

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



**June 28, 2022**

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

**Amended  
Executive Session item**



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 28 June 2022*  
*Agenda*  
*7:00 PM*  
**Amended**

**I. STAFF:**

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

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

**III. ADDITIONS / DELETIONS TO THE AGENDA**

**IV. ADOPTION OF THE AGENDA**

**V. EXECUTIVE SESSION** ..... Patrick Wright, County Attorney

a. Ordinance #05-53.5-21 Legal Update (Land Development Code Proposed Rewrite)

**VI. OPEN PUBLIC HEARING**

**a. MAP AMENDMENTS [ACTION]**

1. Case # 22-007 MA District 2  
Derrek Pugh  
Lucky Detty  
RM-HD to OI (.231 acres)  
116 Beatty Downs Road  
TMS# R06106-01-39  
Planning Commission: Disapproval (8-0)  
Staff Recommendation: Disapproval  
Page 1
  
2. Case # 22-009 MA District 1  
Bill Malinowski  
Josh Brown  
RU to GC (1 acre)  
341 Western Lane  
TMS# R04000-03-03  
Planning Commission: Approval (8-0)  
Staff Recommendation: Disapproval  
Page 9
  
3. Case # 22-010 MA District 3  
Yvonne McBride  
Stanley Gallman  
RS-MD to GC (1 acre)  
515 Mason Road  
TMS# R11708-02-14  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 17

4. Case # 22-011 MA  
Oliver Mack  
RC to LI (4.7 acres)  
6108 Bluff Road  
TMS# R21300-01-02, 31 and 32  
Planning Commission: Disapproval (5-3)  
Staff Recommendation: Disapproval  
Page 25
5. Case# 22-012 MA  
Richard Hendy  
E/S Hard Scrabble Rd  
PDD to PDD (4.63 acres)  
TMS# R20400-01-19  
Planning Commission: Approval (8-0)  
Staff Recommendation: Disapproval  
Page 33
6. Case # 22-013 MA  
Patrick Palmer  
M-1 to GC (161.79 acres)  
310 Killian Road  
TMS # R14600-03-16  
Planning Commission: Approval (6-2)  
Staff Recommendation: Approval  
Page 41
7. Case # 22-015 MA  
Brent Chitwood  
M-1 to GC (29.96 acres)  
E/S Broad River Road  
TMS# R02500-05-10  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 49
- District 10  
Cheryl D. English
- District 8  
Overture Walker
- District 7  
Gretchen Barron
- District 1  
Bill Malinowski

## VII. ADJOURNMENT



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-007 MA  
**APPLICANT:** Lucky Detty

**LOCATION:** 116 Beatty Downs Road

**TAX MAP NUMBER:** R06106-01-39  
**ACREAGE:** .231 acres  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** OI

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

**Disapproval**

**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. 3.**

- 3. An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7- 21-09)

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Residential District (RG-2). With the adoption of the current code the RG-2 District became the Residential Multi-family High Density District.

**Zoning History for the General Area**

No recent map amendments in the general area.

**Zoning District Summary**

The OI District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-HD	Residential
<b><u>South:</u></b>	RM-HD	Residential
<b><u>East:</u></b>	RM-HD	Residential
<b><u>West:</u></b>	RM-HD	Residential

**Discussion**

***Parcel/Area Characteristics***

The subject property has frontage along Beatty Downs Road and Stoopwood Court. Both Beatty Downs Road and Stoopwood Court are two-lane local road without sidewalks and streetlights. The immediate area is characterized by residential uses east, north, west and south.

**Public Services**

The subject parcel is within the boundaries of Richland School District One. Pine Grove Elementary School is located .3 miles northeast of the subject parcel on Huffstetler Drive. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located on the southwest of side the site on Beatty Downs Road. The St. Andrews fire station (station number 6) is located on Briargate Circle, approximately 1.60 miles southeast of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Design**

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

**Desired Development Pattern**

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

**Broad River Road Corridor Community Master Plan**

*Suburban Residential District*

One of the major goals of the master planning effort is to preserve and enhance the stable single-family neighborhoods in the vicinity of the corridor. The BRRC plan proposes specific growth patterns that increase the plan area’s development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods. The Plan anticipates that the areas within the district will undergo little change as it relates to land use composition in the short-term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single-family development. This district is envisioned to allow two storied detached single-family home and duplexes.

*Piney Grove Neighborhoods Sub-area*

The Piney Grove Neighborhoods Sub-area consists of the least intense residential development – characterized primarily by single-family residential development – within the plan’s boundaries, and includes the Pine Grove Elementary School. Set amidst a beautiful tree canopy and undeveloped natural areas along Piney Grove Road, this sub-area will remain predominately low density.

The intent for the sub-area is to preserve and strengthen the existing neighborhood character as a founding for attracting new investment in owner occupied residential development within an overall goal of creating a green and sustainable community fabric.

**Traffic Characteristics**

The 2020 SCDOT traffic count (Station #593) located southeast of the subject parcel on Beatty Road identifies 2,000 Average Daily Trips (ADT’s). Beatty Road is classified as a two lane local undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Beatty Road is currently operating at Level of Service (LOS) “A”.

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

**Conclusion**

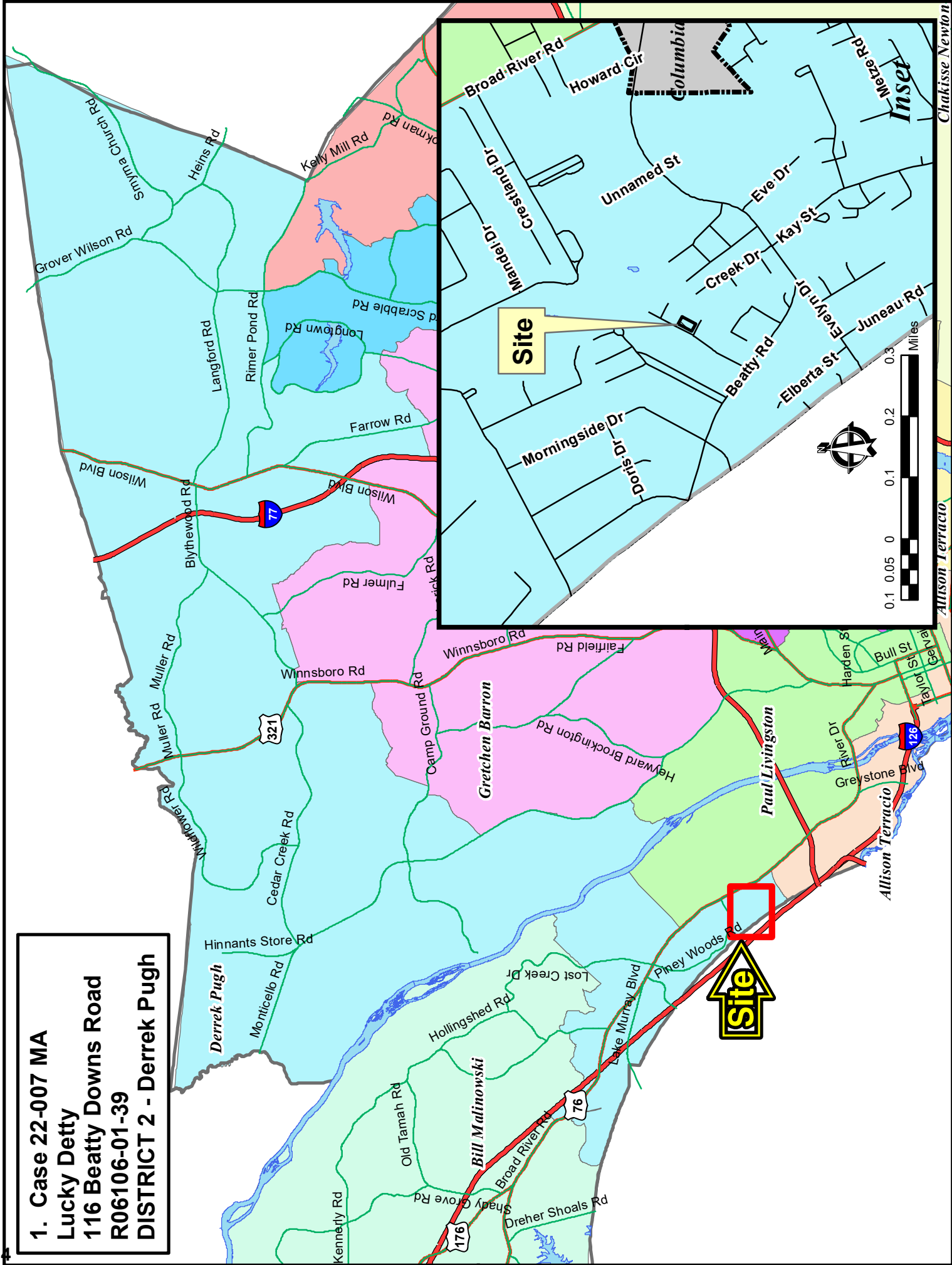
While the Mixed Residential (High Density) future land use designation encourages a mixture of residential areas supported by neighborhood commercial uses, the desired development for commercial development is recommended to be located in Activity Centers and in Mixed Use Corridors. The proposed location of the request does not meet these location guidelines and can be deemed to be an encroachment into the residential development pattern of the area.

For these reasons, staff recommends **Disapproval**.

**Planning Commission Action**

At their **June 6, 2022** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **22-007 MA**.

**1. Case 22-007 MA**  
**Lucky Dettly**  
**116 Beatty Downs Road**  
**R06106-01-39**  
**DISTRICT 2 - Derrek Pugh**



Chakisse Newton

Allison Terracio

Paul Livingston

Bill Malinowski

Derrek Pugh



**Case 22-007 MA  
RM-HD to OI  
TMS R06106-01-39**

Morningside Dr

Unnamed Private Driveway

Unnamed Private Driveway

Rembert Martin Park

**Site**

Beatty Downs Rd

Stoopwood Ct

Unnamed St

Beatty Rd

Hickory Hill Dr

Timber Ct

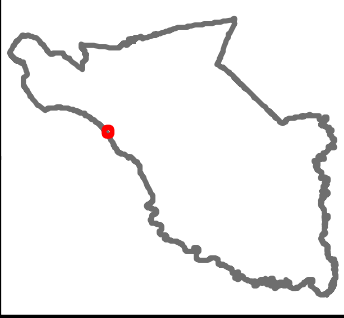
Creek Dr

Wood Ct

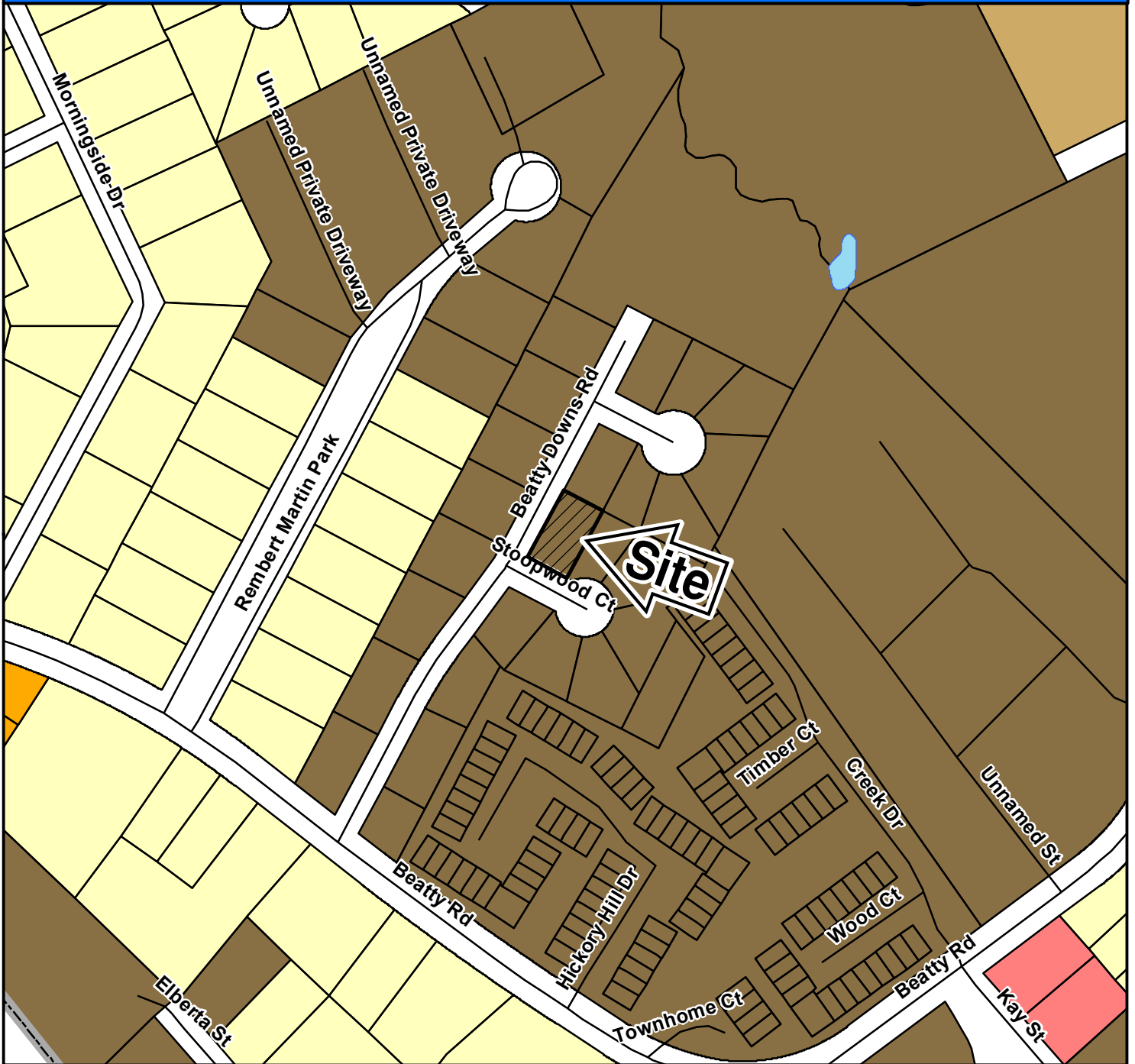
Kay St

**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# Case 22-007 MA RM-HD to OI



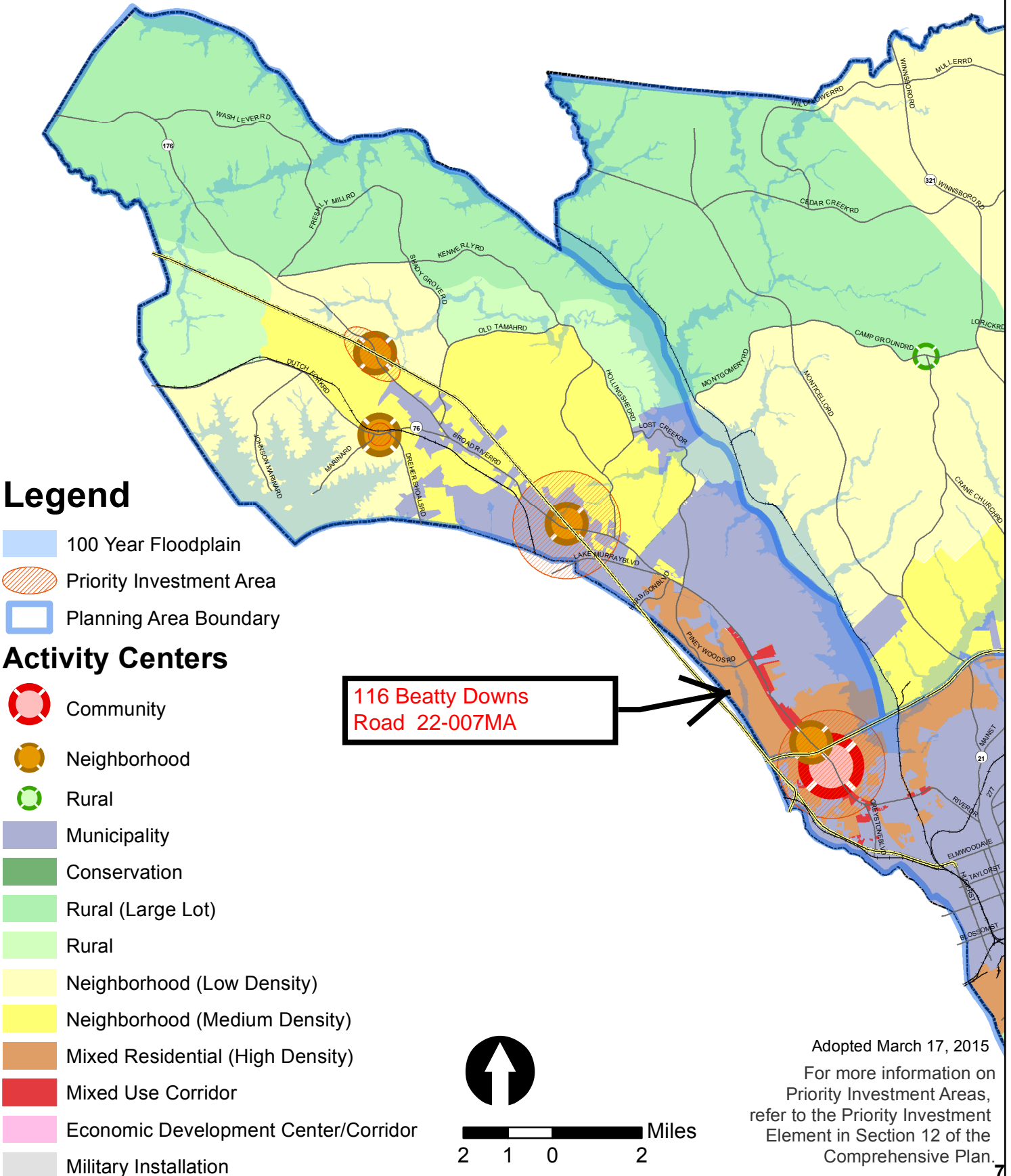
## ZONING CLASSIFICATIONS

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



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-009 MA  
**APPLICANT:** Josh Brown

**LOCATION:** 341 Western Lane

**TAX MAP NUMBER:** R04000-03-03  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

**Disapproval**

**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. 5.**

- 5. An addition of GC zoning contiguous to an existing industrial zoning district.

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The PDD parcel east of the site was rezoned under case number 02-051MA.

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 16 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	N/A	Interstate 26
<b><u>East:</u></b>	PDD	Industrial Offices & Warehousing
<b><u>West:</u></b>	N/A	Interstate 26

<b>Discussion</b>
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***Parcel/Area Characteristics***

The subject property has frontage along Western Lane & Howard Coogler Road and is undeveloped. Western Lane and Howard Coogler Road are two-lane local roads without sidewalks and streetlights. The area is characterized by industrial and commercial uses and undeveloped parcels with scattered residences.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Elementary School is located 0.60 miles south of the subject parcel on Broad River Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located southeast of the site on Western Lane. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.75 miles northwest of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Character**

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 2021 SCDOT traffic count (Station #182) located south of the subject parcel on Broad River Road identifies 13,300 Average Daily Trips (ADTs). Broad River Road is classified as a five lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADTs. Broad River Road is currently operating at Level of Service (LOS) "A".

The 2021 SCDOT traffic count (Station #484) located north of the subject parcel on Koon Road identifies 7,400 Average Daily Trips (ADTs). Koon Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8,600 ADTs. Broad River Road is currently operating at LOS "C".

These roads have improvements corresponding to the I-20/I-26/I-126 Corridor Improvements for the Carolina Crossroads projects.

### **Conclusion**

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

The proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood (Medium Density) future land use designation. Within the designation, non-residential uses should be located along main road corridors or at appropriate distances from intersections from primary arterials. The subject site would not meet these criteria.

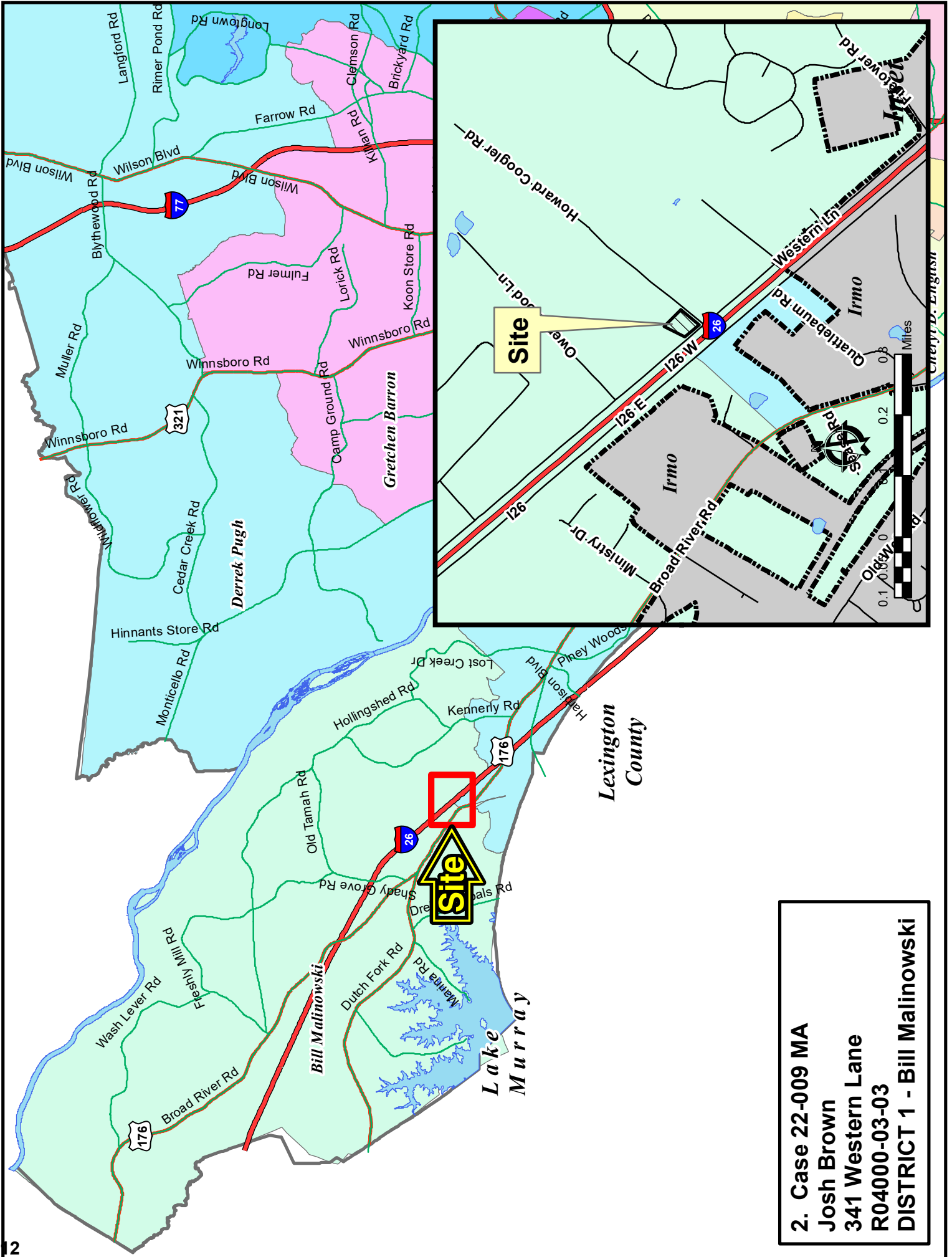
However, the request to GC would be compatible with adjacent land uses nearby along Western Lane and Howard Coogler Road where industrial and commercial uses are present.

### **Planning Commission Action**

At their **June 6, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSR recommendation for the following reason:

- The request is compatible to the uses along Western Lane and Howard Coogler Road where commercial and industrial uses are present.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-009 MA**.



2. Case 22-009 MA  
 Josh Brown  
 341 Western Lane  
 R04000-03-03  
 DISTRICT 1 - Bill Malinowski



**Case 22-009 MA  
RU to GC  
TMS R04000-03-03**

Owenswood Ln

Howard Cogler Rd

**Site**

Western Ln

I26 W

I26 E

Crouch Commercial Ct

Irmo

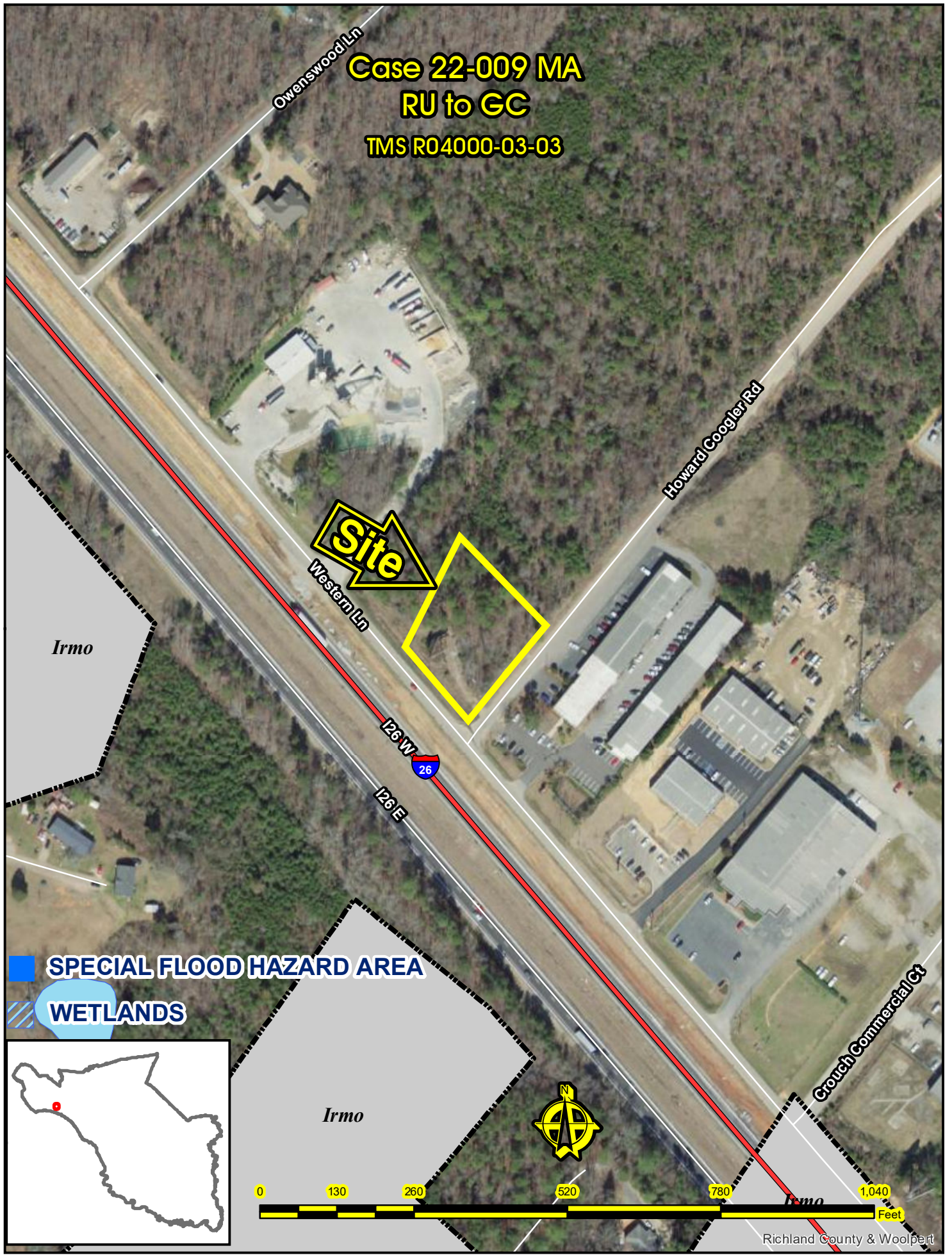
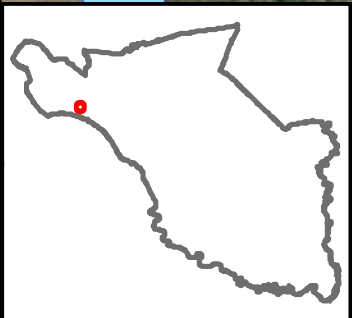
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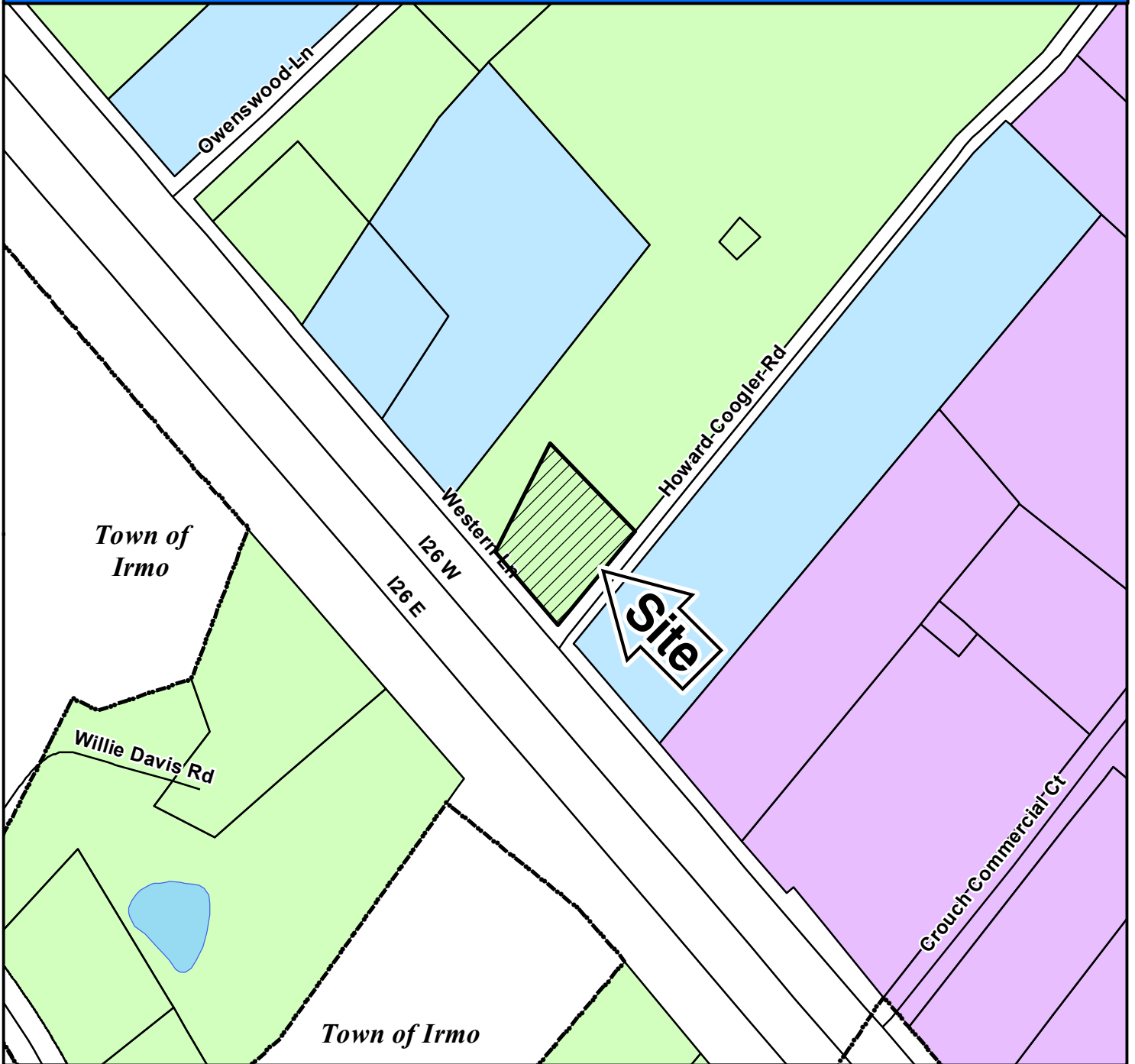
Richland County & Woolpert

**SPECIAL FLOOD HAZARD AREA**



























**WETLANDS**



# Case 22-009 MA RU to GC



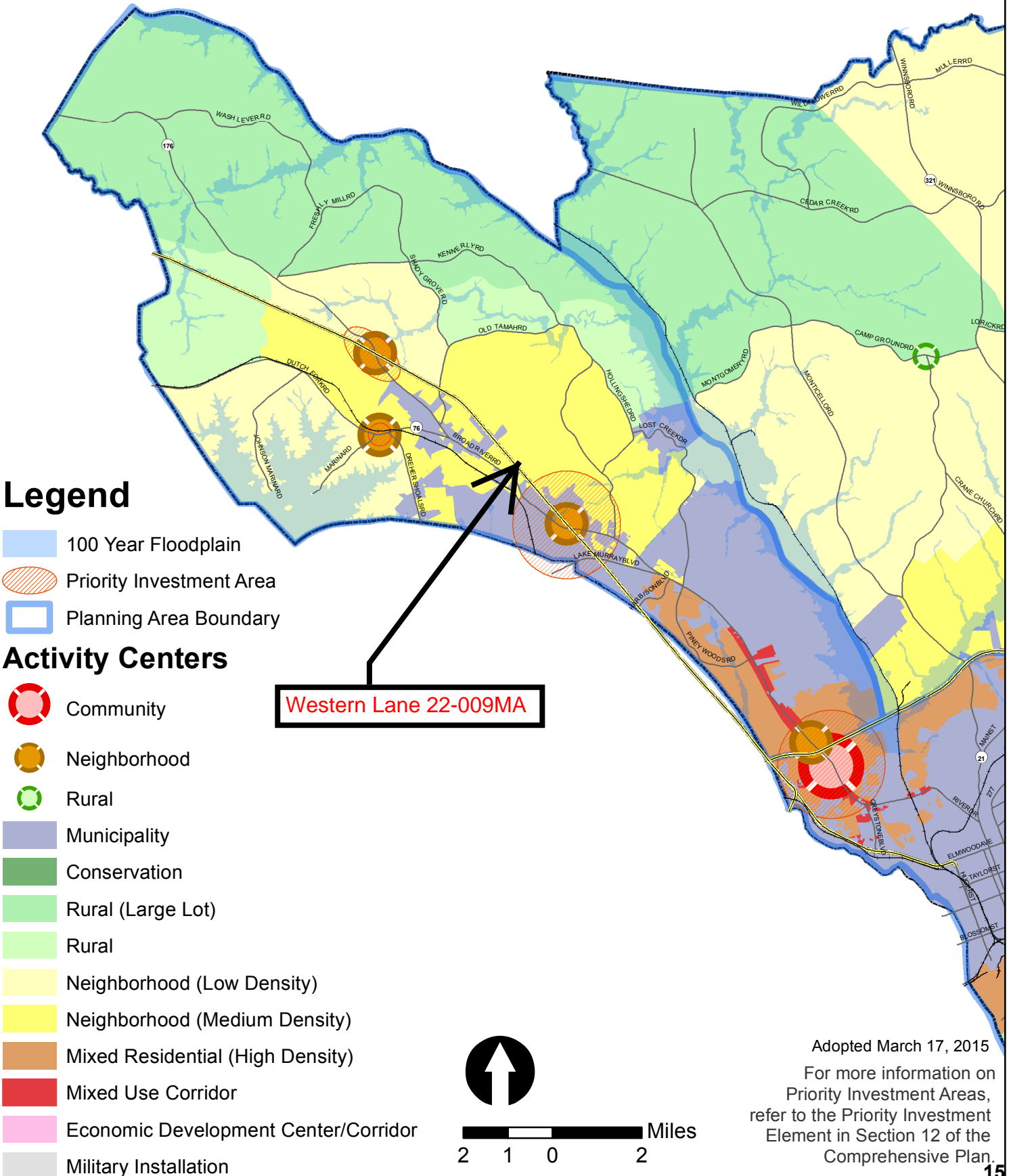
## ZONING CLASSIFICATIONS

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



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-010MA  
**APPLICANT:** Stanley Gallman

**LOCATION:** Mason Road

**TAX MAP NUMBER:** R11708-02-14  
**ACREAGE:** 1 acre  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** June 13, 2022

### Staff Recommendation

Approval

### 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.**

1. An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09); and
5. An addition of GC zoning contiguous to an existing industrial zoning district.

### Background

#### Zoning History

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

#### Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 16 dwelling units\*.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-MD	Undeveloped
<b><u>South:</u></b>	RS-MD / RS-MD	Residential / Elementary School
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	M-1	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject property has frontage along Mason Road and is undeveloped. Mason Road is a two-lane collector road without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped parcels to the north, west and east. South of the site is an elementary school and a residence.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District One. JP Thomas Elementary School is located south of the subject parcel on Mason Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There is a fire hydrant located east of the site on Mason Road. The Greenview fire station (station number 12) is located on North Main Street, approximately .98 miles east of the subject parcel.

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

**Plans & Policies**

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

***Priority Investment Area***

*I-20 Fairfield Road Interchange (PIA #5)*

Commercial and industrial node. This interchange is identified as a Community Activity Center. The area is currently a mix of commercial and industrial uses, and could be redeveloped to include a broader array of uses within a mixed use environment. Investments opportunities include partnering with the City of Columbia to plan for redevelopment of this area,

with a focus on the Community Activity Center, and to provide necessary infrastructure to foster redevelopment.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #396) located east of the subject parcel on Mason Road identifies 2,500 Average Daily Trips (ADT's). Mason Road is classified as a two lane local road, maintained by SCDOT with a design capacity of 8,600 ADT's. Rauch Metze Road is currently operating at Level of Service (LOS) "A".

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

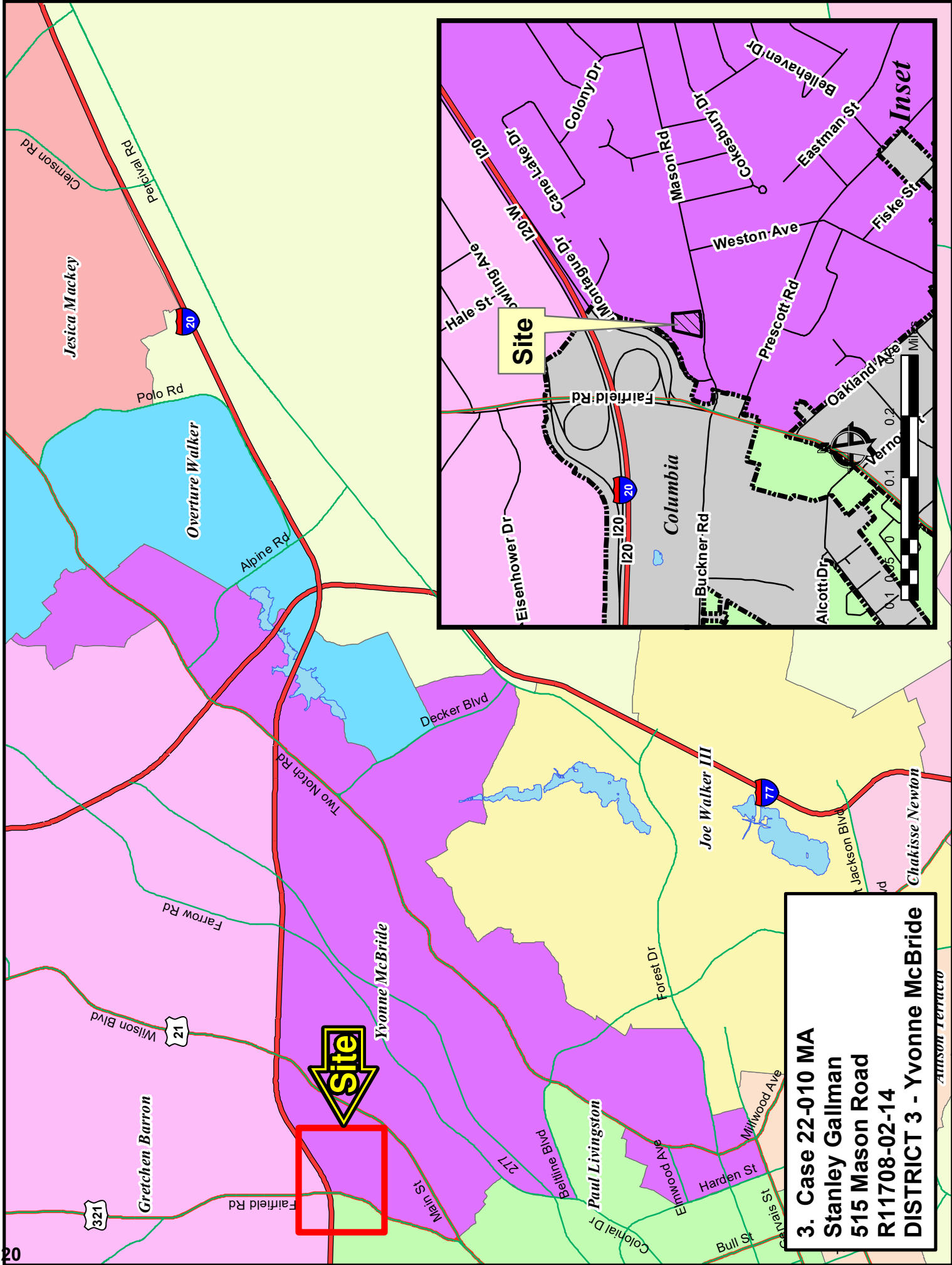
### **Conclusion**

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Community Activity Center future land use designation. Likewise, the request would meet the intent of the PIA for this area.

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

### **Planning Commission Action**

At their **June 6, 2022** meeting, the Richland County Planning Commission agreed with the PDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **22-010 MA**.



**Site**

**Site**

**3. Case 22-010 MA**  
**Stanley Gailman**  
**515 Mason Road**  
**R11708-02-14**  
**DISTRICT 3 - Yvonne McBride**

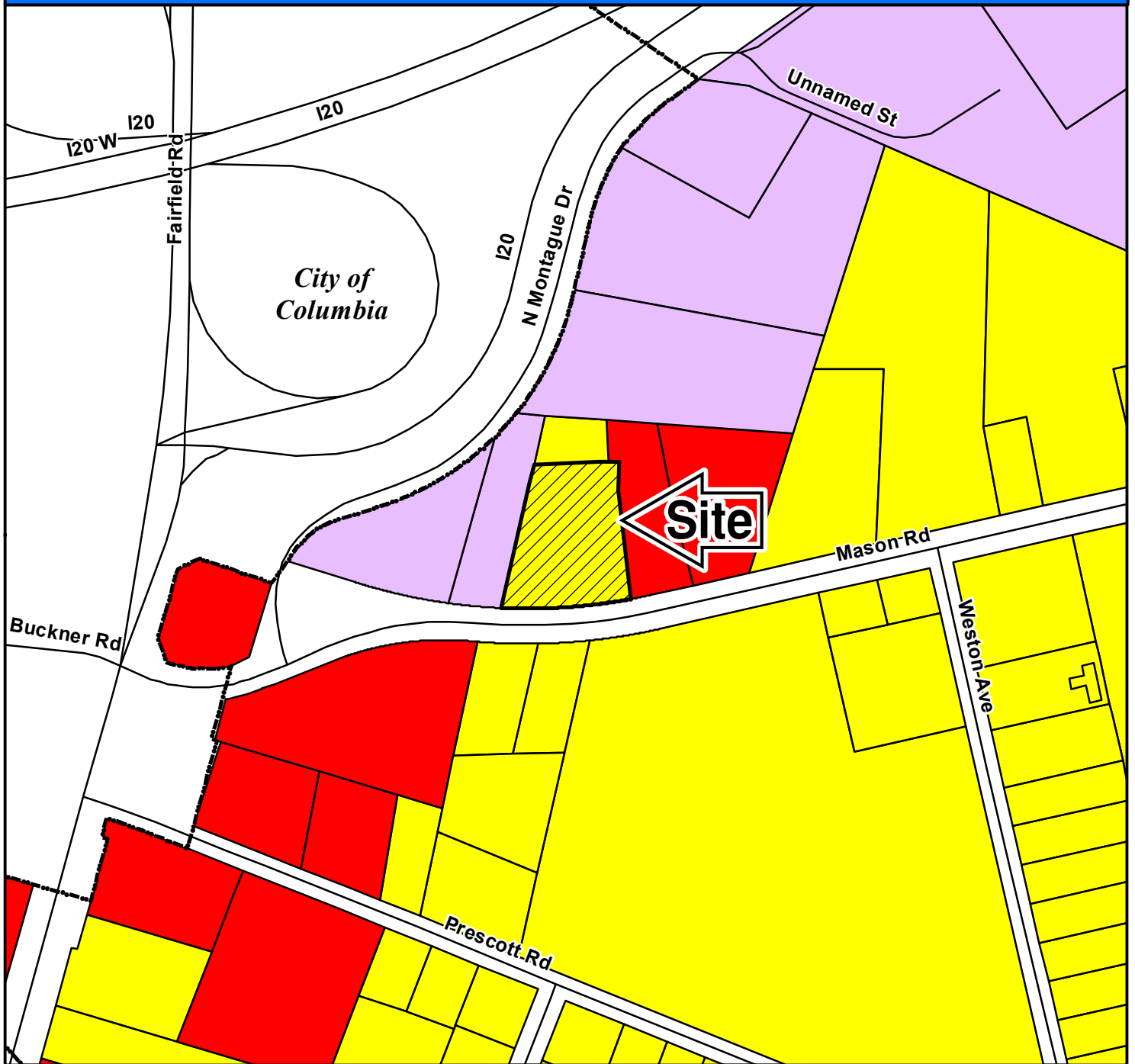
**Inset**



**Case 22-010 MA  
RS-MD to GC  
TMS R11708-02-14**



# Case 22-010 MA RS-MD to GC



## ZONING CLASSIFICATIONS

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



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

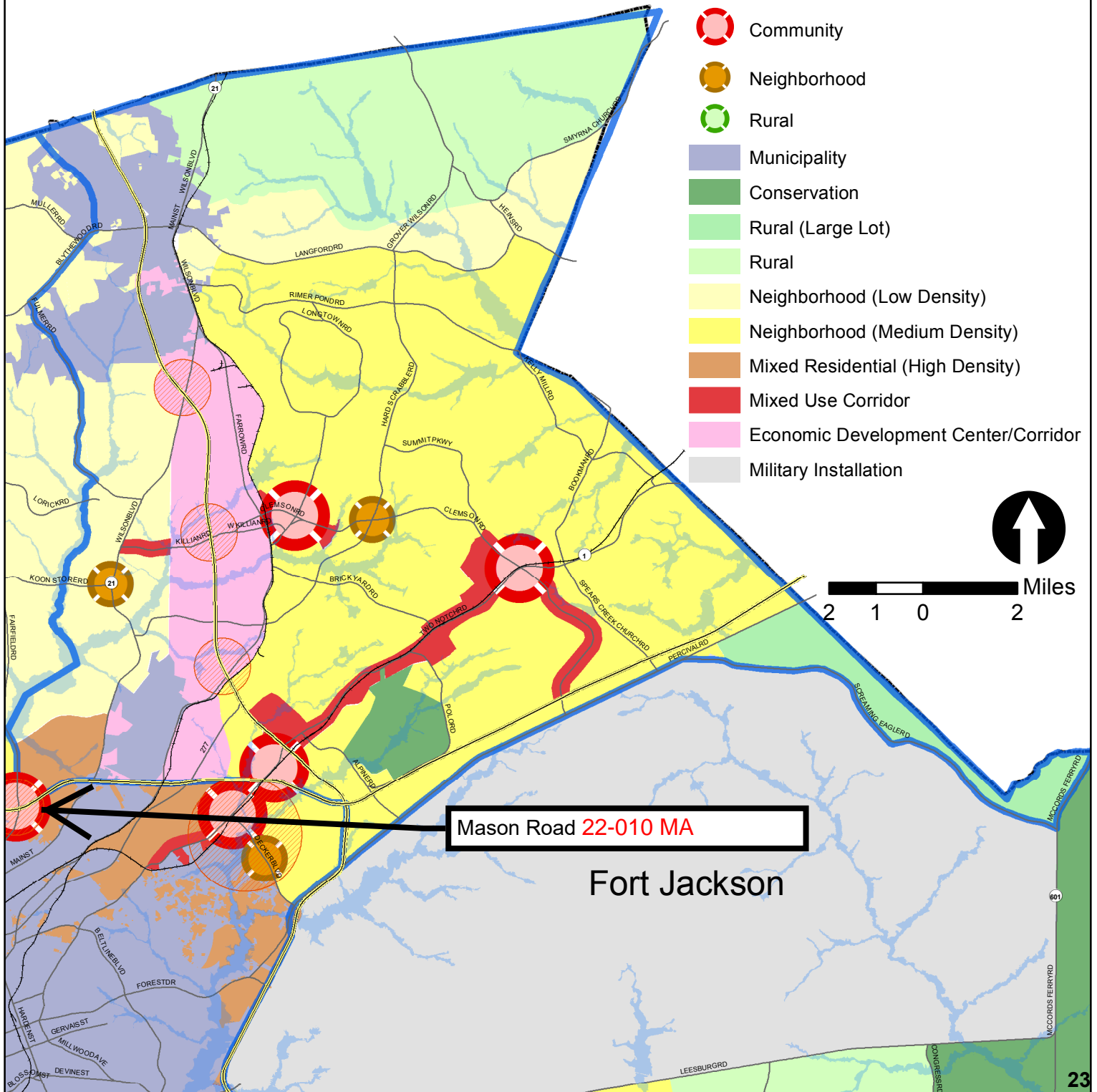


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-011 MA  
**APPLICANT:** Oliver Mack

**LOCATION:** 6108 Bluff Road

**TAX MAP NUMBER:** R21300-01-02, -31 and -32  
**ACREAGE:** 4.7 acres  
**EXISTING ZONING:** RC / RU  
**PROPOSED ZONING:** LI

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

The parcels were previously approved for the Rural Commercial (RC) District under case number 08-09MA.

**Zoning History for the General Area**

No recent zoning cases.

**Zoning District Summary**

The LI District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU	Agricultural
<b><u>South:</u></b>	RU	Undeveloped / Cell Tower
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Residence

## Discussion

### Parcel/Area Characteristics

The subject site consists of three parcels with frontage along Bluff Road. The two of the subject parcels are undeveloped and zoned RU. The largest parcel is currently zoned RC and houses Mack's Towing. There are no sidewalks or streetlights along this section of Bluff Road. The surrounding area is primarily characterized by residences, agricultural uses, and undeveloped parcels.

### Public Services

The subject parcel is within the boundaries of Richland School District One. The Hopkins Middle School is 2.61 north east of the subject parcels on Clarkson Road. Water service would be provided by well and sewer service would be provided by Richland County. There is a fire hydrant located 0.85 miles southeast from the site along Bluff Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.5 miles north east of the subject parcel.

Being within a service area is not a guarantee that service is available at a site.

### Plans & Policies

The 2015 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **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 2020 SCDOT traffic count (Station #241) located northwest of the subject parcel on Bluff Road identifies 4,600 Average Daily Trips (ADTs). Bluff Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Bluff Road is currently operating at Level of Service (LOS) "A"

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

There is a Rehab and Resurfacing project currently under construction for this section of Bluff Road through SCDOT. There are no planned or programmed improvements for this section of Bluff Road through the County Penny Sales Tax program.

## Conclusion

Staff recommends **Disapproval** of the map amendment as the request is inconsistent with the objectives outlined in the 2015 Comprehensive Plan.

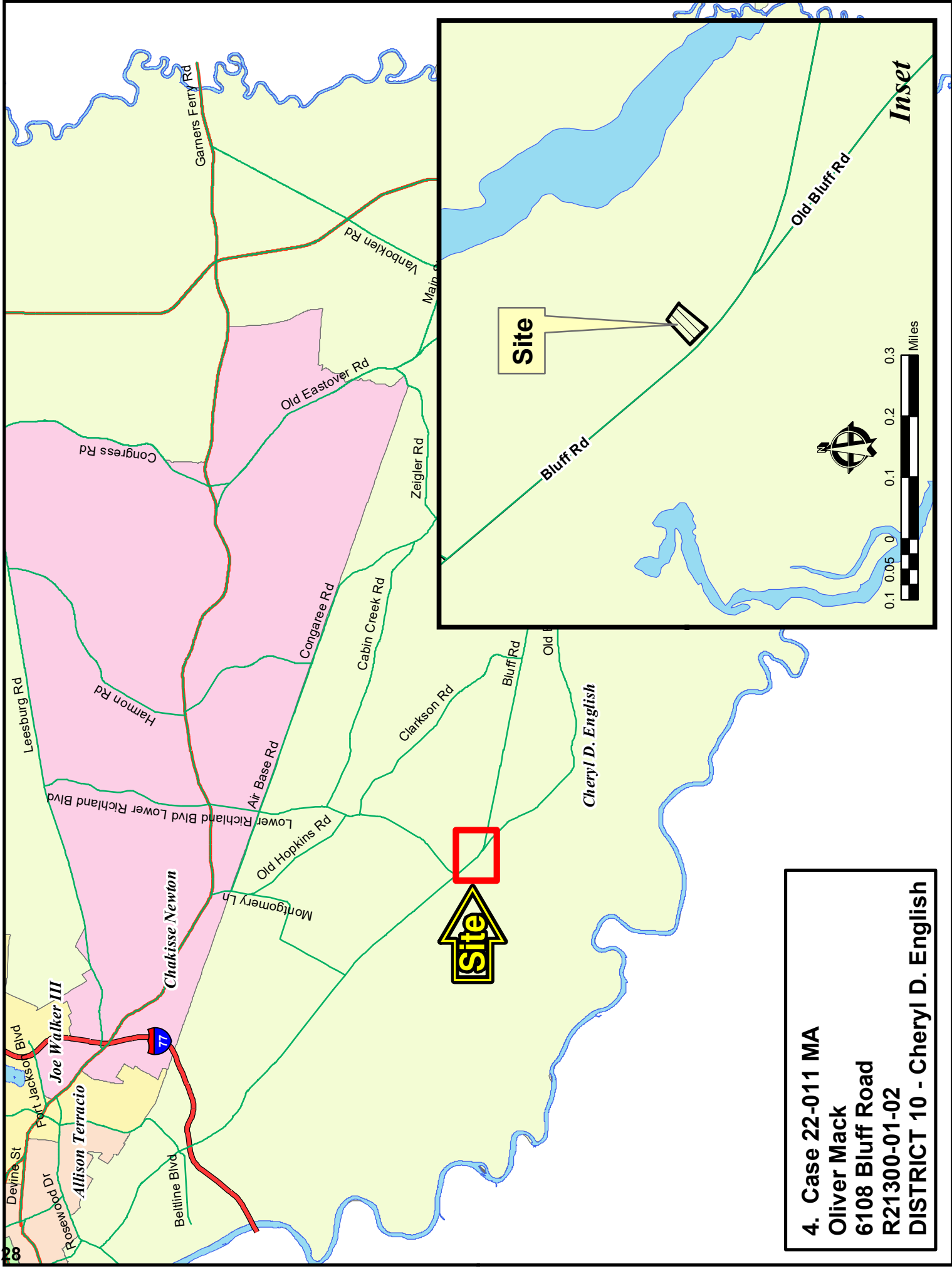
Per the Policy Guidance outlined in the 2015 Comprehensive Plan, Rural Activity Centers should incorporate context sensitive designs that locate more intensive uses away from

adjacent residential properties, and protect these residential properties from negative impacts, such as light, sound, and traffic.

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

### **Planning Commission Action**

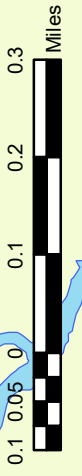
At their **June 6, 2022** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # **22-011 MA**.



**4. Case 22-011 MA**  
**Oliver Mack**  
**6108 Bluff Road**  
**R21300-01-02**  
**DISTRICT 10 - Cheryll D. English**



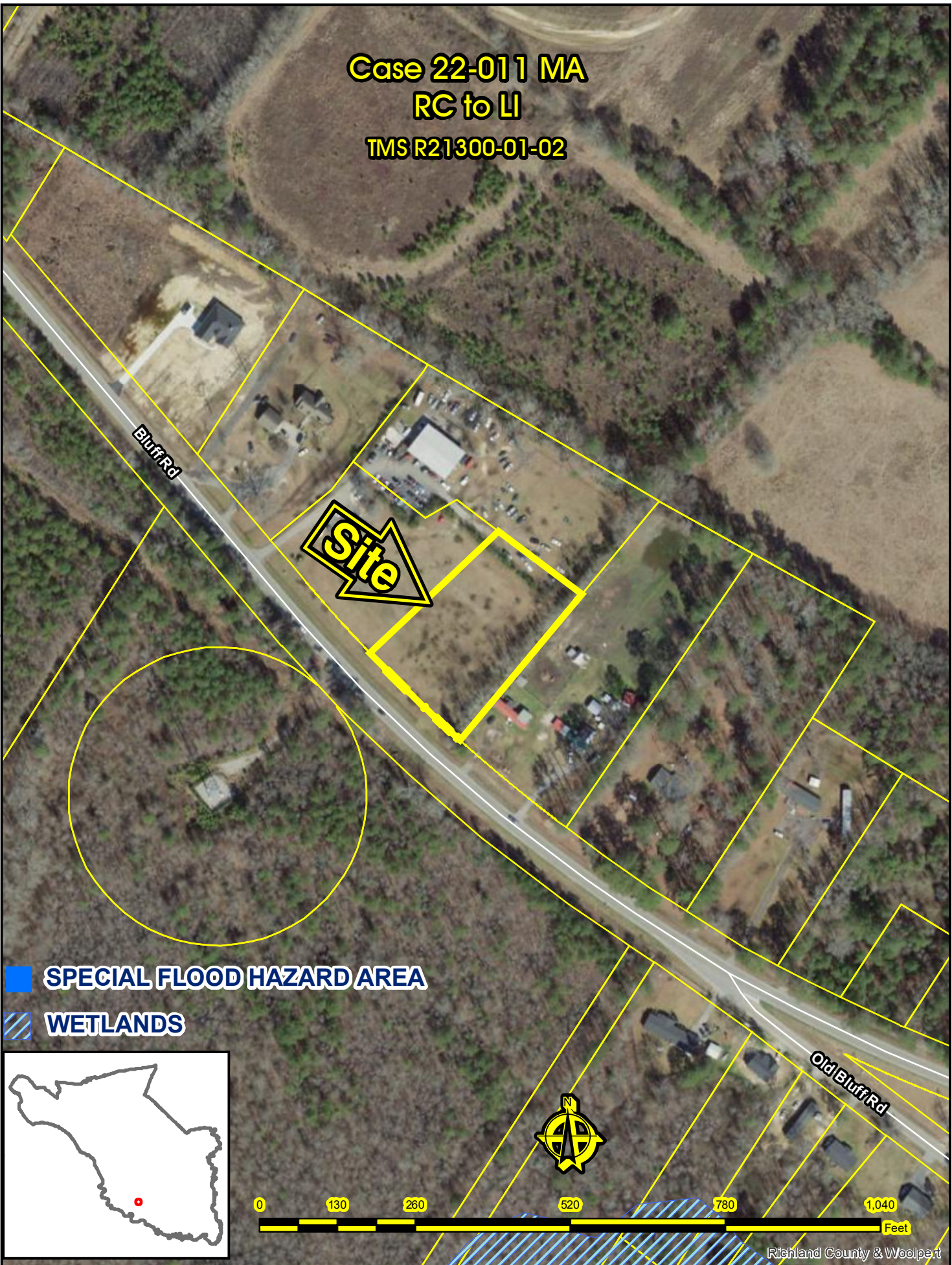
**Site**



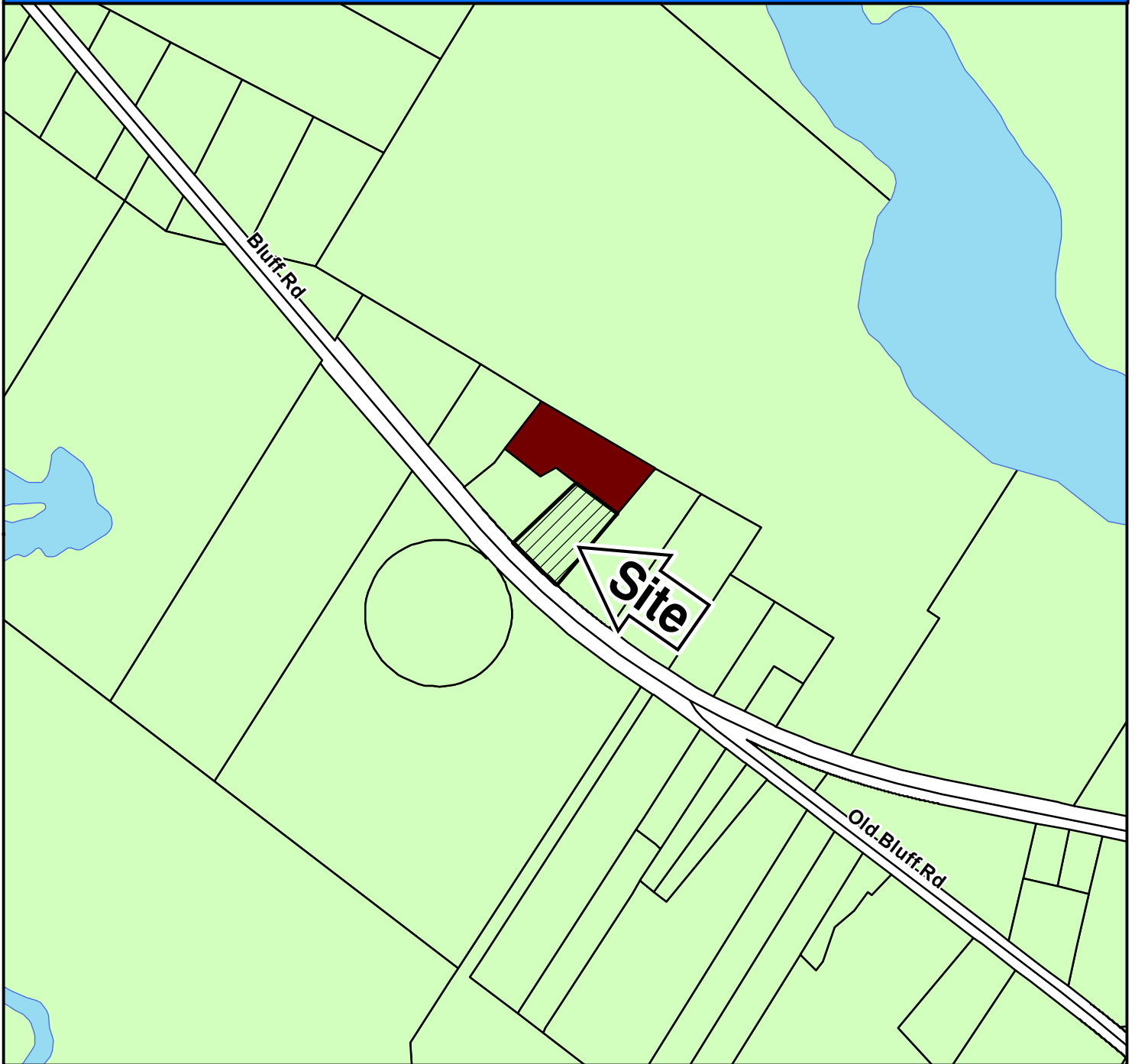
**Inset**



**Case 22-011 MA  
RC to LI  
TMS R21300-01-02**



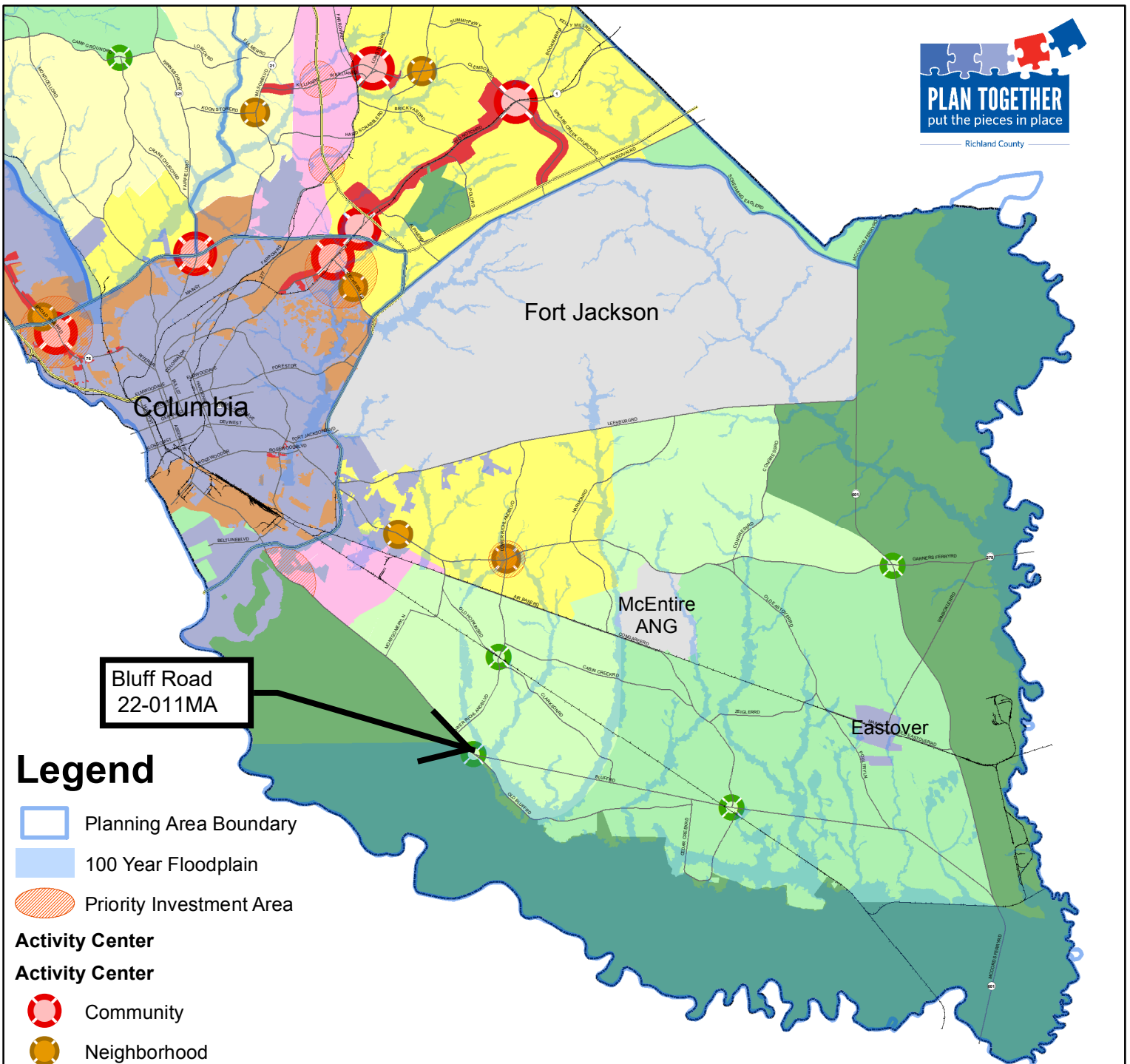
# Case 22-011 MA RC to LI



## ZONING CLASSIFICATIONS

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





## Legend

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

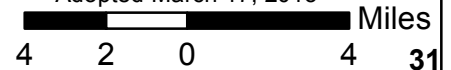
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-012 MA  
**APPLICANT:** Richard Hendy

**LOCATION:** Hard Scrabble Road

**TAX MAP NUMBER:** R20400-01-19  
**ACREAGE:** 4.63 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

Disapproval

**Background**

**Zoning History**

The subject parcel was rezoned to Planned Unit District (PUD) under case number 85-060MA. With the adoption of the current code the parcel became Planned Development District (PDD).

**Zoning History for the General Area**

The PDD east of the site was rezoned from PDD to PDD under Ordinance 036-01HR.

The PDD south west of the site was rezoned from D-1 to PUD under Ordinance 1372-85HR

**Zoning District Summary**

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	PDD	Undeveloped
<b><u>South:</u></b>	PDD	Undeveloped
<b><u>East:</u></b>	PDD/PDD	Self-Storage/Undeveloped
<b><u>West:</u></b>	PDD	Undeveloped

## Discussion

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

The subject parcel is undeveloped. The parcel east of the site is a public storage facility. North of the site is an undeveloped parcel. West and south of the subject site is infrastructure for a subdivision.

The general development plan, Rice Creek Plantation, designates this site as office use. The proposed use for this amendment is to allow a climate controlled storage space.

### ***Proposed Uses for Commercial/Office Space:***

1. Climate controlled self-storage.

### ***Public Services***

The subject parcel is within the boundaries of Richland School District Two. Spring Valley High School is located approximately 0.71 miles south west of the subject parcel on Hard Scrabble Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Palmetto Utilities sewer service area. There is a fire hydrant located south of the site. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1.81 miles south of the subject parcel.

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

### ***Plans & Policies***

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

### ***Land Use and Character***

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

### ***Desired Development Pattern***

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

### ***Traffic Characteristics***

The 2021 SCDOT traffic count (Station #437) located south of the subject parcel on Hardscrabble Road identifies 19,800 Average Daily Trips (ADTs). Hardscrabble Road is classified as a five lane undivided minor arterial road, maintained by SCDOT with a design

capacity of 24,800 ADTs. This portion of Hardscrabble Road is currently operating at Level of Service (LOS) "C".

Hardscrabble Road is currently undergoing a widening project. The project scope includes widening Hardscrabble Road to four travel lanes and adding a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT) and funded in part by the Penny. Anticipated completion is early Fall 2022.

### Conclusion

Principally, staff recommends **Disapproval** of this map amendment as it would be not be consistent with the objectives outlined in the Comprehensive Plan.

The Comprehensive Plan recommends non-residential development along main road corridors and within a contextually appropriate distance from a primary arterial. The subject site is not located along a main road corridor or within a distance of a primary arterial. For these reasons, staff principally, recommends **Disapproval**.

However, the requested amendment to the current PDD would allow for service-oriented commercial uses for the surrounding residential areas and would be compatible with allowable within the PDD and the existing, surrounding development.

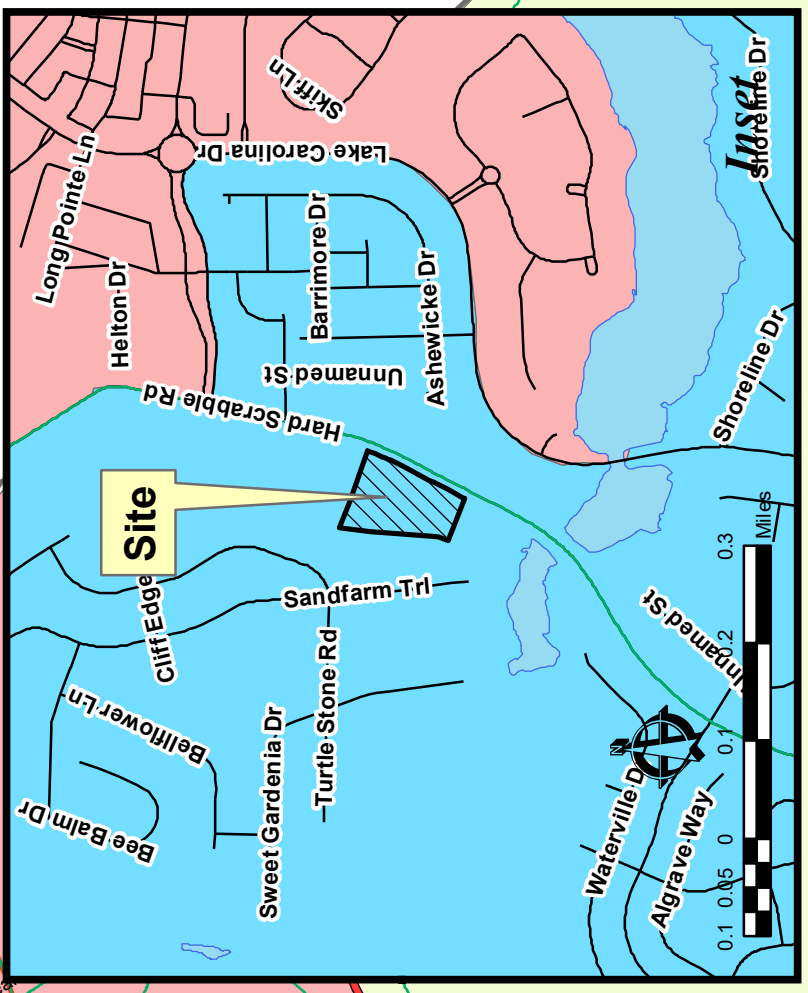
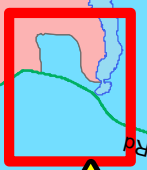
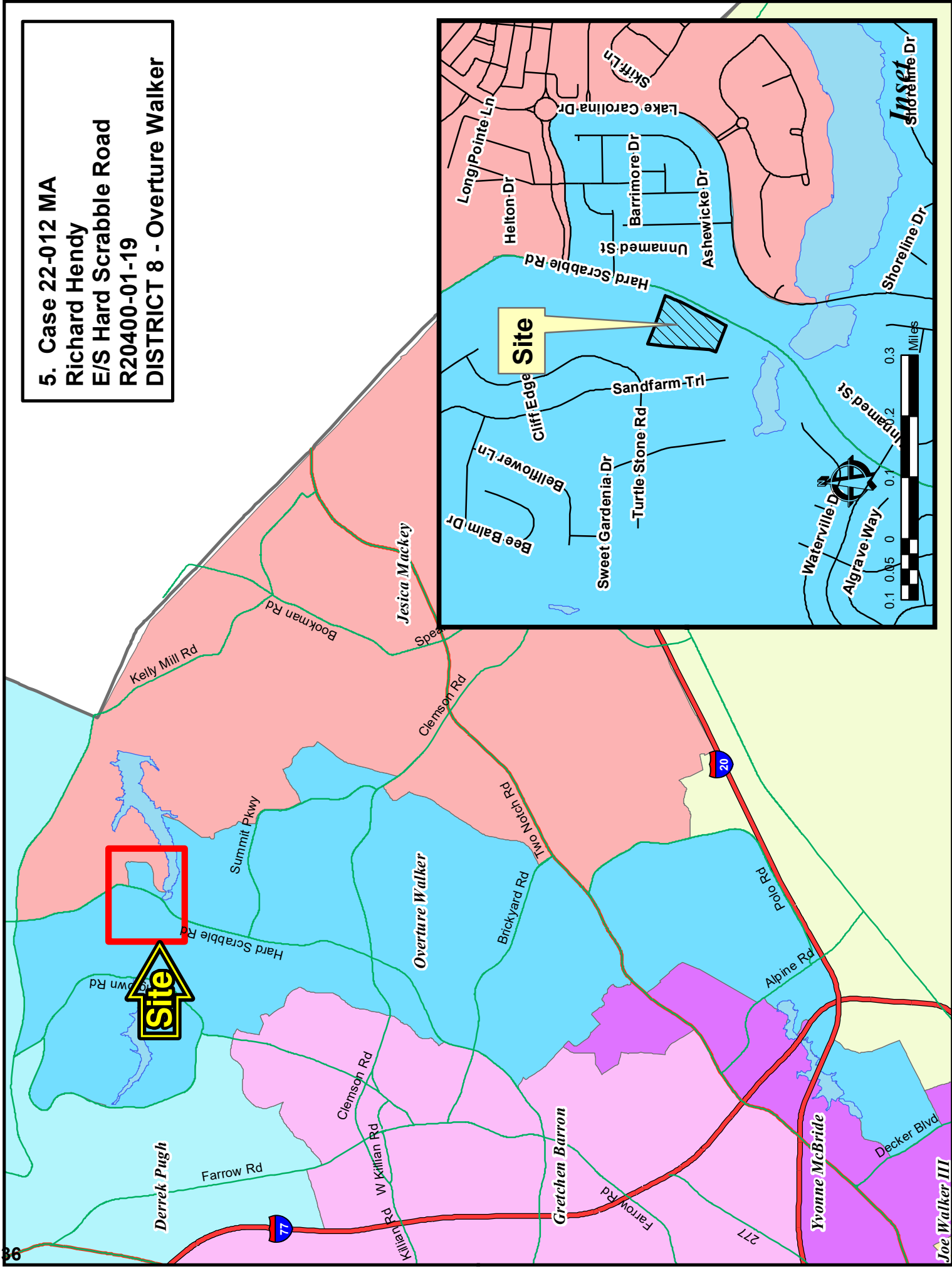
### Planning Commission Action

At their **June 6, 2022** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:

- There is sufficient infrastructure to support the proposed use.
- The proposed use is the same as the use (self-storage) across the street.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **22-012 MA**.

5. Case 22-012 MA  
Richard Hendy  
E/S Hard Scrabble Road  
R20400-01-19  
DISTRICT 8 - Overture Walker

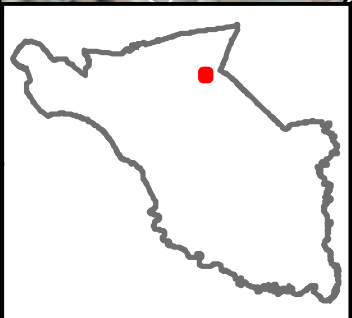




**Case 22-012 MA  
PDD to PDD  
TMS R20400-01-19**

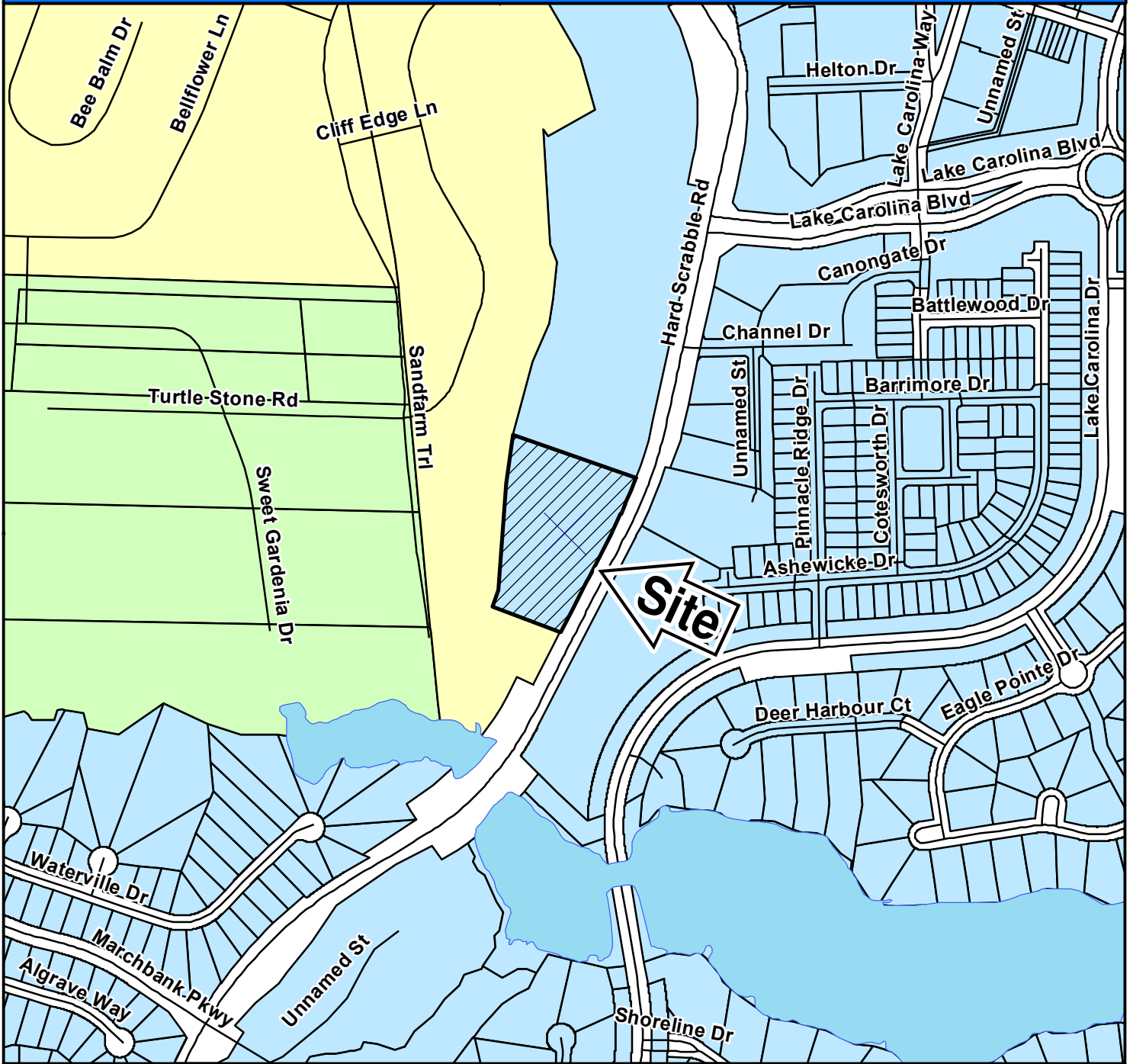
**Site**

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



Richland County & Woolpert

# Case 22-012 MA PDD to PDD



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

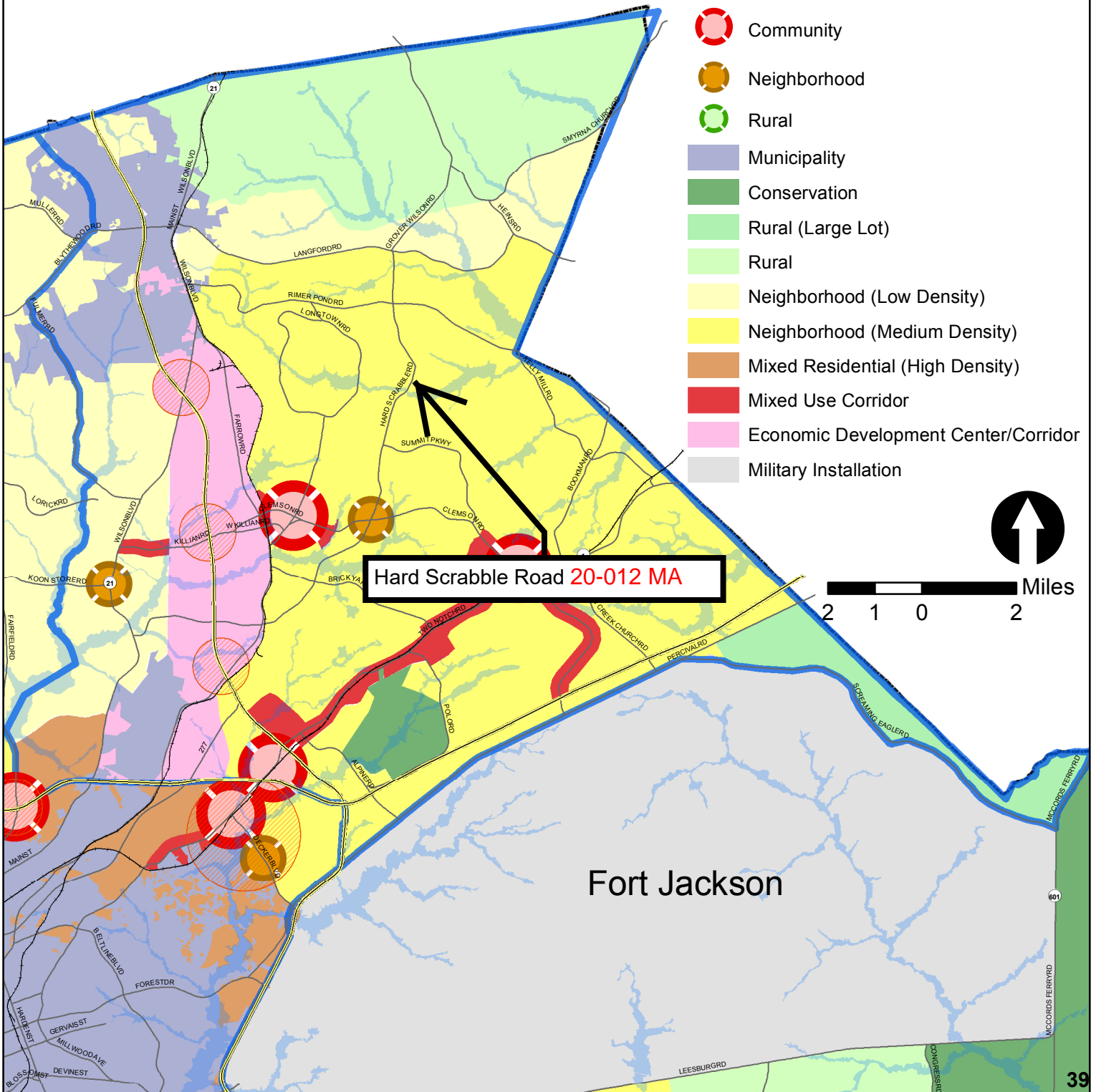


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-013 MA  
**APPLICANT:** Patrick Palmer

**LOCATION:** Killian Road

**TAX MAP NUMBER:** R14600-03-16  
**ACREAGE:** 161.81 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The GC parcels north of the site, across Killian Road, were rezoned from Rural District (RU) to General Commercial (GC) under case number 19-020MA.

The GC parcels north east of the site were rezoned from Rural District (RU) and Light Industrial (M-1) to General Commercial (GC) under case number 06-09MA (Ord. No. 068-06HR).

The GC parcels north of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 06-41MA (Ord. No. 096-06HR).

Additional GC parcels north east of the site were rezoned from Light Industrial (M-1) to General Commercial (GC) under case number 07-32MA (Ord. No. 067-07HR).

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2,588 dwelling units\*.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC/GC	Undeveloped/Automotive Dealership
<b><u>South:</u></b>	PDD/RS-E	Undeveloped/Undeveloped
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	RU/RU	Undeveloped/Undeveloped

<b>Discussion</b>
-------------------

***Parcel/Area Characteristics***

The subject site is currently undeveloped. The general area is characterized by undeveloped lots and commercial uses. Several large tracts of undeveloped property exist near the subject site to the west, east and south. The parcel is located near the I-77 Interchange on Killian Road.

**Public Services**

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2.25 miles northeast of the subject parcel on Longreen Parkway. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located at the directly adjacent to the subject site. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.4 miles east of the subject parcel.

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

**Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

**Land Use and Design**

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

**Desired Development Pattern**

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

The subject parcel falls within **Priority Investment Area 7 (I-77 Killian Road Interchange)**, which consists of a commercial and industrial node within the economic development corridor.

The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 16,000 Average Daily Trips (ADT). Killian Road is classified as a two lane undivided minor arterial along majority of this section, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Killian Road is currently operating at Level of Service (LOS) "D".

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

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

### **Conclusion**

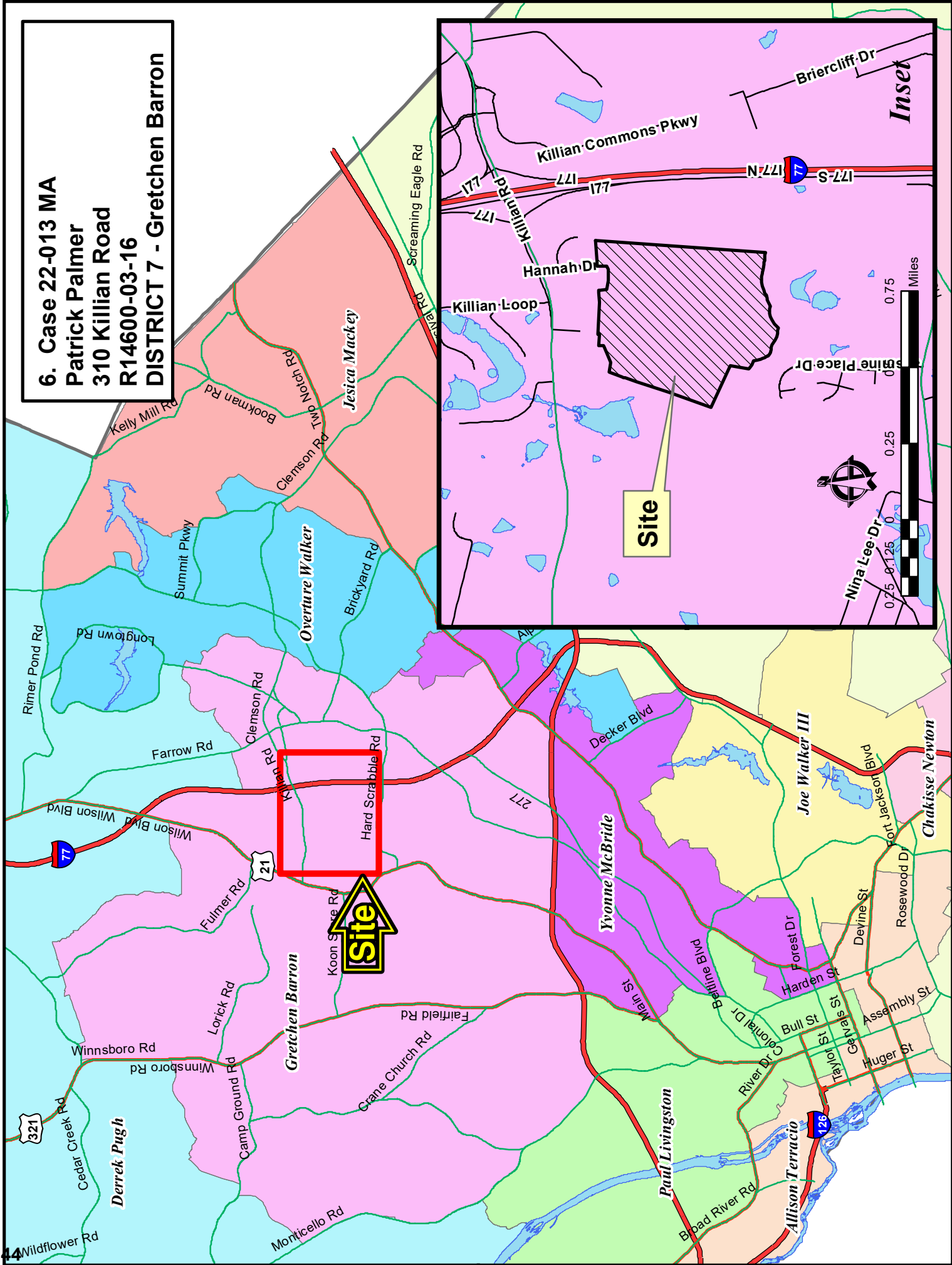
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Economic Development Center/Corridor future land use designation. Likewise, the requested zoning would fit with the intent and description for the priority investment area.

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

### **Planning Commission Action**

At their **June 6, 2022** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **22-013 MA**.

**6. Case 22-013 MA**  
**Patrick Palmer**  
**310 Killian Road**  
**R14600-03-16**  
**DISTRICT 7 - Gretchen Barron**



**Site**

**Site**

**Inset**

Miles

0.75

0.25

0

0.75

Miles



**Case 22-013 MA**  
**M-1 to GC**  
**TMSR14600-03-16**

Governor Pond Rd

Lib. Lucas

Killian Rd

Hannah Dr

**Site**

Plyvet Ct

etal Ct

Jasmine Place Dr

177

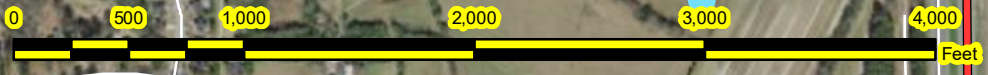
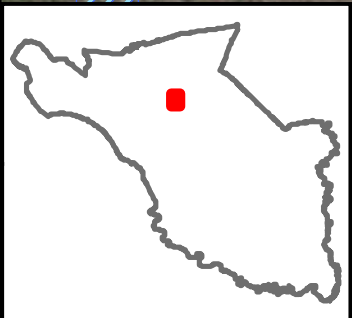
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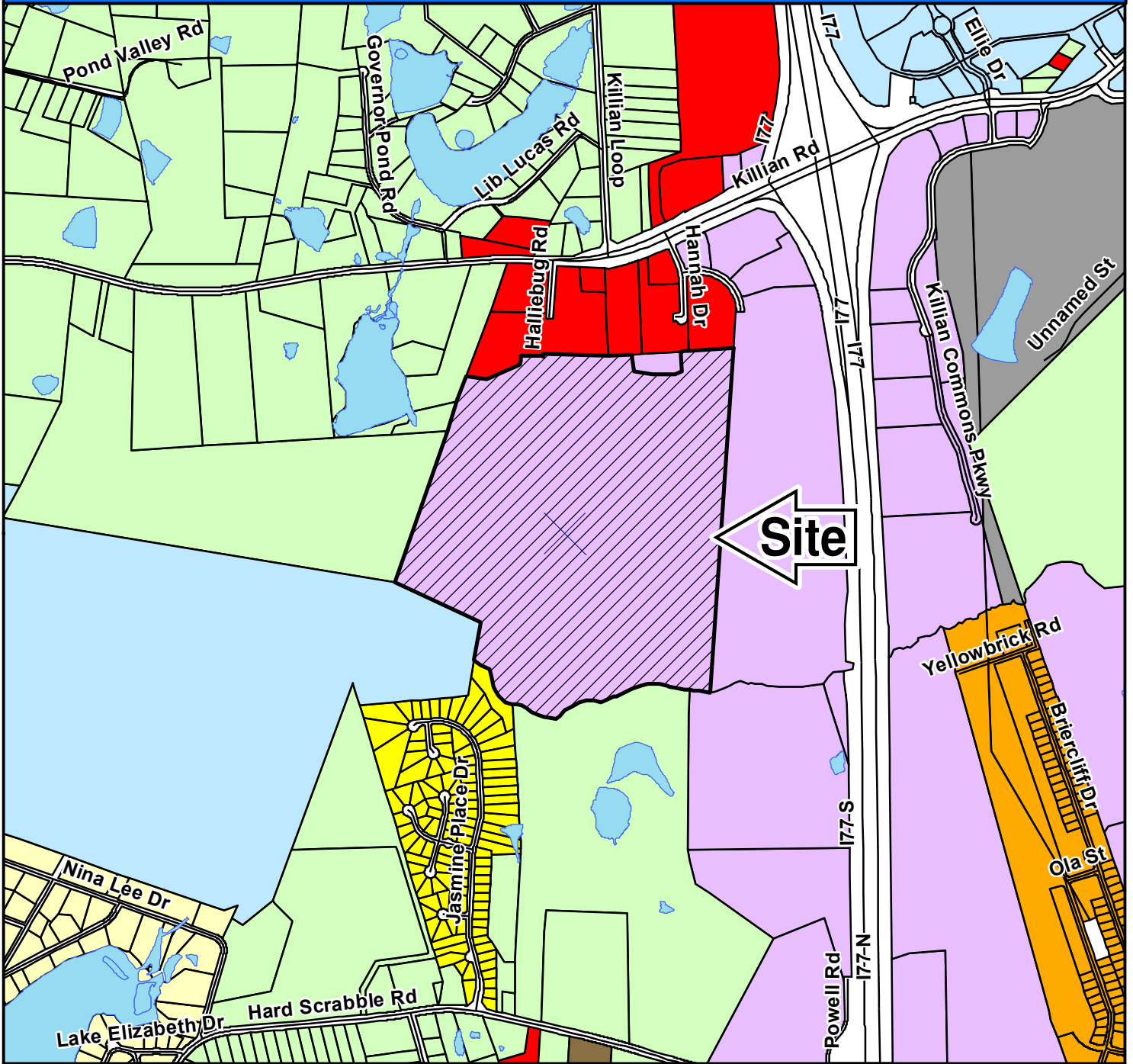
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**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



# Case 22-013 MA M-1 to GC



## ZONING CLASSIFICATIONS

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

# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

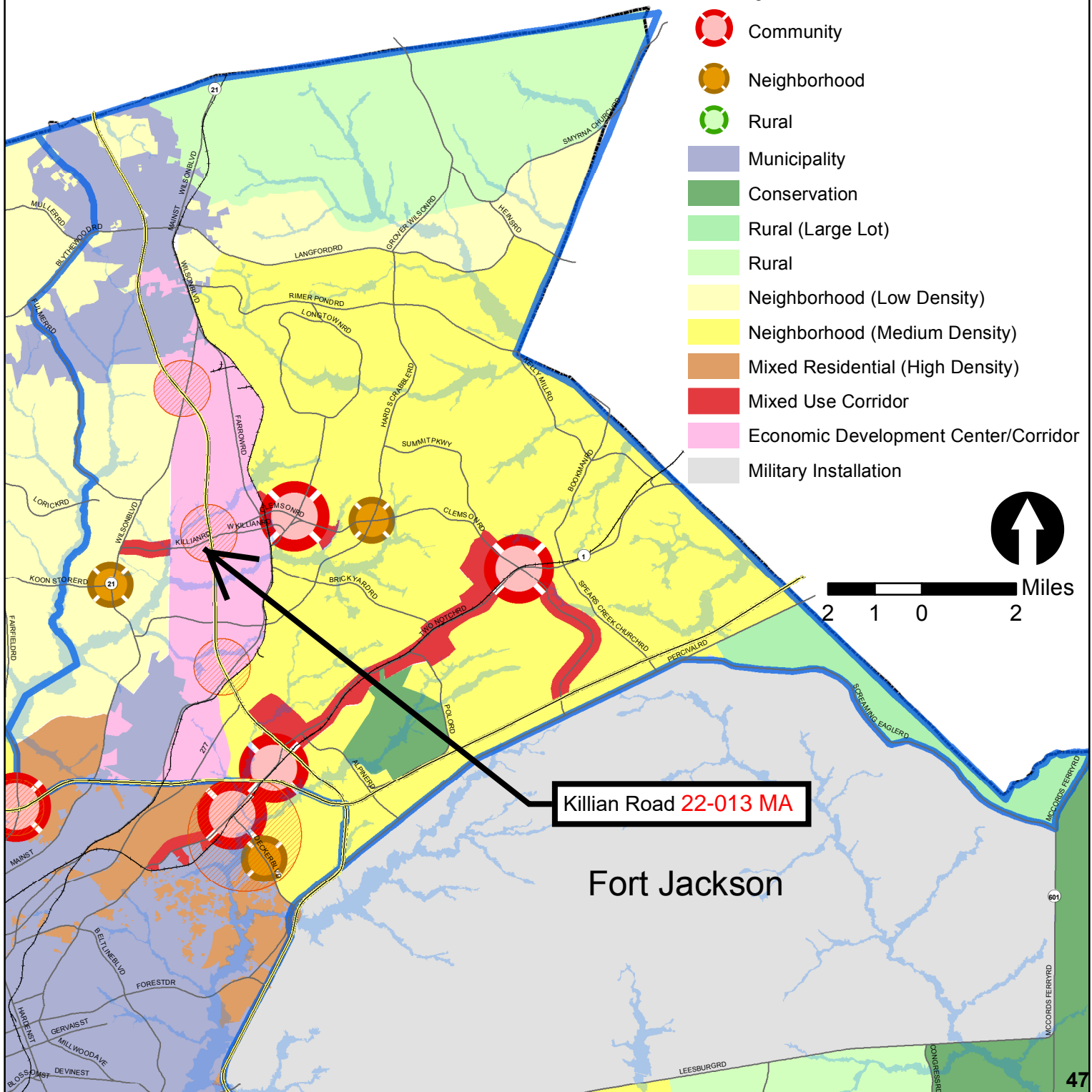


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Killian Road 22-013 MA

Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 6, 2022  
**RC PROJECT:** 22-015 MA  
**APPLICANT:** Brent Chitwood

**LOCATION:** Broad River Road

**TAX MAP NUMBER:** R02500-05-10  
**ACREAGE:** 29.96 acres  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** June 13, 2022

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The GC parcel west of the site was rezoned from Light Industrial District (M-1) under case number 07-061MA.

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 479 dwelling units.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	ROW	Interstate 26
<b><u>South:</u></b>	M-1 / CG	Dominion Facility / Undeveloped / Undeveloped (Town of Irmo)
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	M-1 / GC	Telecommunications Tower

## Discussion

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

The subject property has frontage along Broad River Road and is undeveloped. Broad River Road is a two-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized by undeveloped uses east and south east of the site and developed parcels to the west and south west. The property is bordered by Interstate 26 to the north.

### **Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. The Ballentine Elementary School is located 0.63 miles south of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water and within the Richland County sewer service area. There is a fire hydrant located southeast of the site on Broad River Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.39 miles southeast of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in the neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

### ***Priority Investment Area***

#### *I-26 Broad River Road (north) Interchange (PIA #1)*

Small commercial node in Northwestern Richland County. This area presents opportunities to provide neighborhood scale commercial for surrounding residences to reduce vehicle miles traveled and provide convenient access to daily needed goods and services. A Neighborhood Activity Center is located in this area. Investments could include necessary infrastructure, streetscape improvements, signage, and lighting.

### **Traffic Characteristics**

The 2021 SCDOT traffic count (Station #180) located southeast of the subject parcel on Broad River Road identifies 12,400 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "D".

There planned improvements for this section of Broad River Road through SCDOT. The project is a proposed widening of Broad River Road (US 76/176) from the intersection of Royal Tower Road (S-1862) to the intersection of I26 for a total of 4.67 miles. The project is currently under design/development. There are no planned improvements for this section of Broad River Road through the Transportation Penny.

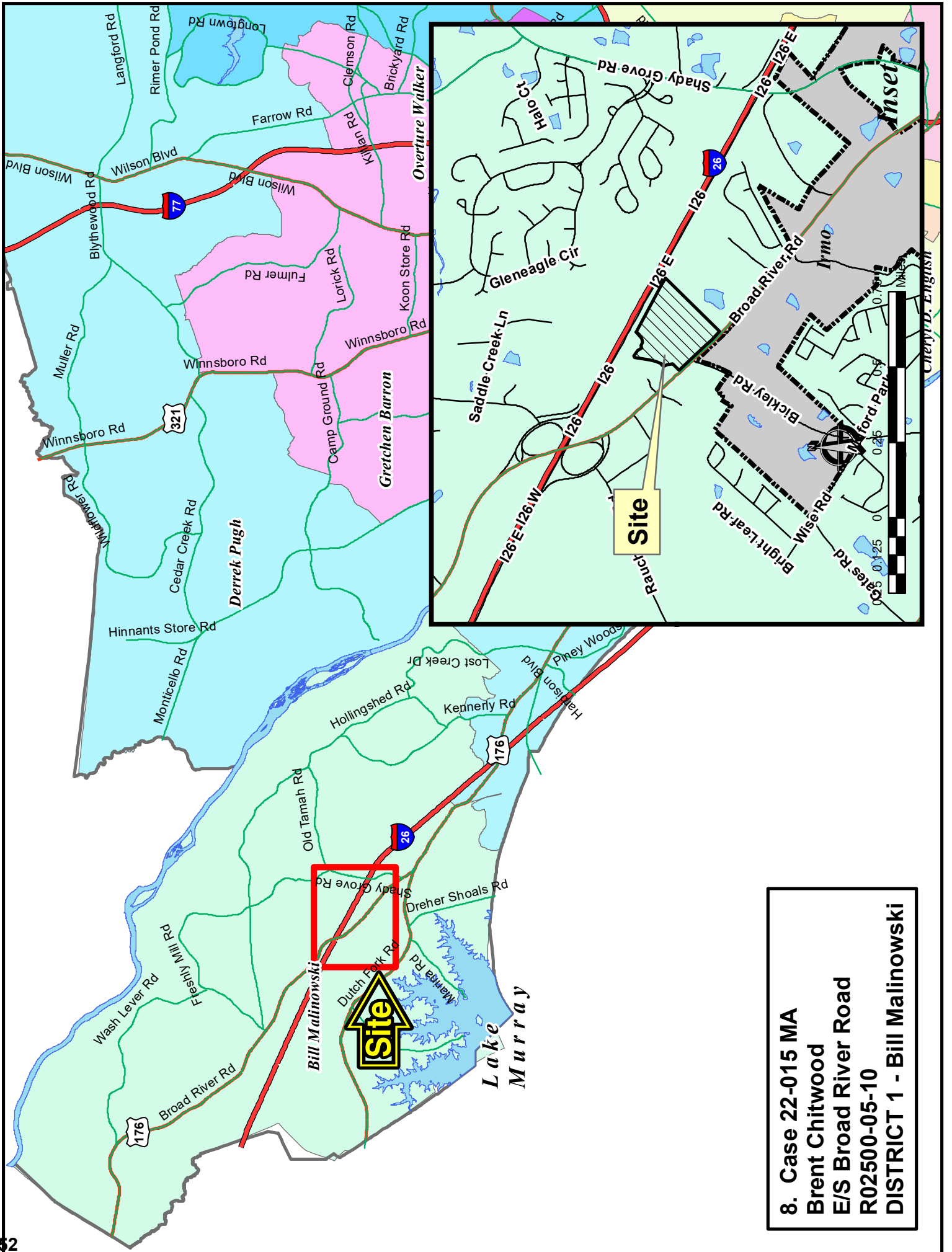
### Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan for the Neighborhood Activity Center future land use designation. Likewise, the requested zoning would fit with the intent and description for the priority investment area.

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

### Planning Commission Action

At their **June 6, 2022** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **22-015 MA**.



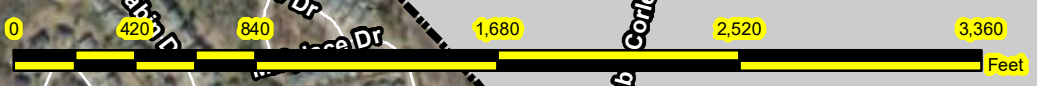
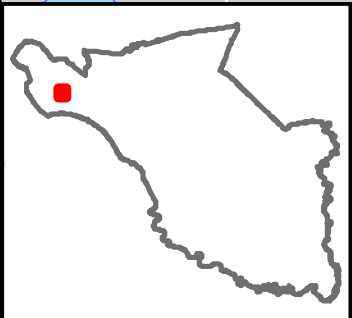
8. Case 22-015 MA  
 Brent Chitwood  
 E/S Broad River Road  
 R02500-05-10  
 DISTRICT 1 - Bill Malinowski



**Case 22-015 MA**  
**M-1 to GC**  
**TMS R02500-05-10**

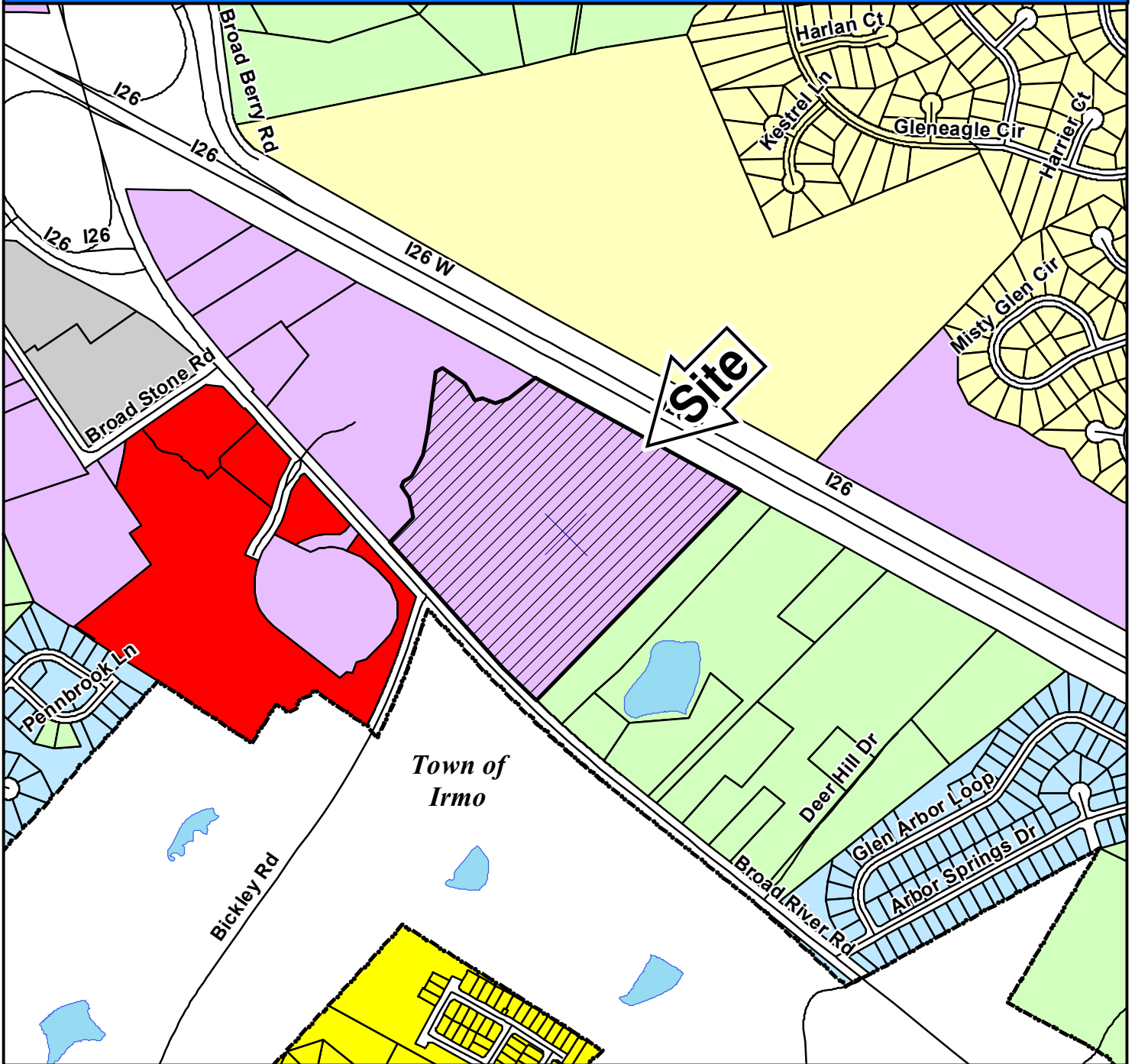
**Site**

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



Richland County & Woolpert

# Case 22-015 MA M-1 to GC

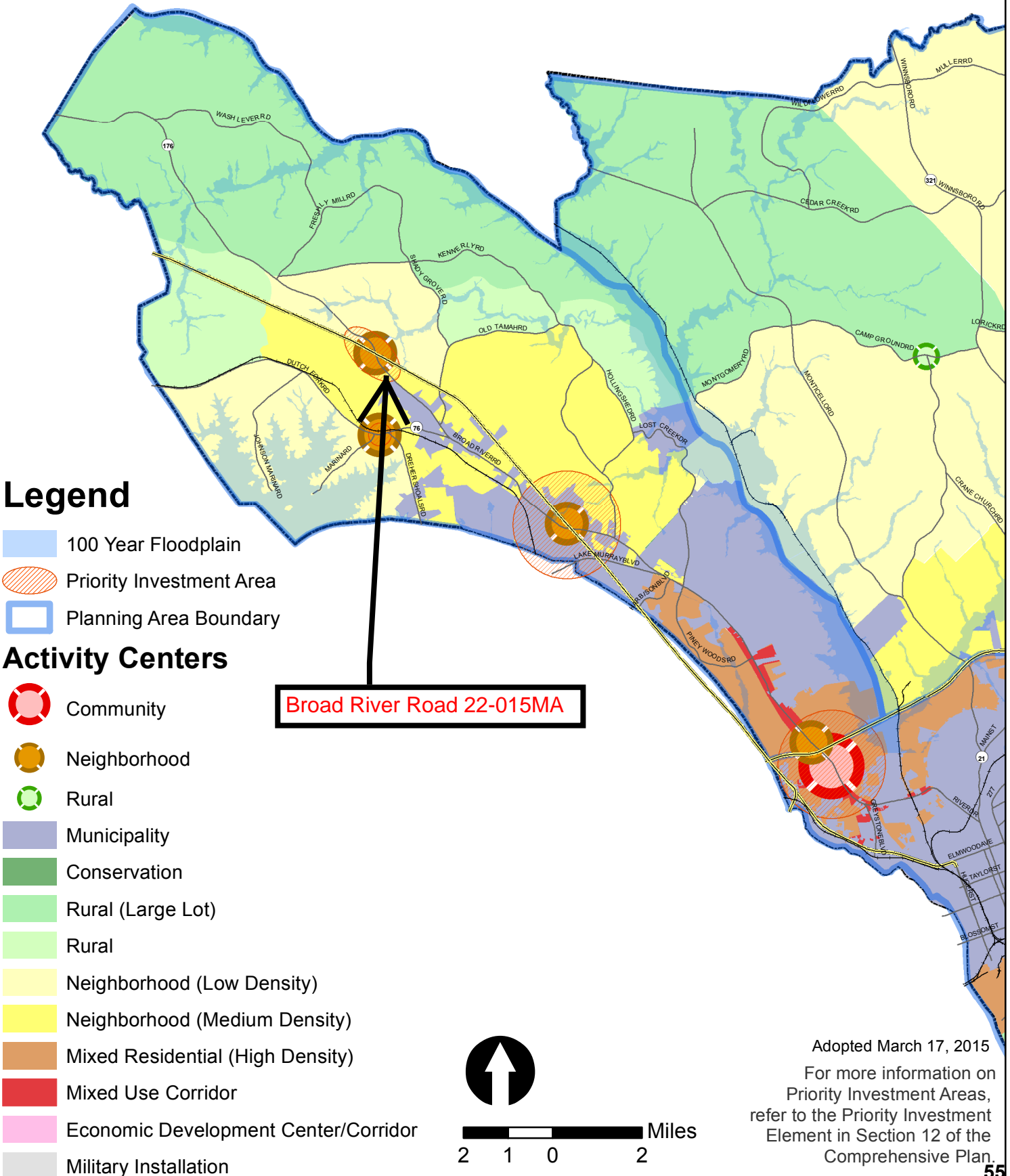


## ZONING CLASSIFICATIONS

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

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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







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