

RICHLAND COUNTY PLANNING COMMISSION



June 5, 2023

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, June 5, 2023
Agenda
3:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Gary Dennis • 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:**
 - a. **May 1, 2023**
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 23-012 MA District 7
Gretchen Barron
Michael Arnold
RM-HD to GC (.25 acres)
1559 Daulton Drive
TMS# R17012-03-10
Staff Recommendation: Approval
Page 1
 2. Case # 23-014 MA District 1
Jason Branham
David Cook
RU to RS-LD
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
Staff Recommendation: Approval
Page 9
 3. Case # 23-015 MA District 3
Yvonne McBride
Shailesh Thakkar
RM-HD to GC (0.399)
7008 Joye Circle
TMS# R16906-02-06
Staff Recommendation: Approval
Page 17

4. Case # 23-016 MA
Raymond Perkins
RS-LD to OI (12.09 acres)
2812 Rawlinson Road
R21900-01-02
Staff Recommendation: Disapproval
Page 25

District 11
Chakisse Newton

5. Case # 23-017 MA
Blake Valentine
RU to RS-E (50.78 acres)
Mount Vernon Church
R01600-05-06, R01600-05-05, R01600-05-01
Staff Recommendation: Approval
Page 33

District 1
Jason Branham

6. Case # 23-018 MA
Mark Meadows
RU to GC (2.37 acres)
239 Killian Road
R14781-01-53
Staff Recommendation: Approval
Page 41

District 7
Gretchen Barron

c. TEXT AMENDMENTS

An ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; "Transportation, Information, Warehousing, Waste Management, and Utilities" of Table 26-V-2.; and Article VI, Supplemental Use Standards; section 26-152, Special Exceptions; so as to permit "manufacturing, not otherwise listed" in the Light Industrial district (LI), as a permitted use with special requirements rather than by a special exception.
Page 49

6. CHAIRMAN'S REPORT

a. November 7, 2022 LDC Restart Ledger
Page 53

7. PLANNING DIRECTOR'S REPORT

a. Report of Council
Page 57
b. PC Orientation and Training

8. OTHER ITEMS FOR DISCUSSION

9. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

June 5, 2023

3:00 pm

Council District: Overture Walker (8)
Development: Proposed Linkside Village
Tax Map Amendment: TMS# R20405-02-01
Applicants: Myra Grimes, Civil Engineering of Columbia
Proposed Use: Residential
Proposed Street Name (s): **Golfpoint Dr, Dogleg View Drive, Fairway View Dr**

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

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, vetted the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-012 MA
APPLICANT: Michael Arnold

LOCATION: 1559 Daulton Drive

TAX MAP NUMBER: R17012-03-10
ACREAGE: .25 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: May 19, 2023

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:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel northwest of the subject site was approved under case number 17-007MA.

The General Commercial District (GC) parcel further northwest of the subject site was approved under case number 07-008MA.

The General Commercial District (GC) parcel north of the subject site were approved under case number 17-014MA.

The General Commercial District (GC) parcels further north of the subject site were approved under Ordinance No. 047-06HR (case number 06-014MA).

The General Commercial District (GC) parcels east of the subject site were approved under Ordinance No. 036-02HR (case number 02-054MA).

The General Commercial District (GC) parcel further east of the subject site was approved under Ordinance No. 032-15HR (case number 15-030MA).

The General Commercial District (GC) parcel further south of the subject site (7701 Two Notch Rd (Home Improvement Store)) was approved under Ordinance No. 032-15HR case number 93-047MA.

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: 4 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD	Residence
<u>South:</u>	RM-HD	Residence
<u>East:</u>	GC	Landscaping Business
<u>West:</u>	RM-HD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Daulton Drive which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Dalton Drive. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and south. The parcel to the east is a landscape company zoned GC. The parcel to the west is zoned RM-HD and is undeveloped.

Public Services

The subject parcel is within the boundaries of School District Two. Joseph Keels Elementary School is .59 miles southwest of the subject parcel on Springcrest Drive. There is a fire hydrant located north of the property along Daulton Dr. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately .57 miles south of the subject parcels. Records

indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer 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 **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.

Recommended Land Uses

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Daulton Drive. The 2022 SCDOT traffic count (Station # 113) located southeast of the subject parcel on Two Notch Road identifies 29,500 Average Daily Trips (ADT’s). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

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

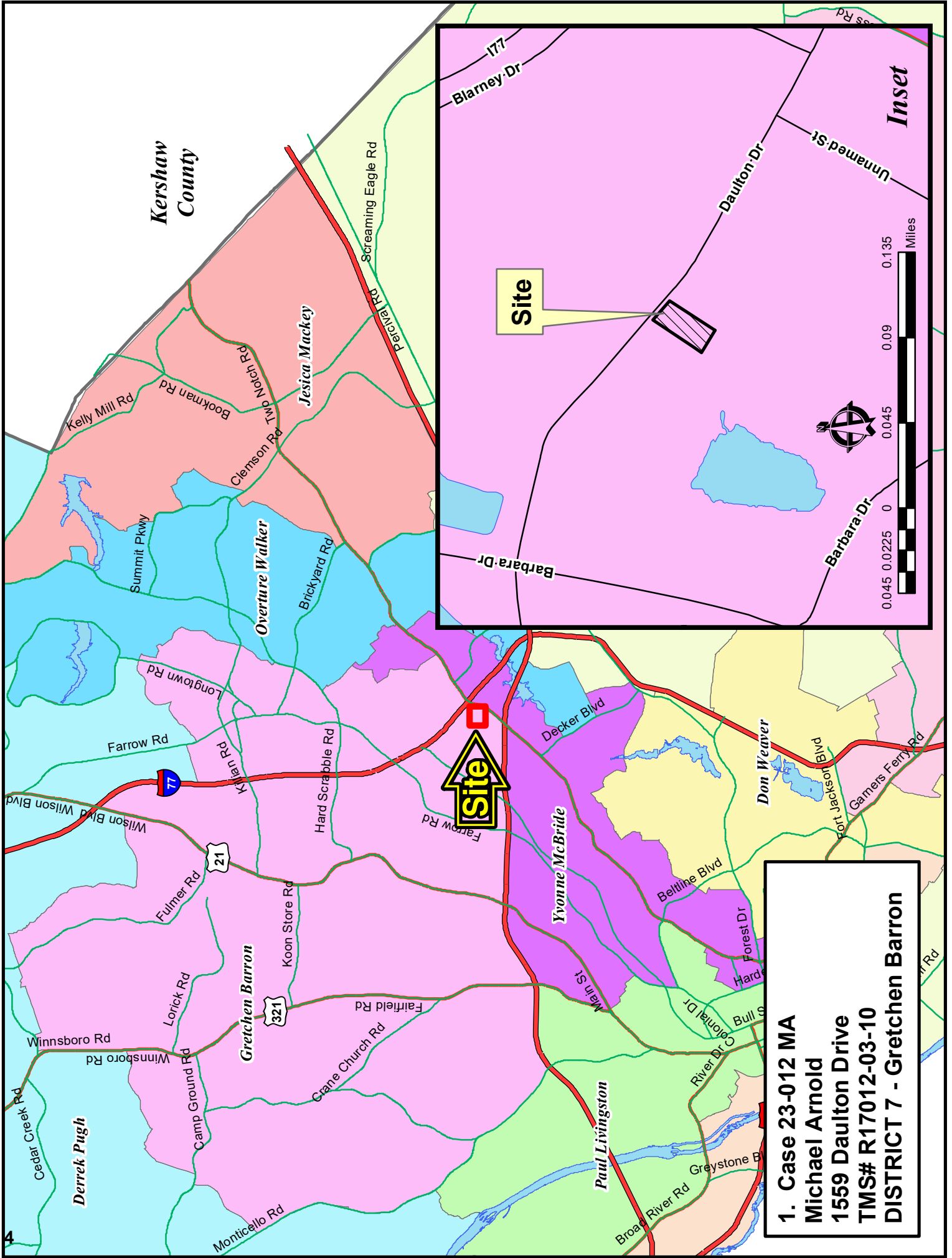
Conclusion

The proposed zoning is in compliance with the recommended objective for community activity centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with preceding zoning changes and the development pattern of the surrounding area.

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

Zoning Public Hearing Date

June 27th, 2023



1. Case 23-012 MA
Michael Arnold
1559 Daulton Drive
TMS# R17012-03-10
DISTRICT 7 - Gretchen Barron

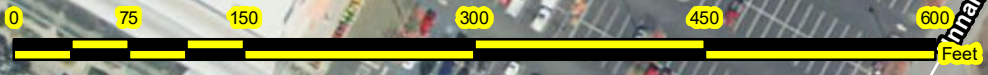
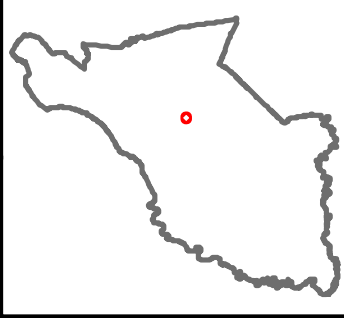
**Case 23-012 MA
RM-HD to GC
TMS R17012-03-10**

Daulton Dr

Site

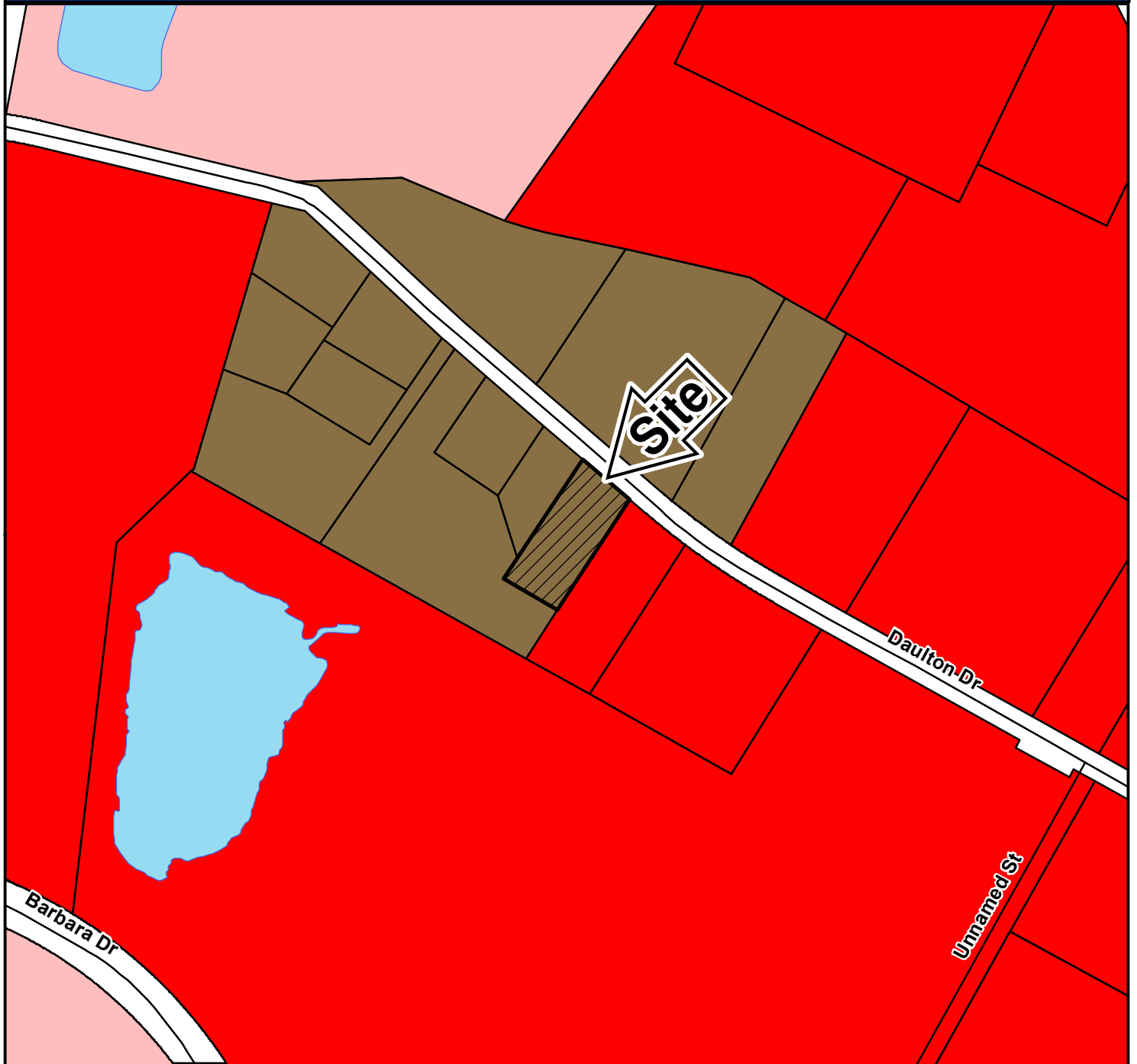
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Unnamed St

Case 23-012 MA RM-HD 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		



1559 Daulton Drive
23-012MA



Legend

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

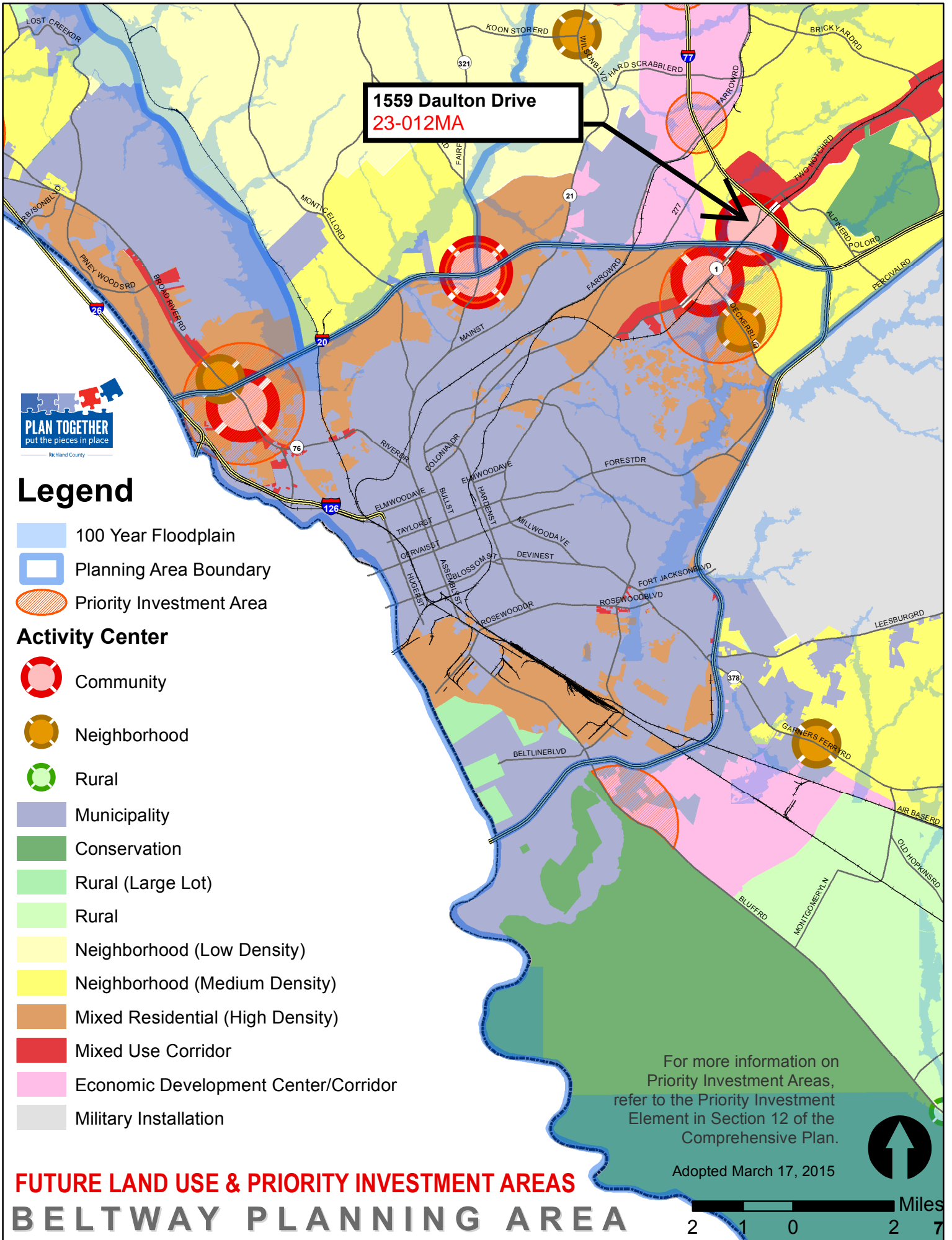
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-014 MA
APPLICANT: David Cook

LOCATION: Hollingshed Road

TAX MAP NUMBER: R05204-01-05 & R05200-01-38
ACREAGE: 5.63 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: May 19, 2023

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 Residential Single-Family Medium Density District (RS-MD) subdivision, Ascot Ridge, located southwest of the subject parcel was approved under case number 91-051MA.

The Residential Single-Family Low-Density District (RS-LD) subdivision, Ascot Downs, located north of the subject parcel was approved under Ordinance case number 95-031MA.

Zoning District Summary

The Residential Single-Family Low-Density District (RS-LD) is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single-family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 20 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residential Subdivisions (Ascot Downs)
<u>South:</u>	RU	Residence
<u>East:</u>	RS-LD/RU	Residence/ Undeveloped
<u>West:</u>	RS-LD/RU	Equestrian Center/Undeveloped

Discussion

Parcel/Area Characteristics

One parcel has frontage along Hollingshed Road. One parcel is undeveloped and the other contains a residence. There are no sidewalks along this section of Hollingshed Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a single-family residential subdivision. West of the site is a large undeveloped parcel and an equestrian use. East and south of the site are residences

Public Services

The Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.2 miles southwest of the subject parcel. There are no fire hydrants located along Hollingshed Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in Richland County’s sewer 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 option. 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 designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated 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 2022 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 4,400 Average Daily Trips (ADT's). Hollingshed Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Hollingshed Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

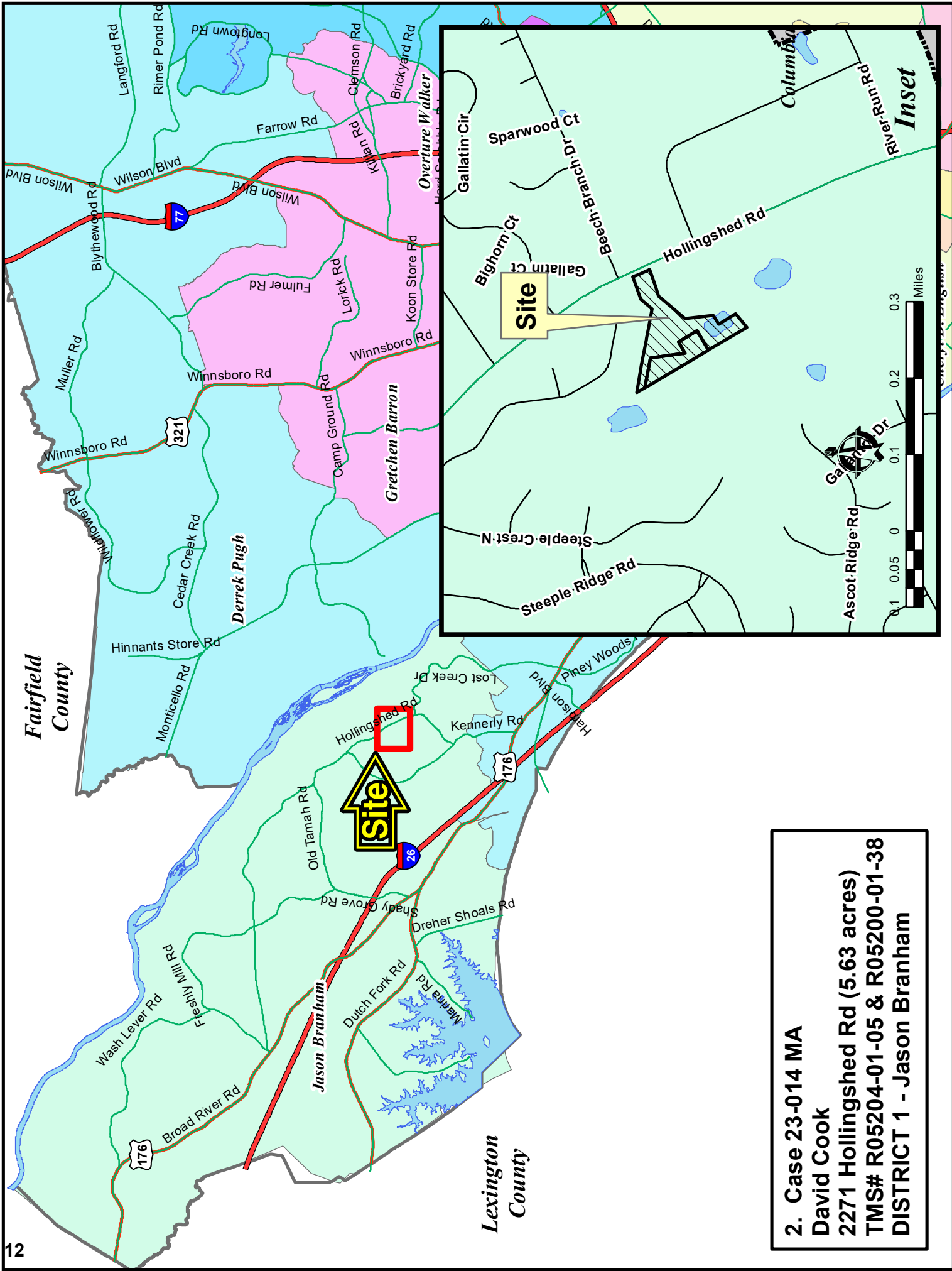
The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan. According to the Comprehensive Plan, zoning districts of similar character within the Neighborhood (Medium-Density) are identified as Manufactured Home (MH), Planned Development District (PDD), Single-family Low Density (RS-LD) and Residential Single-family Medium Density (RS-MD).

The request is also consistent with the character of the existing residential development pattern and zoning districts along this section of Hollingshed Road.

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

Zoning Public Hearing Date

June 27, 2023.



2. Case 23-014 MA
David Cook
2271 Hollingshed Rd (5.63 acres)
TMS# R05204-01-05 & R05200-01-38
DISTRICT 1 - Jason Branham

**Case 23-014 MA
RU to RS-LD**

TMS R05204-01-05 & R05200-01-38

Steeple Crest N
Steeple Crest Ct

Reynolds Ct
Gallatin Cir

Gallatin Ct

Beech Branch Dr

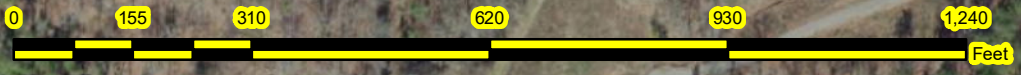
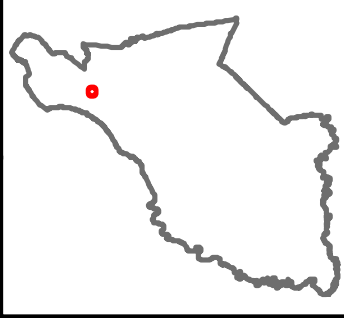
Timber Knoll Dr

Hollingshead Rd

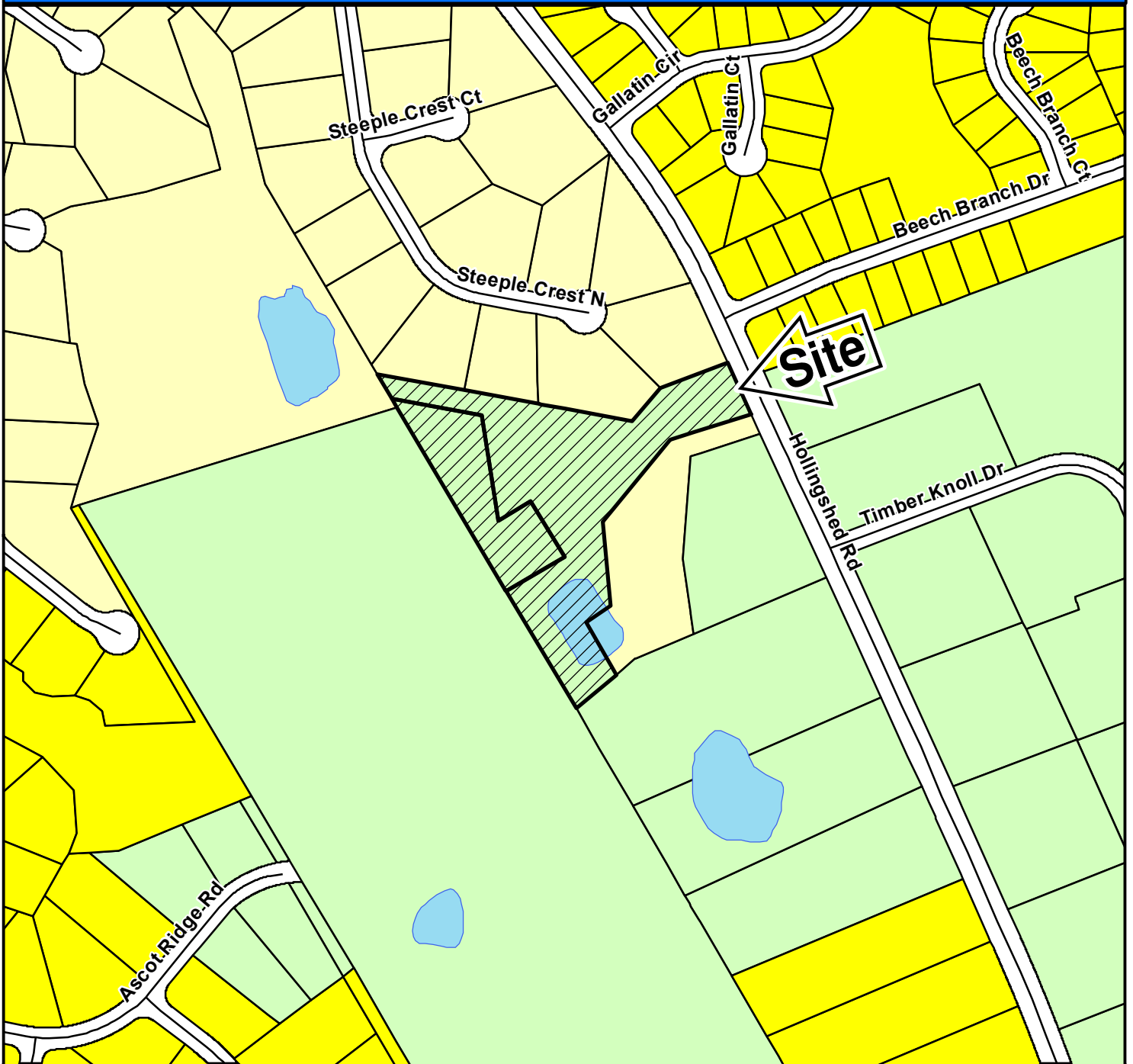


 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Case 23-014 MA RU to RS-LD

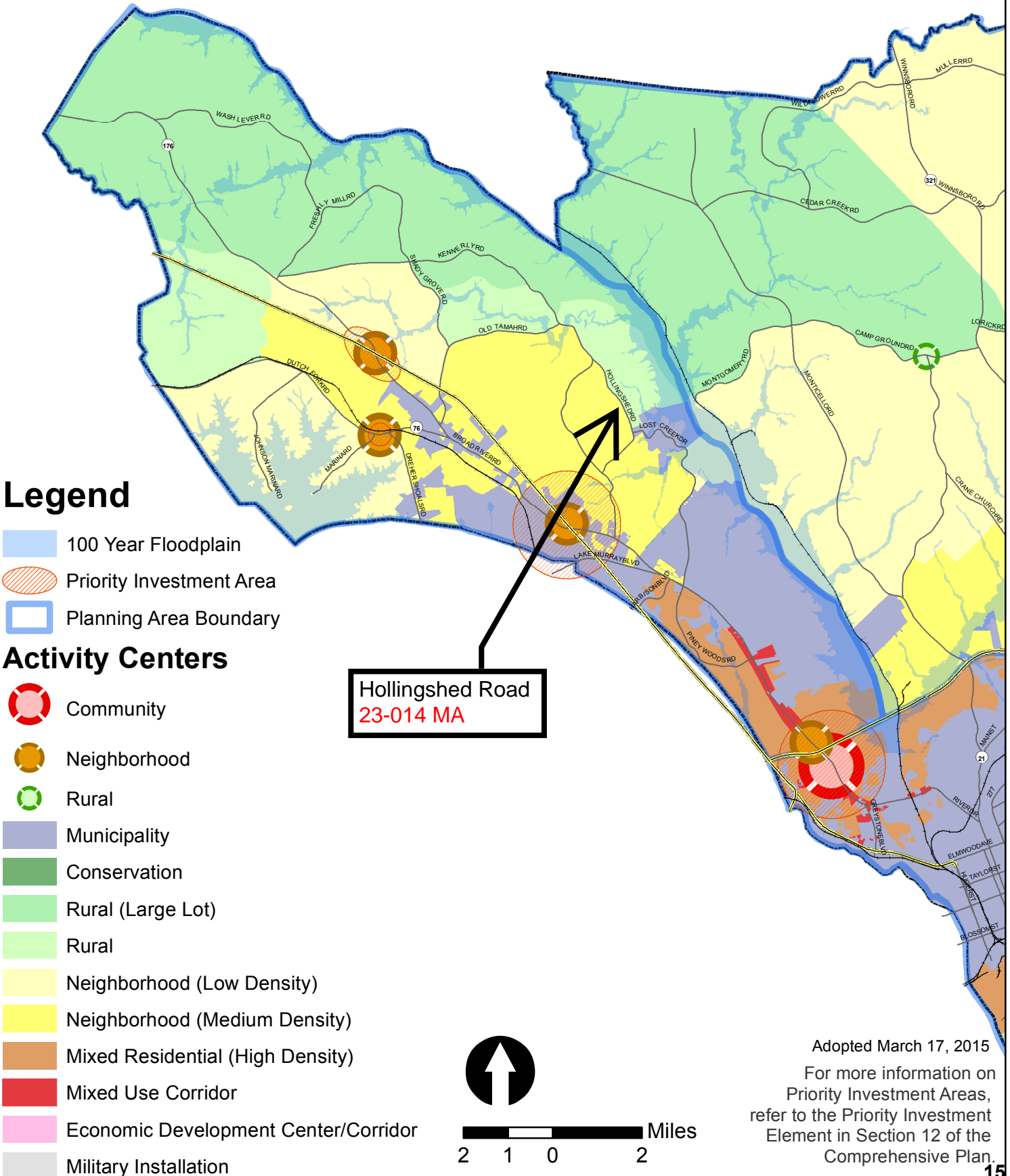


ZONING CLASSIFICATIONS

	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			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-015 MA
APPLICANT: Shailesh Thakkar

LOCATION: 7008 Joye Circle

TAX MAP NUMBER: R16906-02-06
ACREAGE: 0.39 acre
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: May 19, 2023

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:

Section 26-52. Amendments (b) (2) b. 1. An extension of the same existing zoning district boundary.

Background

Zoning History

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

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: 6 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	R-3/ GC	Residence (Forest Acres)/ Place of Worship
<u>South:</u>	C-3	Minor Auto Repair (Forest Acres)
<u>East:</u>	GC	Convenience store with pumps
<u>West:</u>	R-1	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Joye Circle which is classified as a two-lane local collector street. There are no sidewalks or streetlamps along this section of Joye Circle. The parcel does not have any structures and is undeveloped. The immediate area is characterized by residences to the north and east. The parcel to the east is a convenience store with pumps zoned GC. The parcel to the south is zoned GC and has an existing minor auto repair business.

Public Services

The subject parcel is within the boundaries of School District Two. Pontiac Elementary School is .32 miles northwest of the subject parcel on Decker Boulevard. There is a fire hydrant located south of the property along Decker Boulevard. The Dentsville fire station (station number 14) is located on Fire Lane Road, approximately 1 mile north of the subject parcel. Records indicate that the parcel is within the City of Columbia’s water service area. Records indicate that the parcel is within the East Richland County Public Service District sewer 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 Activity Center**.

Land Use and Design

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today 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 neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Recommended Land Uses

Primary Land Uses: Grocery store, restaurant, bar, personal service, professional office, financial institution, small format medical office, personal service, drug store, and smaller-scale retail shopping are appropriate within Neighborhood Activity Centers.

Secondary Land Uses: Multi-family housing and commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

No traffic count stations are located on Joye Circle. The 2022 SCDOT traffic count (Station # 315) located north of the subject parcel on Decker Boulevard identifies 25,300 Average Daily Trips (ADT's). Decker Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "D".

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

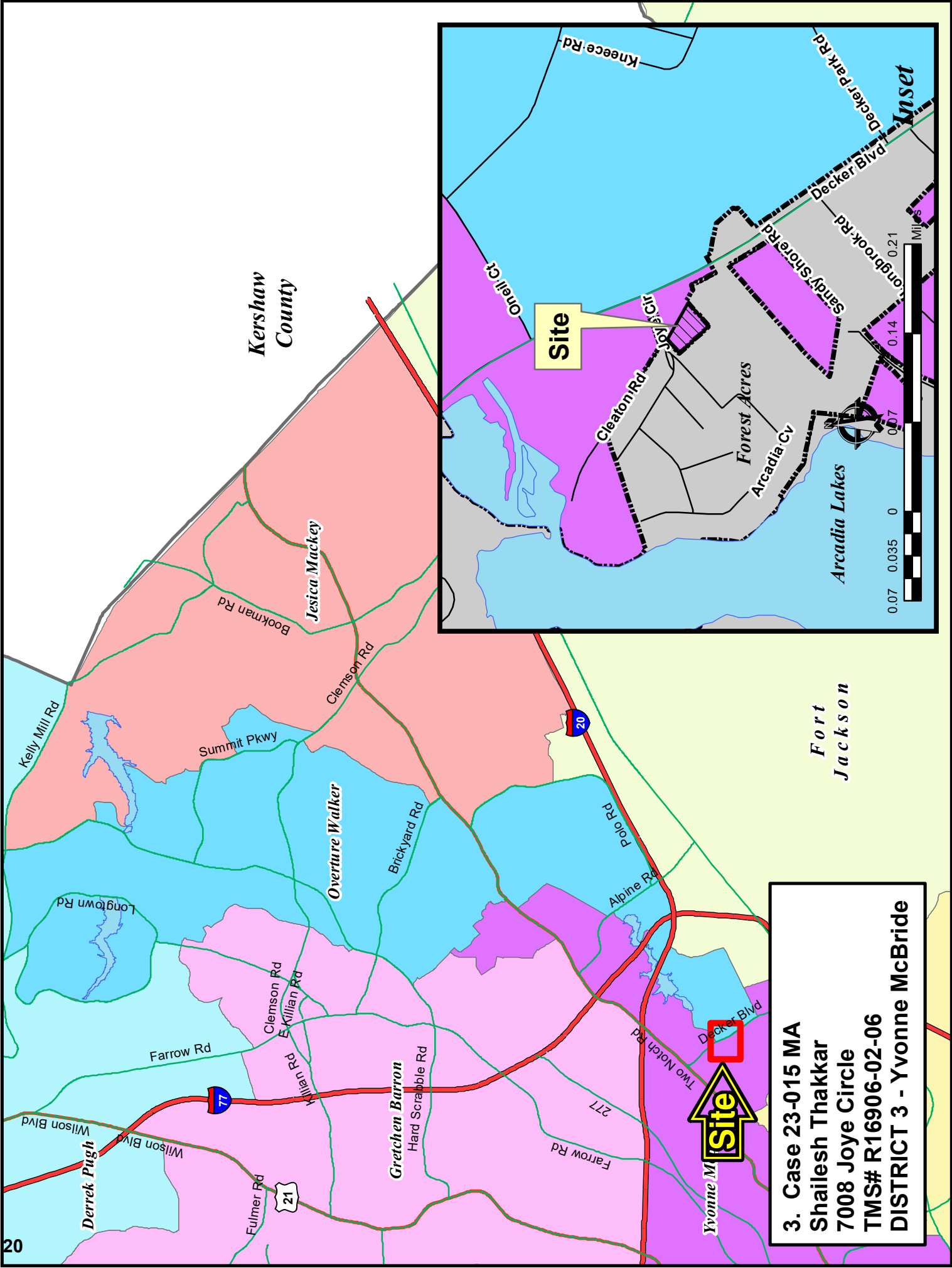
Conclusion

The proposed zoning is in compliance with the recommended objective for Neighborhood Activity Centers outlined in the 2015 Comprehensive Plan. Additionally, approval of the rezoning request would be consistent with the existing zoning districts and the development pattern of the surrounding area.

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

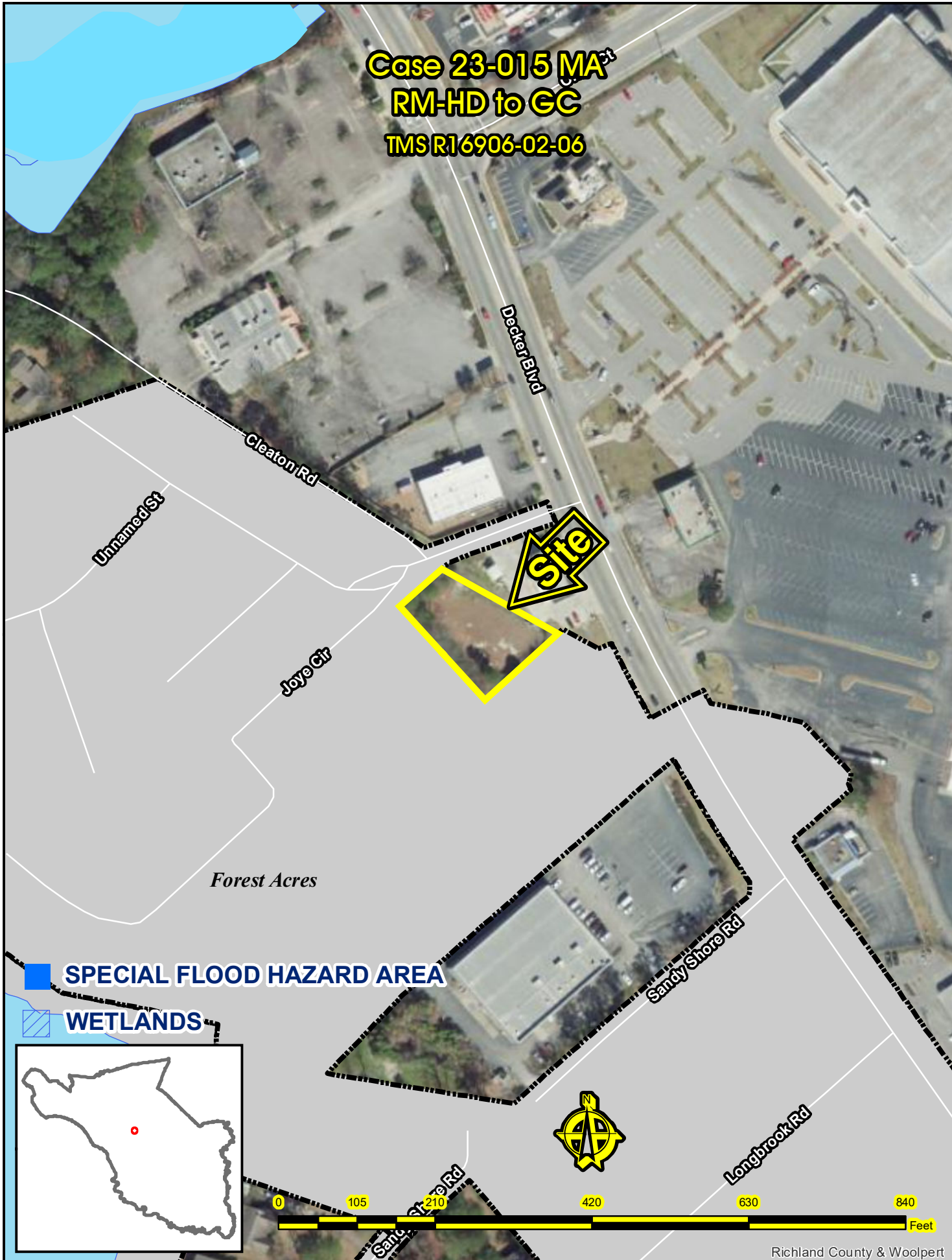
Zoning Public Hearing Date

June 27, 2023

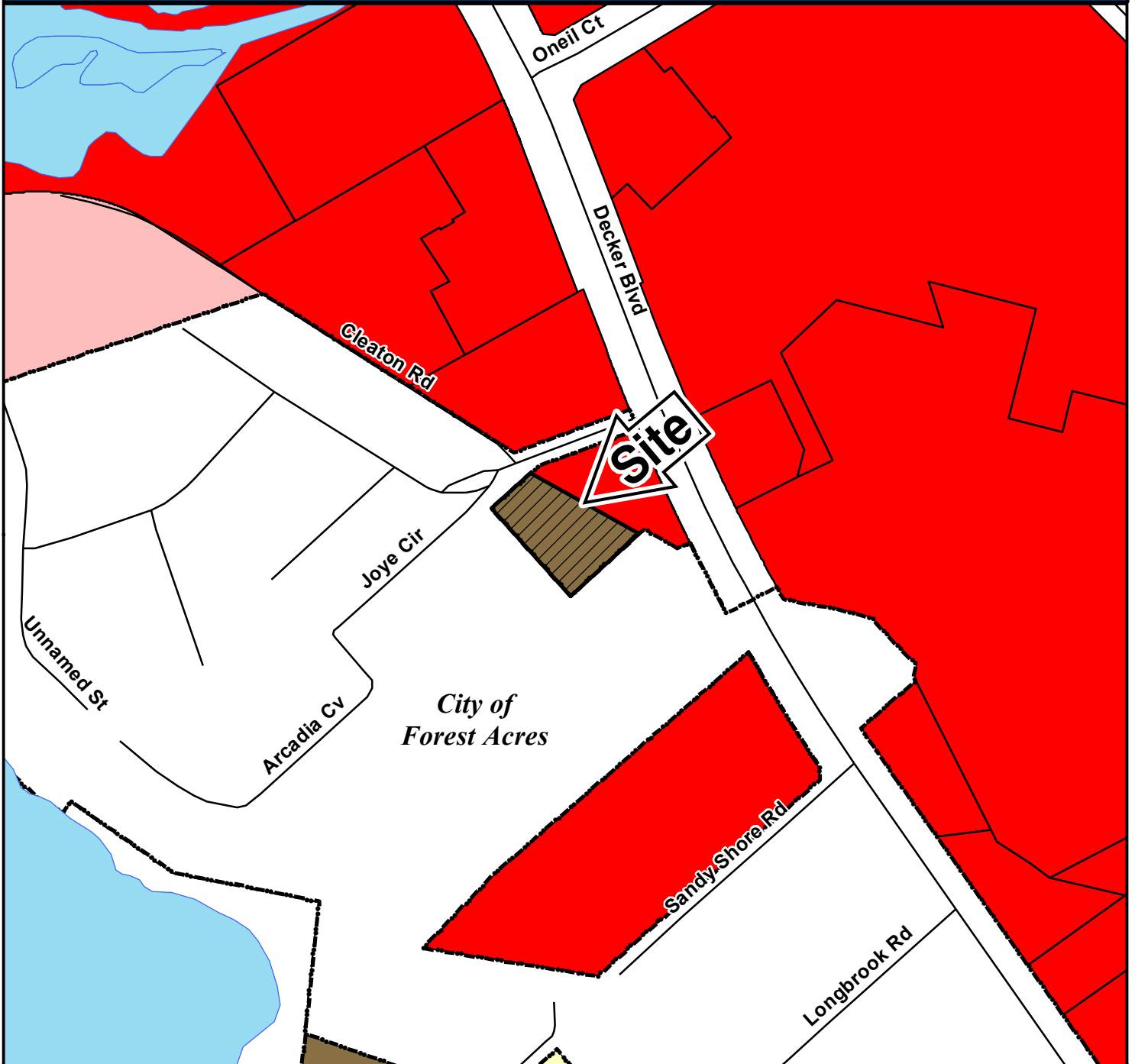


**3. Case 23-015 MA
 Shailesh Thakkar
 7008 Joye Circle
 TMS# R16906-02-06
 DISTRICT 3 - Yvonne McBride**

Case 23-015 MA¹
RM-HD to GC
TMS R16906-02-06

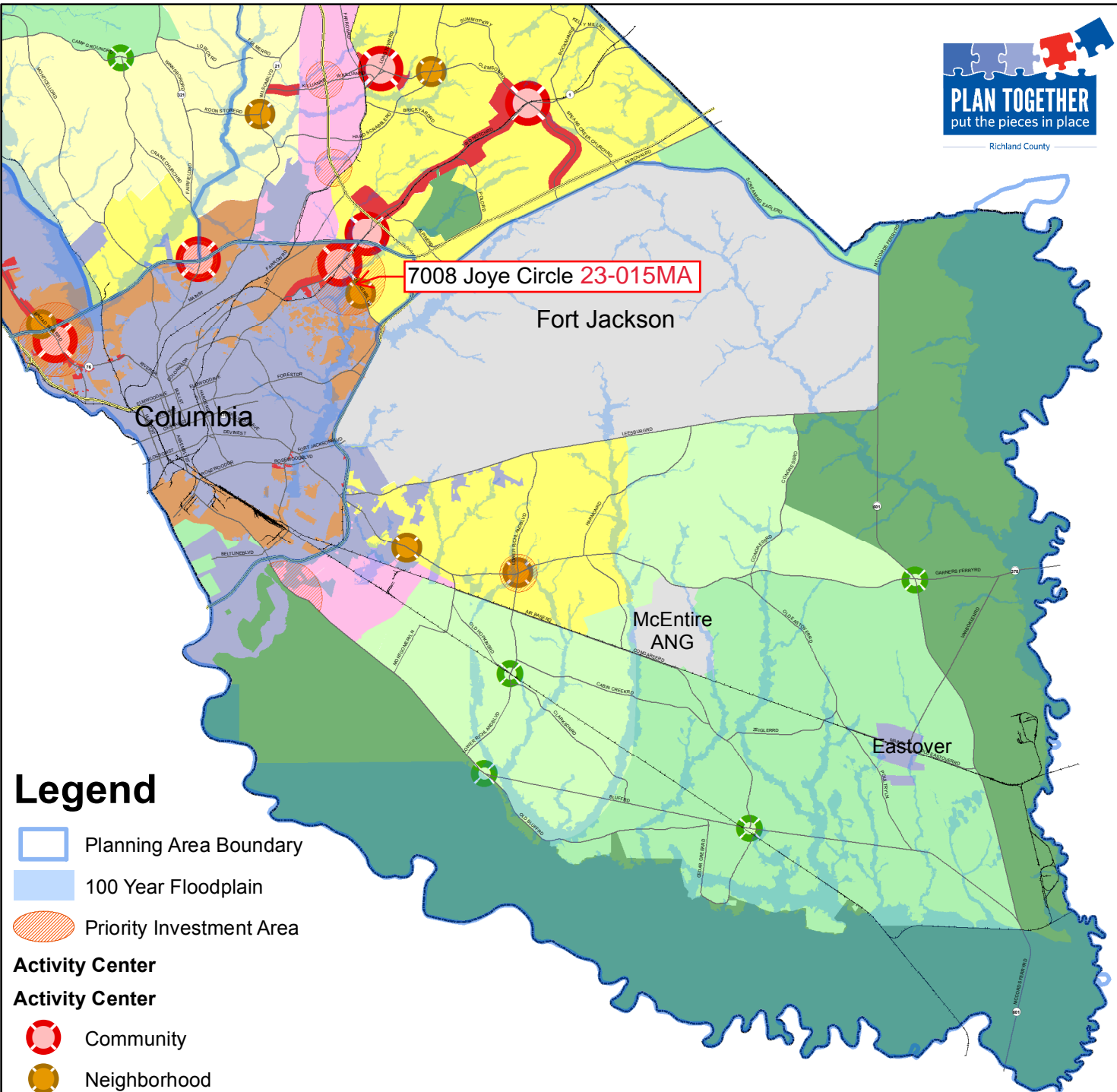


Case 23-015 MA RM-HD to GC



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			



Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA

Adopted March 17, 2015

Miles

4 2 0 4 23



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 5, 2023
RC PROJECT: 23-016 MA
APPLICANT: Raymond Perkins

LOCATION: 2812 Rawlinson Road

TAX MAP NUMBER: R21900-01-02
ACREAGE: 12.09 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: May 19, 2023

Staff Recommendation

Disapproval

Background

Zoning History

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

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
<u>North:</u>	RM-HD/ RM-HD	Residence/ Residence (Twin Oaks Subdivision)
<u>South:</u>	RS-MD	Caughman Road Park
<u>East:</u>	RS-LD/RS-MD	Residence/ Place of Worship
<u>West:</u>	PDD/ PDD	Residence/ Residence (Twin Oaks Subdivision)

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Caughman Road and Rawlinson Road. There are no sidewalks or streetlights along this section of Caughman or Rawlinson Road. The parcel is undeveloped and wooded. The immediate area is characterized by small and large lot residential, institutional, and neighborhood scale commercial uses.

Public Services

The subject parcel is within the boundaries of School District 1. The Lower Richland High School is located 1.45 miles south east of the subject parcel on Lower Richland Boulevard.

The Lower Richland fire station (number 22) is located 1.2 miles southeast of the subject parcel on Lower Richland Boulevard. The parcel is located in the City of Columbia's Water and Sewer service area.

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

Plans & Policies

The 2014 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 2022 SCDOT traffic count (Station #371) located west of the subject parcel on Caughman Road identifies 10,400 Average Daily Trips (ADT's). This segment of Caughman Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 9,800 ADT's. Leesburg Road is currently operating at Level of Service (LOS) "D".

There are no projects for this section of Caughman Road, scheduled to through the SCDOT or through the County Penny Sales Tax program

Conclusion

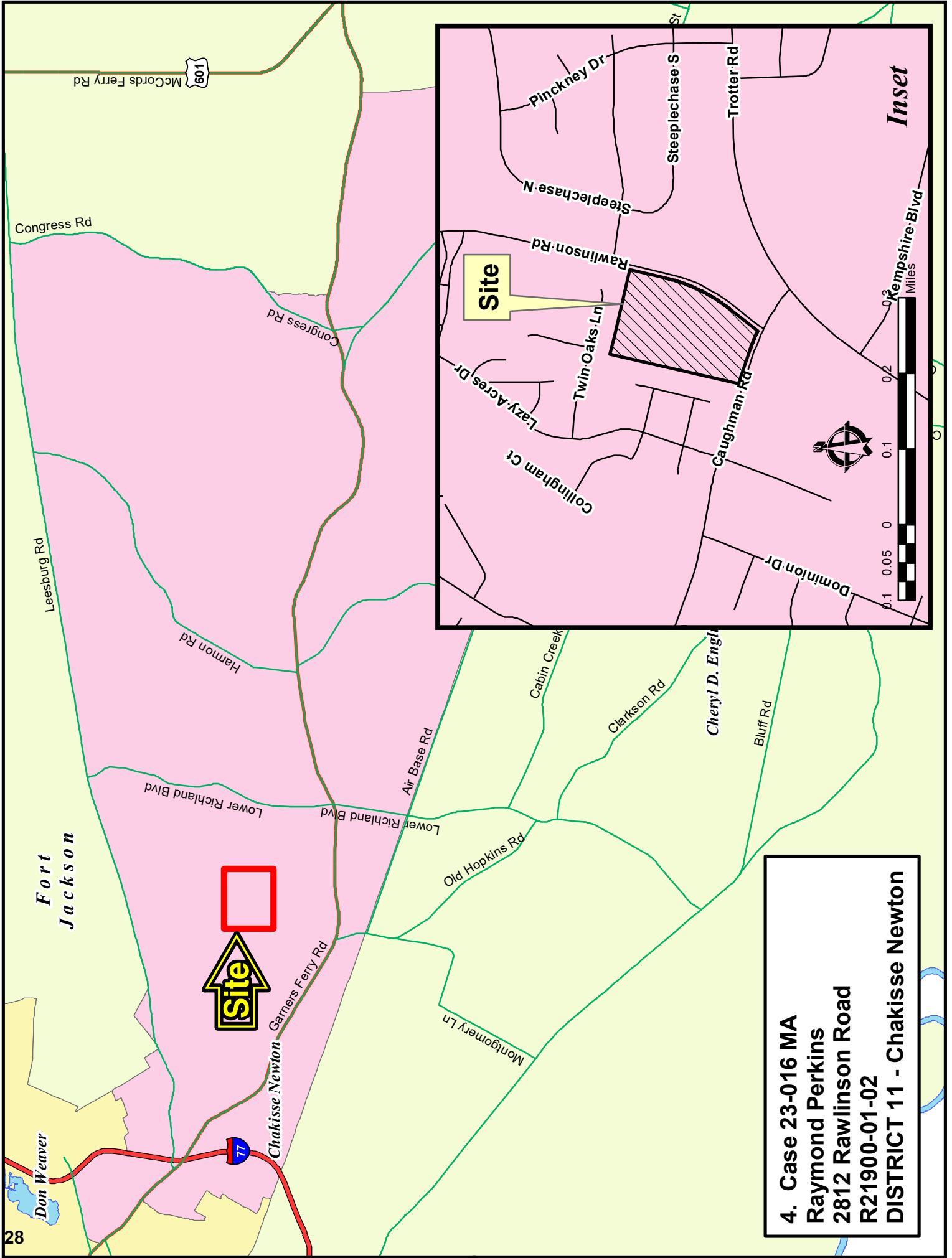
The Comprehensive Plan supports non-residential development which are located along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located along a main road corridor, nor is it located at or within a suitable distance of a traffic junction.

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

However, the requested zoning designation would provide for uses that are... “integrated to better serve surrounding residential properties through pedestrian access...” and are in character with the institutional and recreational uses adjacent to the subject site.

Zoning Public Hearing Date

June 27, 2023



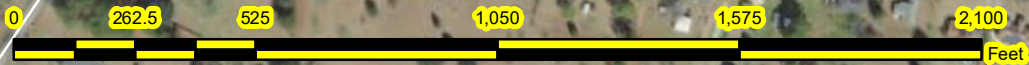
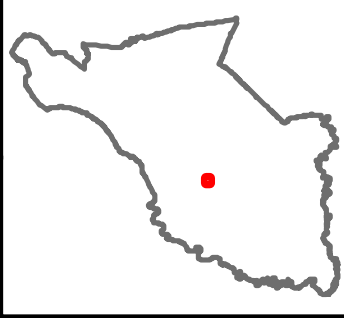
4. Case 23-016 MA
Raymond Perkins
2812 Rawlinson Road
R21900-01-02
DISTRICT 11 - Chakisse Newton

Case 23-016 MA
RS-LD to OI
TMS R21900-01-02

Site

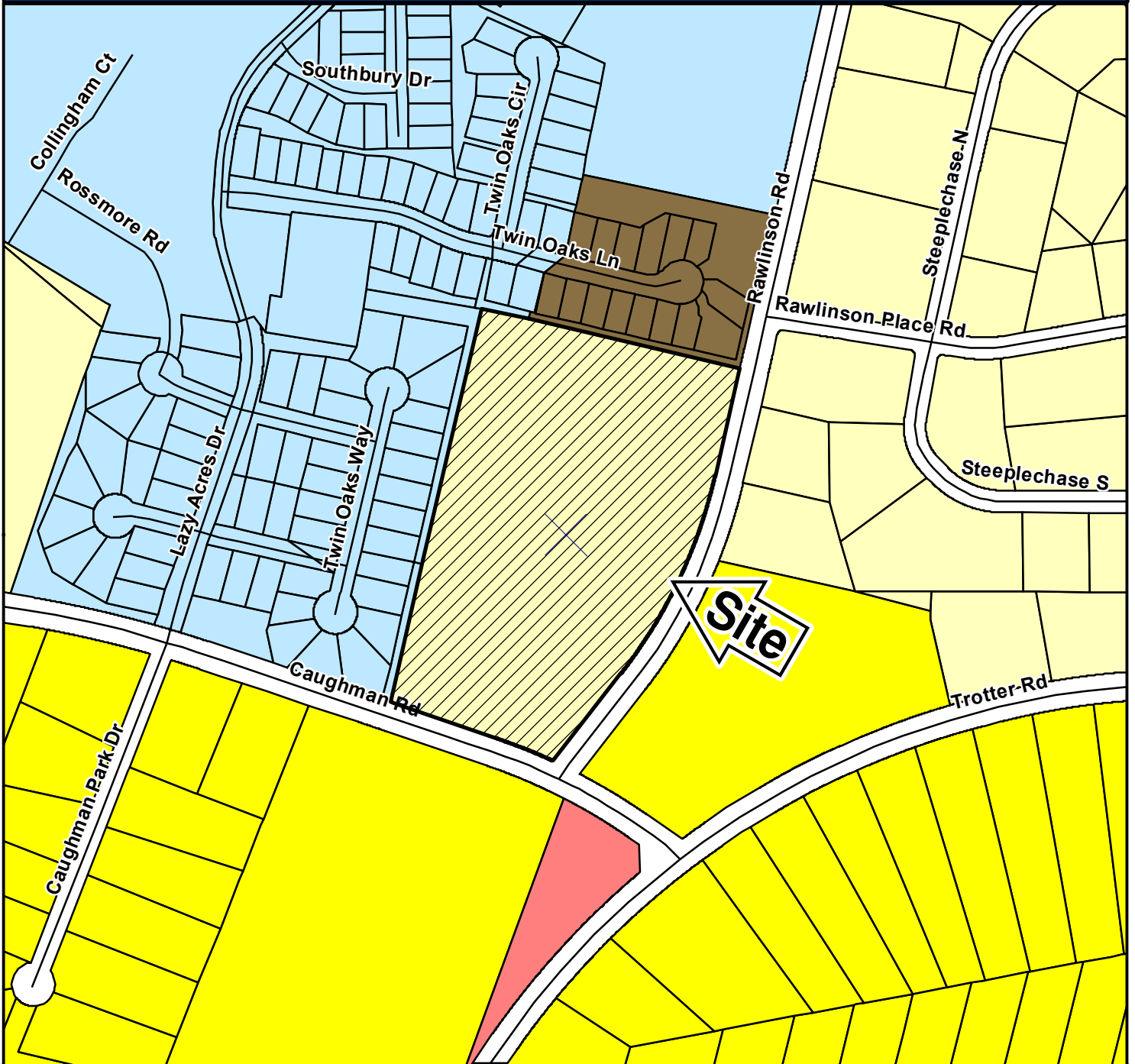
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



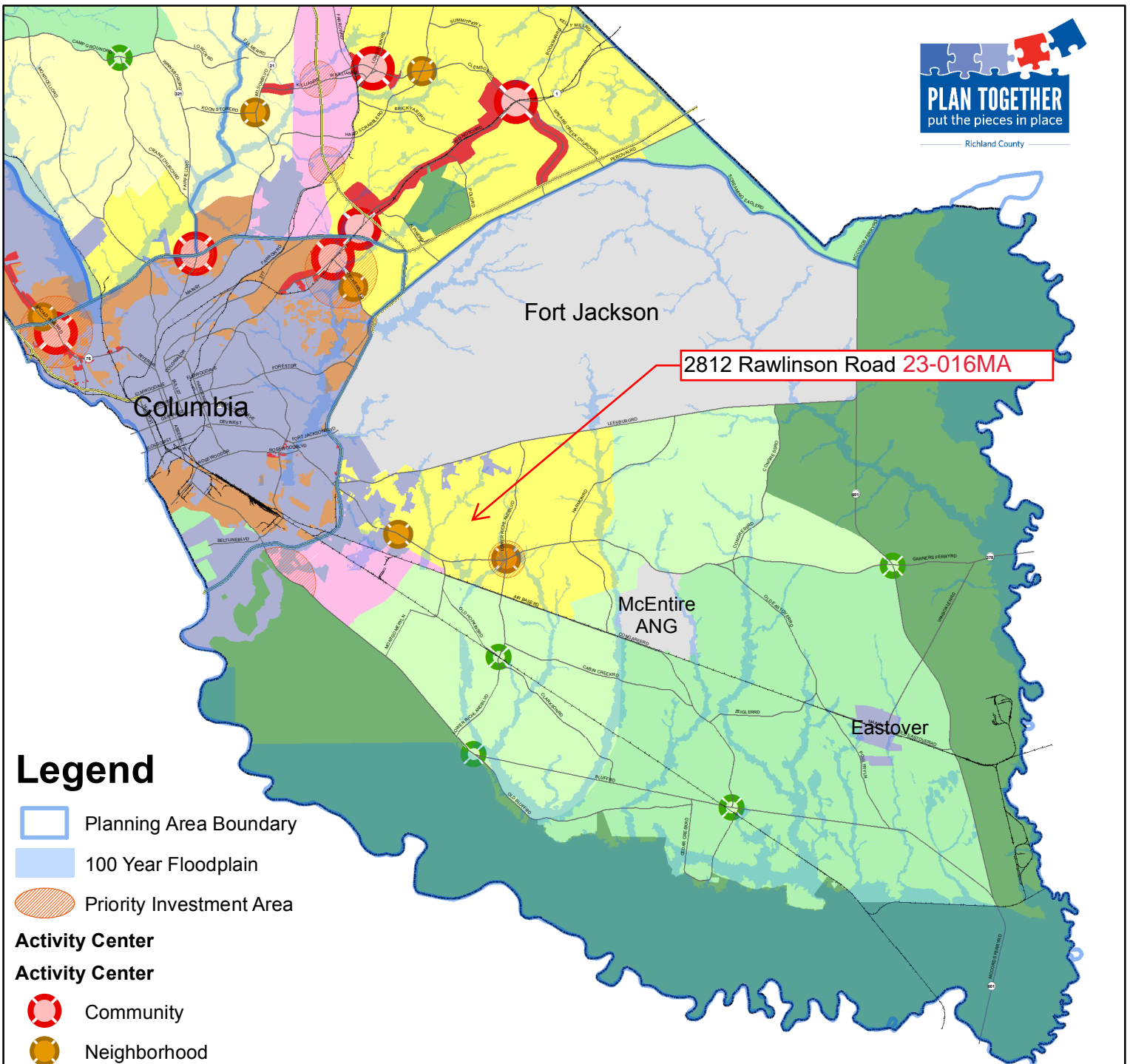
Case 23-016 MA

RS-LD to OI



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		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

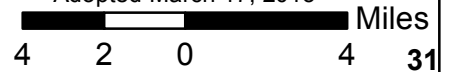
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 5, 2023
RC PROJECT: 23-017 MA
APPLICANT: Blake Valentine

LOCATION: Mount Vernon Church

TAX MAP NUMBER: R01600-05-01, 05 & 06
ACREAGE: 50.78 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: May 19, 2023

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development District (PDD) property northwest of the subject parcel was rezoned under case number 04-041MA.

Zoning District Summary

The RS-E District is intended to be used for single-family detached dwelling units on large “estate” lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

The minimum lot area is 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 110 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU	Undeveloped / Residence
<u>South:</u>	RU / RU	Undeveloped / Residence
<u>East:</u>	RU / RU	Undeveloped / Residence
<u>West:</u>	RU / RU / RU	SpringHill High School / Residence / Undeveloped

Discussion

Parcel/Area Characteristics

The parcels have frontage along Broad River Road and Mount Vernon Church Road. There are no sidewalks or streetlights along these sections of Kennerly Road or Mount Vernon Church Road. Broad River Road is a two-lane minor arterial with limited sidewalks and streetlights along this section. The parcels are undeveloped. The immediate area is characterized by residential uses of a rural nature with some undeveloped parcels in the vicinity, with the immediate area zoned RU. There are larger institutional uses to the west.

Public Services

The Spring Hill/White Rock fire station (station number 21) is located at 11809 Broad River Road, approximately 1.35 miles northwest of the subject parcel. The Spring Hill High School is located west of the subject parcels on Broad River Road. Records indicate that the parcel is located within the City of Columbia's water service area. Records also indicate that the parcel is located within Richland County's sewer 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 (Low Density)**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2022 SCDOT traffic count (Station #178) located southeast of the subject site on Broad River Road identifies 10,600 ADTs. This section of Broad River Road is classified as a two-lane minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) "C".

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 & resurfacing project along this section of Broad River Road currently under construction through SCDOT. There are no projects through the County Penny Sales Tax program.

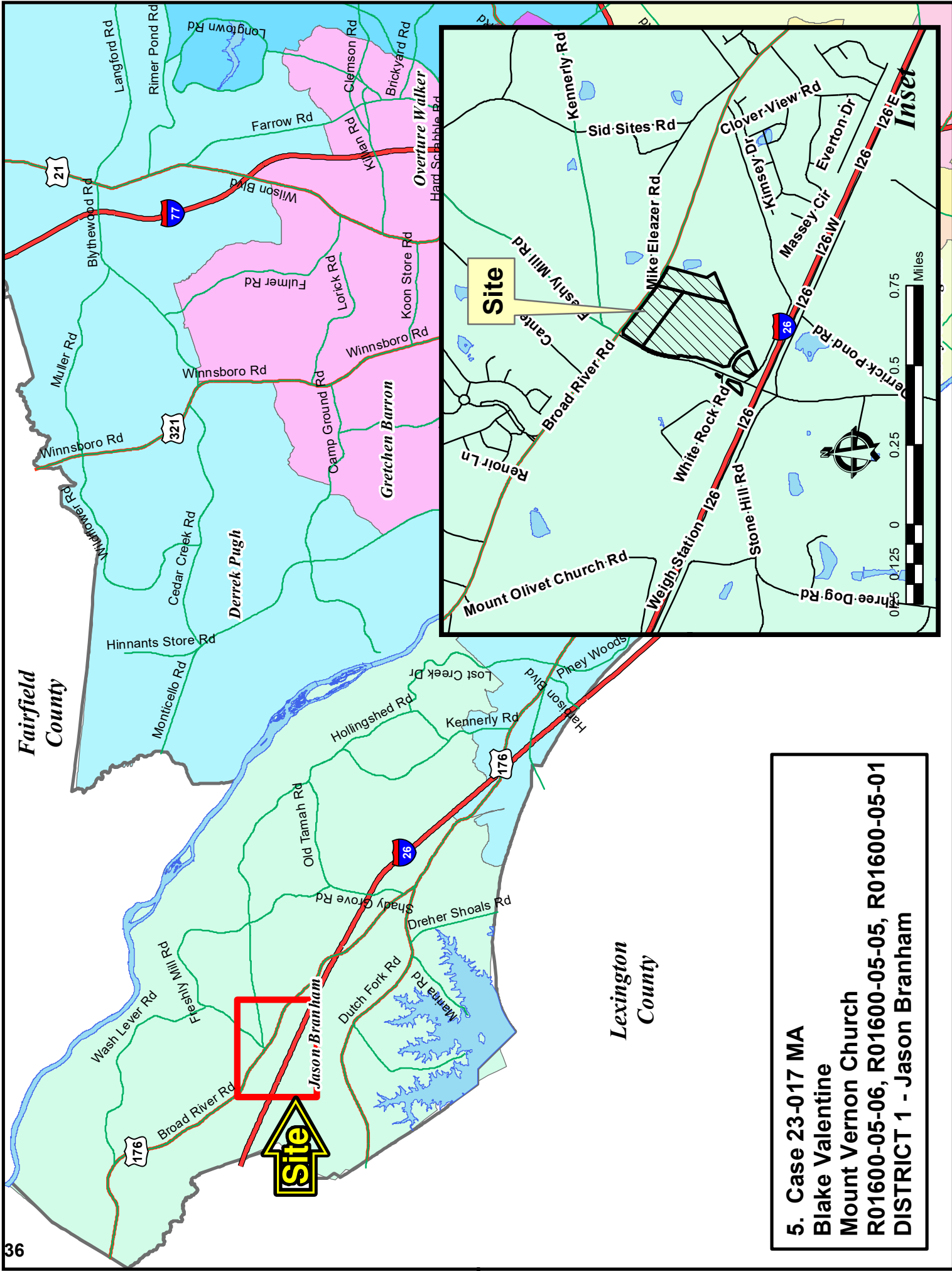
Conclusion

The proposed rezoning meets the objectives and desired development pattern of the Comprehensive Plan for the Neighborhood (Low-Density) future land use designation. The proposed request permits residential uses of an intensity and scale that would be in character with the Comprehensive Plan's recommendations.

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

Zoning Public Hearing Date

June 27, 2023.



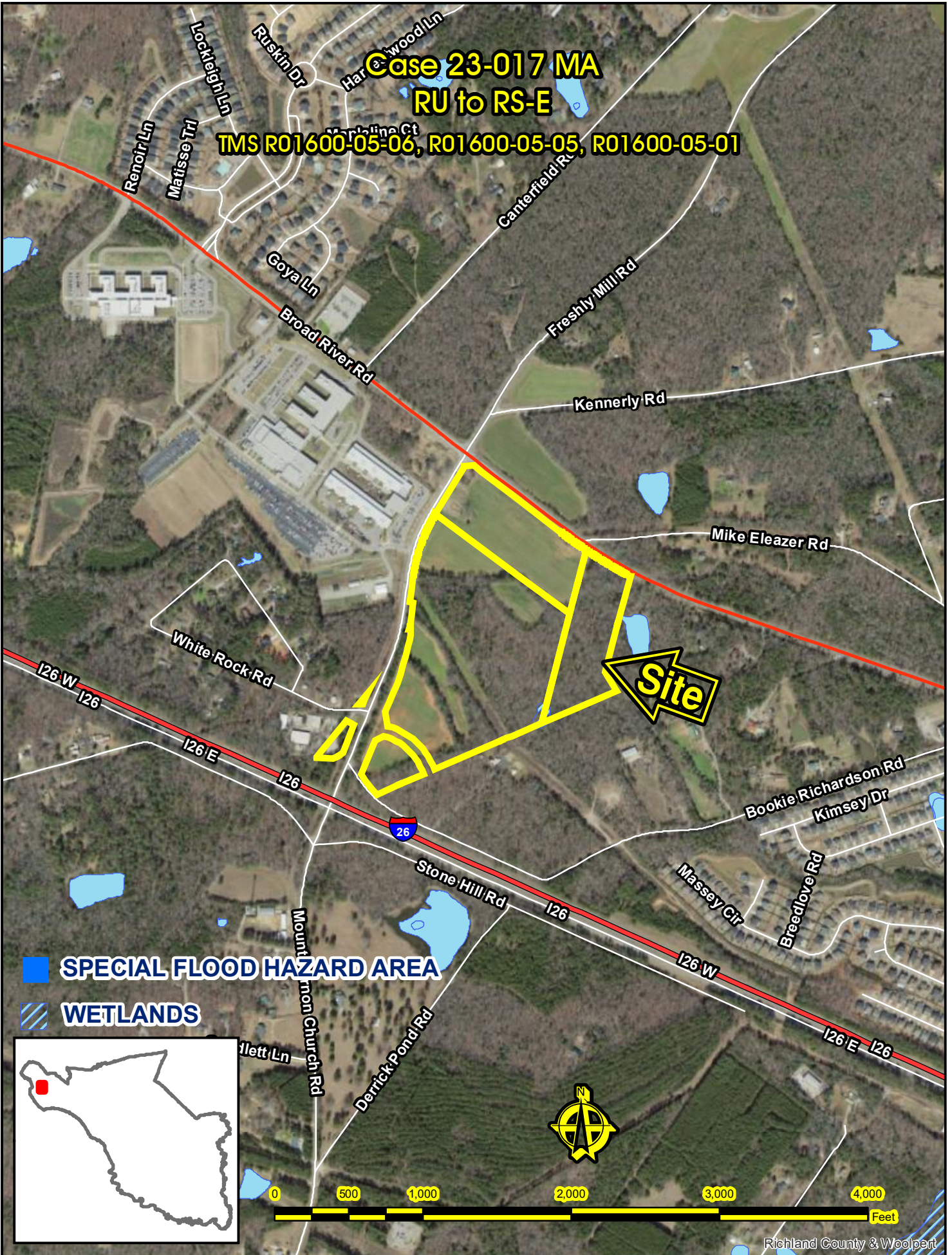
Fairfield County

Lexington County

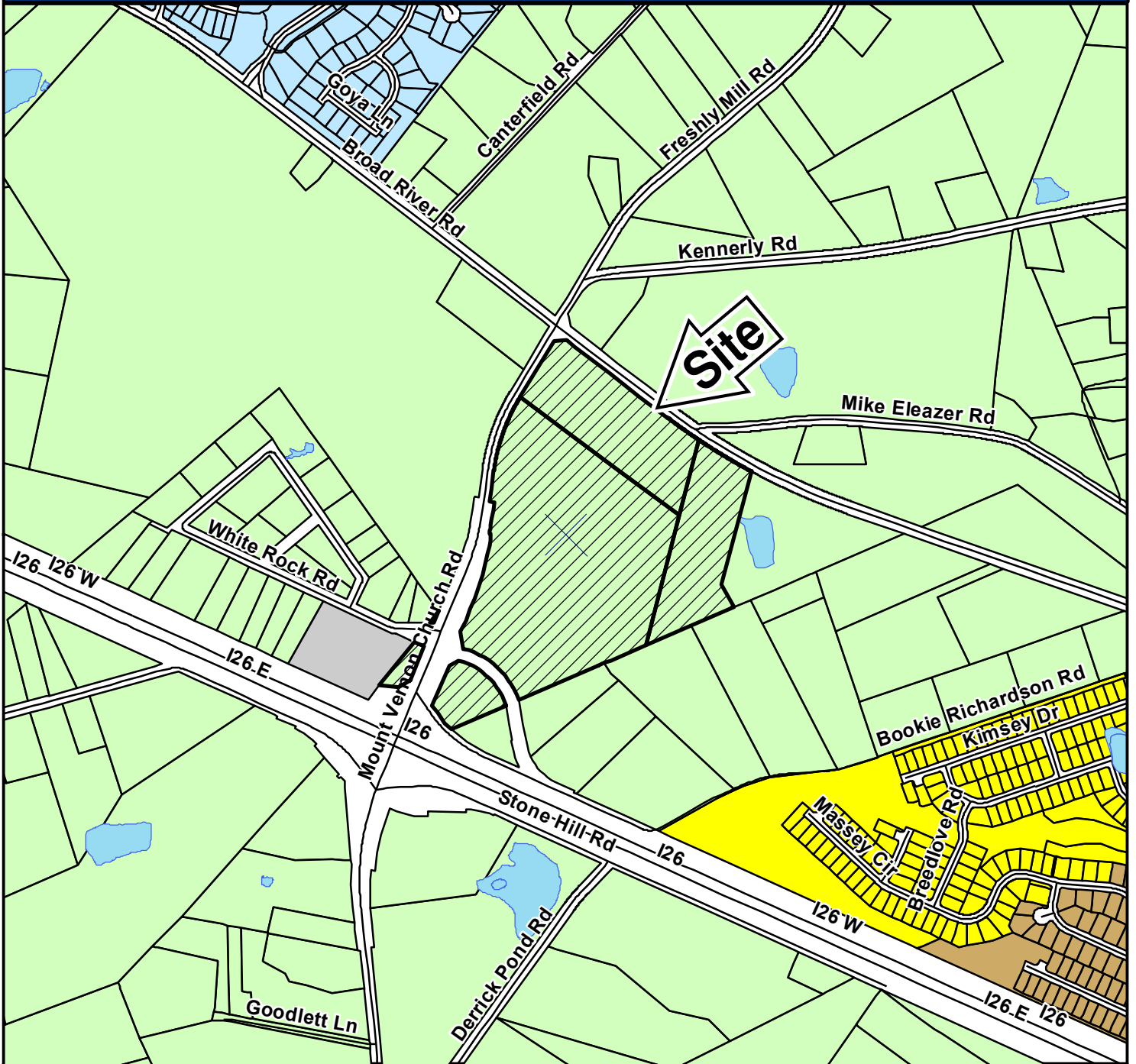
5. Case 23-017 MA
 Blake Valentine
 Mount Vernon Church
 R01600-05-06, R01600-05-05, R01600-05-01
 DISTRICT 1 - Jason Branham

**Case 23-017 MA
RU to RS-E**

TMS R01600-05-06, R01600-05-05, R01600-05-01



Case 23-017 MA RU to RS-E



ZONING CLASSIFICATIONS

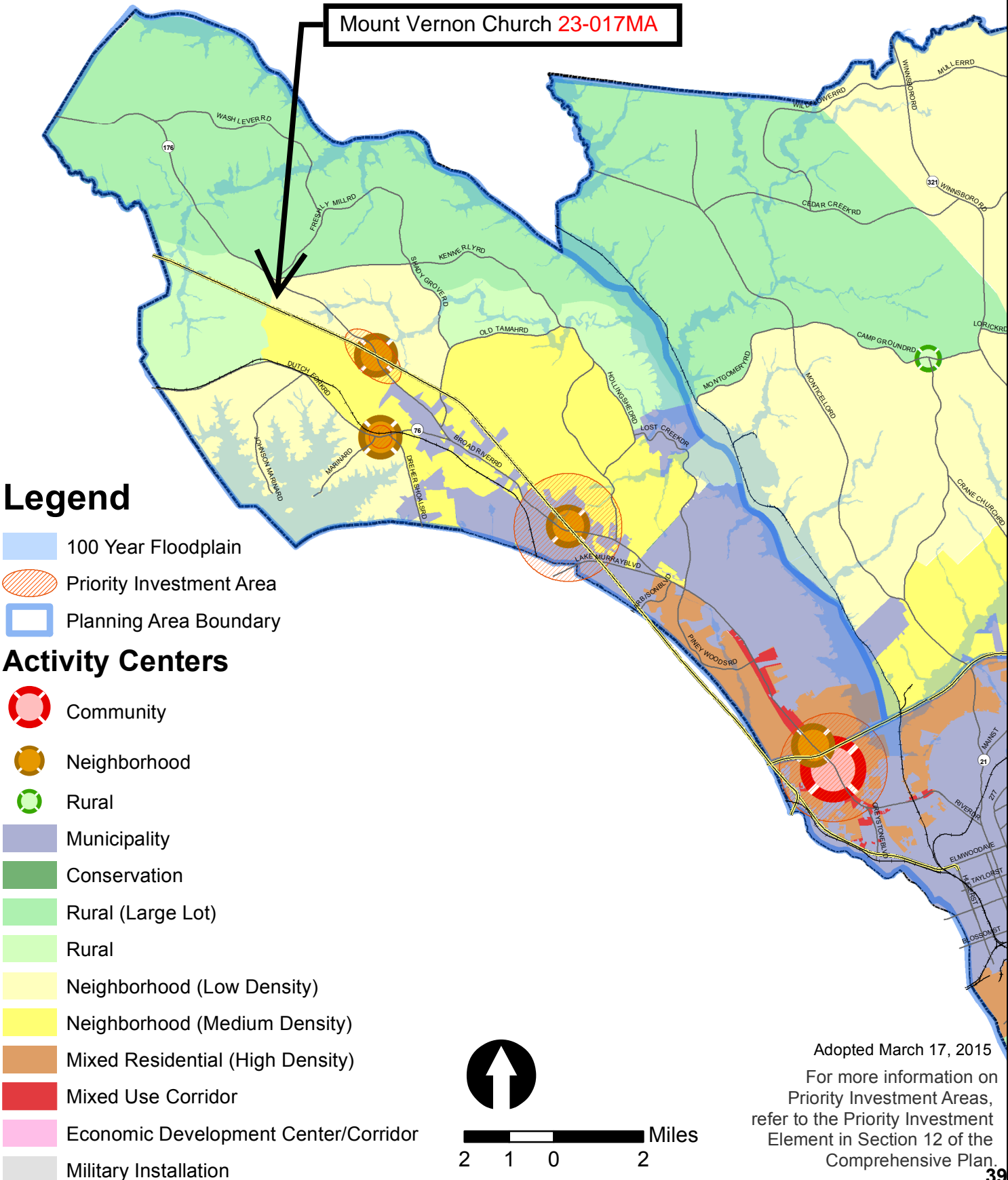
	CC-1		C-1		RS-E		MH		NC		LI		TROS	Subject Property N
	CC-2		C-3		RS-LD		RM-MD		GC		HI		PDD	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Mount Vernon Church 23-017MA



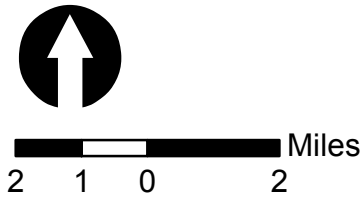
Legend

- 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



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 5, 2023
RC PROJECT: 23-018MA
APPLICANT: Mark Meadows

LOCATION: 239 Killian Road

TAX MAP NUMBER: R14781-01-53
ACREAGE: 2.37 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: May 19, 2023

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

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

The GC parcel southeast of the site was denied rezoning from Light Industrial (M-1) to General Commercial under case number 07-40MA.

The GC parcels immediately south of the subject site were rezoned from Rural (RU) to General Commercial under case number 19-020MA.

The GC parcels east of site was rezoned from Rural to GC under case number 19-044MA.

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 and characteristics.

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: 60 dwelling units*.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residential and Undeveloped
<u>South:</u>	GC / RU / RU	Undeveloped / Residence / Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The subject site consists of two parcels which are currently undeveloped. The parcels have frontage along Lib Lucas Road. Lib Lucas is a local road without sidewalks and no streetlights. The general area is characterized by residential lots of at least an acre or greater and general commercial retail sales and services. Several large tracts of undeveloped property exist near the subject site to the west and south. The immediate area consists of residential and undeveloped properties around one (1) acre in size zoned RU to the north, east, and west. South of the subject site is an undeveloped property which was recently zoned GC.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Longleaf Middle Schools is located approximately 2 miles northeast of the subject parcel on Longgreen 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 1.5 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 2022 SCDOT traffic count (Station #443) located east of the subject parcel on Killian Road identifies 13,400 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) “E”.

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

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

Conclusion

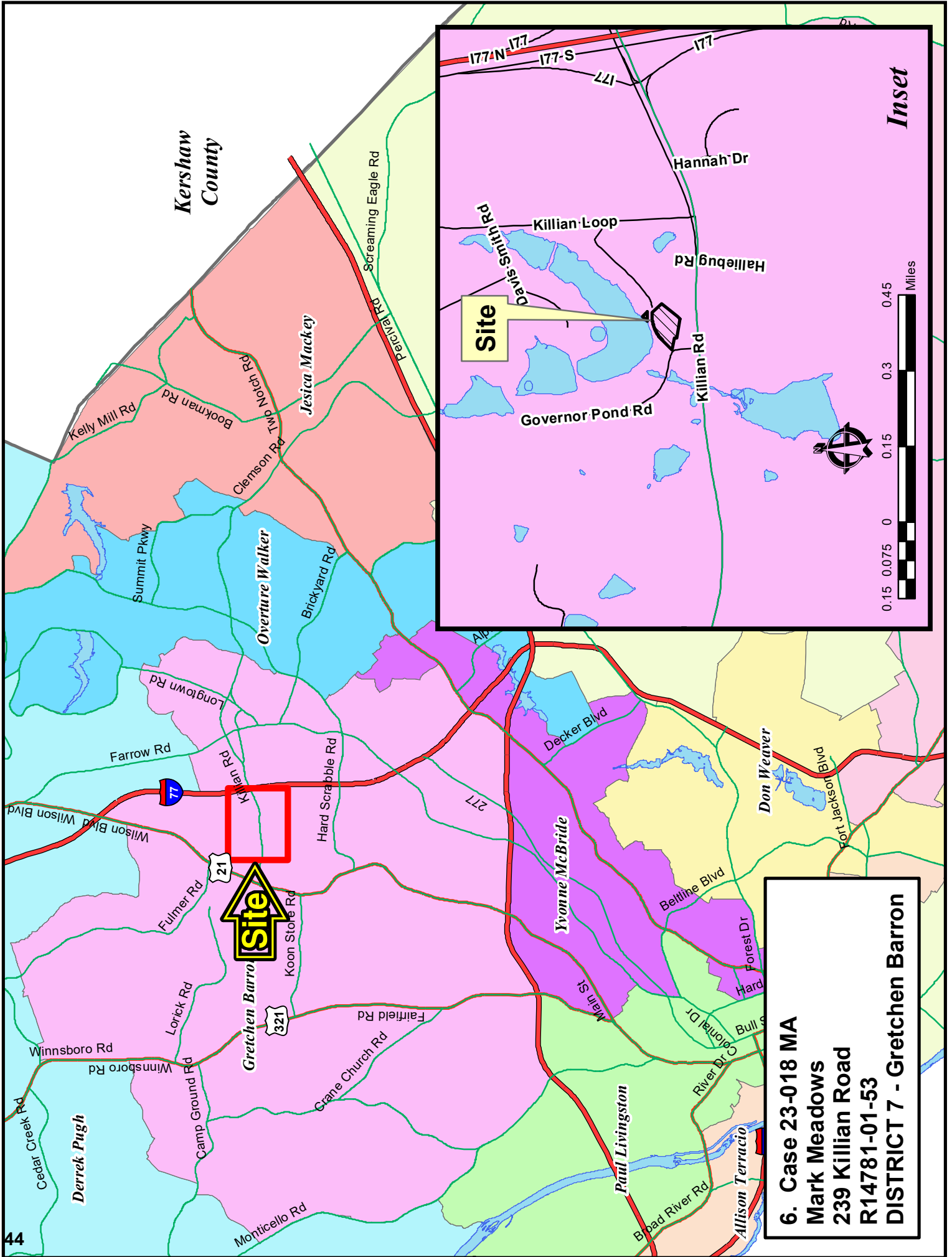
The Economic Development Center/Corridor future land use designation recommends a land use character of “concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- and high-density residential uses.” The uses allowed under the GC district would allow for the complementary retail and commercial, as well as limited residential, per the future land use designation. Likewise, the subject site’s location within PIA 7, per its listed intent, generally supports a rezoning to GC or another district with employment related uses.

As the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan, principally, staff recommends **Approval** of this map amendment.

However, while the two parcels directly south of the subject site were rezoned to GC under case 19-020MA, the subject site for the proposed map amendment can be viewed as an encroachment which will allow for incompatible land uses with the existing adjacent residential uses nearby. In addition, the subject parcel does not have frontage or direct access to a major road (Killian Road).

Zoning Public Hearing Date

June 27, 2023.



6. Case 23-018 MA
Mark Meadows
239 Killian Road
R14781-01-53
DISTRICT 7 - Gretchen Barron

**Case 23-018 MA
RU to GC
TMS R14781-01-53**

Alr Allen Rd
Davis Smith Rd

Governor Pond Rd

Killian Loop

Lib Lucas Rd



Killian Rd

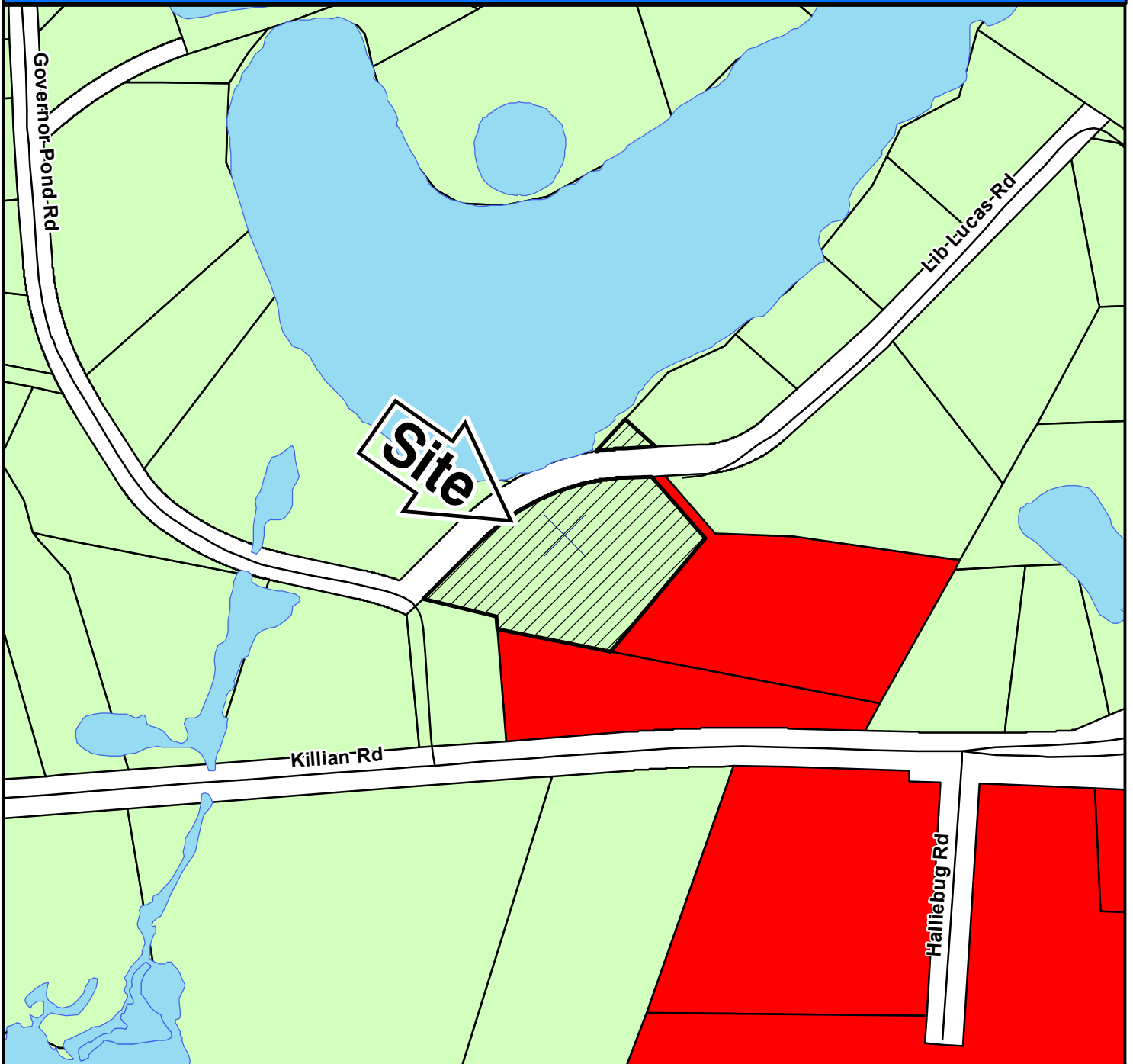
Halliebug Rd

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 23-018 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

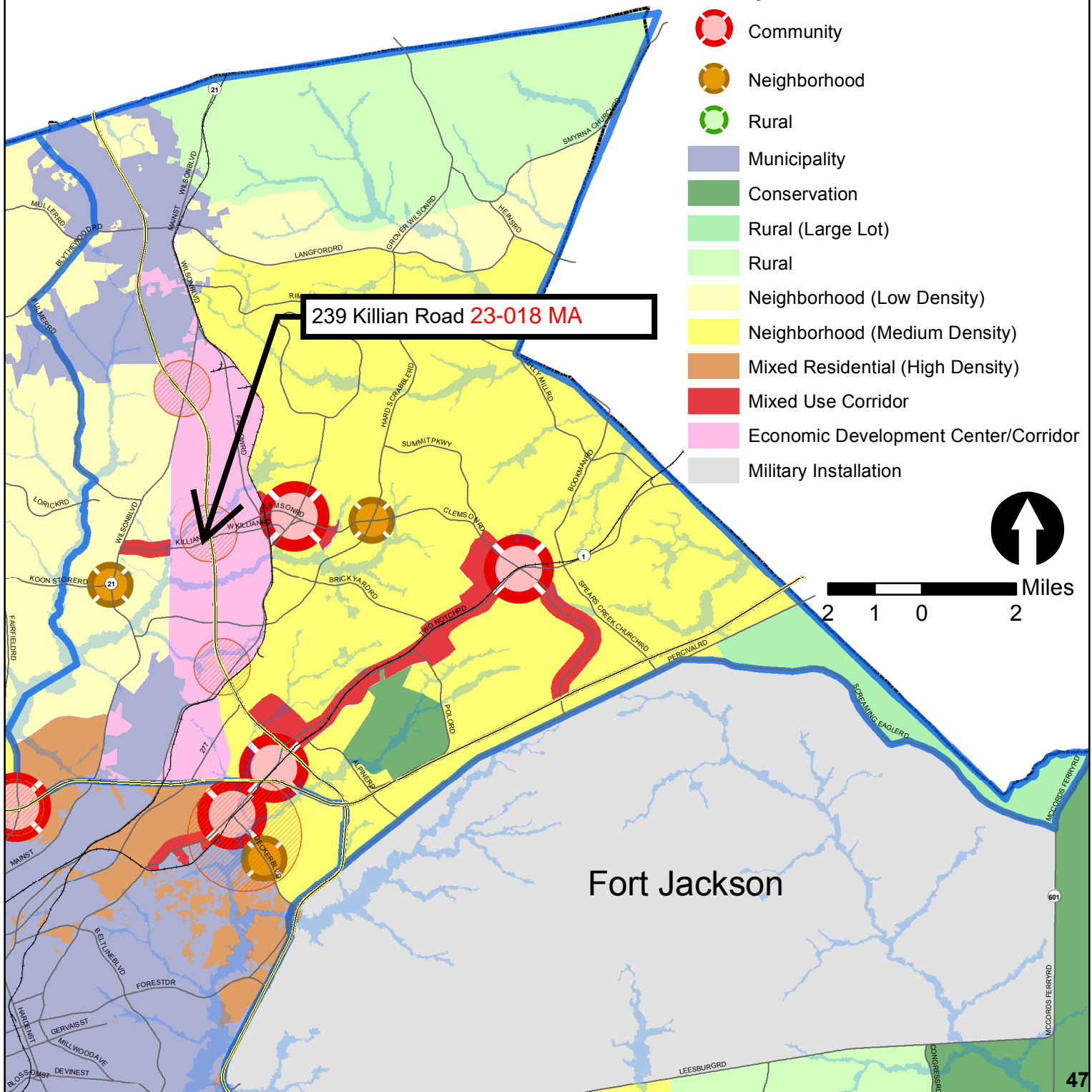


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



2021 LDC Zone Map Restart

Ledger of Recommended Text Amendments as Approved on November 07, 2022

Final Draft

Discussion Date	Topic	Recommendation
06-Jun-2022	Residential Uses	Remove duplex, 3-plex, and 4-plex uses from R2, R3, R4 zone designations; and to remove townhouse use from R4 zone.
08-Sep-2022	Residential Uses	Remove manufactured homes from R2 zoning district.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new AG zoning district from 0.15 dwelling units per acre to 0.33 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new HM zoning district from 0.33 dwelling units per acre to 0.66 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new RT zoning district from 0.67 dwelling units per acre to 1.0 dwelling units per acre.
08-Sep-2022	Subdivision Design	Delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings.
03-Oct-2022	Rural Uses	Add "Animal shelter" permitted by right, subject to special requirements in the AG and HM zoning districts.
03-Oct-2022	Rural Uses	Add "Animal services; Veterinary hospital or clinic" permitted by right subject to special requirements in the AG, HM, RT zoning districts.
03-Oct-2022	Subdivision Design	Amend subsection 26-3.1(f)(4) which provides for zero lot line development and any other provisions for zero lot line development of detached single-family dwellings; and continue to allow zero lot line development where attached single-family dwelling units (e.g. townhomes) are allowed.
07-Nov-2022	Other	Add a M-1 zoning district to the text of the 2021 Land Development Code to have all the same standards currently provided for in the existing Richland County Land Development Code originally adopted in 2005 and to have all parcels zoned M-1 at the time of adoption by county council of the final official zoning map continue to be labeled as M-1.
07-Nov-2022	Rural Lots	Amend AG Zone standards: gross average lot size 130,680 square feet (3 acres); min lot size 98,000 square feet.
07-Nov-2022	Rural Lots	Amend HM Zone standards: gross average lot size 66,211.2 square feet (1.51 acres); min lot size 50,000 square feet.
07-Nov-2022	Rural Lots	Amend RT Zone standards: gross average lot size 43,560 square feet (1.0 acres); min lot size 32,670 square feet.
07-Nov-2022	Subdivision Design	Delete Sec 26-5.13 (c) (1) a. 1. For residential structures, an additional one story or 15 feet.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. maximum allowable residential density by from 25 percent to 10 percent in the R2, R3, R4, R5, R6, MU1, MU2, MU3 and GC.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. residential density in AG, HM, RT, and R1 from 30 percent to 15%.
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Energy Conservation Schedule A "Use Central air conditioners that are SEER 17 or above.
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Schedule B "Use vegetation or vegetated structures to shade HVAC Units for non-residential structures."
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule A "Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels".
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule B "Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels".

07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend R1: gross average lot size 32,750 square feet (.752 acre); min/max lot size range 24,500 – 40,000 square feet.
07-Nov-2022	Subdivision Design	Amend R2: gross average lot size 14,500 square feet (.33 acre); min/max lot size range 11,000 – 18,000 square feet.
07-Nov-2022	Subdivision Design	Amend R3: gross average lot size 7,260 square feet (.167 acre); min/max lot size range 5,500 – 9,000 square feet.

2021 LDC Zone Map Restart

Ledger of Recommended Text Amendments as Approved on November 07, 2022

Redlined Version

Discussion Date	Topic	Recommendation
06-Jun-2022	Residential Uses	Remove duplex, 3-plex, and 4-plex uses from R2, R3, R4 zone designations; and to remove townhouse use from R4 zone.
08-Sep-2022	Residential Uses	Remove manufactured homes from R2 zoning district.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new AG zoning district from 0.15 dwelling units per acre to 0.33 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new HM zoning district from 0.33 dwelling units per acre to 0.66 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new RT zoning district from 0.67 dwelling units per acre to 1.0 dwelling units per acre.
08-Sep-2022	Rural Uses	recommend addition of Farm Supply and machine sales Permitted by right in HM zoning district.
08-Sep-2022	Rural Uses	recommend the addition of Farm distribution hub permitted by right in the RT zoning district.
08-Sep-2022	Rural Uses	recommend the addition of Veterinary services (livestock) permitted by right in the RT zoning district.
08-Sep-2022	Subdivision Design	Delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings.
03-Oct-2022	Rural Uses	Add "Animal shelter" permitted by right, subject to special requirements in the AG, HM, RT zoning districts.
03-Oct-2022	Rural Uses	Add "Animal services; Veterinary hospital or clinic" permitted by right subject to special requirements in the AG, HM, RT zoning districts.
03-Oct-2022	Subdivision Design	Amend subsection 26-3.1(f)(4) which provides for zero lot line development and any other provisions for zero lot line development of detached single-family dwellings; and continue to allow zero lot line development where attached single-family dwelling units (e.g. townhomes) are allowed.
07-Nov-2022	Other	Add a M-1 zoning district to the text of the 2021 Land Development Code to have all the same standards currently provided for in the existing Richland County Land Development Code originally adopted in 2005 and to have all parcels zoned M-1 at the time of adoption by county council of the final official zoning map continue to be labeled as M-1.
07-Nov-2022	Rural Lots	Amend AG Zone standards: gross average lot size 130,680 square feet (3 acres); min lot size 98,000 square feet.
07-Nov-2022	Rural Lots	Amend HM Zone standards: gross average lot size 66,211.2 square feet (1.51 acres); min lot size 50,000 square feet.
07-Nov-2022	Rural Lots	Amend RT Zone standards: gross average lot size 64,904 43,560 square feet (1.49 1.0 acres); min lot size 49,000 32,670 square feet.
07-Nov-2022	Subdivision Design	Delete Sec 26-5.13 (c) (1) a. 1. For residential structures, an additional one story or 15 feet.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. maximum allowable residential density by from 25 percent to 10 percent in the R2, R3, R4, R5, R6, MU1, MU2, MU3 and GC.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. residential density in AG, HM, RT, and R1 from 30 percent to 15%.
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Energy Conservation Schedule A "Use Central air conditioners that are SEER 17 or above.

07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Schedule B "Use vegetation or vegetated structures to shade HVAC Units for non-residential structures."
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule A "Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels".
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule B "Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels".
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend R1: gross average lot size 32,750 square feet (.752 acre); min/max lot size range 24,500 – 40,000 square feet.
07-Nov-2022	Subdivision Design	Amend R2: gross average lot size 14,500 square feet (.33 acre); min/max lot size range 11,000 – 18,000 square feet.
07-Nov-2022	Subdivision Design	Amend R3: gross average lot size 7,260 square feet (.167 acre); min/max lot size range 5,500 – 9,000 square feet.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-23HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “MANUFACTURING, MINING, AND INDUSTRIAL USES” CATEGORY OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT “MANUFACTURING, NOT OTHERWISE LISTED” IN THE LIGHT INDUSTRIAL DISTRICT (LI), AS A PERMITTED USE WITH SPECIAL REQUIREMENTS RATHER THAN BY A SPECIAL EXCEPTION.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Manufacturing, Mining, and Industrial Uses” category of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Manufacturing, Mining, and Industrial Uses</u>																	
Animal Food																	P
Animal Slaughtering and Processing																	P
Apparel															P	P	P
Bakeries, Manufacturing														P	P	P	P
Beverage, Other Than Soft Drink and Water, and Tobacco																	P
Beverage, Soft Drink and Water															P	P	P
Borrow Pits		SE	SE												SE	SE	P
Cement and Concrete Products																	P
Chemicals, Basic																	P
Chemical Products, Not Otherwise Listed																	P
Clay Products																	P
Computer, Appliance, and Electronic Products														P	P	P	P
Dairy Products															P	P	P
Dolls, Toys, and Games															P	P	P
Fabricated Metal Products															P	SE	P
Food Manufacturing, Not Otherwise Listed															P	P	P
Furniture and Related Products															P	P	P
Glass and Glass Products															P	SE	P
Jewelry and Silverware															P	P	P
Leather and Allied Products (No Tanning)															P	P	P
Leather and Hide Tanning and Finishing																	P
Lime and Gypsum Products																	P
Machinery																	P
Manufacturing, Not Otherwise Listed															P	SE	P
Medical Equipment and Supplies															P	SR	P
Mining/Extraction Industries														P	P	P	P
Office Supplies (Not Paper)															P	P	P
Paint, Coating, and Adhesives																	P

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special exceptions; Subsection (c), Special exceptions listed by zoning district; Paragraph (17), Manufacturing, Not Otherwise Listed; is hereby deleted in its entirety and the remaining paragraphs are renumbered in appropriate chronological order.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(48) Manufacturing, Not Otherwise Listed – LI”, the existing Paragraph (48) is renumbered to read as Paragraph (49), and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (48) is hereby amended to read as Paragraph to read as follows; the existing Paragraph (48) is renumbered to read as Paragraph (49), and all remaining paragraphs are renumbered in appropriate chronological order.

- (48) Manufacturing, not otherwise listed.
 - a. Use districts: LI Light Industrial.
 - b. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

SECTION V. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION VI. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VII. Effective Date. This ordinance shall be enforced from and after _____, 2023.

RICHLAND COUNTY COUNCIL

By: _____
Overture Walker, Chair

Attest this _____ day of _____, 2023

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: June 27, 2023
First Reading: June 27, 2023
Second Reading: July 11, 2023
Third Reading: July 18, 2023

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 23 May 2023
Agenda
7:00 PM

1. STAFF:

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

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

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 23-007 MA District 2
Derrek Pugh
Cory Swindler
LI to RM-MD (35.05 acres)
W/S Farrow Road
TMS# R17600-01-12
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
County Council unanimously disapproved the rezoning request.

2. Case # 23-010 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.17 acres)
1159 Olympia Ave
TMS# R11203-01-03
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
County Council unanimously deferred the rezoning request.

3. Case # 23-011 MA District 10
Cheryl D English
Sherwin Paller
NC to RM-HD (.17 acres)
1161 Olympia Ave
TMS# R11203-01-02
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
County Council unanimously deferred the rezoning request.

6. ADJOURNMENT
7:05 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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