

# **RICHLAND COUNTY PLANNING COMMISSION**



**March 2, 2020**

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



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, March 2, 2020**  
**Agenda**  
**3:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

Chairman – Stephen Gilchrist  
Vice Chairman – Heather Cairns

Christopher Yonke • Mettauer Carlisle • Gary Dennis  
David Tuttle • Wallace Brown • Jason Branham

- I. PUBLIC MEETING CALL TO ORDER** ..... Stephen Gilchrist, Chairman
  - II. PUBLIC NOTICE ANNOUNCEMENT** ..... Stephen Gilchrist, Chairman
  - III. CONSENT AGENDA [ACTION]**
    - a. PRESENTATION OF MINUTES FOR APPROVAL** – February 2020
    - b. ROAD NAMES**
    - c. MAP AMENDMENTS**
      - 1. Case # 20-006 MA District 10  
Dalhi Myers  
Paul Pettinelli  
HI to GC .9 acres  
1314 Rosewood Drive  
TMS# R11208-02-10  
PDSB Recommendation – Approval  
P. 1
      - 2. Case # 20-008 MA District 9  
Calvin “Chip” Jackson  
Michael Winkler  
RU to NC 1.25 acres  
11045 Two Notch Road  
TMS# R29100-05-04  
PDSB Recommendation – Disapproval  
P. 9
      - 3. Case # 20-009 MA District 9  
Calvin “Chip” Jackson  
Bill Dixon  
PDD to PDD 13.4 acres  
Greenhill Parish Parkway  
TMS# R25800-03-44  
PDSB Recommendation – Approval  
P. 17
- IV. OTHER BUSINESS [ACTION]**
- V. CHAIRMAN’S REPORT**
- VI. PLANNING DIRECTOR’S REPORT**
  - A. Report of Council - P. 25**
- VII. ADJOURNMENT**

## **NOTES:**

### **MEETING FORMAT**

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

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

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

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

### **ZONING PUBLIC HEARING**

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

**RICHLAND COUNTY  
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street  
Columbia, SC 29204



**To:** Planning Commission Members, Interested Parties  
**From:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator  
**Date:** February 18, 2020  
**Subject:** March '2020 Street Name (s) Approval Request List

Pursuant to section 6-29-1200(A) SC Code of Laws requires the Planning Commission to approve street names. Specifically, it states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street names have been reviewed and are in compliance with Richland County & State Statute Road Naming Standards.

**Action Requested:** The Planning Commission Board approval of the following street name(s):

Proposed Street Name (s)	Applicant/ Contact	Development Name/Location	Property TMS #	Council District (Honorable)
1. Knutsford Road	Kimberly Swygert, Civil Eng. of Cola	Bowden Village	R22006-02-03	Chakisse Newton (11)
2. Bank Hall Road				
3. Belmont Green				
4. Delahays				
5. Carr Wood				
6. Mass				
7. Elmridge				
8. Cranage				
9. Budworth				
10. Sandbach				
11. Dunham				
12. Cohen				
13. Bowden Village				





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 2, 2020  
**RC PROJECT:** 20-006 MA  
**APPLICANT:** Paul Pettinelli

**LOCATION:** 1314 Rosewood Drive

**TAX MAP NUMBER:** R11208-02-10  
**ACREAGE:** 0.9 acres  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** February 13, 2020

**Staff Recommendation**

Approval

**Minimum Area for Map Amendment**

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 the following:

- An addition of GC zoning contiguous to an existing industrial zoning district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Heavy Industrial (HI).

**Zoning History for the General Area**

The General Commercial (GC) parcels south of the subject site on Key Road under case number 05-057MA.

**Zoning District Summary**

The GC District is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 14 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	Right-of-way / C-1 / C-3	Railroad ROW (City of Columbia) / Institutional Recreation (City of Columbia)
<b><u>South:</u></b>	HI	Parking
<b><u>East:</u></b>	Right-of-way / C-3	Railroad ROW (City of Columbia) / Auto Repair (City of Columbia) / Food Service (City of Columbia)
<b><u>West:</u></b>	M-1	Self-storage / Warehousing & Metal Working / Personal Fitness

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel. The site is located along the jurisdictional boundary of the City of Columbia. The site has frontage along Rosewood Drive, a four lane divided minor arterial with sidewalks and limited streetlights. The parcel contains two structures, one of which is used as an office/retail and the other as storage/warehousing. The immediate area consists of a variety of commercial and industrial uses, as well USC athletic facilities. Immediately north and east of the site is railroad right-of-way. Adjacent properties are zoned HI to the south, C-1 and C-3 (City of Columbia) on the north and east, and M-1 on the west.

**Public Services**

The Olympia fire station (station number 2) is located on Ferguson Street, approximately 0.37 miles southwest of the subject site. A.C. Moore Elementary School is located approximately 0.68 miles northeast of the subject site on Rosewood Drive. The subject site is currently served by the City of Columbia for water and sewer.

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

**Plans & Policies**

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

**Land Use and Design**

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



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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #232) located west of the subject parcel on Rosewood Drive identifies 16,400 Average Daily Trips (ADTs). This section of Rosewood Drive is classified as a four lane divide minor arterial, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Rosewood Drive is currently operating at Level of Service (LOS) "B".

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

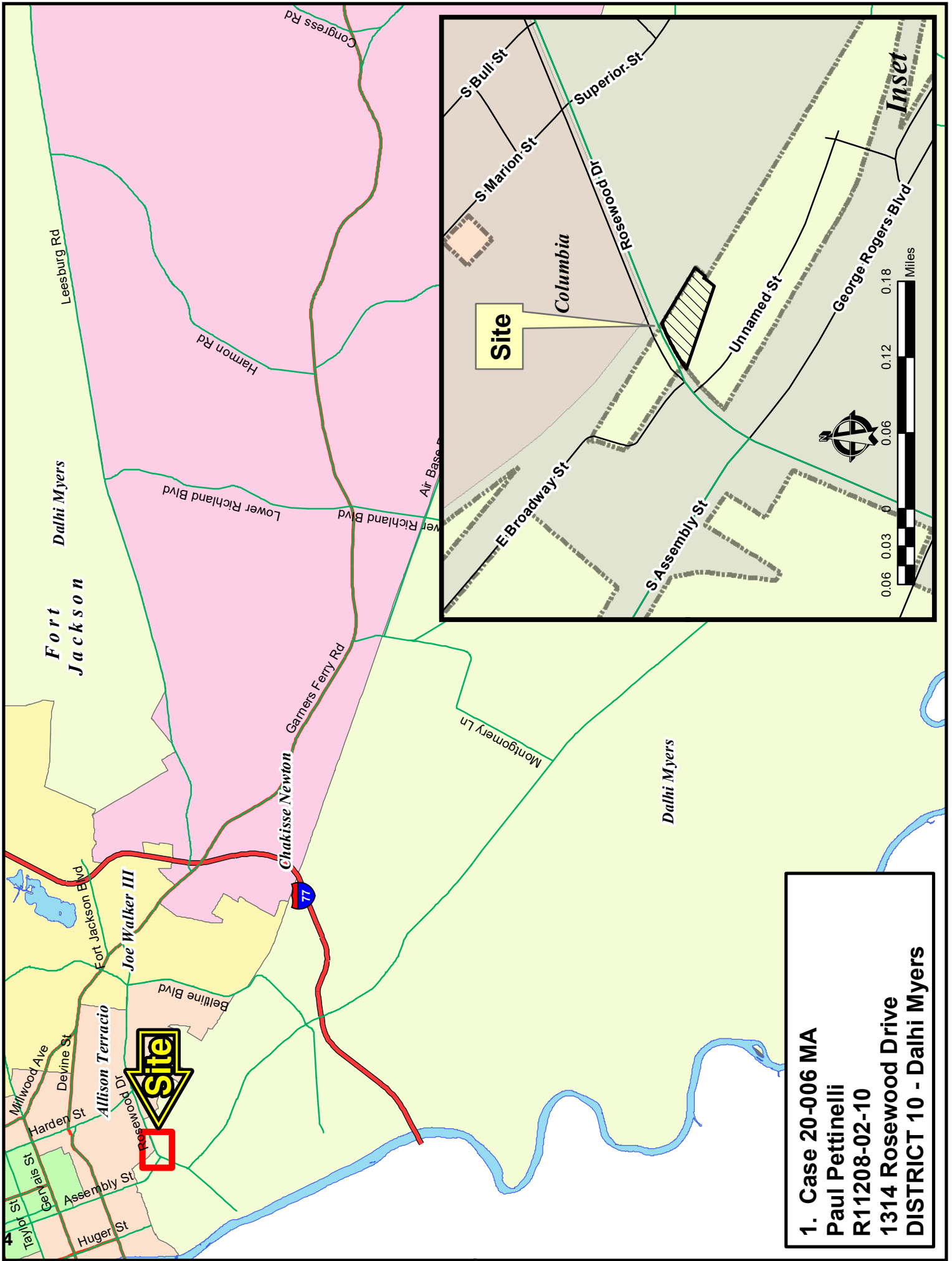
There are currently no listed active improvements by SCDOT or via the Richland County Transportation Penny for this section of Rosewood Drive.

### **Conclusion**

Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan. The Mixed Residential provides for "the full range of uses supportive of neighborhood, community, and regional commercial and employment needs" where "residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area."

### **Zoning Public Hearing Date**

**March 24, 2020.**



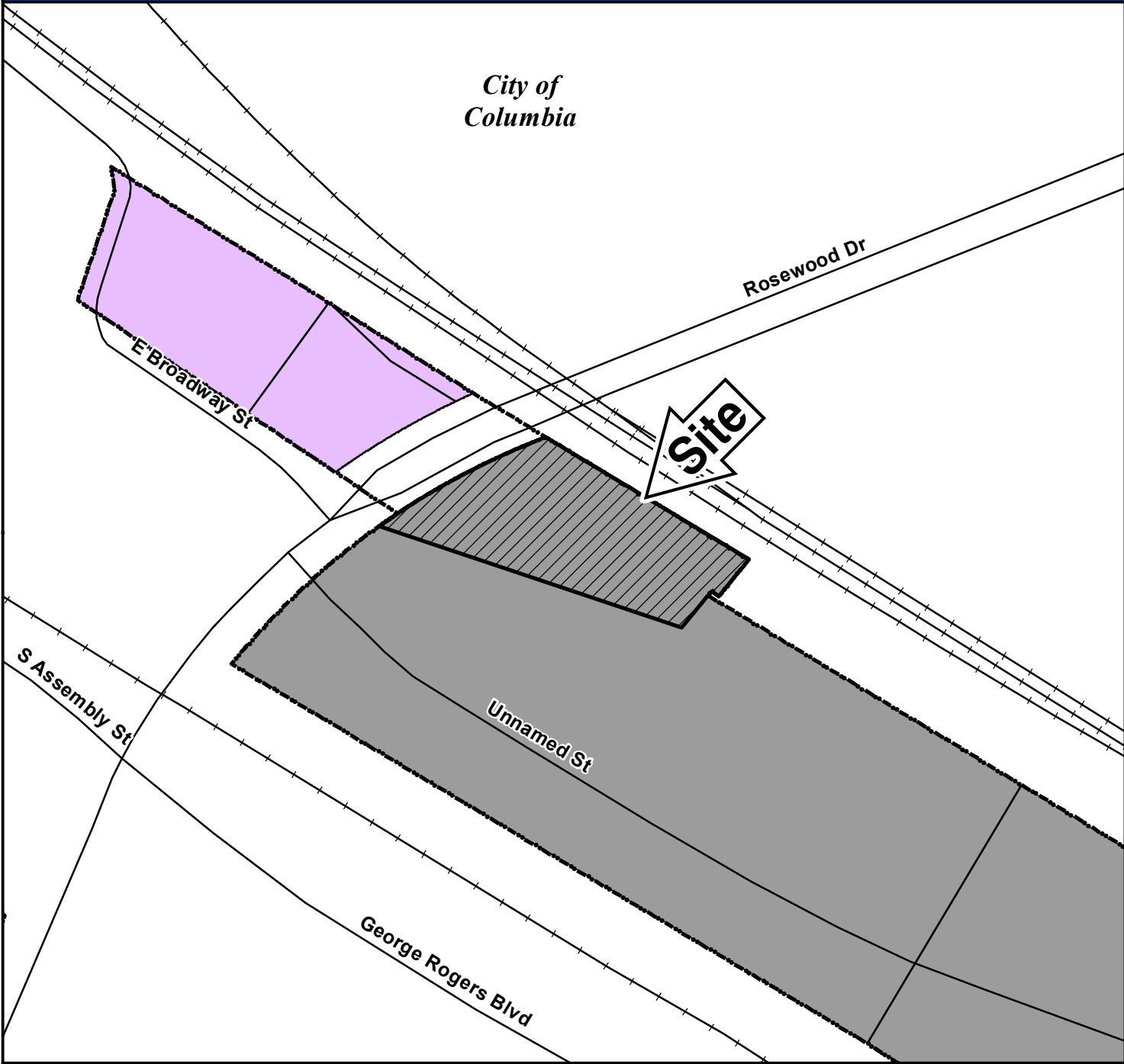
**1. Case 20-006 MA**  
**Paul Pettinelli**  
**R11208-02-10**  
**1314 Rosewood Drive**  
**DISTRICT 10 - Dalhi Myers**

**Case 20-006 MA**  
**HI to GC**  
**TMS R11208-02-10**

























# Case 20-006 MA HI to GC

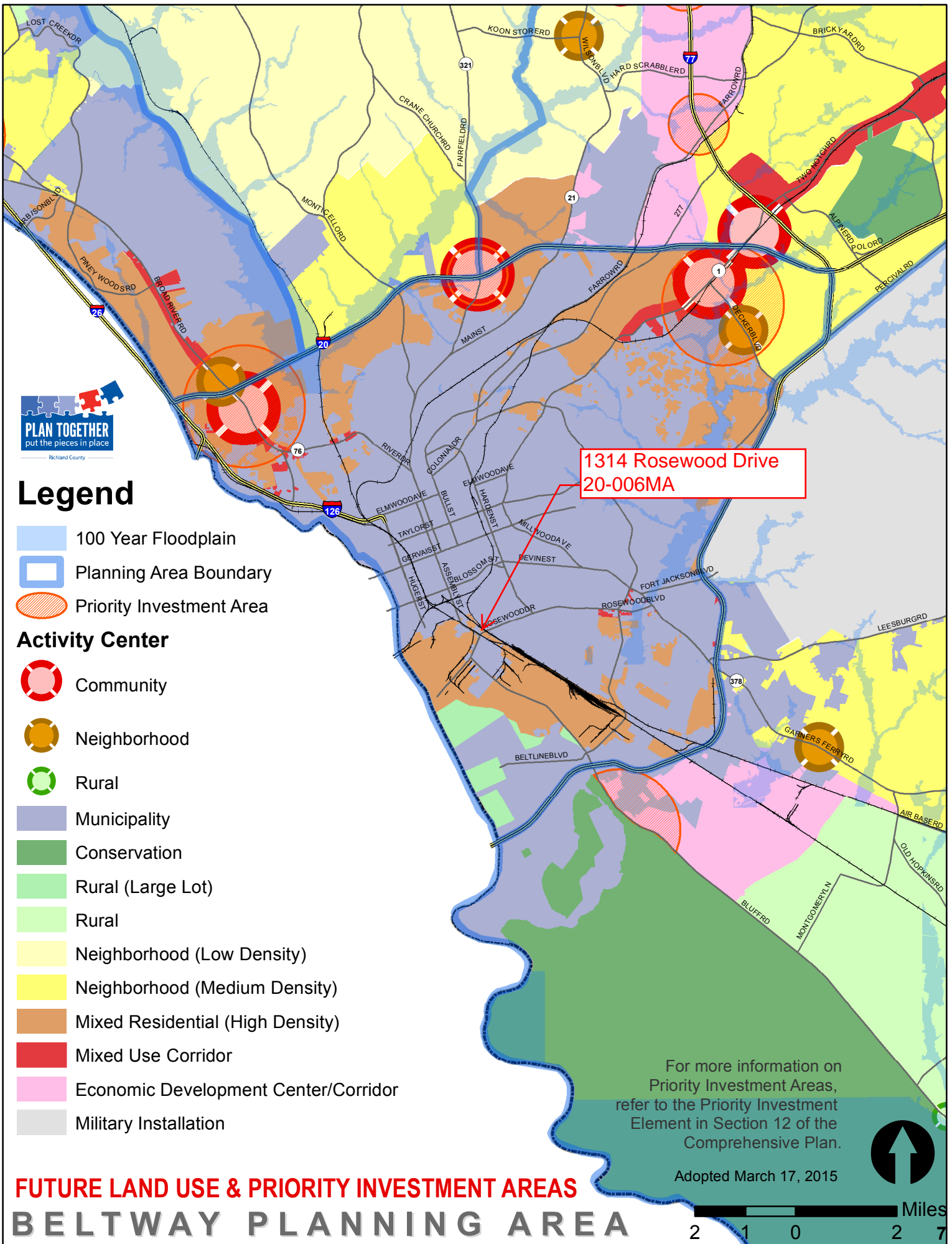
*City of  
Columbia*



## 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

- 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

1314 Rosewood Drive  
20-006MA

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:** March 2, 2020  
**RC PROJECT:** 20-008 MA  
**APPLICANT:** Michael Winkler

**LOCATION:** 11045 Two Notch Road

**TAX MAP NUMBER:** R29100-05-04 (portion of)  
**ACREAGE:** 1.25 within Richland County of 1.99 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** February 13, 2020

**Staff Recommendation**

**Disapproval**

**Minimum Area for Map Amendment**

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 the following:

- An addition of NC zoning contiguous to an existing commercial or residential district
- A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Rural (RU) District. A previously withdrawn case, number 19-051MA, considered a request to rezone from RU to Rural Commercial (RC).

**Zoning History for the General Area**

The General Commercial (GC) districts were rezoned under case number 00-003MA.

The Rural Commercial (RC) districts were rezoned under case number 00-004MA.

**Zoning District Summary**

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired..

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than eight (8) units per acres.

Based upon a gross density calculation\*, the maximum number of units for the site is approximately: 10 dwelling units\*.

\*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	R-15	Undeveloped (Kershaw County)
<b><u>South:</u></b>	RU	Agricultural / Residence
<b><u>East:</u></b>	RU / R-15	Undeveloped / Undeveloped (Kershaw County)
<b><u>West:</u></b>	RU	Manufactured Housing

**Discussion**

***Parcel/Area Characteristics***

The subject site is comprised of a single parcel with frontage along Two Notch Road, a two-lane undivided primary arterial without streetlights or sidewalks. The site is found along the jurisdictional boundary with Kershaw County. The parcel contains two primary structures and several accessory structures. The larger of the two main structures is non-conforming. The immediate area consists of scattered residences of a rural nature and large tracts of agricultural or undeveloped uses. Adjacent properties are zoned RU or a compatible Kershaw County zoning district.

**Public Services**

The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 2.9 miles south of the subject site. Bookman Road Elementary School is located 1.58 miles northwest of the subject parcel on Kelly Mill Road. Records indicate that the parcel is currently served via septic for sewer and well for water. The subject site is within the Palmetto Utilities service area for sewer.

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

**Plans & Policies**

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

**Land Use and Design**

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



### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station #119) located west of the subject parcel on Two Notch Road identifies 12,300 Average Daily Trips (ADTs). This section of Two Notch Road is classified as a two-lane undivided primary arterial road, maintained by SCDOT with a design capacity of 14,600 ADTs. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

There are currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for Two Notch Road.

### **Conclusion**

Staff recommends **Disapproval** of this map amendment as the request would not be consistent with the recommendations of the Comprehensive Plan for non-residential development.

Per the plan, non-residential development within the Neighborhood (Medium-Density) designation "may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed request is not located along a main road corridor within an appropriate distance from the intersection of a primary arterial.

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers" and that commercial land uses "should not result in strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed request does not fall within a Neighborhood Activity Center. A rezoning such as this would constitute leapfrog development.

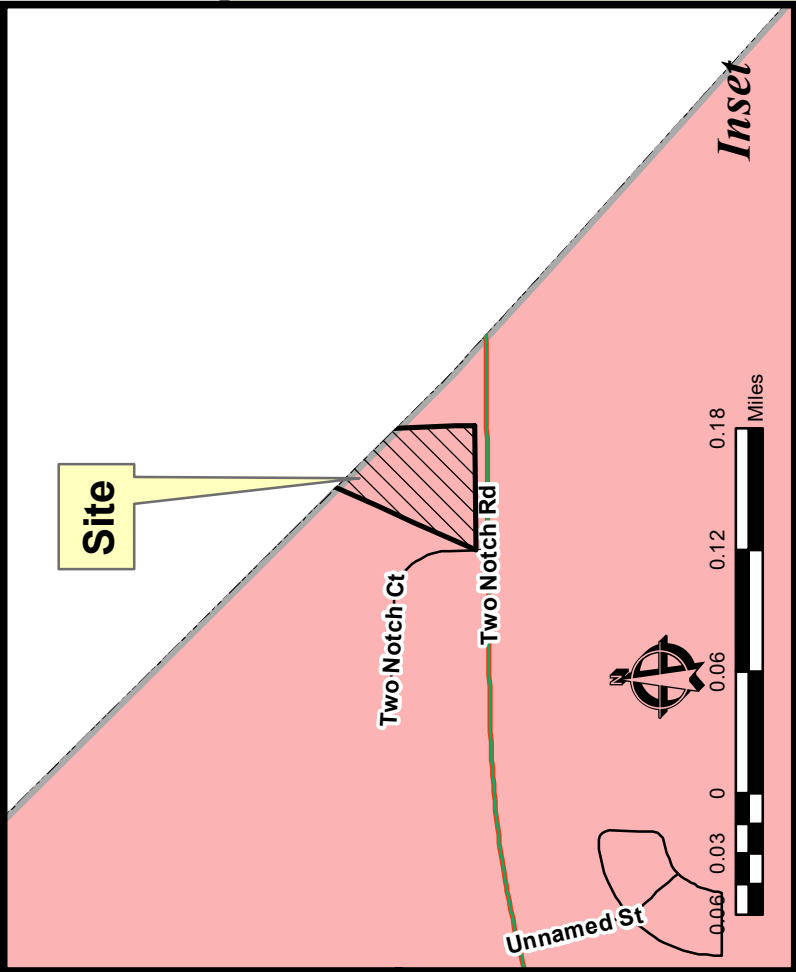
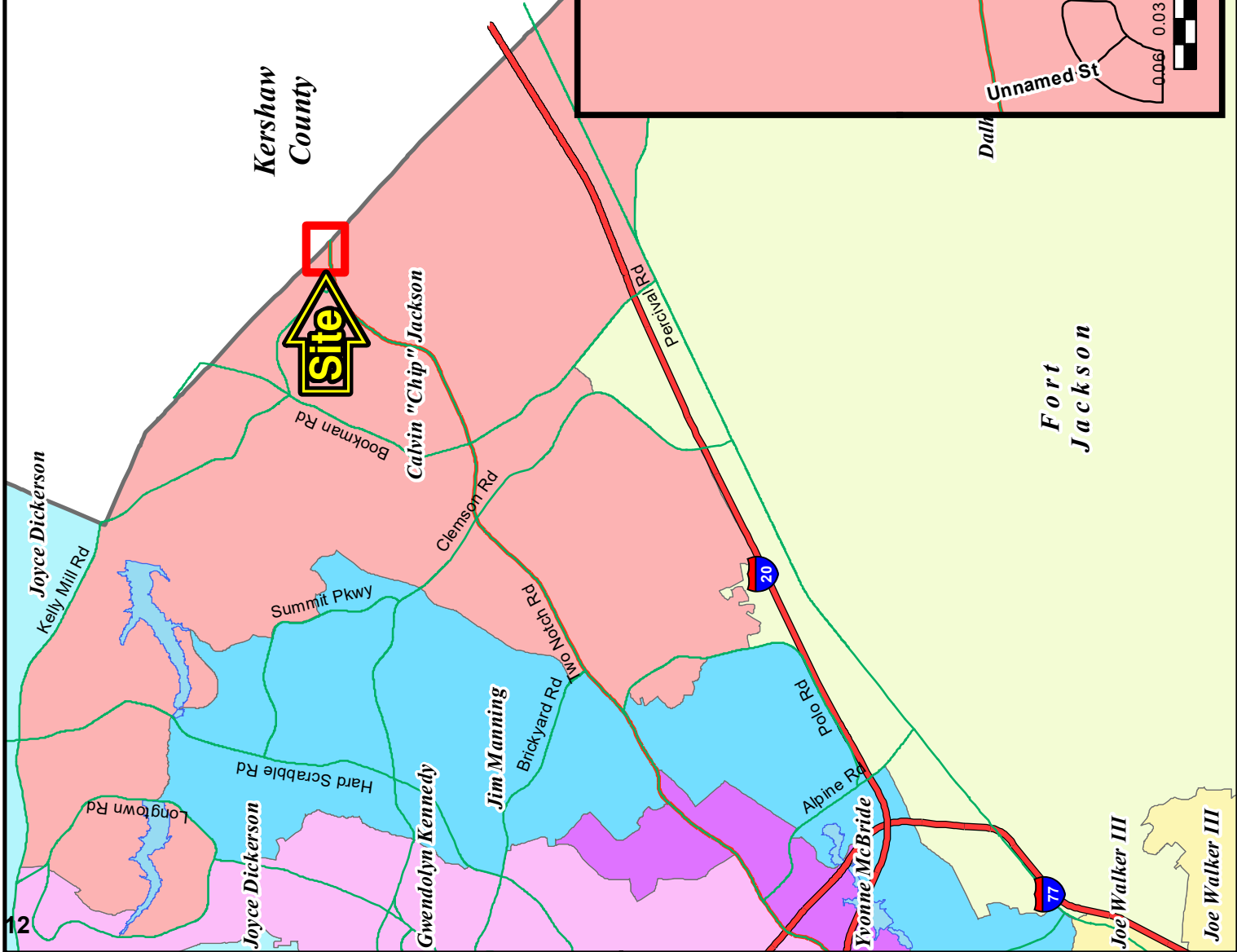
For these reason, staff recommends **Disapproval** of this map amendment.

### **Zoning Public Hearing Date**

**March 24, 2020.**

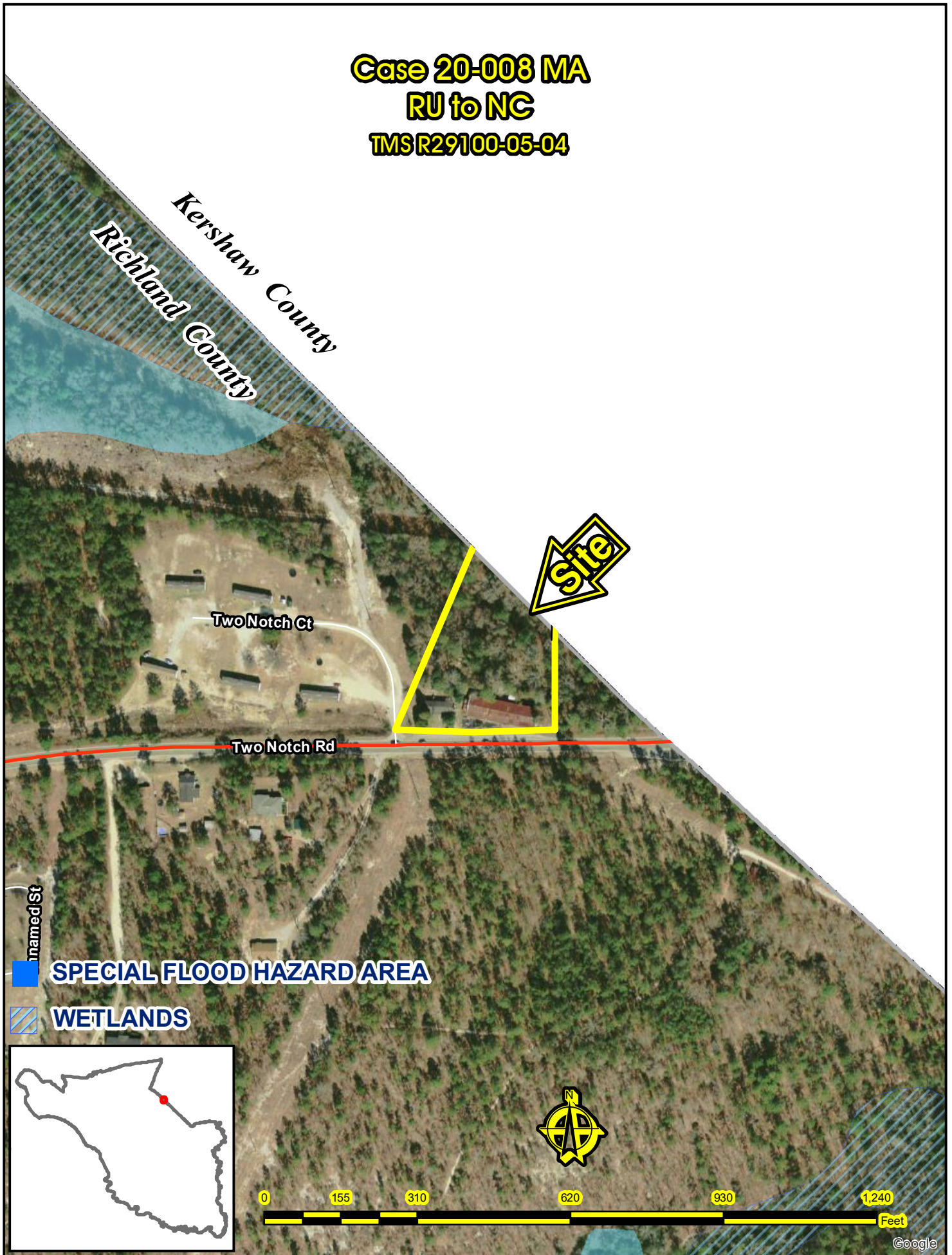
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DISTRICT 9 - Calvin "Chip" Jackson

Kershaw  
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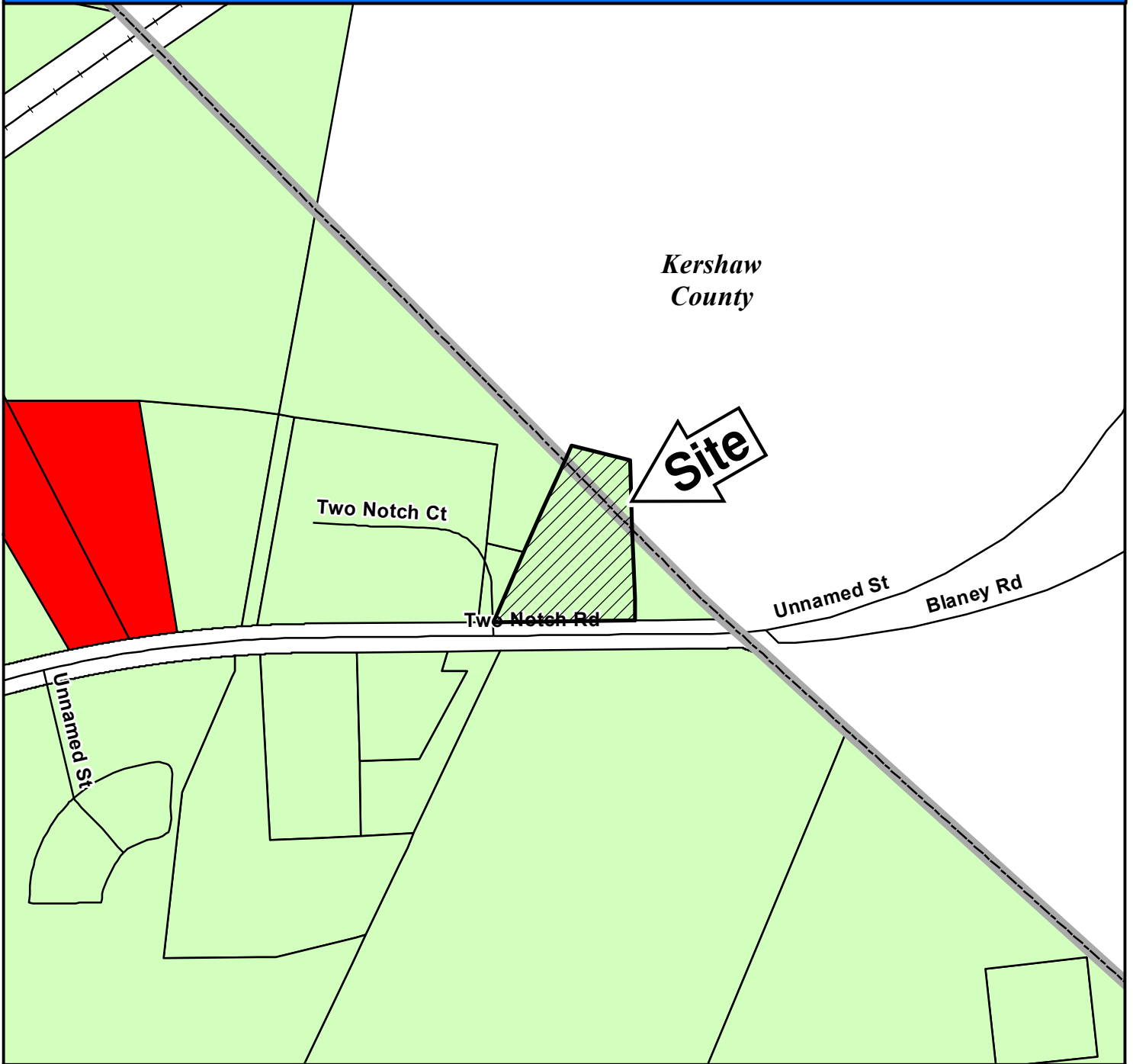


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**Case 20-008 MA**  
**RU to NC**  
**TMS R29100-05-04**



# Case 20-008 MA RU to NC



## 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

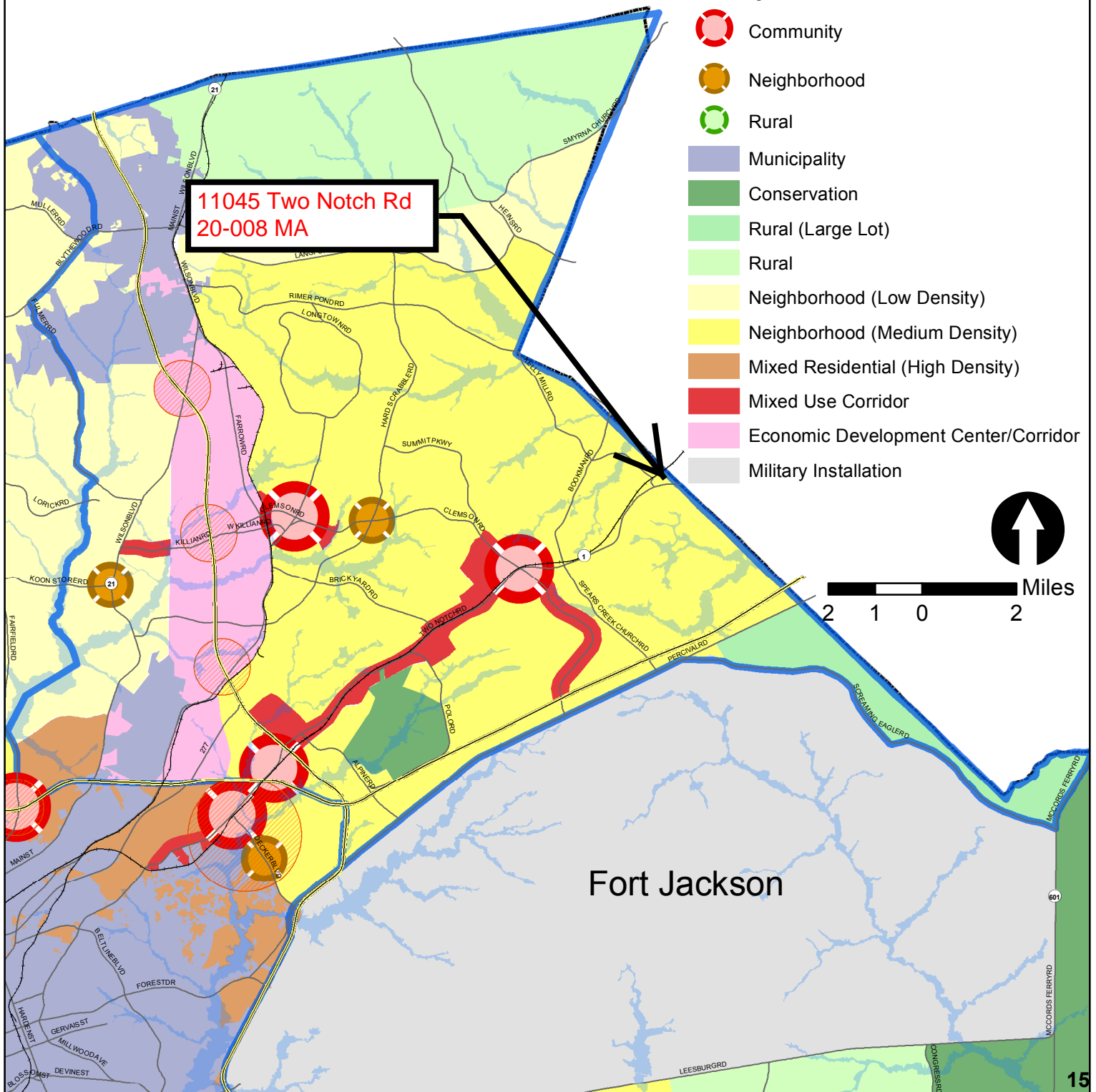


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 2, 2020  
**RC PROJECT:** 20-009 MA  
**APPLICANT:** Bill Dixon

**LOCATION:** N/S Greenhill Parish Parkway

**TAX MAP NUMBER:** R25800-03-44  
**ACREAGE:** 13.37 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** February 13, 2020

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning of the parcel as adopted September 7, 1977 was Rural District (RU). The subject parcel was rezoned to Planned Development District (PDD) under case number 99-050MA . The subject parcel was subject to a Planned Development District (PDD) to Planned Development District (PDD) amendment under case number 14-031MA.

**Zoning History for the General Area**

There was a previously approved map amendment (case number 14-09MA) that was approved under Ordinance Number 033-14HR. This amendment affected approximately 6.81 acres of the PDD development. The proposed changes decreased the RS-1 acreage from 112.16 acres to 105.35 acres and created 6.81 acres of OI Religious land uses.

The Woodcreek Farms PDD was rezoned under Ordinance Number 2178-92HR (case number 91-040MA) from RS-2, RU and D-1. Additionally the PDD parcels (Woodcreek Farms) south of the subject parcel were rezoned from PDD to PDD under Ordinance Number 018-00HR (case number 00-016MA). The Woodcreek Farms PDD has been amended throughout the years, including cases 04-62MA and 10-27MA.

**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>	RU/GC	Undeveloped/Residence/Conservation Easement/Railroad Right-of-Way
<b><u>South:</u></b>	PDD	Single-Family Residences (Greenhill Parish Subdivision)
<b><u>East:</u></b>	PDD	Apartments (Legacy Sandhill Apartments)/Undeveloped
<b><u>West:</u></b>	RU/RU/GC	Residences/Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Greenhill Parish Parkway, a local road without sidewalks or streetlights. The subject parcel is currently undeveloped with a variety of residential developed or planned on the east, south, and west of the site.

The overall Greenhill Parish PDD identifies 330 total acres with 251.38 acres of residential and 1,098 total allowable dwelling units. The proposed PDD will affect approximately 13.37 acres of the existing PDD development. The proposed changes would increase the residential yield from 1.098 units to 1,141 units. However, the proposed amendment will not increase the dwelling units per acre from 4.54 du/ac.

Proposed PDD Amendments			
Land Use	Existing Acreage	Proposed Acreage	Acreage Change
RS-HD	55.2	13.37	+ 13.37
RG-2	13.5±	0	-13.5
C-3	2.82±	0	- 2.83
Buffer	0	2.95	

**Public Services**

The Spears Creek fire station (number 4) is located 1.1 miles to the south on Spears Creek Church Road. There are fire hydrants located along Greenhill Parish Parkway. Catawba Trail Elementary School is .27 miles east of the site on Greenhill Parish Parkway. Water will be provided by the City of Columbia and sewer will be provided by Palmetto Utilities.

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

**Plans & Policies**

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

**Land Use and Design**

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



### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2018 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 11,800 Average Daily Trips (ADTs). This segment of Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. Spears Creek Church Road is currently operating at Level of Service (LOS) "D".

Spears Creek Church Road is identified for widening from two to five lanes from Interstate 20 to Two Notch Road. Included in this widening is the intersection with Two Notch Road. This project is being managed SCDOT and funded through the Richland County Penny Tax Program. The project is currently within the design/development phase with construction estimated in 2021 with no anticipated completion date at this time.

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.

### **Conclusion**

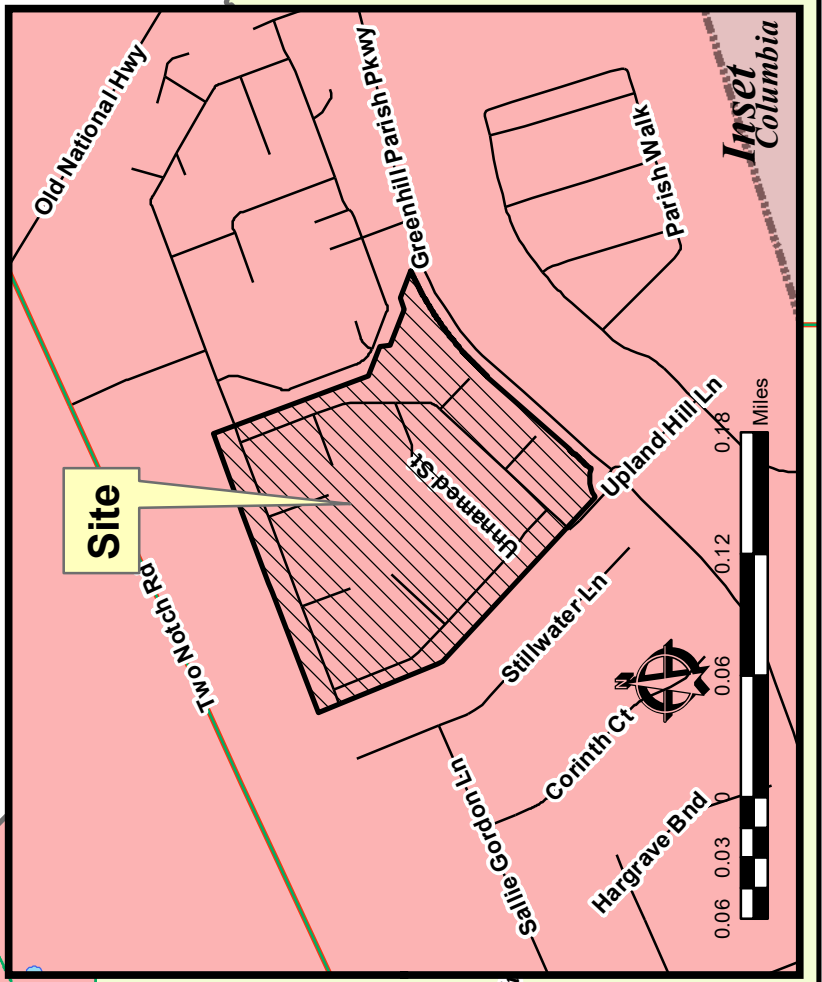
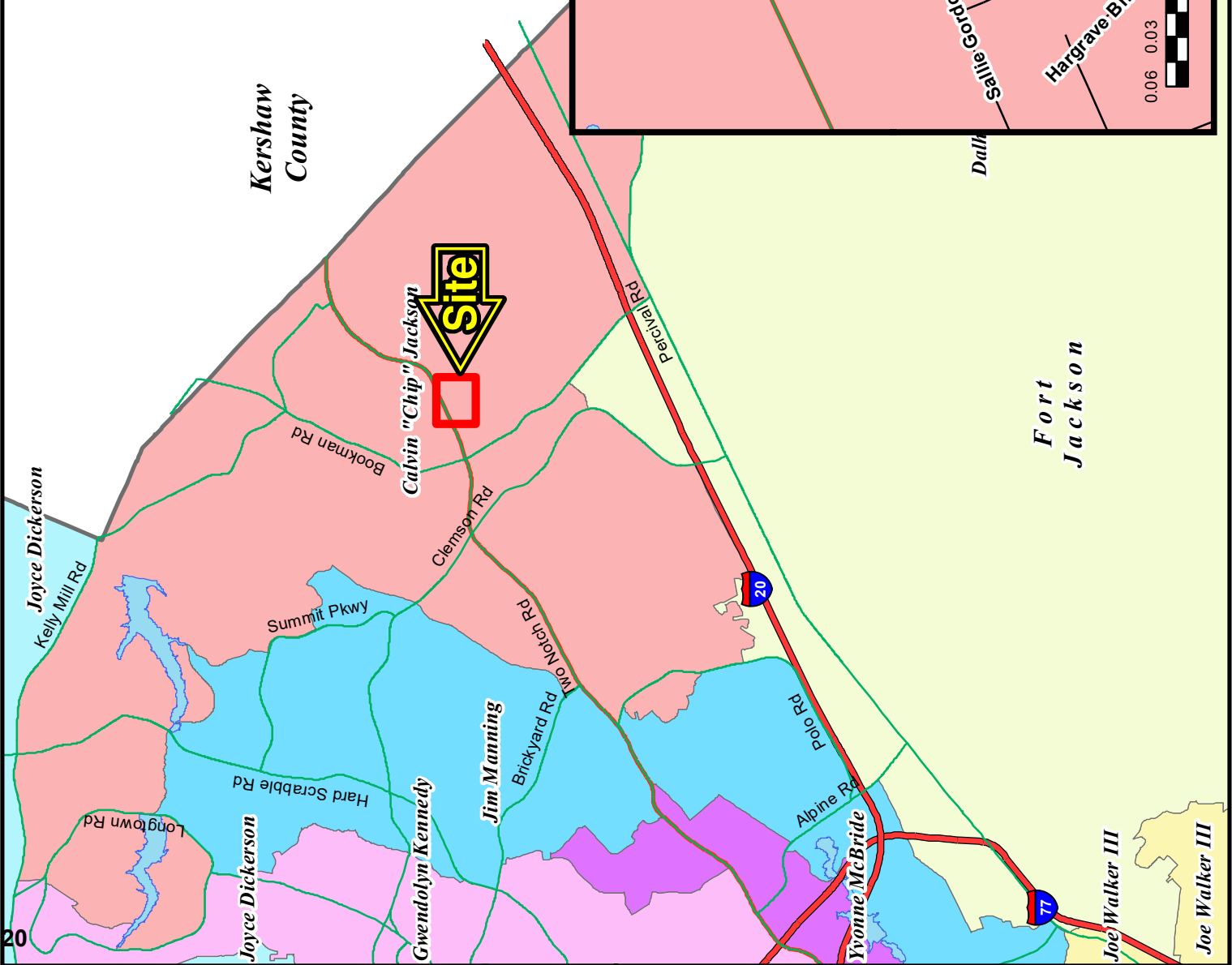
Staff recommends **Approval** of this map amendment as the request would be consistent with the recommendations of the Comprehensive Plan for non-residential development. Within the Neighborhood (Medium-Density) future land use designation, the Plan recommends a desired development pattern where "the primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

### **Zoning Public Hearing Date**

**March 24, 2020.**

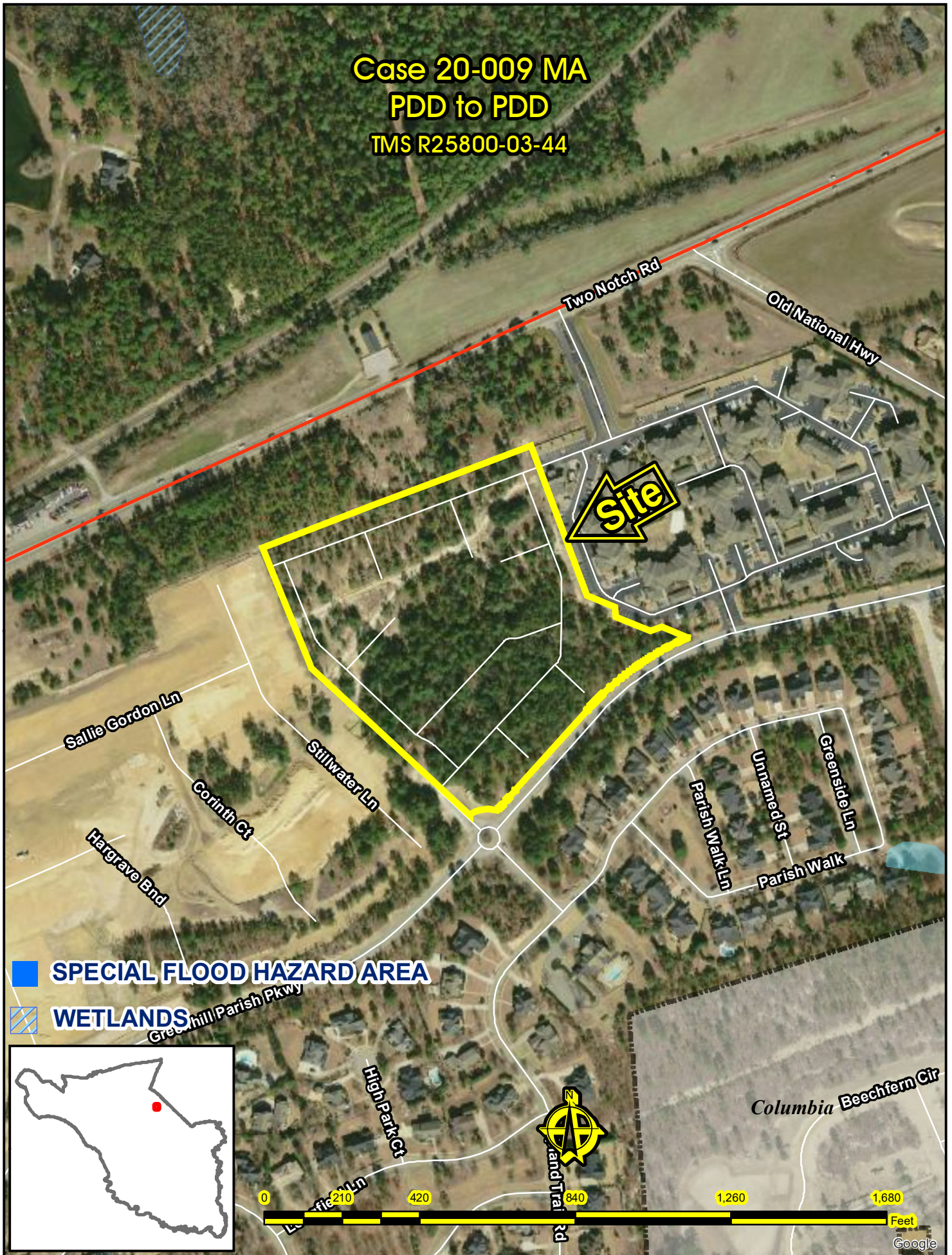
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**R25800-03-44**  
**Greenhill Parish Parkway**  
**DISTRICT 9 - Calvin "Chip" Jackson**

*Kershaw  
County*

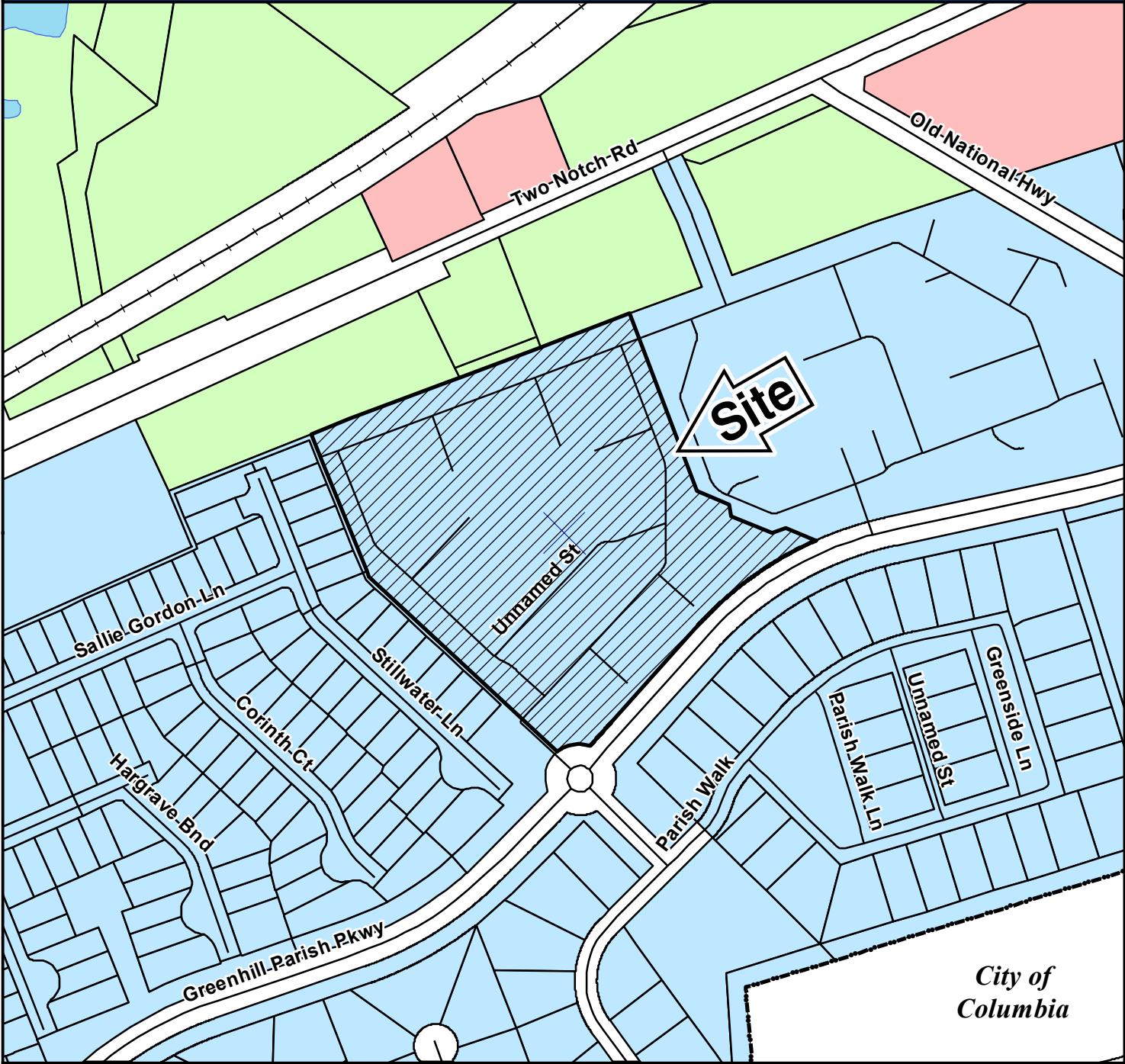


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Columbia*

Case 20-009 MA  
PDD to PDD  
TMS R25800-03-44



# Case 20-009 MA PDD to PDD



*City of  
Columbia*

## 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

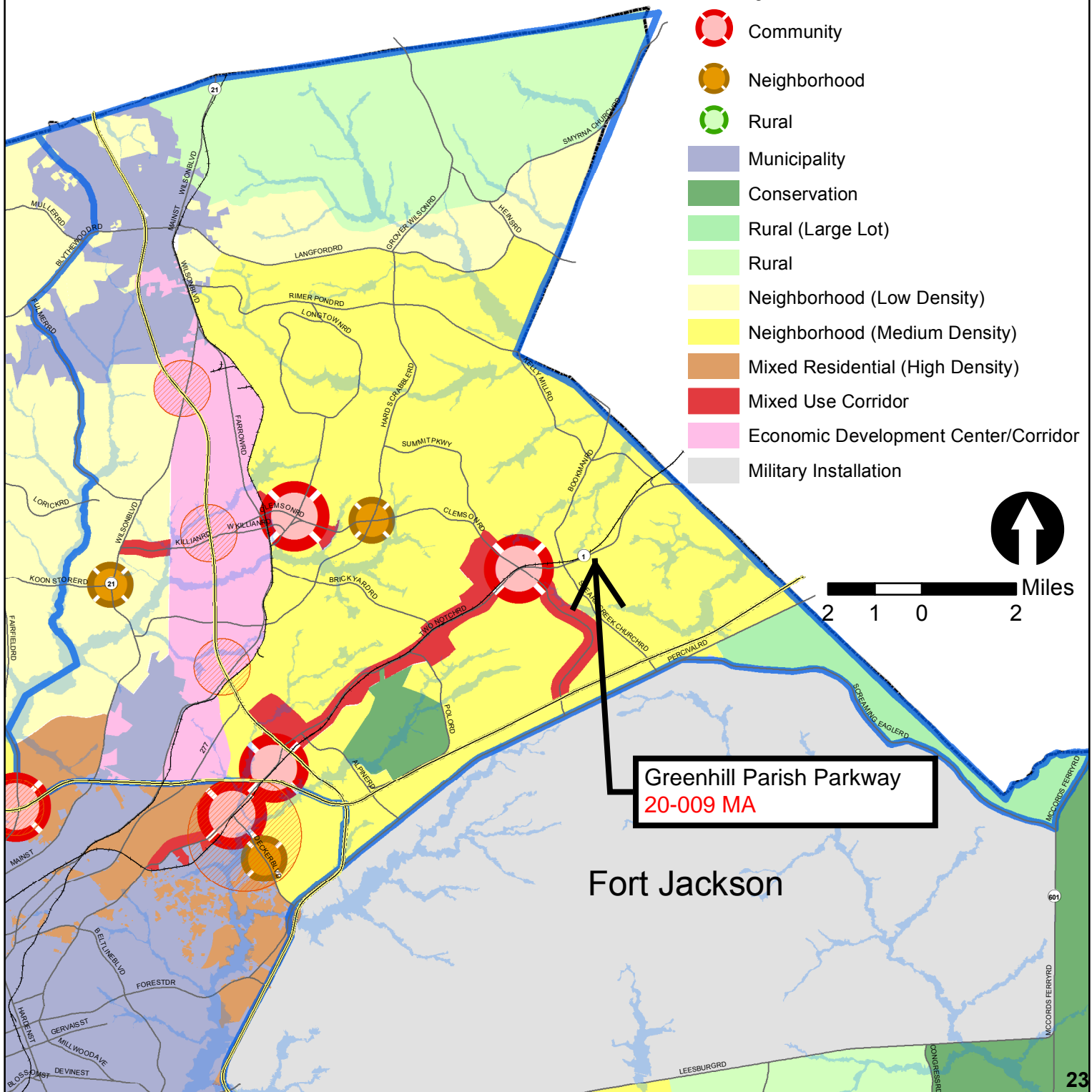


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 COUNCIL ZONING PUBLIC HEARING



Tuesday, December 17, 2019

Agenda

7:00 pm

2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

## I. STAFF:

Clayton Voignier..... Community Planning and Development Director  
Geonard Price ..... Division Manager/Zoning Administrator

II. CALL TO ORDER.....Honorable Paul Livingston  
Chair of Richland County Council

## III. ADDITIONS / DELETIONS TO THE AGENDA

## IV. ADOPTION OF THE AGENDA

## V. MAP AMENDMENTS

### a. MAP AMENDMENTS [ACTION]

1. Case # 19-042 MA District 2  
Joyce Dickerson  
Lenny Williams  
OI to RS-MD (.4 acres)  
1221 Inland Drive  
TMS# R06015-01-16  
Planning Commission – Approval (6 - 0)  
PDS Recommendation – Approval  
**Council unanimously approved the rezoning request.**

## VI. OPEN PUBLIC HEARING

### a. MAP AMENDMENTS [ACTION]

2. Case # 19-043 MA District 10  
Dalhi Myers  
Odell Flemming  
RU to LI (2 acres)  
13081 Garners Ferry Road  
TMS# R39400-02-02  
Planning Commission – Disapproval (5 - 1)  
PDS Recommendation – Disapproval  
**Council unanimously approved the rezoning request.**
3. Case # 19-045 MA District 7  
Gwendolyn Kennedy  
Karim Johnson  
RU to GC (4.07 acres)  
9930 Wilson Boulevard  
TMS# R14800-04-37  
Planning Commission – Disapproval (8 - 0)  
PDS Recommendation – Disapproval  
**Council denied the rezoning request.**

## VI. OTHER BUSINESS

## VII. ADJOURNMENT









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