

RICHLAND COUNTY PLANNING COMMISSION



April 7, 2025

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, April 7, 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: 3 February 2025**
3 March 2025
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**

1. Case # 24-055 MA District 9
Stephanie Daniel The Honorable Jessica Mackey
R3 to GC (1.00 acres)
101 & 105 Wynette Way
TMS: R22914-04-21 & R22914-04-20
Comprehensive Plan: Compliant
Page 6
2. Case # 25-008 MA District 10
Julius Murray II The Honorable Cheryl D. English
HM to LI (5.00 acres)
2872 Congaree Road
TMS# R32403-02-21
Comprehensive Plan: Non-compliant
Page 15
3. Case # 25-014 MA District 2
Gale B. Grayson The Honorable Derrek Pugh
HM to RT (4.89 acres)
11321 Monticello Road
TMS: R05600-02-59
Comprehensive Plan: Non-compliant
Page 24

4. Case # 25-015 MA
 Mark Glenn
 RT/HM to LI (9.83 acres)
 10326, 10330, 10320, Monticello Road and
 E/S Monticello Road
 TMS: R06900-05-12, R06900-05-13,
 R06900-05-26, R06900-05-37
 Comprehensive Plan: Non-compliant
[Page 33](#)
- District 2
 The Honorable Derrek Pugh
5. Case # 25-016 MA
 Helen Bryson
 HM to RT (1.82 acres)
 1036 Langford Road
 TMS: R23400-05-07
 Comprehensive Plan: Non-compliant
[Page 43](#)
- District 2
 The Honorable Derrek Pugh
6. Case # 25-017 MA
 Paz Asraf Rosenblit
 INS to GC (0.54 acres)
 R17010-05-15
 E/S Scotsman Road
 TMS: R17010-05-15
 Comprehensive Road: Compliant
- District 3
 The Honorable Tyra Little
- Withdrawn**

6. OLYMPIA NEIGHBORHOOD CHARACTER OVERLAY - Review

7. OVERLAY DISTRICT [ACTION]

- a. Olympia Neighborhood Character Overlay - Text Amendment - [Page 52](#)
- b. Olympia Neighborhood Character Overlay - Map Amendment - [Page 59](#)

8. 2025 LAND DEVELOPMENT CODE UPDATES [ACTION]

Updates of the Richland County Land Development Code (LDC) for required revisions, amendments, to correct errata, fix grammatical errors, update outdated information and other issues as appropriate.

- 1. Table 26-4.2(b) and Section 26-4.2(d)(2)5 - Manufactured Home
[Page 62](#)
- 2. Section 26-3.3(h) R5: Residential 5 District
 - a. Establishment a minimum lot area for the R5 district.
 - b. Establishment provision for the development of a nonconforming parcel in the R5 district.[Page 66](#)
- 3. Section 26-3.3(i) R6: Residential 6 District
 - a. Establishment a minimum lot area for the R6 district.
 - b. Establishment provision for the development of a nonconforming parcel in the R6 district.[Page 68](#)

9. OTHER ITEMS

10. CHAIRMAN'S REPORT

11. PLANNING DIRECTOR'S REPORT

- a. Report of Council - [Page 70](#)

12. ADJOURNMENT

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

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

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: April 7, 2025
RC PROJECT: 24-055MA
APPLICANT: Stephanie Daniel

LOCATION: 101 & 105 Wynette Way

TAX MAP NUMBER: R22914-04-21 & R22914-04-20
ACREAGE: 1 acre
EXISTING ZONING: R3
PROPOSED ZONING: GC

PC SIGN POSTING: March 21, 2025

Staff Recommendation

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Manufactured Home District (MH-1). With the adoption of the 2005 Land Development Code, the MH-1 District was designated Manufactured Home District (MH). With the adoption of the November 16, 2021 Land Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Residential 3 District (R3).

Zoning History for the General Area

The General Commercial District (GC) parcels, located southwest of the site with frontage along Fore Avenue, was rezoned from Light Industrial District (M-1) and Manufactured Home District (MH) under case number 12-024MA.

The General Commercial District (GC) parcels, located west of the site with frontage along Two Notch Road and Aubrey Street, was rezoned from Neighborhood Commercial District (CC) and Manufactured Home District (MH) under case number 13-002MA.

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)

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: 16 multi-family dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	R-3/ R3	Residence/ Manufactured Home
<u>South:</u>	R3/ R3	Residence/ Manufactured Home
<u>East:</u>	R3	Manufactured Home
<u>West:</u>	GC	Strip Retail

Discussion

Parcel/Area Characteristics

The parcels have frontage along Wynette Way and Aubrey Street. One parcel is undeveloped. The other parcel contains a single family structure. Both Wynette Way and Aubrey Street are two lane collector roads without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. North, South and east of the site are residentially zoned parcels with single family structures and manufactured homes. West of the site are commercial zoned parcels with commercial uses.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Spring Valley High School is located .9 miles southwest of the subject parcels on Sparkleberry Lane. Records indicate that the parcels are within the City of Columbia's water service area and the East Richland County Public Service District sewer service area. There are no fire hydrants located along this section of Wynette Way and Aubrey Street. The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 1.95 miles east 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 **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #118) located north of the subject parcel on Two Notch Road identifies 24,800 Average Daily Trips (ADT's). Two Notch Road is classified as a Five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch 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 is a Rehab & Resurfacing project planned for this section of Two Notch Road through SCDOT with no anticipated completion date.

There is a bikeway proposed for this section of Two Notch Road through the County Penny Sales Tax program and is currently in the public input phase.

Conclusion

The proposed map amendment aligns with the overall objectives of the Comprehensive Plan for the *Community Activity Center* designation and is deemed to be **compliant**. Rezoning the subject parcel would allow for land uses that are consistent with the intended mix of uses in this designation.

However, the proposal conflicts with policy guidance that seeks to buffer residential neighborhoods from more intensive uses. The policy aims to protect residential areas from potential negative impacts, such as increased light, noise, and traffic, by ensuring that higher-intensity uses are located away from homes.

Although the Future Land Use Map (FLUM) places the parcel within the Community Activity Center designation, these boundaries are generalized and do not always account for specific physical dividers, like roads. Aubrey Street functions as a natural separation between the commercial corridor along Two Notch Road (a five-lane principal arterial with existing businesses) and the residential neighborhood of Royal Pines.

Zoning Public Hearing Date

April 22, 2025.

CASE 24-055 MA
R3 to GC
TMSR22914-04-20 & 21

Two Notch Rd

Unnamed St

Site

Burmaster Dr

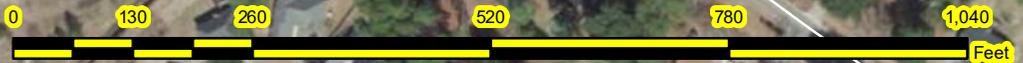
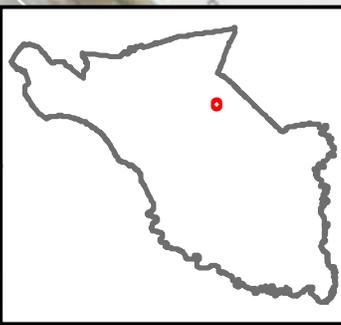
Aubrey St

Wynette Way

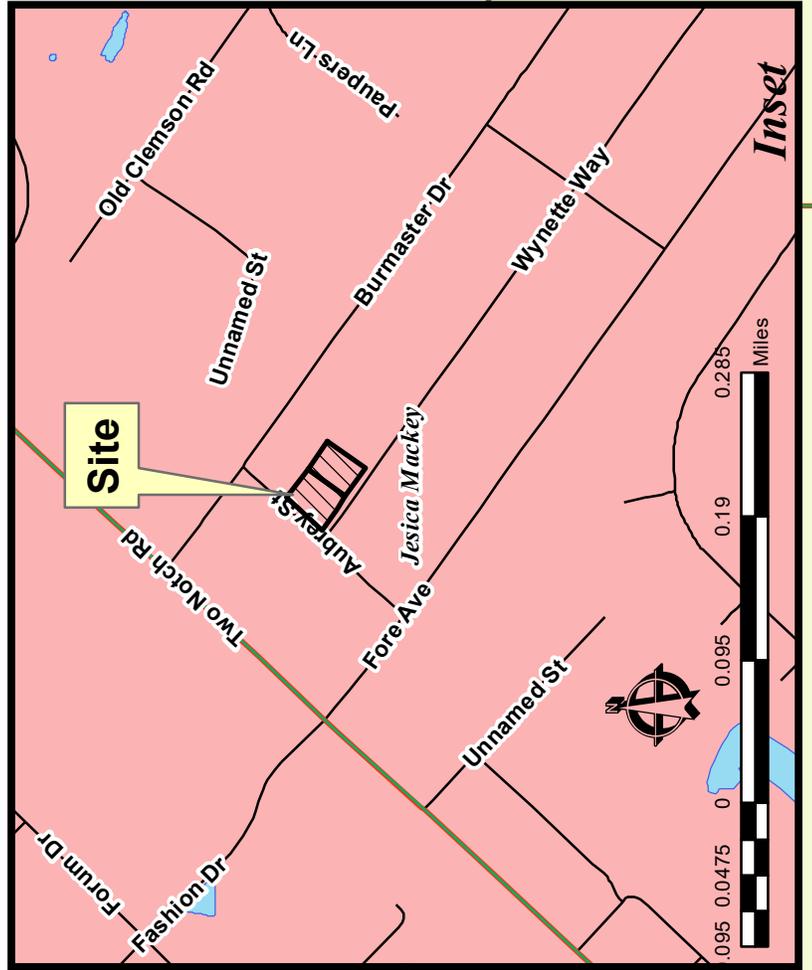
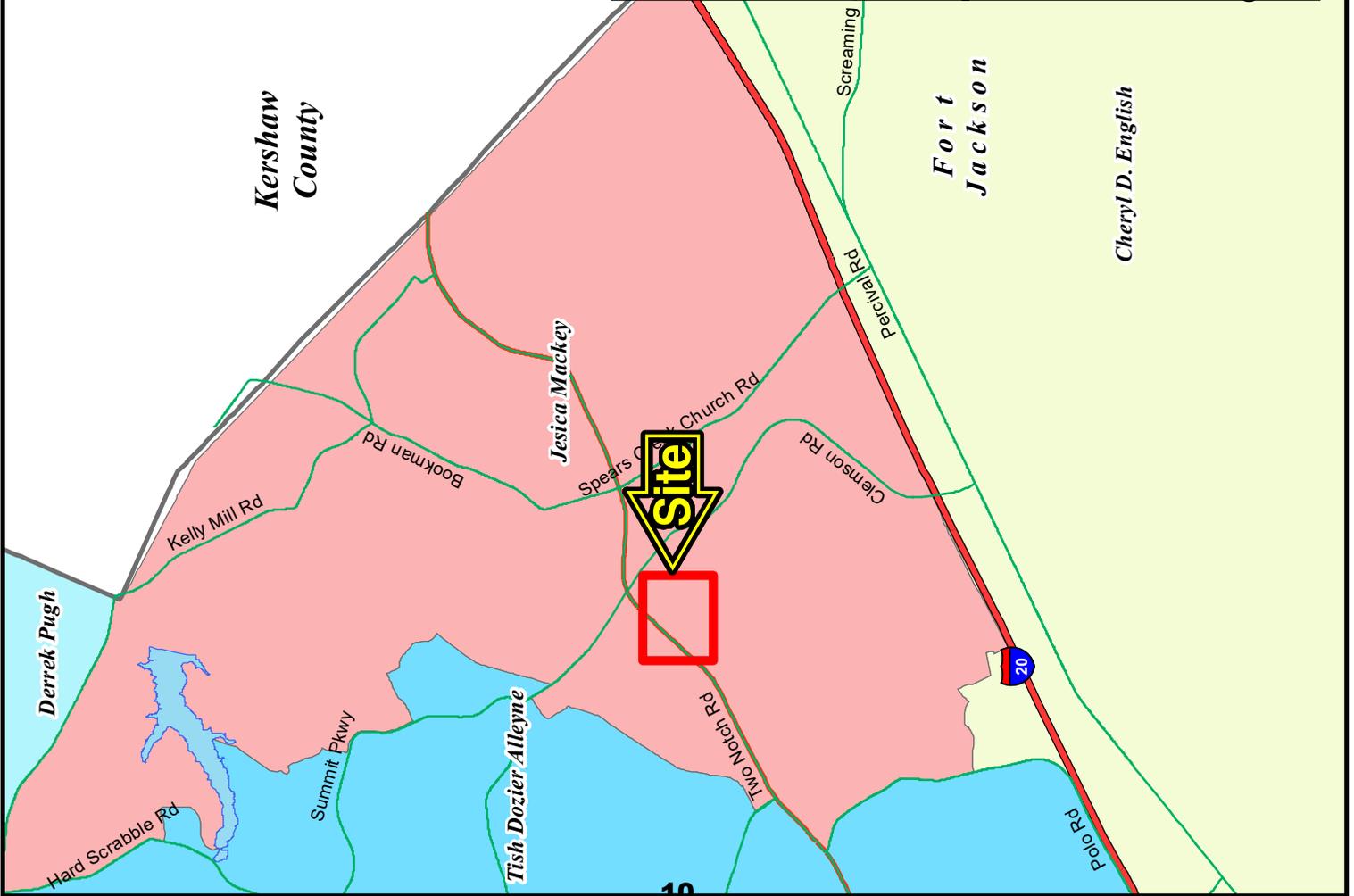
Fore Ave

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

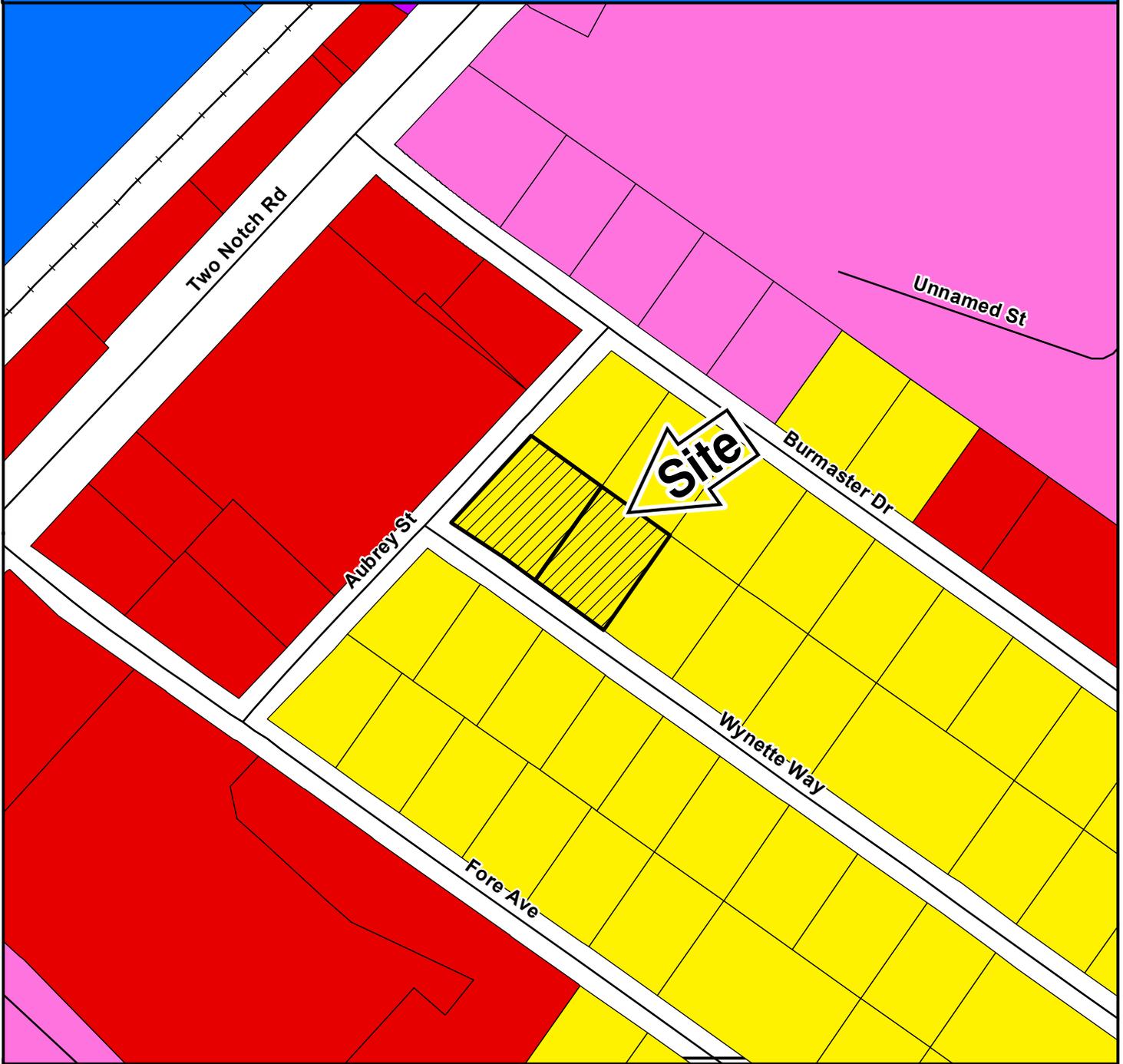


1. Case 24-055 MA
Stephanie Daniel
101 & 105 Wynette Way
TMS: R22914-04-20 & R22914-04-21
DISTRICT 9 - Jessica Mackey



CASE 24-055 MA

R3 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

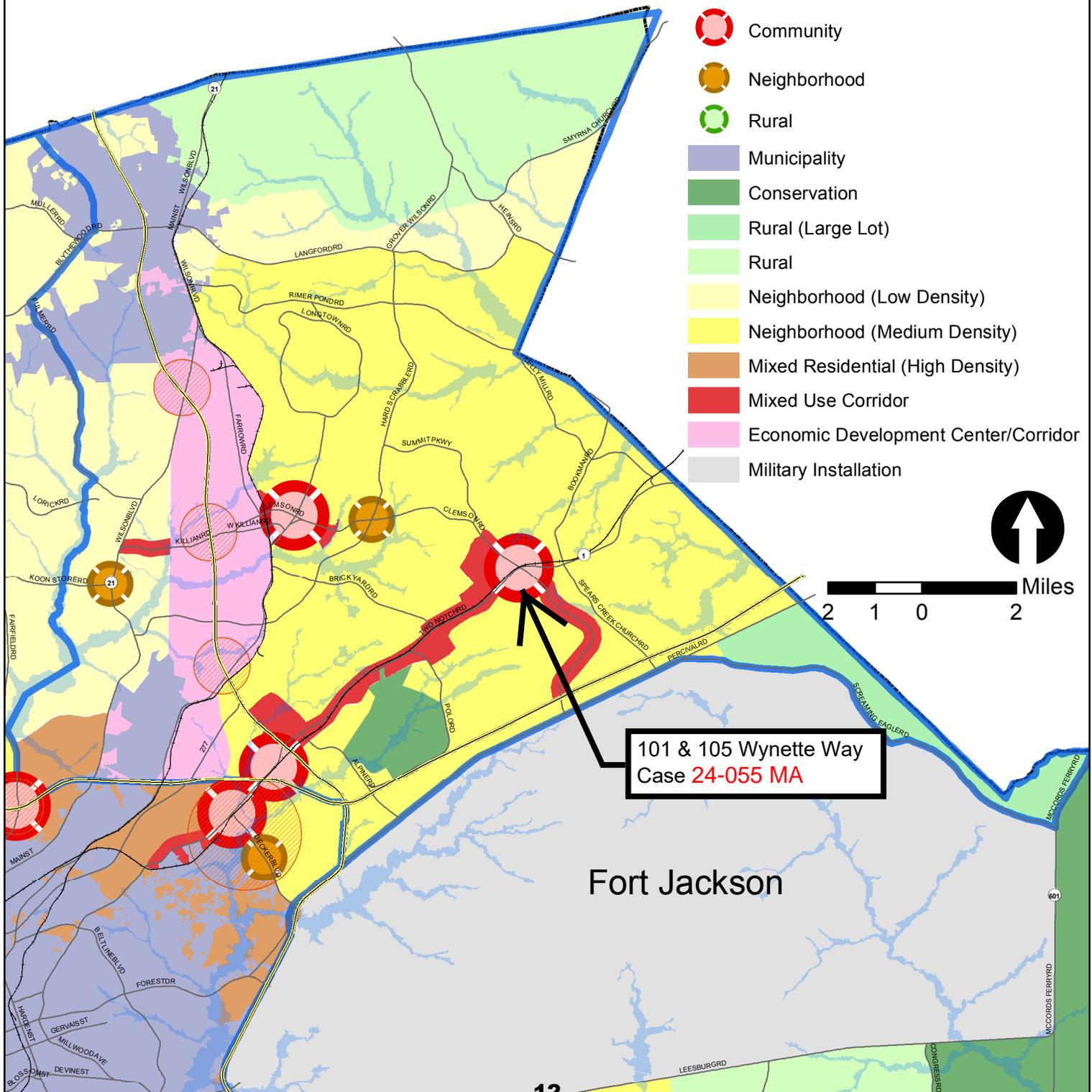


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



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

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
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
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
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
Recreation/Entertainment	
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
Retail Sales	
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
Vehicle Sales and Services	
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
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
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: April 7, 2025
RC PROJECT: 25-008 MA
APPLICANT: Julius Murray

LOCATION: 3236 Congaree Road

TAX MAP NUMBER: R32403-02-21
ACREAGE: 5 acres
EXISTING ZONING: HM
PROPOSED ZONING: LI

PC SIGN POSTING: March 21, 2025

Comprehensive Plan Compliance

Not 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 Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	HM	Undeveloped
<u>South:</u>	RC/ RT	Undeveloped/ Undeveloped
<u>East:</u>	RC	Minor Auto Repair
<u>West:</u>	RT/ AG	Undeveloped/ Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Congaree Road. There are no sidewalks or streetlights along this section of Congaree Road. The subject parcel is mostly undeveloped with a vacant structure. The surrounding area is primarily characterized by a mix of commercial, residential and

undeveloped/ forested land uses. West, north and south of the subject parcels are undeveloped. East of the site in a minor auto repair business. Further south and southeast of the site are commercial uses

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 Gadsden fire station (number 19) is located 1.12 miles north of the subject parcel on Congaree Road. Records indicate that the parcel will be serviced by well and septic.

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 ***Rural (Large Lot) and Rural Activity Center***.

Land Use and Character

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

Desired Development Pattern

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

Rural Activity Center - Land Use and Design

A Rural Activity Center provides opportunities at rural crossroad locations for commercial development to serve the surrounding rural community. This can include small feed stores, restaurants, convenience grocery markets, and similar smaller scale retail uses. These are not mixed-use developments and should not include residential development; however, small bed and breakfasts, or other smaller scale tourism operations are appropriate.

Traffic Characteristics

The 2023 SCDOT traffic count (Station # 243) located adjacent to the site on Bluff Road identifies 2,500 Average Daily Trips (ADT's). This portion of Bluff Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Bluff Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is **not compliant** with the objectives for the Comprehensive Plan, as the requested rezoning does not align with the objectives for industrial development within the Rural Activity Center future land use designation.

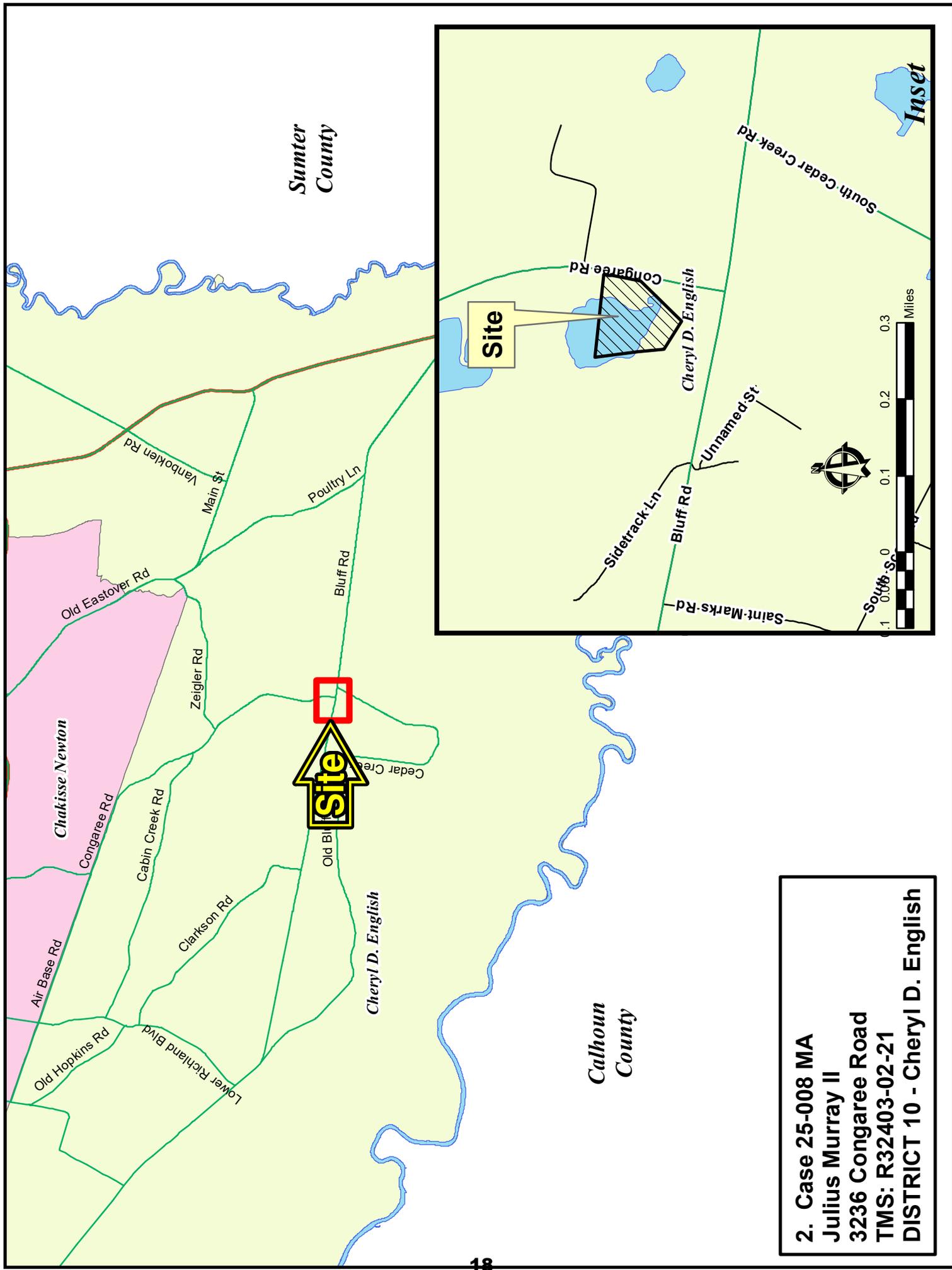
According to the Comprehensive Plan, the Rural Activity Center Rural Activity Centers provides for opportunities at rural crossroad locations for commercial development to serve the surrounding rural community while incorporating context sensitive designs that locate more intensive uses away from adjacent residential properties, and protect these residential properties from negative impacts, such as light, sound, and traffic.

The LI district provides for uses that do not align with the intended uses and development standards of the Rural Activity Center future land use designation.

Additionally, the proposed rezoning conflicts with the *Rural Residential Areas* designation of the Lower Richland Strategic Community Master Plan, which recommends that any new development should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Zoning Public Hearing Date

April 22, 2025.



2. Case 25-008 MA
Julius Murray II
3236 Congaree Road
TMS: R32403-02-21
DISTRICT 10 - Cheryl D. English

CASE 25-008 MA
HM to LI
TMS R32403-02-21



CASE 25-008 MA

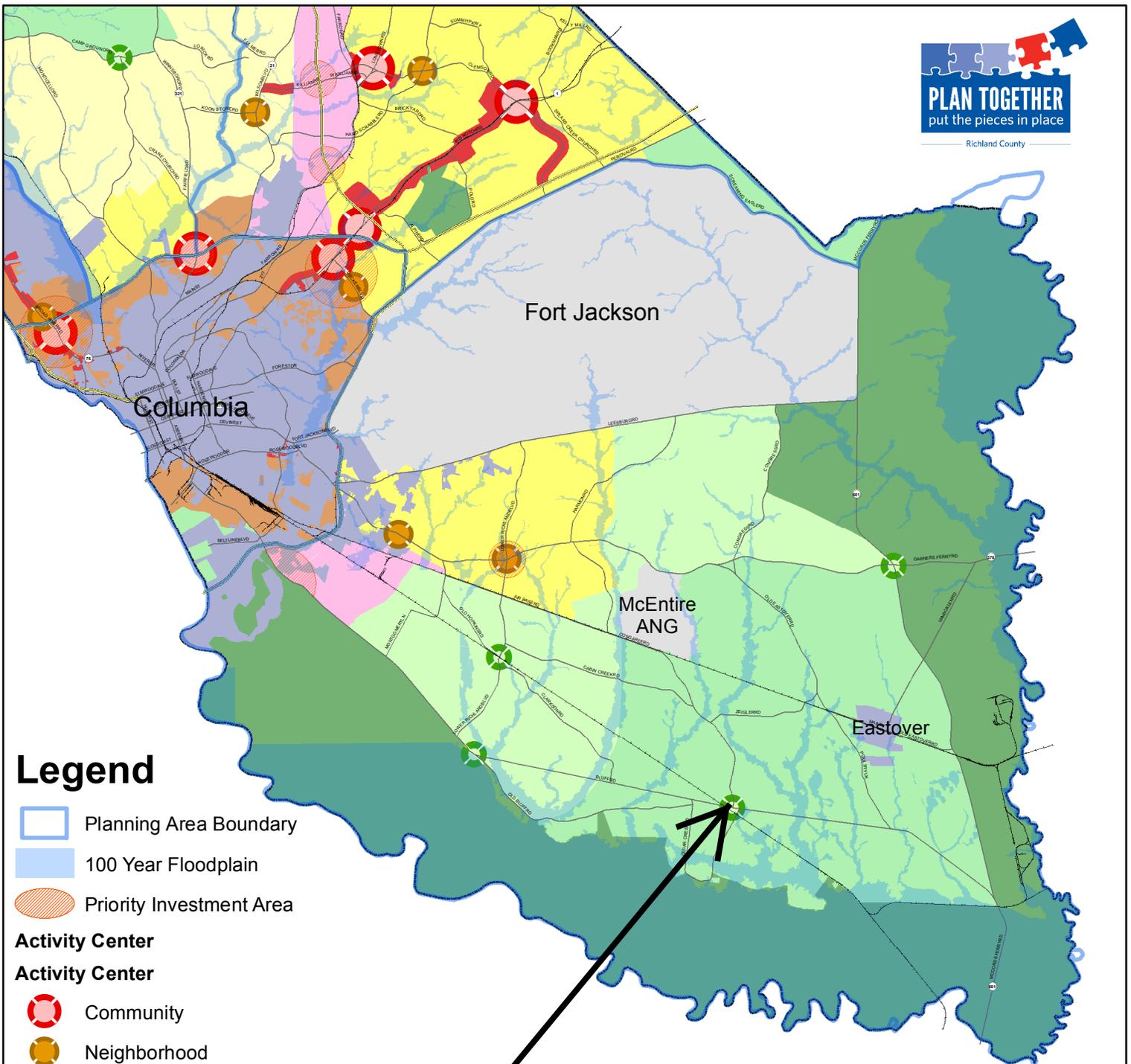
HM to LI



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

3236 Congaree Road
25-008 MA

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles

Homestead (HM) District

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

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

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial			
Agricultural		Commercial		Vehicle parts and accessories store	P
Agriculture and Forestry		Kennel	SR	Vehicle repair, major	P
Agriculture	P	Pet grooming	P	Vehicle repair, minor	P
Community garden	SE	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Forestry	P	Commercial Services		Vehicle towing	P
Agriculture and Forestry Related		Artist studio	P	Industrial	
Agriculture research facility	P	Auction house	P	Extraction	
Agritourism	P	Bank, Retail	P	Borrow pit	SE
Farm distribution hub	P	Catering	P	Freight Movement, Warehousing, and Wholesale Distribution	
Farm supply and machinery sales and service	P	Commercial services	P	Warehouse/Distribution facility	P
Public, Civic, and Institutional		Consumer goods repair	SR	Motor freight facility	P
Community Service		Contractor's office	P	Rail transportation facility	
Animal shelter	SR	Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Community food services	P	Linen or uniform supply	P	Industrial Service	
Community recreation center	SE	Medical, dental, and health practitioner	P	Contractor's yard	SR
Correctional facility	SE	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Government office	P	Office	P	Production of Goods	
Place of worship	P	Personal services	P	Artisan goods production	P
Public recreation facility	SR	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Public safety facility	P	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Education		Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
College or university	P	Bar or other drinking place	SR	Waste and Recycling Facilities	
School, business or trade	P	Restaurant	SR	Recycling collection station	P
Funeral and Mortuary Services		Restaurant, Carry-out	P	Recycling sorting facility	P
Cemetery	SR	Restaurant, Drive-through	P	Scrapyard	SE
Funeral home or mortuary	P	Recreation/Entertainment			
Parks and Open Space		Arena, stadium, or outdoor theater	P		
Park or greenway	SR	Commercial recreation, Outdoor	SR		
Transportation		Fitness or training center/studio	P		
Airport	P	Golf course	SR		
Transit stop	SR	Shooting range, Indoor	P		
Fleet terminal	P	Smoking place	SR		
Passenger terminal, surface transportation	P	Retail Sales			
Utilities and Communication		Bakery	P		
Antenna	P	Building supply sales	P		
Broadcasting studio	P	Convenience store	P		
Communication tower	SR	Drugstore	P		
Solar energy conversion system, Large scale	P	Flea market	P		
Utility, major	SR	Garden center or retail nursery	P		
Utility, minor	SR	Manufactured home sales	SR		
Wind energy conversion system, Large scale	SE	Outdoor power equipment store	P		
		Traveler Accommodations			
		Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling 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: April 7, 2025
RC PROJECT: 25-014 MA
APPLICANT: Gale B. Grayson

LOCATION: 11321 Monticello Road

TAX MAP NUMBER: R05600-02-59
ACREAGE: 4.89 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

PC SIGN POSTING: March 21, 2025

Comprehensive Plan

Non-compliant

Background

Zoning History

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

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 4 dwelling units.

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

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

Discussion

Parcel/Area Characteristics

The subject property has frontage along wash Monticello Road. Monticello Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized residential uses and agricultural uses. North and south of the parcel is undeveloped. West of the site is undeveloped timberland. East of the site is a single-family detached residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Westwood High School is located 10.3 miles east of the subject parcel on turkey Farm Road. Records indicate that the parcel is not within a water or sewer service area. There are no fire hydrants along this section of Monticello Road. The Upper Richland fire station (station number 17) is located on Camp Ground Road, approximately 4.89 miles southeast of the subject parcel.

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 ***Rural (Large Lot)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #253) located northwest of the subject parcel on Monticello Road identifies 2,500 Average Daily Trips (ADT's). Monticello Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Monticello Road is currently operating at Level of Service (LOS) "A".

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

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

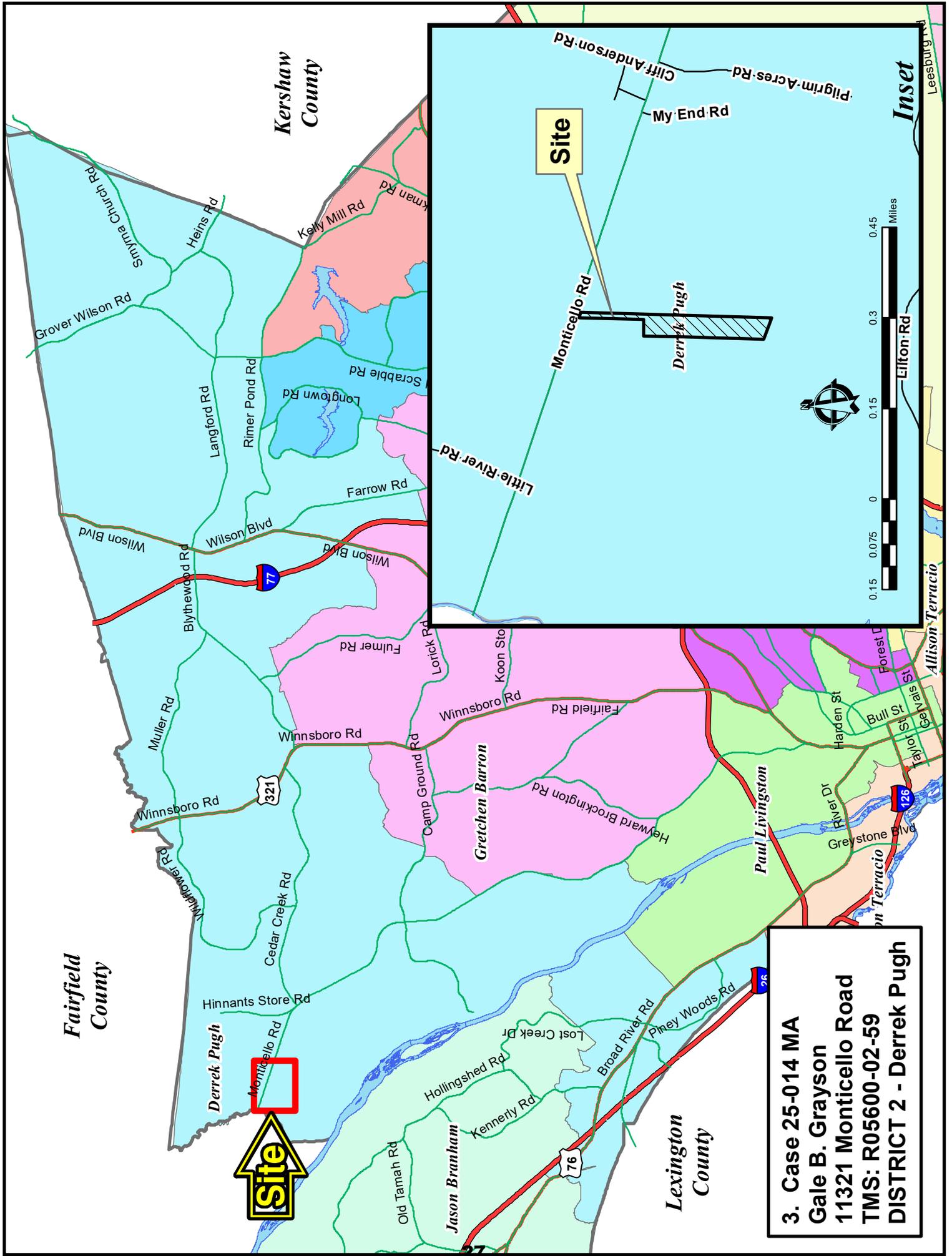
Conclusion

The proposed rezoning is **not compliant** with the objectives of the Rural (Large Lot) designation in the Comprehensive Plan. According to the Plan, "...smaller lot subdivisions are not an appropriate development type...." The requested zoning allows for a minimum lot size that does not support the recommended or desired land uses for this designation. Additionally, the proposed map amendment is inconsistent with the residential-agriculture guidelines and recommendations for this area.

While the requested map amendment does not comply with the Rural (Large Lot) designation's recommendations, its approval would permit lot sizes and uses that are consistent with the character of parcels in the nearby area.

Zoning Public Hearing Date

April 22, 2025.



3. Case 25-014 MA
Gale B. Grayson
11321 Monticello Road
TMS: R05600-02-59
DISTRICT 2 - Derrek Pugh

CASE 25-014 MA
HM to RT
TMS R05600-02-59

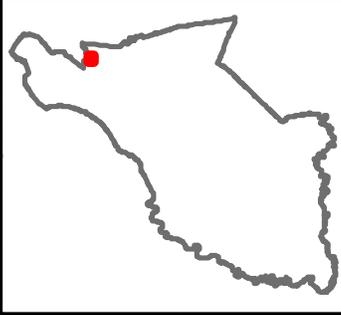
Little River Rd

Monticello Rd

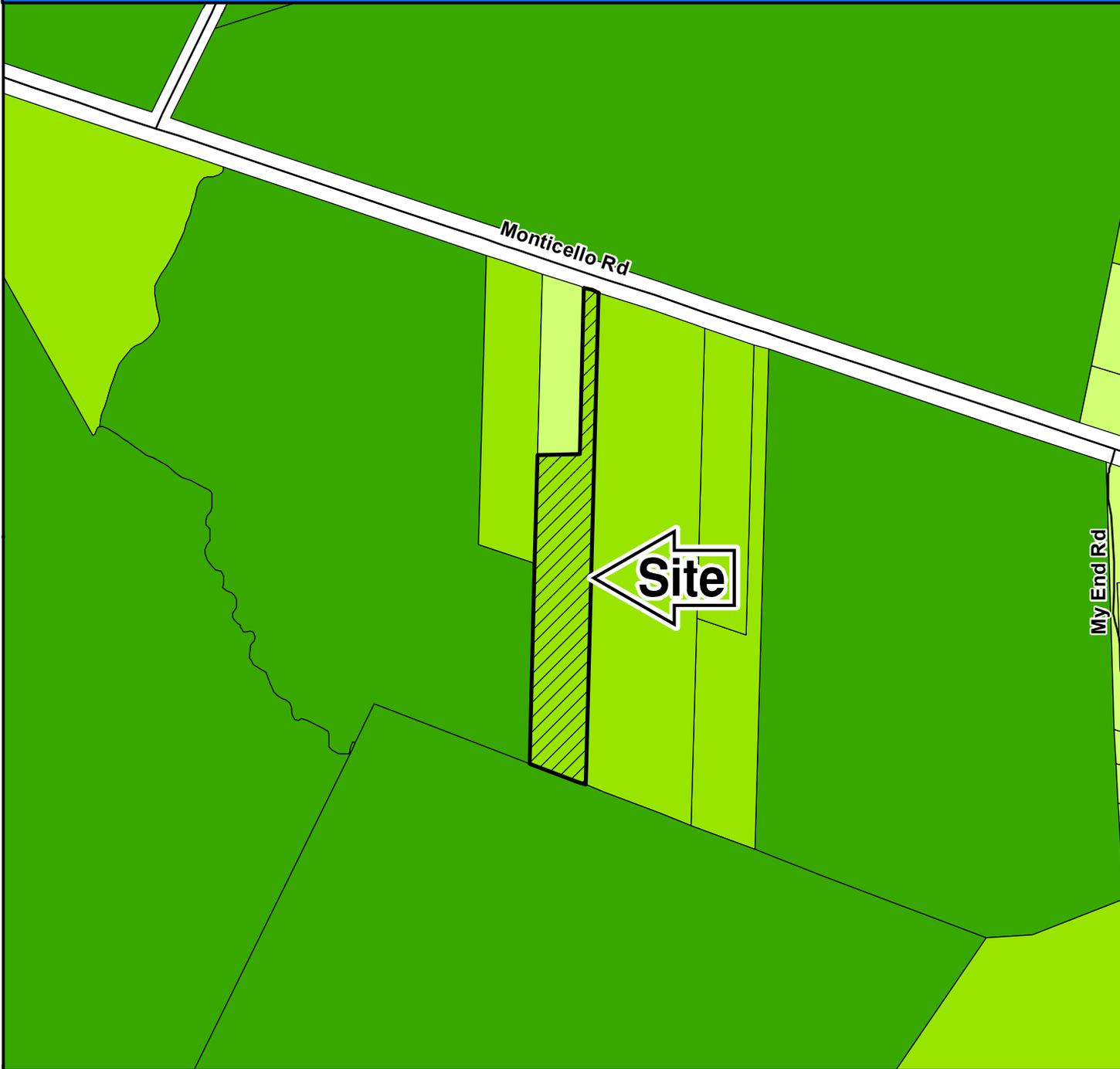
Site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



CASE 25-014 MA HM to RT



ZONING CLASSIFICATIONS

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

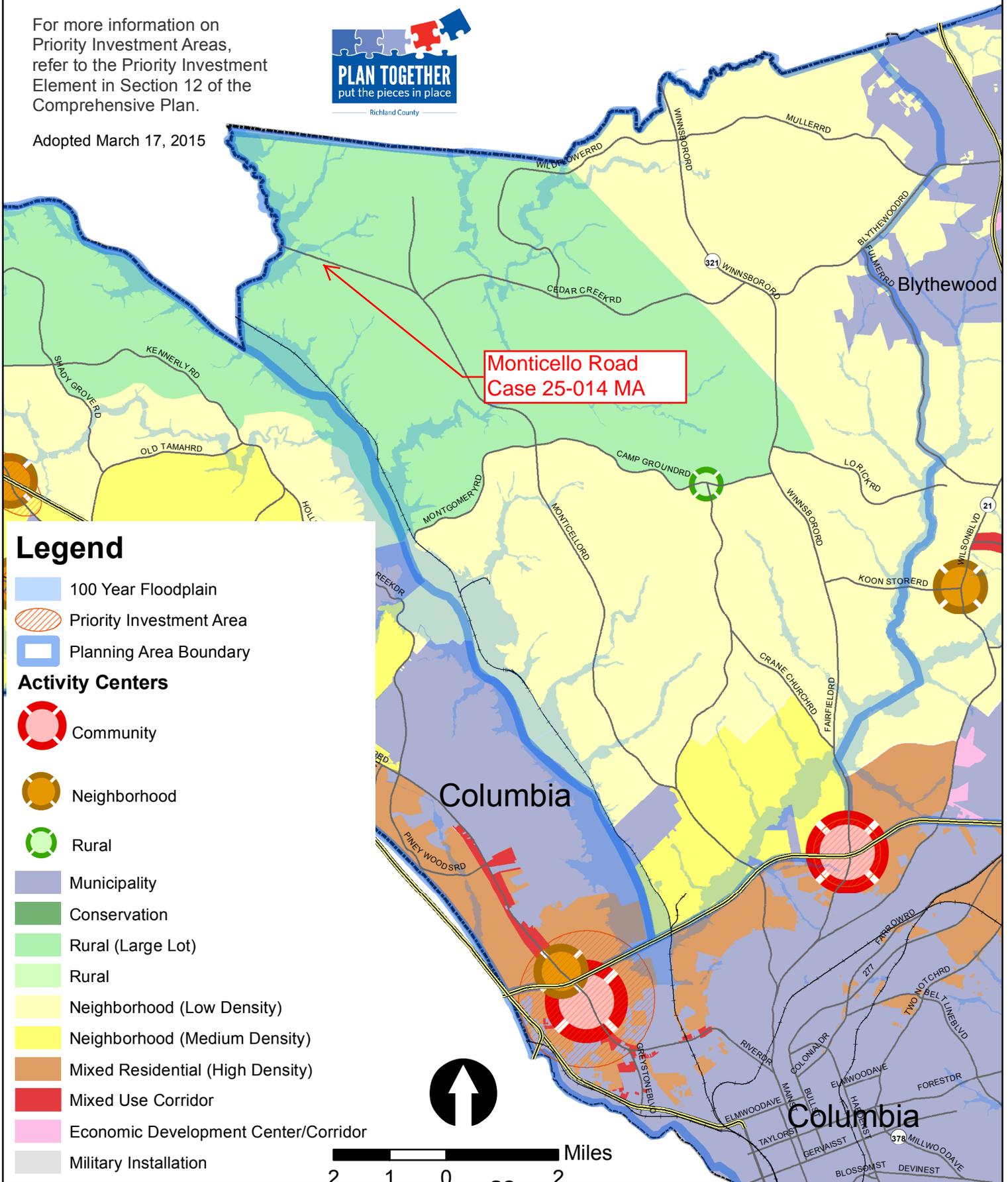


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



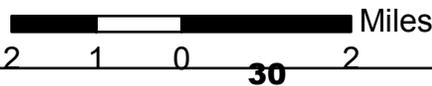
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- 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



Residential Transition (RT) District

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

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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.

Homestead (HM) District

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

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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: April 7, 2025
RC PROJECT: 25-015 MA
APPLICANT: Mark Glenn

LOCATION: 10326, 10330 & 10320 Monticello Road and E/S Monticello Road

TAX MAP NUMBER: R06900-05-12, 13, 26 & 37

ACREAGE: 9.83 acres
EXISTING ZONING: RT/ HM
PROPOSED ZONING: LI

PC SIGN POSTING: March 21, 2025

Comprehensive Plan

Non-compliant

Background

Zoning History

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

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	AG/ AG	Residence/ Timberland
<u>South:</u>	AG	Residence/ Timberland
<u>East:</u>	AG	Residence/ Timberland
<u>West:</u>	AG	Timberland

Discussion

Parcel/Area Characteristics

The subject properties have frontage along wash Monticello Road. Monticello Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The subject properties contain an electrical service and repair business. The immediate area is characterized residential uses and agricultural uses. North and south of the parcel is undeveloped. West of the site is undeveloped timberland. East of the site is a single-family detached residence.

Public Services

The subject parcel is within the boundaries of Richland School District One. The Westwood High School is located 8.2 miles east of the subject parcel on turkey Farm Road. Records indicate that the parcel is not within a water or sewer service area. There are no fire hydrants along this section of Monticello Road. The Upper Richland fire station (station number 17) is located on Camp Ground Road, approximately 2.94 miles southeast of the subject parcel.

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 ***Rural (Large Lot)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #253) located northwest of the subject parcel on Monticello Road identifies 2,500 Average Daily Trips (ADT's). Monticello Road is classified as a two-lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Monticello Road is currently operating at Level of Service (LOS) "A".

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

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

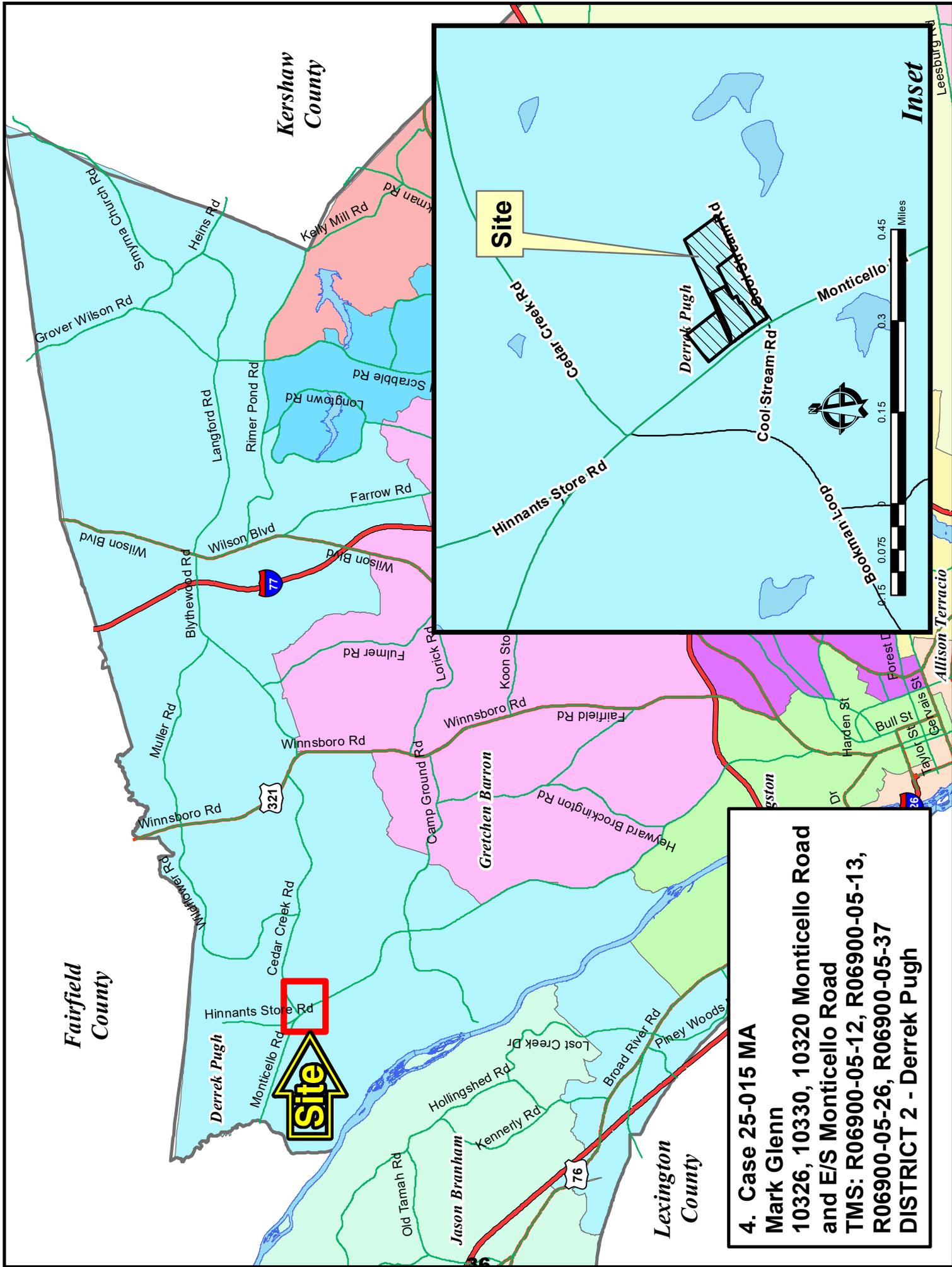
Conclusion

The proposed rezoning is **not compliant** with the objectives of the Rural (Large Lot) designation in the Comprehensive Plan. While this designation allows for light industrial uses that support land conservation efforts, particularly those protecting prime agricultural lands and important natural resources, the requested zoning permits a level of intensity and development standards that do not align with the recommended or desired land uses for this designation. Additionally, the proposed map amendment is inconsistent with the residential-agriculture guidelines and recommendations for this area.

Approving this request would not only allow the permitted uses in the LI district but also remove the non-conforming status of three of the four subject parcels, enabling the expansion of existing structures and uses. However, the requested map amendment would introduce lot sizes and uses that are inconsistent with the character and development of surrounding parcels. Additionally, portions of the subject site may not be contextually appropriate for an arterial road and could be seen as encroaching into a rural area.

Zoning Public Hearing Date

April 22, 2025.



Fairfield County

Kershaw County

Lexington County

Inset

4. Case 25-015 MA
Mark Glenn
10326, 10330, 10320 Monticello Road
and E/S Monticello Road
TMS: R06900-05-12, R06900-05-13,
R06900-05-26, R06900-05-37
DISTRICT 2 - Derrek Pugh

Site

Site



Allison Terracio

Leesburg Rd

Smtra Church Rd
 Grover Wilson Rd

Heins Rd

Kelly Mill Rd
 Kman Rd

Langford Rd
 Rimer Pond Rd
 Longtown Rd
 Scrabble Rd

Farrow Rd

Wilson Blvd
 Blythewood Rd

Wilson Blvd

Wilson Blvd

Muller Rd

Winnsboro Rd

Winnsboro Rd

Winnabors Rd

Fairfield Rd

Lorick Rd

Koon Sto

Harden St

Bull St

Forest St

Calais St

Taylor St

Forest Dr

Wintower Rd

Cedar Creek Rd

Hinnants Store Rd

Monticello Rd

Hollingshed Rd

Kennerly Rd

Broad River Rd

Pley Woods

Old Tamah Rd

Jason Branham

76

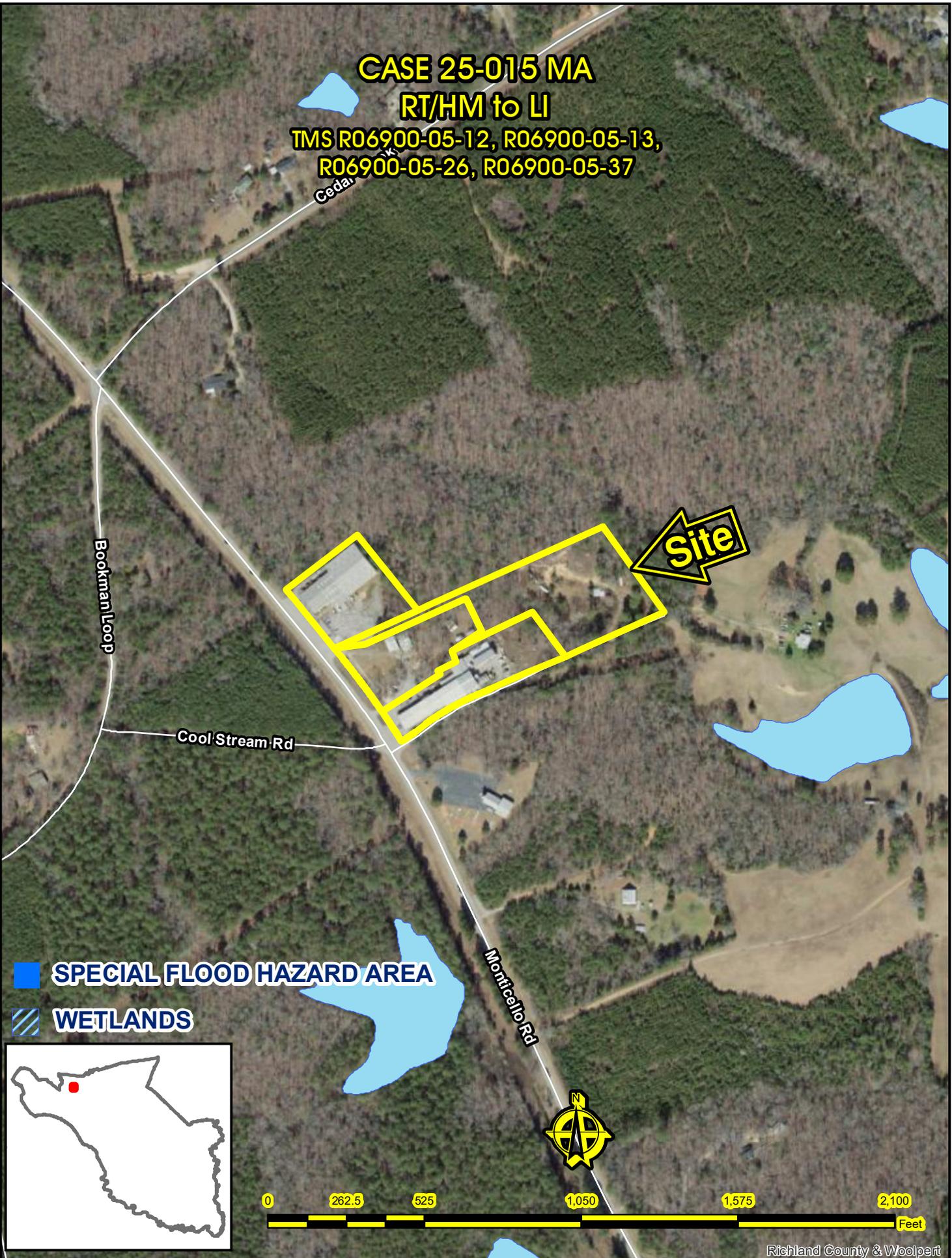
26

66

CASE 25-015 MA

RT/HM to LI

**TMS R06900-05-12, R06900-05-13,
R06900-05-26, R06900-05-37**



CASE 25-015 MA

RT/HM to LI



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	

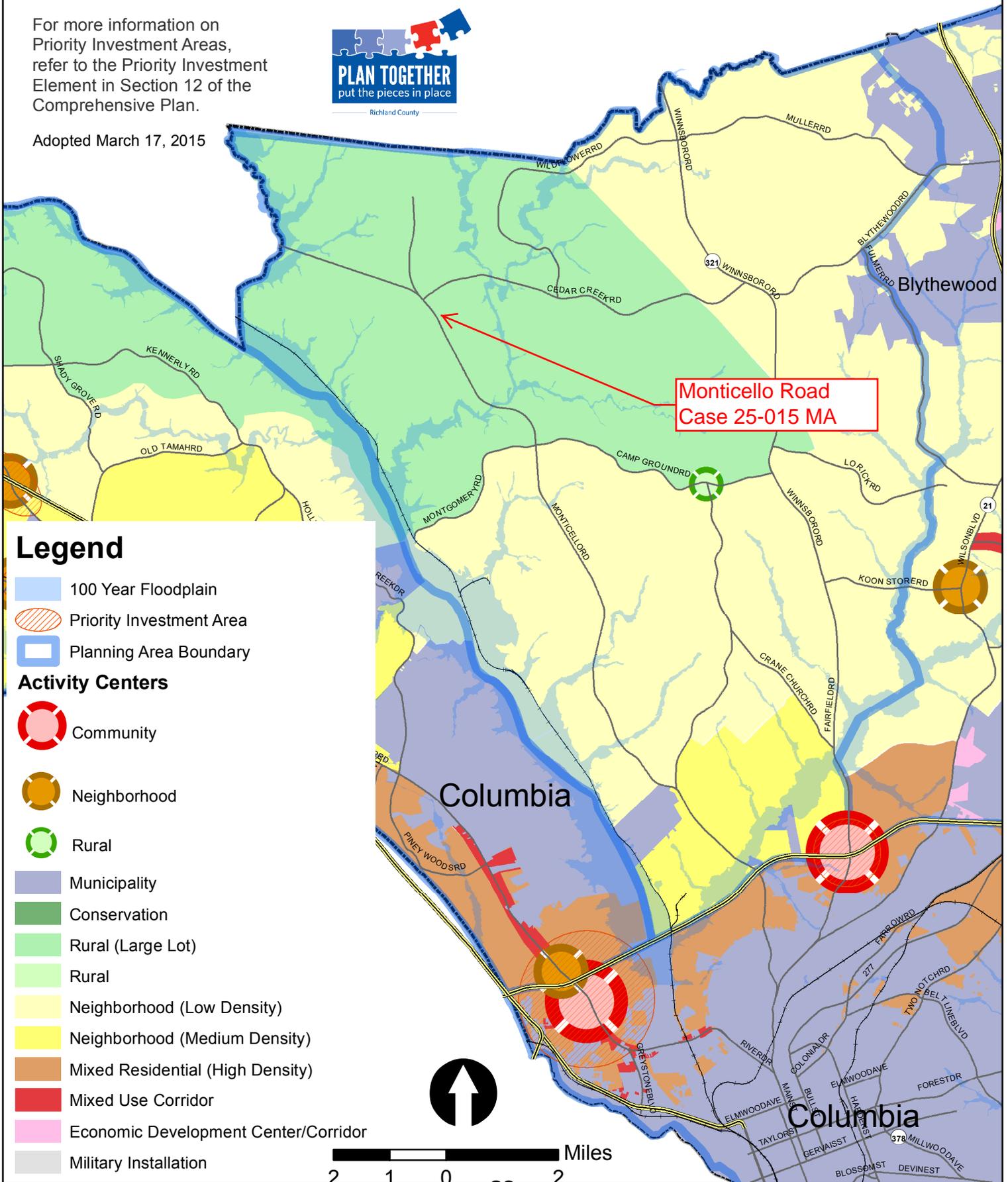


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



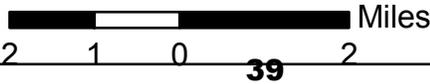
Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- 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



Residential Transition (RT) District

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

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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.

Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
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
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
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.

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial	SR	P	SE
Agricultural		Commercial			
Agriculture and Forestry		Kennel	SR	Vehicle parts and accessories store	P
Agriculture	P	Pet grooming	P	Vehicle repair, major	P
Community garden	SE	Veterinary hospital or clinic	P	Vehicle repair, minor	P
Forestry	P	Commercial Services		Vehicle sales and rental	P
Agriculture and Forestry Related		Artist studio	P	Vehicle towing	P
Agriculture research facility	P	Auction house	P	Industrial	
Agritourism	P	Bank, Retail	P	Extraction	
Farm distribution hub	P	Catering	P	Borrow pit	SE
Farm supply and machinery sales and service	P	Commercial services	P	Freight Movement, Warehousing, and Wholesale Distribution	
Public, Civic, and Institutional		Consumer goods repair	SR	Warehouse/Distribution facility	P
Community Service		Contractor's office	P	Motor freight facility	P
Animal shelter	SR	Lawn, tree, or pest control services	P	Rail transportation facility	
Community food services	P	Linen or uniform supply	P	Timber and timber products wholesale sales	P
Community recreation center	SE	Medical, dental, and health practitioner	P	Industrial Service	
Correctional facility	SE	Non-depository personal credit institution	SR	Contractor's yard	SR
Government office	P	Office	P	Large vehicle and commercial and industrial equipment repair	P
Place of worship	P	Personal services	P	Production of Goods	
Public recreation facility	SR	Rental center	P	Artisan goods production	P
Public safety facility	P	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, Light	P
Education		Sightseeing tour services	P	Manufacturing, assembly, and fabrication, General	SR
College or university	P	Bar or other drinking place	SR	Manufacturing, assembly, and fabrication, Intensive	SR
School, business or trade	P	Restaurant	SR	Waste and Recycling Facilities	
Funeral and Mortuary Services		Restaurant, Carry-out	P	Recycling collection station	P
Cemetery	SR	Restaurant, Drive-through	P	Recycling sorting facility	P
Funeral home or mortuary	P	Recreation/Entertainment		Scrapyard	SE
Parks and Open Space		Arena, stadium, or outdoor theater	P		
Park or greenway	SR	Commercial recreation, Outdoor	SR		
Transportation		Fitness or training center/studio	P		
Airport	P	Golf course	SR		
Transit stop	SR	Shooting range, Indoor	P		
Fleet terminal	P	Smoking place	SR		
Passenger terminal, surface transportation	P	Retail Sales			
Utilities and Communication		Bakery	P		
Antenna	P	Building supply sales	P		
Broadcasting studio	P	Convenience store	P		
Communication tower	SR	Drugstore	P		
Solar energy conversion system, Large scale	P	Flea market	P		
Utility, major	SR	Garden center or retail nursery	P		
Utility, minor	SR	Manufactured home sales	SR		
Wind energy conversion system, Large scale	SE	Outdoor power equipment store	P		
		Traveler Accommodations			
		Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling 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: April 7, 2025
RC PROJECT: 25-016 MA
APPLICANT: Helen Bryson

LOCATION: 1036 Langford Road

TAX MAP NUMBER: R23400-05-07 (portion of)
ACREAGE: 1.82 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

PC SIGN POSTING: March 21, 2025

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

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)

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: 1 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>	HM	Residence
<u>South:</u>	R2/ R2	Residence/ Residence (Grand Arbor Subdivision)
<u>East:</u>	R2/ R2	Residence/ Residence (Grand Arbor Subdivision)
<u>West:</u>	HM	Residence

Discussion

Parcel/Area Characteristics

The site has access to Langford Road but not direct street frontage. 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 undeveloped parcels, residentially developed parcels, and single-family structures (Grand Arbor Subdivision).

Public Services

The subject parcel is located within the boundaries of Richland School District Two. The Lake Carolina Upper Campus Elementary School is located .62 miles south of the subject parcel on Kelly Mill Road. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 1.6 miles north of the subject parcel. 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 map amendment is **not compliant** with the objectives set forth in the Comprehensive Plan for residential development within the *Neighborhood (Medium Density)* future land use designation.

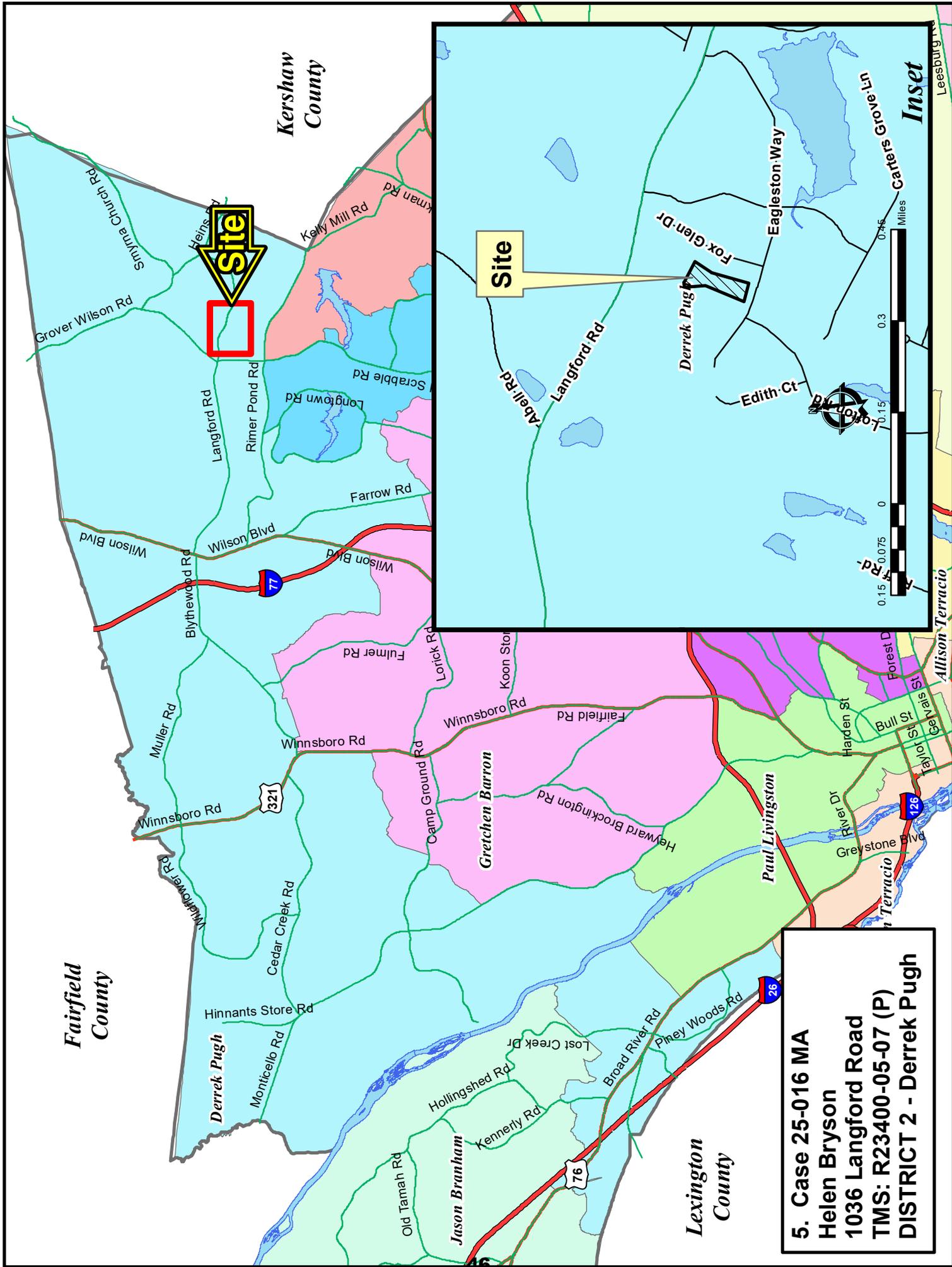
According to the Comprehensive Plan, the Neighborhood (Medium Density) designation is intended to support "medium-density residential neighborhoods and neighborhood-scale commercial development designed in a traditional neighborhood format." These areas serve as a transition between Neighborhood (Low-Density)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

The RT district does not support the uses and development standards of the *Neighborhood (Medium Density)* designation, which prioritizes higher densities and smaller lot sizes.

Although the requested map amendment does not conform to the Neighborhood (Medium Density) designation, its approval would allow lot sizes and uses that align with the character of the surrounding parcels to the west of the site.

Zoning Public Hearing Date

April 22, 2025.



Site

Site

**5. Case 25-016 MA
 Helen Bryson
 1036 Langford Road
 TMS: R23400-05-07 (P)
 DISTRICT 2 - Derrek Pugh**

CASE 25-016 MA
HM to RT
TMS R23400-05-07 (P)



Richland County & Woolpert

CASE 25-016 MA

HM to RT



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



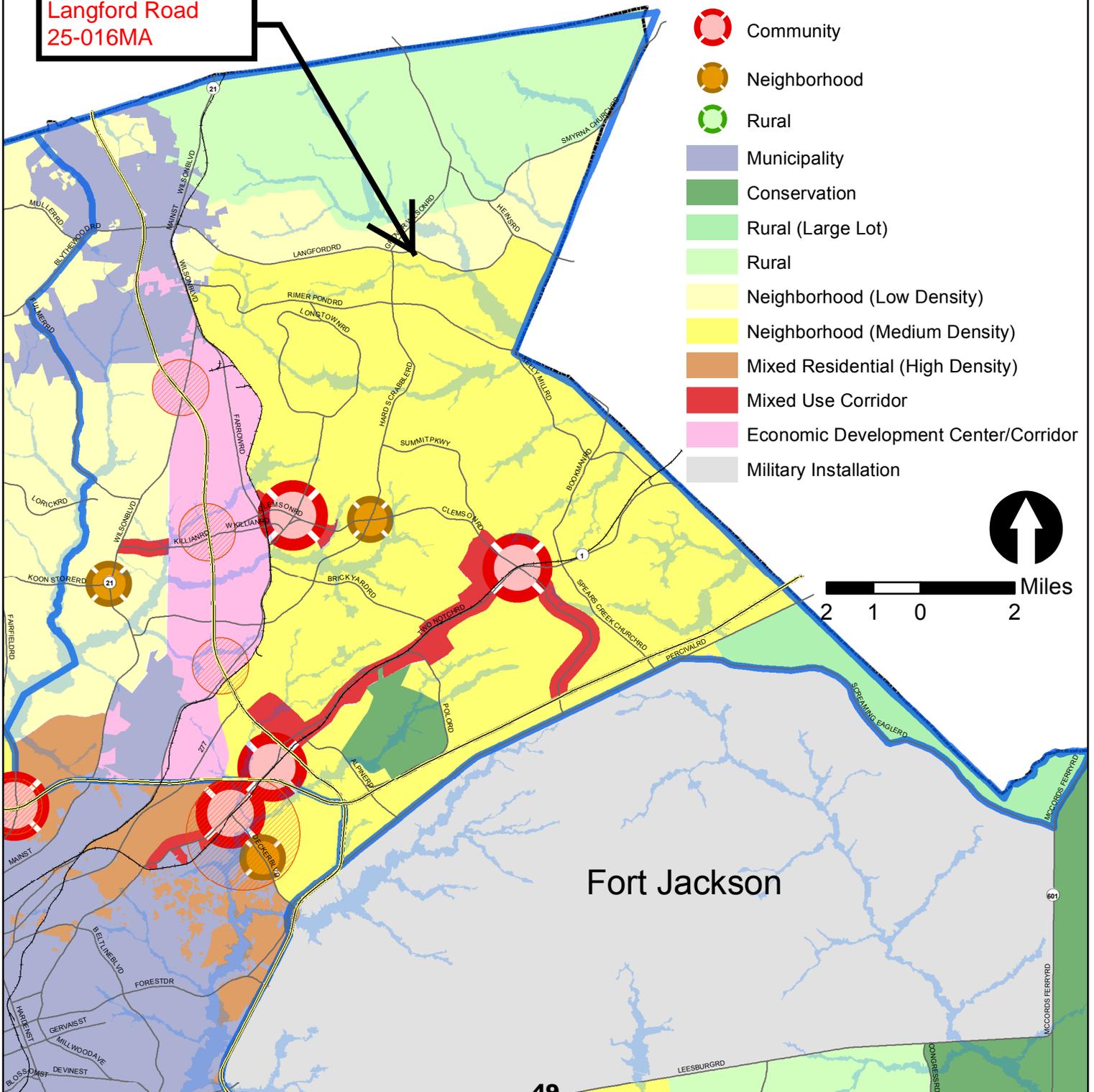
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Langford Road
25-016MA

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

Residential Transition (RT) District

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

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

a. Permitted Uses

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b. Special Requirements Uses

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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.

Homestead (HM) District

Use Classification, Category, Type	HM
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
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
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
Group Living	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SR
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE

a. Permitted Uses

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b. Special Requirements Uses

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Neighborhood Character Overlay Olympia Mill Village

(1) Purpose

The purpose of the Neighborhood Character Overlay – Olympia Mill Village is to preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood. The overlay also seeks to encourage any change in the neighborhood, whether through new builds, renovations, or demolitions, to reflect and contribute to the architectural character of the historic neighborhood.

(2) Applicability

- (a) The overlay standards are applicable for renovations and demolitions to historic structures as determined by architectural type, as referenced in the Olympia Architectural Overlay Style Guide (Style Guide), and date of construction within the period of significance. The standards also apply to new construction and major renovations of non-historic structures within the overlay district.
- Old Hill Period of Significance: 1900-1903, 1914-1915
 - New Hill Period of Significance: 1940s
- (b) The overlay standards are applicable to any structure permitted after adoption of these standards.
- (c) Overlay standards are applicable to features of parcel that are visible from the public right-of-way.
- (d) The boundaries of the overlay include all unincorporated parcels within the boundaries of the ~~Capital City Mill District Master Plan area~~ Olympia Mill Village Historic District, as defined by the National Register of Historic Places.
- (e) Any standards not addressed by the overlay shall defer to the standards of the underlying zoning district.

(3) Standards for ~~NC-O Districts~~ NC-O OMV

~~Each NC-O district shall establish standards for development and redevelopment, including, but not limited to, standards addressing:~~

(a) Location of proposed buildings or additions;

- (i) Primary buildings shall be located in the middle of the lot with equal front/rear setbacks and equal side yard setbacks. Detached garages and accessory structures (not including carports) shall be in the rear of the primary building.
- (ii) Additions shall be made toward the rear of the property. They shall not align with the front façade, nor project in front of the original front façade.
- (iii) Additions to non-historic structures shall not increase the total floor area by more than 25%, based on floor plan at time of adoption of these standards.

(b) Required yards;

- (i) Front yard setbacks shall align with the ~~other historic façade~~ setbacks of any historic houses on the block. Side yard setbacks shall be equal on both sides of the primary building.

(c) Building height;

- (i) Historic buildings shall be limited to one or two stories, depending on the original housing type, with maximum story height defined by Land Development Code.
- (ii) A two-story addition to a one-story building shall be built at the rear of the historic building. (The roof height of the new addition shall be as low as possible to minimize visual impact.)

(d) Building size (for principal and accessory structures);

- (i) Building footprints shall be of a ~~are simple design, typically~~ rectangular or L-shape, depending on the historic housing type defined in the Style Guide.
- (ii) The building footprint of a new build shall reflect that of the house across the street, if that house is a historic building. The building footprint of a new build shall not be the same as that of the houses on either side, if those houses are historic buildings.
- (iii) ~~On large lots, the new~~ Massing of new builds shall ~~be at the same scale of the houses along the street~~ not exceed maximum square footage of largest historic house along the street and across the street, determined by the street address of the parcel.

(e) Building orientation;

- (i) New builds shall be oriented the same as the building across the street, determined by the street address of the parcel, if that building is historic.
- (ii) Exterior building materials and colors;
- (iii) Historic houses: Damaged walls shall be repaired with like materials that match or simulate the weathered material of the original structure in color and texture. Only sections that are deteriorated beyond repair shall be replaced. Wood or cementitious fiberboard siding must match or simulate the original siding in size and scale. ~~Aluminum and vinyl siding are not allowed.~~
- (iv) Additions to historic houses: Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is not allowed. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.
- (v) New builds: Exterior wall material of new construction shall be constructed of materials that can be found on other houses within the neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not allowed.

(f) Building roof line and pitch;

- (i) Roof shapes on historic houses shall be either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. The original roof shape and slope as seen from the street shall be maintained. Multiple peaks and complex roofs are not allowed. Dormers and decorative gable ends are not allowed.
- (ii) Roof materials shall duplicate the appearance and profile of the historic materials ~~whenever possible~~. The color of the new roofing material shall be comparable to the color of the historic material. ~~Metal roofs are not allowed.~~
- (iii) Roofs on additions shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline, the new roof shall be a simple roof style gable or hipped. The slope of the roof shall match the slope of the existing

house. Roof materials shall match **or simulate** ~~or be similar to~~ roof materials on the existing house in color, scale, and texture.

- (iv) Roofs on new builds shall be a simple front-gable or side-gable, reflecting the character of the roofs of existing houses within the neighborhood. Multiple peaks on roofs are not allowed. Dormers and eyebrow windows are not allowed.

(g) Garages and garage location;

- (i) Garages and sheds shall be placed in the rear of the lot, behind the primary building.
- (ii) Carports shall be located on the side of the primary building and shall be placed a minimum of 10' **behind** ~~from~~ the front façade.

(h) Building foundation treatment;

- (i) Historic structure foundations have pier and beam construction. Foundation skirts of historic buildings shall be made of wooden lattice, brick, concrete block, or stucco sheathing.

(ii) New builds shall have the exterior appearance of pier and beam construction.

(i) Front porches;

- (i) Historic houses in Old Hill: The original front porch elements such as columns, balustrades, and decorative trim shall be retained. Damaged elements shall be repaired whenever possible. Elements deteriorated beyond repair shall only be replaced by using materials that match **or simulate** the original. If original porch features are missing, there must be sufficient documentation to accurately reproduce missing elements. Addition of porch elements that were not historically present is not allowed. **The removal of non-historic porch elements is allowed.**
- (ii) Enclosing front porches is not allowed, but screening is acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements are still readily visible from the street. The addition of screen materials must be made in a manner that is reversible and does not damage any historic features.
- (iii) New porches or decks shall not be added to a front elevation if one never existed.
- (iv) Historic houses in New Hill: Original stoop elements, such as gable or shed projecting roofs and stoop columns, must be retained. These elements must be decorative metal or wood posts and turned columns, as appropriate.
- (v) Adding a stoop that was not originally present is not allowed.
- (vi) Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is allowed.
- (vii) New construction in Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses.
- (viii) New construction in New Hill shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

(j) Landscaping and screening;

- (i) Street trees shall be large canopy trees that are 40-50' in height at maturity. Smaller ornamental trees should be planted nearer to the primary building. Shrubs should be limited to foundation plantings and shall be no more than 10' in height.

- (ii) Yards shall be grass or low plantings. Front yards shall not be paved or graveled, **except for permitted driveways and walkways.**
- (iii) All plantings should be native and noninvasive species.
- (iv) Front yard fences shall be constructed with wooden pickets, woven wire in historic patterns, or welded wire mesh **or chain link.** Front yard fences must be no higher than 42" in height **and at least 50% visually permeable.**

(k) Paving requirements or limitations;

- (i) Driveways and curb cuts must be no more than 12' wide.
- (ii) Driveways shall be located to the side of the lot and must not be directly in front of a house.
- (iii) A shared driveway with the neighboring property is allowed. The shared driveway shall not be wider than 12'.
- (iv) Front yards shall not be paved or graveled, **except for permitted driveways and walkways.**

(l) Required features on a front façade;

- (i) Required front features on historic houses must be maintained according to the house type.

(m) Views of or from specific locations;

- (i) New additions shall ~~not overwhelm or overshadow~~ **complement and be subordinate to** the existing building. ~~They shall appear subordinate~~ and shall be located as inconspicuously as possible. New additions shall be located behind the rear façade of the historic building, whenever possible. Aligning an addition with the front façade or having a new addition project in front of the original front façade is not allowed. Additions that are visible from the street shall have windows that are the same proportion to the walls and that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.
- (ii) Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building's appearance as viewed from the street shall appear relatively unaltered. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.

(n) Demolition of structures;

- (i) Demolishing a historic structure within the Olympia Mill Village to build a new structure shall always be ~~an order of last resort~~ **subject to review by the Board of Architectural Review.**
- ~~(ii) Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless: The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. County Planners will convene a meeting of the appropriate County Departments to look for viable alternatives to demolition. The purpose is to see if there are monies or resources available to the owner to alleviate the issue identified by the building inspector. If deemed appropriate in the circumstances, a licensed structural engineer familiar with~~

~~historic resource preservation shall present a report to the County outlining the action needed for stabilization.~~

(iii) Criteria for Review:

- The historic or architectural significance of a structure
- A determination of the cost to rehabilitate vs the cost to replace
- A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property
- The importance of the structure to the ambience of a district
- Whether the structure is one of the last remaining examples of its kind in the neighborhood, city, or region
- Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be
- The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the county is requiring its demolition
- Whether the structure is under orders from the county to be demolished
- No contributing historic structure shall be moved out of the neighborhood. No contributing historic structure shall be repositioned on its lot unless there is historic evidence of a different location on the lot.
- A structure being moved into the neighborhood should be compatible in style. The proposed siting for a relocated main building shall be consistent and compatible with the existing structures on the same block face. This includes the setbacks, orientation, and spacing.

(o) Additional requirements;

(i) Doors:

1. Historic Buildings: Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not allowed. However, restoring original doors or original door openings that have been enclosed is encouraged.
2. Retain and repair original doors, door surrounds, and transoms using materials that match **or simulate** the original. If replacement is required due to deterioration, the replacement shall match **or simulate** the style, materials, and finish of the ~~original~~ **historic style**. Solid wood doors with recessed panels and frames are appropriate for the neighborhood. Steel and hollow-wood doors are not allowed for main entries. For historic houses in New Hill, doors are allowed to be more decorative, with lite openings and with aluminum or wood screen doors.
3. Additions: Doors in an addition shall complement those of the existing house. More latitude in the design of the doors can occur if not visible from the street.
4. New builds: Front doors shall be visible from the street. Solid wood doors with or without lites shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are most appropriate in the neighborhood. Flat

unadorned doors are not allowed. Wood or aluminum screen doors are only allowed in New Hill.

(ii) Windows:

1. Historic buildings: Enlarging or enclosing original window openings on the front elevation is not allowed, **unless required by the building code**. Moving or adding new window openings to the front elevation is not allowed. However, restoring original window openings that have been enclosed is encouraged.
2. Retain and repair original windows, window surrounds, and screens using materials that match **or simulate** the original. If replacement is required due to deterioration, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows. During installation of replacement windows, the jamb must be recessed from the front façade at the same depth as the original windows.
3. Storm windows on either the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged in order to maintain the historic exterior appearance. If storm windows are installed, they must be installed in a manner that they do not damage historic jambs and surrounds.
4. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
5. Additions: Windows shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street. Windows located on the rear or not visible from the street need not match the original window patterns or sizes. However, rear windows must **match or simulate** ~~be of the same~~ materials and be compatible with the historic windows. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
6. New builds: Windows shall reflect the patterns of windows in historic buildings within the neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the neighborhood, so that shadow lines are significant and reflect the historic character. The style of the windows shall relate to the architectural style of the original houses.

(iii) Chimneys:

1. Original chimneys must be maintained, **unless determined to be structurally or functionally unsound, in which case they may be replaced with a functional or non-functional chimney of similar design**. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill, it is appropriate to have chimneys visible on the front façade.

(iv) New construction styles:

1. Architectural styles of new builds must be similar to the building types that were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. Contemporary design and style can be appropriate if the building respects the scale, massing, proportions,

patterns, and materials prevalent among contributing houses within the neighborhood.

(v) Accessibility:

1. Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.

(vi) Parking:

1. ~~If a curb cut already exists, an additional curb cut must not be added.~~ Parking in the front of the house shall be limited to parking in the driveway. ~~No parking on the front yard except on football game days.~~

DRAFT

OLYMPIA OVERLAY DISTRICT



ZONING CLASSIFICATIONS

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



OLYMPIA - OLD HILL

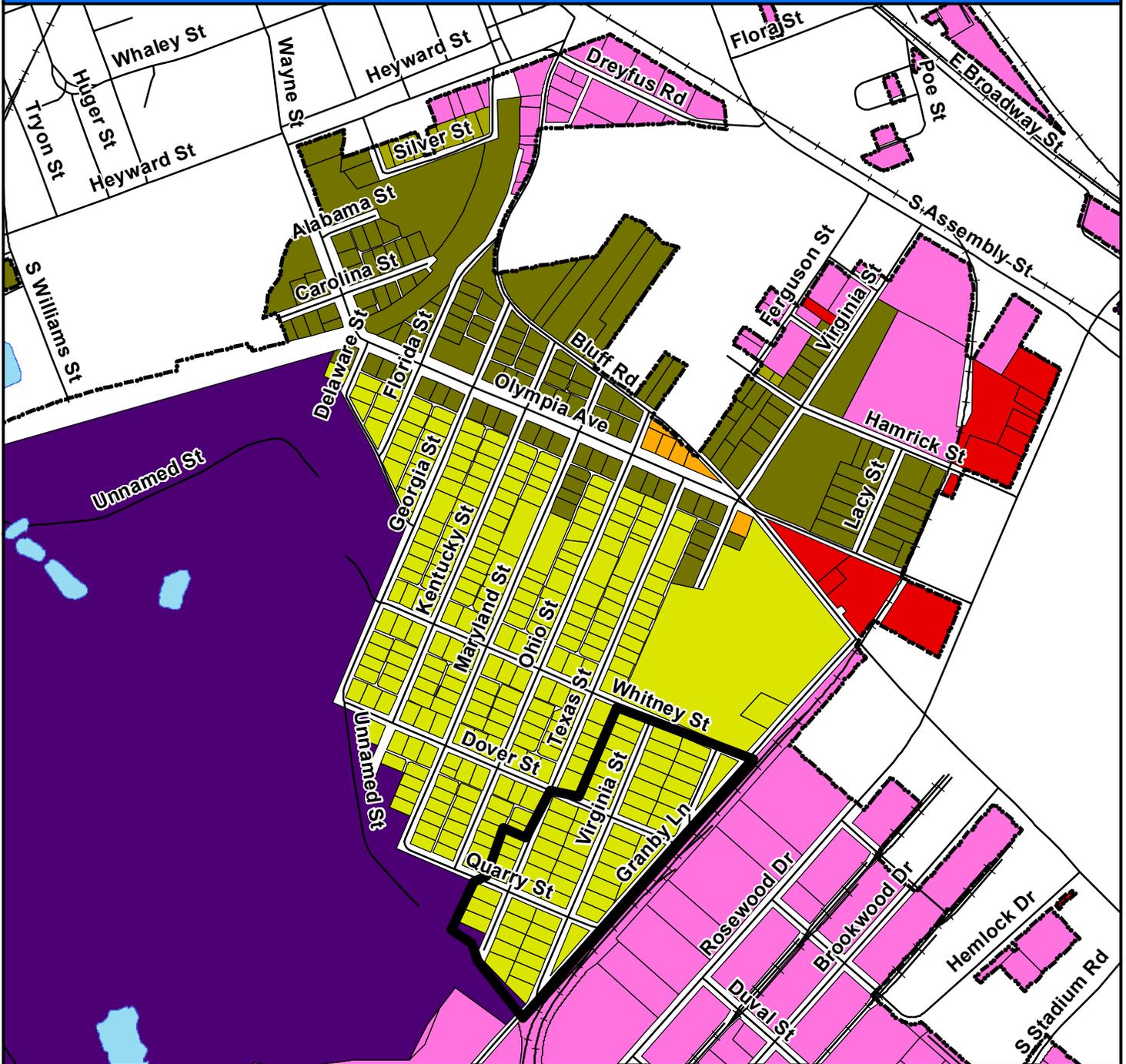


ZONING CLASSIFICATIONS

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



Olympia - New Hill



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		



Briefing Document: Table 26-4.2(b) and Section 26-4.2(d)(2)5 - Manufactured Homes

Subject: Revision to the Richland County Land Development Code (LDC) – Inclusion of Language for Manufactured Homes in the Residential Three (R3) Zoning District

Overview: The proposed revision to the Land Development Code is intended incorporate specific language permitting manufactured homes within the R3 zoning district under defined conditions. The previous MH zoning district, which permitted manufactured homes, was replaced with the R3 zoning district, which currently does not allow manufactured homes. The proposed amendment is designed to establish regulations for the placement of manufactured homes while ensuring compatibility with existing development patterns within the district.

Proposed Amendment: A new provision will be added under subsection 26-4.2 (d) (2) 5 (e) of the Standards for Specific Principal Uses for manufactured homes. The updated language states:

"In the R3 district, the following standards apply in addition to the standards in subsections (a) through (c) above:

6. Manufactured homes are permitted where there are manufactured homes on lots that comprise 50 percent or more of the lots on the same side of the block as the lot in question."

Targeted Results:

- This provision ensures that manufactured homes are introduced in a manner that aligns with the existing character of residential blocks within the R3 district.
- It provides a clear standard for determining the eligibility of a lot for a manufactured home based on the surrounding development pattern.
- The amendment aims to maintain neighborhood development consistency.

Table 26-4.2(b): Principal Use Table (page 4-4)

Amendment: The purpose of this amendment is to permit manufactured homes in the Residential 3 (R3) zoning district, subject to the use-specific standards of subsection 26-4.2(d)(2)a.5 (proposed).

(b) Principal Use Table

Table 26-4.2(b): Principal Use Table																													
P = Permitted by right SR = Permitted by right, subject to special requirements <i>blank cell</i> = not allowed																													
SE = Permitted, subject to approval of special exception permit A = Allowed, subject to approved PD Plan and PD Agreement																													
Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2		
Agricultural																													
Agriculture and Forestry																													
Agriculture	P	P	P	P												P		P	P						A	A			
Community garden		SR	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR				A	A	A	(d)(1)a.1										
Forestry	P	P	P	P															P	P									
Poultry farm		SR																		SR									(d)(1)a.2
Swine farm		SE																	SE										
Agriculture and Forestry Related																													
Agriculture research facility		P	P													P	P	P	P							A	A	A	
Agritourism	SR	P	P	SR							P					P		P	P							A	A		
Equestrian center		SR	SR	SR																						A			(d)(1)b.1
Farm distribution hub		P	P								P					P		P	P							P			
Farm supply and machinery sales and service		P									P	P	P	P				P	P			P	P	P					
Farm winery		SR	SR	SR																						A			(d)(1)b.2
Produce stand		P	P	SR							P	P	P	P	P											A	A		(d)(1)b.3
Riding or boarding stable		P	P	P																				P					
Rural retreat	SR	SR	SR	SE												SR	SR									A			(d)(1)b.4
Veterinary services (livestock)		P	P								P																		
Residential																													
Household Living																													
Dwelling, Live-Work		SR									SR	SR	SR	SR	SR						P	P	P			A	A	A	(d)(2)a.1
Dwelling, Four-family								P	P												P	P	P			A	A	A	
Dwelling, Multi-family								P	P			P	P	P	P	SE						P	P			A	A	A	
Dwelling, Single-family detached		P	P	P	P	P	P														P	P	P			A	A	A	
Dwelling, Three-family								P	P												P	P	P			A	A		
Dwelling, Townhouse								SR	SR							SE					P	P	P			A	A	A	(d)(2)a.2
Dwelling, Two-family								SR	SR													P	P			A	A		(d)(2)a.3
Group home, Family		SR		SR	SR	SR	SR	SE					SR	SR	SR			A	A	A	(d)(2)a.4								
Manufactured home		SR	SR	SR	SR	SR	SR																						(d)(2)a.5
Manufactured home park			SR	SR				SR																					(d)(2)a.6
Group Living																													
Children's residential care home			SR	SE	SE			SE	SE	P	P						P									A	A		(d)(2)b.1
Continuing care community			SE	SE	SE			SR	SR		SR	SR	SR								P	P	P			A	A		(d)(2)b.2
Dormitory								SR									SR									A	A		(d)(2)b.3
Fraternity or sorority house								P	P								SE									A	A		
Group home, Large			SE	SE				SE	SE	SE	SE				SE								P			A	A		(d)(2)b.4
Rooming or boarding house		SE	SR	SR				SE	SE	SE	SE	SE	SE	SE	P	SE	SE						P	P		A	A	A	(d)(2)b.5

Table 26-4.2(b): Principal Use Table

P = Permitted by right SR = Permitted by right, subject to special requirements *blank cell* = not allowed
 SE = Permitted, subject to approval of special exception permit A = Allowed, subject to approved PD Plan and PD Agreement

Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2	
Public, Civic, and Institutional																												
Community Service																												
Animal shelter		SR	SR												SR		P	SR						P	A		A	(d)(3)a.1
Community food services											P	P	P	P	P		P	P			P	P	P		A	A	A	
Community recreation center	SR	P	P	P	SR	P	SE		SR	P	P			A	A	A	(d)(3)a.2											
Correctional facility																	P	SE	SE									

Section 26-4.2 (d) (2) 5 Manufactured Home

(1) Manufactured Home

- a. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
- b. The tongue, axles, transporting lights, and removable towing apparatus must be removed upon final placement of the manufactured home on the lot.
- c. Subject to additional requirements in subsection (d) below, manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities, and access, shall be installed under the manufactured home.
- d. In the R1 and R2 districts, the following standards apply in addition to the standards in subsections (a) through (c) above:
 - (1) Except on a corner lot, the manufactured home shall be oriented so that the side containing the front entrance door is no more than 20 degrees from parallel to the front property line. For purposes of this section, the front entrance door is the entrance door leading directly to a living room, foyer, or hall.
 - (2) A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than 12 inches above grade.
 - (3) The manufactured home shall have a length that does not exceed four times its width, excluding additions.
 - (4) The front entrance shall include a porch measuring a minimum of six feet by six feet horizontally.
 - (5) The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding that does not exceed the reflectivity of gloss white paint, wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (6) The manufactured home’s roof pitch shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished

with a type of material that is commonly used in standard residential construction.

e. In the R3 district, the following standards apply in addition to the standards in subsections (a) through (d) above:

(1) Manufactured homes are permitted where there are manufactured homes on lots that comprise 50 percent or more of the lots on the same side of the block as the lot in question.

Briefing Document: Section 26-3.3(h) R5: Residential 5 District

Subject: Amendment to Establish Minimum Lot Area and Provisions for Nonconforming Parcels in the Residential Five (R5) Zoning District

Purpose: The purpose of this amendment is to establish a minimum lot area for the R5 zoning district, ensuring consistency with the district's density requirements. Additionally, the amendment introduces provisions to enable the development of nonconforming parcels within the district.

Background: Currently, the R5 zoning district does not permit single-family detached structures. The minimum structure type permitted in this district is a two-family structure (duplex). However, staff has identified existing nonconforming parcels within the R5 district that do not meet the minimum lot size requirements for a two-family structure. This has created challenges in the development and utilization of these parcels.

Proposed Amendment: To address this issue, the following language is proposed:

- "A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4."

This amendment will allow for the establishment of two-family structures on nonconforming parcels, ensuring that these properties can be developed in accordance with the overall objectives of the R5 zoning district.

Regulatory Consideration: The provisions of the Land Development Code (LDC) do not permit the Board of Zoning Appeals (BZA) to grant a variance to allow a two-family dwelling because the BZA cannot grant a request to allow a prohibited use. Therefore, this amendment is necessary to provide a legal avenue for the development of two-family structures on nonconforming lots within the R5 zoning district.

Targeted Results:

- Addresses an unintentional oversight regarding nonconforming parcels in the R5 district.
- Provides a clear pathway for the development of nonconforming parcels in the R5 zoning district.
- Promotes the availability of duplex housing options within the district.

Section 26-3.3 (h) (page 3-24)

Amendment: The purpose of this amendment is to establish a minimum lot area for this district, consistent with the district's density requirements and to establish provisions for the development of nonconforming parcels.

(h) R5: Residential 5 District

General Description

The R5: 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.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	12
<u>Lot Area, min. (sf)</u>	<u>7,260^[2]</u>
1 Lot Width, min. (ft)	50 ^[1]
2 Front Yard Setback, min. (ft)	25
3 Side Yard Setback, per side combined, min. (ft)	7 14
4 Rear Yard Setback, min. (ft)	20
5 Building Height, max. (ft)	45

NOTES:

[1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.

[2] A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4.

Briefing Document: Section 26-3.3(i) R6: Residential 6 District

Subject: Amendment to Establish Minimum Lot Area and Provisions for Nonconforming Parcels in the Residential Six (R6) Zoning District

Purpose: The purpose of this amendment is to establish a minimum lot area for the R6 zoning district, ensuring consistency with the district's density requirements. Additionally, the amendment introduces provisions to enable the development of nonconforming parcels within the district.

Background: Currently, the R6 zoning district does not permit single-family detached structures. The minimum structure type permitted in this district is a two-family structure (duplex). However, staff has identified existing nonconforming parcels within the R6 district that do not meet the minimum lot size requirements for a two-family structure. This has created challenges in the development and utilization of these parcels.

Proposed Amendment: To address this issue, the following language is proposed:

- "A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4."

This amendment will allow for the establishment of two-family structures on nonconforming parcels, ensuring that these properties can be developed in accordance with the overall objectives of the R6 zoning district.

Regulatory Consideration: The provisions of the Land Development Code (LDC) do not permit the Board of Zoning Appeals (BZA) to grant a variance to allow a two-family dwelling because the BZA cannot grant a request to allow a prohibited use. Therefore, this amendment is necessary to provide a legal avenue for the development of two-family structures on nonconforming lots within the R6 zoning district.

Targeted Results:

- Addresses an unintentional oversight regarding nonconforming parcels in the R6 district.
- Provides a clear pathway for the development of nonconforming parcels in the R6 zoning district.
- Promotes the availability of duplex housing options within the district.

Section 26-3.3 (i) (page 3-26)

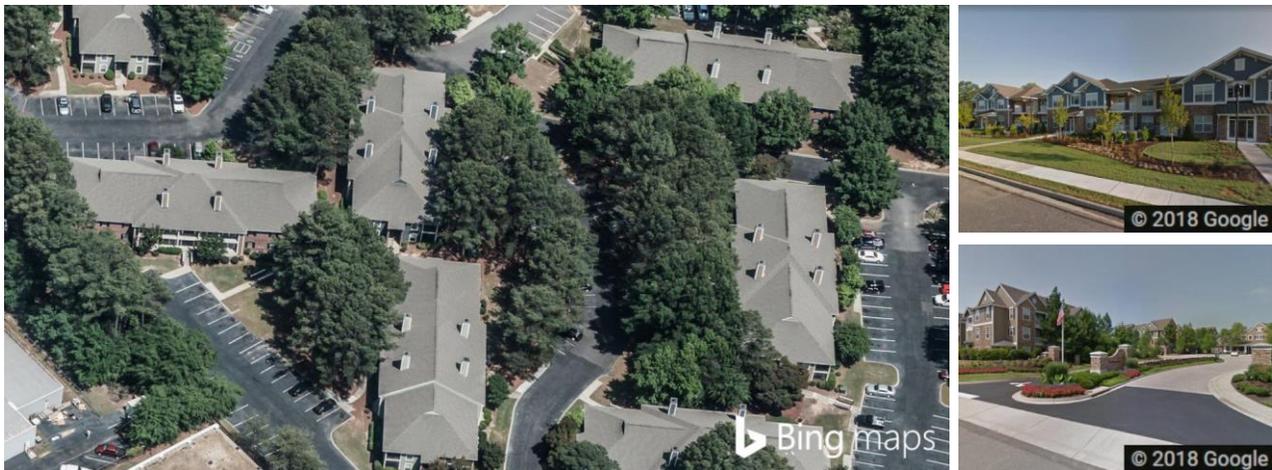
Amendment: The purpose of this amendment is to establish a minimum lot area for this district, consistent with the district's density requirements and to establish provisions for the development of nonconforming parcels.

(i) R6: Residential 6 District

General Description

The R6: Residential 6 District provides lands for a broad range of high-intensity housing options in locations where adequate supporting public facilities are available. This district is intended to provide good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed includes multi-family dwellings, as well as limited public, civic, and institutional uses that support surrounding residential development and servicing commercial.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	18
<u>Lot Area, min. (sf)</u>	<u>4,840^[3]</u>
1 Lot Width, min. (ft)	50 ^[1]
2 Front Yard Setback, min. (ft)	25
3 Side Yard Setback, per side combined, min. (ft)	7 14
4 Rear Yard Setback, min. (ft)	20
5 Building Height, max. (ft)	Taller of 3 stories or 45 feet / 5 stories / 6 stories ^[2]

NOTES:

- [1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.
- [2] A building height of up five stories is allowed as a permitted use with special requirements, and a building height of six stories is allowed upon approval of a special exception permit, if 1) the building is located on a lot having a minimum area of one acre and a minimum width of 150 feet, 2) the building is set back at least 25 feet from all property lines, 3) the building does not project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles at a slope of two feet vertical for each one foot horizontal, and 4) the building does not occupy more than 35 percent of the area of the lot upon which it is located, except the building may occupy up to 45 percent of the lot area if equivalent area over 35 percent is provided in the form of landscaped roof gardens, solariums, recreational spaces, and similar spaces.

[3] A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4.



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

Tuesday, March 25, 2025

2020 Hampton Street, Columbia, SC 29204

7:00 PM

Report of County Council

1. STAFF:

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

2. CALL TO ORDER

The Honorable Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

a. MAP AMENDMENTS [ACTION]

1. Case # 24-050 MA

Norman Gross
HM to RT (32.11)
W/S Roberts Rd, W/S Roberts Rd,
W/S Roberts Rd & 3832 Roberts Rd
TMS: R25000-02-16, 17, 18 and R25000-02-20
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Deferred by Council: 11-0

District 11
The Honorable Chakisse Newton

2. Case # 24-051 MA

Curtis Thomas
R3 to RT (5.94 acres)
Starling Goodson Road
TMS: R22013-01-08, R22013-01-40 and 43
Planning Commission: Disapproval (8-0)
Comprehensive Plan: Non-Compliant
Withdrawn by Applicant: 11-0

District 11
The Honorable Chakisse Newton

3. Case # 24-052 MA

DuBose Williamson
HM to GC (19.83 acres)
10141 Wilson Blvd
TMS: R14800-05-11
Planning Commission: Approval (5-2)
Staff Recommendation: Disapproval
Deferred by Council: 11-0

District 7
The Honorable Gretchen Barron

4. Case # 25-002 MA
 Brandon Pridemore
 AG to R3 (198.84 acres)
 800 Mount Valley Road
 TMS: R12400-02-22
 Planning Commission: Disapproval (6-1)
 Comprehensive Plan: Non-Compliant
Deferred by Council: 11-0
- District 7
 The Honorable Gretchen Barron
5. Case # 25-003 MA
 Brandon Pridemore
 AG to R3 (111.41 acres)
 700 Mount Valley Road
 TMS: R12400-02-23
 Planning Commission: Disapproval (6-1)
 Comprehensive Plan: Non-Compliant
Deferred by Council: 11-0
- District 7
 The Honorable Gretchen Barron
6. Case # 25-005 MA
 Michael Schroeder
 R3 to R4 (3.8 acres)
 520 Todd Branch Drive
 TMS: R17115-01-18
 Planning Commission: Approval (7-0)
 Comprehensive Plan: Non-Compliant
Deferred by Council: 11-0
- District 7
 The Honorable Gretchen Barron
7. Case # 25-006 MA
 Denise M. Canarella
 RT to GC (1.65 acres)
 1620 Dutch Fork Road
 TMS: R02411-02-03
 Planning Commission: Approval (6-0)
 Comprehensive Plan: Non-Compliant
Approved by Council: 11-0
- District 1
 The Honorable Jason Branham
8. Case # 25-007 MA
 Susan Clements
 HM to RT (3.00 acres)
 1531 Wash Lever Road
 TMS# R01900-01-22
 Planning Commission: Approval (6-0)
 Comprehensive Plan: Non-Compliant
Approved by Council: 11-0
- District 1
 The Honorable Jason Branham
9. Case # 25-009 MA
 Luella Martin Bolton
 HI to RT (3.00 acres)
 E/S McCords Ferry Road
 TMS: R38900-03-10
 Planning Commission: Approval (5-1)
 Comprehensive Plan: Non-Compliant
Approved by Council: 11-0
- District 10
 The Honorable Cheryl D. English

10. Case # 25-010 MA
Jared Munneke
HI to R6 (22.35 acres)
1401 Shop Road
TMS: R11209-02-12
Planning Commission: Approval (6-0)
Comprehensive Plan: Compliant
Approved by Council: 10-0

District 10
The Honorable Cheryl D. English

11. Case # 25-011
Mark James
AG to RC (5.93 acres)
11481 Garners Ferry Road
TMS: R35200-09-11 (portion of)
Planning Commission: Disapproval (6-0)
Comprehensive Plan: Non-Compliant
Deferred by Council: 11-0

District 11
The Honorable Chakisse Newton

7. Section 26-2.4 (n) Limitation on Subsequent Applications - **[Update]**
- a. Prior Application Denial
 - b. Prior Application Withdrawal

8. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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