

**RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING**



**June 27, 2023**

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



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



*Tuesday, 27 June 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 # 23-008 MA District 11  
Chakisse Newton  
Waled Abdulaziz M Farea  
RS-LD to NC (.39 acres)  
8033 Caughman Road  
TMS# R19116-11-02  
Planning Commission: Disapproval (6-0)  
Staff Recommendation: Disapproval  
Page 1
  
2. Case # 23-009 MA District 11  
Chakisse Newton  
Michael Bell  
RU to GC (3 acres)  
S/S Garners Ferry Grove Road  
TMS# R21800-05-20 (Portion of)  
Planning Commission: Approval (7-0)  
Staff Recommendation: Disapproval  
Page 9
  
3. 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  
Page 17
  
4. Case # 23-011 MA District 10  
Cheryl D English  
Sherwin Paller  
NC to RM-HD  
1161 Olympia Ave  
TMS# R11203-01-02  
Planning Commission: Approval (8-0)  
Staff Recommendation: Approval  
Page 25

**b. TEXT AMENDMENTS [ACTION]**

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.

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**6. ADJOURNMENT**



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** April 3, 2023  
**RC PROJECT:** 23-008 MA  
**APPLICANT:** Waled Abdulaziz M Farea

**LOCATION:** 8033 Caughman Road

**TAX MAP NUMBER:** R19116-11-02  
**ACREAGE:** .39 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** June 9, 2023

### Staff Recommendation

Disapproval

### Eligibility for Map Amendment Request

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: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** an addition of NC zoning contiguous to an existing commercial or residential zoning district.

### 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 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.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Undeveloped

**Discussion**

***Parcel/Area Characteristics***

The subject parcel has frontage along Caughman Road and Ulmer Road. There are no sidewalks or streetlights along this section of Caughman or Ulmer Road. The parcel contains a non-residential structure that was used previously as a place of worship. The immediate area is characterized by small and large lot residential uses.

**Public Services**

The subject parcel is within the boundaries of School District 1. The Caughman Road Elementary School is located .75 miles west of the subject parcel on Caughman Road.

The Lower Richland fire station (number 22) is located 2 miles southeast of the subject parcel on Lower Richland Boulevard. There is a fire hydrant located at the intersection of Caughman Road and Ulmer Road. 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

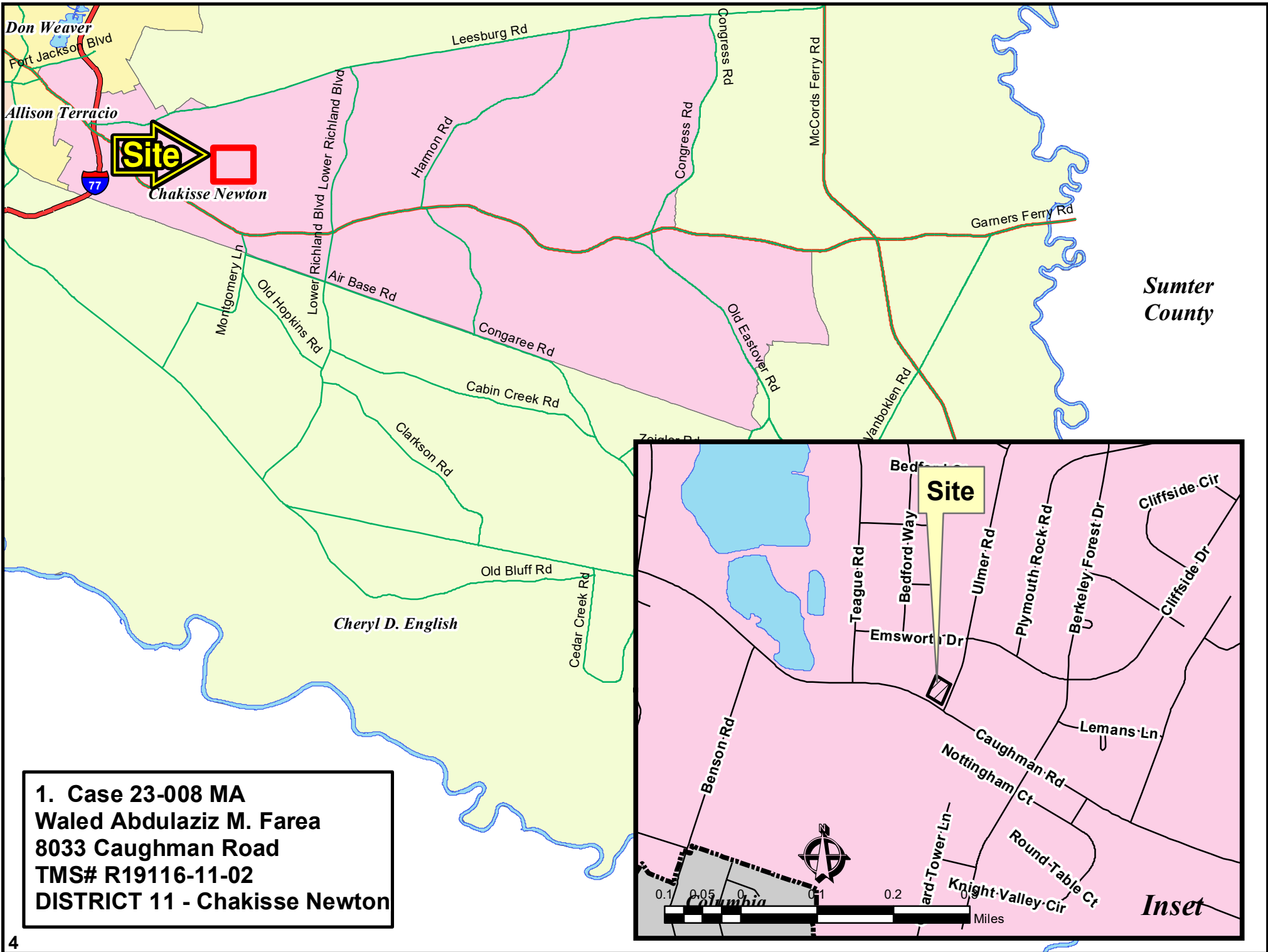
### **Conclusion**

The Comprehensive Plan supports neighborhood scale commercial development 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.

### **Planning Commission Action**

At their **April 3, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **23-008 MA**.



1. Case 23-008 MA  
 Waled Abdulaziz M. Farea  
 8033 Caughman Road  
 TMS# R19116-11-02  
 DISTRICT 11 - Chakisse Newton

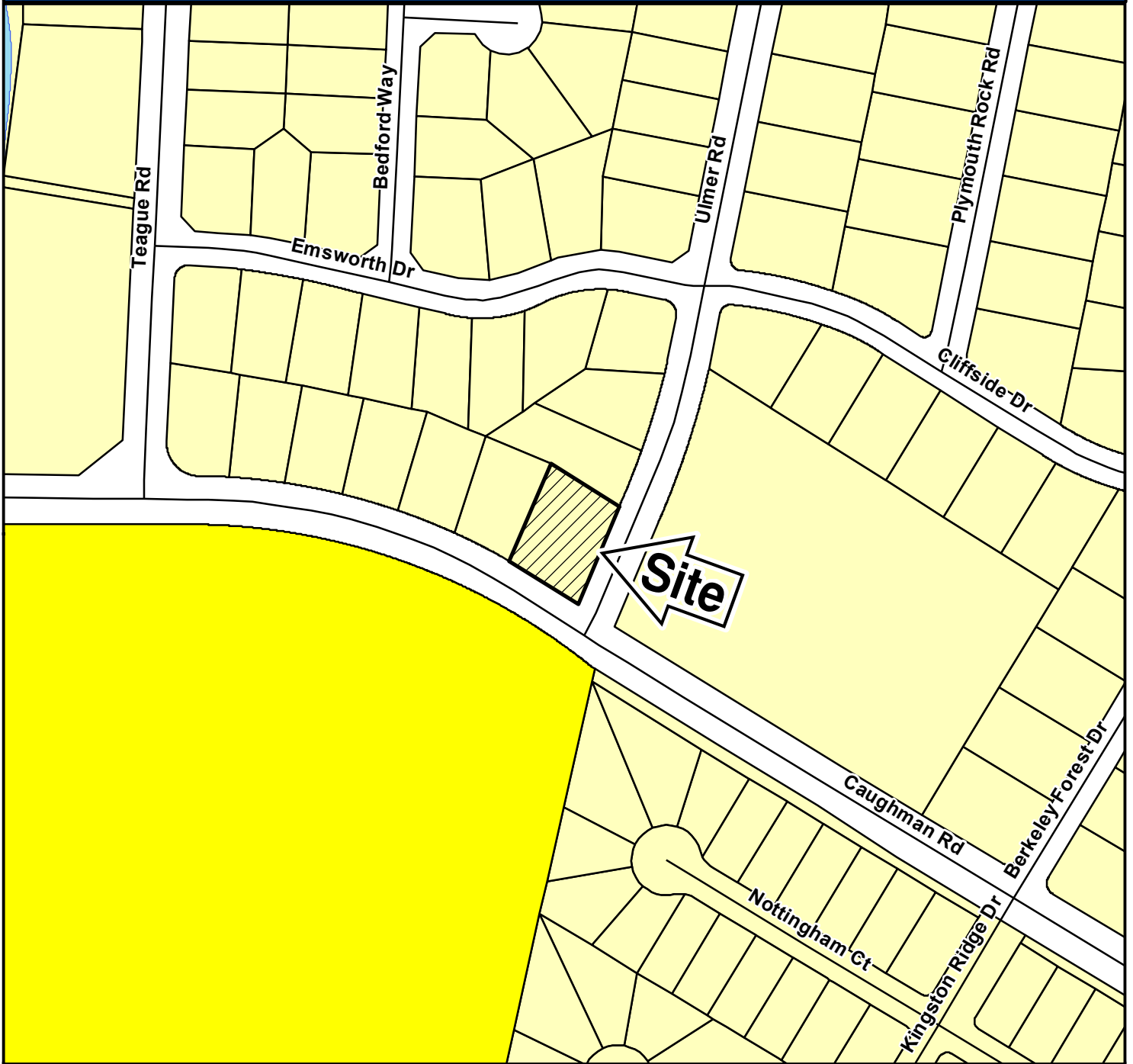


**Case 23-008 MA**  
**RS-LD to NC**  
**TMSR19116-11-02**



# Case 23-008 MA

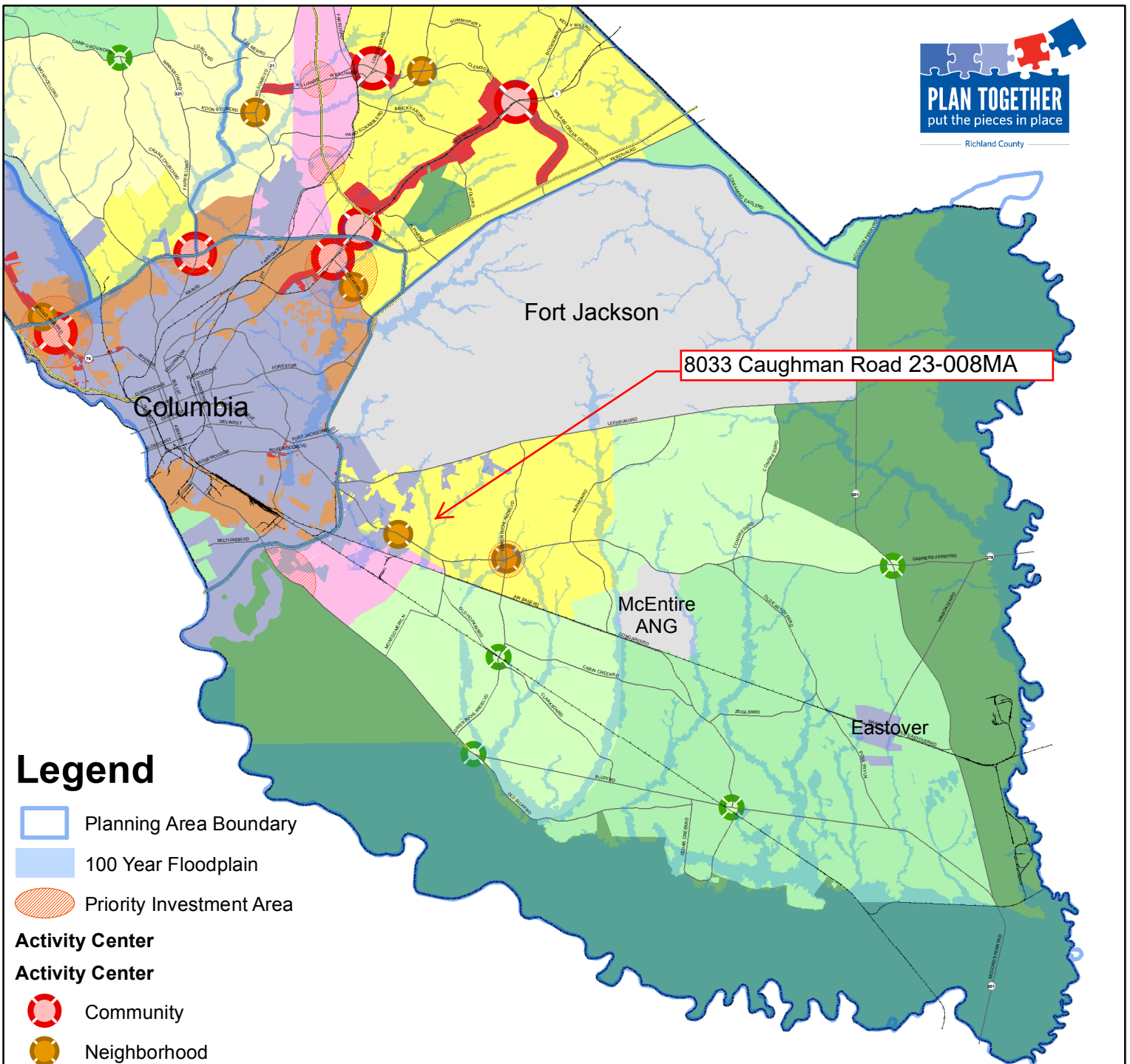
## RS-LD to NC



### 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		





## 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

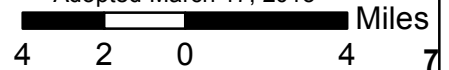
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# 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:** April 3, 2023  
**RC PROJECT:** 23-009 MA  
**APPLICANT:** Michael Bell

**LOCATION:** Garners Ferry Road

**TAX MAP NUMBER:** R21800-05-20 (Portion of)  
**ACREAGE:** 3 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**ZPH SIGN POSTING:** June 9, 2023

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under ordinance number 058-12HR (case number 12-27MA).

The parcel adjacent northeast of the site was rezoned from RU to General Commercial (GC) District under case number 14-30MA.

The parcel north of the site, with frontage along Garners Ferry Road was rezoned from RU to General Commercial (GC) District under ordinance number 019-02HR (case number 02-42MA).

A parcel northwest of the site was rezoned from RU to Planned Development (PDD) District under ordinance number 016-05HR (case number 05-32MA).

A parcel further northwest of the site was rezoned from RU to General Commercial (GC) District under ordinance number 051-04HR (case number 04-60MA).

Another adjacent parcel east of the site was rezoned from RU to Office and Institutional (OI) District under ordinance number 061-03HR (case number 04-09MA).

**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: 48 dwelling units.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/ RU/ OI/ GC	Undeveloped, Residence, Residence, Restaurant & Used Automobile Sales
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Undeveloped
<b><u>West:</u></b>	RU	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The subject property is undeveloped. There are no sidewalks or streetlights along this section of Garners Ferry Road. The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under case number 12-27MA. The adjacent eastern parcel contains two existing commercial structures. The larger is occupied by a restaurant. The smaller commercial structure is occupied by a used automobile dealer. The surrounding area is characterized by commercial buildings/offices and agricultural uses. North of the site is a GC zoned parcel with an existing commercial building (Doctors office). North of the site is another GC zoned parcel with an event venue.

**Public Services**

The parcel is located within the City of Columbia water service area and the Richland County sewer service area. There is a fire hydrant located northeast of the subject parcel along Garners Ferry Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.2 miles northeast of the subject parcel.

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.

## **Southeast Richland Neighborhood Master Plan (SERN)**

The subject parcel is located just west of the SERN boundary and outside of the area designated for the Plan. The recommendations and guidelines outlined in the SERN would not be applicable to the subject parcel at this time.

## **Lower Richland Master Plan (LRMP)**

The subject parcel would be part of the LRMP area. This Plan identifies the area of the subject property as “Suburban Transition Area,” an area in transition, driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices. The Plan suggests promotion of a variety of housing types including townhomes and apartments. In addition, the Plan suggests promoting development that is respectful of existing neighborhoods, as well as natural, agricultural and historic resources.

## **Traffic Characteristics**

The 2022 SCDOT traffic count (Station # 170) located adjacent to the subject parcel on Garners Ferry Road identifies 25,800 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four-lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) “C”.

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

## **Conclusion**

Principally, staff recommends **disapproval** of the requested map amendment. While the subject site is located along a main road corridor, it is not within a contextually-appropriate distance from the intersection of a primary arterial.

However, although the request is not located at a traffic junction, the site is adjacent to existing commercial uses and is located in an area where other commercial uses have been established. As the intent of the GC District is to orient primarily to major traffic arteries or areas of commercial usage, the request could be deemed to be in character with the developing commercial nature of this area.

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

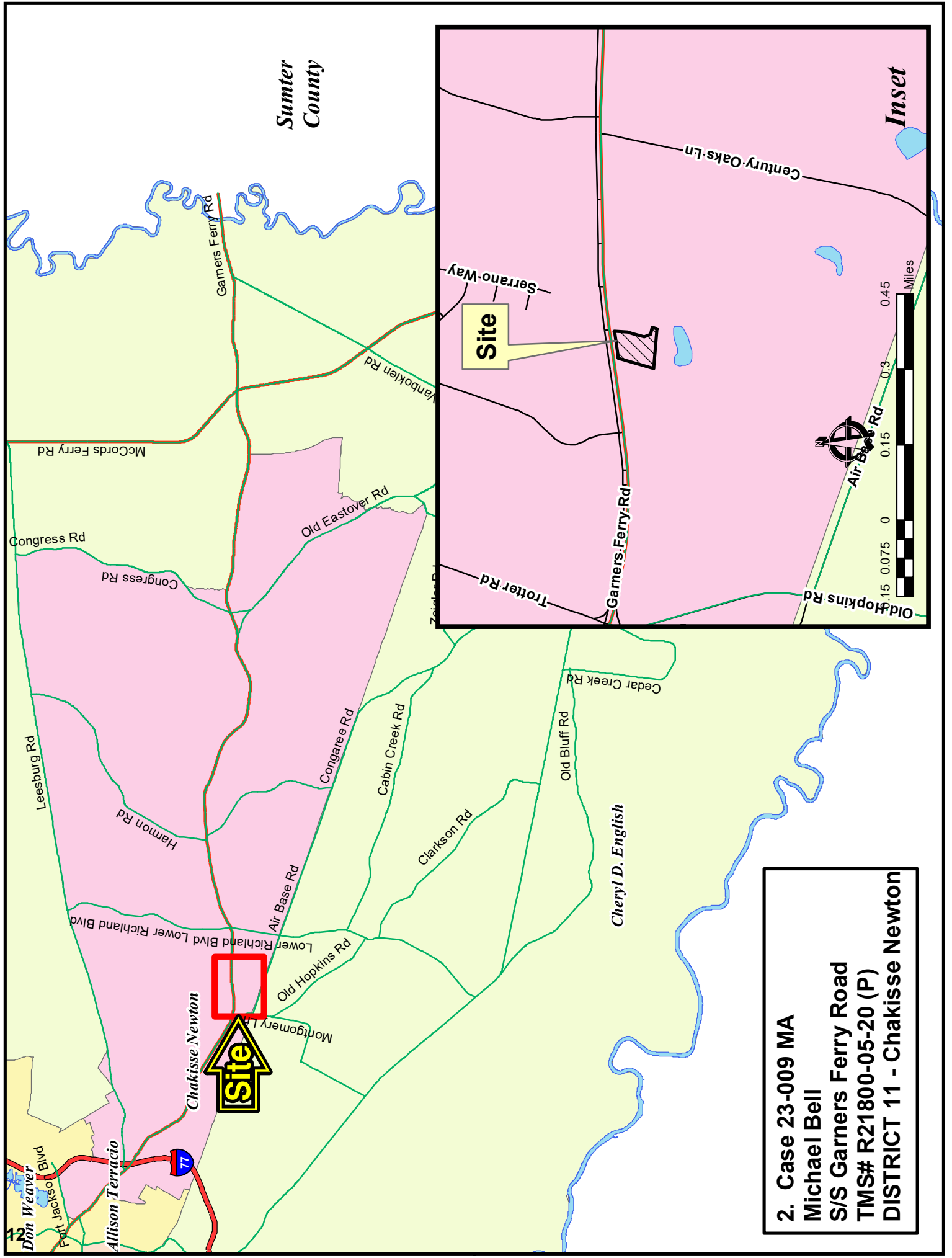
## **Planning Commission Action**

At their **April 3, 2023** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reason:

- subject site is located along a main road corridor
- the site is adjacent to existing commercial uses
- the site is located in an area where other commercial uses have been established

The PC recommends the County Council **approve** the proposed amendment for RC Project # **23-009 MA**.

Sumter  
County



**2. Case 23-009 MA**  
**Michael Bell**  
**S/S Garner's Ferry Road**  
**TMS# R21800-05-20 (P)**  
**DISTRICT 11 - Chakisse Newton**



**Case 23-009 MA  
RU to GC  
TMS R21800-05-20 (P)**

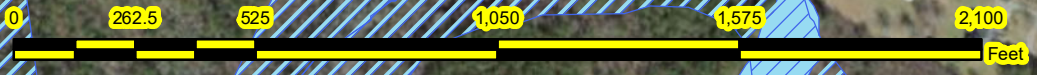
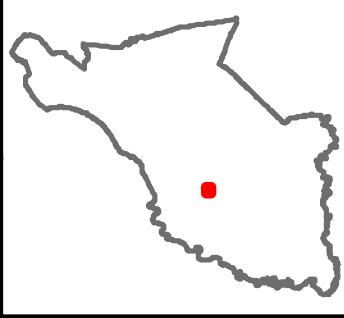
Myers Farm Rd  
Purslan Dr  
Serrano Way  
Clove Ct

Garners Ferry Rd

**Site**

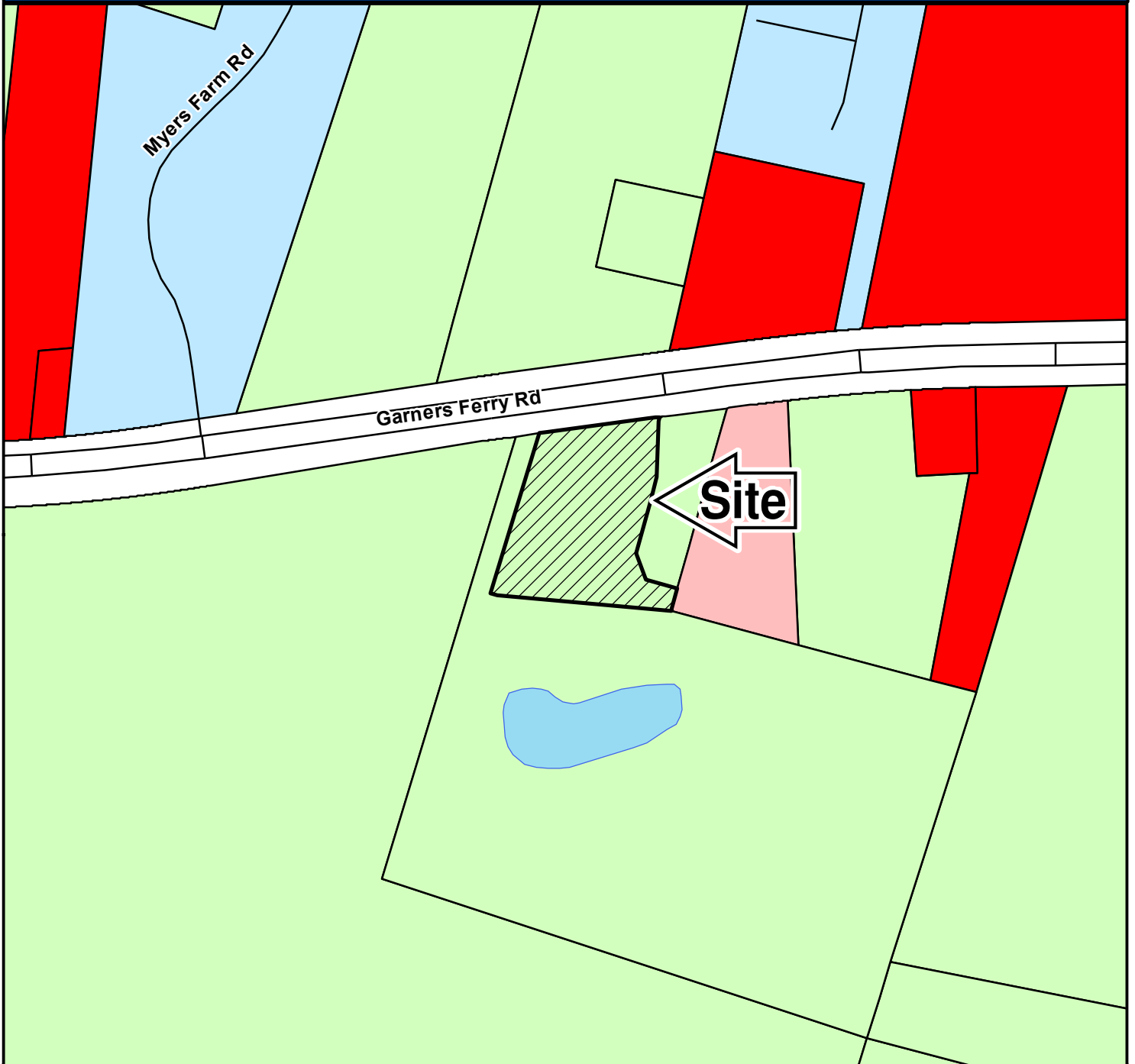
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



Richland County & Woolpert

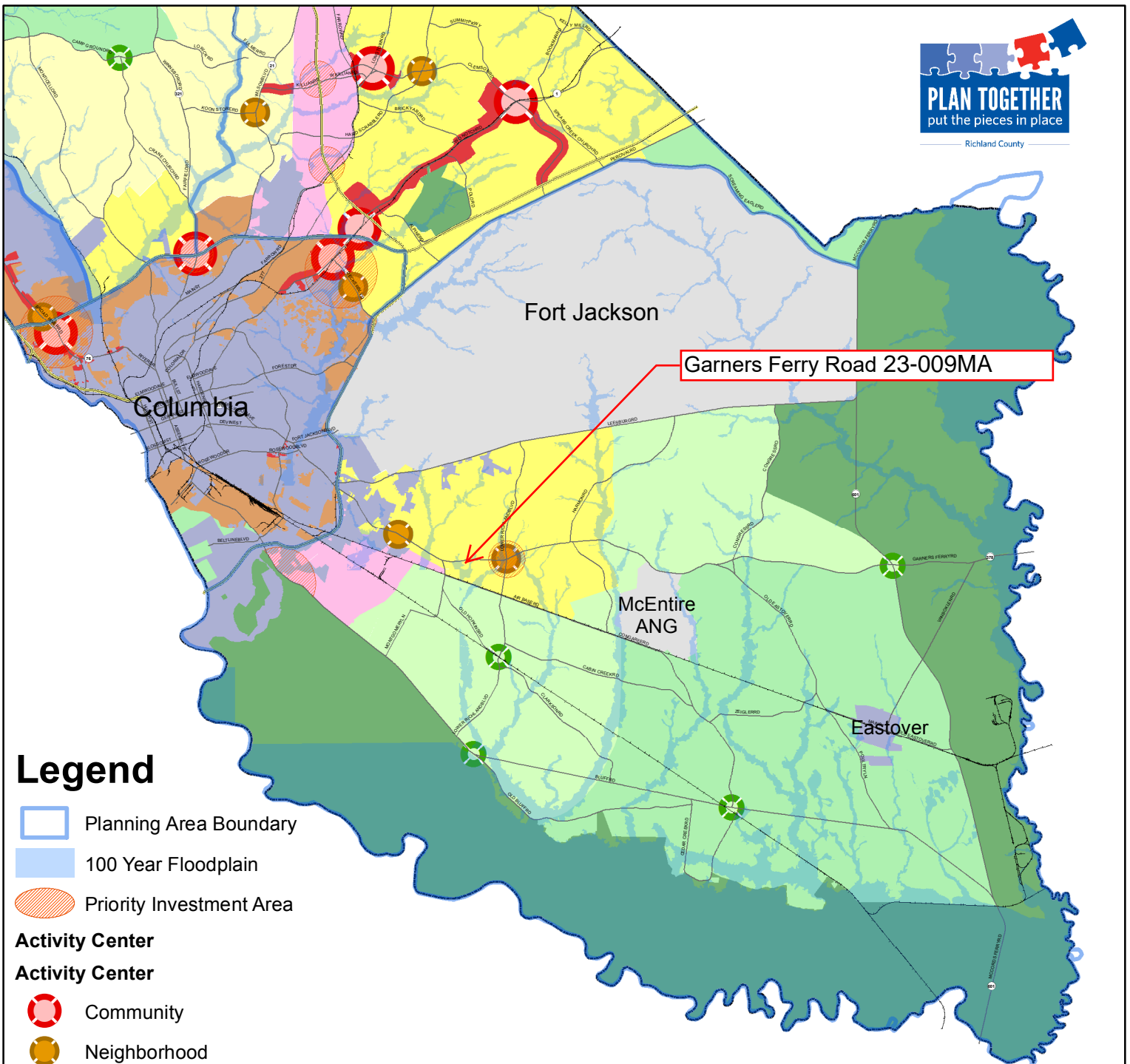
# Case 23-009 MA RU to GC



## ZONING CLASSIFICATIONS

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





## 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

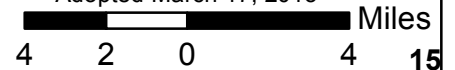
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

# 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:** May 1, 2023  
**RC PROJECT:** 23-010MA  
**APPLICANT:** Sherwin Paller  
**LOCATION:** 1159 Olympia Ave

**TAX MAP NUMBER:** R11203-01-03  
**ACREAGE:** .17 acres  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** June 9, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-2	Multi-family Student housing (City of Columbia)
<b><u>South:</u></b>	RM-HD	Residence
<b><u>East:</u></b>	NC	Undeveloped
<b><u>West:</u></b>	RM-HD	Residence

## Discussion

### **Parcel/Area Characteristics**

The subject parcel is straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South and west of the subject parcel are residences. East of the site is undeveloped. The majority of Olympia Ave is zoned RM-HD.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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

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

### Conclusion

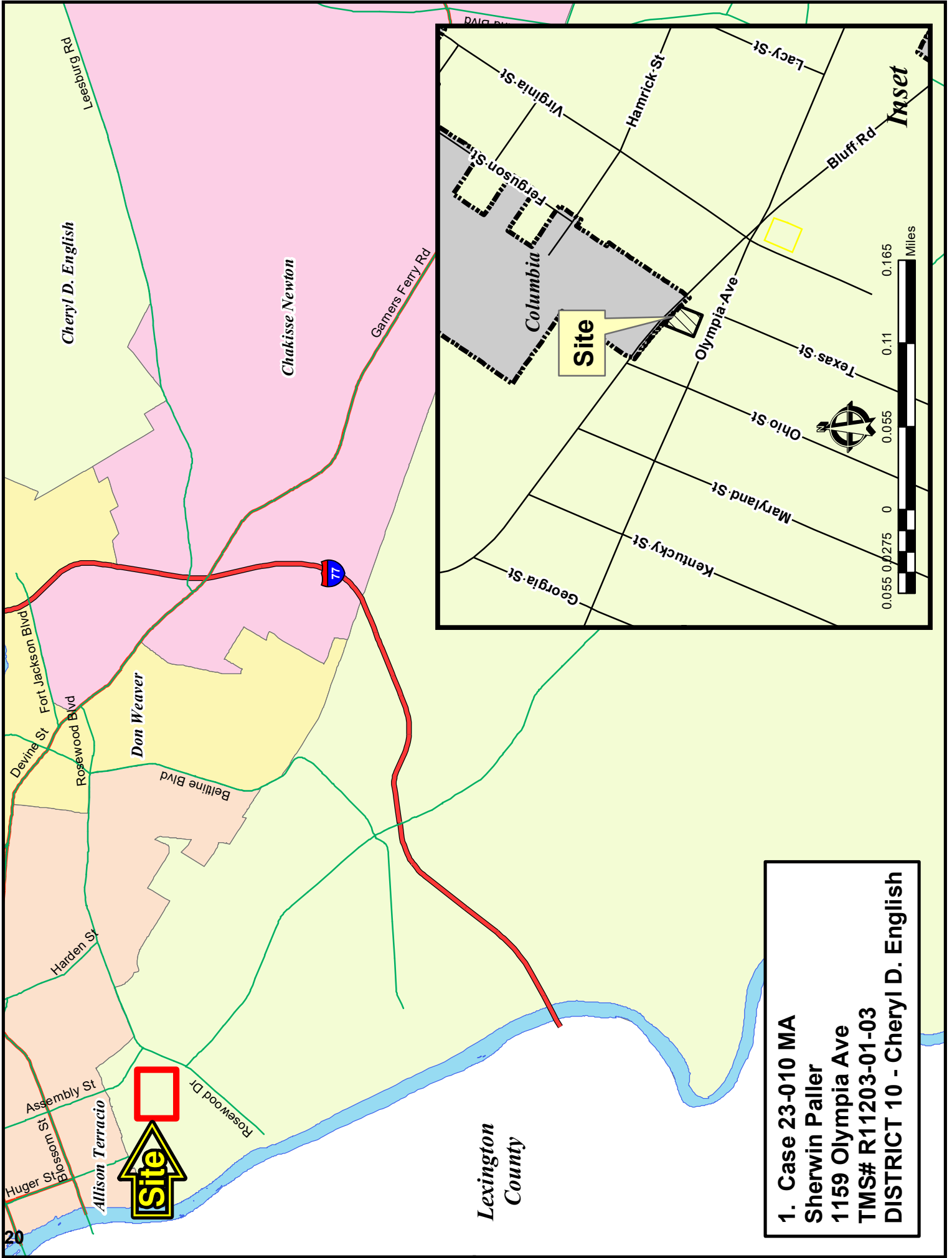
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

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

### Planning Commission Action

At their **May 1, 2023** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-010 MA**.



**1. Case 23-010 MA**  
**Sherwin Paller**  
**1159 Olympia Ave**  
**TMS# R11203-01-03**  
**DISTRICT 10 - Cheryl D. English**



**Case 23-010 MA  
NC to RM-HD  
TMS R11203-01-03**

*Columbia*



Maryland St

Ferguson St

Hamrick St

Olympia Ave

Bluff Rd

Virginia St

Ohio St

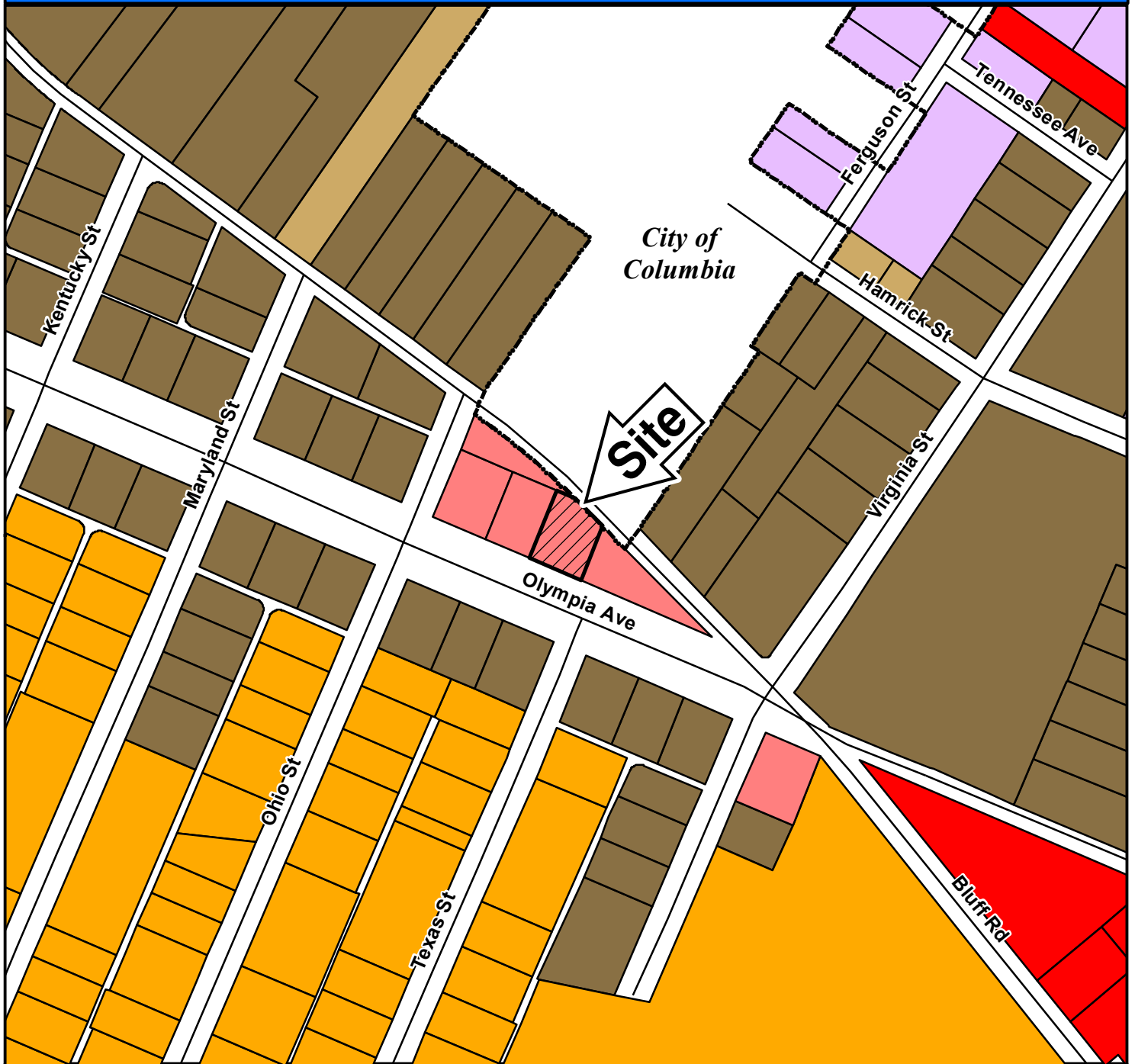
Texas St

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**

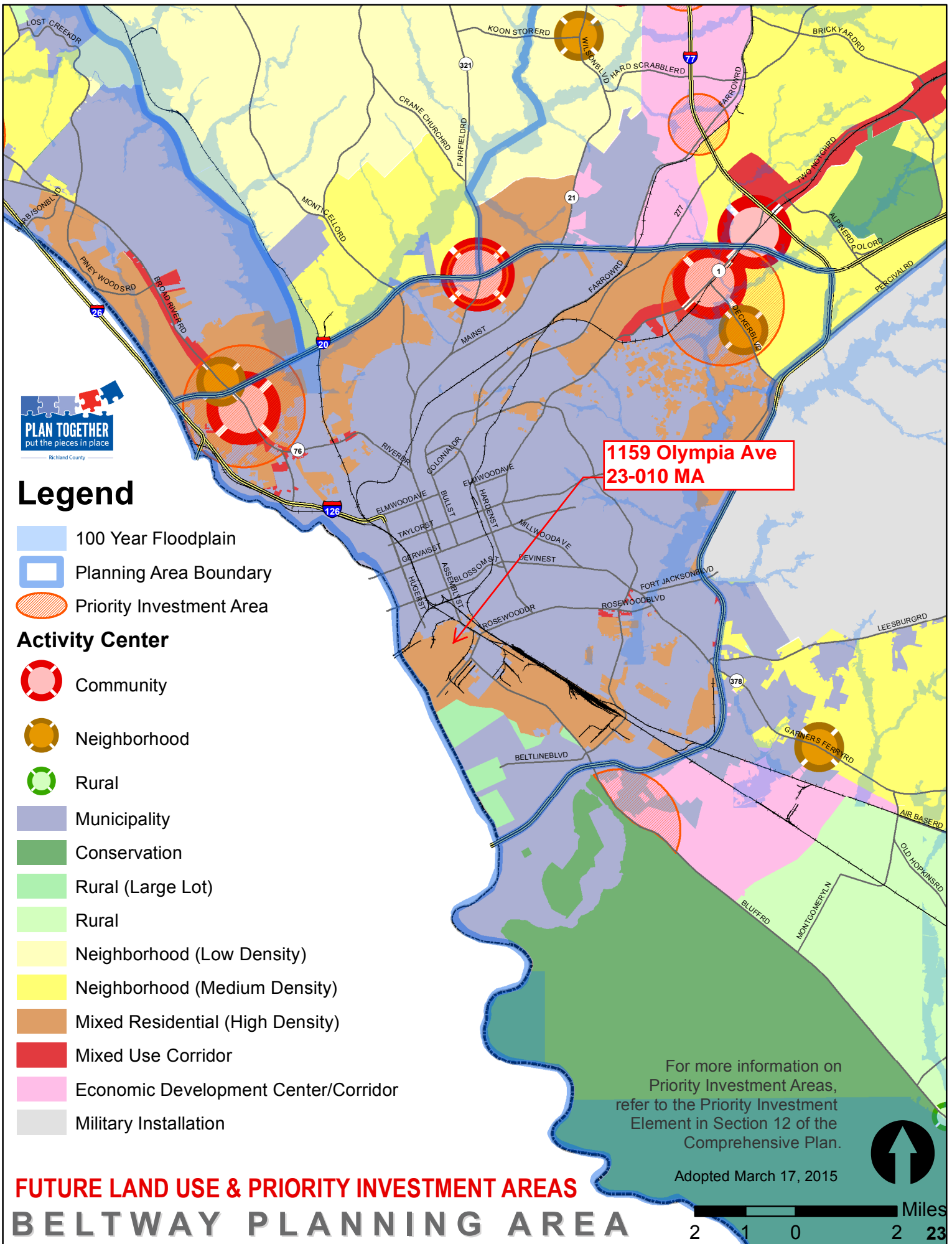


# Case 23-010 MA NC to RM-HD



## 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			
	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

**1159 Olympia Ave  
23-010 MA**

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:** May 1, 2023  
**RC PROJECT:** 23-011MA  
**APPLICANT:** Sherwin Paller  
**LOCATION:** 1161 Olympia Ave

**TAX MAP NUMBER:** R11203-01-02  
**ACREAGE:** .16 acres  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** RM-HD

**ZPH SIGN POSTING:** June 9, 2023

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

**Zoning District Summary**

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RG-2 / RM-HD	University Housing / Residence
<b><u>South:</u></b>	RM-HD	Residence
<b><u>East:</u></b>	RM-HD	Residence
<b><u>West:</u></b>	NC	Residence

## Discussion

### Parcel/Area Characteristics

The subject parcel is located on a triangularly shaped parcel straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South, west and east of the subject parcel are residences. The majority of Olympia Ave is zoned RM-HD.

### Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north of the subject parcel.

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

### Plans & Policies

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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

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

### Conclusion

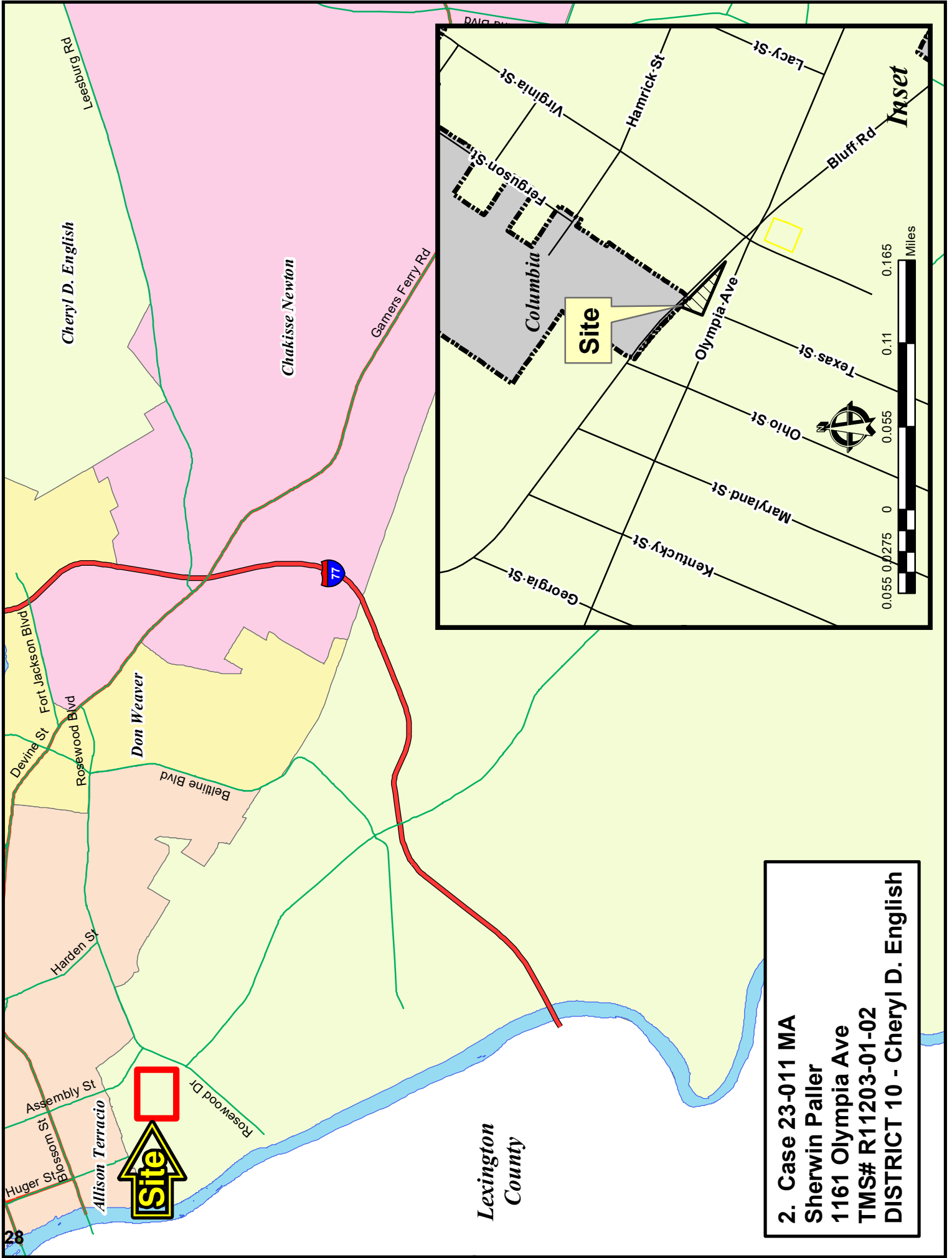
Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

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

### Planning Commission Action

At their **May 1, 2023** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **23-011 MA**.



*Cheryl D. English*

*Chakisse Newton*

*Gamers Ferry Rd*

*Don Weaver*

*Beltline Blvd*

*Devine St  
Fort Jackson Blvd  
Rosewood Blvd*

*Harden St*

*Assembly St*

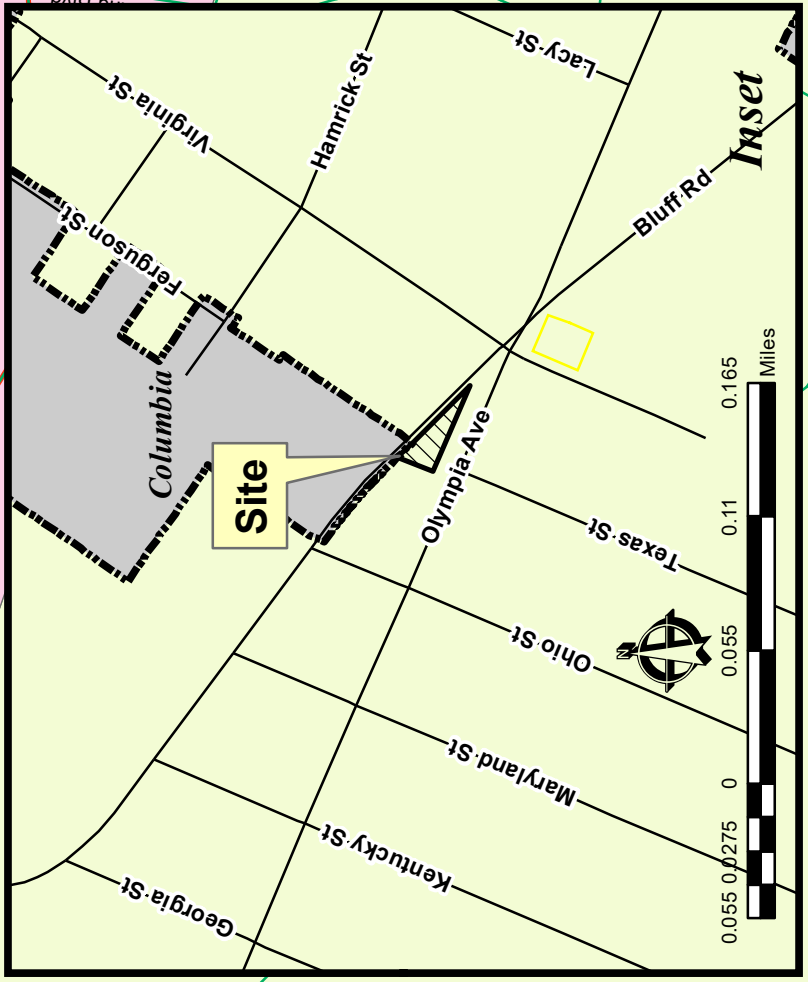
*Huger St  
Blossum St*

*Allison Terracio*

*Rosewood Dr*



*Lexington  
County*



**Site**

**2. Case 23-011 MA**  
**Sherwin Paller**  
**1161 Olympia Ave**  
**TMS# R11203-01-02**  
**DISTRICT 10 - Cheryl D. English**



**Case 23-010 MA  
NC to RM-HD  
TMS R11203-01-03**

*Columbia*



*Ohio St*

*Olympia Ave*

*Ferguson St*

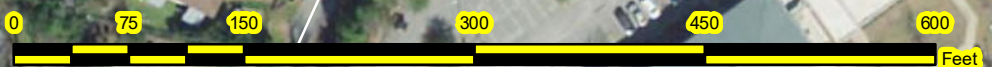
*Harrick St*

*Virginia St*

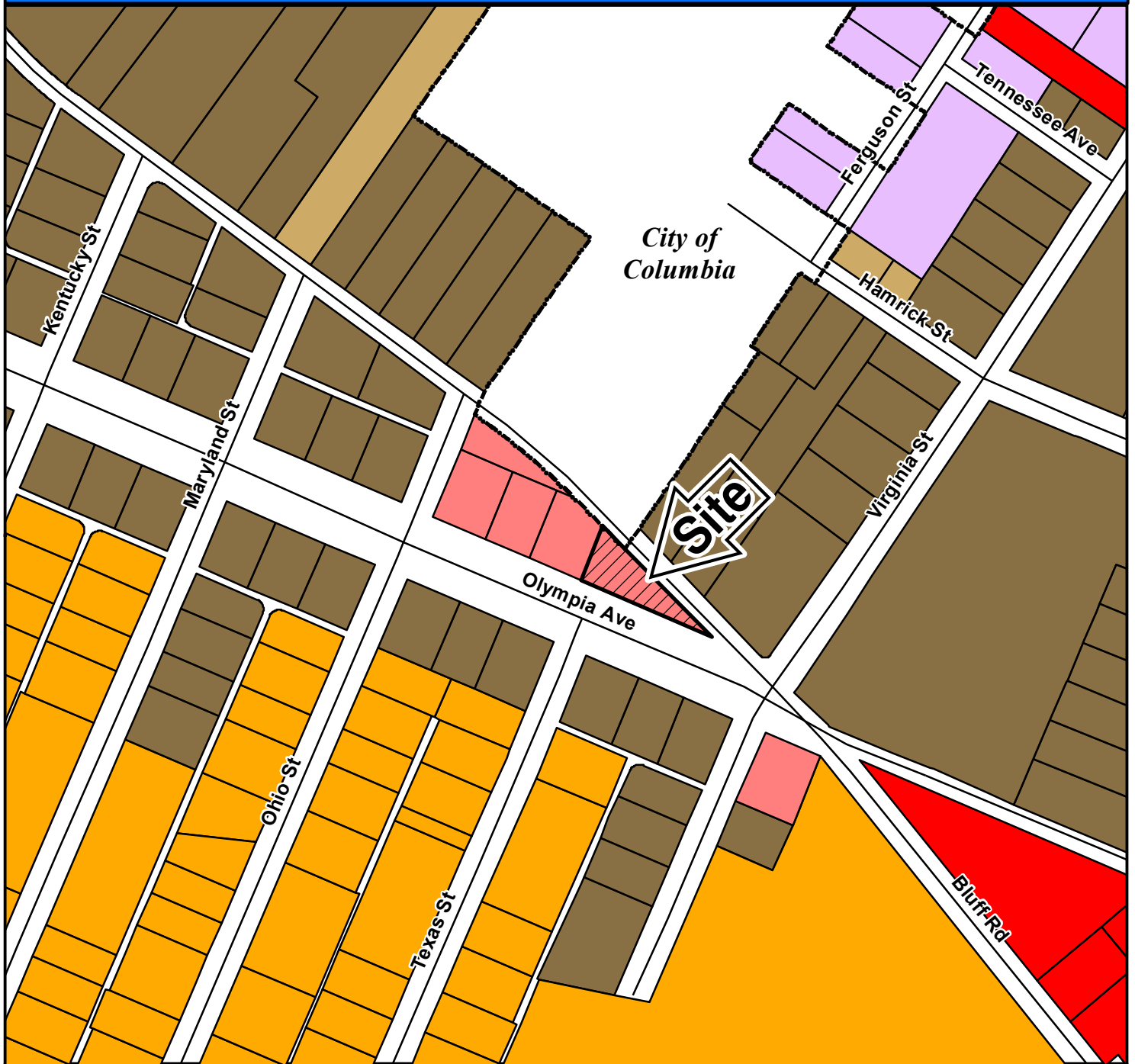
*Bluff Rd*

 **SPECIAL FLOOD HAZARD AREA**



























 **WETLANDS**



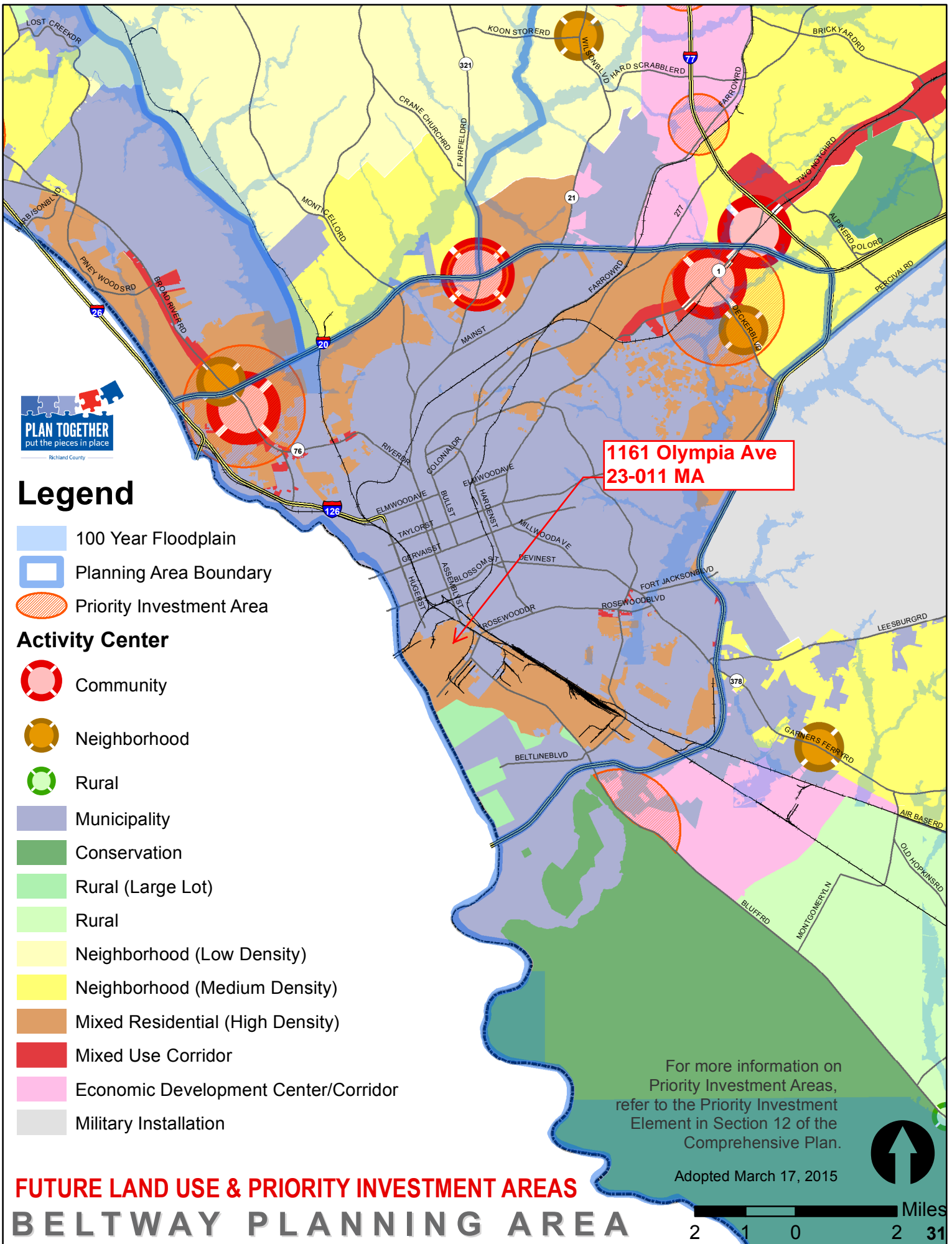
# Case 23-011 MA NC to RM-HD



## 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

**1161 Olympia Ave  
23-011 MA**

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







**Informational Agenda Briefing**

<b>Prepared by:</b>	Geonard Price	<b>Title</b>	Deputy CP&D Director / Zoning Administrator
<b>Department:</b>	CP&D Department	<b>Division</b>	Planning and Development Services
<b>Date Prepared:</b>	June 21, 2023	<b>Meeting Date:</b>	June 27, 2023
<b>Meeting/Committee:</b>	Zoning Public Hearing		
<b>Subject:</b>	Manufacturing, not otherwise listed		

**Purpose**

- This amendment will provide for uses in the which fall under the “manufacturing, not otherwise listed” that are located in the Light Industrial (M-1), Light Industrial (LI), and Heavy Industrial (HI) zoning districts to have similar permissibility standards as it relates to square footage limitations.
- The LI zoning designation currently limits the size for any building to thirty-thousand (30,000) square feet.
- The 30,000 square foot limitation is not eligible to be varied by the Board of Zoning Appeals.
- This will eliminate the need for a map amendment request to a higher industrial zoning designation (i.e., HI).





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; “~~TRANSPORTATION, INFORMATION, WAREHOUSING, WASTE MANGEMENT, AND UTILITIES~~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, ~~Not Otherwise Listed~~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	<del>SE</del>	P
Mining/Extraction Industries														P		<del>SR</del>	P
Office Supplies (Not Paper)															P	P	P





SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151~~2~~, ~~Permitted Uses with Special Requirements~~~~Exceptions~~; Subsection (bc), ~~Permitted Uses with Special Requirements exceptions Listed-listed~~ by ~~Zoning-zoning District~~~~district~~; Paragraph (5917), ~~Radio, Television, and Other Similar Transmitting Towers~~~~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 ~~by the insertion of a new paragraph~~ to read as Paragraph “(48) ~~Manufacturing, Not Otherwise Listed~~”~~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.

~~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 (c), Standards; Paragraph (59), Radio, Television, and Other Similar Transmitting Towers; is hereby deleted in its entirety and the 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 26-152, Special Exceptions; Subsection (e), Special Exceptions Listed by Zoning District; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; is hereby amended to read as follows:~~

~~(2248) 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. Radio, Television, and Telecommunications and other Transmitting Towers (RU, OI, NC, RC, GC, M-1, LI, HI)~~

~~SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; Subparagraph a.; is hereby amended to read as follows:~~

~~a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.~~

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

SECTION VIII. Effective Date. This ordinance shall be enforced from and after ~~June 19~~ \_\_\_\_\_, ~~2012~~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~~

BY: \_\_\_\_\_

\_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2012

\_\_\_\_\_  
Michelle M. Onley  
Clerk of Council

Public Hearing: ~~May 22, 2012~~

First Reading: ~~May 22, 2012~~

Second Reading: ~~June 5, 2012~~

Third Reading: ~~June 19, 2012~~



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

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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)





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 Government  
2020 Hampton Street  
Columbia, SC 29204

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

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