

**RICHLAND COUNTY  
PLANNING COMMISSION**



**February 3, 2025**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, February 3, 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 December 2024**
5. **CONSENT AGENDA[ACTION]**

a. **ROAD NAMES**  
Page 1-7

b. **MAP AMENDMENTS**

1. Case # 24-051 MA District 11  
Curtis Thomas The Honorable Chakisse Newton  
R3 to RT (5.94 acres)  
Starling Goodson Road  
TMS: R22013-01-08, R22013-01-40, and  
R22013-01-43  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 11
2. Case # 24-054 MA District 1  
Brian Harbison The Honorable Jason Branham  
RT to R2 (1.03 acres)  
209 Summer Haven  
TMS# R01312-02-02  
Comprehensive Plan Compliance:  
**Not in Compliance**  
Page 21
3. Case # 24-056 MA District 7  
Phillip Bradley The Honorable Gretchen Barron  
RT to R5 (3.59 acres)  
737 Ross Road and Ross Road  
TMS: R17112-01-02 and R17112-01-03  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 31

4. Case # 24-057 MA  
Phillip Bradley  
HM to R3 (5.74 acres)  
747 Ross Road  
TMS: R17112-02-01 (portion of)  
Comprehensive Plan Compliance:  
**In Compliance**  
Page 41  
District 7  
The Honorable Gretchen Barron
5. Case # 24-058 MA  
Fil Mabry  
AG to HM (64.84 acres)  
812 Sandfield Road  
TMS: R17800-01-13  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 51  
District 2  
The Honorable Derrek Pugh
6. Case # 24-059  
Joanne Williams  
R6 to R2  
3931 Baldwin Road  
TMS: R14103-03-10  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 61  
District 3  
The Honorable Tyra K. Little
7. Case # 24-060 MA  
Marco Sarabia  
R6 to R2 (1.02 acres)  
1711 Bluebird Lane and 1039 Bluebird Drive  
TMS: R14104-04-38 and R14104-04-39  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 71  
District 3  
The Honorable Tyra K. Little
8. Case # 24-061 MA  
Brad Shell  
HM/RT to GC (14.03 acres)  
10205 Wilson Blvd  
W/S Wilson Blvd  
TMS: R14900-01-04 and R14900-01-17  
Comprehensive Plan Compliance:  
**In compliance**  
Page 81  
District 2  
The Honorable Derrek Pugh
9. Case # 25-001 MA  
Donald E. Lovett  
R2 to GC (11.72 acres)  
S/S N Brickyard Road  
1201 and 1215 North Brickyard Road  
3517 and 3525 Hardscrabble Road  
TMS# R17300-06-10 (portion of), R20100-05-01, R20100-05-02, R20100-05-04 R20100-05-05 & R20100-05-08  
Comprehensive Plan Compliance:  
**Not in compliance**  
Page 91  
District 7  
The Honorable Gretchen Barron

10. Case # 25-002 MA District 7  
 Brandon Pridemore  
 AG to R3 (198.84 acres) The Honorable Gretchen Barron  
 800 Mount Valley Road  
 TMS # R12400-02-22  
 Comprehensive Plan Compliance:  
**Not in compliance**  
 Page 101
11. Case # 25-003 MA District 7  
 Brandon Pridemore The Honorable Gretchen Barron  
 AG to R3 (111.41 acres)  
 700 Mount Valley Road  
 TMS # R12400-02-23  
 Comprehensive Plan Compliance:  
**Not in compliance**  
 Page 111
12. Case # 25-004 MA District 2  
 Carol Crooks The Honorable Derrek Pugh  
 AG to HM (10.55 acres)  
 624 Langford Road  
 TMS # R20600-01-04 (portion of)  
 Comprehensive Plan Compliance:  
**Not in compliance**  
 Page 121
13. Case # 25-005 District 7  
 Michael Schroeder The Honorable Gretchen Barron  
 R3 to R4 (3.8 acres)  
 520 Todd Branch Drive  
 TMS # R17115-01-18  
 Comprehensive Plan Compliance:  
**Not in compliance**  
 Page 131

**b. ADMINSTRATIVE REVIEW**

1. Case # AR-24-001  
 John T. Bakhaus  
 2004 Longtown Road E  
 TMS: R20401-01-03

The applicant is appealing the provision of section 26-181(b) (3) b. of the 2005 Richland County Land Development Code which establishes the provisions for the extension of roads and rights-of-way to the boundary of adjoining property.  
 Page 141

**6. CHAIRMAN'S REPORT**

**7. PLANNING DIRECTOR'S REPORT**

- a. Report of Council  
 Page 149  
 b. Comprehensive Plan Update

**8. OTHER ITEMS**

**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

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

February 3, 2025

6:00 PM

**Council District:** Honorable Cheryl D. English (District 10)  
**Development:** N/A  
**Tax Map Amendment:** TMS# R32400-06-48, 49, 52, 53 and 54  
**Applicant:** Annie Lee Eubanks  
**Proposed Use:** Unnamed Private Driveway  
**Proposed Street Name (s):** Annie Eubanks Lane  
**Staff Recommendation:** Approval

**Detail:** 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.

**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

February 3, 2025

6:00 PM

<b>Council District:</b>	Honorable Tish Dozier Alleyne (District 8)
<b>Development:</b>	Proposed Gates of Windermere Phases 4-6
<b>Tax Map Amendment:</b>	TMS#: R20300-02-02
<b>Applicant:</b>	Bryan Dobek, Civil Engineering of Columbia
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	<b>Decade, Dry Stack, Dutton, Gates Ridge, Hearthstone, Lighting, Portland, Springhead, Winsome</b>
<b>Staff Recommendation:</b>	Approval

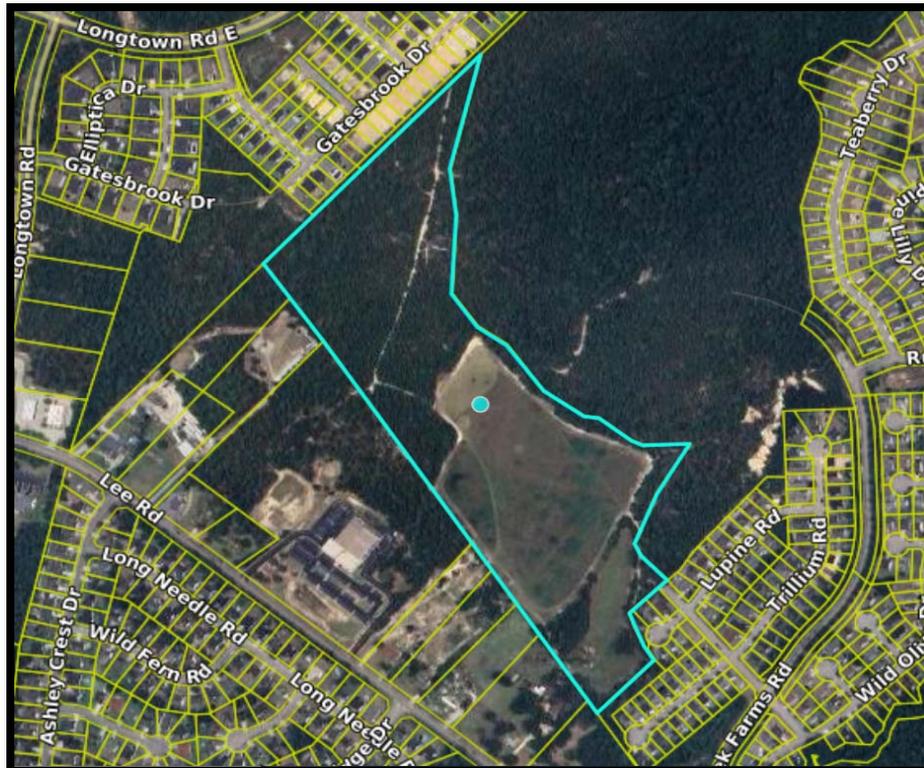
---

**Detail:** 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.

**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

February 3, 2025

6:00 PM

<b>Council District:</b>	Honorable Gretchen Barron (District 7)
<b>Development:</b>	Proposed Limber Place Townhomes
<b>Tax Map Amendment:</b>	TMS#: R17500-03-59 (portion of)
<b>Applicant:</b>	Justin Warring, 4 D Engineering
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	<b>Limber Place</b>
<b>Staff Recommendation:</b>	Approval

---

**Detail:** 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.

**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

February 3, 2025

6:00 PM

**Council District:** Honorable Gretchen Barron (District 7)  
**Development:** Proposed Mugo Place Townhomes  
**Tax Map Amendment:** TMS#: R17500-03-58  
**Applicant:** Justin Warring, 4 D Engineering  
**Proposed Use:** Residential  
**Proposed Street Name (s):** **Mugo Place**  
**Staff Recommendation:** Approval

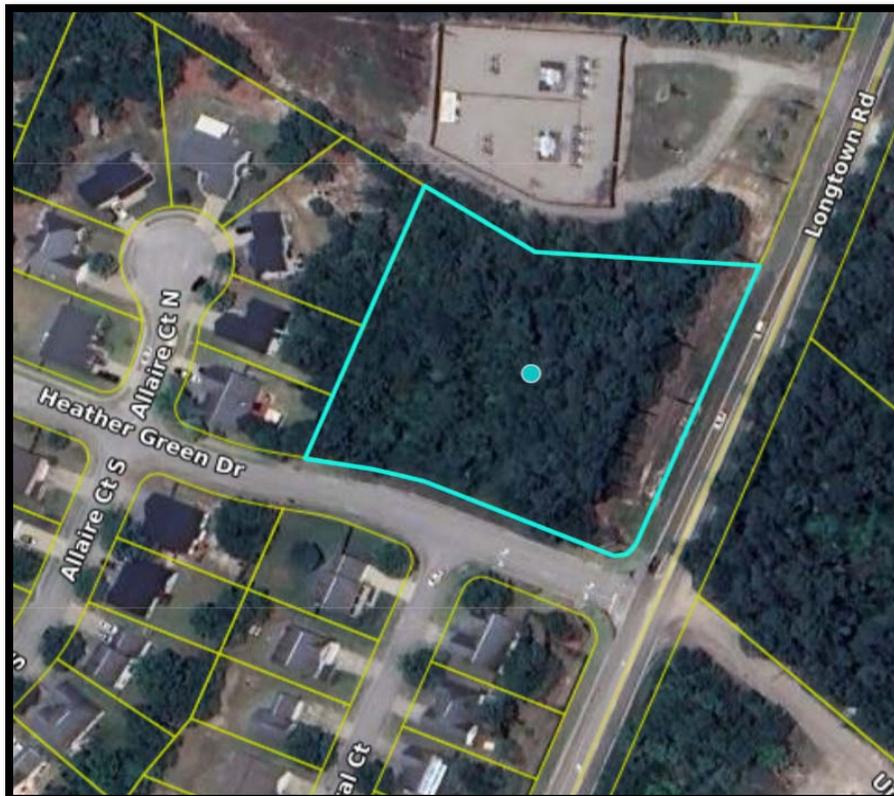
---

**Detail:** 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.

**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

February 3, 2025

6:00 PM

**Council District:** Honorable Gretchen Barron (District 7)  
**Development:** Proposed Pine Hollow Townhomes  
**Tax Map Amendment:** TMS#: R17500-03-59 (portion of)  
**Applicant:** Justin Warring, 4 D Engineering  
**Proposed Use:** Residential  
**Proposed Street Name (s):** Pine Hollow Way, Cone Lane  
**Staff Recommendation:** Approval

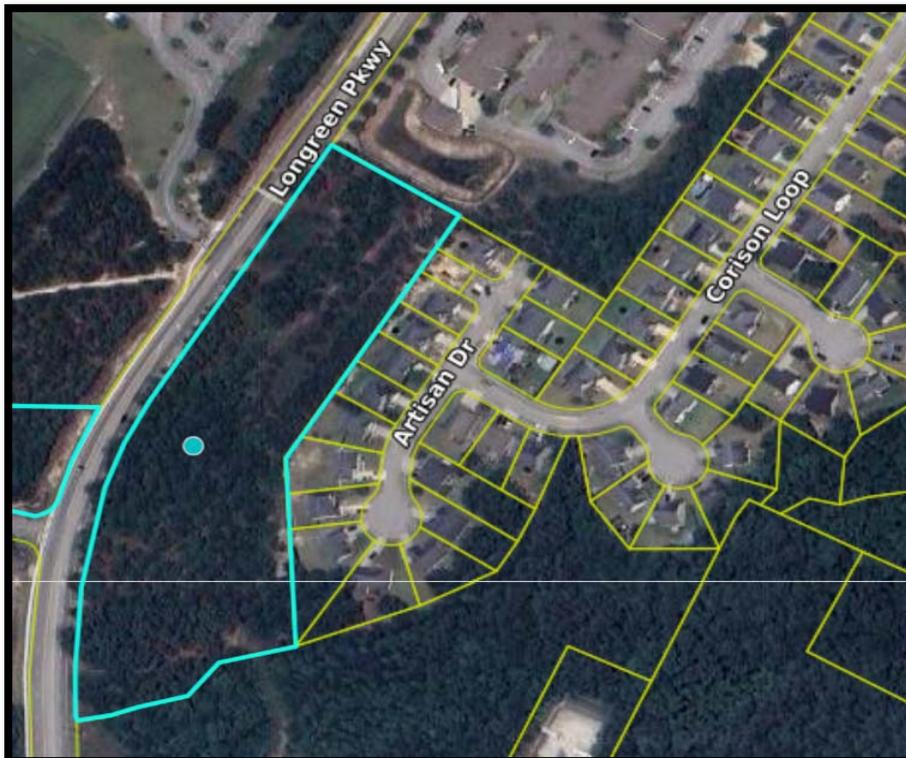
---

**Detail:** 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.

**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

February 3, 2025

6:00 PM

**Council District:** Honorable Derrek Pugh (District 2)  
**Development:** Proposed Stanford Oaks Preserve  
**Tax Map Amendment:** TMS# R12700-03-13  
**Applicant:** Keith Utheim, Hussey Gay Bell  
**Proposed Use:** Residential  
**Proposed Street Name (s):** Crowndale, Keyhill, Kreiser,  
**Staff Recommendation:** Approval

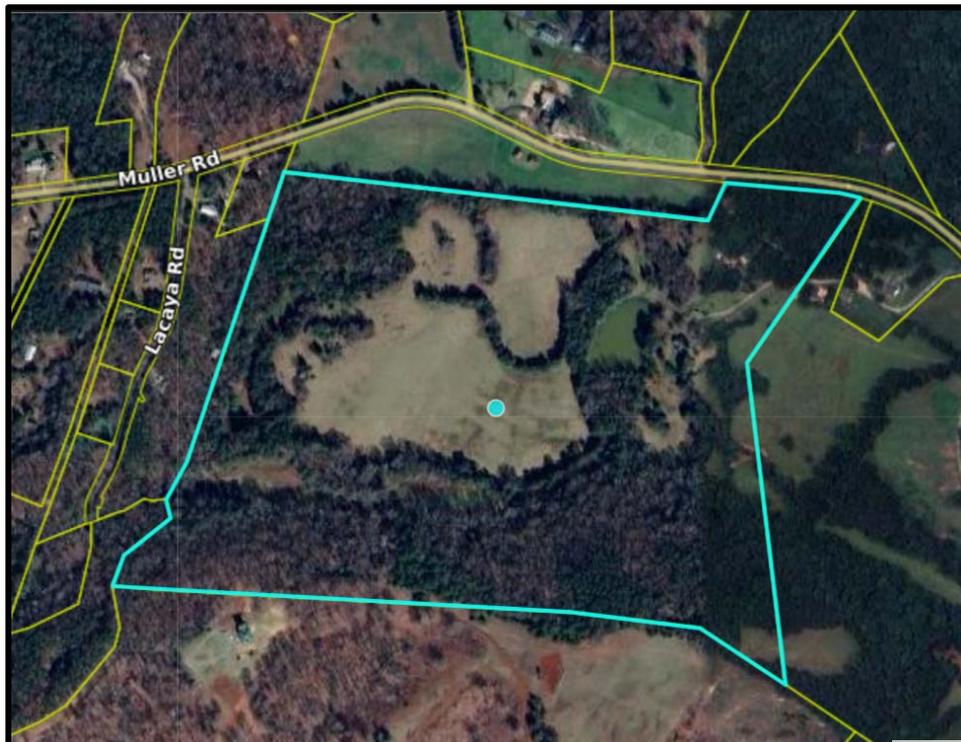
---

**Detail:** 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.

**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

February 3, 2025

6:00 PM

<b>Council District:</b>	Honorable Cheryl D. English (District 10)
<b>Development:</b>	Proposed Townes at Percival
<b>Tax Map Amendment:</b>	TMS#: R19711-06-14 and 15
<b>Applicant:</b>	Clarence Cunningham, The Wooten Company
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	<b>Carbonek Castle, Cross Matilda, Holy Spear, Knight Grail, Kundry Love, Morgana Mist, Noble Grail, Peredur</b>
<b>Staff Recommendation:</b>	Approval

**Detail:** 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.

**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:





## **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 & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-051 MA  
**APPLICANT:** Curtis Thomas

**LOCATION:** Starling Goodson Road

**TAX MAP NUMBER:** R22013-01-08, R22013-01-40, and 22013-01-43  
**ACREAGE:** 5.94 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** RT

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**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 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
<u>North:</u>	R3	Undeveloped
<u>South:</u>	R3	Undeveloped
<u>East:</u>	R3	Undeveloped
<u>West:</u>	R3	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Starling Goodson Road. The subject parcels are undeveloped and there are no sidewalks or streetlights. The surrounding area is primarily characterized by a mix of residential and undeveloped/ forested land uses. West, north east and south of the subject parcels are undeveloped.

**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 2023 SCDOT traffic count (Station # 847) located adjacent to the site on Starling Goodson Road identifies 1,000 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.

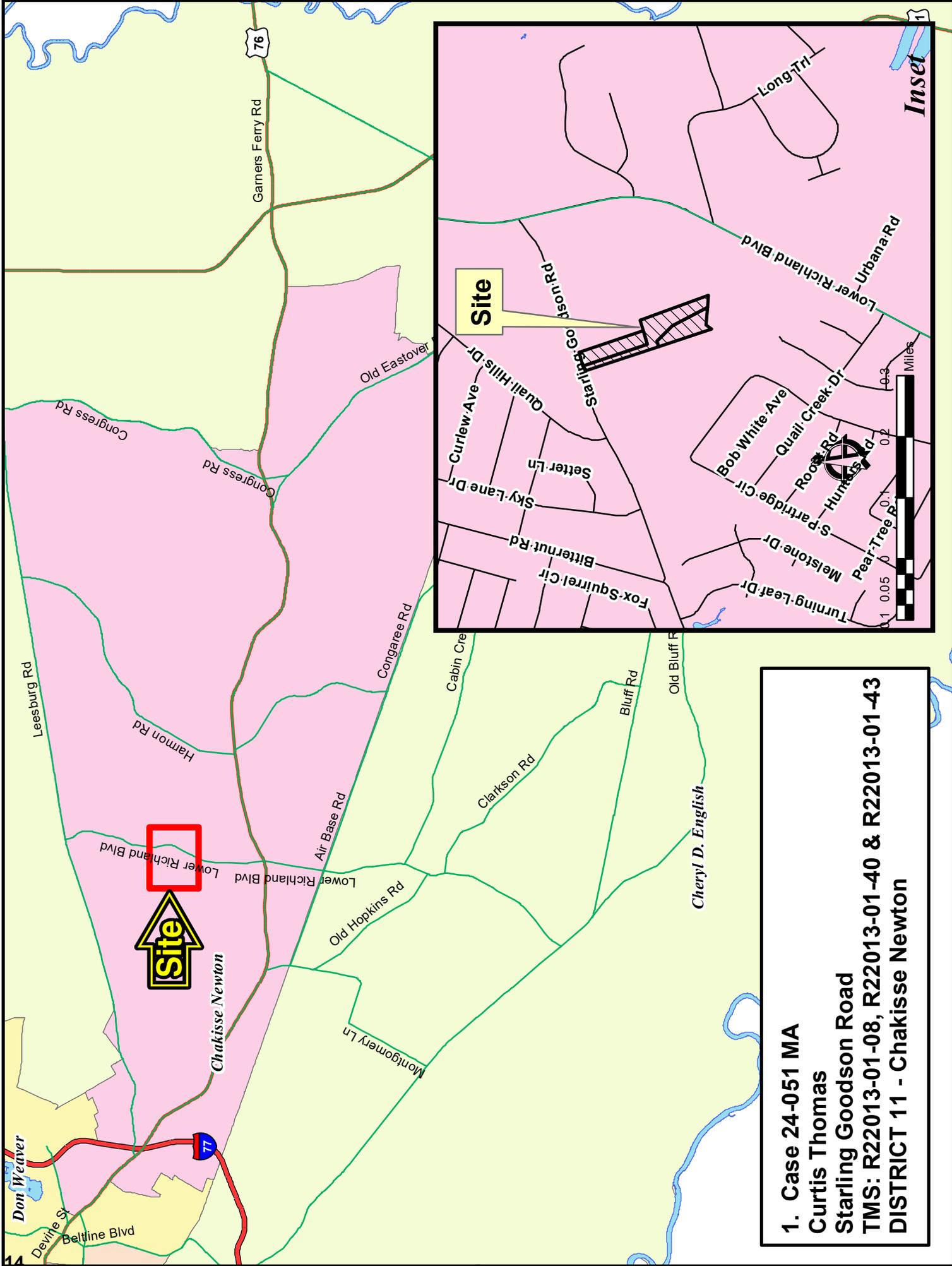
According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended to support "medium-density residential neighborhoods and neighborhood-scale commercial development designed in a traditional neighborhood format." These areas serve as a transition between Neighborhood (Low-Density) 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 RT 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.

Additionally, the proposed rezoning conflicts with the Lower Richland Strategic Community Master Plan, which calls for higher densities and more intensive uses than those permitted under the requested designation.

## **Zoning Public Hearing Date**

**February 25, 2025.**



**1. Case 24-051 MA**  
**Curtis Thomas**  
**Starling Goodson Road**  
**TMS: R22013-01-08, R22013-01-40 & R22013-01-43**  
**DISTRICT 11 - Chakisse Newton**

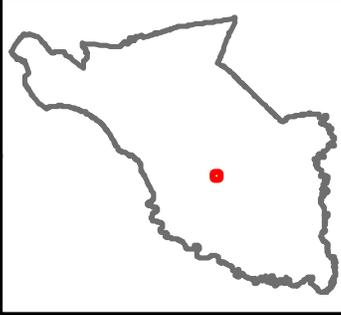
**CASE 24-051  
R3 to RT**

**TMS R22013-01-08, R22013-01-40 & R22013-01-43**

**site**

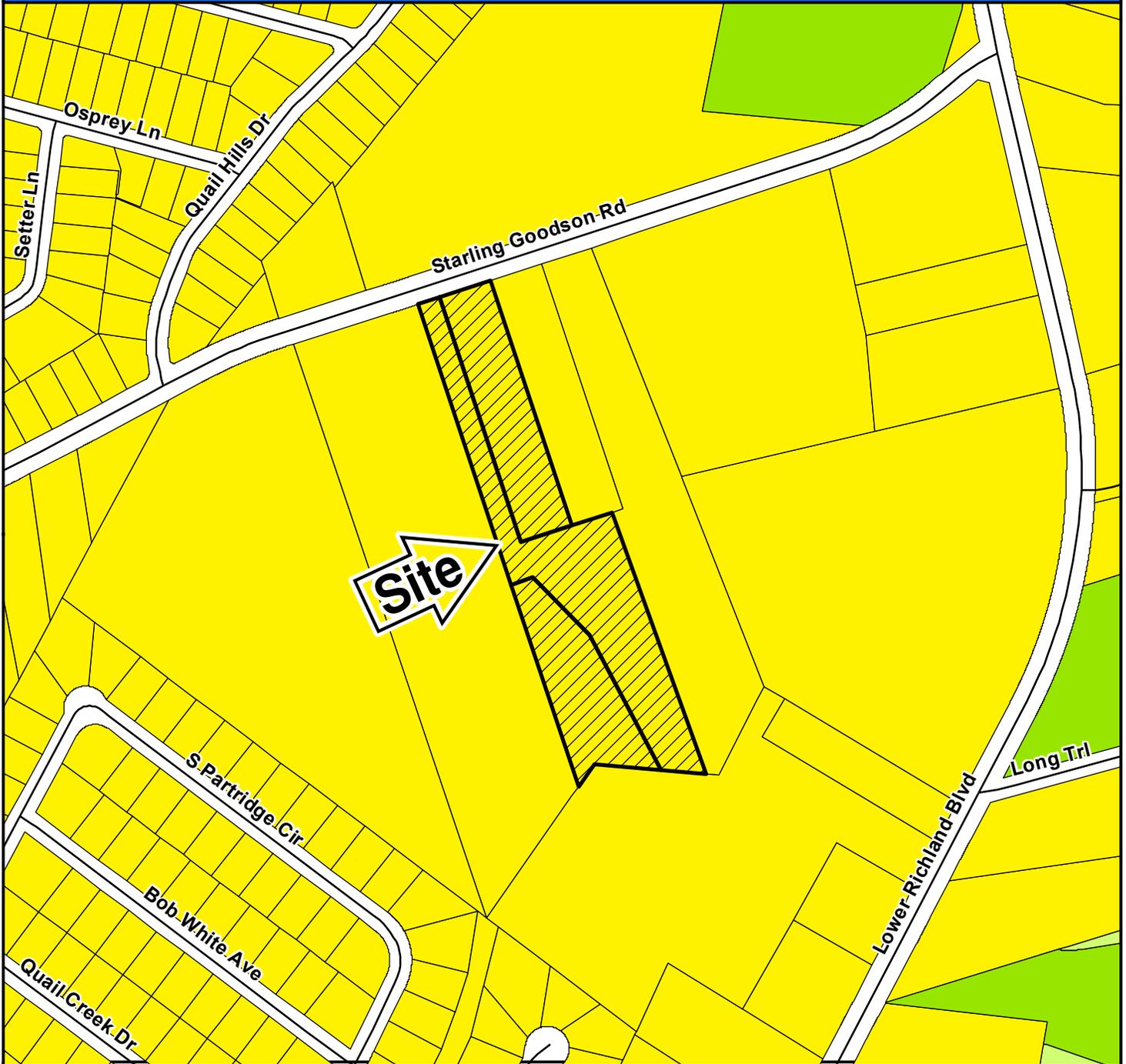
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 24-051 MA

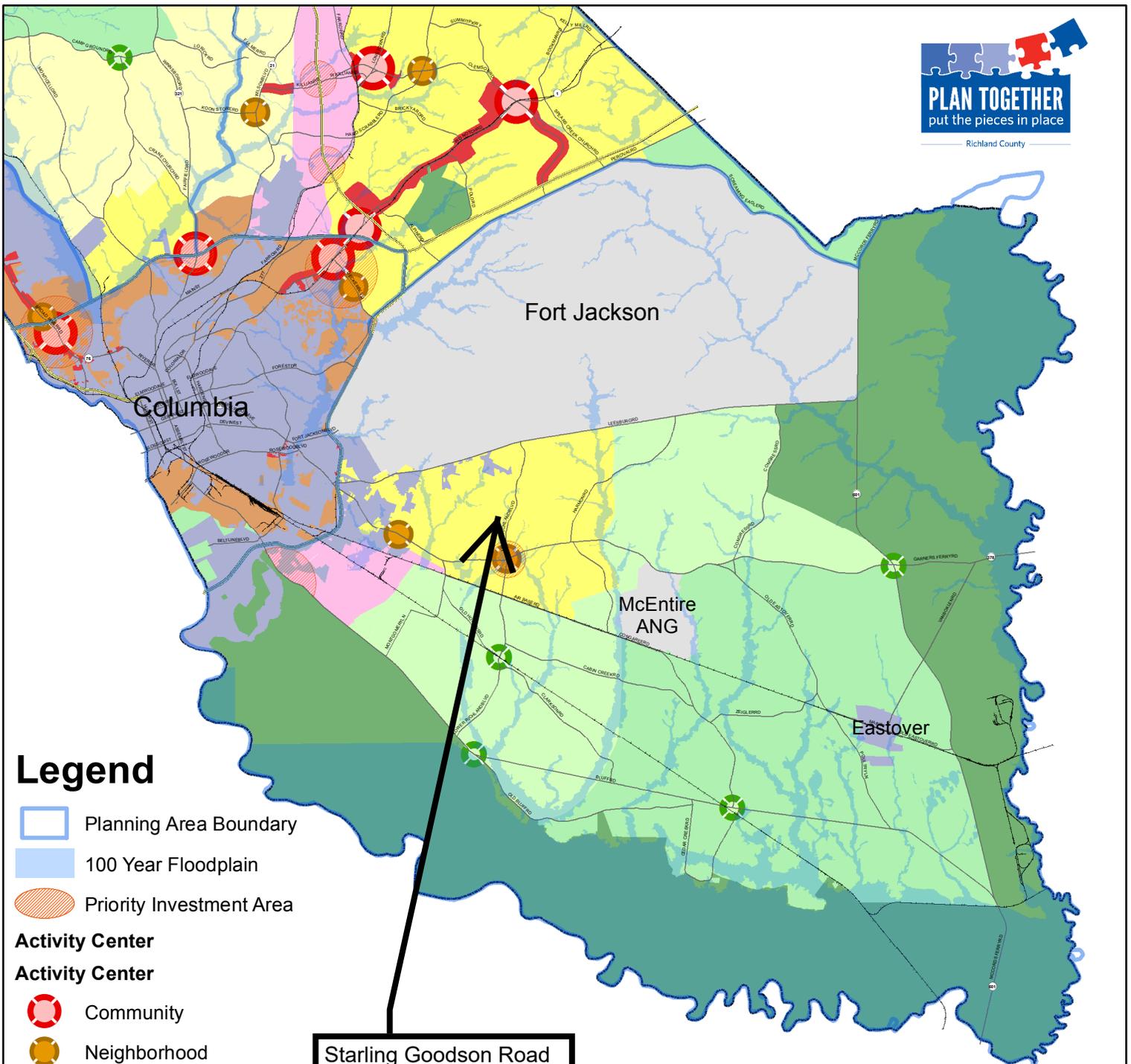
## R3 to RT



### 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

**Starling Goodson Road**  
**24-051MA**

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



## Case #24-051 MA - Zoning Districts

<b>Current Zoning District</b>	
<b>Residential Three (R3) District</b>	
Use Classification, Category, Type	R3
<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, 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.

# Case #24-051 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: February 3, 2025  
RC PROJECT: 24-054 MA  
APPLICANT: Brian Harbison

LOCATION: 209 Summer Haven Drive

TAX MAP NUMBER: R01312-02-02  
ACREAGE: 1 acre  
EXISTING ZONING: RT  
PROPOSED ZONING: R2

PC SIGN POSTING: January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

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

**(b) (2) b. 4.**

- 4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

**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).

**Zoning History for the General Area**

A group of parcels south of the site were rezoned from RU to Residential Single-family Low Density (RS-LD) District under ordinance number 087-08HR (case number 08-038MA).

A group of parcels further south of the site with frontage along Rucker Road were rezoned from RU to Residential Single-family Low Density (RS-LD) District under case number 04-027MA.

### 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 twelve (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 3 dwelling unit.

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

### Discussion

#### Parcel/Area Characteristics

The site has frontage along Summer Haven Drive. The site has a single-family residence. There are no sidewalks or streetlights along this section of Summer Haven Drive. The surrounding area is primarily characterized by residential uses and zoning districts. North, south and west of the site are single-family residences. East of the site is Lake Murray.

#### Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.21 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 20223 SCDOT traffic count (Station #559) located east of the subject parcel on Johnson Marina Road identifies 2,300 Average Daily Trips (ADT's). Johnson Marina Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Johnson Mariana Road is currently operating at Level of Service (LOS) "A".

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

There 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.

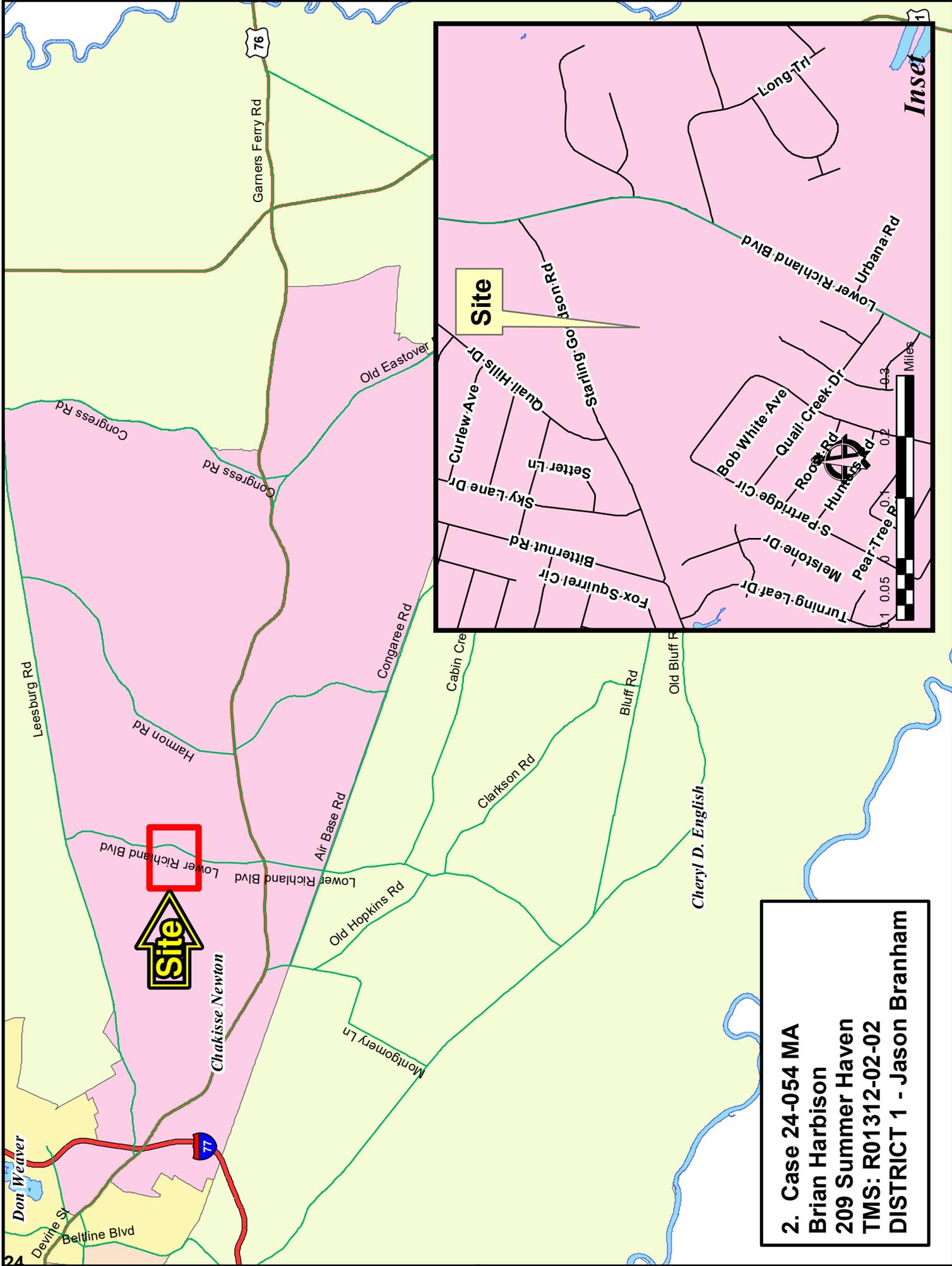
**Conclusion**

The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan, as its development standards do not align with the recommended land uses and desired development pattern outlined in the 2015 Plan. Specifically, the requested zoning district permits a zoning density that is contrary to the recommended lower density of the Neighborhood (Low Density) designation.

However, the rezoning request aligns with the existing residential development pattern and zoning districts to the south of the site.

**Zoning Public Hearing Date**

**February 25, 2025.**



**2. Case 24-054 MA**  
**Brian Harbison**  
**209 Summer Haven**  
**TMS: R01312-02-02**  
**DISTRICT 1 - Jason Branham**

**CASE 24-054**  
**RT to R2**  
**TMS R01312-02-02**

*Lake Murray*

**site**

Brody Rd

Haven Cir

Johnson Marina Rd

Summer Haven Dr

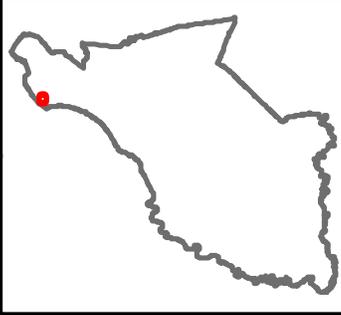
Amenity Rd

ity Ct

Rucker Rd

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Richland County & Woolpert

# CASE 24-054 MA RT to R2



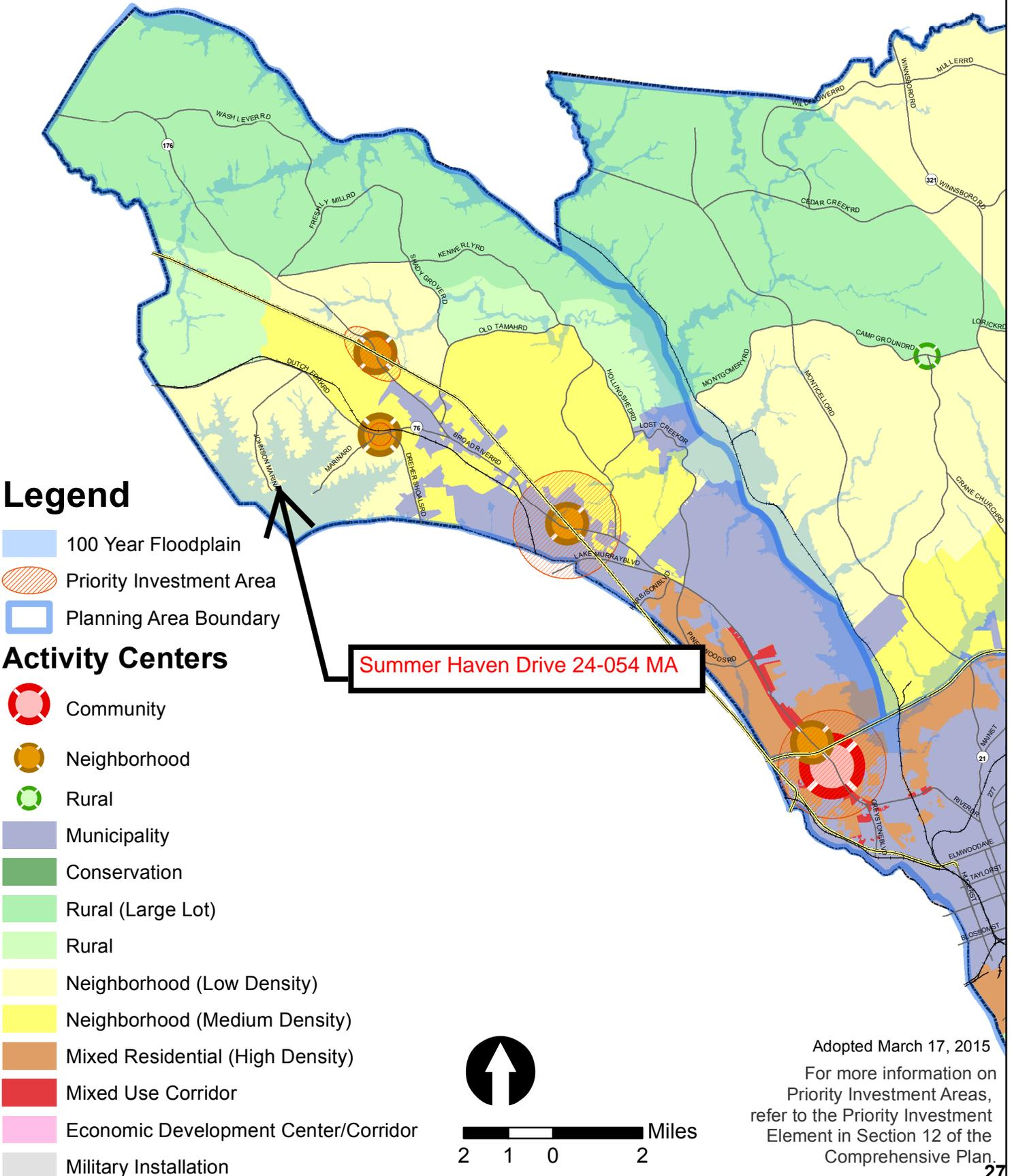
## ZONING CLASSIFICATIONS

 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	



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015  
 For more information on  
 Priority Investment Areas,  
 refer to the Priority Investment  
 Element in Section 12 of the  
 Comprehensive Plan.

# Case #24-054 MA - Zoning Districts

## Current 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.

## Case #24-054 MA - Zoning Districts

**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.

<b>Proposed Zoning District</b>	
<b>Residential Two (2) District</b>	
Use Classification, Category, Type	R2
<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, Two-family	SR
Group home, Family	SR
Manufactured home	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>	





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-056 MA  
**APPLICANT:** Phillip Bradley

**LOCATION:** 737 Ross Road

**TAX MAP NUMBER:** R17112-01-02 & 03  
**ACREAGE:** 3.59 acres  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** R5

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**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).

**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: 43 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R5	Undeveloped
<b><u>South:</u></b>	M-1/ HM	Utility Company/ Undeveloped
<b><u>East:</u></b>	R3	Residential Subdivision (under construction)
<b><u>West:</u></b>	R5	Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcels have access to Ross Road. There are no sidewalks or streetlamps along this section of Ross Road. The subject parcels are undeveloped. The immediate area is characterized by a mix of undeveloped single-family parcels, undeveloped parcels and an industrial use. North and west of the subject parcels is undeveloped. South of the site is a sewer utility company. East of the subject parcel is a developing single-family residential subdivision.

### **Public Services**

The subject parcels are within the boundaries of School District Two. The W J Keenan High School is located approximately 2 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.16 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)***.

#### **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 #611) located west of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT's). Rabon 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 Rabon Road is currently operating at Level of Service (LOS) "C".

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 is a planned Pavement Improvement Program currently in the pre-award phase for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program.

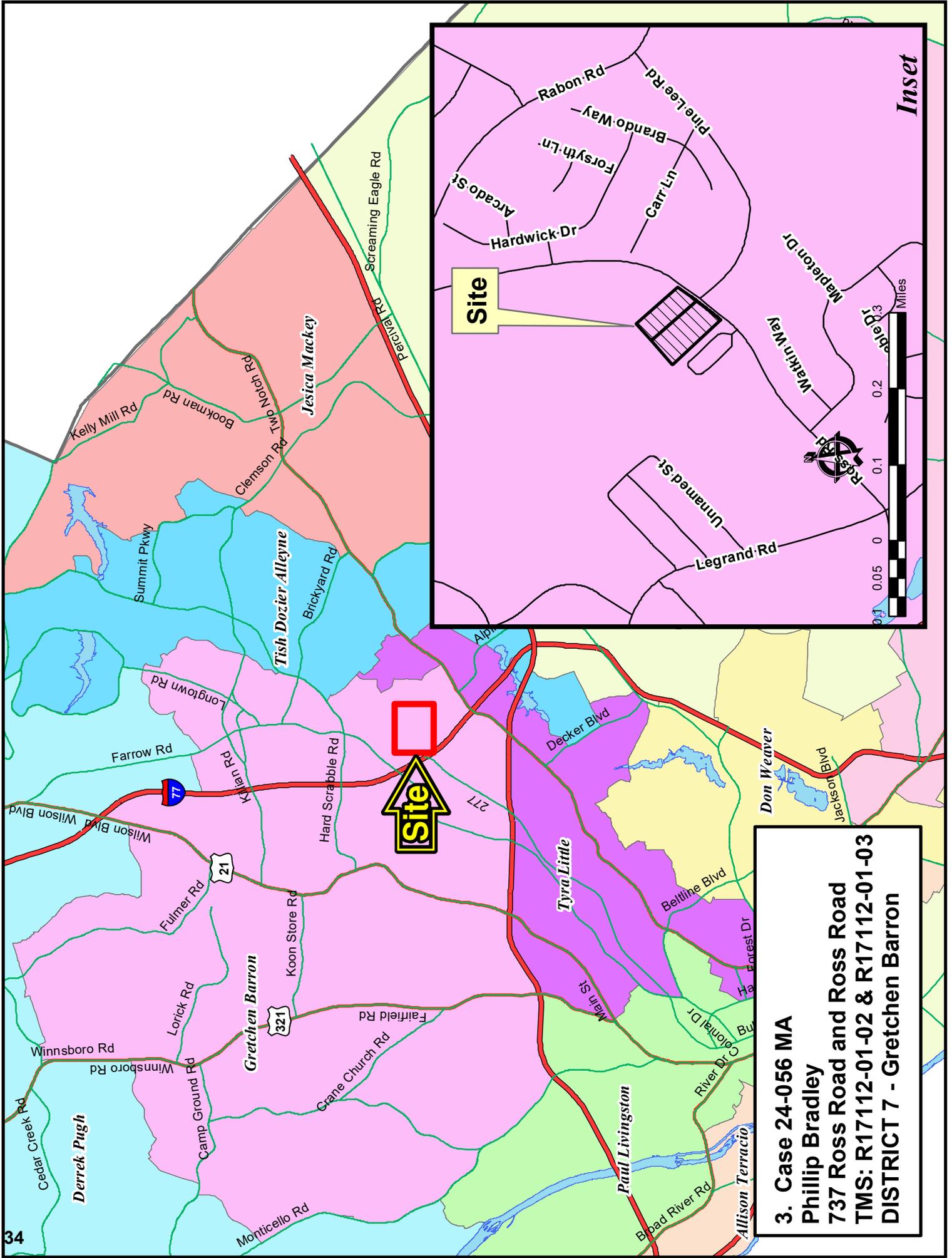
### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Neighborhood (Medium-Density) designation in the Comprehensive Plan. The requested map amendment does not align with the residential guidelines and recommendations for this designation.

According to the Plan, multi-family housing is recommended near activity centers and within Priority Investment Areas, where there is access to roadways with adequate capacity and multimodal transportation options. The proposed rezoning does not meet these location criteria.

### **Zoning Public Hearing Date**

**February 25, 2025.**

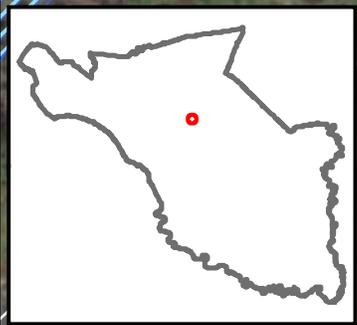


**3. Case 24-056 MA**  
**Phillip Bradley**  
**737 Ross Road and Ross Road**  
**TMS: R17112-01-02 & R17112-01-03**  
**DISTRICT 7 - Gretchen Barron**

**CASE 24-056**  
**RT to R5**  
**TMSR17112-01-02 & R17112-01-03**

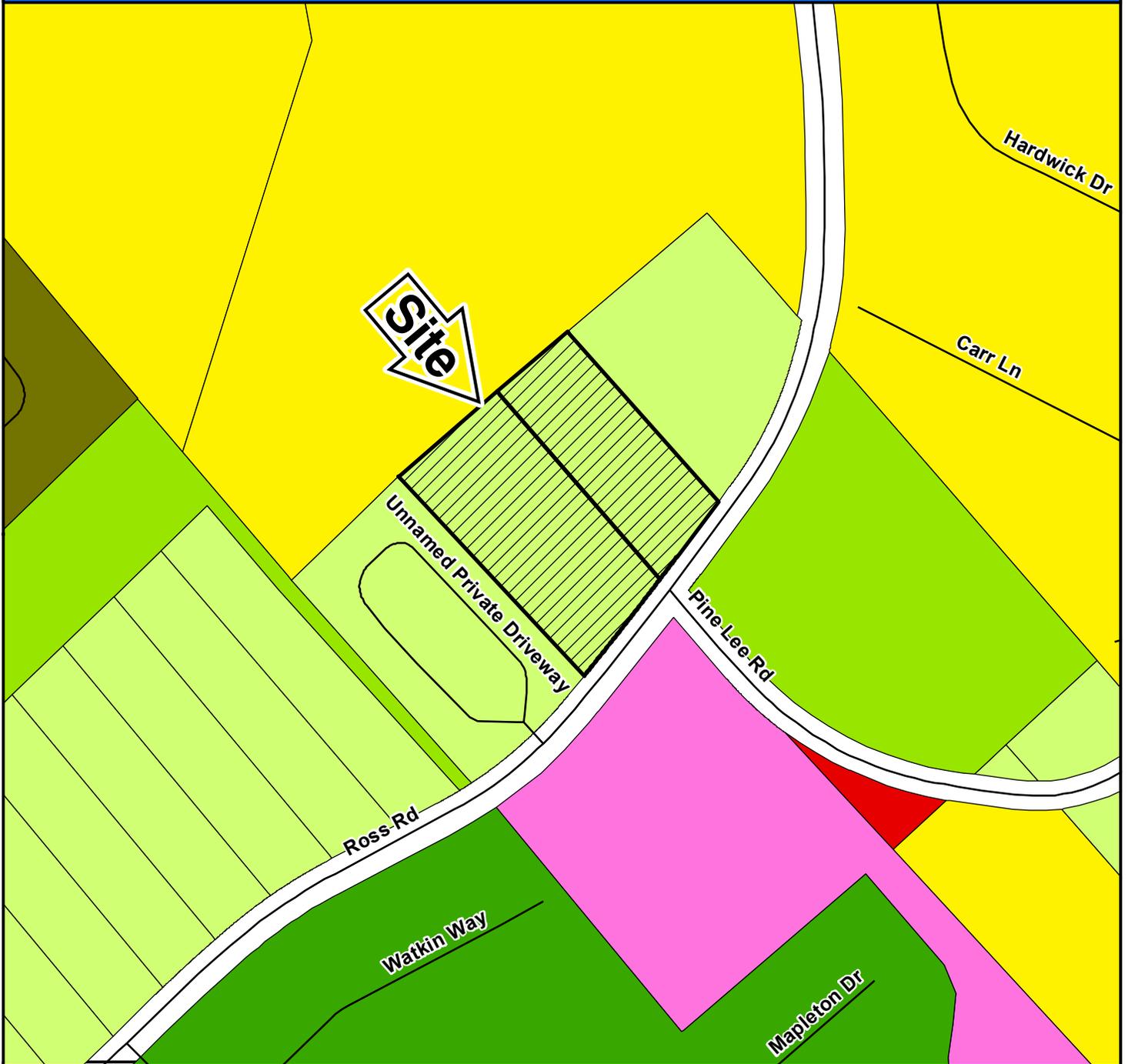


**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



# CASE 24-056 MA

## RT 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		



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

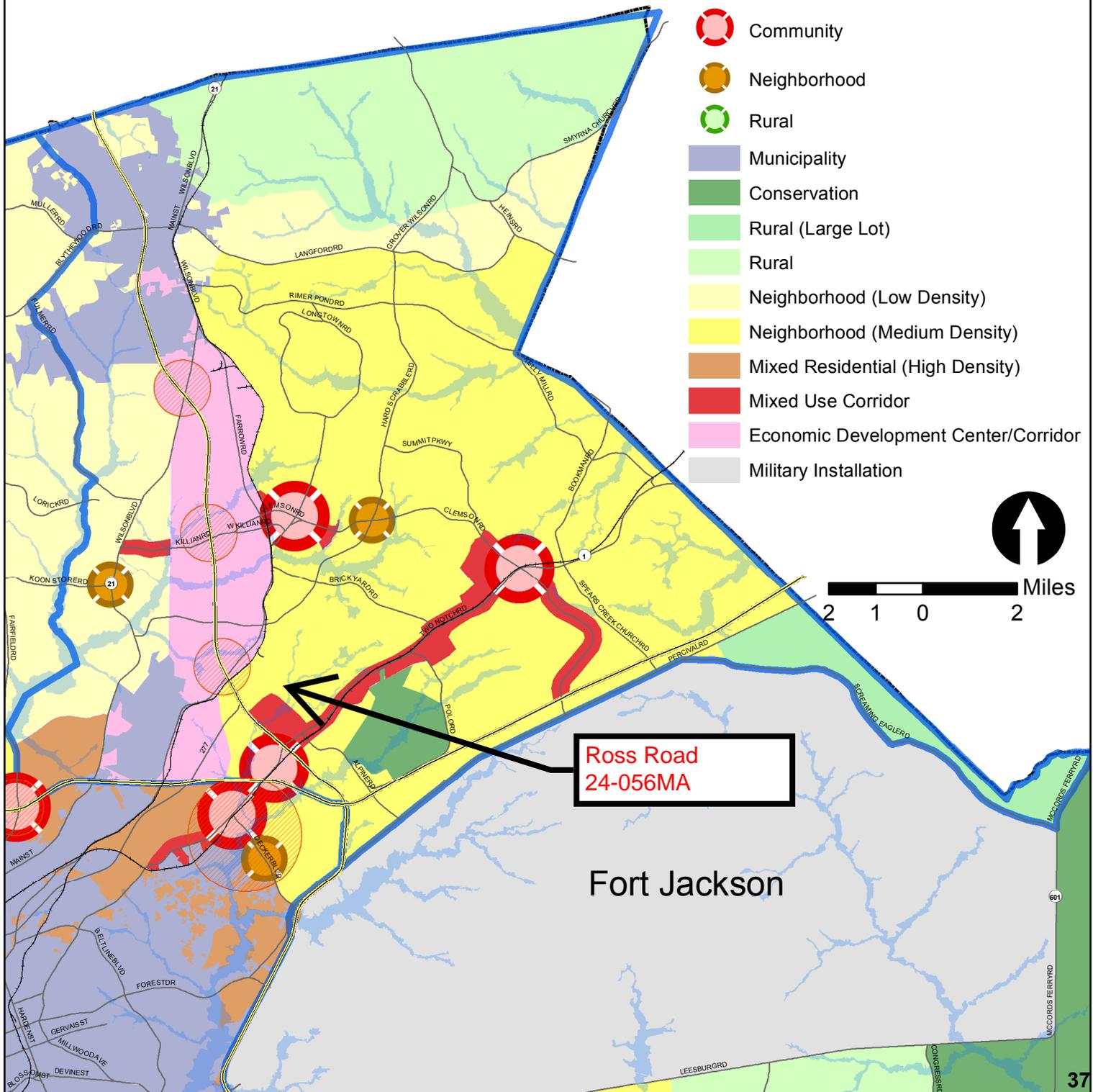


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Ross Road  
24-056MA

Fort Jackson

# Case #24-056 MA - Zoning Districts

## Current 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.

## Case #24-056 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Residential Five (R5) District</b>	
Use Classification, Category, Type	R5
<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:** February 3, 2025  
**RC PROJECT:** 24-057 MA  
**APPLICANT:** Phillip Bradley

**LOCATION:** 747 Ross Road

**TAX MAP NUMBER:** R17112-02-01 Portion of  
**ACREAGE:** 5.74 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

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 Homestead District (HM).

**Zoning District Summary**

The Residential 3 District (R3) 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 six (6) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 34 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R3	Residential Sudations (under construction)
<b><u>South:</u></b>	R3/ RT	Undeveloped/ Residence
<b><u>East:</u></b>	R3	Residential Subdivision (under construction)
<b><u>West:</u></b>	M-1	Utility Company/ Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Ross Road and Pine Lee Road. There are no sidewalks or streetlamps along this section of Ross Road or Pine Lee Road. The subject parcel is undeveloped. The immediate area is characterized by a mix of undeveloped single-family parcels, undeveloped parcels and an industrial use. North and east of the subject parcel is a developing single-family residential subdivision. West of the site is a sewer utility company. South of the subject parcel is undeveloped and a residence.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The W J Keenan High School is located approximately 2.1 miles west of the subject parcel on Pisgah Church Road. The Jackson Creek fire station (number 32) is located 1.10 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)***.

#### **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 #611) located west of the subject parcel on Rabon Road identifies 8,000 Average Daily Trips (ADT's). Rabon 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 Rabon Road is currently operating at Level of Service (LOS) "C".

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.

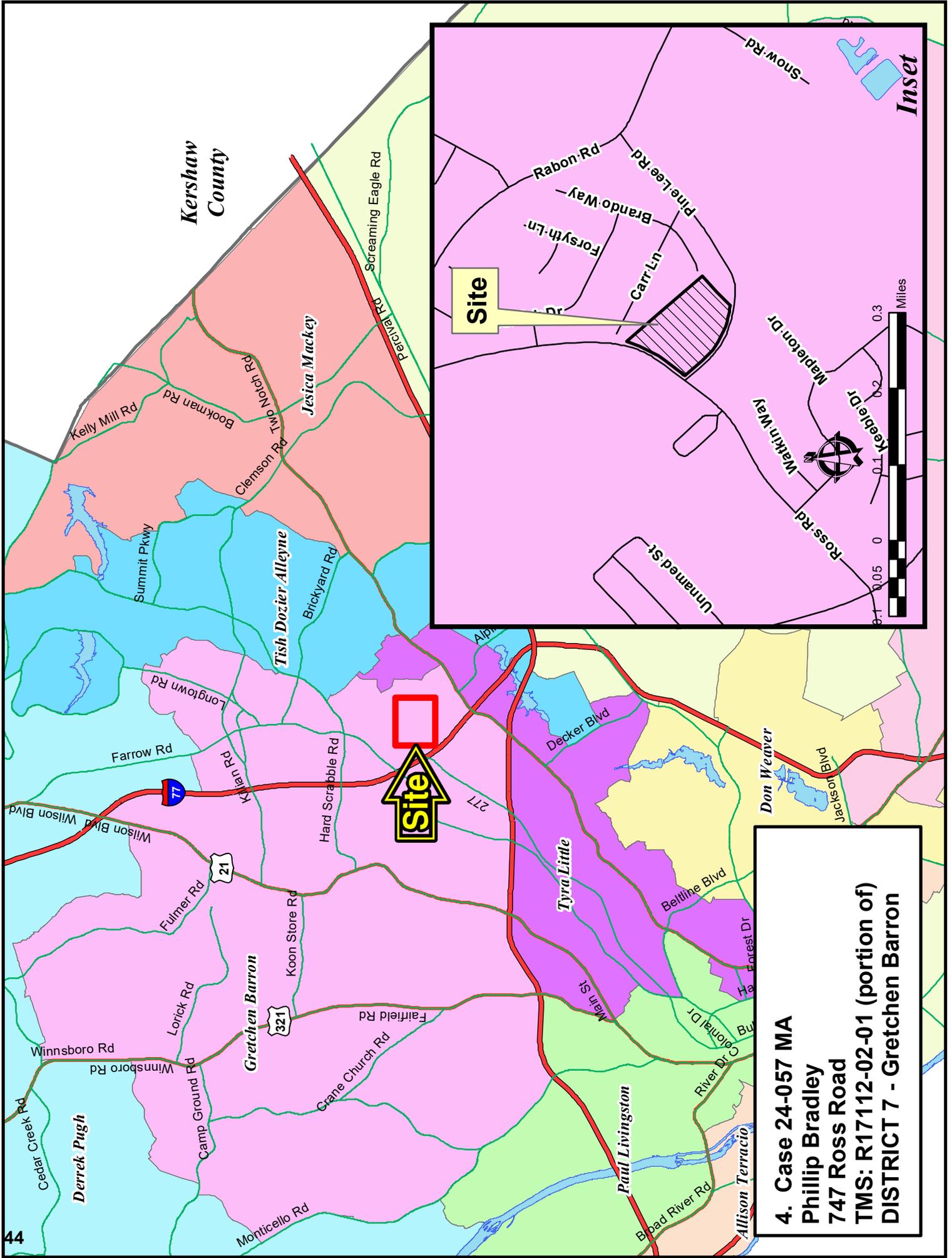
There are is a planned Pavement Improvement Program currently in the pre-award phase for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Rabon Road through the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is consistent with the objectives of the Comprehensive Plan. According to the plan, “The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods.” The proposed rezoning is consistent with the recommended existing zoning districts of similar character identified in the plan.

### **Zoning Public Hearing Date**

**February 25, 2025.**



**Kershaw  
County**

**Site**

**Inset**

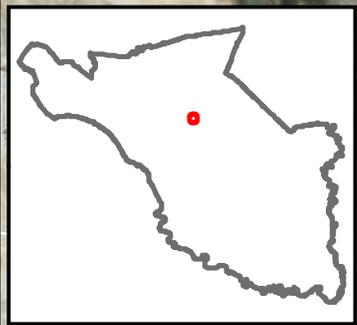
**Site**

**4. Case 24-057 MA  
Phillip Bradley  
747 Ross Road  
TMS: R17112-02-01 (portion of)  
DISTRICT 7 - Gretchen Barron**

**CASE 24-057**  
**HM to R3**  
**TMS R17112-02-01 (portion of)**

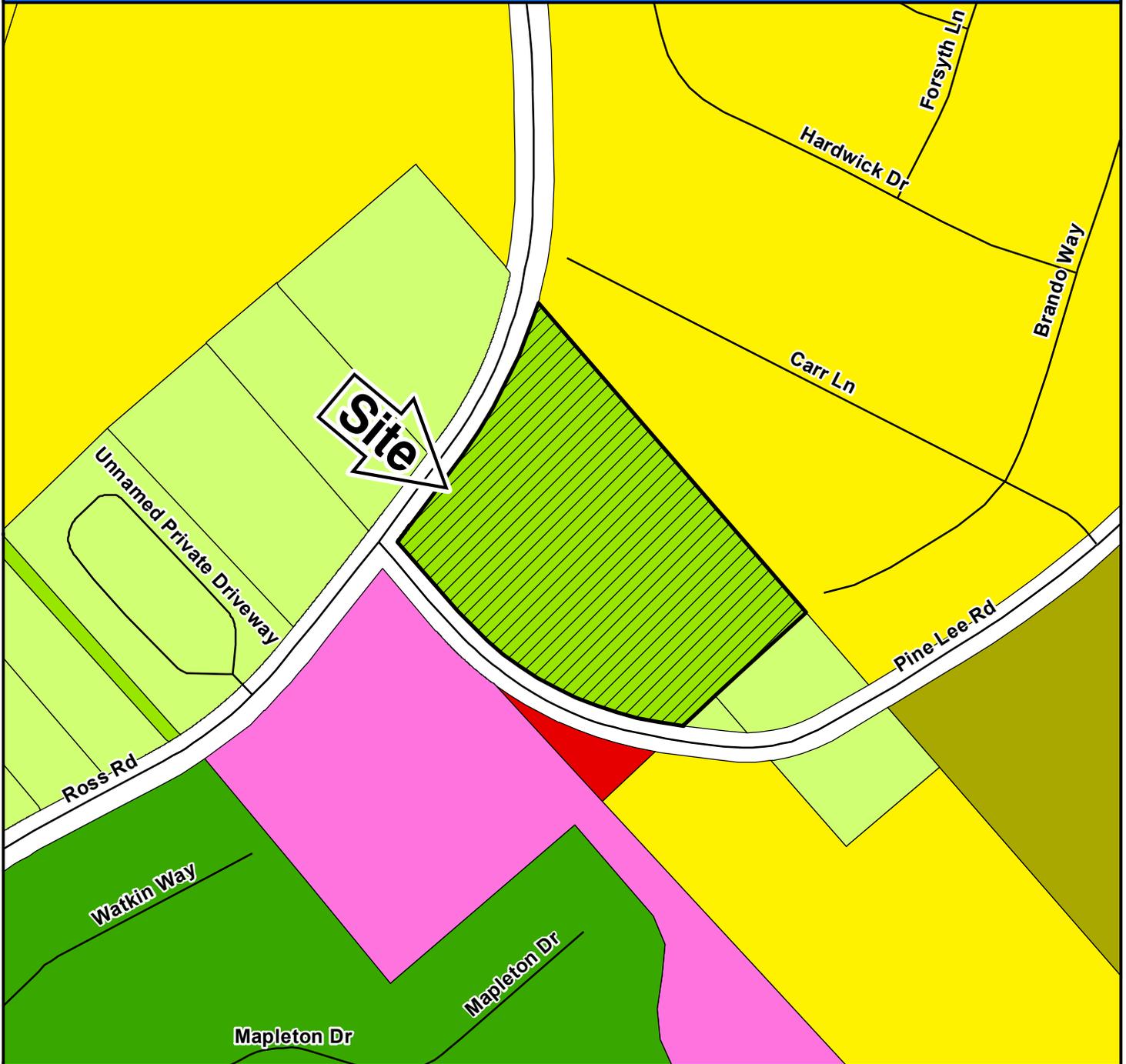
**Site**

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



# CASE 24-057 MA

## HM 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

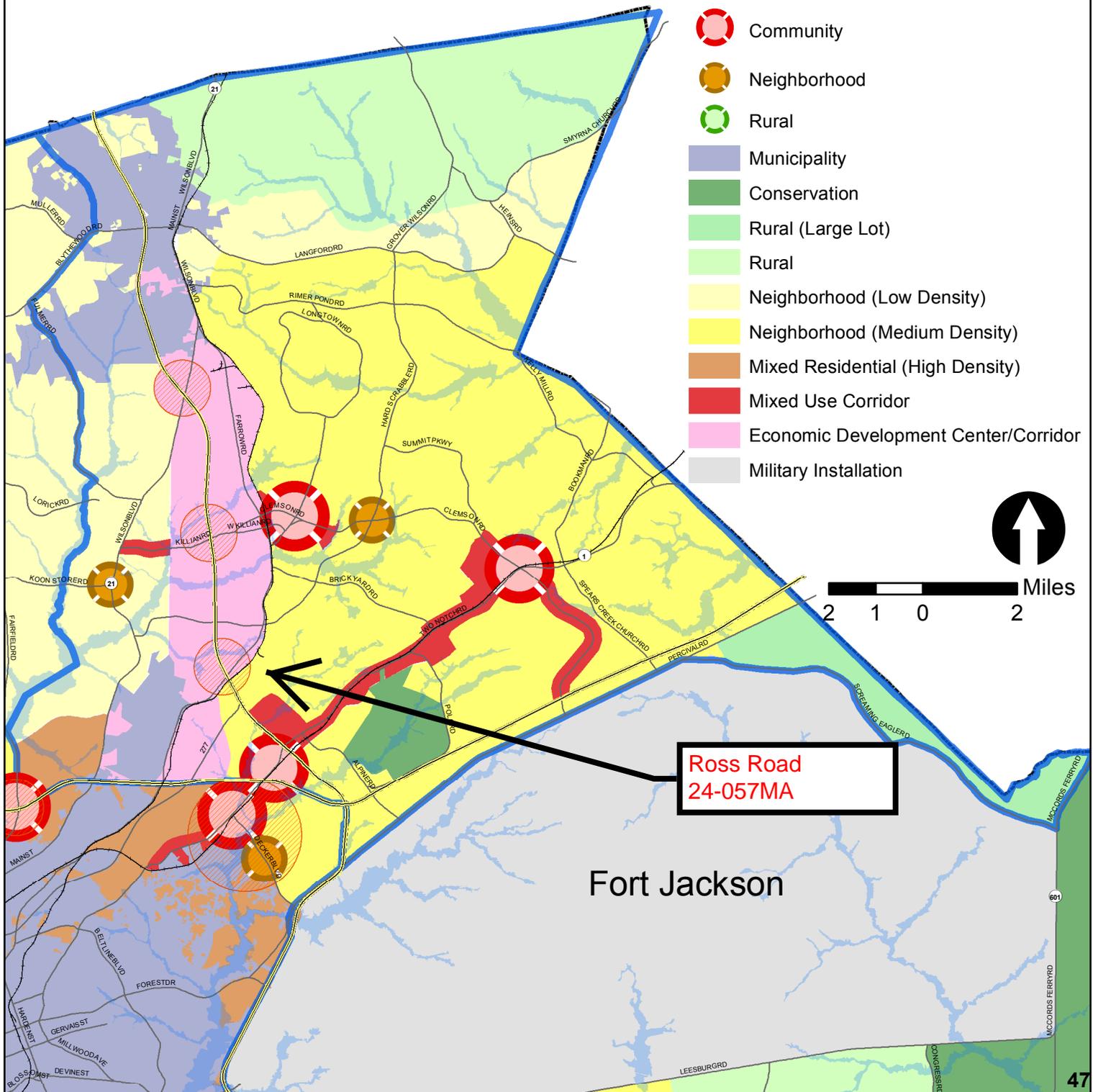


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #24-057 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 #24-057 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Residential Three (R3) District</b>	
Use Classification, Category, Type	R3
<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, 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  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-058 MA  
**APPLICANT:** Fil Mabry

**LOCATION:** 812 Sandfield Road

**TAX MAP NUMBER:** R17800-01-13  
**ACREAGE:** 64.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HM

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

**Not in Compliance**

**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 Agricultural District (AG).

**Zoning District Summary**

The Homestead District (HM) provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Maximum density standard: no more than sixty-six hundredths (.66) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 42 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HM	Residence
<b><u>South:</u></b>	HM/HM/HM	Undeveloped/ Residence/ Residential Subdivision
<b><u>East:</u></b>	HM	Residence
<b><u>West:</u></b>	HM/ RT/ HM	Undeveloped/ Residence / Residence

## Discussion

### **Parcel/Area Characteristics**

The site has access and frontage along Sandfield Road. This section of Sandfield Road is a two-lane undivided collector without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities 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 both **Neighborhood (Low Density)**

#### **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 2023 SCDOT traffic count (Station # 494) located west of the subject parcel on Blythewood Road identifies 15,100 Average Daily Trips (ADT's). This section of Blythewood Road is classified as a three-lane undivided major collector, maintained by SCDOT with a design

capacity of 9,800 ADT's. This segment of Blythewood Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for this section of Blythewood Road through SCDOT. There are is a planned bikeway and roadway improvements for this section of Blythewood Road through the County Penny Sales Tax program. These projects are currently in the design phase with no anticipated start or completion dates.

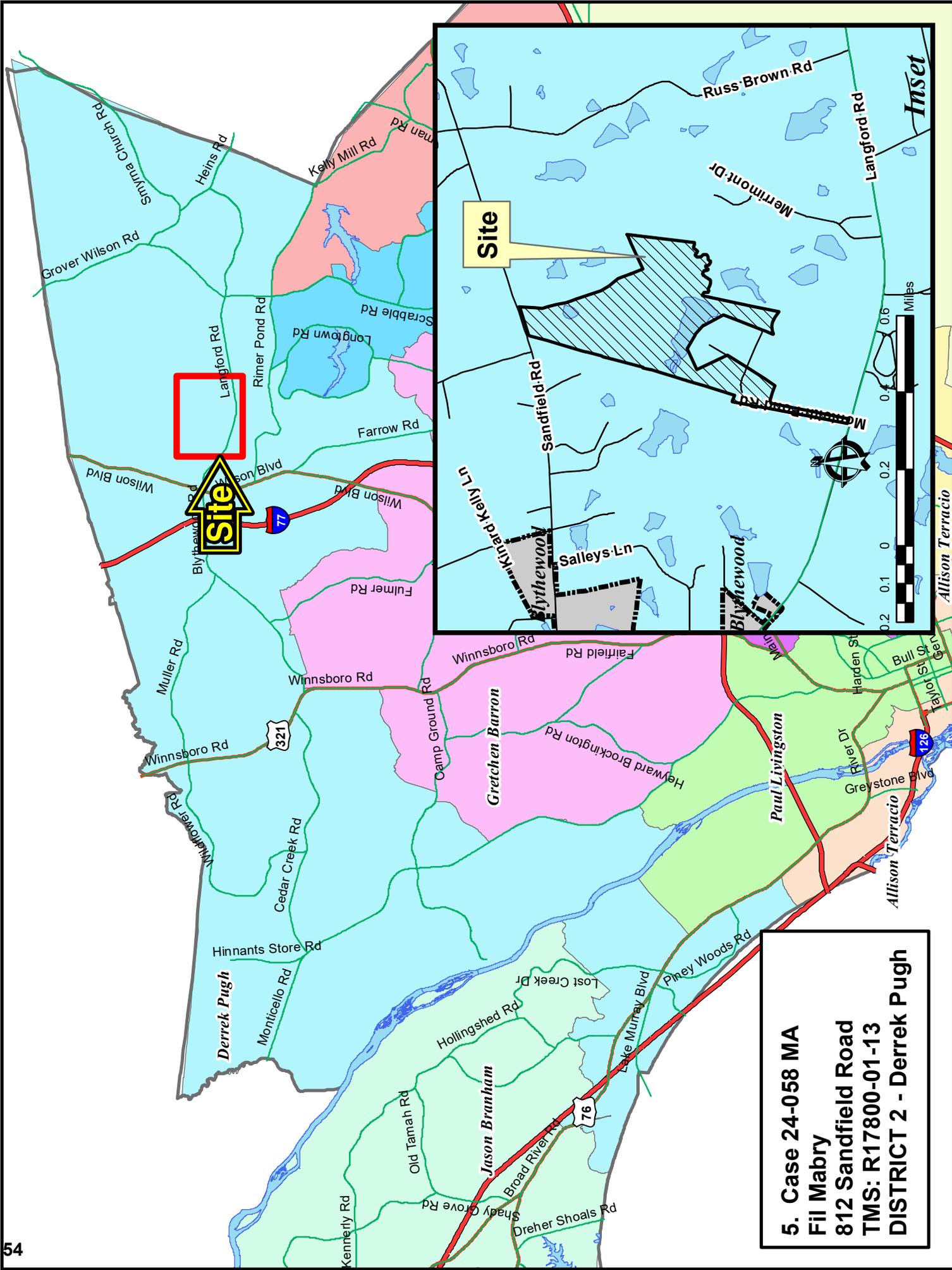
### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Neighborhood (Low-Density) designation, which recommends low-density housing developments in these areas. The requested rezoning does not align with the density recommendations for this designation.

Additionally, the policy guidelines state that "new residential developments should be served by adequately supplied public water and sanitary sewer service." However, records indicate that the area is not currently served by public utilities.

### **Zoning Public Hearing Date**

**February 25, 2025.**

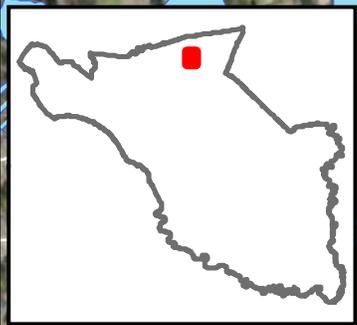


**5. Case 24-058 MA**  
**Fil Mabry**  
**812 Sandfield Road**  
**TMS: R17800-01-13**  
**DISTRICT 2 - Derrek Pugh**

**CASE 24-058**  
**AG to HM**  
**TMS 17800-01-13**

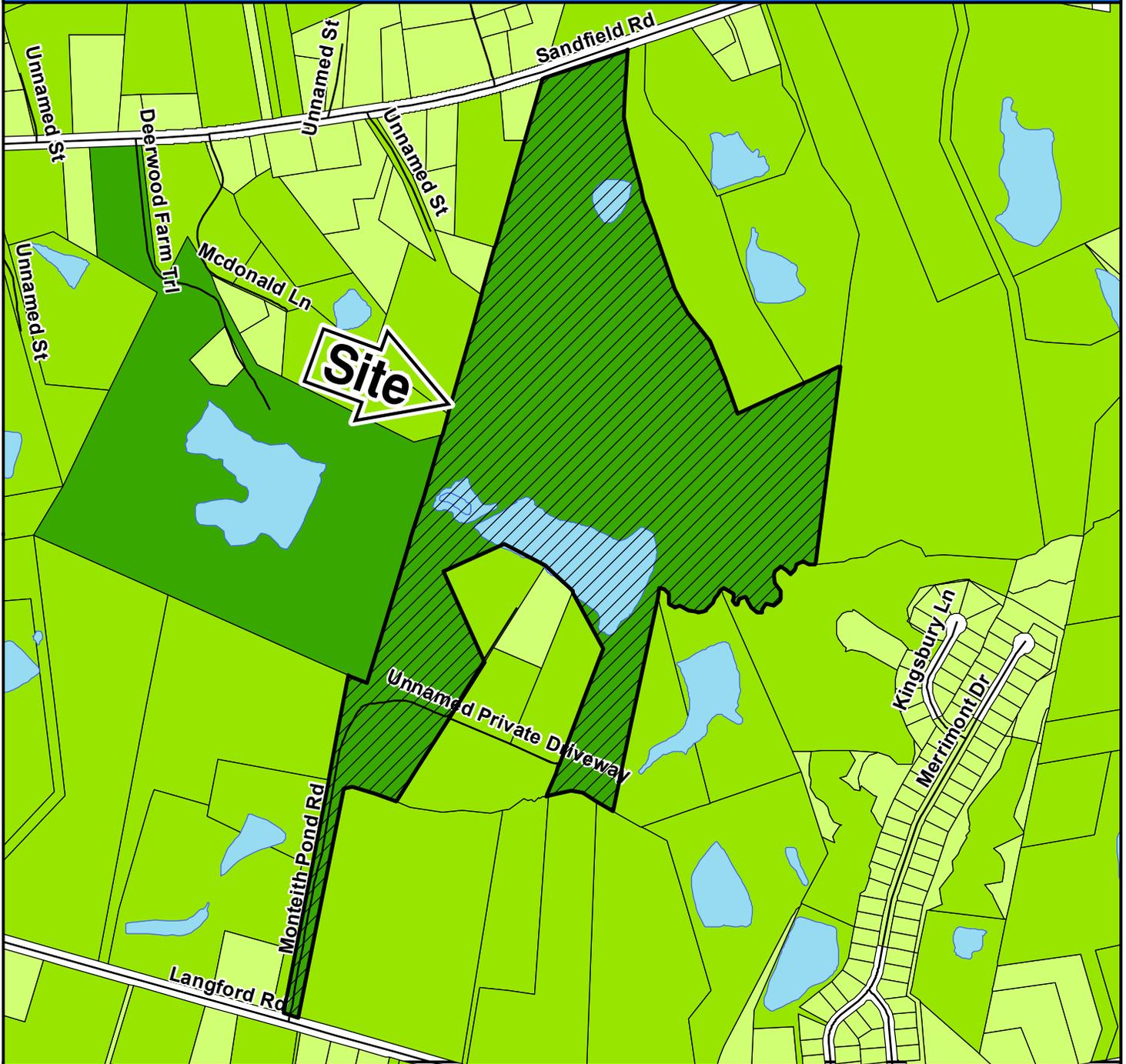
**Site**

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



# CASE 24-058 MA

## AG to HM



### 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



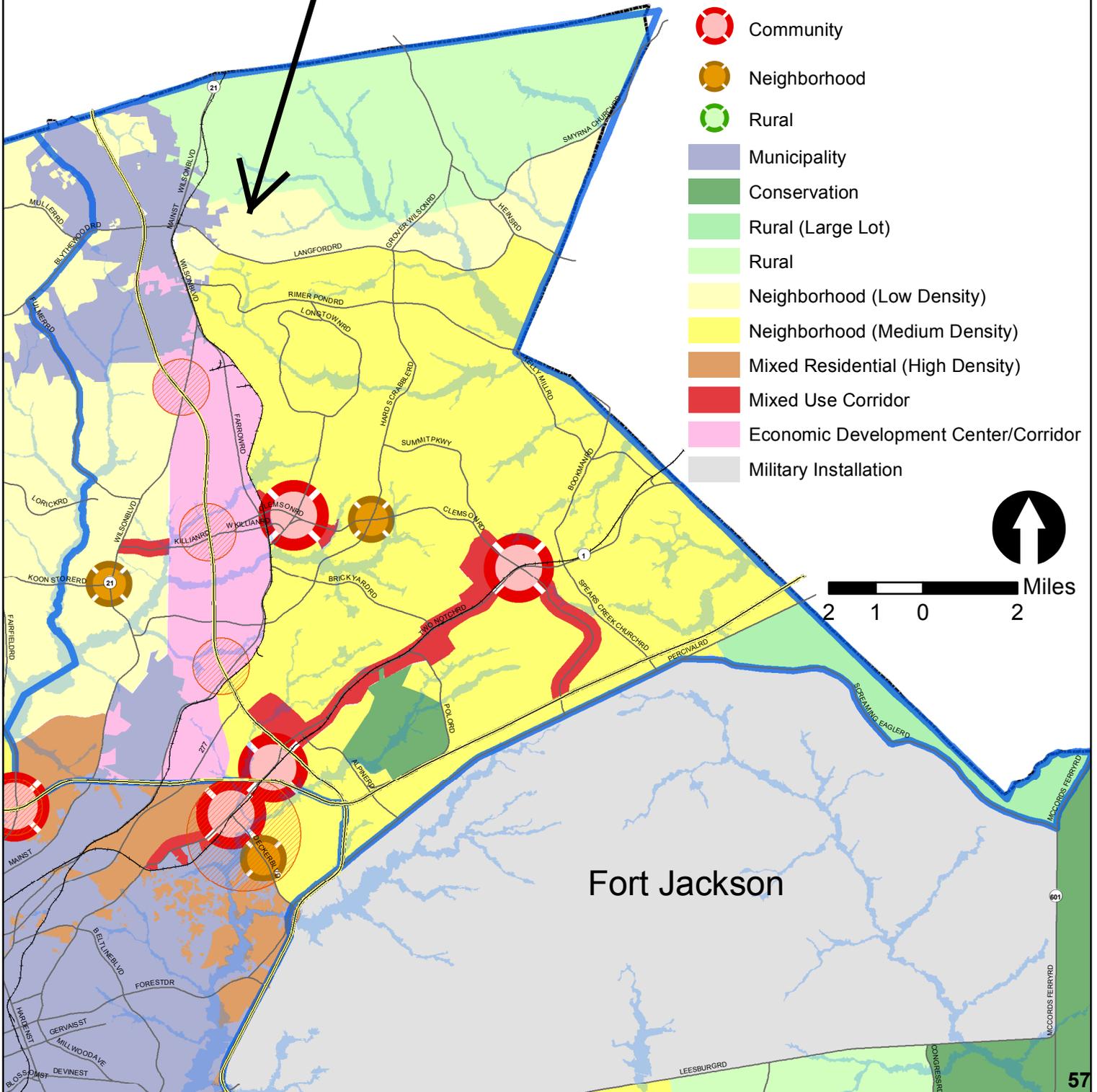
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Sandfield Road  
24-058MA**

### Legend

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



Fort Jackson

# Case #24-058 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	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, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<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
Zoo	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
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	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.

# Case #24-058 MA - Zoning Districts

## Proposed 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.





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-059 MA  
**APPLICANT:** Joanne Williams

**LOCATION:** 3931 Baldwin Road

**TAX MAP NUMBER:** R14103-03-10  
**ACREAGE:** 2.43 acres  
**EXISTING ZONING:** R6  
**PROPOSED ZONING:** R2

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential General District (RG-2). With the adoption of the 2005 Code the Residential General District (RG-2) was designated the Residential Multi-family High Density District (RM-HD). With the adoption of the 2021 Land Development Code the Residential Multi-family High Density District (RM-HD) was designated Residential 6 District (R6).

**Zoning History for the General Area**

A General Commercial District (GC) parcel east of the site were rezoned from RG-2 District under case number 00-35MA.

**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 twelve (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 7 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>	R6	Residence
<u>South:</u>	R6	Undeveloped
<u>East:</u>	GC	Undeveloped
<u>West:</u>	R6	Residence

**Discussion**

**Parcel/Area Characteristics**

The site has frontage along Baldwin Road and Bluebird Lane. There are no sidewalks or streetlights along this section of Baldwin Road and Bluebird Lane. The surrounding area is primarily characterized by residential uses with some commercial zoning districts. North and west of the site are single-family residences. East of the site is undeveloped and zoned GC. South of the site is undeveloped.

**Public Services**

The Belvedere fire station (station number 11) is located on Blume Court, approximately .4 miles southwest of the subject parcel. The W. G. Sanders Elementary School is located .35 miles south of the subject parcel on Pine Belt Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area. 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 **Mixed Residential (High Density)**.

**Land Use and Design**

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

**Desired Development Pattern**

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

**Traffic Characteristics**

The 2023 SCDOT traffic count (Station #673) located northwest of the subject parcel on Cushman Road identifies 5,700 Average Daily Trips (ADT's). Cushman 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 Cushman Road is currently operating at Level of Service (LOS) "B".

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

There are no programmed improvements for the section of Cushman Road through County Penny Sales Tax program or SCDOT.

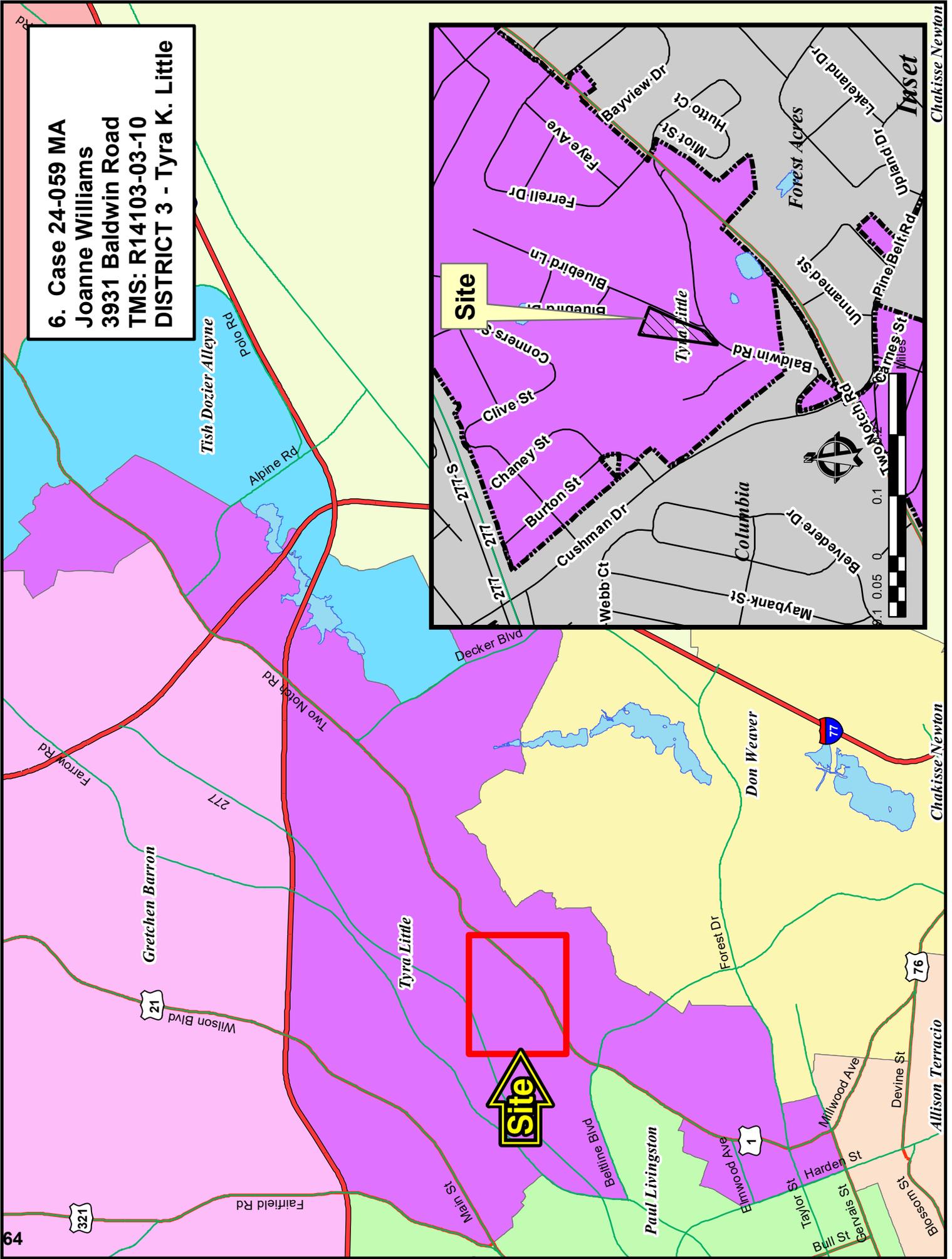
**Conclusion**

The proposed rezoning is inconsistent with the objectives outlined in the Comprehensive Plan. The Mixed Residential (High Density) designation encourages zoning designations which provide for, "...full range of uses supportive of neighborhood, community, and regional commercial and employment needs" which includes higher density single-family and multi-family developments. The proposed residential district does not provide for a density that is supportive of the recommendations of this designation, nor will the proposed district be in character with the land uses of the surrounding area.

**Zoning Public Hearing Date**

**February 25, 2025.**

6. Case 24-059 MA  
Joanne Williams  
3931 Baldwin Road  
TMS: R14103-03-10  
DISTRICT 3 - Tyra K. Little

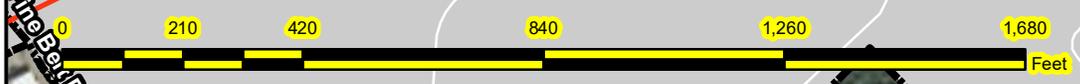
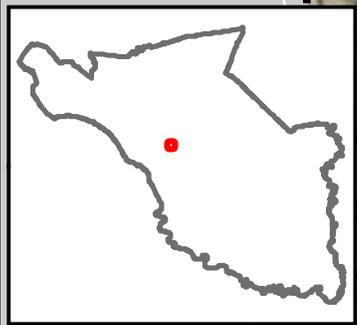


**CASE 24-059**  
**R6 to R2**  
**TMS R14103-03-10**

**Site**

 **SPECIAL FLOOD HAZARD AREA**

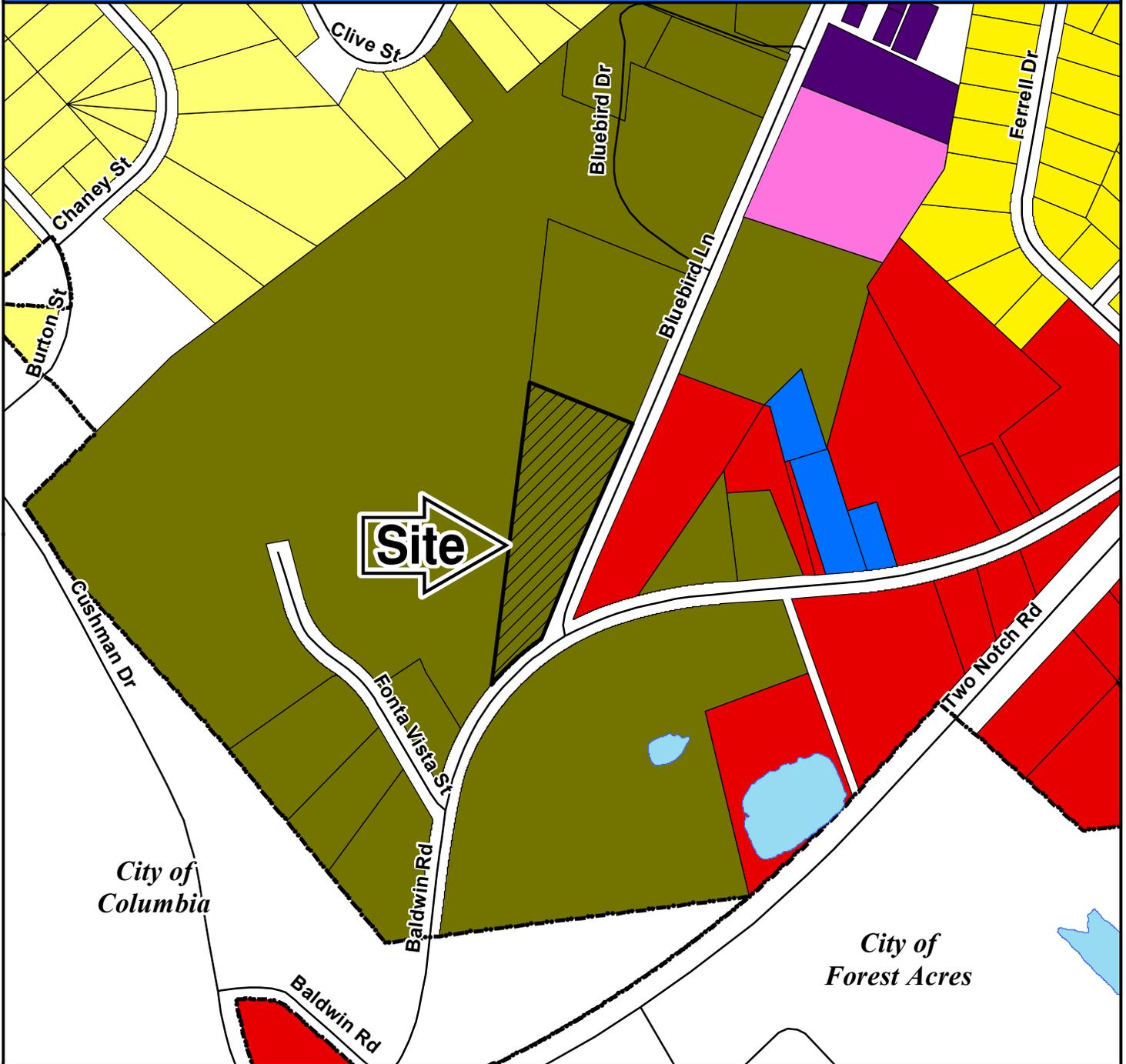
 **WETLANDS**



Richland County & Woolpert

# CASE 24-059 MA

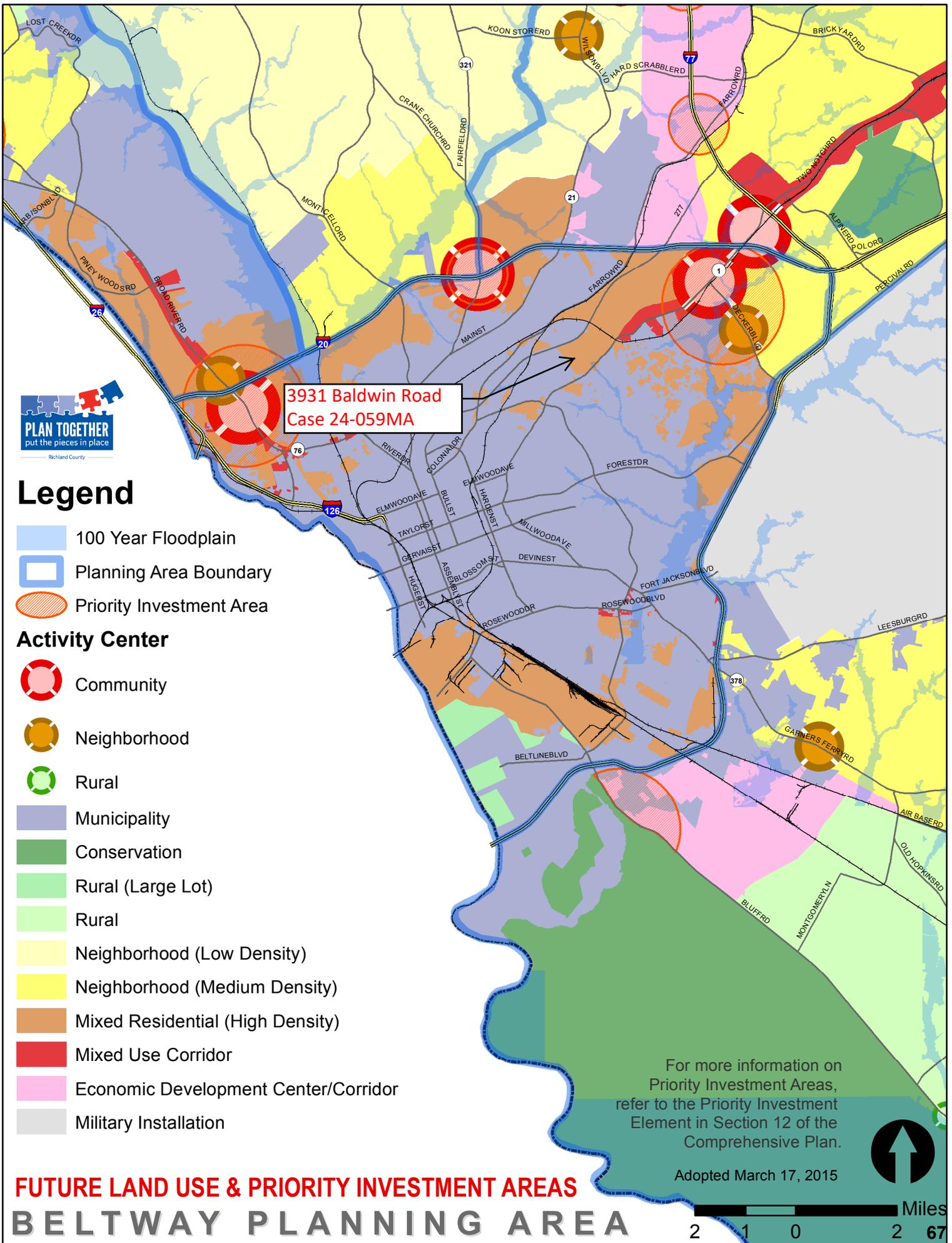
## R6 to R2



### 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

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

**3931 Baldwin Road  
Case 24-059MA**

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

Adopted March 17, 2015



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



## Case #24-059 MA - Zoning Districts

<b>Current Zoning District</b>	
<b>Residential Six (R6) District</b>	
Use Classification, Category, Type	R6
<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
<b>Group Living</b>	
Children's residential care home	SE
Continuing care community	SR
Dormitory	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>	
<b>Commercial Services</b>	
Personal services	SR
<b>Recreation/Entertainment</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.

## Case #24-059 MA - Zoning Districts

**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.

<b>Proposed Zoning District</b>	
<b>Residential Two (2) District</b>	
Use Classification, Category, Type	R2
<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, Two-family	SR
Group home, Family	SR
Manufactured home	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>	





Richland County  
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 3, 2025  
 RC PROJECT: 24-060 MA  
 APPLICANT: Marco Sarabia

LOCATION: 1711 Bluebird Lane & 1039 Bluebird Drive

TAX MAP NUMBER: R14104-04-38 & 39  
 ACREAGE: 1.02 acres  
 EXISTING ZONING: R6  
 PROPOSED ZONING: R2

PC SIGN POSTING: January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

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

**(b) (2) b. 4.**

- 4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential General District (RG-2). With the adoption of the 2005 Code the Residential General District (RG-2) was designated the Residential Multi-family High Density District (RM-HD). With the adoption of the 2021 Land Development Code the Residential Multi-family High Density District (RM-HD) was designated Residential 6 District (R6).

**Zoning History for the General Area**

A General Commercial District (GC) parcel southeast of the site were rezoned from RG-2 District under case number 00-35MA.

### **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 twelve (3) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 3 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R6	Residence
<b><u>South:</u></b>	R6	Residence
<b><u>East:</u></b>	HI/ HI	Warehouses/ Non-Residential structures
<b><u>West:</u></b>	R2/ R6	Undeveloped/ Residence

### **Discussion**

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

The parcels have frontage along and Bluebird Lane. There are no sidewalks or streetlights along this section of Bluebird Lane. The surrounding area is primarily characterized by residential uses with some industrial uses and zoning districts. North, south and west of the site are single-family residences. East of the site are two industrial zoned parcels and uses.

#### **Public Services**

The Belvedere fire station (station number 11) is located on Blume Court, approximately .5 miles southwest of the subject parcel. The W. G. Sanders Elementary School is located .4miles south of the subject parcel on Pine Belt Road. Records indicate that the parcel is in the City of Columbia's water service area and located in East Richland County's Public Service District sewer service area. 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 ***Mixed Residential (High Density)***.

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

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with

significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #673) located northwest of the subject parcel on Cushman Road identifies 5,700 Average Daily Trips (ADT's). Cushman 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 Cushman Road is currently operating at Level of Service (LOS) "B".

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

There are no programed improvements for the section of Cushman Road through County Penny Sales Tax program or SCDOT.

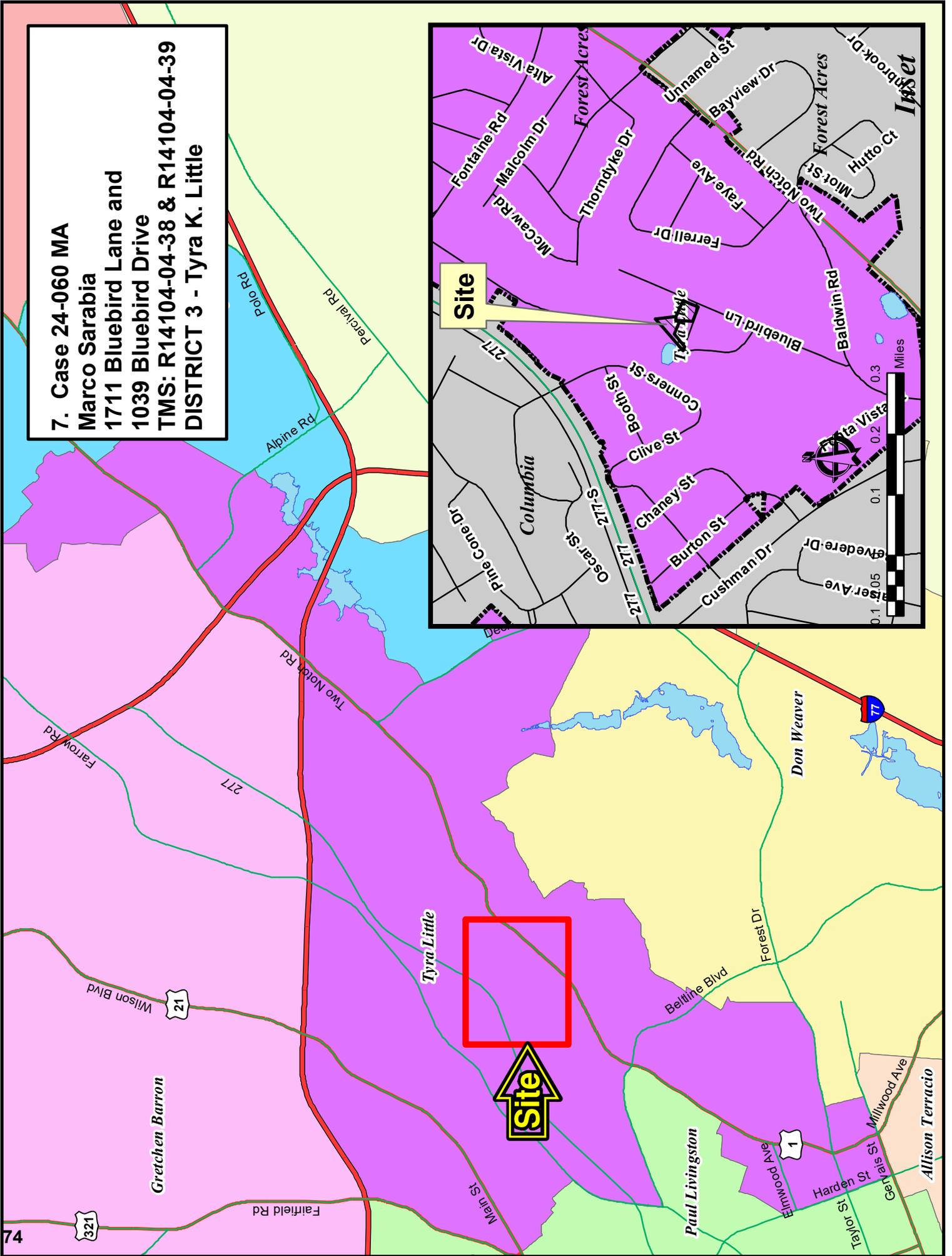
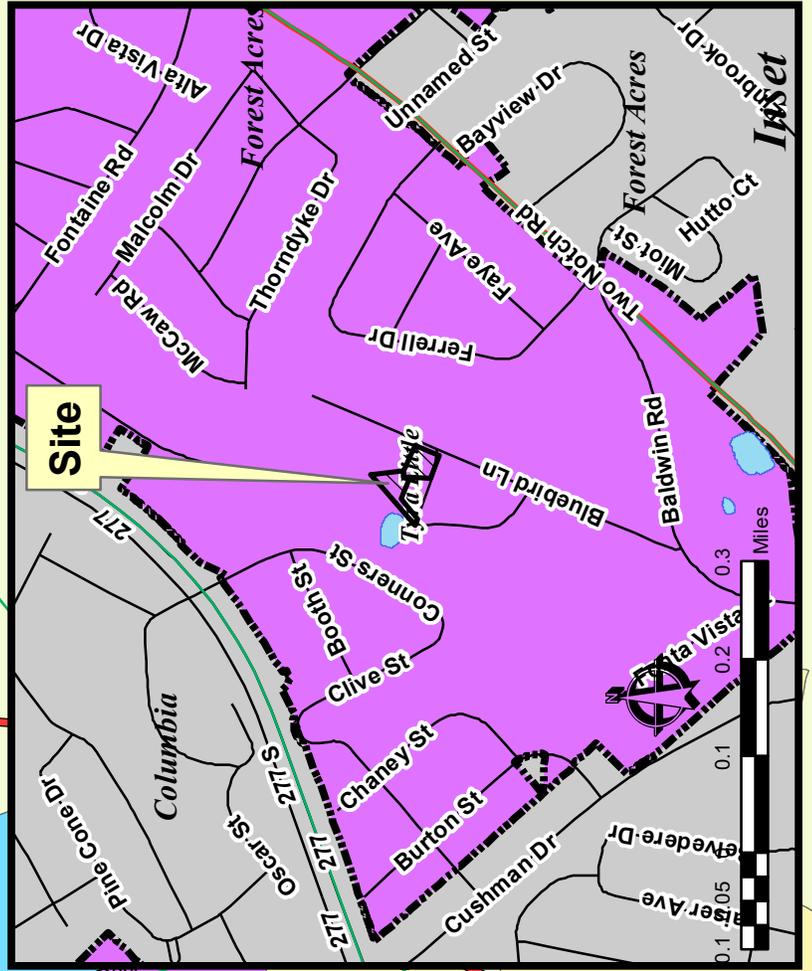
### **Conclusion**

The proposed rezoning is inconsistent with the objectives outlined in the Comprehensive Plan. The Mixed Residential (High Density) designation encourages zoning designations which provide for, "...full range of uses supportive of neighborhood, community, and regional commercial and employment needs" which includes higher density single-family and multi-family developments. The proposed residential district does not provide for a density that is supportive of the recommendations of this designation, nor will the proposed district be in character with the land uses of the immediate area along Bluebird Lane.

### **Zoning Public Hearing Date**

**February 25, 2025.**

**7. Case 24-060 MA**  
**Marco Sarabia**  
**1711 Bluebird Lane and**  
**1039 Bluebird Drive**  
**TMS: R14104-04-38 & R14104-04-39**  
**DISTRICT 3 - Tyra K. Little**



277  
Columbia

**CASE 24-060**  
**R6 to R2**  
**TMSR14104-04-38 & R14104-04-39**

McCaw Rd  
Thorndyke Dr

Booth St

Conners St

**Site**

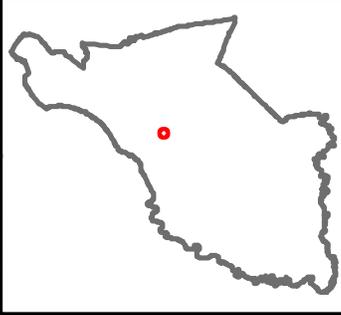
Bluebird Dr

Bluebird Ln

Ferrell Dr

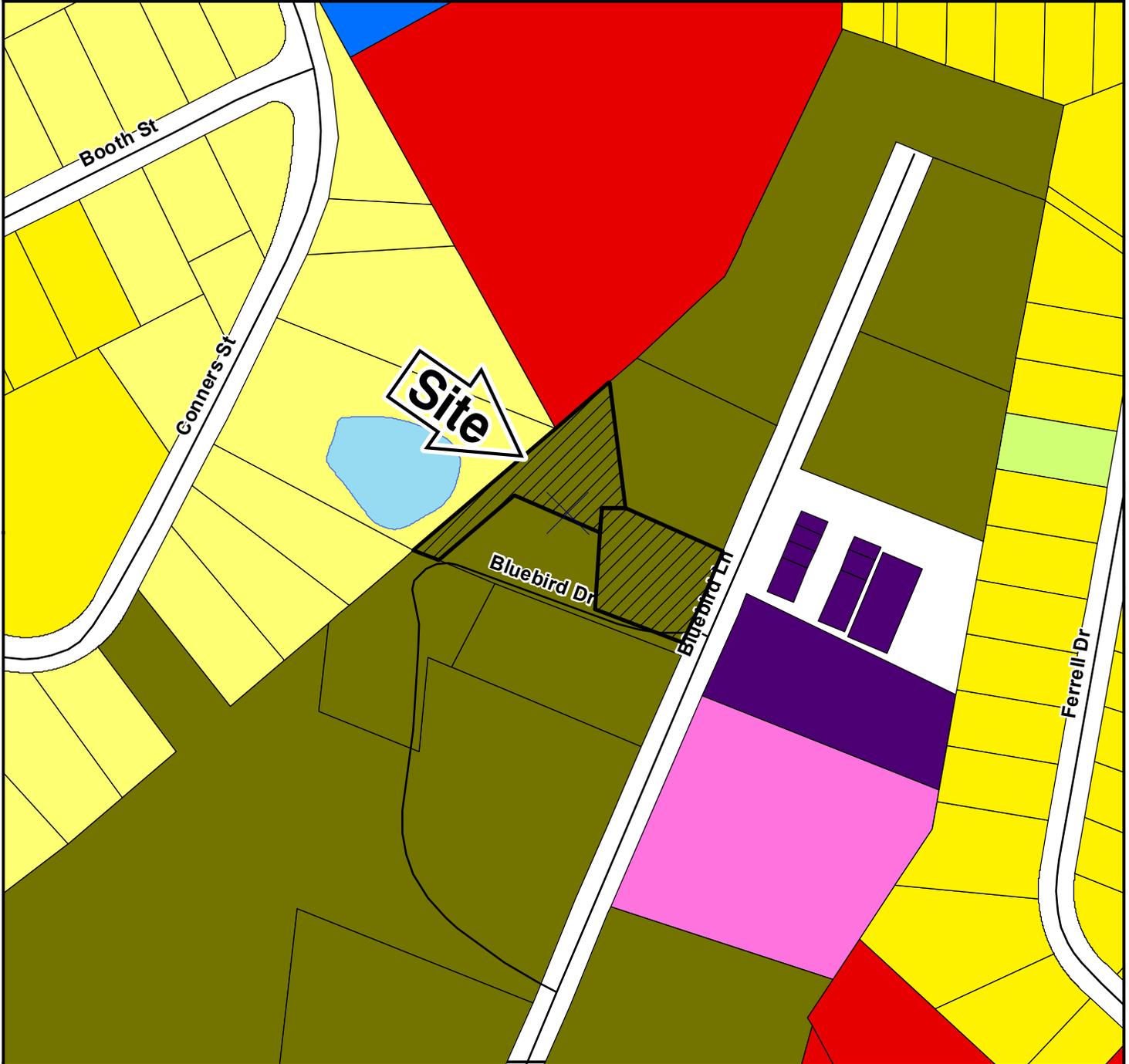
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 24-060 MA

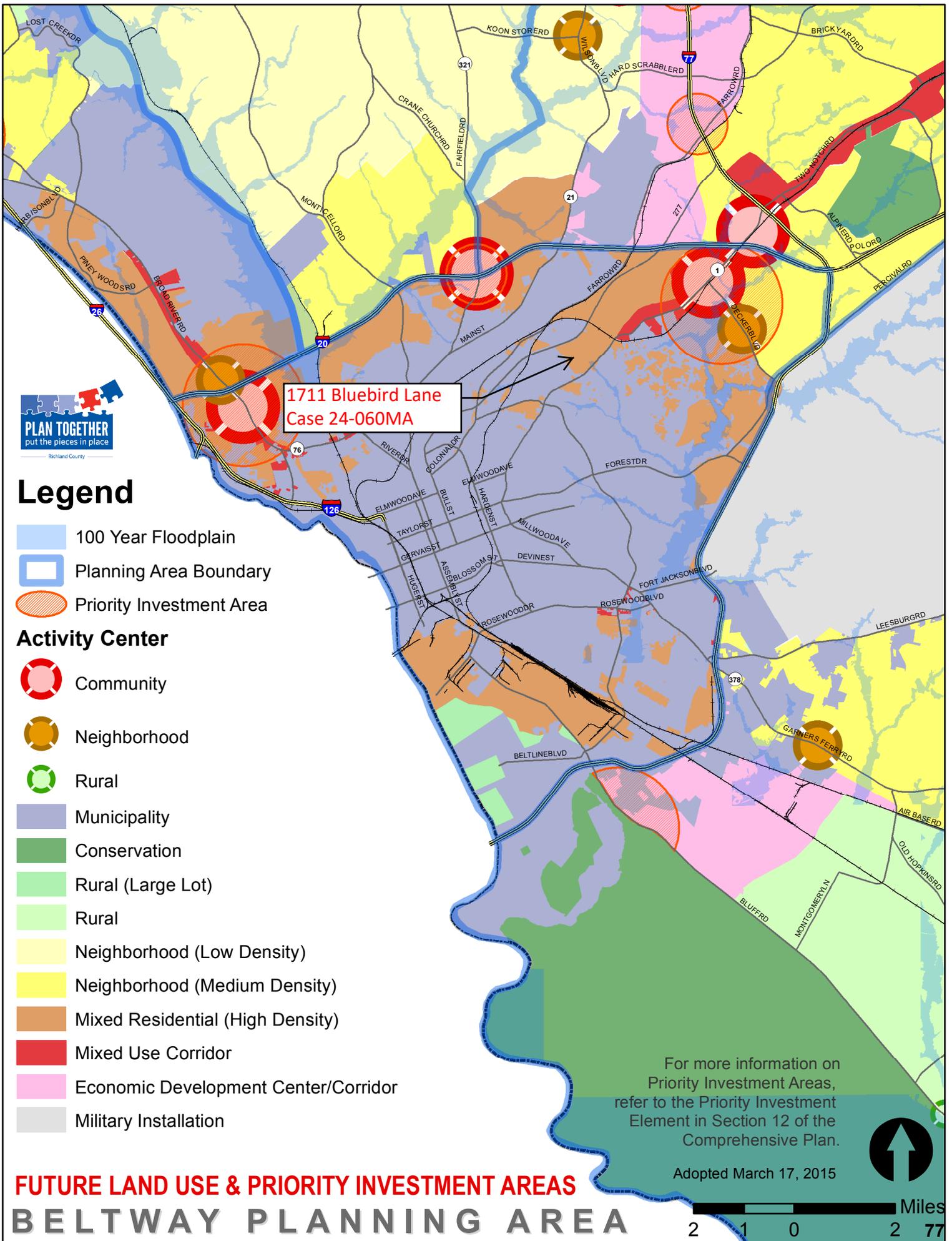
## R6 to R2



### 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

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

**1711 Bluebird Lane  
Case 24-060MA**

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

Adopted March 17, 2015



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



## Case #24-060 MA - Zoning Districts

<b>Current Zoning District</b>	
<b>Residential Six (R6) District</b>	
Use Classification, Category, Type	R6
<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
<b>Group Living</b>	
Children's residential care home	SE
Continuing care community	SR
Dormitory	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>	
<b>Commercial Services</b>	
Personal services	SR
<b>Recreation/Entertainment</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.

## Case #24-060 MA - Zoning Districts

**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.

<b>Proposed Zoning District</b>	
<b>Residential Two (2) District</b>	
Use Classification, Category, Type	R2
<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, Two-family	SR
Group home, Family	SR
Manufactured home	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>	





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 24-061MA  
**APPLICANT:** Brad Shell

**LOCATION:** 10205 Wilson Boulevard

**TAX MAP NUMBER:** R14900-01-04 & 17  
**ACREAGE:** 14.03 acres  
**EXISTING ZONING:** HM / RT  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

**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 Homestead (HM) District.

**Zoning District Summary**

The GC: 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: 224 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>	PDD/ PDD	Self-Storage/ Gas Station
<u>South:</u>	HM	Undeveloped
<u>East:</u>	PDD	Gas Station
<u>West:</u>	PDD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcel has frontage along Wilson Boulevard and Turkey Farm Road. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, commercial uses and residential properties.

***Public Services***

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is northwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.5 miles southeast 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 ***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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 15,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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 Wilson Blvd through the County Penny Sales Tax program or SCDOT.

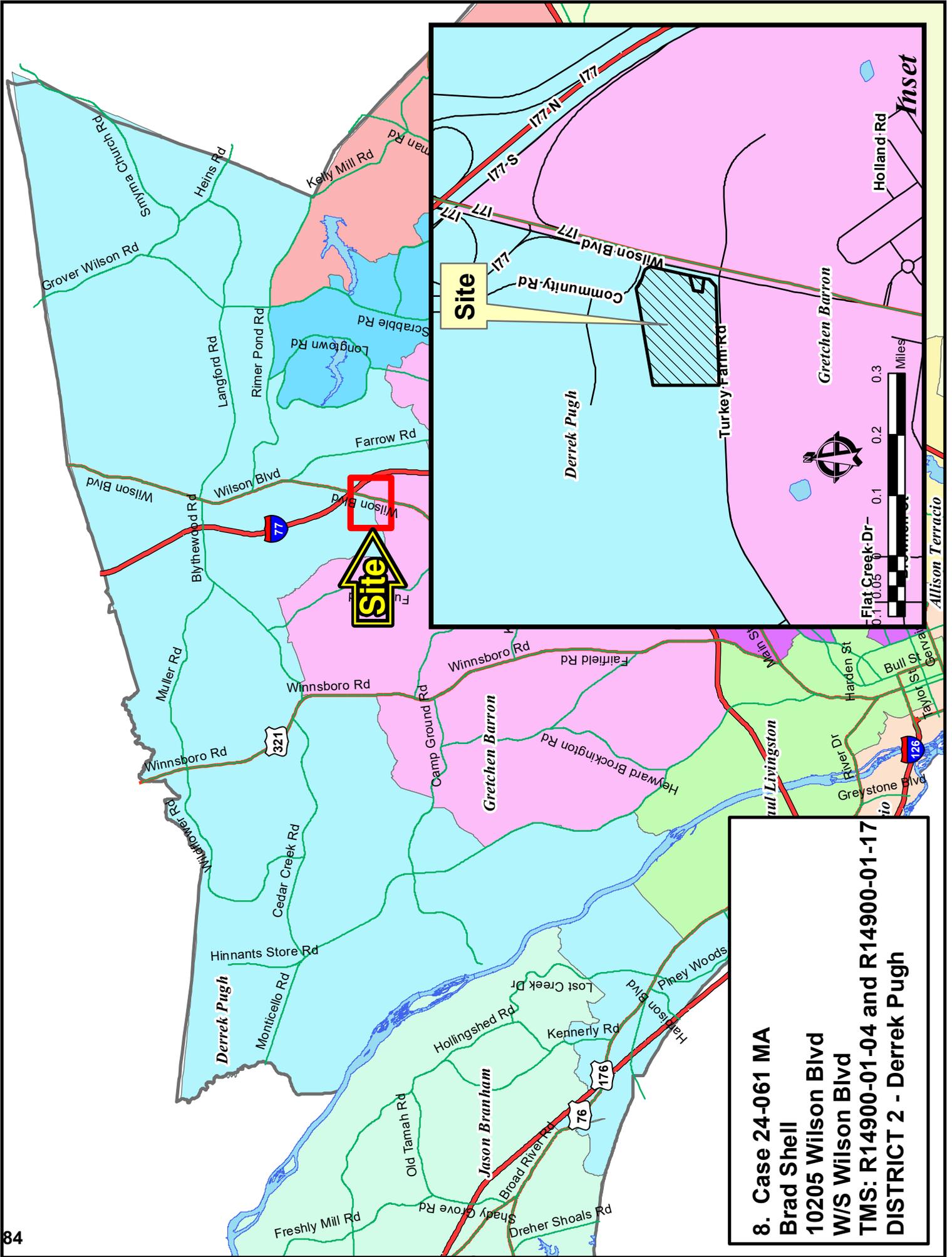
### **Conclusion**

The proposed map amendment aligns with the 2015 Comprehensive Plan. The subject site is within the Economic Development Center/Corridor designation, which supports zoning districts that allow complementary retail and commercial uses along a primary road corridor near employment centers.

The requested zoning district provides for uses that support the Economic Development Center/Corridor designation's recommendations. Additionally, the subject site meets the location criteria for this designation.

### **Zoning Public Hearing Date**

**February 25, 2025.**

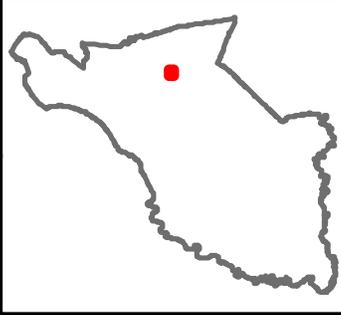


**8. Case 24-061 MA**  
**Brad Shell**  
**10205 Wilson Blvd**  
**W/S Wilson Blvd**  
**TMS: R14900-01-04 and R14900-01-17**  
**DISTRICT 2 - Derrek Pugh**

**CASE 24-061**  
**HM/RT to GC**  
**TMS R14900-01-04 & R14900-01-17**

**Site**

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



Richland County & Woolpert

# CASE 24-061 MA

## HM/RT to GC



### 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

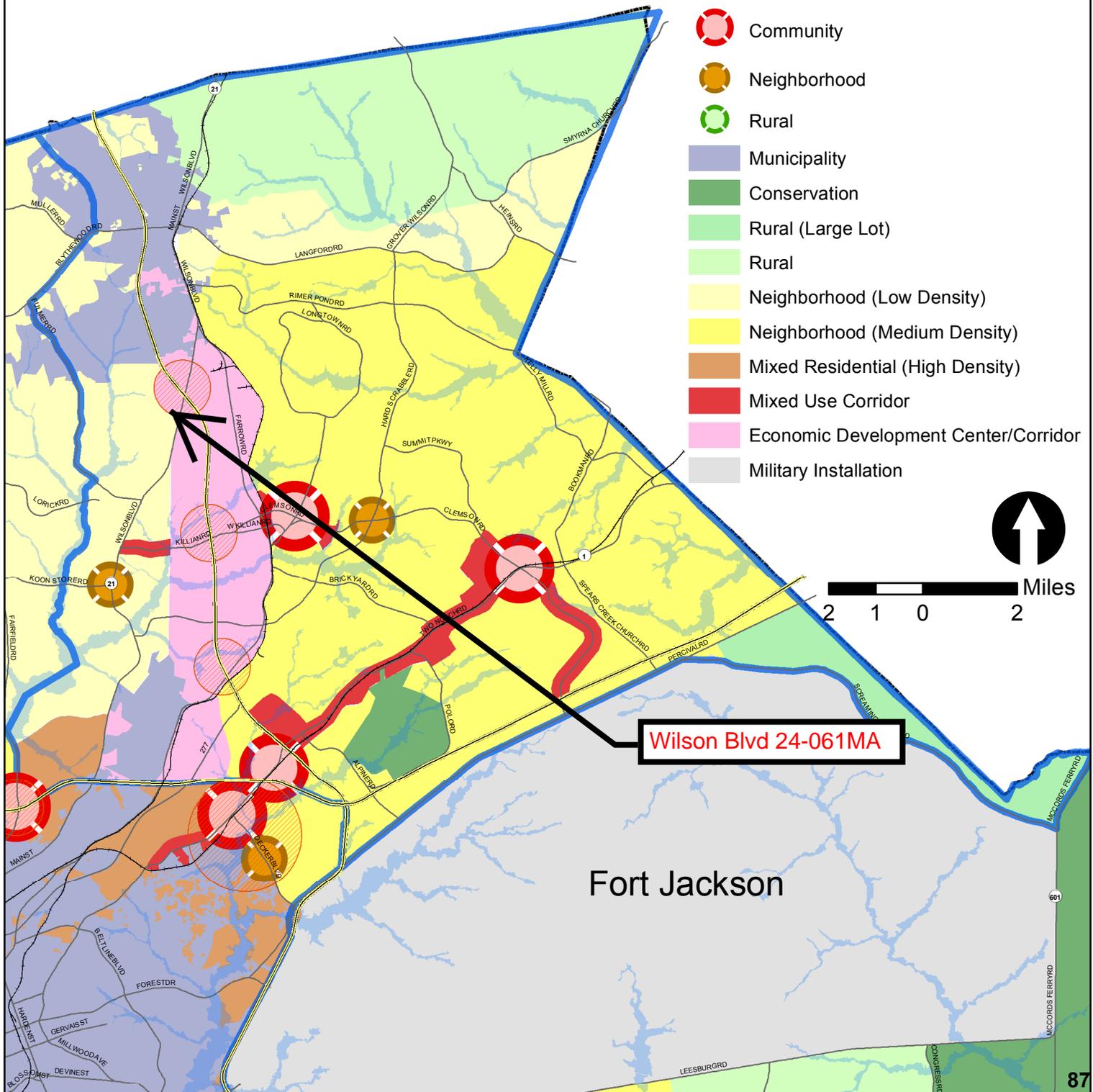


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #24-061 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 #24-061 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:** February 3, 2025  
**RC PROJECT:** 25-001MA  
**APPLICANT:** Donald E. Lovett

**LOCATION:** North Brickyard Road

**TAX MAP NUMBER:** R17300-06-10 (Portion of) R20100-05-01, 02, 04, 05 & 08  
**ACREAGE:** 11.72 acres  
**EXISTING ZONING:** R2  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** January 24, 2025

### Staff Recommendation

Not in Compliance

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code, the RS-1 District was designated Residential Single-family Low-Density District (RS-LD). 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 2 District (R2).

#### Zoning History for the General Area

The Homestead subdivision parcels zoned Residential 3 District (R3), located northeast of the site with frontage along North Brickyard, was rezoned from Rural District (RU) under case number 96-048MA.

The Planned Development District (PDD) parcel northwest of the site with frontage on North Brickyard were rezoned under case number 03-034MA.

#### 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: 188 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
<b><u>North:</u></b>	RS-LD/RS-LD	Residence/Residence
<b><u>South:</u></b>	RS-LD	Undeveloped
<b><u>East:</u></b>	RS-LD/ RS-LD	Undeveloped/ Residence
<b><u>West:</u></b>	RS-LD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The parcels have frontage along North Brickyard Road. One parcel is undeveloped. The other parcel contains a single family structure. North Brickyard Road is a two lane collector road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North and east of the site are residentially zoned parcels with single family structures. South and west of the site are undeveloped residentially zoned parcels.

**Public Services**

The subject parcels are within the boundaries of Richland School District Two. Killian Elementary School is located .86 miles north of the subject parcels on Clemson Road. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of North Brickyard Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.04 miles northwest of the subject parcels.

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

**Traffic Characteristics**

The 2023 SCDOT traffic count (Station #460) located east of the subject parcel on N Brickyard Road identifies 7,500 Average Daily Trips (ADT's). N Brickyard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

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 N Brickyard Road, either through SCDOT or the County Penny Sales Tax program.

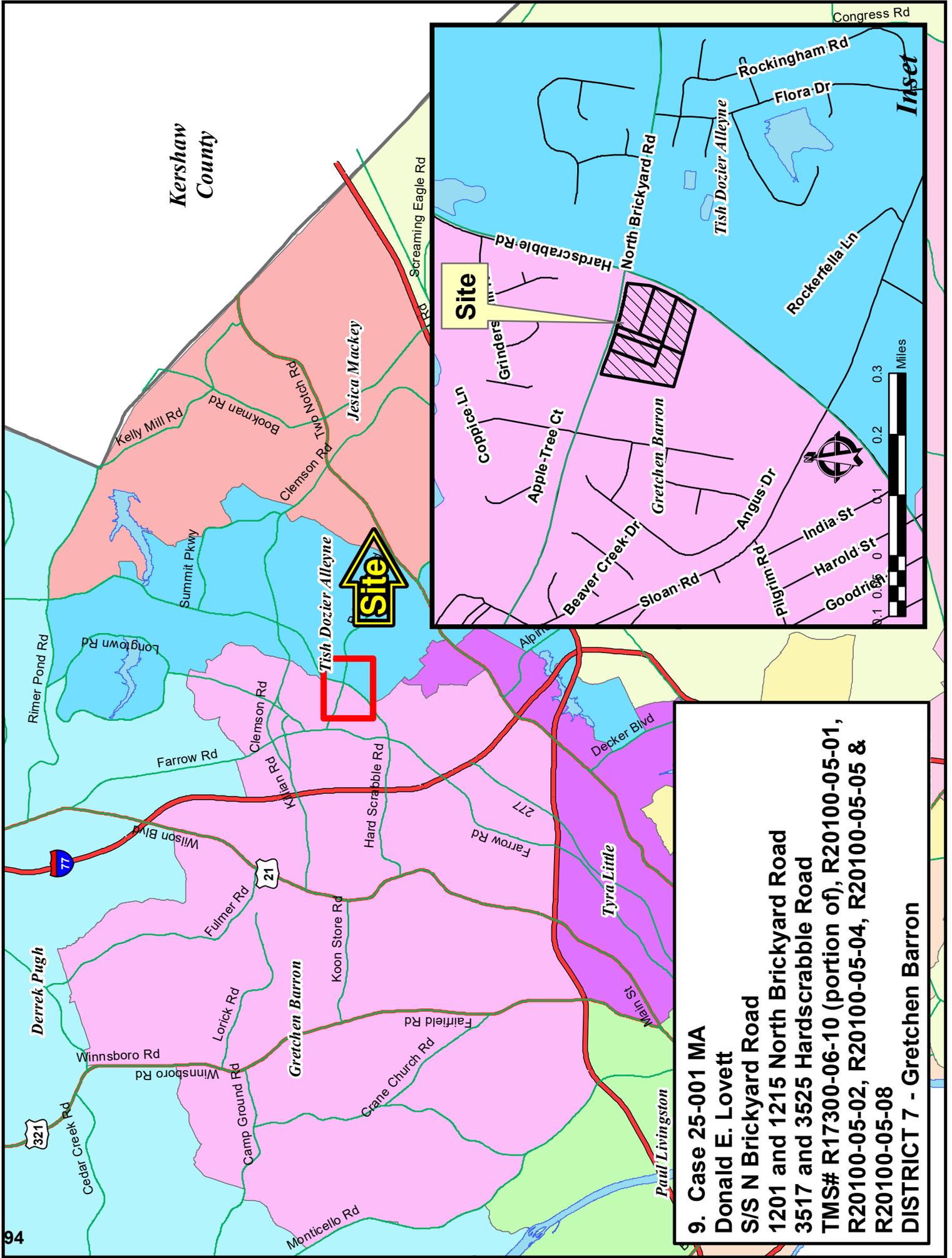
**Conclusion**

The request is not compliant with the recommendations of the Comprehensive Plan for the *Neighborhood (Medium-Density)* designation. According to the designation, non-residential development should be located along roads classified as main road corridors. Hardscrabble Road, however, is designated as an undivided minor arterial.

Additionally, the parcels do not meet the objective of being within a contextually appropriate distance from the intersection of a primary arterial. The requested zoning district is also inconsistent with the surrounding development pattern and existing zoning districts in the area.

**Zoning Public Hearing Date**

**February 25, 2025.**



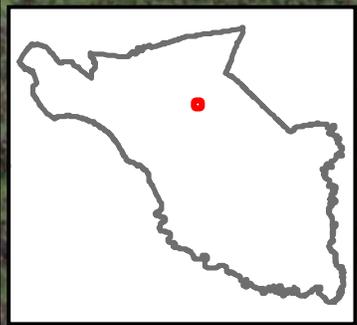
**9. Case 25-001 MA**  
**Donald E. Lovett**  
**S/S N Brickyard Road**  
**1201 and 1215 North Brickyard Road**  
**3517 and 3525 Hardscrabble Road**  
**TMS# R17300-06-10 (portion of), R20100-05-01,**  
**R20100-05-02, R20100-05-04, R20100-05-05 &**  
**R20100-05-08**  
**DISTRICT 7 - Gretchen Barron**

**CASE 25-001**  
**R2 to GC**

**TMS R17300-06-10 (portion of), R20100-05-01, R20100-05-02, R20100-05-04, R20100-05-05 & R20100-05-08**



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



# CASE 25-001 MA

## R2 to GC



### 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

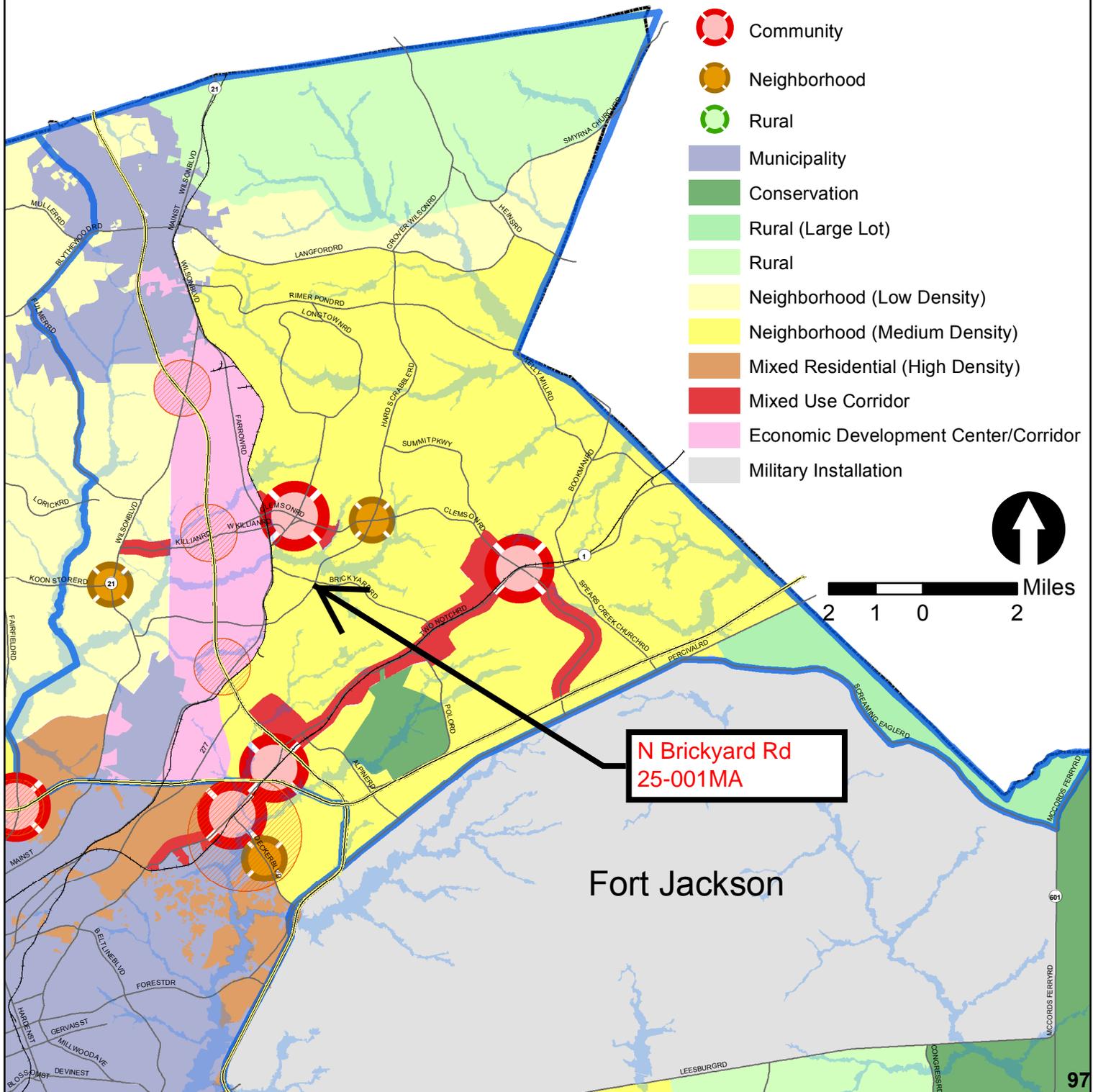


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #25-001 MA - Zoning Districts

**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.

<b>Current Zoning District</b>	
<b>Residential Two (2) District</b>	
Use Classification, Category, Type	R2
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
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

# Case #25-001 MA - Zoning Districts

## Proposed Zoning District

### General Commercial (GC) District

Use Classification, Category, Type	GC
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SE
<b>Agriculture and Forestry Related</b>	
Farm supply and machinery sales and service	P
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Group home, Large	SE
Rooming or boarding house	P
<b>Community Service</b>	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
<b>Recreation/Entertainment</b>	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
<b>Industrial</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
<b>Waste and Recycling Facilities</b>	
Recycling collection station	P

**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:** February 3, 2025  
**RC PROJECT:** 25-002 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 800 Mount Valley Road

**TAX MAP NUMBER:** R12400-02-22  
**ACREAGE:** 198.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**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 Agricultural District (AG).

**Zoning District Summary**

The Residential 3 District (R3) 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 six (6) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 1,193 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R-12/ R-12/ R-12	Residential Subdivision (Town of Blythewood)
<b><u>South:</u></b>	AG	Undeveloped
<b><u>East:</u></b>	RU/ AG	Undeveloped/ Residence
<b><u>West:</u></b>	R-12/ AG	Residential Subdivision /Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 1.26 miles west of the subject parcel. The Westwood High School is located approximately 2 miles east of the subject parcel on Turkey Farm Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within 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 both ***Neighborhood (Low Density)***

#### **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 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer 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.

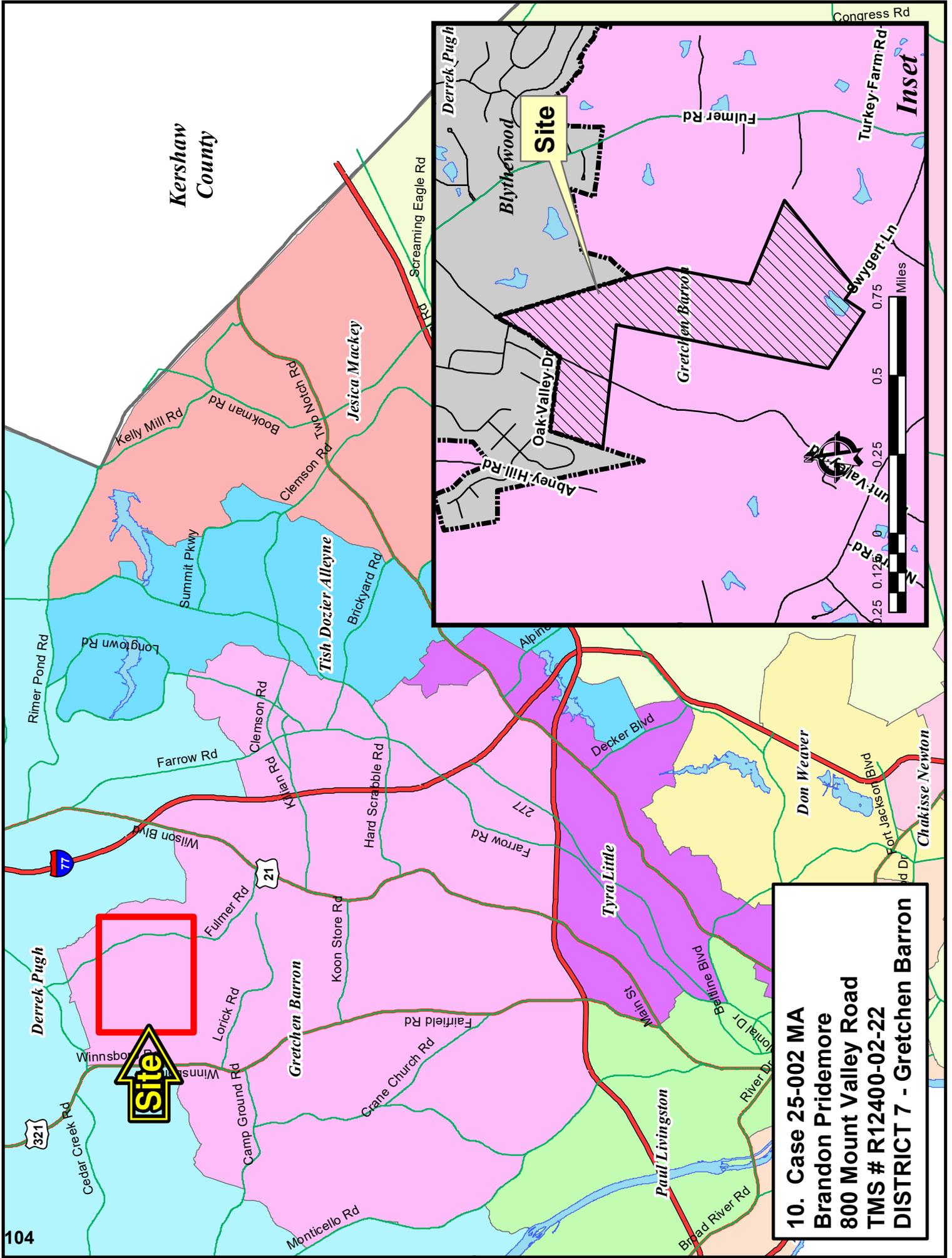
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

**Conclusion**

The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

**Zoning Public Hearing Date**

**February 25, 2025**

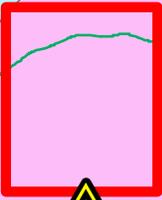


**Kershaw  
County**

Congress Rd

**Inset**

**Site**



**Site**

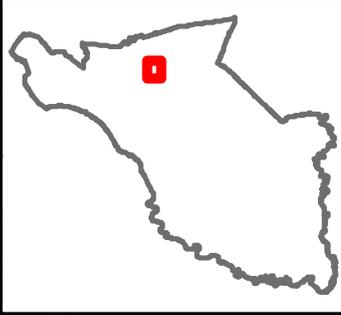
**10. Case 25-002 MA  
Brandon Pridemore  
800 Mount Valley Road  
TMS # R12400-02-22  
DISTRICT 7 - Gretchen Barron**

**CASE 25-002**  
**AG to R3**  
**TMS R12400-02-22**

**Site**

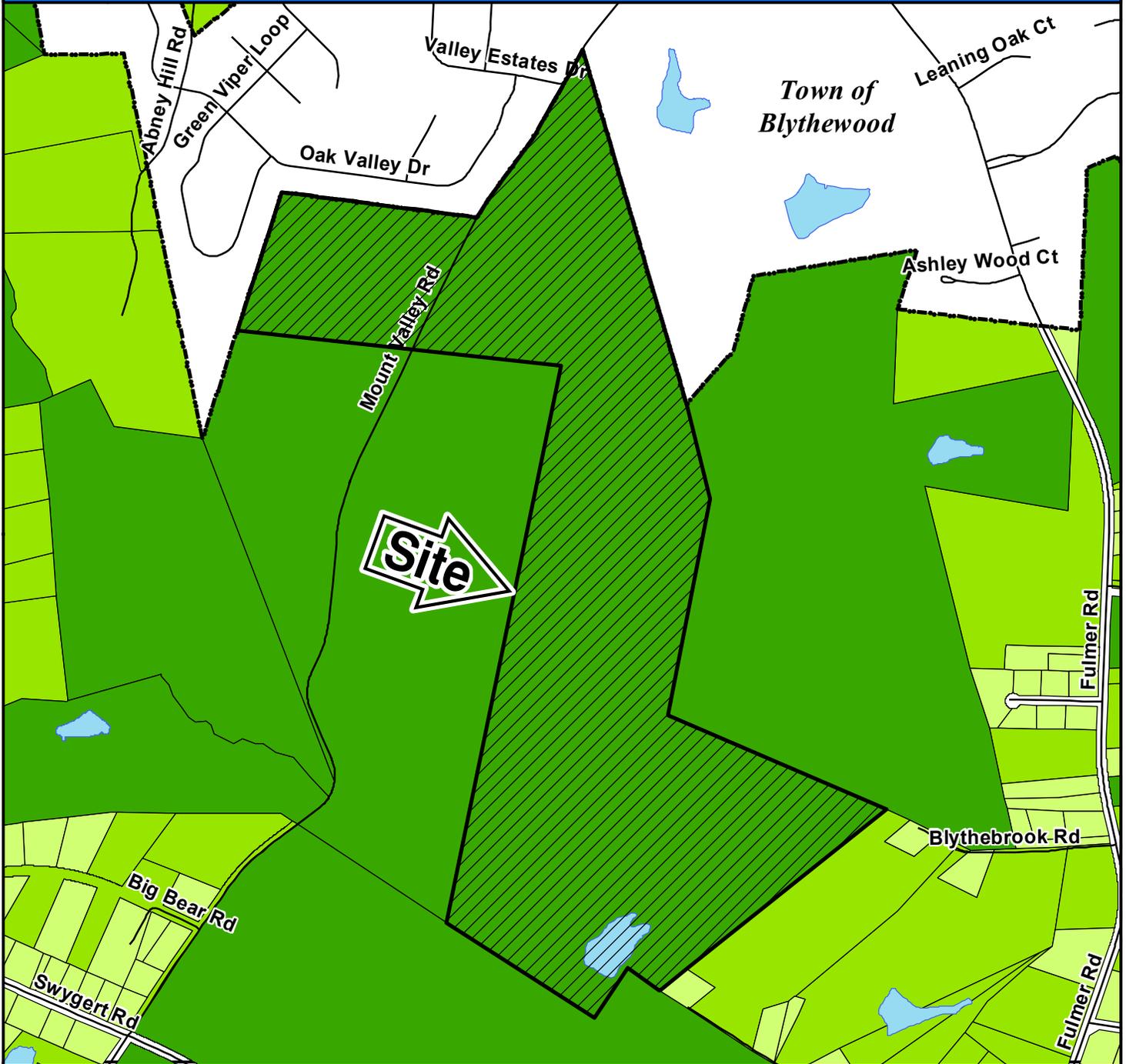
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 25-002 MA

## AG 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	

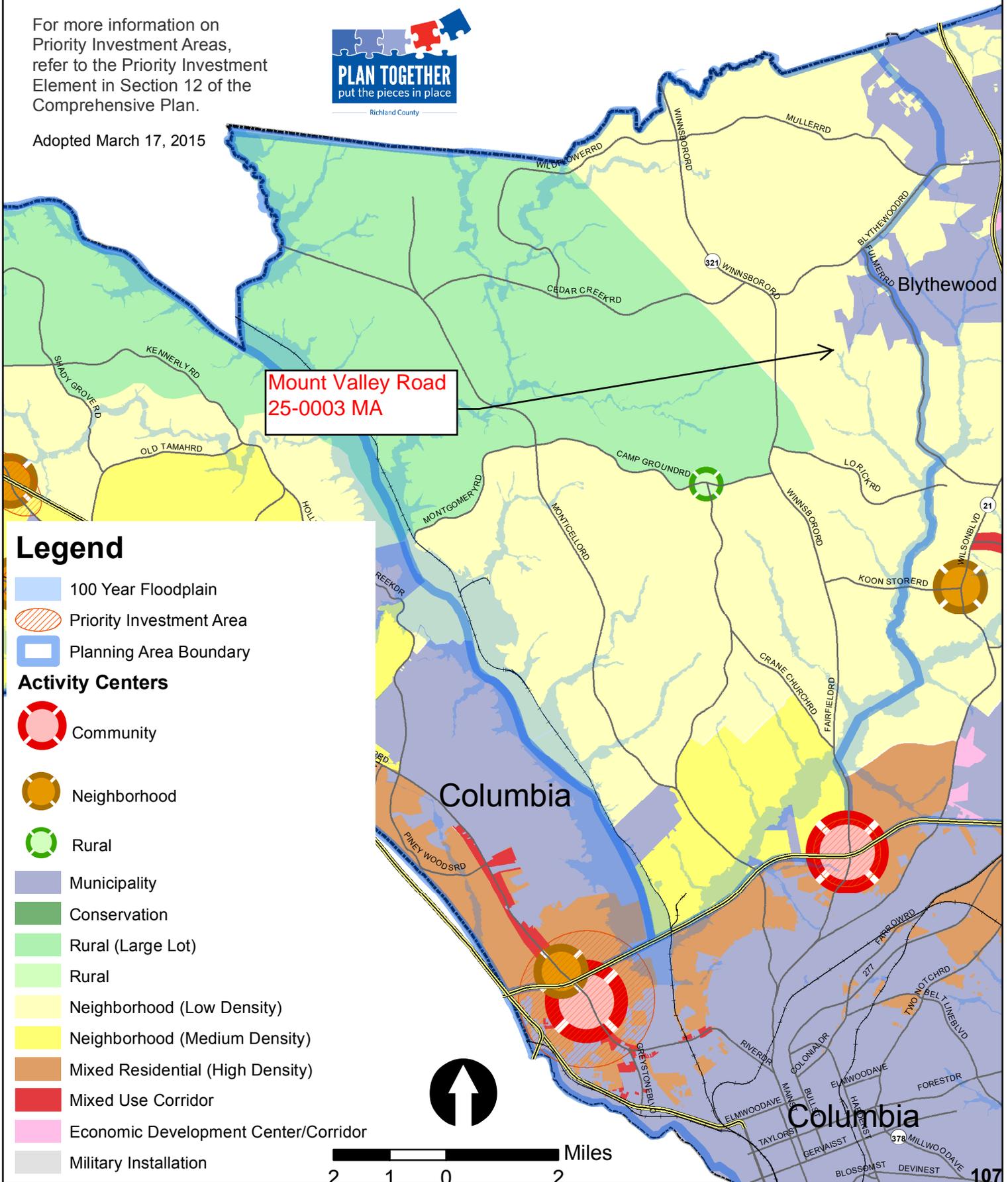


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



# Case #25-002 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	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, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<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
Zoo	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
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	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.

## Case #25-002 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>	
<b>Household Living</b>	
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>	
<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  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-003 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 812 Mount Valley Road

**TAX MAP NUMBER:** R17800-01-13  
**ACREAGE:** 64.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

Not in compliance

**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 Agricultural District (AG).

**Zoning District Summary**

The Residential 3 District (R3) 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 six (6) units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 668 single-family dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	HM	Residence
<b><u>South:</u></b>	HM/HM/HM	Undeveloped/ Residence/ Residential Subdivision
<b><u>East:</u></b>	HM	Residence
<b><u>West:</u></b>	HM/ RT/ HM	Undeveloped/ Residence / Residence

## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities 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 both **Neighborhood (Low Density)**

#### **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 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer 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.

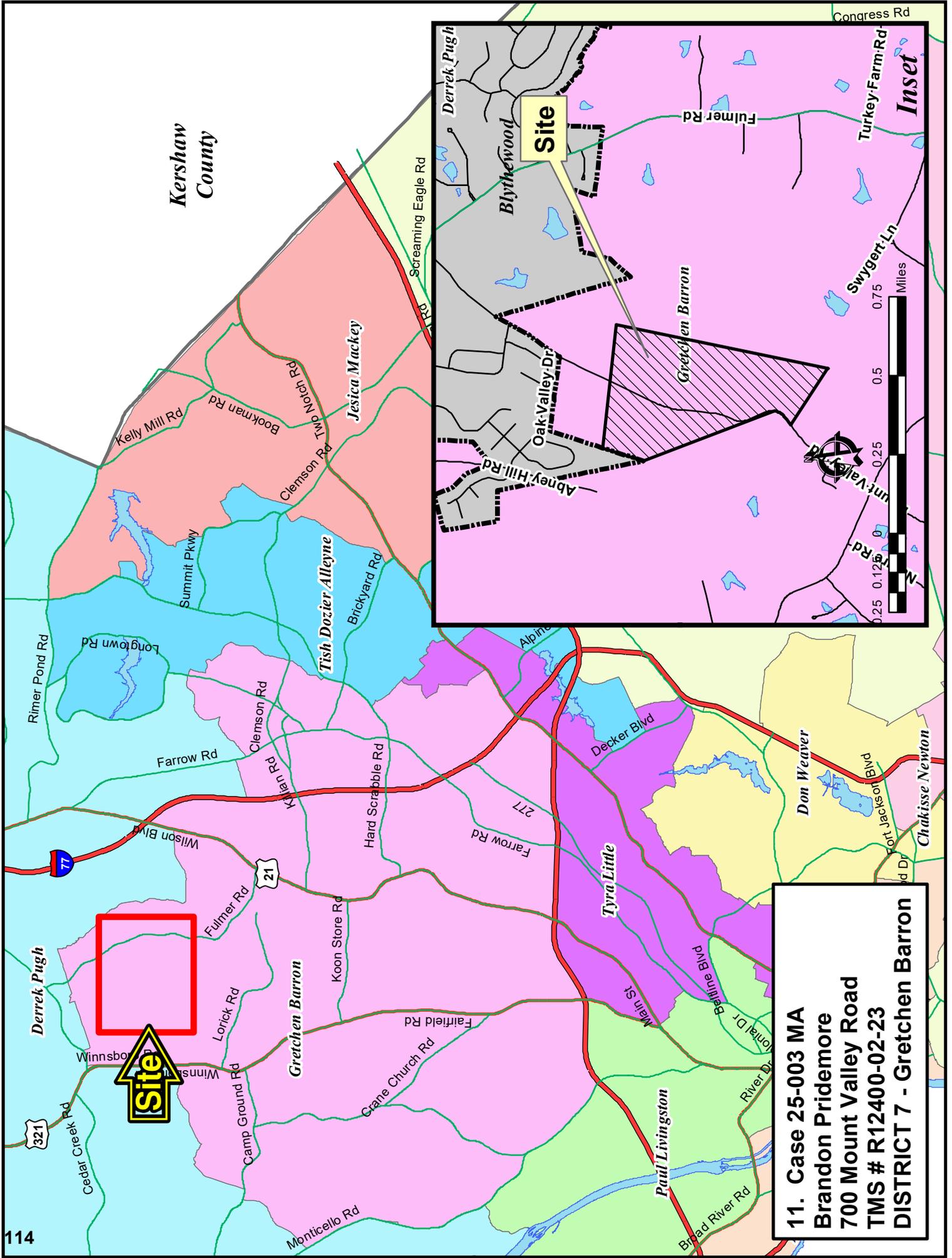
There are no planned or programmed improvements for this section of Fulmer Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

### **Zoning Public Hearing Date**

**February 25, 2025**



**Kershaw  
County**

**11. Case 25-003 MA  
Brandon Pridemore  
700 Mount Valley Road  
TMS # R12400-02-23  
DISTRICT 7 - Gretchen Barron**

**Site**

**Site**

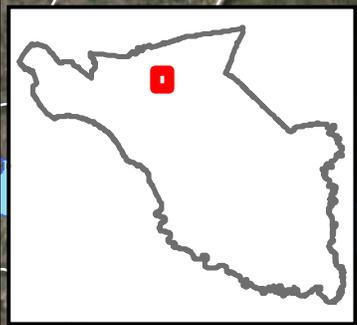
**Inset**

**CASE 25-003**  
**AG to R3**  
**TMS R12400-02-23**

**Site**

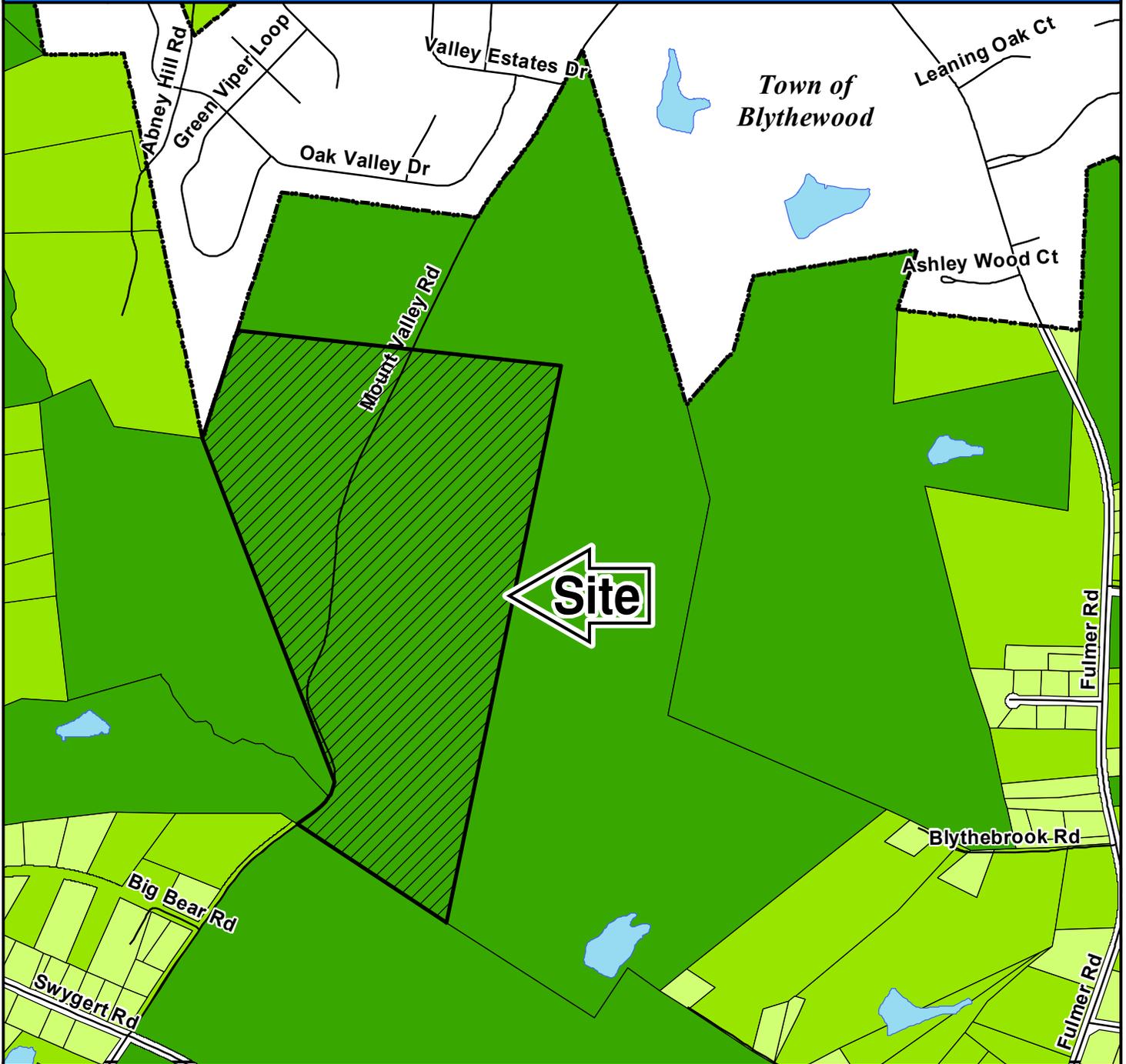
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 25-003 MA

## AG 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		

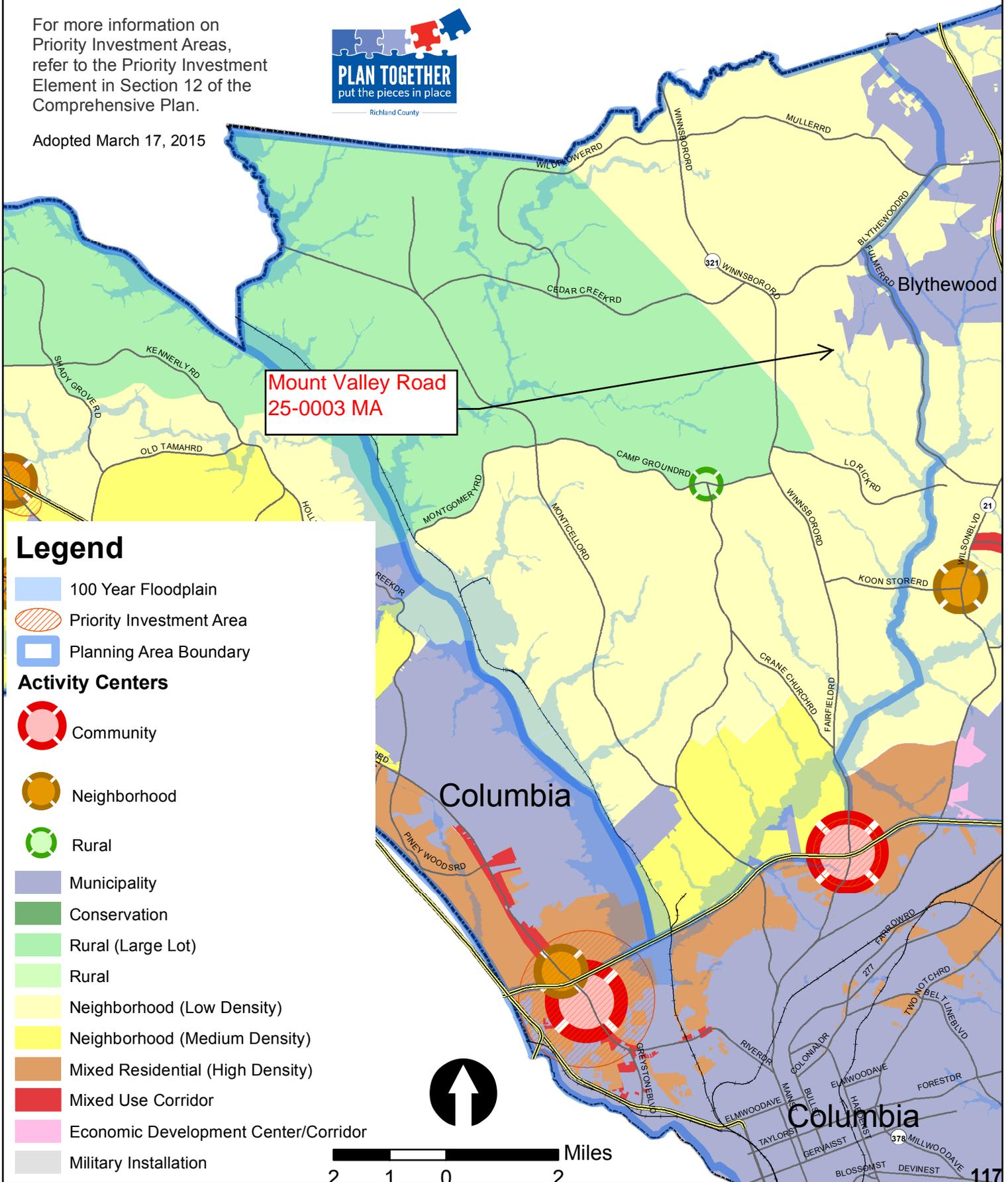


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



# Case #25-003 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	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, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<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
Zoo	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
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	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.

## Case #25-003 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Residential Three (R3) District</b>	
Use Classification, Category, Type	R3
<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, 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  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-004 MA  
**APPLICANT:** Carol Crooks

**LOCATION:** 624 Langford Road

**TAX MAP NUMBER:** R20600-01-04 (Portion of)  
**ACREAGE:** 10.55 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HM

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

**Not in Compliance**

**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 Agricultural District (AG).

**Zoning District Summary**

The Homestead District (HM) provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Maximum density standard: no more than sixty-six hundredths (.66) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 7 dwelling units.

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

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

## Discussion

### **Parcel/Area Characteristics**

The site has access and frontage along Langford Road. This section of Langford Road is a two-lane undivided collector without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family structures.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 2.4 miles west of the subject parcel. The Langford Road Elementary School is located .75 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 305) located west of the subject parcel on Langford Road identifies 8,700 Average Daily Trips (ADT's). This section of Langford Road is classified as a two lane undivided minor collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Langford Road is currently operating at Level of Service (LOS) "D".

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.

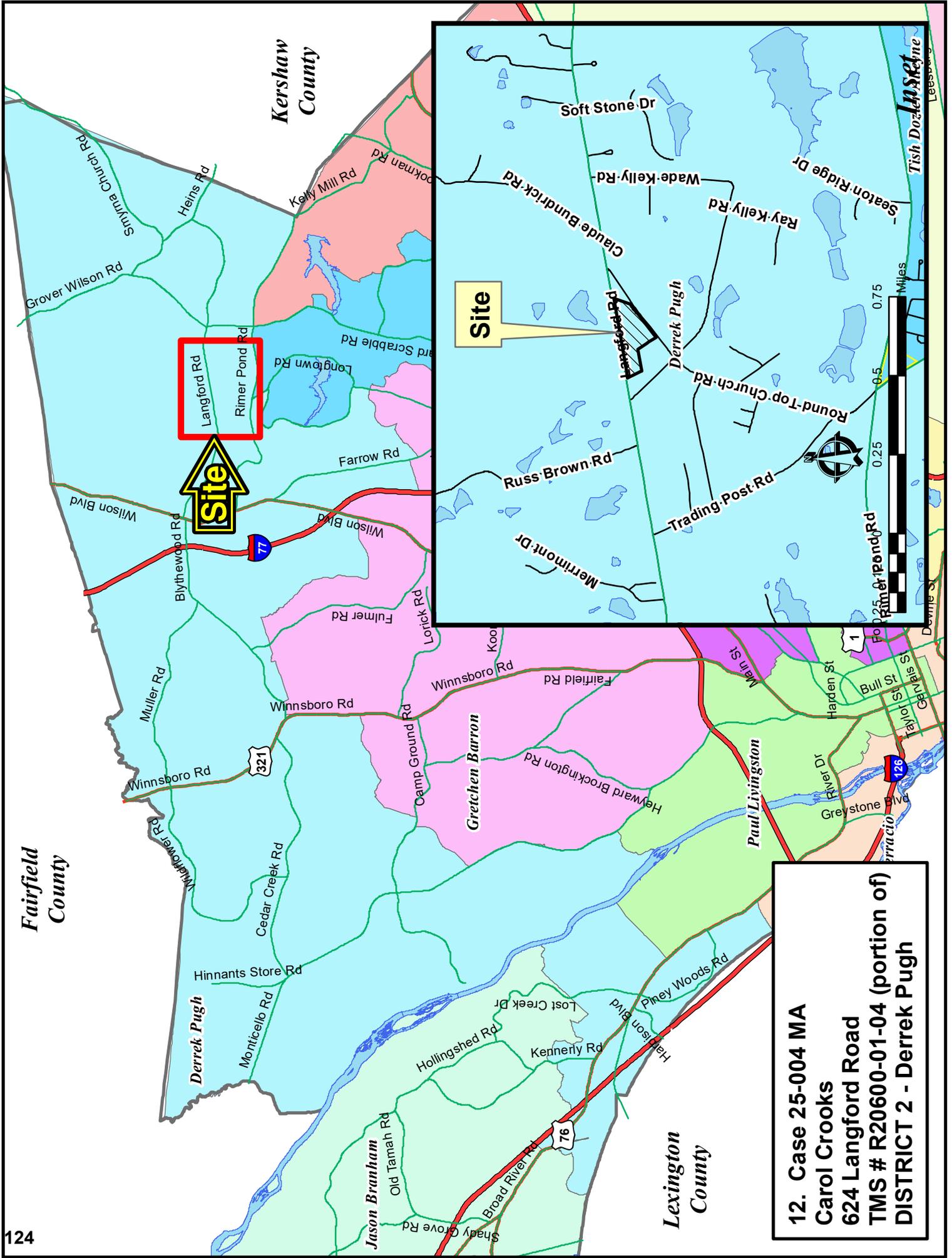
There are no planned or programmed improvements for this section of Langford Road, either through SCDOT or the County Penny Sales Tax program.

## Conclusion

The proposed rezoning is **inconsistent** with the objectives for the Neighborhood (Low Density), which recommends Low Density housing developments within these areas. The proposed request does not meet the density recommendations of the Neighborhood (Low Density) designation.

## Zoning Public Hearing Date

**February 25, 2025.**



Langford Rd  
Rimer Pond Rd

**Site**

**Site**

**12. Case 25-004 MA  
Carol Crooks  
624 Langford Road  
TMS # R20600-01-04 (portion of)  
DISTRICT 2 - Derrek Pugh**

**CASE 25-004**  
**AG to HM**  
**TMS R20600-01-04 (portion of)**

**Site**

Langford Rd  
Round Top Church Rd

Wade Kelly Rd

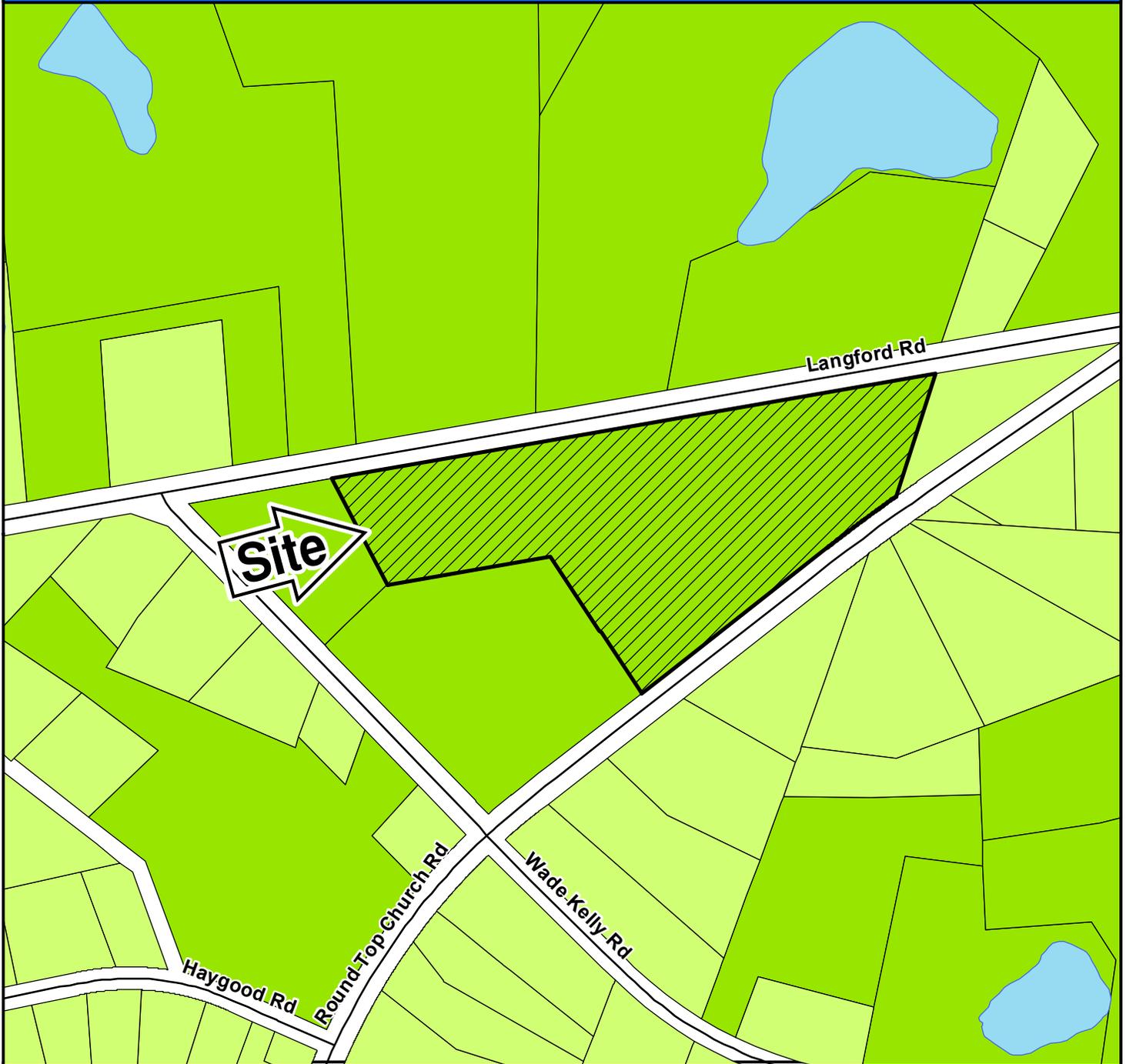
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



# CASE 25-004 MA

## AG to HM



### 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



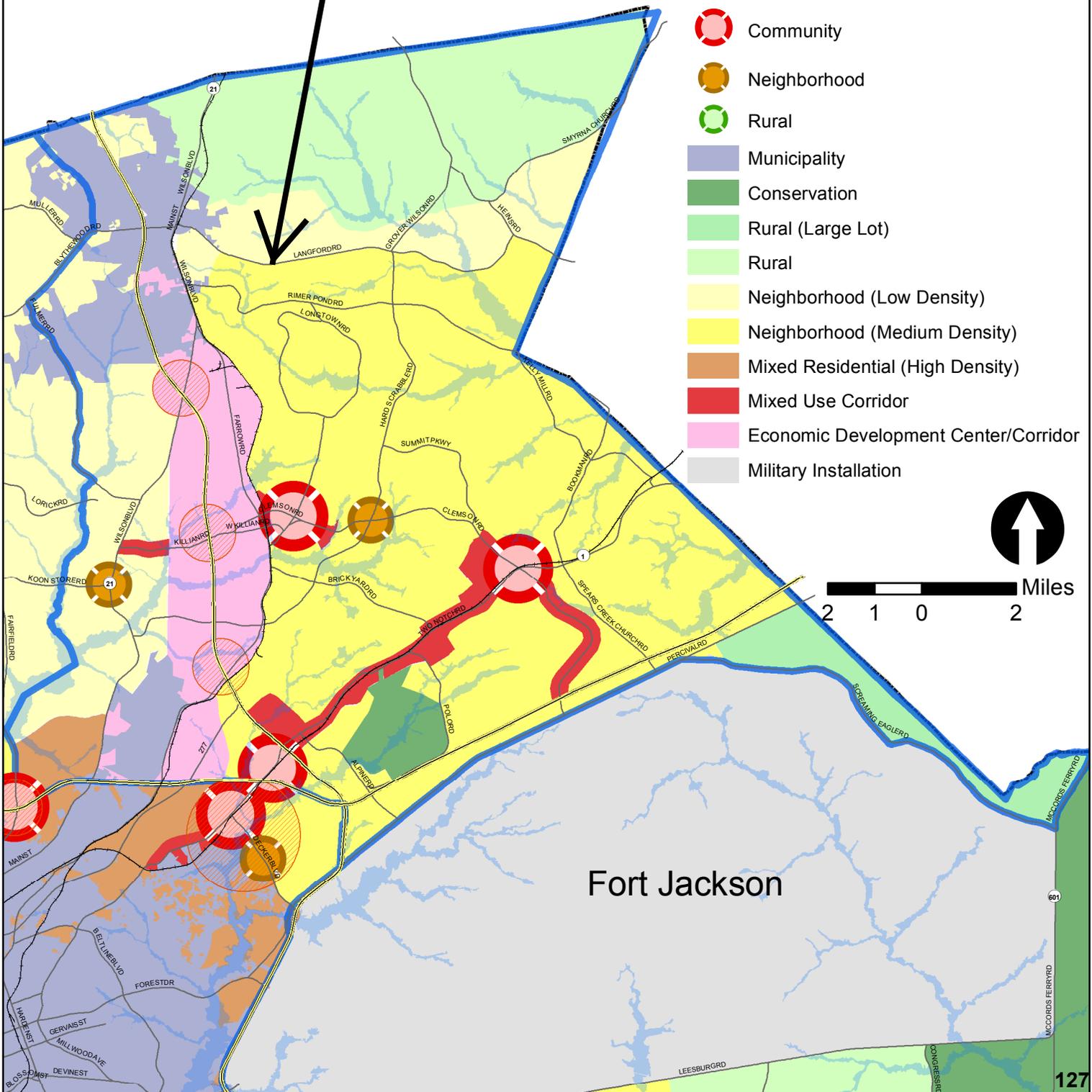
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Langford Road 25-004MA**

### Legend

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



Fort Jackson

# Case #25-004 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	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, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<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
Zoo	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
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	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.

# Case #25-004 MA - Zoning Districts

## Proposed 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.





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-005 MA  
**APPLICANT:** Michael Schroeder

**LOCATION:** 520 Todd Branch Drive

**TAX MAP NUMBER:** R17115-01-18  
**ACREAGE:** 3.8 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** R4

**PC SIGN POSTING:** January 24, 2025

**Comprehensive Plan Compliance**

**Not in Compliance**

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single Family District (RS-2). With the adoption of the 2005 Code the Residential Single Family District (RS-2) was 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 Residential 3 District (R3).

**Zoning History for the General Area**

The General Commercial District (GC) parcel north of the site was rezoned from Development District (D-1) under case number (94-058MA).

**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: 34 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/ HM/ GC	Residence/ Residence/ Self Storage
<u>South:</u>	R3/ R4	Residence/ Undeveloped
<u>East:</u>	R4	Residence
<u>West:</u>	HM	Residence

**Discussion**

**Parcel/Area Characteristics**

The parcel has access to Todd Branch Drive. There are no sidewalks or streetlamps along this section of Todd Branch Drive. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, undeveloped parcels and a commercial use. East of the subject parcel is a single-family residence. West of the site is residence. South of the subject parcel is undeveloped and a residence. North of the site is a residence and a self-storage facility.

**Public Services**

The subject parcel is within the boundaries of School District Two. The Windsor Lake Elementary School is located approximately .8 miles east of the subject parcel on Dunbarton Drive. The Jackson Creek fire station (number 32) is located .6 miles northeast 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)***.

**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 #11h) located north east of the subject parcel on Two Notch Road identifies 33,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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 safety improvements along US 1 (Two Notch Rd) from S-33 (Trenholm Rd Ext) to Valhalla Drive for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program.

### **Conclusion**

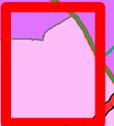
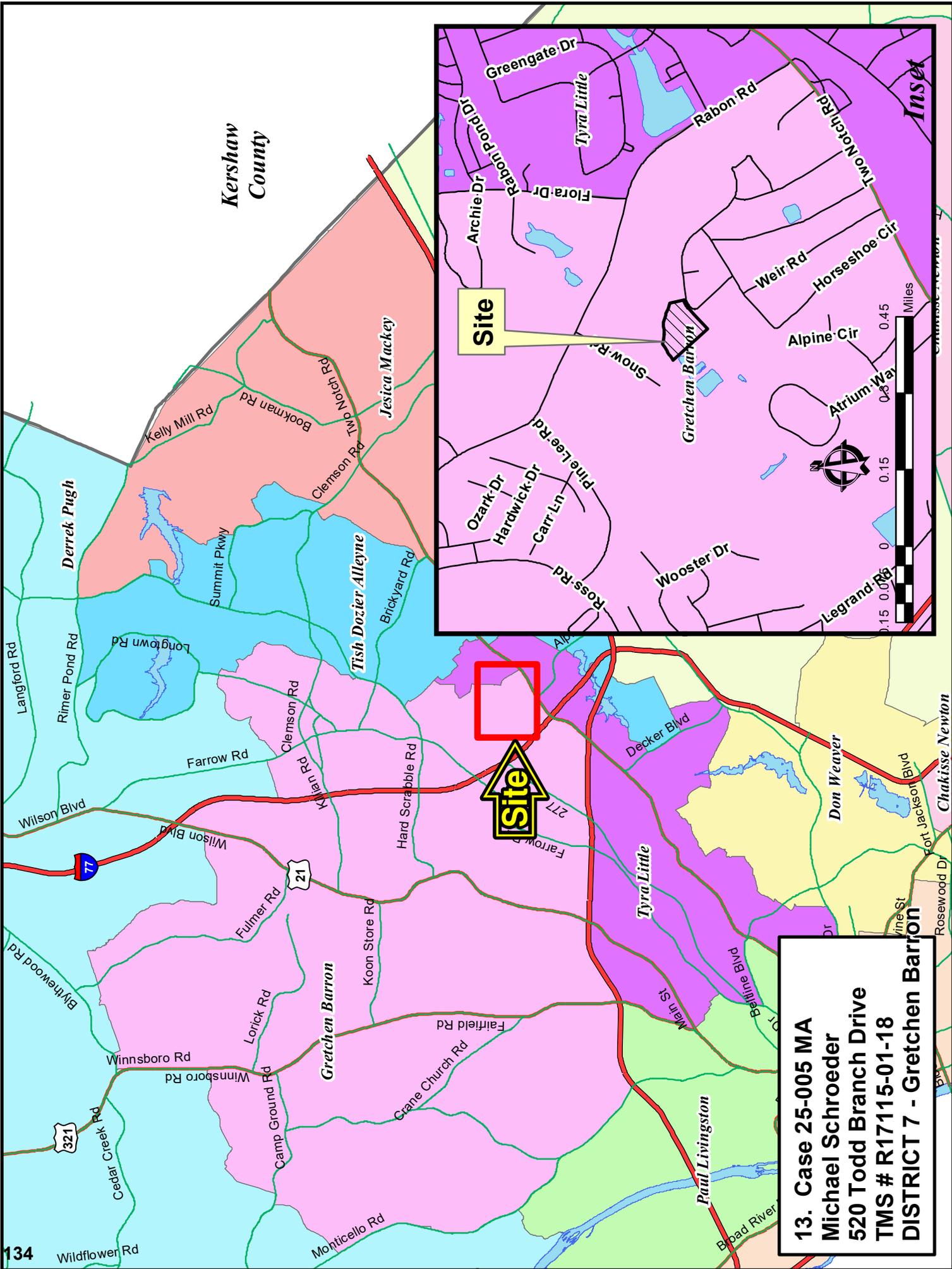
The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The requested zoning designation does align with the existing zoning districts in the immediate area.

### **Zoning Public Hearing Date**

**February 25, 2025.**

**Kershaw  
County**



**13. Case 25-005 MA  
Michael Schroeder  
520 Todd Branch Drive  
TMS # R17115-01-18  
DISTRICT 7 - Gretchen Barron**

**CASE 25-005**  
**R3 to R4**  
**TMSR17115-01-18**



**SPECIAL FLOOD HAZARD AREA**

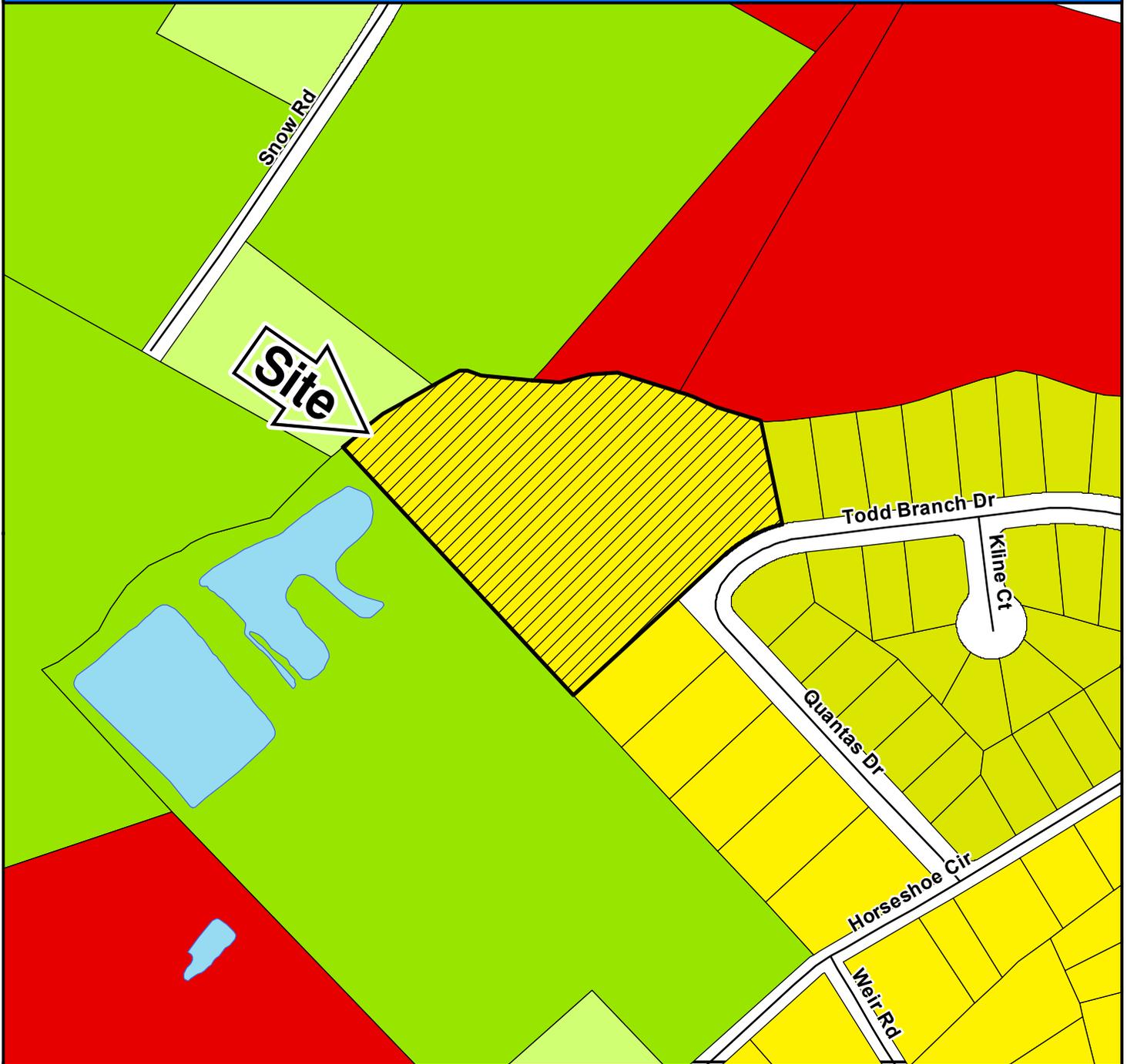
**WETLANDS**

0 210 420 840 1,260 1,680 Feet

Richland County & Woolpert

# CASE 25-005 MA

## R3 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

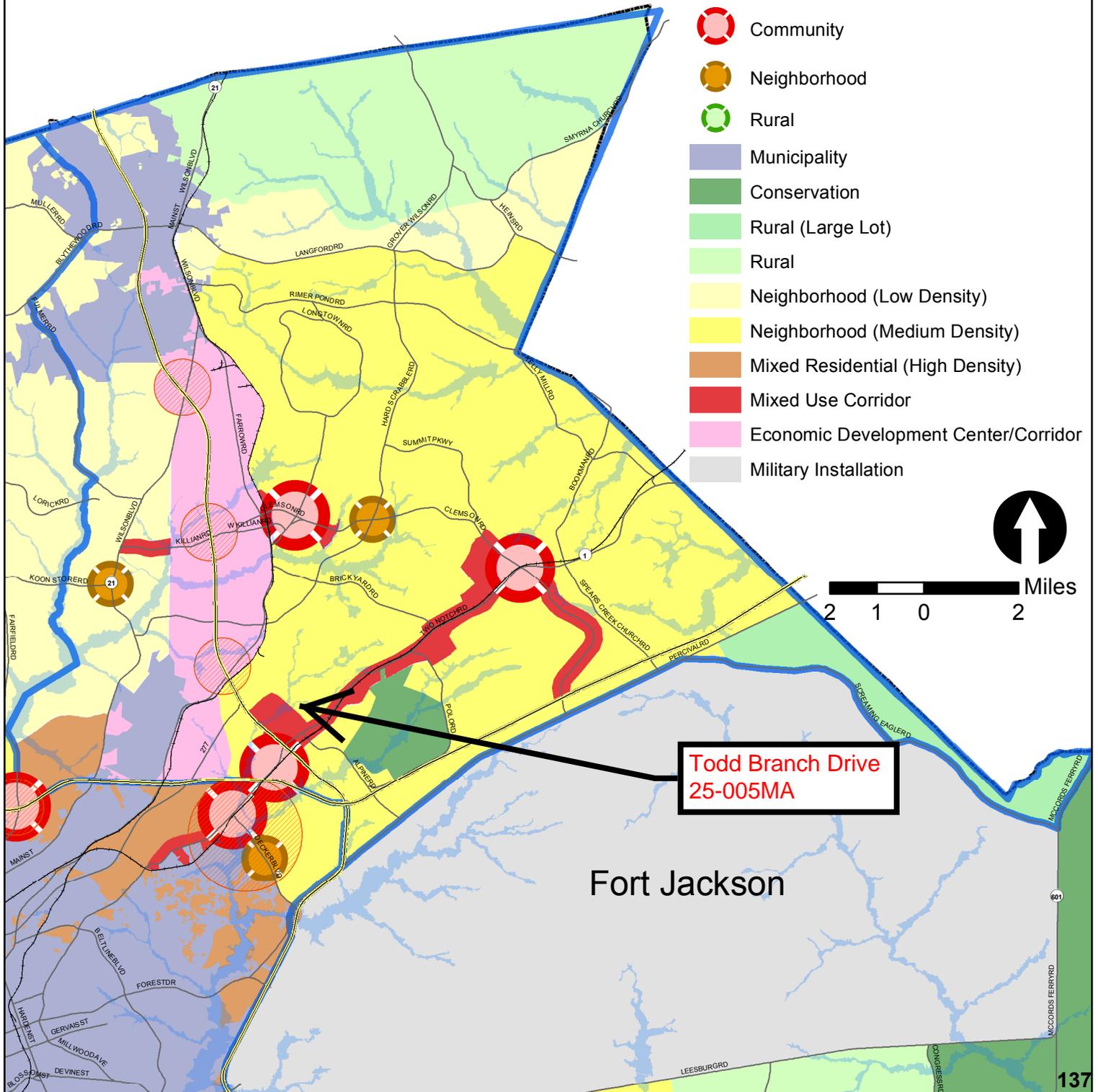


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson

## Case #25-005 MA - Zoning Districts

<b>Proposed Zoning District</b>	
<b>Residential Three (R3) District</b>	
Use Classification, Category, Type	R3
<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, 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.

## Case #25-005 MA - Zoning District

Current Zoning District	
Residential Four (R4) District	
Use Classification, Category, Type	R4
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
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.





3 February 2025  
Planning Commission

## Administrative Review

### **CASE:**

24-001 Administrative Review

### **REQUEST:**

Section 26-181, *Road Standards*, Sub-section 26-181(b), *Design standards for public or private roads*, (3), *Connectivity*, b., *Access to undeveloped property*, of the 2005 Richland County Land Development Code provided provisions for the extension of roads and rights-of-way within developing subdivisions. This provision established criteria for when roads should be extended to the boundaries of adjoining, undeveloped property to allow for the future development of a logical road pattern.

The applicant is appealing the approval of the Linkside Village subdivision (SD22-006 - sketch - **Attachment A**) by the Planning and Development Services Division, asserting that the development fails to provide connectivity to an adjacent 80-acre tract (TMS: R20401-01-03), which is owned by the applicant. The applicant argues that, under the provisions of Section 26-181, the Linkside Village development is required to provide such connectivity to the 80-acre tract.

The original sketch plan for the Linkside Village development was approved on March 9, 2022, with subsequent approvals of revised plans on December 6, 2022, and June 8, 2023. None of these plans included connectivity to the 80-acre tract owned by Fairways Development LLC. Specifically, the proposed Fairway View Lane terminates at lot #51, rather than being reserved for future connectivity. The determination to not require connectivity was based on the "incompatible characteristics" of the adjacent parcel, which is a golf course. Section 26-181(c)(b) outlines the requirements for connectivity (access) to "undeveloped property," and staff maintains that the golf course is considered a developed parcel, therefore exempting it from the connectivity requirement.

Furthermore, the development of the Linkside Village subdivision does not result in the landlocking of the 80-acre tract owned by Fairways Development LLC. Records show that these tracts have operated as separate parcels since 2012, which aligns with the sale of the property referenced in Mr. Bakhaus' email to Assistant County Administrator Jensen (**Attachment B**). Additionally, access to the 80-acre tract was further constrained by Fairways Development LLC's sale of TMS: 20403-03-03 in 2008, which blocked direct access to Flycatcher Lane.

### **GENERAL INFORMATION:**

*Applicant:* John Bakhaus

### **ZONING ORDINANCE CITATION (S):**

**Sec. 26-2.5(r)(1).**

#### **Appeals of Administrative Decisions.**

The board of zoning appeals shall hear and decide appeals when it is alleged that there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter. Provided, however, the planning commission shall hear and decide appeals from staff decisions on land development permit applications and subdivision applications.

#### **Sec. 26-181. Road Standards.**

(3) *Connectivity.*

- a. *Extension of existing roads.* The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater

widths may be required if the existing road is identified for widening in the county's thoroughfare plan.

- b. *Access to undeveloped property.* Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted.
  1. *Construction of road connections.* Where required for a logical road pattern, road extensions or connections may be built. In the event that the adjoining property is later developed in such a manner that it is determined that the connection will not be necessary for a logical road pattern, the connection may be abandoned and divided proportionally among adjoining landowners. Temporary dead end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other approved type of turnaround.
  2. *Reservation of road connections.* In certain situations, the development review team may permit a platted lot to be "reserved for future connection" in lieu of construction of the road connection, in which case an escrow account will be established in favor of the county for a ten (10) year period in an amount determined by the county engineer to cover the cost of construction. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners and the balance of the escrow account refunded to the developer. In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer and the escrow account refunded to the developer. If the extension has not been constructed within the ten (10) year period, the development review team will determine the continued necessity of the extension and either extend the time of the escrow account or recommend that the reservation be terminated, with ownership of the lot remaining with the developer and the escrow account being refunded to the developer.
- c. *Conservation areas.* One (1) private access easement shall be allowed across a conservation area, provided that such access is at least twenty (20) feet in width and provides access to no more than one (1) parcel.

**FORMAL REVIEW:**

26-58 (e) Upon receiving the application, the board of zoning appeals or planning commission (as applicable) shall conduct a public hearing on the appeal. Any party may appear in person or be represented by an agent. After conducting the public hearing, the board of zoning appeals or planning commission (as applicable) shall adopt an order reversing or affirming, wholly or in part, or modifying the order requirements, decision, or determination in question. These boards shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. These boards in the execution of the duties specified herein may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction. The decision of these boards must be in writing and permanently filed in the planning department as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of these boards, which must be delivered to parties of interest by certified mail.



# BOARD OF ZONING APPEALS ADMINISTRATIVE REVIEW



Receipt #	Application # <u>AR24-001</u>	Fee Paid \$ <u>105.31</u>
-----------	-------------------------------	---------------------------

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeals on the grounds that:

(CHECK ONE)       GRANTING      OR       DENIAL

of an application for a permit to develop a major subdivision without connectivity.

*Planning*  
For further background, see the attached letter to Mr. Aric *Planning* was erroneous and contrary to provisions of the zoning ordinance in Section 26-181 *Tenant* or other action or decision of the Zoning Official was erroneous as follows:

D. Dir. Geo Price approved a development (site) plan for a 20 acre parcel, which blocks an 80 acre parcel, which is owned by Fairways Development, LLC, without applying Connectivity Criteria to that approval. The two parcels were originally a single 100 acre tract. They were divided into two tracts of 80 ACS and 20 ACS. The two tracts are contiguous.

2. Applicant is aggrieved by the action or decision in that:

The decision by Geo Price to allow the development of the 20 acre parcel, without providing access to a county/state road for the 80 acre parcel, has the effect of permanently land locking the 80 acre parcel.

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

To provide connectivity for the 80 acre parcel through the 20 acre parcel, using the roadways, which are being built and will become part of the Richland County road system.

4. Applicant requests the following relief:

Require the developer of the 20 acres to allow connection of the future road of egress and ingress, for the 80 acre parcel, to be connected to the access road in the 20 acre parcel, which will become public.

## John Bakhaus

---

**From:** John Bakhaus <johnb@windermereclubsc.com>  
**Sent:** Tuesday, April 23, 2024 3:30 PM  
**To:** JENSEN.ARIC@RICHLANDCOUNTYSC.GOV  
**Subject:** Parcel Easement for Fairways Development

**Importance:** High

April 23, 2014

Mr. Aric Jensen  
Assistant County Administrator  
Richland County South Carolina

Sent via email to: [Jensen.aric@richlandcountysc.gov](mailto:Jensen.aric@richlandcountysc.gov)

Dear Aric,

I thank you for making yourself available for a meeting, on short notice.

Our company, Fairways Development, LLC, owned a 100 acre parcel bounded by Longtown Road East, The Windermere Club golf course, and Lake Windermere. Twenty acres of that parcel was sold to another development company in December, 2012. It was the intention of that company to purchase the balance of the 100 acre parcel and develop the entire tract. The purchaser submitted a development plan on the entire 100 acre tract, to the Richland County Planning Department for approval. That plan was approved as presented.

That plan clearly showed the traffic connection between the 20 acres and the 80 acre parcels. A community resident in Longcreek Plantation, sued to block that approval, contending that the Planning Department did not follow its guidelines, in approving a plan with such very high density. After being tied up for over three years in court, the approval was finally withdrawn.

When the twenty acres was purchased, it was closed, under the provisions of a contract containing a detailed easement agreement. Unfortunately, the closing attorney representing both Buyer and Seller did not record the easement across the 20 acres. That attorney also lost any records relating to that contract and easement agreement, essentially leaving the 80 acres landlocked.

The original purchaser of the 20 acres, developed amnesia about the easement agreement after discovering the fact that the contract and easement agreement were missing. That purchaser was unwilling to confirm or grant an easement across the 20 acres, utilizing streets that would be constructed to allow the residential development of the 20 acres.

That purchaser decided to sell the 20 acres and put it under contract to another development company by the name of Fox Creek Development. Brian Gardner and Kevin Steelman are affiliated in the ownership of that property. Upon hearing that news, I hired an attorney to secure an easement through the 20 acres, before it closed a second time. That attorney took his time, in doing his background research. Finally, the two of us agreed that the best course of action was to file a Lis Pendens on the property, in order to prevent the closing, until the easement matter could be resolved. My attorney tried to file the Lis Pendens on the afternoon of the day, on which the sale closed in the morning.

Approximately six months ago, I requested a meeting with Geo Price. The purpose of that meeting was to explain the above detailed situation, and to let him know that, at some point, the owner of the 20 acre parcel will come in with an application, for a site plan approval. I wanted Geo to understand the extreme importance of having connectivity from the 80 acres, through the 20 acres, out to Longtown Road. Geo said that he could not offer guarantees, but said that connectivity between adjoining parcels is an important element, of the review process. I asked him to let me know when the 20 acre application came in, so I might have the opportunity to remind him, of the critical nature of the connection, between the two parcels.

I did not hear back from Geo, but I requested another appointment with him, when I heard, through the HOA, that the development of the 20 acres would begin, in the near future. In our meeting, I requested an update, on the plan submission, and he took me back to his large computer screen. When the site came up on the screen, I assumed that it had been submitted, but not approved. When I started to make a suggestion about a connection point, he told me that it was already approved, without a connection between the two properties. I was incredulous and angry, at the same time. He said that the 20 acre developer told him that there was not a point, at which the 20 acres connected directly to the 80 acres. I debunked that statement immediately.

I told Geo that it appeared that the planning department had reviewed and approved the plan on the 20 acres, without the connectivity standard being clearly in play. In so doing, he had given the land locking, of a valuable 80 acre parcel, the county's official blessing. Geo told me that he thought that there was a possibility that the county could help resolve this problem, saying that he would have to discuss the matter, at the next level. That was over 5 weeks ago, and I have heard nothing about those discussions at the next level, even though I have attempted to make contact several times.

I hope that you can help me find a way to resolve this problem, without litigation.

Thank you for your consideration of the matter. Please confirm receipt of this email.

Sincerely,

John T. Bakhaus

*Administrative Review  
Case # AR24-001*



NO.	DATE	DESCRIPTION
1	11-19-22	PUT OPEN SPACE CALCS BACK ON
2	11-16-22	REV. OPEN SPACE PER COUNTY
3	1-10-23	REVISE LOTS 58 & 61
4	5-15-23	ADDED SECOND ENTRANCE & 3 LOTS



THE PRODUCT ON THIS SHEET WAS PREPARED FOR A SPECIFIC CLIENT FOR A SPECIFIC PROJECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS, WARRANTIES, OR GUARANTEES MADE BY THE ENGINEER. THE DESIGN ENGINEER IS STRICTLY PROHIBITED FROM ANY AND ALL TO THE CITY OF COLUMBIA.

**CIVIL ENGINEERING of COLUMBIA**

3740A FERNANDINA ROAD COLUMBIA, SC 29210  
 TEL (803) 798-2820 FAX (803) 798-2826



SCALE: 1" = 60'
DATE: SEPT. 14, 2022
DRAWN: M. DINKINS
DESIGNED: M. DINKINS
DRAWING NUMBER: 1 OF 1

SKETCH PLAN  
 PREPARED FOR  
 FOX CREEK DEVELOPMENT  
 MOUNT PLEASANT, SOUTH CAROLINA

THESE PLANS AND DETAILS ARE INTENDED TO SHOW MINIMUM REQUIREMENTS, MEASURES, AND METHODS TO DETECT, TRACK, AND CONTROL EROSION. ADDITIONAL MEASURES MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION. CONTRACTORS AND SUBCONTRACTORS SHALL BE AWARE THAT THE CONSTRUCTION OF THIS PROJECT WILL INVOLVE EROSION CONTROL MEASURES. THE DESIGN ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF EROSION CONTROL MEASURES. THE DESIGN ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF EROSION CONTROL MEASURES. THE DESIGN ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF EROSION CONTROL MEASURES.

ADDITIONAL MEASURES THAT MAY BE FOUND TO BE NECESSARY SHALL BE AGREED UPON BY THE CONTRACTOR, DESIGN ENGINEER AND GOVERNING AGENCY PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION CONTROL MEASURES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDETERMINED UTILITIES (INCLUDING BUT NOT LIMITED TO: GAS LINES, WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, AND FIBER OPTIC CABLES). CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. UNLESS STATED OTHERWISE, THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UNDETERMINED UTILITIES (INCLUDING BUT NOT LIMITED TO: GAS LINES, WATER LINES, SEWER LINES, ELECTRICAL AND TELECOMMUNICATION LINES, AND FIBER OPTIC CABLES). CALL PALMETTO UTILITY PROTECTION SERVICE AT: 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. UNLESS STATED OTHERWISE, THE CONTRACTOR SHALL INCLUDE ANY UTILITY RELOCATION COSTS IN HIS ORIGINAL AGREEMENT WITH THE OWNER.

THE ENGINEER AND SURVIVOR IS: N/F FARMS DEVELOPMENT, LLC THE #20406-02-01

THE WATER OPERATOR IS: RICHLAND COUNTY WATER UTILITIES DEPARTMENT 1710 HODGKINS FARM ROAD ELGIN, SC 29924 TEL: (803) 699-2403 FAX: (803) 699-6925 EMAIL: WATER@RICHLANDCOUNTYSC.GOV

LINKSIDE VILLAGE  
 NEAR BLYTHEWOOD,  
 IN RICHLAND COUNTY, SOUTH CAROLINA  
 60' 40' 20' 0' 60' 420' 180'  
 SCALE: 1" = 60'

NOTES AND REFERENCES:  
 1. 19.20 ACRES TO BE DIVIDED INTO 64 SINGLE FAMILY RESIDENTIAL LOTS USING OPEN SPACE CODE. LOTS 58 - 61 HAVE ROAD FRONTAGE ON LONGTOWN ROAD EAST, BUT SHALL HAVE ACCESS FROM AN ALLEY (ACCESS FROM REAR OF LOT). 3.01 ACRES (15.7%) SHALL BE SET ASIDE FOR OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% OPEN SPACE ASSOCIATION OPEN SPACE DESIGN REQUIREMENTS OF AT LEAST 15% OPEN SPACE (AT LEAST 10% BEING UNCONSTRAINED) MET.

2. A PORTION OF RICHLAND COUNTY TAX MAP 20405-02-01 ZONED RS-LD.  
 3. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #45079C 0141L, DATED DECEMBER 21, 2017, AND TO THE BEST OF MY BELIEF, THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED 100-YEAR FLOOD PRONE AREA.

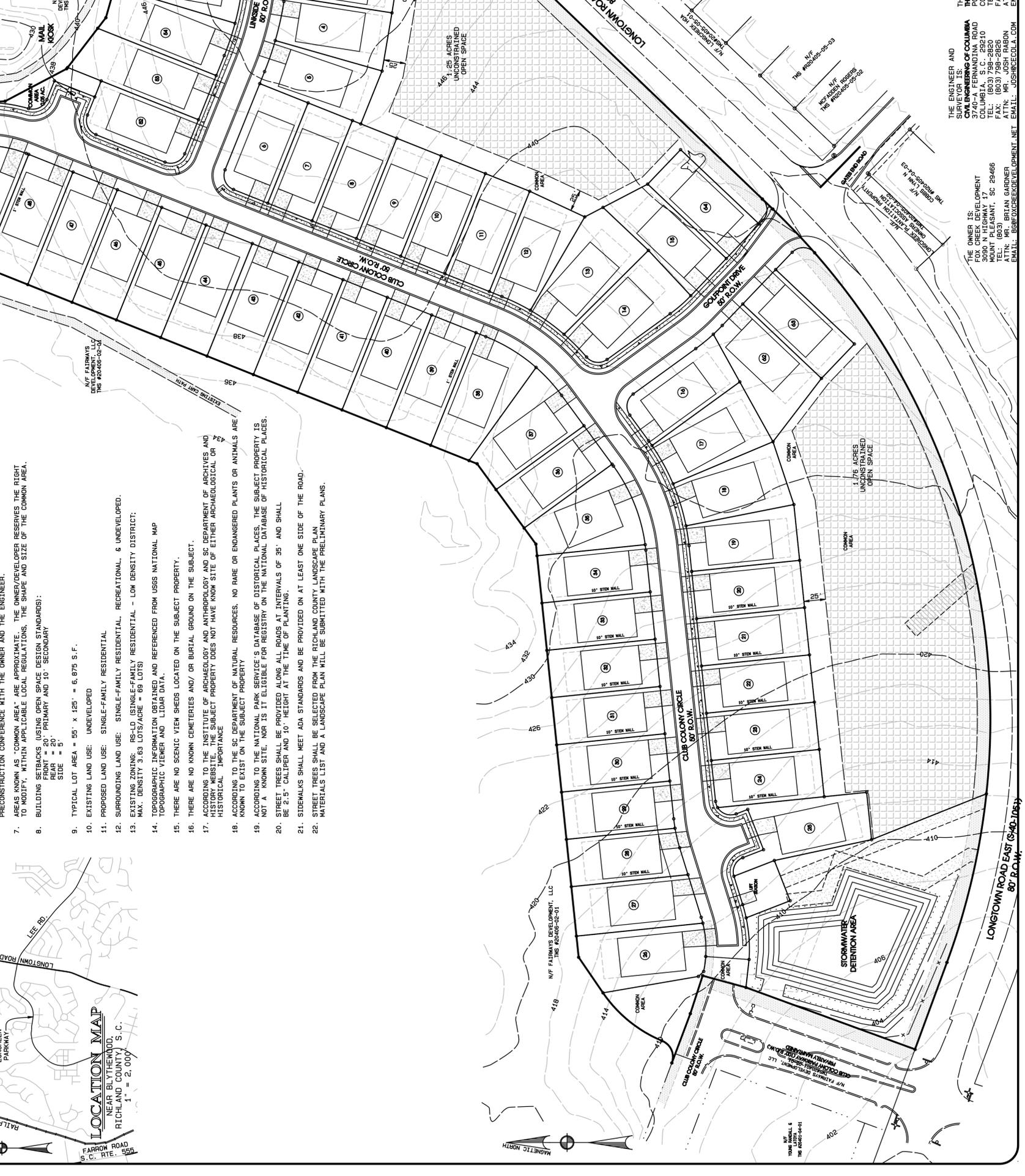
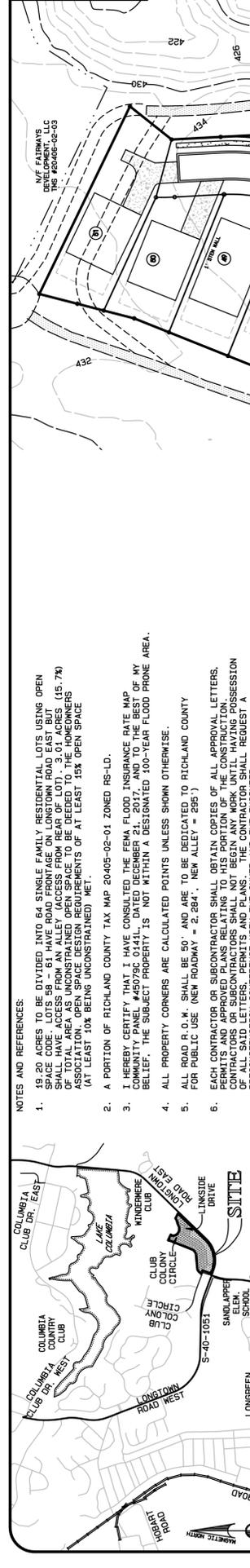
4. ALL PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.  
 5. ALL ROAD R.O.W. SHALL BE 60' AND ARE TO BE DESIGNATED TO RICHLAND COUNTY FOR PUBLIC USE (NEW ROADWAY = 2.284', NEW ALLEY = 285').

6. EACH CONTRACTOR OR SUBCONTRACTOR SHALL OBTAIN COPIES OF ALL APPROVAL LETTERS, PERMITS, AND ORDINANCES FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTORS OR SUBCONTRACTORS SHALL NOT BEGIN ANY WORK UNTIL HAVING POSSESSION OF ALL SAID LETTERS, PERMITS AND PLANS. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION CONFERENCE WITH THE OWNER AND THE ENGINEER.  
 7. AREAS KNOWN AS "COMMON AREA" ARE APPROXIMATE. THE OWNER/DEVELOPER RESERVES THE RIGHT TO MODIFY, WITHIN APPLICABLE LOCAL REGULATIONS, THE SHAPE AND SIZE OF THE COMMON AREA.  
 8. BUILDING SETBACKS (USING OPEN SPACE DESIGN STANDARDS):  
 FRONT = 20' PRIMARY AND 10' SECONDARY  
 REAR = 5'  
 SIDE = 5'

9. TYPICAL LOT AREA = 55' x 125' = 6,875 S.F.  
 10. EXISTING LAND USE: UNDEVELOPED  
 11. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

12. SURROUNDING LAND USE: SINGLE-FAMILY RESIDENTIAL, RECREATIONAL, & UNDEVELOPED.  
 13. EXISTING ZONING: RS-LD SINGLE-FAMILY RESIDENTIAL - LOW DENSITY DISTRICT;  
 MAX. DENSITY 3.63 LOTS/ACRE = 69 LOTS  
 14. TOPOGRAPHIC INFORMATION OBTAINED AND REFERENCED FROM USGS NATIONAL MAP TOPOGRAPHIC VIEWER AND LIDAR DATA.  
 15. THERE ARE NO SCENIC VIEW SHEDS LOCATED ON THE SUBJECT PROPERTY.  
 16. THERE ARE NO KNOWN CEMETERIES AND/OR BURIAL GROUND ON THE SUBJECT.  
 17. ACCORDING TO THE INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY AND SC DEPARTMENT OF ARCHIVES AND HISTORIC PRESERVATION, THE SUBJECT PROPERTY DOES NOT HAVE HIGH STATE OF EITHER ARCHAEOLOGICAL OR HISTORICAL IMPORTANCE.  
 18. ACCORDING TO THE SC DEPARTMENT OF NATURAL RESOURCES, NO RARE OR ENDANGERED PLANTS OR ANIMALS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.  
 19. ACCORDING TO THE NATIONAL PARK SERVICE'S DATABASE OF HISTORICAL PLACES, THE SUBJECT PROPERTY IS NOT A KNOWN SITE, NOR IS IT ELIGIBLE FOR REGISTRY ON THE NATIONAL DATABASE OF HISTORICAL PLACES.  
 20. STREET TREES SHALL BE PROVIDED ALONG ALL ROADS AT INTERVALS OF 35' AND SHALL BE 2.5" CALIPER AND 10' HEIGHT AT THE TIME OF PLANTING.  
 21. SIDEWALKS SHALL MEET ADA STANDARDS AND BE PROVIDED ON AT LEAST ONE SIDE OF THE ROAD.  
 22. STREET TREES SHALL BE SELECTED FROM THE RICHLAND COUNTY LANDSCAPE PLAN MATERIALS LIST AND A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE PRELIMINARY PLANS.

THE ENGINEER AND SURVIVOR IS: N/F FARMS DEVELOPMENT, LLC THE #20406-02-01  
 THE WATER OPERATOR IS: RICHLAND COUNTY WATER UTILITIES DEPARTMENT 1710 HODGKINS FARM ROAD ELGIN, SC 29924 TEL: (803) 699-2403 FAX: (803) 699-6925 EMAIL: WATER@RICHLANDCOUNTYSC.GOV  
 THE OWNER IS: FOX CREEK DEVELOPMENT 500 CREEK DRIVE MOUNT PLEASANT, SC 29466 TEL: (803) 798-2820 FAX: (803) 798-2826 ATTN: BRIAN GARDNER EMAIL: BSG@FOXCREKDEVELOPMENT.NET  
 THE SENER OPERATOR IS: N/F FARMS DEVELOPMENT, LLC THE #20406-02-01 1710 HODGKINS FARM ROAD ELGIN, SC 29924 TEL: (803) 699-2403 FAX: (803) 699-6925 EMAIL: WATER@RICHLANDCOUNTYSC.GOV







**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING  
AGENDA**

**Tuesday, December 17, 2024  
2020 Hampton Street, Columbia, SC 29204  
7:00 PM**

**1. STAFF:**

Synithia Williams ..... Community Planning and Development Director  
Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage .....Deputy Zoning Administrator  
Matthew T. Smith ..... 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 # 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

Planning Commission: Approval (6-0)

Staff Recommendation: Approval

**Deferred by Council: 7-0**

District 7  
The Honorable Gretchen Barron

**2. Case # 24-033 MA**

John Conroy Lunan

GC to R3 (.38)

266 Rabon Road

TMS: R17116-01-09

Planning Commission: Approval (5-0)

Staff Recommendation: Approval

**Approved by Council: 7-0**

District 7  
The Honorable Gretchen Barron

**3. Case # 24-035 MA**

Robert Christopher Lee

GC to RT (0.97 acres)

511 Ross Road

TMS: R17107-03-03

Planning Commission: Approval (5-0)

Staff Recommendation: Disapproval

**Approved by Council: 7-0**

District 7  
The Honorable Gretchen Barron

4. Case # 24-036 MA District 7  
The Honorable Gretchen Barron  
 Madison Pickrel  
 HI to R5 (13.11 acres)  
 N/SS Rabon Road  
 TMS: R17210-03-04  
 Planning Commission: Approval (5-0)  
 Staff Recommendation: Approval  
**Deferred by Council: 7-0**
5. Case # 24-037 MA District 7  
The Honorable Gretchen Barron  
 Madison Pickrel  
 R2 to R3 (1.3 acres)  
 N/S Rabon Road  
 TMS: R17209-01-05  
 Planning Commission: Approval (5-0)  
 Staff Recommendation: Approval  
**Deferred by Council: 7-0**
6. Case # 24-038 MA District 7  
The Honorable Gretchen Barron  
 Madison Pickrel  
 R2 to R3 (12.93 acres)  
 424 Rabon Road  
 TMS: R17209-01-02  
 Planning Commission: Approval (5-0)  
 Staff Recommendation: Approval  
**Deferred by Council: 7-0**
7. Case # 24-042 MA District 10  
The Honorable Cheryl English  
 Christopher Knight  
 AG to HI (52.71 acres)  
 5801 Bluff Road  
 TMS: R18600-01-01P  
 Planning Commission: Disapproval (8-0)  
 Staff Recommendation: Disapproval  
**Approved by Council: 6-0**
8. Case # 24-044 MA District 7  
The Honorable Gretchen Barron  
 Gene Pierce  
 AG and HM to R3 (51.52 acres)  
 1519 and 1525 Hardscrabble Road  
 TMS: R14600-03-63 and R14600-03-25  
 Planning Commission: Approval (6-0)  
 Staff Recommendation: Disapproval  
**Deferred by Council: 7-0**
9. Case # 24-046 MA District 7  
The Honorable Gretchen Barron  
 Todd P. Corley  
 M-1 to HI  
 Wessinger Road  
 TMS: R12000-02-07 and 08  
 Planning Commission: Disapproval (6-2)  
 Staff Recommendation: Disapproval  
**Disapproved by Council: 6-0**

10. Case # 24-052 MA  
DuBose Williamson  
HM to GC (19.83 acres)  
10141 Wilson Blvd  
TMS: R14800-05-11  
Planning Commission: Disapproval (5-2)  
Staff Recommendation: Disapproval  
**Deferred by Council: 7-0**

District 7  
The Honorable Gretchen Barron

7. ADJOURNMENT







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

---