

# **RICHLAND COUNTY PLANNING COMMISSION**



**July 10, 2025**

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

## **Purpose and Use of the Future Land Use Map**

### **Purpose of Future Land Use Map and Categories**

The Future Land Use map and categories are used during rezoning requests to make recommendations and decisions regarding the appropriateness of different aspects of proposed developments. The Future Land Use map and categories provide guidance when making decisions about zoning and infrastructure investments by identifying the type and character of development that should occur in specific areas.

The Future Land Use categories and the Future Land Use map are provided solely with the intention of offering guidance to local decision-makers. This plan does not make formal recommendations to rezone properties to align with these Future Land use designations, but provides support for these Future Land Use designations during a rezoning case evaluation.

### **Using the Future Land Use Map and Categories**

Each rezoning proposal needs to be evaluated using the land use category, goals and implementation strategies outlined in this Comprehensive Plan. Because this is a Comprehensive Plan and not intended to provide site level guidance with regard to development decisions, discretion should be used when evaluating a proposed rezoning using the Future Land Use Map and related categories.

Future Land Use category lines were developed by considering development character, utility service areas, lines of natural features, and roadways. Particularly for areas near or on the boundaries of Future Land Use categories, discretion by the Richland County Planning Department staff is needed to determine the appropriate Future Land Use category that should be applied based on:

- Existing development context of property
- Environmental context of the property
- Development activity or proposed activity occurring within a sphere of influence of the property
- Future plans to construct utility infrastructure, roadways, or other public facilities

Ultimately, rezoning decisions are legislative decisions made by the County Council. This means that the decisions are a policy choice, and that the Comprehensive Plan helps to inform these choices.

# **RICHLAND COUNTY PLANNING COMMISSION**



**Thursday, July 10, 2025**  
**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:** 2 June 2025
5. **CONSENT AGENDA [ACTION]**

**a. ROAD NAMES**

**Page 5**

**b. MAP AMENDMENTS**

1. Case # 25-019 MA District 11  
GC to LI (3.17 acres) The Honorable Chakisse Newton  
4650 and 4656 Leesburg Road  
TMS# R31001-01-01 & R31001-01-05  
Comprehensive Plan: Non-compliant  
**Page 6**
2. Case # 25-024 MA District 11  
Elisa Carter The Honorable Chakisse Newton  
R3 to LI (11.87 acres)  
Starling Goodson Road  
TMS# R22013-01-37  
Comprehensive Plan: Non-compliant  
**Page 13**
3. Case # 25-025 MA District 7  
Gene Pierce The Honorable Gretchen Barron  
M-1 to GC (3.31 acres)  
1001 Pinnacle Point Drive  
TMS# R17205-01-08  
Comprehensive Plan: Compliant  
**Page 20**

4. Case # 25-026 MA  
Robert A. Smith  
RT to MU2 (3.01 acres)  
1621 Dutch Fork Road  
TMS# R02411-01-03  
Comprehensive Plan: Non-compliant  
[Page 27](#)

District 1  
The Honorable Jason Branham

5. Case # 25-027 MA  
Gilbert E. Blizzard  
R5 to R6 (8.16 acres)  
1838 Bluff Rd, 1508 Joe Louis Dr & 1822 Bluff Rd  
TMS# R11115-05-05, R11116-04-18 &  
R11116-04-19  
Comprehensive Plan:

District 10  
The Honorable Cheryl D. English  
**Administratively  
Withdrawn**

6. Case # 25-029 MA  
Matthew S. Mungo  
HM/RT to R2 (6.15 acres)  
E/S Point De Haven  
TMS# R01311-02-15,16, 22 & 28  
Comprehensive Plan: Non-compliant  
[Page 34](#)

District 1  
The Honorable Jason Branham

**6. OTHER ITEMS**

**7. CHAIRMAN'S REPORT**

**8. PLANNING DIRECTOR'S REPORT**

**9. REPORT OF COUNCIL**  
[Page 41](#)

**10. ADJOURNMENT**

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

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4<sup>th</sup> Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.

# Street Name Review Case Summary

## PLANNING COMMISSION MEETING

July 10, 2025

6:00 pm

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<b>Council District:</b>	Honorable Tish Dozier Alleyne (8)
<b>Development:</b>	Mass Grading - Hardscrabble Road
<b>Tax Map Amendment:</b>	TMS# R20300-03-02
<b>Applicant:</b>	The Hocker Group, LLC
<b>Proposed Use:</b>	Commercial
<b>Proposed Street Name (s):</b>	Jace Drive; Breeden Drive; Hocker Drive; and Lemonade Lane
<b>Detail:</b>	Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.
<b>Staff Review:</b>	The proposed street names are compliant with the E9-1-1 Road Naming Standards.
<b>Staff Recommendation:</b>	Approval

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Map:







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2025  
**RC PROJECT:** 25-019 MA  
**APPLICANT:** William Manary

**LOCATION:** 4650 and 4656 Leesburg Road

**TAX MAP NUMBER:** R31001-01-01 & R31001-01-05  
**ACREAGE:** 3.17 acres  
**EXISTING ZONING:** GC  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** June 27, 2025

#### Staff Recommendation

Non-compliant

#### Background

##### **Zoning History**

The original zoning as adopted September 7, 1977 was Rural District (RU). The subject parcels were rezoned to General Commercial District (C-3) under case number 02-037MA.

With the adoption of the 2021 Land Development Code the General Commercial District (GC) designation was kept.

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

The General Commercial District (GC) parcels west of the sites on Leesburg Road were rezoned from Rural District (RU) under case number 03-010MA.

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

The Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u><b>North:</b></u>	INS-FJ	Fort Jackson
<u><b>South:</b></u>	RT/ RT	Residential / Residential
<u><b>East:</b></u>	RT	Residential
<u><b>West:</b></u>	RT	Residential

## Discussion

### **Parcel/Area Characteristics**

The parcels have access to Leesburg Road and frontage along Old Leesburg Road. There are no sidewalks or street lamps along this section of Leesburg Road or Old Leesburg Road. The subject parcels contain a nonresidential structure on each parcel. The immediate area is characterized by residential parcels and Fort Jackson north of the site. West, south, and east of the sites 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 4.4 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.

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

##### ***Rural Residential Area***

The Lower Richland Strategic Community Master Plan identifies this area as the “Rural Residential Area” with a recommendation to respect the rural zoning designations within the Land Development Code that are applicable for this area.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #257) located west of the subject parcel on Leesburg Road identifies 7,100 Average Daily Trips (ADT's). This section of Leesburg Road is classified

as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Leesburg Road is currently operating at Level of Service (LOS) "B". Additionally, the section of Leesburg Road that the parcel fronts is classified as a major collector, maintained by SCDOT.

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

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

### **Conclusion**

The requested map amendment is not compliant with the objectives set forth in the Comprehensive Plan for residential development within the Rural future land use designation.

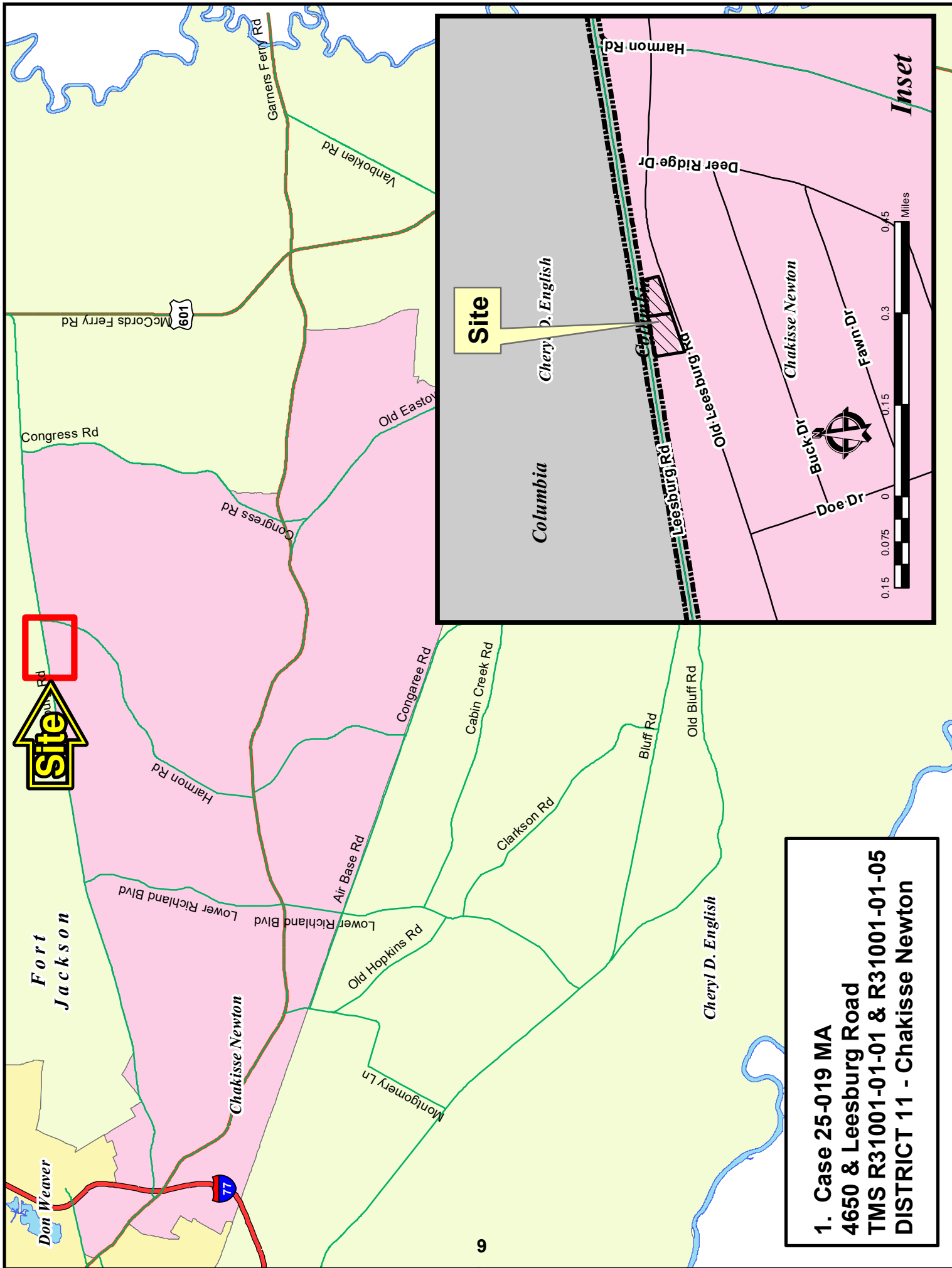
According to the Comprehensive Plan, the Rural designation is intended for "transition between very low-density rural areas and suburban neighborhood developments." Non-residential development should mitigate any noise, light, and traffic impacts on nearby residential areas, and should not negatively impact the surrounding rural character." Additionally, commercial development is intended to be limited to designated Rural Activity Centers.

The proposed rezoning also conflicts with the Lower Richland Strategic Community Master Plan's recommendations for the Rural Residential Area designation. This plan encourages new development that is compatible with existing residential patterns and respectful of active agricultural uses and historic properties.

### **Zoning Public Hearing Date**

**July 22, 2025.**





1. Case 25-019 MA  
4650 & Leesburg Road  
TMS R31001-01-01 & R31001-01-05  
DISTRICT 11 - Chakisse Newton

**CASE 25-019 MA**  
**GC to LI**  
**TMSR31001-01-01 & R31001-01-05**

*Columbia*

*Fort  
Jackson*

*Columbia*

Leesburg Rd

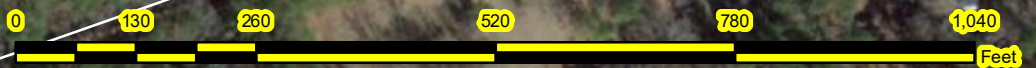
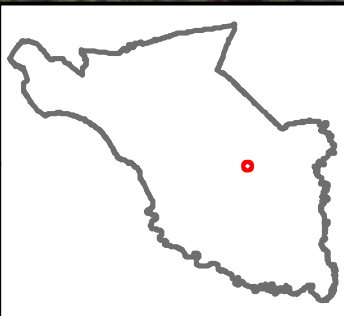


Old Leesburg Rd

Buck Dr

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



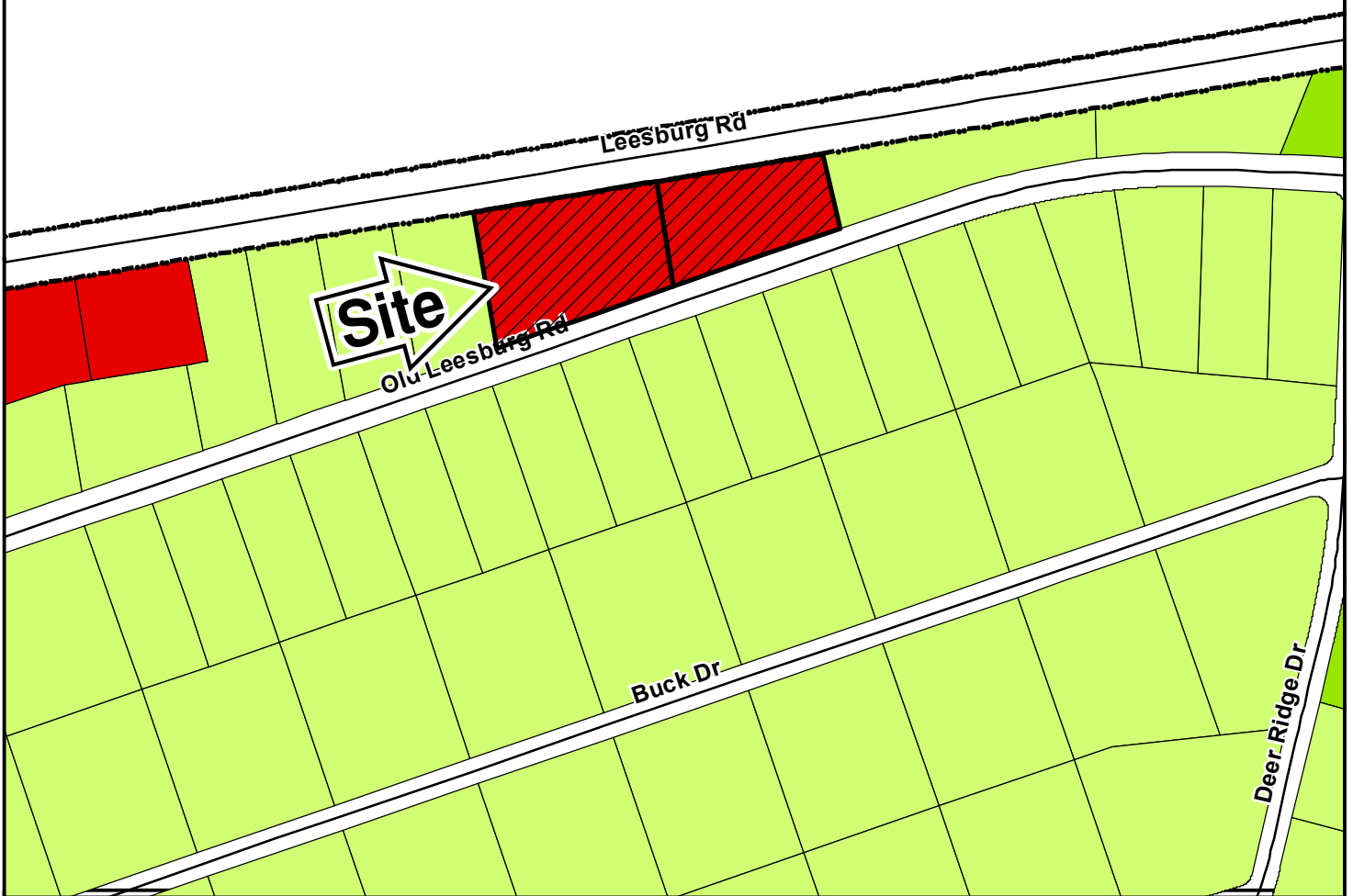
Richland County & Woolpert

# CASE 25-019 MA

## GC to LI

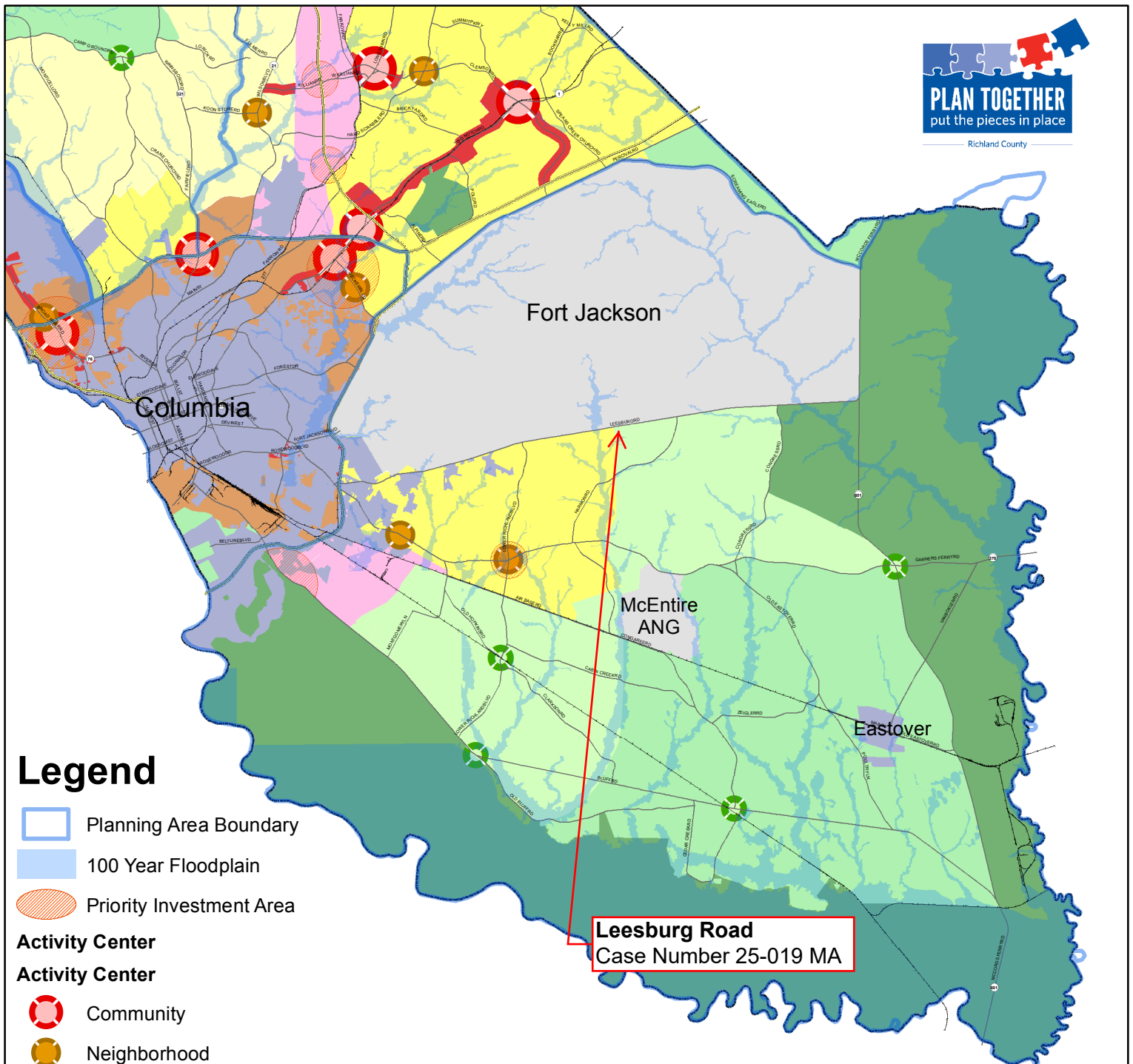
*Fort Jackson*

*City of  
Columbia*



















## ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-2	 Subject Property  N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	



## 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

4 2 0 4 Miles





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2025  
**RC PROJECT:** 25-042 MA  
**APPLICANT:** Elisa Carter

**LOCATION:** Starling Goodson Road

**TAX MAP NUMBER:** R22013-01-37  
**ACREAGE:** 11.87 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** June 27, 2025

#### Comprehensive Plan Compliance

Non-compliant

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Single Family Residential District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD) was designated the R3 District.

##### Zoning District Summary

The LI: Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	R3/R3/R3	Residence/ Residence/ Residence
<u>South:</u>	R3/R3	Undeveloped/ Undeveloped
<u>East:</u>	R3/ HM	Undeveloped
<u>West:</u>	R3	Residence

#### Discussion

##### Parcel/Area Characteristics

The parcel has access to Starling Goodson Road. The subject parcel is undeveloped and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of

residential and undeveloped/ forested land uses. East and south of the subject parcels are undeveloped. West and north are single-family residences.

### **Public Services**

The subject parcel is within the boundaries of School District One. Lower Richland High School is located 1 (one) mile south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located 1 (one) mile south of the subject parcels on Lower Richland Boulevard. The parcels are located in the City of Columbia's water service area and the Richland County sewer service area.

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

### **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.

### **Lower Richland Neighborhood Master Plan**

#### **Suburban Transition Area**

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan's Pond, Harmon's Pond and Morrell's Pond. The northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

#### **Suburban Transition Area Recommendations**

Promote a variety of housing types including townhomes and apartments.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 1,100 Average Daily Trips (ADT's). This segment of Starling Goodson Road is



classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Starling Goodson Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for Starling Goodson Road, either through SCDOT or the County Penny Tax program.

## **Conclusion**

The proposed rezoning is inconsistent with the objectives for the Comprehensive Plan, as the requested rezoning does not align with the objectives for residential development within the Neighborhood Medium Density future land use designation.

According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended to support "medium-density residential neighborhoods and neighborhood-scale commercial development designed in a traditional neighborhood format." These areas serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities."

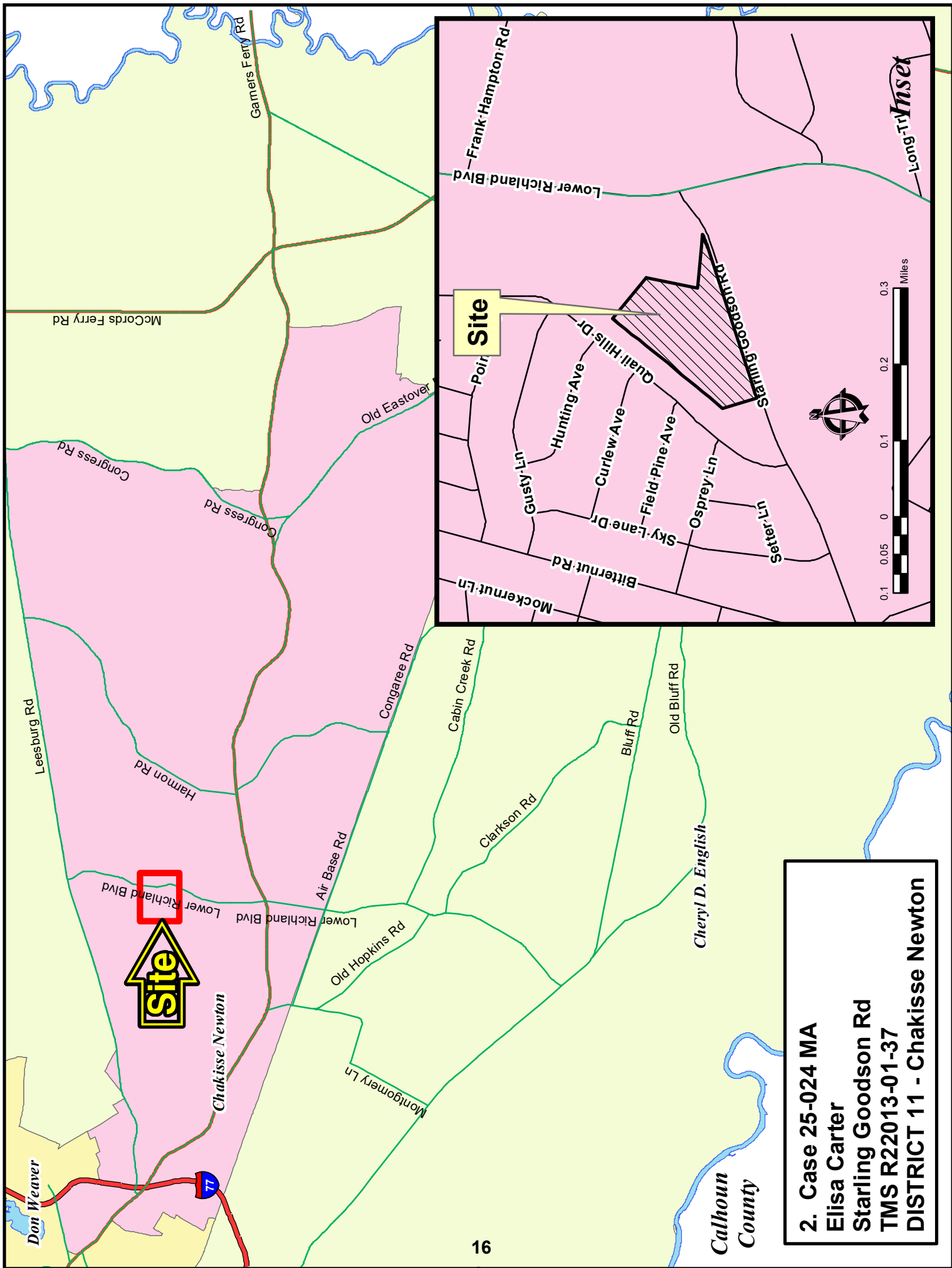
The LI district does not align with the intended uses and development standards of the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

The requested zoning would also not be in character with the zoning or uses of the surrounding area.

Additionally, the proposed rezoning conflicts with the Lower Richland Strategic Community Master Plan, which desires development which offers a variety of housing options including single-family, townhomes and apartments.

## **Zoning Public Hearing Date**

**July 22, 2025.**



**2. Case 25-024 MA**  
**Elisa Carter**  
**Starling Goodson Rd**  
**TMS R22013-01-37**  
**DISTRICT 11 - Chakisse Newton**

**CASE 25-024 MA**  
**R3 to LI**  
**TMS R22013-01-37**

Pointer Dr

Gusty Ln

Hunting Ave

Curlew Ave

Quail Hills Dr

Field Pine Ave

Osprey Ln

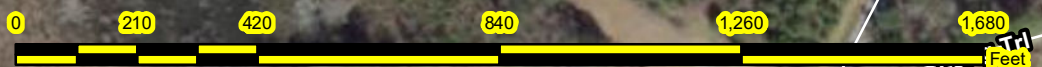
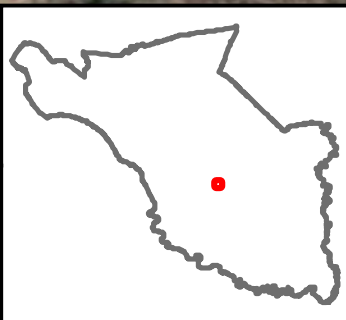
Starling Goodson Rd

Lower Richland Blvd

**Site**

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

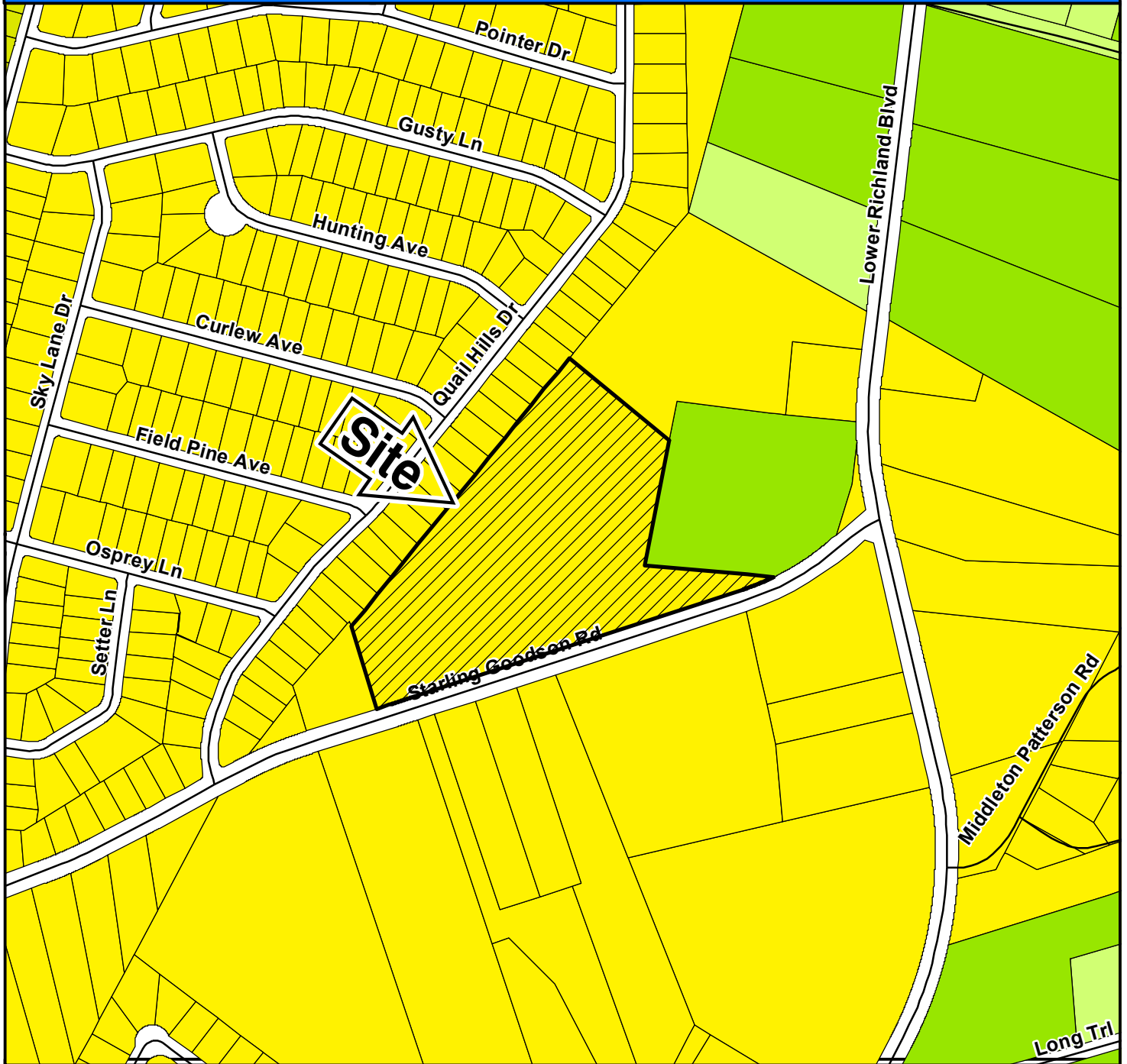


Richland County & Woolpert



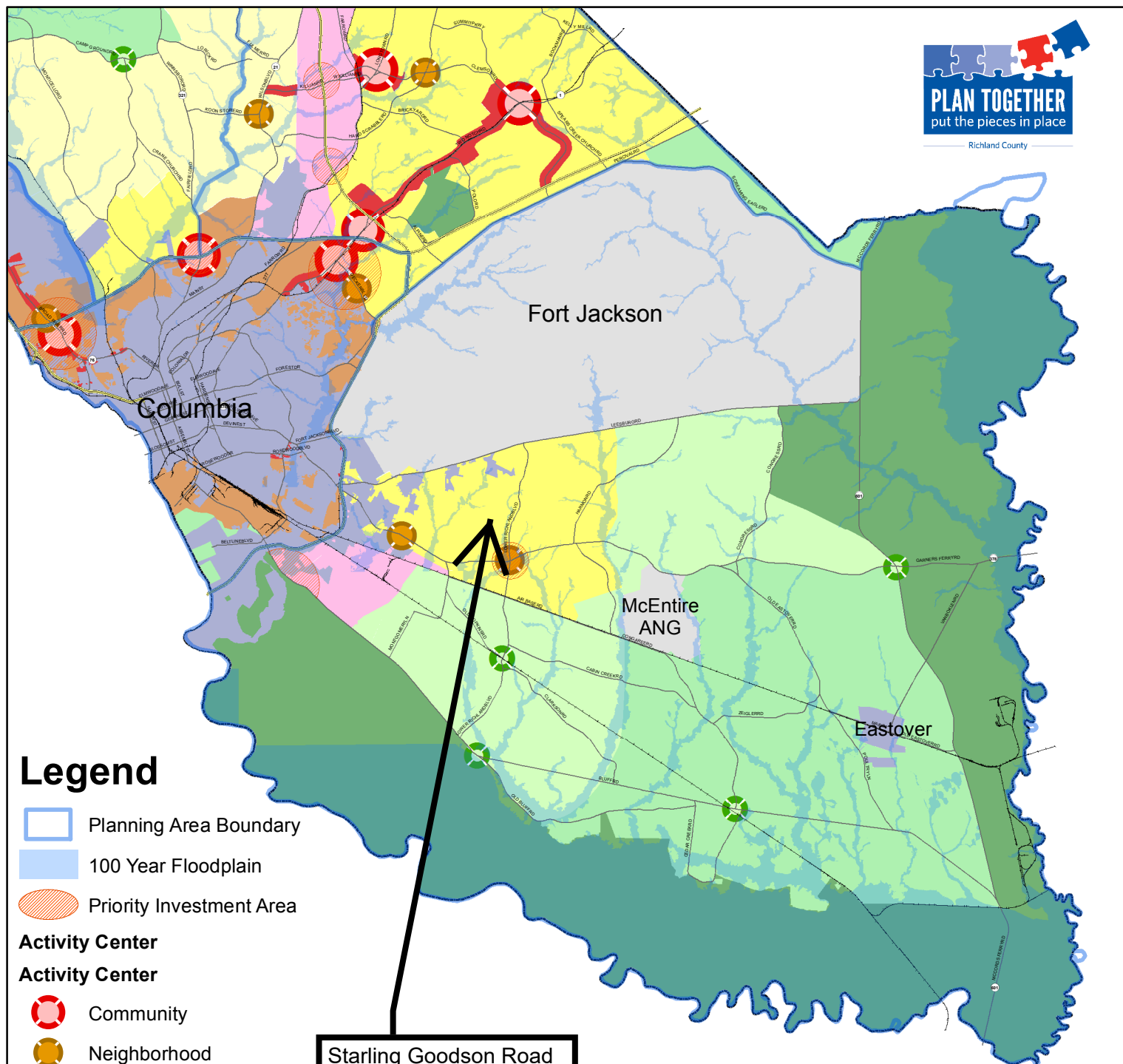
# CASE 25-024 MA

## R3 to LI



### ZONING CLASSIFICATIONS


OS	R1	R5	MU2	INS	CC-2	Subject Property N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	



## Legend

 Planning Area Boundary

 100 Year Floodplain

 Priority Investment Area

### Activity Center

### 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

Starling Goodson Road  
**25-024MA**

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

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015

 Miles



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2025  
**RC PROJECT:** 25-025 MA  
**APPLICANT:** Gene Pierce

**LOCATION:** 1001 Pinnacle Point Drive

**TAX MAP NUMBER:** R17205-01-08  
**ACREAGE:** 3.31 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** June 22, 2025

#### Comprehensive Plan Compliance

Compliant

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1). With the adoption of the 2023 Code the Light Industrial District (M-1) was kept as a legacy district.

##### Zoning District Summary

The General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

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: 53 multi-family 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>	M-1	Warehouse distribution
<u>South:</u>	RT/GC	Residence / Legrand Road
<u>East:</u>	M-1	Parking lot
<u>West:</u>	N/A	Office Use



## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Legrand Road. There are no sidewalks or streetlamps along this section of Legrand Road. The subject parcel contains a multi-story office structure. The immediate area is characterized by a mix of undeveloped parcels, office uses, and industrial uses.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located approximately 1.5 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.3 miles east of the subject parcel on Two Notch 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) and Priority Investment Area***.

#### **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.

#### **Priority Investment Area: I-77 Farrow Road Interchange**

This area is currently developed with a broad range of commercial and industrial uses. Opportunities existing for redeveloping this node to take advantage of the I-77 regional corridor. Investments include ensuring that adequate infrastructure is in place to support employment development, and to develop redevelopment strategies specific to the area.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #745) located northwest of the subject parcel on Legrand Road identifies 1,300 Average Daily Trips (ADT's). Legrand Road is classified as a

two-lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Legrand 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 Legrand Road through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is compliant with the objectives of the Neighborhood (Medium-Density) and Priority Investment Area and the Priority Investment Area (I-77 Farrow Road Interchange) designation of the Comprehensive Plan. These designations encourage nonresidential uses to be located within a contextually appropriate distance from the intersection of a primary arterial and in areas that capitalize on the regional corridor along I-77. Furthermore, the requested map amendment would introduce supportive uses that align with the existing zoning and development patterns of the surrounding area.

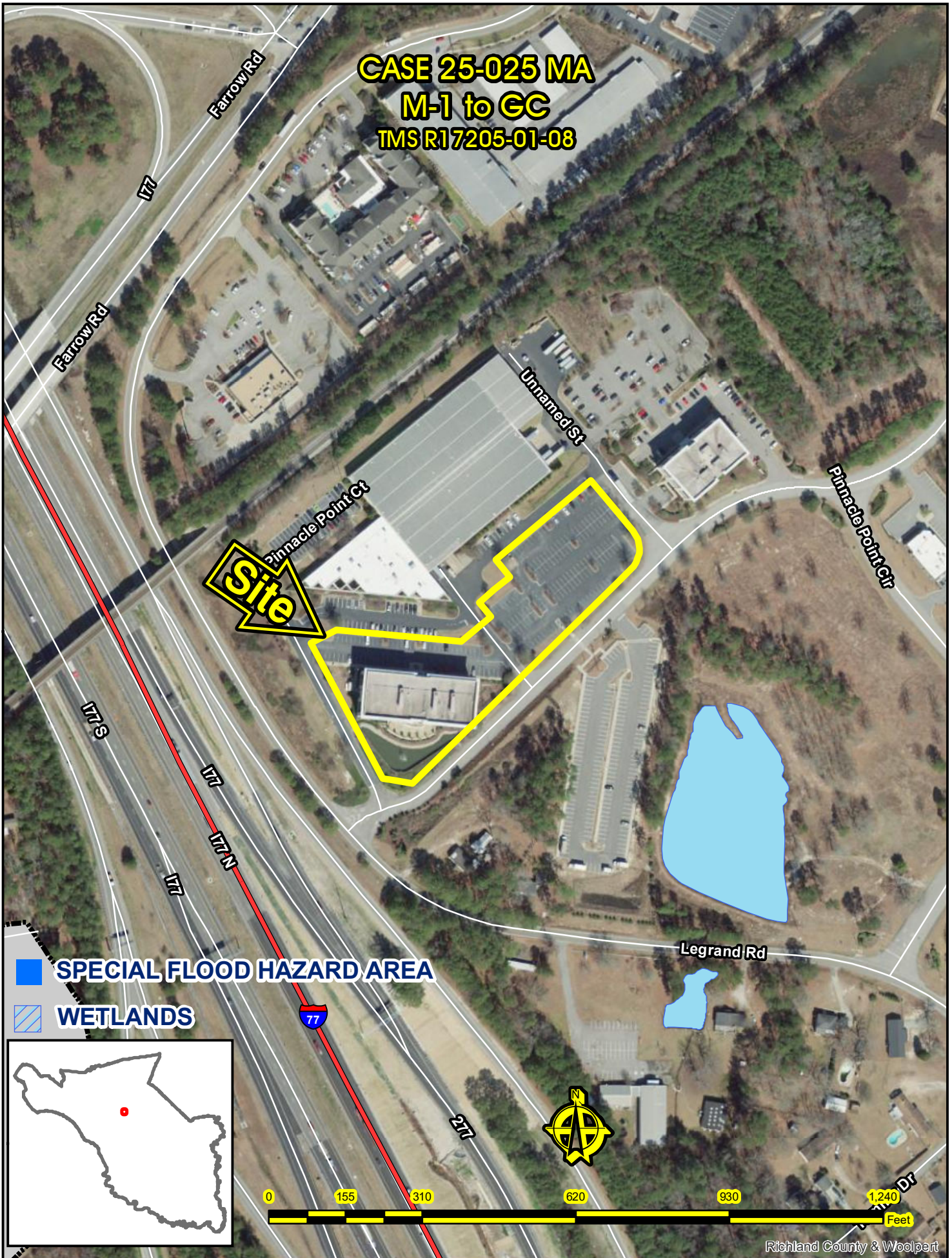
### **Zoning Public Hearing Date**

**July 22, 2025.**





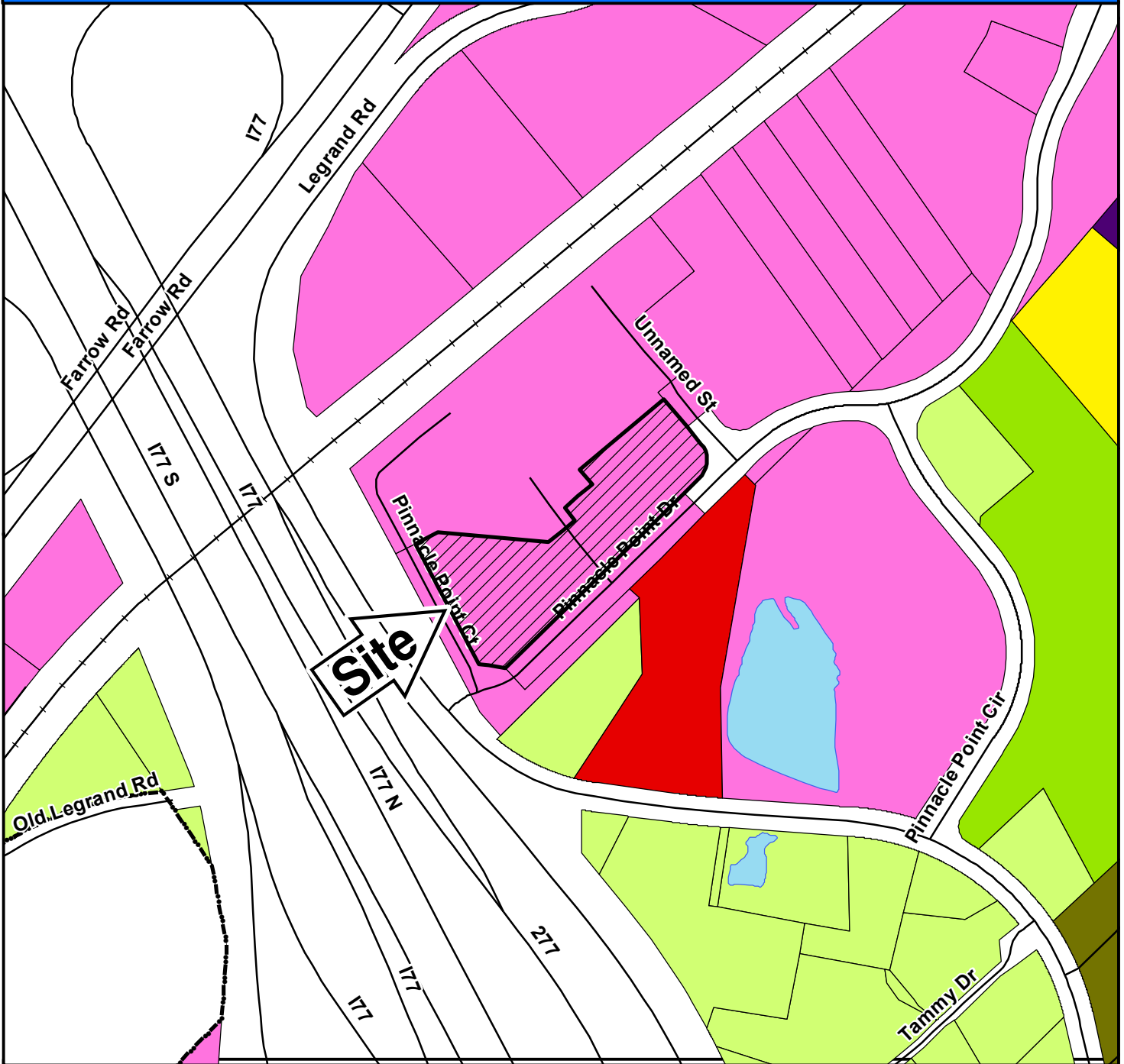
**CASE 25-025 MA**  
**M-1 to GC**  
**TMSR17205-01-08**





# CASE 25-025 MA

## M-1 to GC



### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-2	 Subject Property  N
AG	R2	R6	MU3	LI	CC-3	
HM	R3	RC	GC	HI	CC-4	
RT	R4	MU1	M-1	CC-1	PD	

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

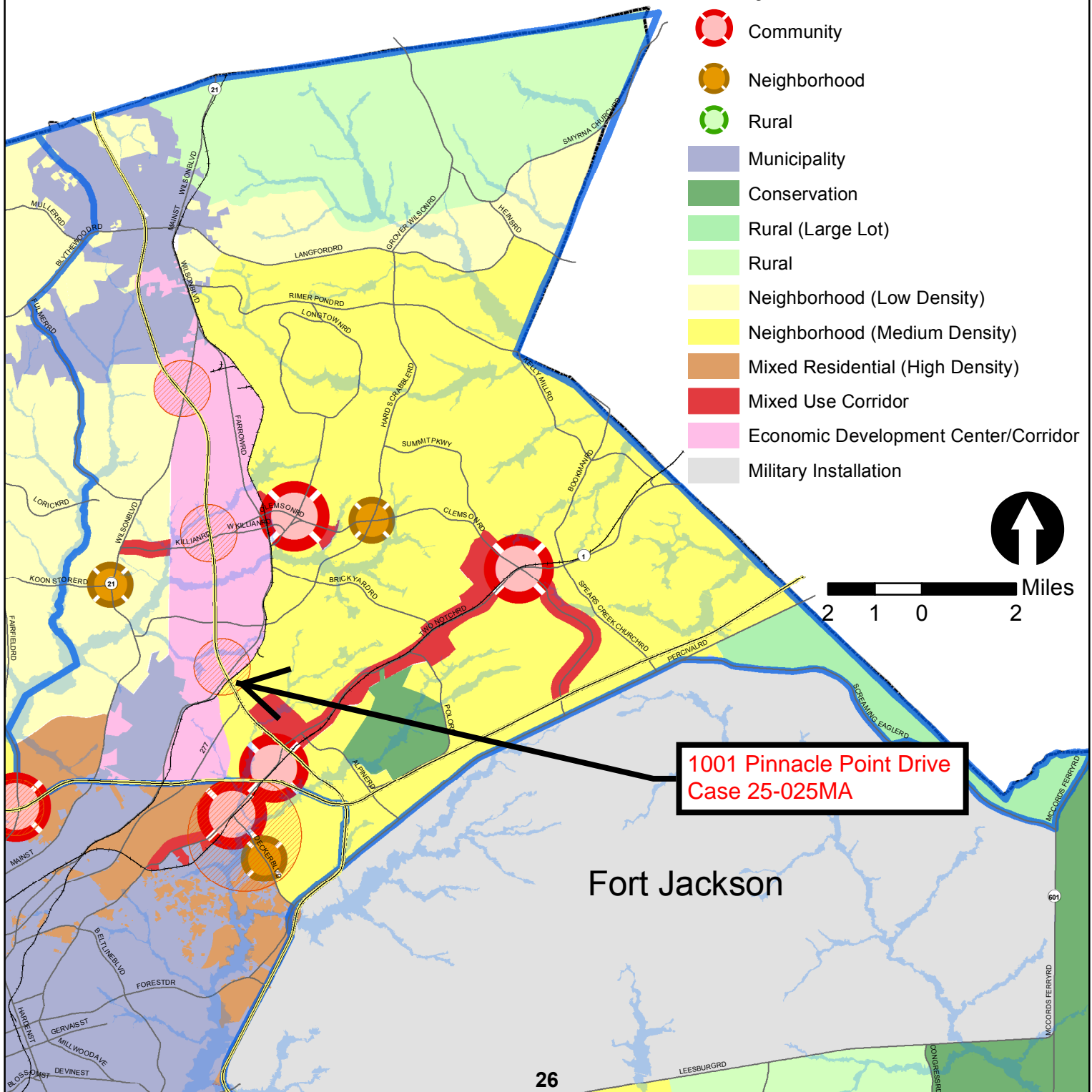


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2025  
**RC PROJECT:** 25-026 MA  
**APPLICANT:** Robert Smith

**LOCATION:** 1621 Dutch Fork Road

**TAX MAP NUMBER:** R02411-01-03  
**ACREAGE:** 2.99 acres  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** MU2

**PC SIGN POSTING:** June 27, 2025

#### Staff Recommendation

Non-compliant

#### Background

##### **Zoning History**

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential Transition (RT) District.

The parcel was part of a previous zoning request for the General Commercial District (GC) under case 24-053MA. The application was withdrawn.

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

The Office and Institutional District (OI) parcel northwest of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

The General Commercial (GC) parcel north of the site on Gates Road was rezoned from Rural District (RU) to General Commercial District (GC) under case number 05-22MA.

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from Rural District (RU) under case number 05-40MA.

The Light Industrial District (M-1) parcels north of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

### **Zoning District Summary**

The MU2 Corridor Mixed-Use District provides lands for walkable, mixed-use development along major corridors in the County. This district allows a mix of retail sales, personal and business services, recreation/entertainment, office, high-intensity multi-family residential, and institutional land uses. District standards are intended to ensure uses, development intensities, and development forms support development that is:

- Multi-story, mixed-use, and pedestrian-friendly;
- Oriented toward the major road corridor or otherwise laid out to establish a traditional main street character;
- Provides enhanced visual character along the corridor; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is twenty (20) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 60 dwelling units\*.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RT/ RT/ RT	Boat Storage/ Office/ Storage
<b><u>South:</u></b>	R2	Undeveloped
<b><u>East:</u></b>	RT	Residence
<b><u>West:</u></b>	R2	Place of Worship

### **Discussion**

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

The subject property has frontage along Dutch Fork Road and Twin Gates Road. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and streetlights along this section. Twin Gates Road is a two-lane undivided local road without sidewalks and streetlights along this section. The immediate area is characterized by commercial, institutional and residential uses. North of the site are multiple boat and RV storage properties and an insurance office. West of the site is a place of worship. South of the site is undeveloped, but is owned by the place of worship. East of the site is a residence.

#### **Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles northeast of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located east of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.3 miles east of the subject parcel.

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

## **Plans & Policies**

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

### **Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

## **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 27,900 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) “D”.

There is a Pavement Improvement Program currently under construction for this section of Dutch Fork Road through the SCDOT with an anticipated completion date of 6/26/26.

There are no improvement programs scheduled for this section of Dutch Fork Road through the County Penny Sales Tax program.

## **Conclusion**

The proposed rezoning is not compliant with the objectives outlined in the Comprehensive Plan.

Although the subject site is located along a main road corridor, it is not situated within a Neighborhood Activity Center nor within a contextually appropriate distance from the intersection of a primary arterial, as recommended by the Plan. Furthermore, the proposed zoning designation would permit uses that are inconsistent with the Plan's recommendations.

## **Zoning Public Hearing Date**

**July 22, 2025.**





**CASE 25-026 MA**  
**RT to MU2**  
**TMS R02411-01-03**

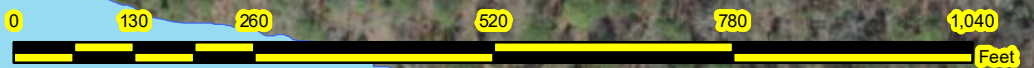
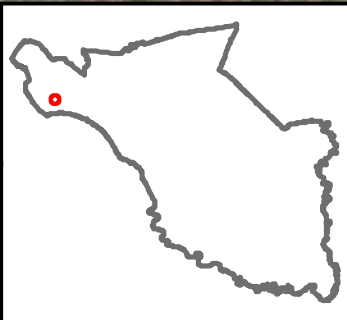
Dutch Fork Rd

**Site**

Twin Gates Rd

 **SPECIAL FLOOD HAZARD AREA**

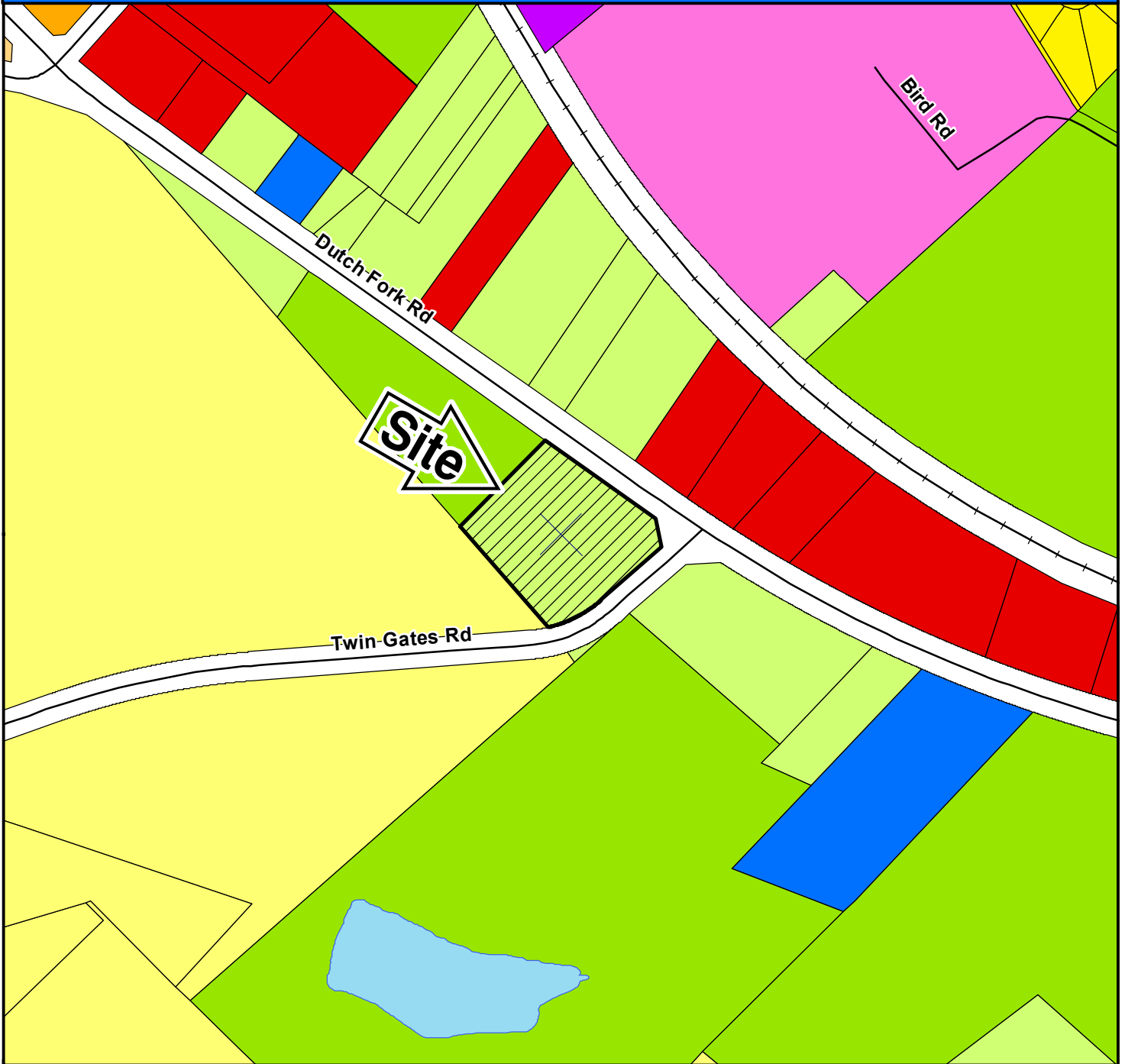
 **WETLANDS**



Richland County & Woolpert

# CASE 25-026 MA

## RT to MU2



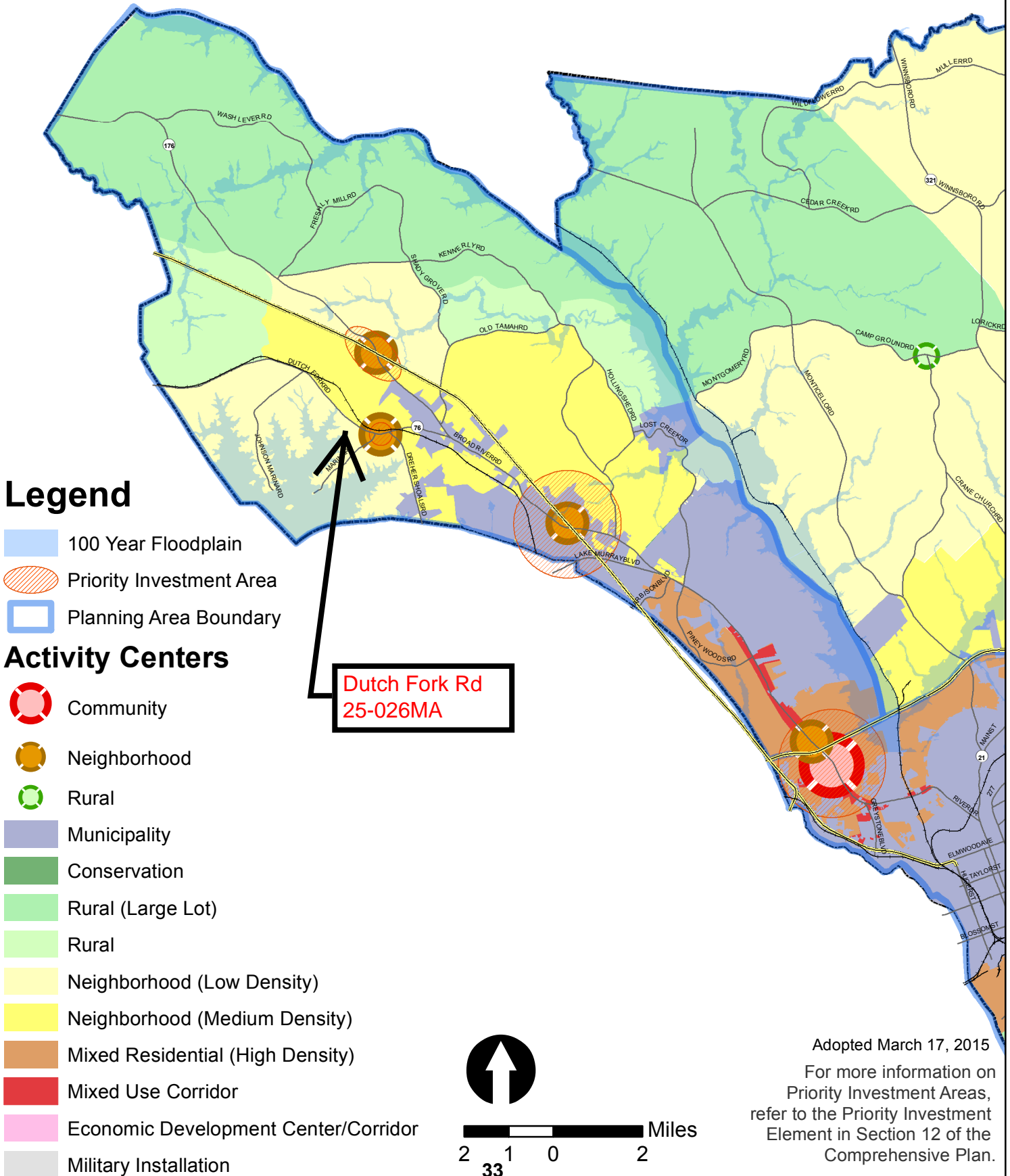
### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-1	 Subject Property  N
AG	R2	R6	MU3	LI	CC-2	
HM	R3	RC	GC	HI	CC-3	
RT	R4	MU1	M-1	PD	CC-4	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** July 10, 2025  
**RC PROJECT:** 25-029 MA  
**APPLICANT:** Matthew S. Mungo

**LOCATION:** Point De Haven Drive

**TAX MAP NUMBER:** R01311-02-15,16, 22 & 28  
**ACREAGE:** 6.15 acre  
**EXISTING ZONING:** RT / HM  
**PROPOSED ZONING:** R2

**PC SIGN POSTING:** June 27, 2025

#### Comprehensive Plan Compliance

Non-compliant

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2023 Code the Rural District (RU) was designated the Residential Transition District (RT) and Homestead District (HM).

##### Zoning District Summary

The R2 Residential District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development.

Maximum density standard: no more than three (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 18 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RT	Residence
<u>South:</u>	N/A	Lake Murray
<u>East:</u>	R2	Residence
<u>West:</u>	R2/ N/A	Residence/ Lake Murray

## Discussion

### **Parcel/Area Characteristics**

The sites have frontage along Point De Haven Road. The surrounding parcels are primarily residentially developed. There are no sidewalks or streetlights along this section of Point De Haven Road. The surrounding area is primarily characterized by residential uses and zoning districts. North, east and west of the site are single-family residences. South and southwest of the sites is Lake Murray.

### **Public Services**

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.44 miles east of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia's water service area and located in Richland County's sewer service area. Records also indicate that the current structure is on well and septic.

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

### **Plans & Policies**

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

### **Land Use and Design**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

### **Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #559) located north of the subject parcel on Johnson Marina Road identifies 2,500 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

There is a sidewalk installation scheduled for this section of Johnson Mariana Road through SCDOT with no anticipated completion date. There are no programed improvements for the section of Johnson Marina Road through County Penny Sales Tax program.

### **Conclusion**

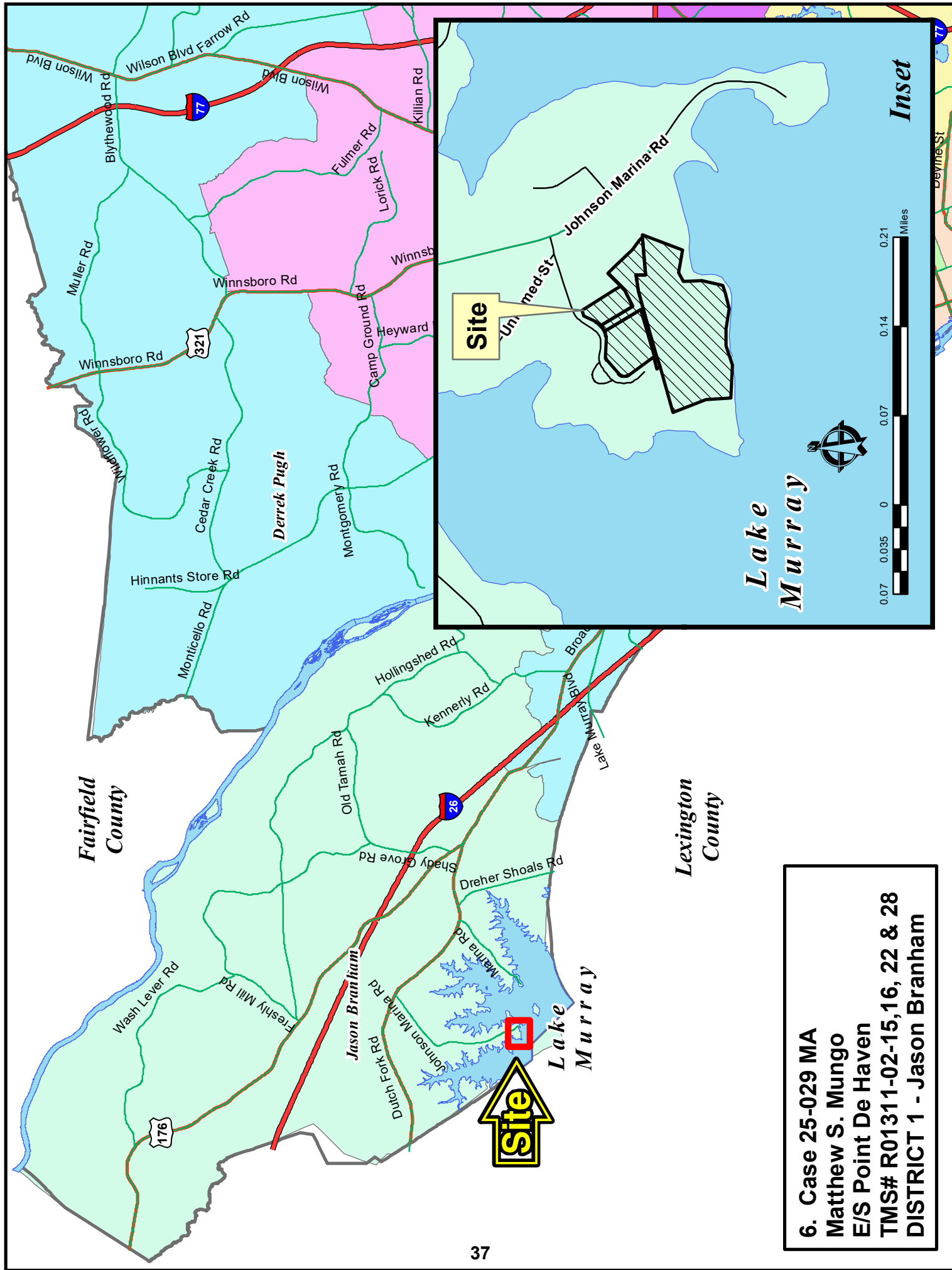
The subject parcels for the proposed map amendment are located within the Neighborhood (Low Density) designation of the Comprehensive Plan. This designation supports low-density, traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed rezoning is not compliant with the goals of this designation, as it does not offer a density that aligns with this designation's intent. While the plan supports higher-density development when paired with open space preservation, the current Land Development Code (LDC) does not include a provision that supports this objective.

Although the requested amendment is not consistent with the Neighborhood (Low Density) designation, it would allow for a density and development standards that align with the character of the surrounding parcels.

### **Zoning Public Hearing Date**

**July 22, 2025.**





6. Case 25-029 MA  
 Matthew S. Mungo  
 E/S Point De Haven  
 TMS# R01311-02-15,16, 22 & 28  
 DISTRICT 1 - Jason Branham

**CASE 25-029 MA**  
**HM/RT to R2**  
**TMS R01311-02-15, 16, 22 & 28**

**Site**

Johnson Marina Rd

Unnamed St

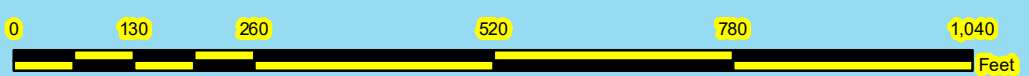
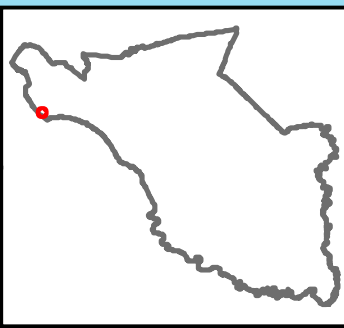
Point De Haven Rd

Riddle Landing Rd

*Lake Murray*

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 25-029 MA

## HM/RT to R2

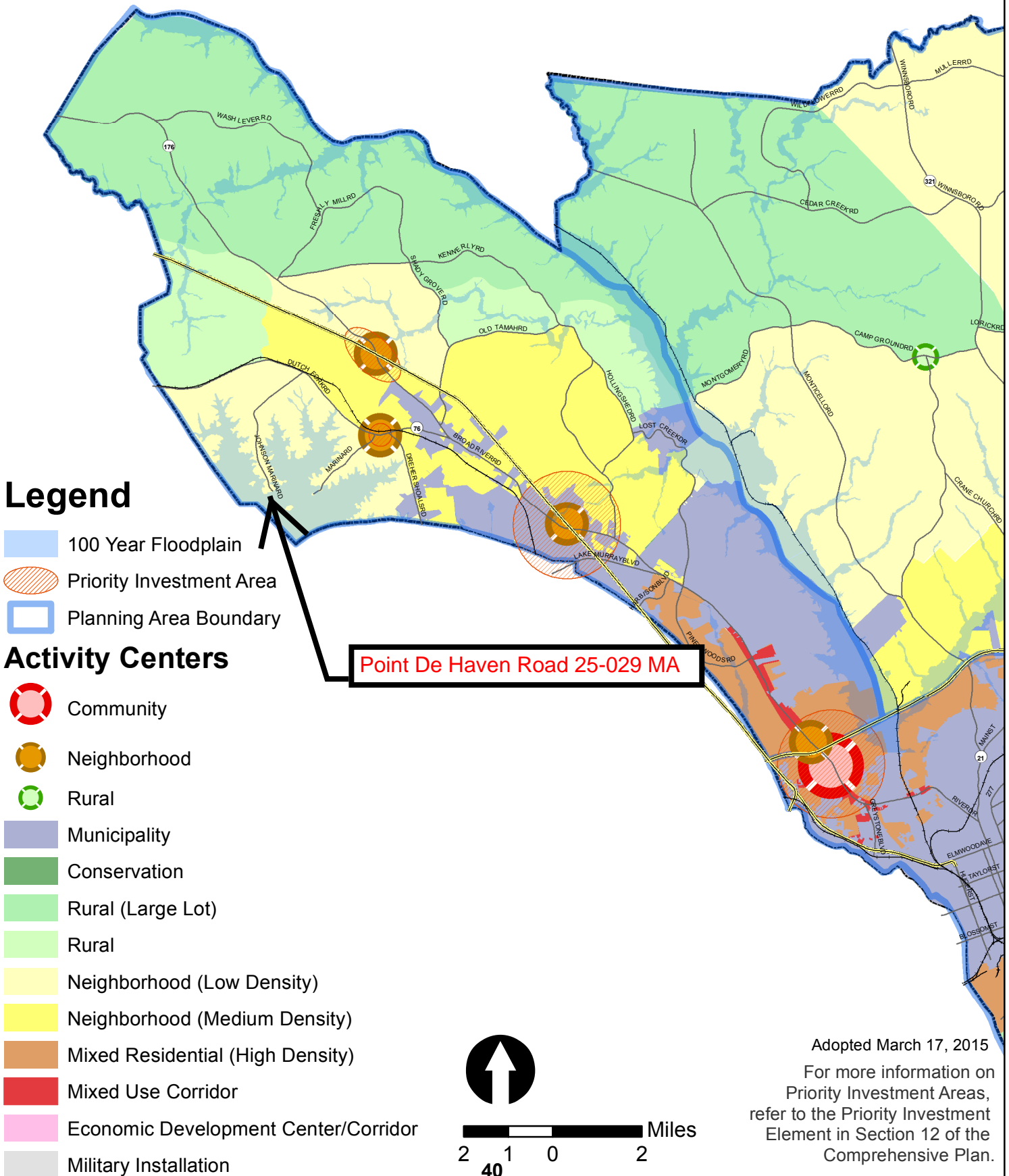


### ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	CC-1	 Subject Property  N
AG	R2	R6	MU3	LI	CC-2	
HM	R3	RC	GC	HI	CC-3	
RT	R4	MU1	M-1	PD	CC-4	

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS







# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

## AGENDA

*Tuesday, June 24, 2025*

*2020 Hampton Street, Columbia, SC 29204*

*7:00 PM*

### Report of County Council

#### 1. STAFF:

Synthia Williams ..... Community Planning and Development Director  
Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator  
Matthew T. Smith ..... Comprehensive Planner  
Marc Ridlehoover ..... Comprehensive Planner

#### 2. CALL TO ORDER

The Honorable Jessica Mackey  
Chair of Richland County Council

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

The Honorable Jessica Mackey

#### 4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

#### 5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

#### 6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

##### a. MAP AMENDMENTS [ACTION]

##### 1. Case # 25-002 MA

Brandon Pridemore  
AG to R3 (198.84 acres)  
800 Mount Valley Road  
TMS: R12400-02-22  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant  
**Approved by County Council: 9-0**

District 7  
The Honorable Gretchen Barron

##### 2. Case # 25-003 MA

Brandon Pridemore  
AG to R3 (111.41 acres)  
700 Mount Valley Road  
TMS: R12400-02-23  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant  
**Approved by County Council: 9-0**

District 7  
The Honorable Gretchen Barron

##### 3. Case # 25-005 MA

Michael Schroeder  
R3 to R4 (3.8 acres)  
520 Todd Branch Drive  
TMS: R17115-01-18  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant  
**Approved by County Council: 9-0**

District 7  
The Honorable Gretchen Barron

4. Case # 25-020 MA

Ryan Homes

HM to R3 (105.88 acres)

S/S Killian Road and 180 Killian Road

TMS# R14600-03-60, 14600-03-09, 14600-03-07 and  
14600-03-11

Planning Commission: Disapproval (7-0)

Comprehensive Plan: Non-compliant

**Council accepted withdrawal request: 9-0**

District 7

The Honorable Gretchen Barron

5. Case # 25-021 MA

Paz Asraf Rozenblit

INS to R5 (.54 acres)

E/S Scotsman Drive

TMS# R17010-05-15

Planning Commission: Approval (8-0)

Comprehensive Plan: Compliant

**Approved by County Council: 9-0**

District 3

The Honorable Tyra Little

6. Case # 25-022 MA

Josh Williamson

GC to MU3 (8.16 acres)

1838 Bluff Rd, 1508 Joe Louis Dr & 1822 Bluff Rd

TMS# R11115-05-05, R11116-04-18 & R11116-04-19

Planning Commission: Disapproval (8-0)

Comprehensive Plan: Non-complaint

**Council accepted withdrawal request: 9-0**

District 10

The Honorable Cheryl D. English

7. ADJOURNMENT



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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