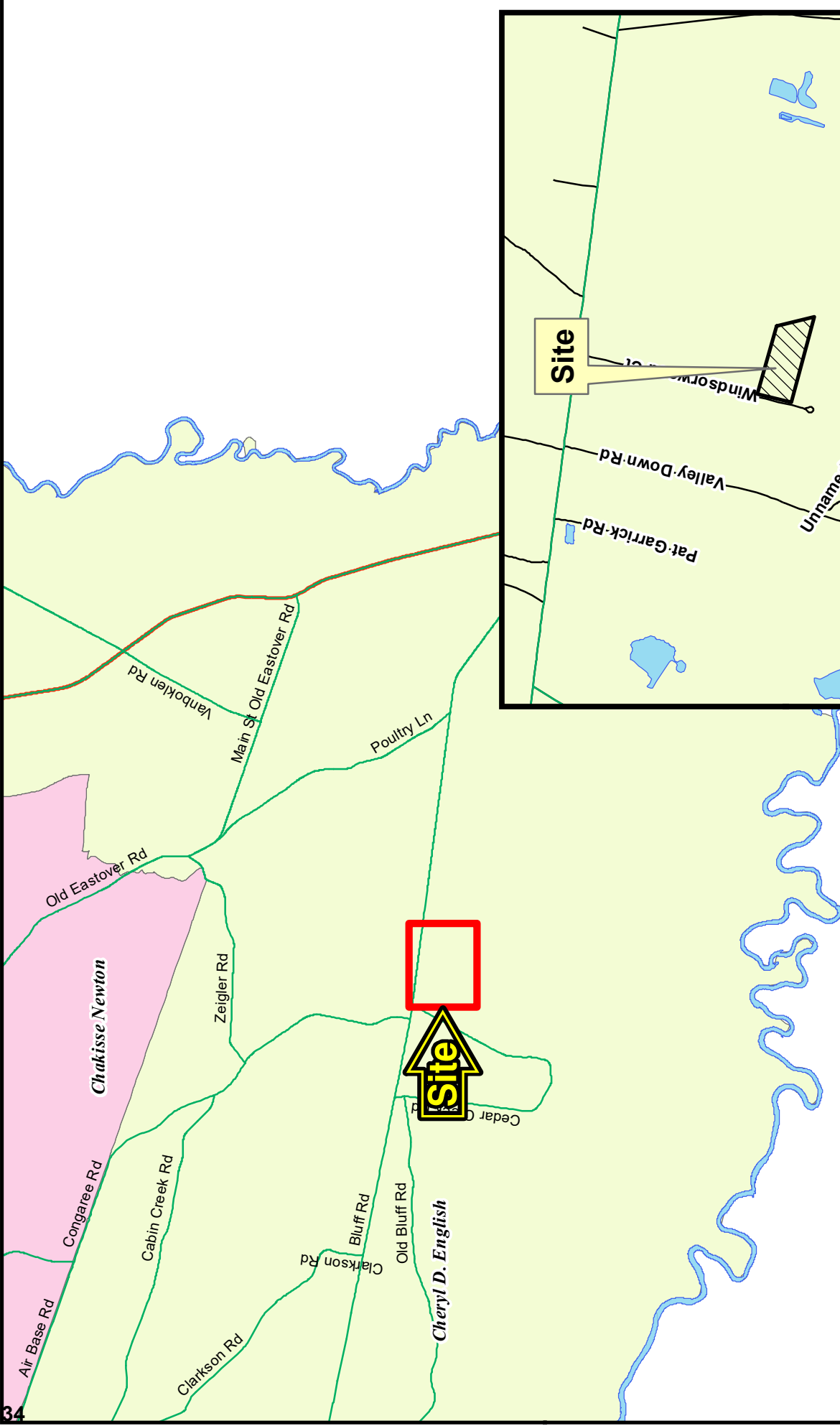
The proposed rezoning is consistent with the objectives for the Rural (large Lot) land use designation outlined in the 2015 Comprehensive Plan.

For this reason, staff recommends **Approval** of this map amendment.

### **Zoning Public Hearing Date**

**July 23, 2024.**





4. Case 24-019 MA  
Bonnie Joshi  
E/S Windsorwood Court  
R32400-06-23  
DISTRICT 10 - Cheryl D. English

**CASE 24-019**  
**HM to RT**  
**TMS R32400-06-23**

Pat Garrick Rd

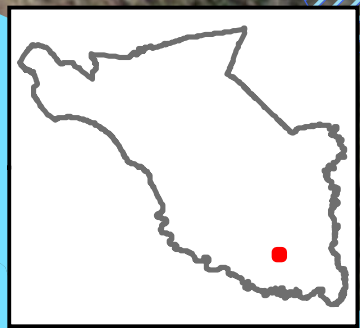
Valley Down Rd

Windsorwood Ct

Unnamed St

**Site**

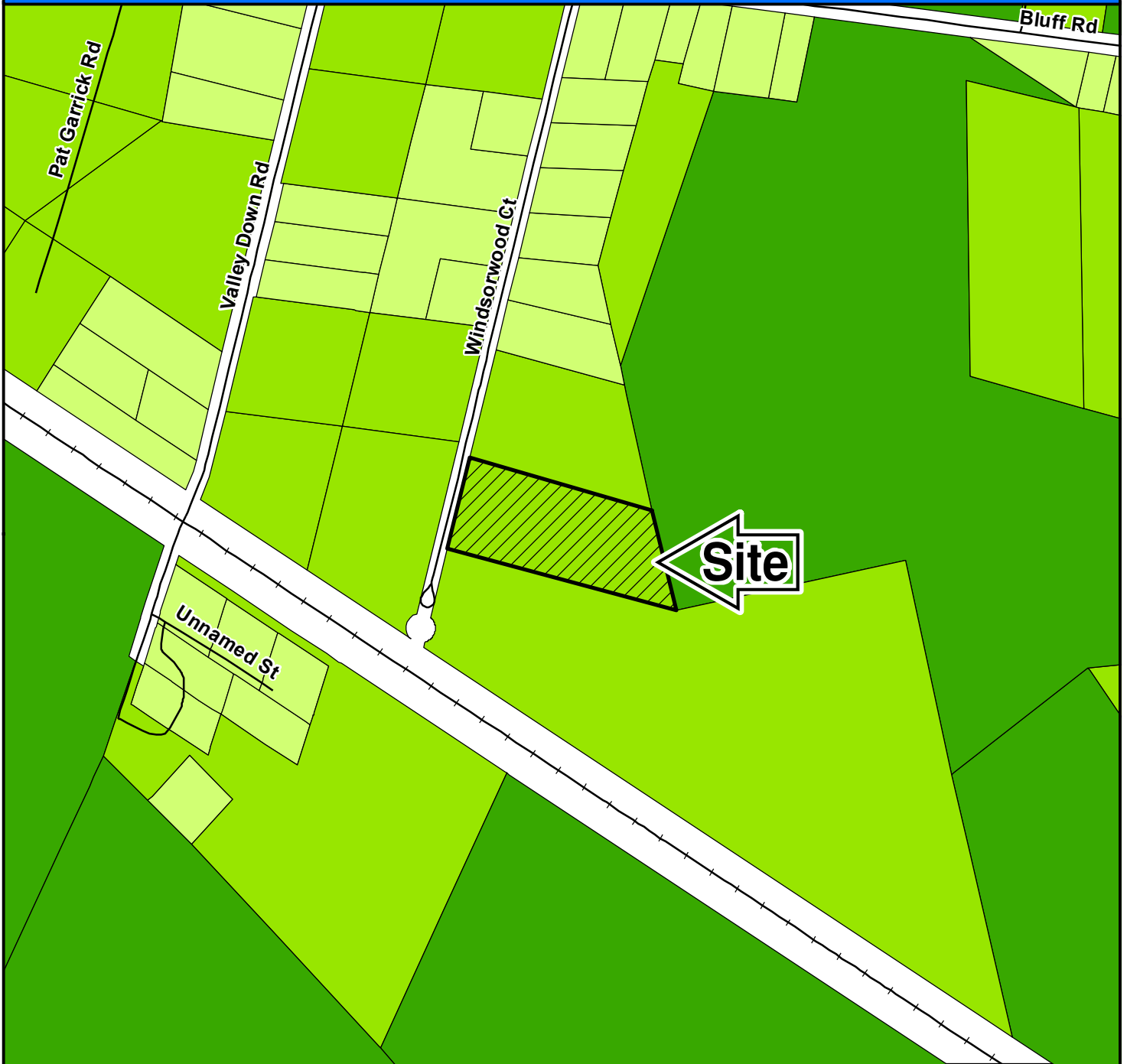
-  **SPECIAL FLOOD HAZARD AREA**
-  **WETLANDS**



Richland County & Woolpert



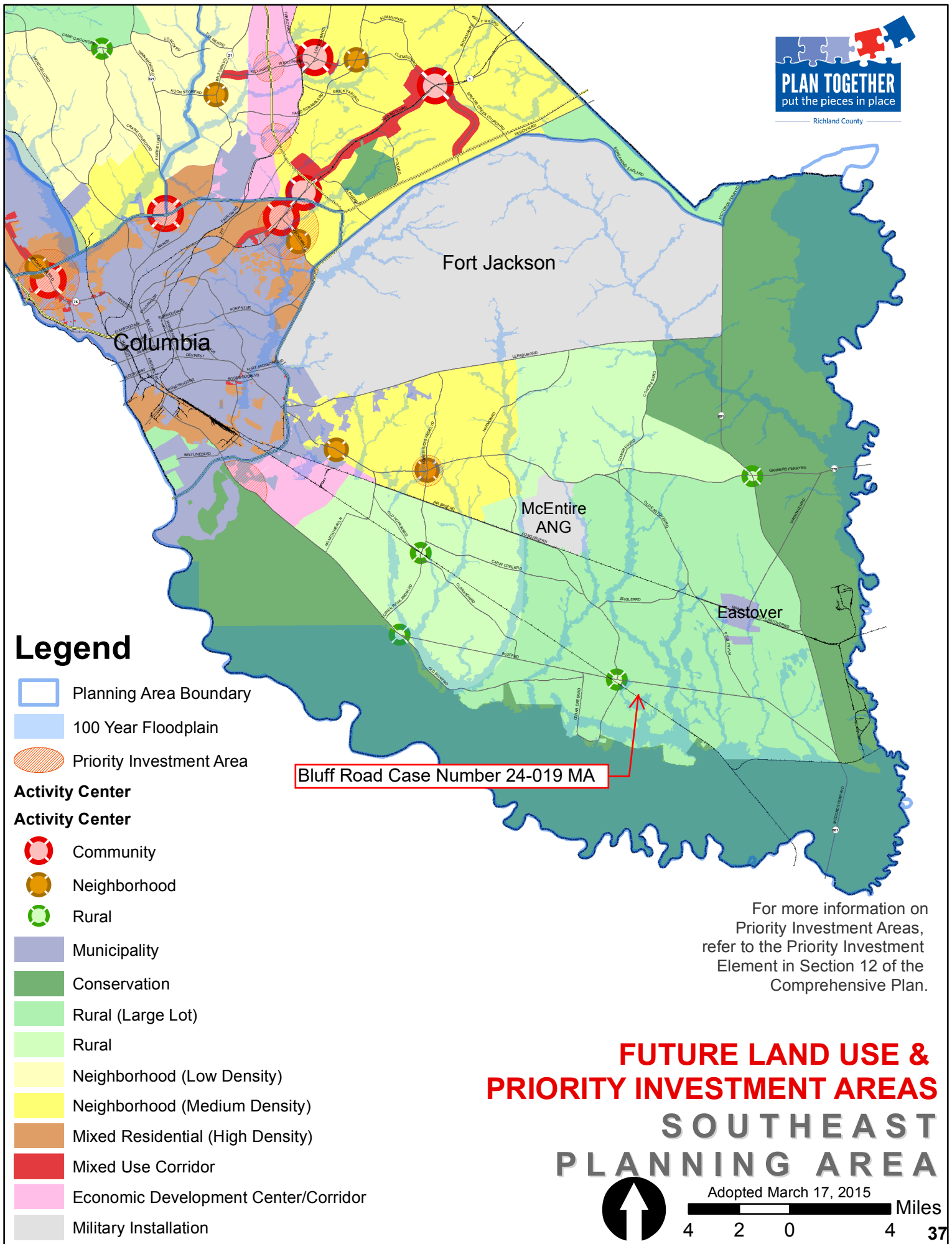
# Case 24-019 MA HM to RT



## ZONING CLASSIFICATIONS

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





## **Case #24-019 MA - Zoning Districts**

### **Current Zoning District**

#### **Homestead (HM) District**

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

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

#### **a. Permitted Uses**

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

#### **b. Special Requirements Uses**

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

#### **c. Special Exception Uses**

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



## **Case #24-019 MA - Zoning Districts**

### **Proposed Zoning District**

#### **Residential Transition (RT) District**

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

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

#### **a. Permitted Uses**

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

#### **b. Special Requirements Uses**

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

#### **c. Special Exception Uses**

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2024  
**RC PROJECT:** 24-021 MA  
**APPLICANT:** Heather Elenbaum

**LOCATION:** 1723 Hard Scrabble Road

**TAX MAP NUMBER:** R17301-01-01 & 02, R17302-01-01 & 02  
**ACREAGE:** 83.75 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** R4

**PC SIGN POSTING:** June 26, 2024

#### Staff Recommendation

Approval

#### Background

##### Zoning History

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

##### Zoning District Summary

The Residential 4 District (R4) provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than nine (9) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 753 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>	GC	Undeveloped
<u>South:</u>	M-1/M-1	Residential/ Commercial uses
<u>East:</u>	N/A	I-77
<u>West:</u>	R1	Residential Subdivision

## Discussion

### **Parcel/Area Characteristics**

The parcel has frontage along Hard Scrabble Road and is currently undeveloped. The surrounding parcels are zoned General Commercial (GC), Light Industrial (M-1), and Residential 1 District (R1). There are no sidewalks or streetlights along this Hard Scrabble Road. The surrounding area is characterized by residential uses and some commercial uses to the south. North of the subject parcel is undeveloped. South of the site is a porta potty business. East of the site is I-77.

### **Public Services**

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.4 miles northeast of the subject parcel. The W.J. Kennan High School is located 1.3 miles southwest of the subject parcel on Pisgah Church Road. 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 ***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 2023 SCDOT traffic count (Station # 439) located west of the subject parcel on Hard Scrabble Road identifies 3,500 Average Daily Trips (ADT's). This section of Hard Scrabble Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

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

## Conclusion

The requested map amendment would not be consistent with the objectives of the 2015 Comprehensive Plan for the Economic Development Center/Corridor future land use designation. According to the Plan, lower-density, single-family neighborhood developments are the preferred development type. In addition, the requested amendment would provide for uses that are similar to those in the adjacent area.

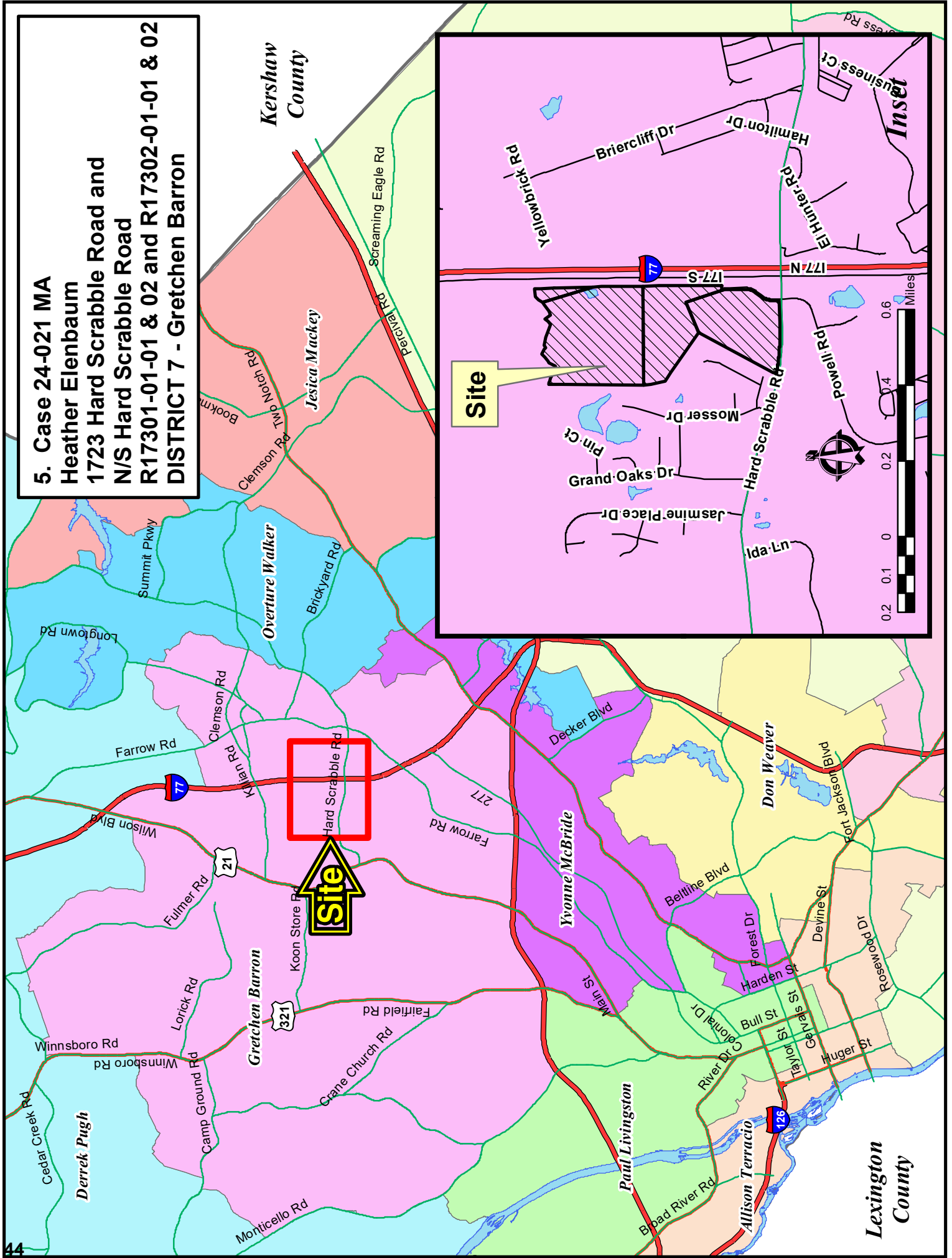
For these reasons, staff recommends **Approval** of this map amendment.

## Zoning Public Hearing Date

**July 23, 2024.**



**5. Case 24-021 MA  
Heather Elenbaum  
1723 Hard Scrabble Road and  
N/S Hard Scrabble Road  
R17301-01-01 & 02 and R17302-01-01 & 02  
DISTRICT 7 - Gretchen Barron**

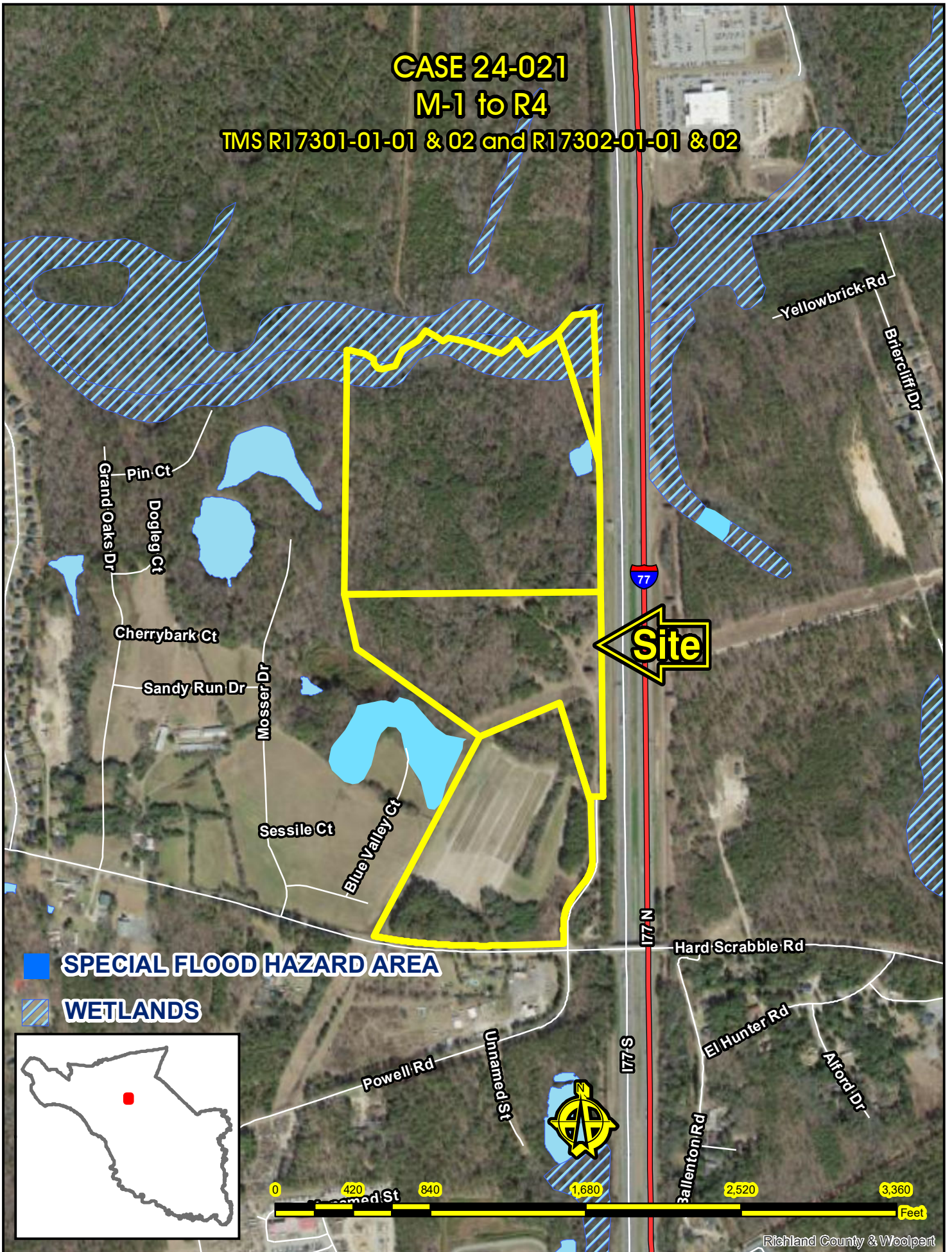




**CASE 24-021**

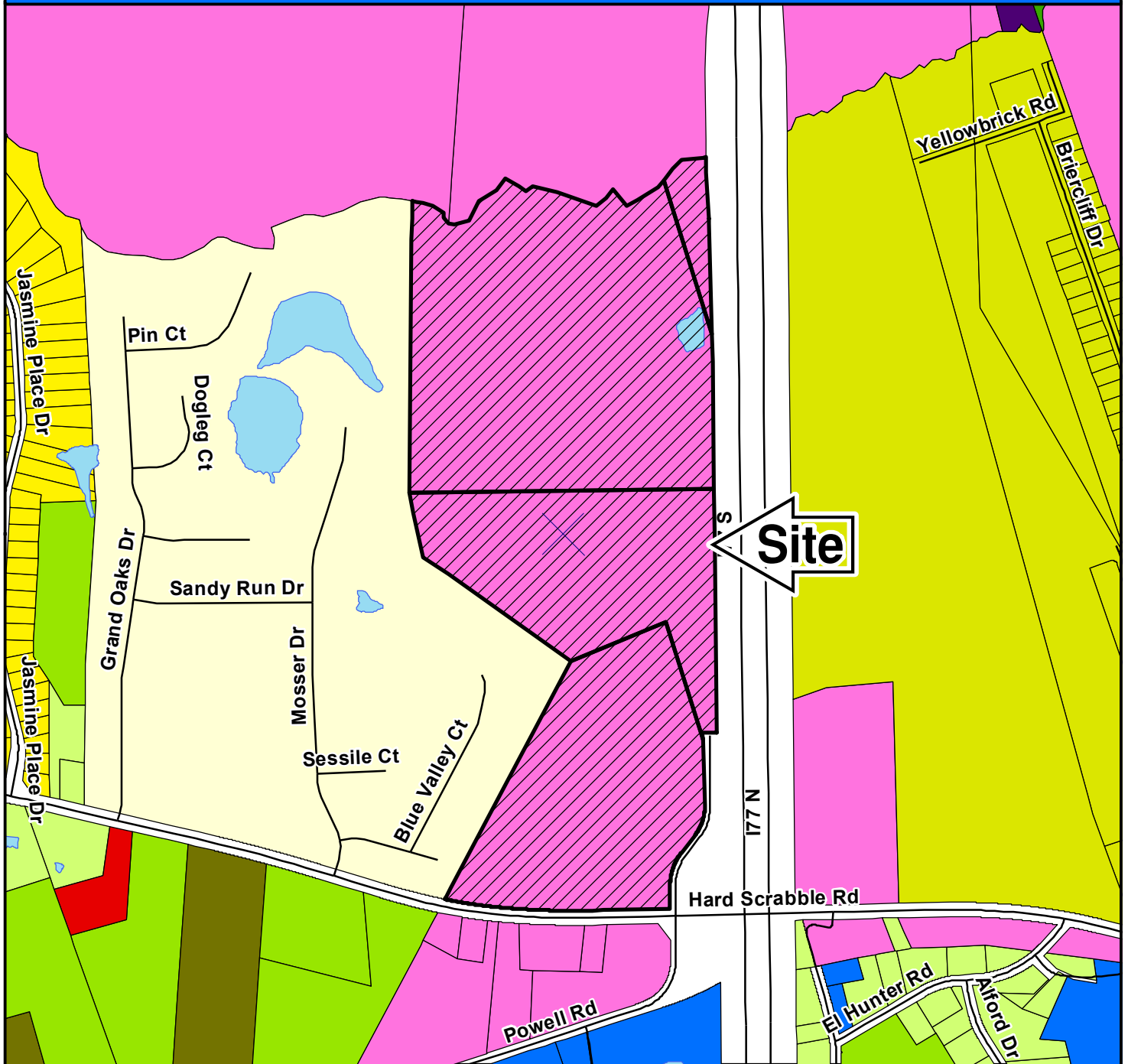
**M-1 to R4**

**TMS R17301-01-01 & 02 and R17302-01-01 & 02**



# Case 24-021 MA

## M-1 to R4



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

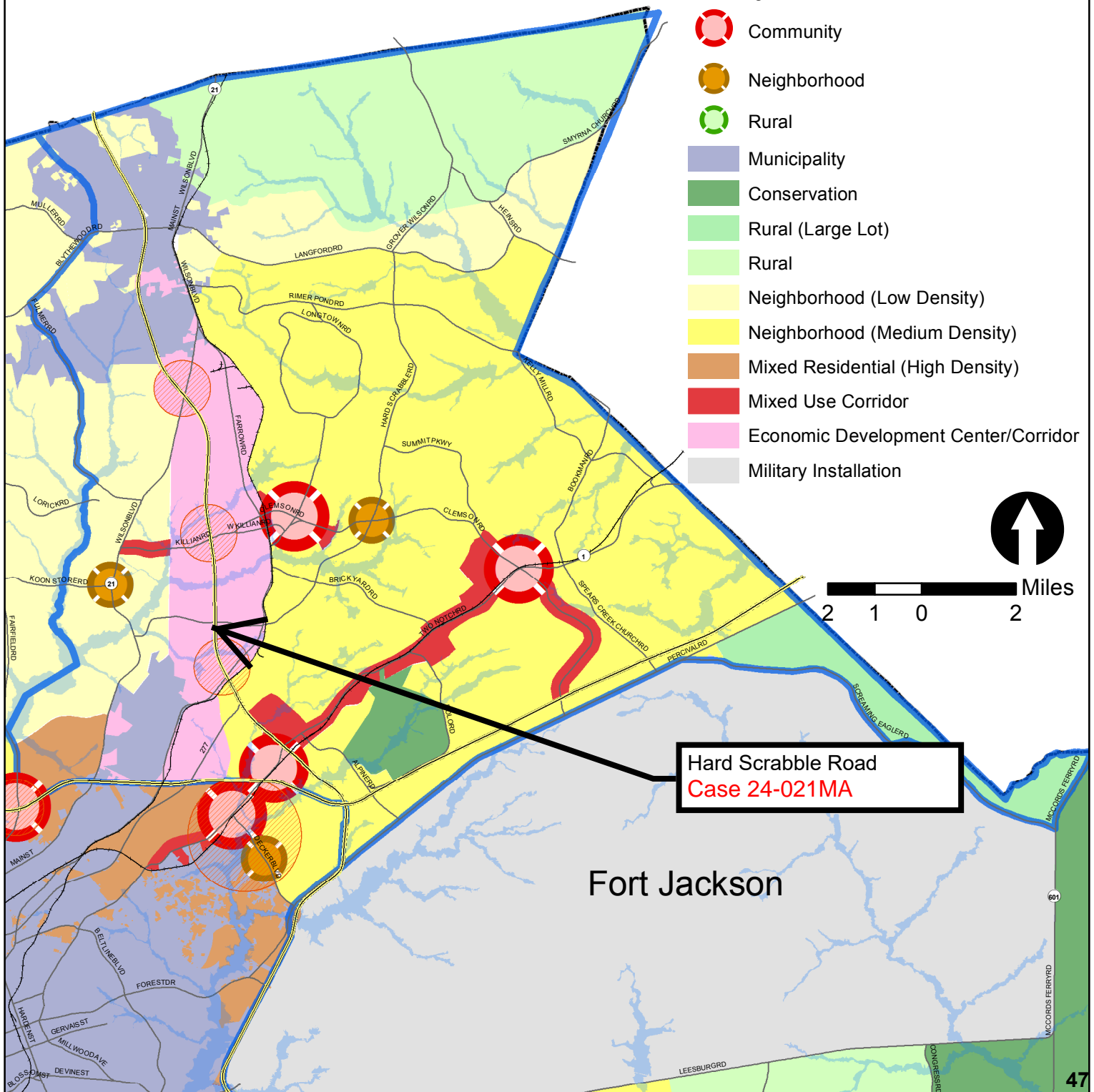


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



# Case #24-021 MA - Zoning Districts

## Current Zoning District

### Light Industrial (LI) District

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

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

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



# Case #24-021 MA - Zoning Districts

## Current Zoning District

### Light Industrial (LI) District (2)

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

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

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

## Case #24-010 MA - Zoning Districts

### Current Zoning District

#### Light Industrial (LI) District (3)

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

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

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

## **Residential Four - Zoning District**

<b>Proposed Zoning District</b>	
<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
Golf course	SE

### **a. Permitted Uses**

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

### **b. Special Requirements Uses**

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

### **c. Special Exception Uses**

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 25 June 2024*  
*Agenda*  
*7:00 PM*

## Report of Action

### 1. STAFF:

Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator

2. **CALL TO ORDER** ..... Honorable Jessica Mackey  
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 # 24-004MA District 2  
Derrek Pugh  
John T Bakhaus  
M-1 to GC (1.16 acres)  
10336 Wilson Blvd  
TMS# R14900-03-01  
Planning Commission: Approval (7-0)  
Staff Recommendation: Approval  
**County Council unanimously deferred the request (9-0)**
2. Case # 24-007 MA District 7  
Gretchen Barron  
Gunil G. Kim  
R3 to GC (.24 acres)  
105 Weir Road  
TMS# R19902-02-07  
Planning Commission: Approval (5-0)  
Staff Recommendation: Approval  
**County Council unanimously deferred the request (9-0)**
3. Case # 24-009 MA District 8  
Overture Walker  
Aaron Breeden  
HM to GC (9.18 acres)  
E/S Hard Scrabble Road  
TMS: R20300-03-02  
Planning Commission: Approval (5-0)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request (9-0)**
4. Case # 24-011 MA District 1  
Jason Branham  
Denise Lawson  
RT to GC (.69 acres)  
1710 Dutch Fork Road  
TMS: R02408-02-03  
Planning Commission: Approval (8-0)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request (9-0)**

5. Case # 24-014 MA  
Erik Norton  
RT to MU1 (2.60 acres)  
1301 Three Dog Road & E/S Dutch Fork Road  
TMS: R01507-02-03 & R01507-02-04  
Planning Commission: Approval (7-1)  
Staff Recommendation: Disapproval  
**County Council unanimously deferred the request (9-0)**
6. Case # 24-015 MA  
Megan Newbold  
GC to MU3 (1.53 acres)  
3003 Two Notch Road  
TMS: R11613-02-02  
Planning Commission: Approval (7-0)  
Staff Recommendation: Approval  
**County Council unanimously approved the request (9-0)**
7. Case #24-016 MA  
Phillip Bradley  
R3 to R5 (21.24 acres)  
S/E Rabon Road  
TMS: R17112-01-01 (portion of)  
Planning Commission: Approval (5-3)  
Staff Recommendation: Disapproval  
**County Council unanimously approved the request (9-0)**
- District 1  
Jason Branham
- District 3  
Yvonne McBride
- District 7  
Gretchen Barron

## **6. ADJOURMENT**







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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