

RICHLAND COUNTY PLANNING COMMISSION



February 2, 2026

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

Purpose and Use of the Future Land Use Map

Purpose of Future Land Use Map and Categories

The Future Land Use map and categories are used during rezoning requests to make recommendations and decisions regarding the appropriateness of different aspects of proposed developments. The Future Land Use map and categories provide guidance when making decisions about zoning and infrastructure investments by identifying the type and character of development that should occur in specific areas.

The Future Land Use categories and the Future Land Use map are provided solely with the intention of offering guidance to local decision-makers. This plan does not make formal recommendations to rezone properties to align with these Future Land use designations, but provides support for these Future Land Use designations during a rezoning case evaluation.

Using the Future Land Use Map and Categories

Each rezoning proposal needs to be evaluated using the land use category, goals and implementation strategies outlined in this Comprehensive Plan. Because this is a Comprehensive Plan and not intended to provide site level guidance with regard to development decisions, discretion should be used when evaluating a proposed rezoning using the Future Land Use Map and related categories.

Future Land Use category lines were developed by considering development character, utility service areas, lines of natural features, and roadways. Particularly for areas near or on the boundaries of Future Land Use categories, discretion by the Richland County Planning Department staff is needed to determine the appropriate Future Land Use category that should be applied based on:

- Existing development context of property
- Environmental context of the property
- Development activity or proposed activity occurring within a sphere of influence of the property
- Future plans to construct utility infrastructure, roadways, or other public facilities

Ultimately, rezoning decisions are legislative decisions made by the County Council. This means that the decisions are a policy choice, and that the Comprehensive Plan helps to inform these choices.

RICHLAND COUNTY PLANNING COMMISSION



Monday, February 2, 2026
Agenda
6:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman - Christopher Yonke
Vice Chairman - Beverly Frierson

Frederick Johnson, II • Mark Duffy • Sena Loyd • 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:** 8 December 2025
5. **CONSENT AGENDA [ACTION]**

a. **ROAD NAMES**
Page [6]

b. **MAP AMENDMENTS**

2

1. Case # 25-030 MA
Keith Utheim
AG/RT to R3 (87.08 acre)
S/S Killian Road
TMS# R14600-03-09; R14600-03-07; R14600-03-60; R14600-03-11

District 7
The Honorable Gretchen D. Cooper

**Administratively
Deferred**

2. Case # 25-044 MA
Syndi Castelluccio/Richland County
AG to HI (portion of) (63.07 acres)
S/S Montgomery Road
TMS # R06600-02-17
Comprehensive Plan: Not Compliant
Pages [7 - 15]

District 2
The Honorable Derrek Pugh

3. Case # 25-045 MA
Heather Leigh
HM to GC (2.00 acres)
11020 Two Notch Road
TMS# R29000-02-46 (portion of)
Comprehensive Plan: Not Compliant
Pages [16 - 24]

District 9
The Honorable Jessica Mackey

4. Case # 25-046 MA
Katherine Lloyd
RT & HM to RC (1.072)
9450 Wilson Blvd & Wilson Blvd
TMS # R14600-03-56; R14600-03-58 (portion of)

District 7
The Honorable Gretchen D. Cooper

**Administratively
Deferred**

5. Case # 26-001 MA
Mary Grubbs
M-1 to R5 (0.16)
820 Heyward Street
TMS# R08816-01-21
Comprehensive Plan: Compliant
Pages [25 - 35]

District 10
The Honorable Cheryl D. English

6. Case # 26-002 MA
Brad Shell
HM to EMP (19.83 acres)
10141 Wilson Blvd
TMS # R14800-05-11
Comprehensive Plan: Not Compliant
Pages [36 - 44]

District 7
The Honorable Gretchen D. Cooper

6. LAND DEVELOPMENT CODE UPDATES [ACTION]

- a. A review of the Corridor Mixed Use District (MU2) to evaluate the compatibility of the permitted and conditional uses and the development standards with the district's intent to promote a balanced, pedestrian-oriented, and transit-supportive mixed-use environment along key corridors.
Pages [45 - 59]

7. COMPREHENSIVE PLAN [ACTION]

- a. Comprehensive Plan - Update

8. CHAIRMAN'S REPORT

9. COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR'S REPORT

- a. Report of Council – 16 December 2025 ZPH
Pages [60 - 61]

10. ADJOURNMENT

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

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

Street Name Review Case Summary

PLANNING COMMISSION MEETING

February 2, 2026

6:00 pm

Pursuant to SC Code 6-29-1200 (a), a local planning commission 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.

Development: Magnolia Crossing

Applicant: Bolden Land Holdings, LLC

Tax Map Number: TMS# [R17301-01-01](#), [R17301-01-02](#), [R17302-01-01](#), & [R17302-01-02](#)

Proposed Use: Residential

Proposed Street Name (s): Carolina Wren Way; Lowood Lane; Birckmyer Court; Seven Oaks Drive; Chesford Road; and Chervil Drive

Staff Review: The proposed street names are compliant with the E9-1-1 Road Naming Standards.

Staff Recommendation: Approval

Council District: Honorable Gretchen D. Cooper (7)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 2, 2026
RC PROJECT: 25-044 MA
APPLICANT: Richland County

LOCATION: S/S Montgomery Road

TAX MAP NUMBER: R06600-02-17 (P)
ACREAGE: 63.07
EXISTING ZONING: AG
PROPOSED ZONING: HI

PC SIGN POSTING: January 12, 2026

Comprehensive Plan Recommendation

Not Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2023 Land Development Code, the subject parcel was rezoned to Agricultural District (AG)

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
11-010 MA	Rural (RU)	Heavy Industrial (HI)	Approval	Approval	Compliant (2009)
20-033 MA	Rural (RU)	Heavy Industrial (HI)	Approval	Approval	Non-compliant (2015)
25-034 MA	Agricultural (AG)	Heavy Industrial (HI)	Withdrawn	Disapproval	Non-compliant (2015)

Zoning District Summary

The Heavy Industrial District (HI) provides lands for intense industrial development that generally involves greater potential for adverse impacts on the environment and surrounding lands, such as dust, fumes, smoke, odor, noise, and vibration, and that may involve large-scale activities requiring extensive movement of vehicles, materials, and goods. Development allowed in this district includes resource extraction, heavy production and processing, outdoor storage, warehouse distribution, major utility facilities, and other similar industrial uses.

Direction	Existing Zoning	Use
<u>North:</u>	AG	Undeveloped
<u>South:</u>	HI	C&D Landfill
<u>East:</u>	HI	C&D Landfill
<u>West:</u>	N/A	RR ROW

Discussion

Parcel/Area Characteristics

The subject site is a large, wooded and undeveloped parcel. The site appears to have a utility easement across the site.

Public Services

The subject parcel is within the boundaries of Richland School District One. Water and sewer service would be provided by well and septic. There is a fire hydrant located on Caughman Road N. which is southeast of the subject parcel. The Upper Richland fire station (number 17) is located 1.55 miles northeast of the subject parcel on Campground Road.

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 Character

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

There are no traffic count stations along Montgomery Road. The 2024 SCDOT traffic count (Station #251) located east of the subject parcel on Monticello Road identifies 3,300 Average Daily Trips (ADTs). Monticello Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Monticello Road is currently operating at Level of Service (LOS) "A".

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

There is a Rehab & Resurfacing project currently underway for Montgomery Road through SCDOT. There is no anticipated completion date for this project.

Conclusion

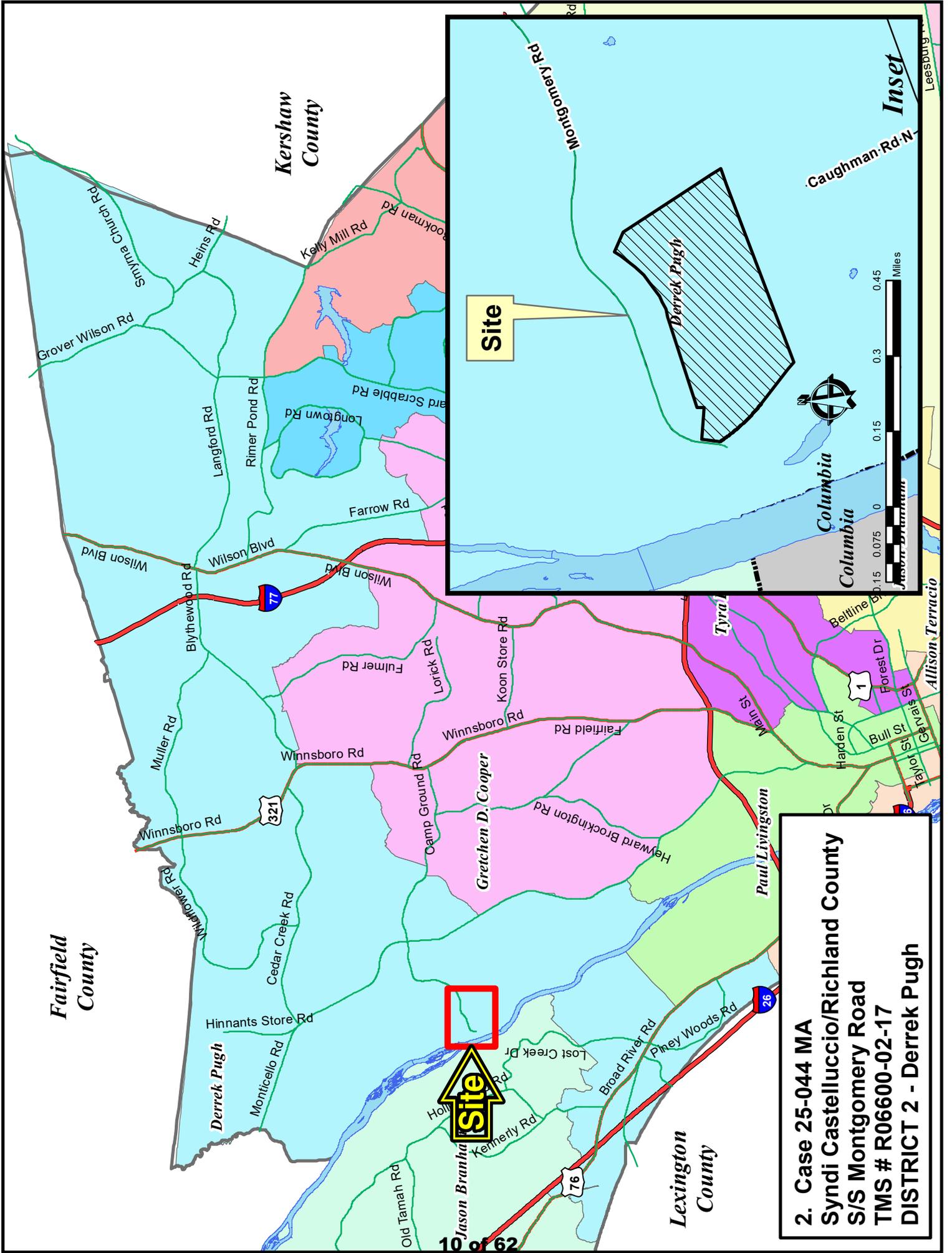
The request is **not compliant** with the objectives and recommendations of the Neighborhood (Low-Density) designation of the Comprehensive Plan.

The Comprehensive Plan recommends that areas within this designation, "...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."

However, approval of the proposed map amendment would provide for a zoning designation that is compatible with the adjacent parcels.

Zoning Public Hearing Date

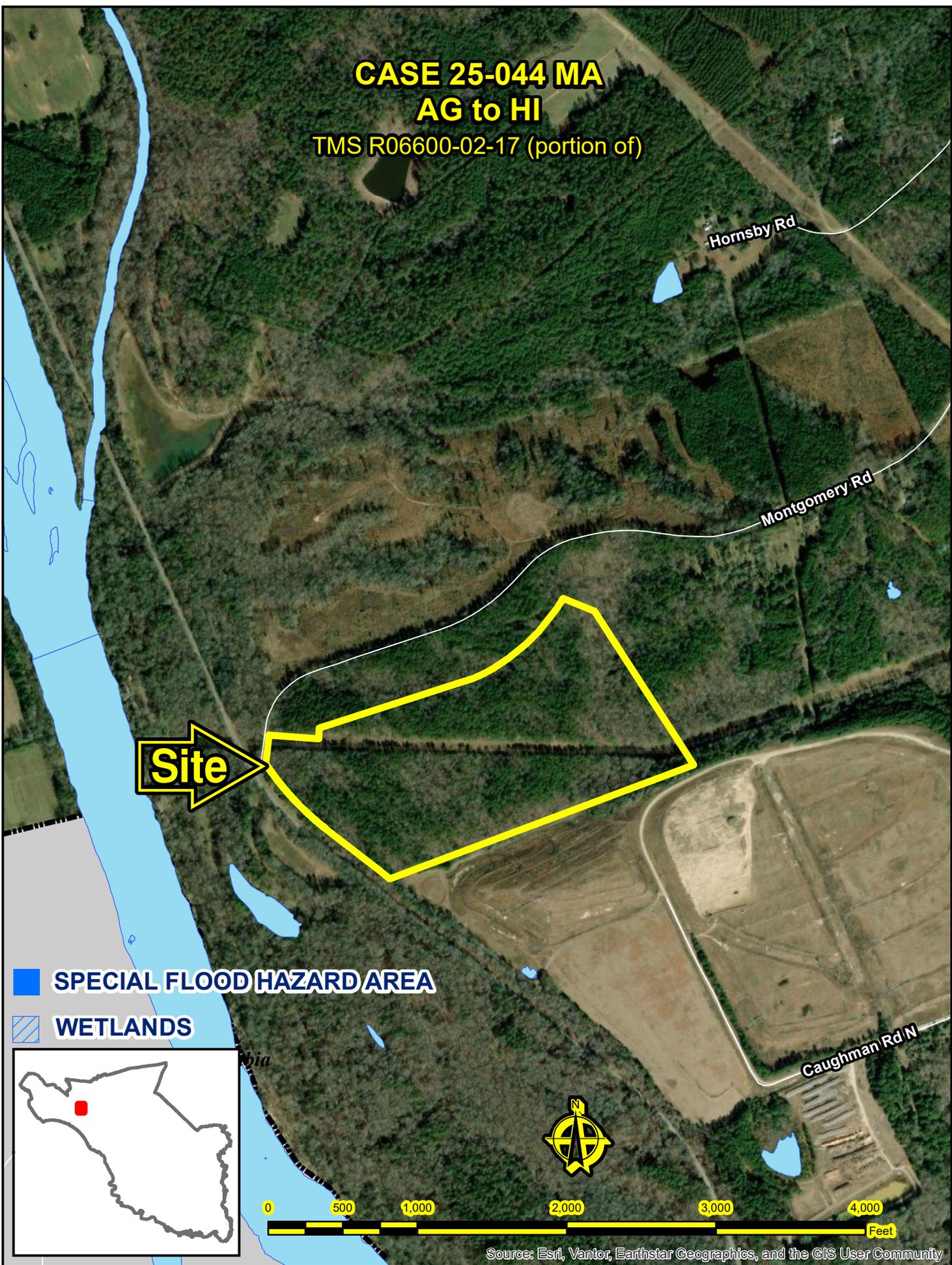
February 24, 2026



2. Case 25-044 MA
Syndi Castelluccio/Richland County
S/S Montgomery Road
TMS # R06600-02-17
DISTRICT 2 - Derrek Pugh

Site

CASE 25-044 MA
AG to HI
TMS R06600-02-17 (portion of)



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CASE 25-044 MA

AG to HI



ZONING CLASSIFICATIONS

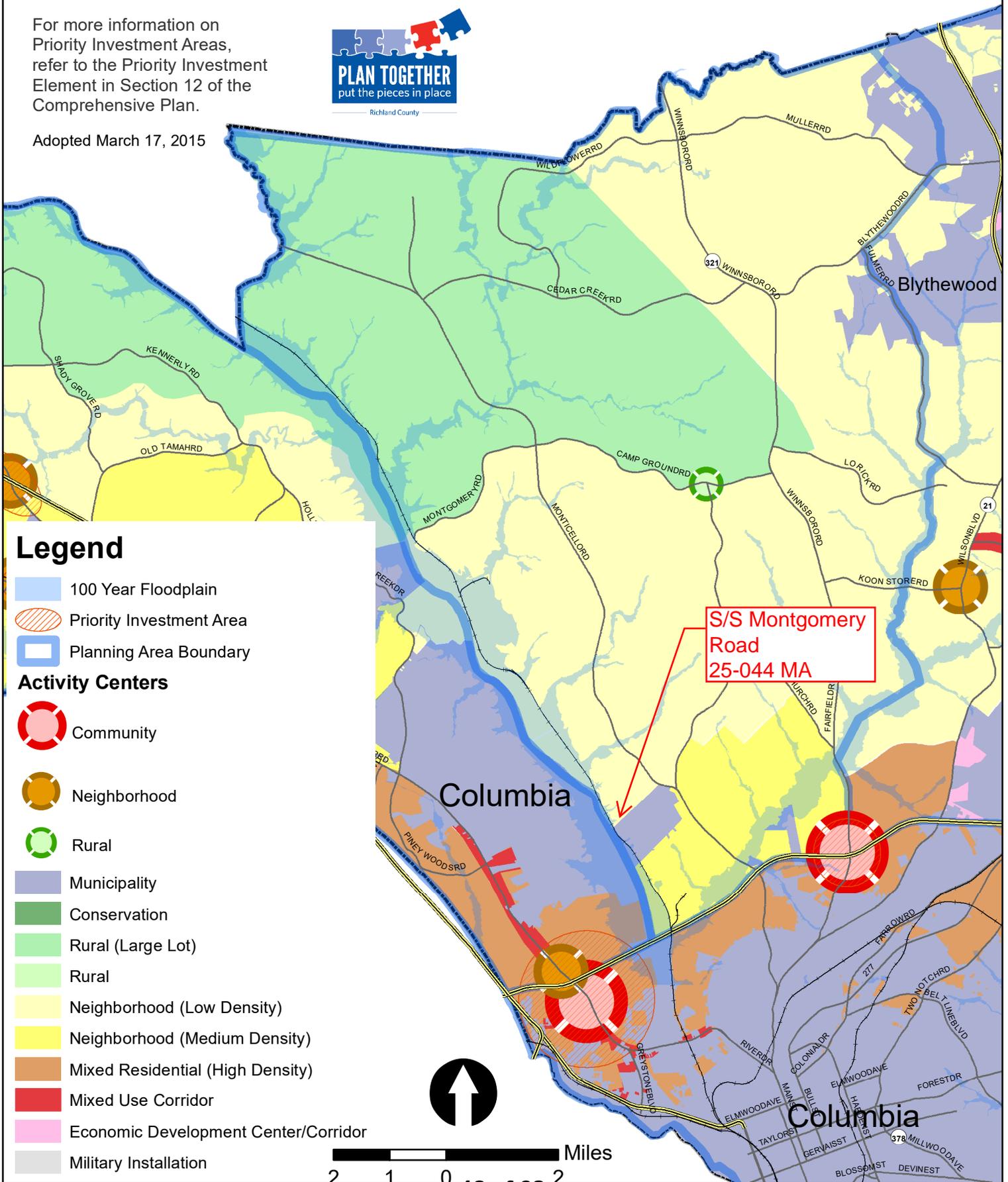
	OS		R1		R5		MU2		INS		CC-1	 Subject Property  N
	AG		R2		R6		MU3		LI		CC-2	
	HM		R3		RC		GC		HI		CC-3	
	RT		R4		MU1		M-1		PD		CC-4	

NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



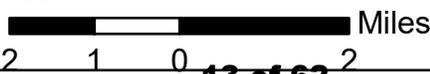
Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



Agricultural (AG) District

Use Classification, Category, Type	AG
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Equestrian center	SR
Farm distribution hub	P
Farm supply and machinery sales and service	P
Farm winery	SR
Produce stand	P
Riding or boarding stable	P
Rural retreat	SR
Veterinary services (livestock)	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

Commercial	
Kennel	SR
Recreation/Entertainment	
Hunt club	P
Shooting range, Outdoor	SE
Retail Sales	
Farmers' market	SR
Traveler Accommodations	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
Industrial	
Extraction	
Borrow pit	SE
Timber and timber products wholesale sales	SR
Production of Goods	
Manufacturing, assembly, and fabrication, Light	SR
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Heavy Industrial (LI) District

Use Classification, Category, Type	HI
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Poultry farm	SR
Swine farm	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Residential	
Community Service	
Correctional facility	SE
Public safety facility	P
Education	
School, business or trade	SR
Funeral and Mortuary Services	
Cemetery	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Airport	P
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Communication tower	SR
Power generation facility	P
Solar energy conversion system, Large scale	P
Utility, major	P
Utility, minor	SR
Wind energy conversion system, Large scale	SR
Commercial	
Commercial Services	
Commercial services	P
Contractor's office	P
Linen or uniform supply	P
Office	P
Rental center	P
Self-service storage facility	P
Sightseeing tour services	P

Recreation/Entertainment	
Racetrack or drag strip	SE
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	SE
Retail Sales	
Building supply sales	P
Convenience store	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Vehicle repair, minor	P
Vehicle towing	P
Industrial	
Extraction	
Borrow pit	P
Mining/Extraction	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Rail transportation facility	P
Timber and timber products wholesale sales	P
Industrial Service	
Contractor's yard	P
Fuel sales (non-vehicular)	SR
Large vehicle and commercial and industrial equipment repair	P
Remediation services	P
Production of Goods	
Artisan goods production	P
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Construction and inert debris landfill	SE
Hazardous waste collection, storage, and disposal	SE
Non-hazardous waste collection, storage, and disposal	SR
Recycling collection station	P
Recycling sorting facility	P
Scrapyard	SE

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 2, 2026
RC PROJECT: 25-045 MA
APPLICANT: Heather Leigh

LOCATION: 11020 Two Notch Road

TAX MAP NUMBER: R29000-02-46 (portion of)
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: January 12, 2026

Staff Recommendation

Not Compliant

Background

Zoning History

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

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
00-003 MA	RG-2	General Commercial (GC)	Approval	Approval	Compliant (1995)
20-008 MA	Rural (RU)	Neighborhood Commercial (NC)	Approval	Approval	Non-Compliant (2015)
22-041 MA	Rural (RU)	General Commercial (GC)	Withdrawn	Deferred	Non-Compliant (2015)

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: 32 dwelling units*.

*Site characteristics, site restrictions and land used for infrastructure (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density

Direction	Existing Zoning	Use
<u>North:</u>	HM / GC	Residence/ Minor Automobile Repair
<u>South:</u>	PD	Residential Subdivision
<u>East:</u>	HM / AG	Undeveloped
<u>West:</u>	HM	Undeveloped/ Undeveloped

Discussion

Parcel/Area Characteristics

The subject site is comprised of a cemetery with frontage along Two Notch Road, a two-lane undivided primary arterial without streetlights or sidewalks. The immediate area consists of scattered residences of a rural nature and large tracts of agricultural, residential or undeveloped uses with scattered commercial zonings. Adjacent properties south of Two Notch Road are zoned HM and AG. A parcel to the north is zoned GC.

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 2024 SCDOT traffic count (Station #119) located west of the subject parcel on Two Notch Road identifies 11,900 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 no programs or projects along this section of Two Notch Road through SCDOT Transportation Penny Program.

Conclusion

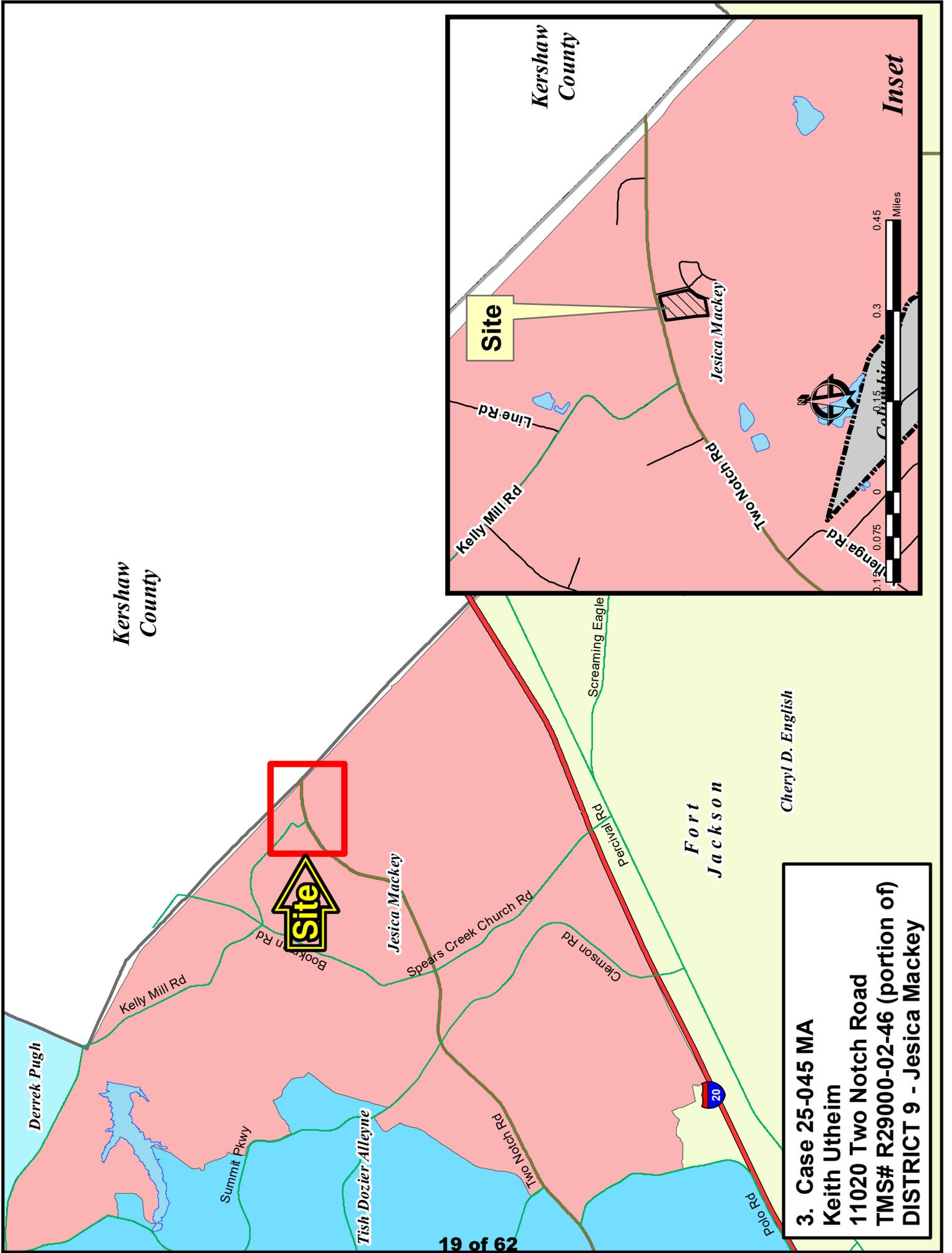
The proposed rezoning is **not compliant** with the objectives of the Neighborhood (Medium Density) designation in the Comprehensive Plan.

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 could be viewed as leapfrog development.

Zoning Public Hearing Date

February 24, 2026.



Kershaw County

Kershaw County

Inset

Site

Jesica Mackey

Kelly Mill Rd
Line Rd

Two Notch Rd



Jesica Mackey

Kelly Mill Rd

Summit Pkwy

Tish Dozier Alleyne

Two Notch Rd

Spears Creek Church Rd

Clemson Rd

Parcel Rd

Fort Jackson

Cheryl D. English

Screaming Eagle

Derrek Pugh

3. Case 25-045 MA
Keith Utheim
11020 Two Notch Road
TMS# R29000-02-46 (portion of)
DISTRICT 9 - Jesica Mackey

CASE 25-045 MA
HM to GC
TMS R29000-02-46 (portion of)

Kelly Mill Rd

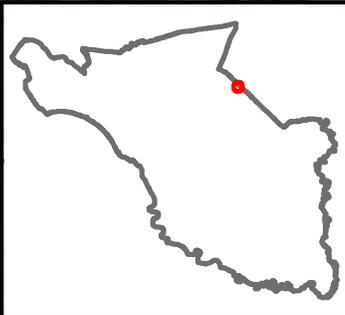
Two Notch Rd

Site

Unnamed St

 **SPECIAL FLOOD HAZARD AREA**

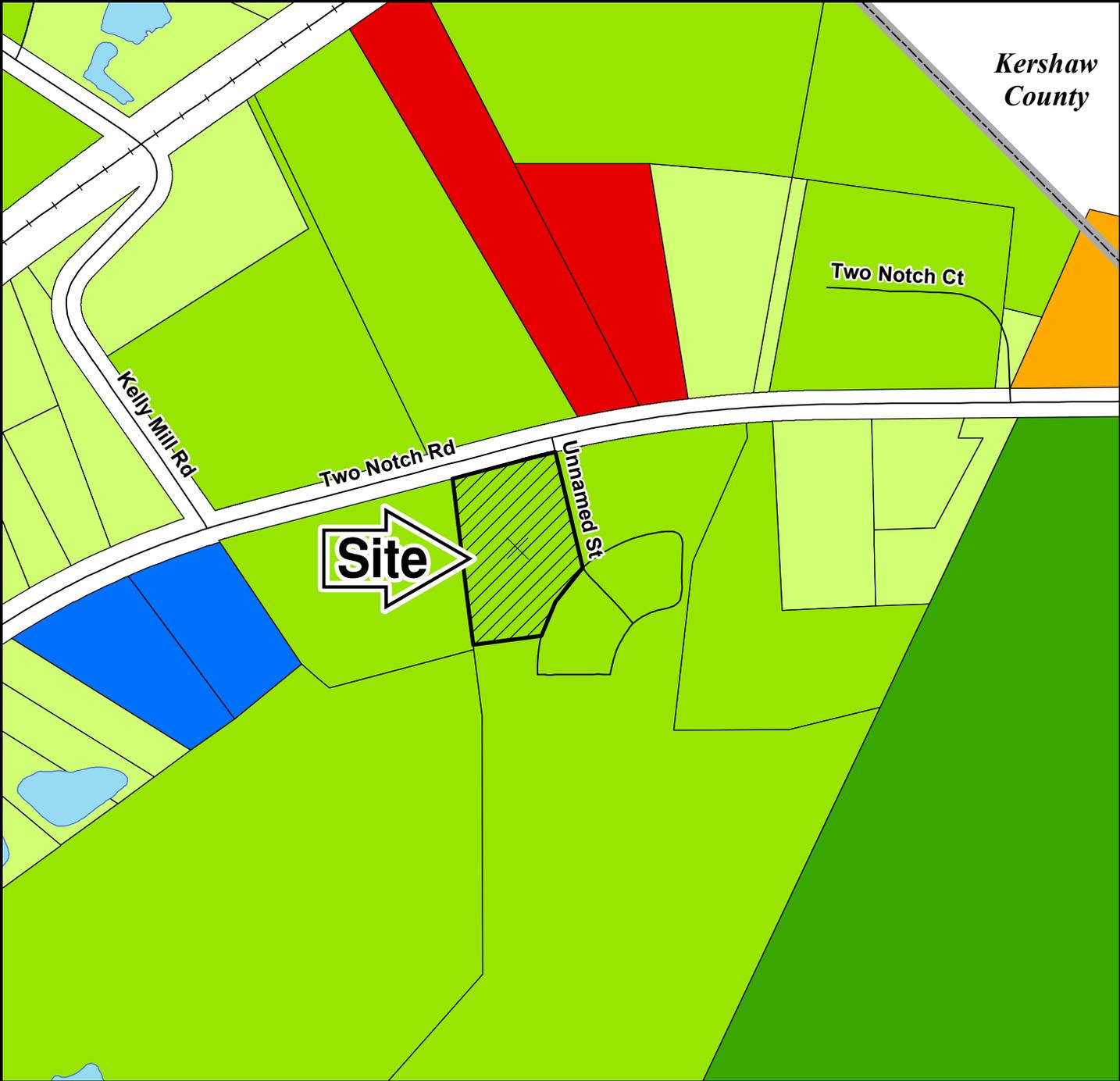
 **WETLANDS**



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CASE 25-045 MA

HM to GC



ZONING CLASSIFICATIONS

	OS		R1		R5		MU2		INS		CC-1	 Subject Property  N
	AG		R2		R6		MU3		LI		CC-2	
	HM		R3		RC		GC		HI		CC-3	
	RT		R4		MU1		M-1		PD		CC-4	

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

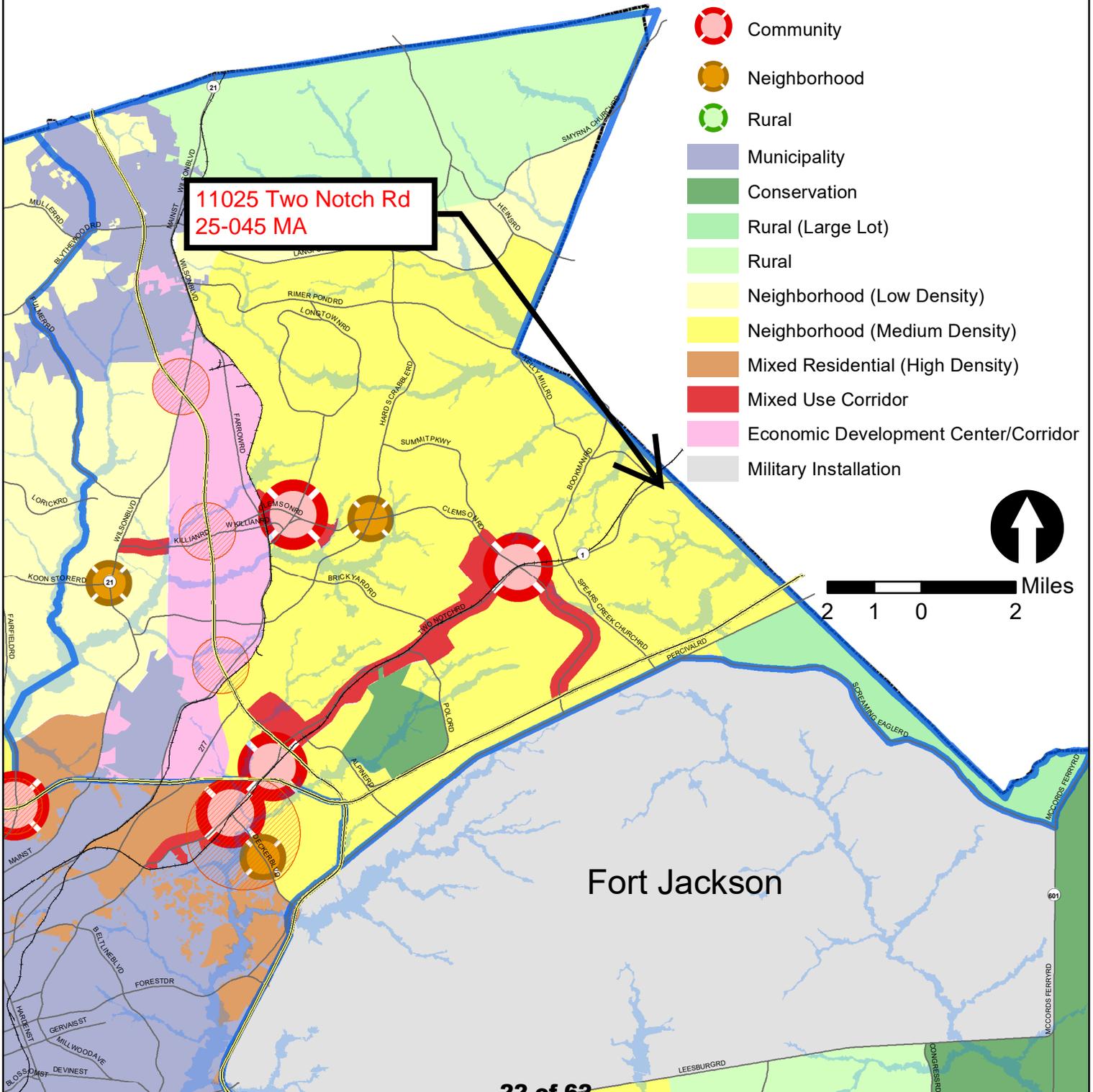


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Homestead (HM) District

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

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

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

General Commercial (GC) District

Use Classification, Category, Type	GC
Agricultural	
Agriculture and Forestry	
Community garden	SE
Agriculture and Forestry Related	
Farm supply and machinery sales and service	P
Produce stand	P
Residential	
Household Living	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
Group Living	
Group home, Large	SE
Rooming or boarding house	P
Community Service	
Animal shelter	SR
Community food services	P
Community recreation center	P
Cultural facility	P
Day care facility	SR
Government office	P
Hospital	P
Library	P
Membership organization facility	P
Nursing care facility	P
Place of worship	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
Funeral and Mortuary Services	
Cemetery	SR
Funeral home or mortuary	P
Parks and Open Space	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	P
Bank, Retail	P
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	P
Linen or uniform supply	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Sightseeing tour services	P
Tattoo or body piercing facility	SR
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Golf course	SR
Marina	P
Performing arts center	P
Sexually Oriented Business	SR
Shooting range, Indoor	P
Shooting range, Outdoor	
Smoking place	SR
Retail Sales	
Bakery	P
Building supply sales	P
Consumer goods store	SR
Consumer goods store, Large	P
Convenience store	P
Drugstore	P
Farmers' market	P
Flea market	P
Garden center or retail nursery	P
Grocery/Food store	P
Manufactured home sales	SR
Outdoor power equipment store	P
Pawnshop	P

Traveler Accommodations	P
Bed and breakfast	P
Home-based lodging	P
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	P
Vehicle towing	SR
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Waste and Recycling Facilities	
Recycling collection station	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 2, 2026
RC PROJECT: 26-001 MA
APPLICANT: Mary Grubbs

LOCATION: 820 Heyward Street

TAX MAP NUMBER: R08816-01-21
ACREAGE: 0.16 acre
EXISTING ZONING: M-1
PROPOSED ZONING: R5

PC SIGN POSTING: January 12, 2026

Staff Recommendation

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial District (M-1). With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property remained M-1.

Sec. 26-3.8 (h). NCOMV1-O: Olympia Mill Village Neighborhood Character Overlay District Applicability.

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

Zoning History for the General Area

There is no zoning history in the immediate area to reference.

Zoning District Summary

The R5: Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

There is no minimum lot area except as determined by DHEC. The maximum density standard: no more than 12 dwelling units per acre.

Direction	Existing Zoning	Use
<u>North:</u>	City of Columbia	Residential
<u>South:</u>	R5	Multi-family Residential
<u>East:</u>	M-1	Sprint Communications
<u>West:</u>	City of Columbia	Palmetto Construction

Discussion

Parcel/Area Characteristics

The parcel has fifty (50) feet of frontage along Heyward Street. The site contains a residence with moderate slopes, no sidewalks and some streetlights along Heyward Street. The immediate area is primarily characterized by residential, industrial and multi-family land uses; however, the majority of the area is within the City of Columbia. Contiguous east of the subject parcel is a communications hub. West of the site is a contractor office. North of the site is the City of Columbia, residential structures. South of the site are multifamily residences.

Public Services

The subject parcel is within the boundaries of School District One. The Olympia Learning Center is located 0.50 miles south of the subject parcel. The Olympia fire station (number 2) is located 0.38 miles southeast of the subject parcel on Ferguson Street. There is a fire hydrant located 236 feet east on Heyward Street. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

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

There are no traffic counts along this section of Heyward Street. The 2024 SCDOT traffic count (Station #618) located northwest of the subject parcel on Whaley Street, identifies 21,900 Average Daily Trips (ADT's). This segment of Whaley Street is classified as a four-lane undivided principal arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Whaley Street is currently operating at Level of Service (LOS) "B".

There is an Operational & Safety project along this section of Heyward Street through SCDOT. It is currently in the design phase with no anticipated completion date. There is a Rehab & Resurfacing project along this section of Whaley Street through SCDOT. It is currently in the design phase with no anticipated completion date. There are not programs or project through the Richland County Penny Program.

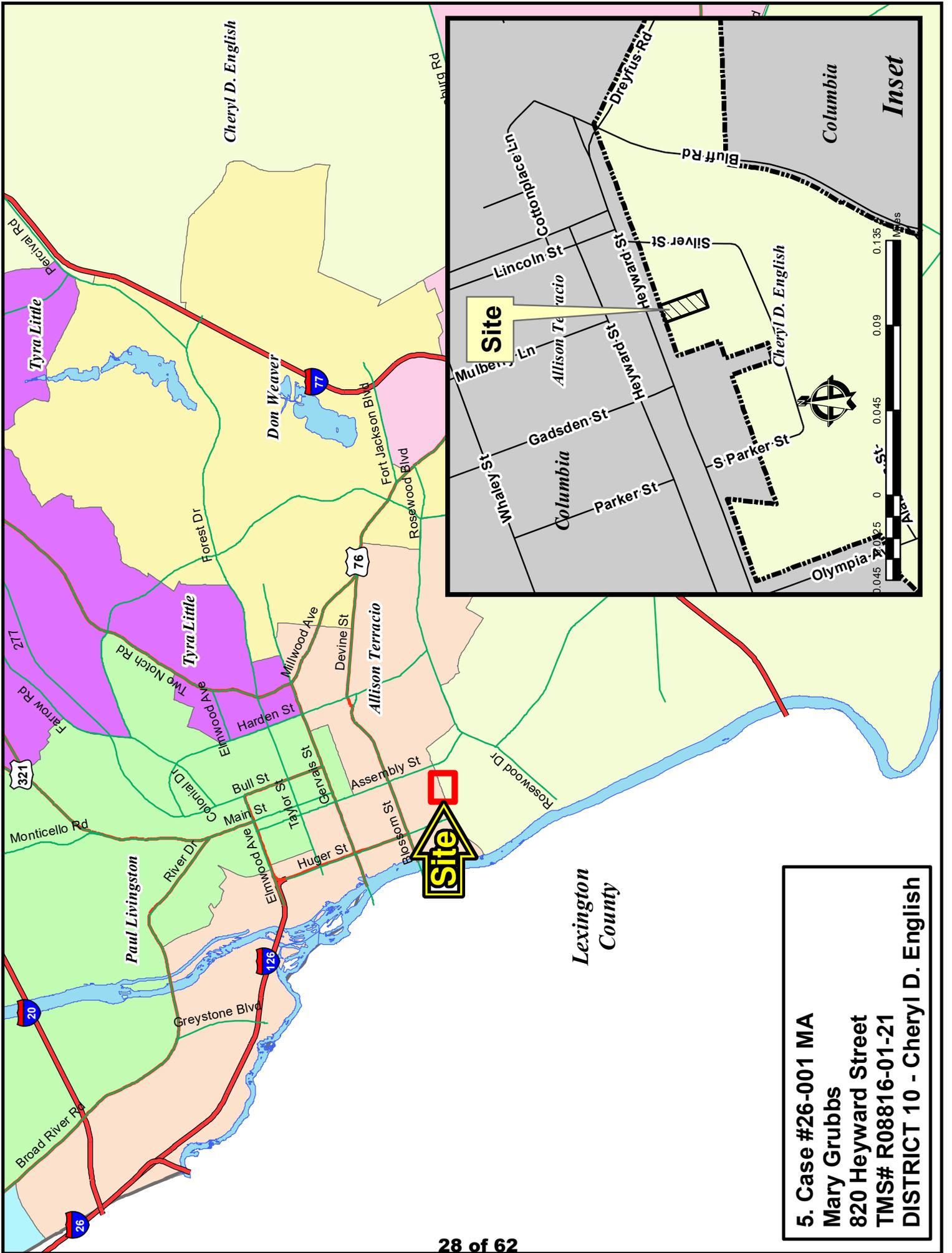
Conclusion

The proposed rezoning is **compliant** with the objectives of the Neighborhood (Medium Density) designation in the Comprehensive Plan.

The Mixed Residential (High Density) Land Use designation recommends Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses for this area.

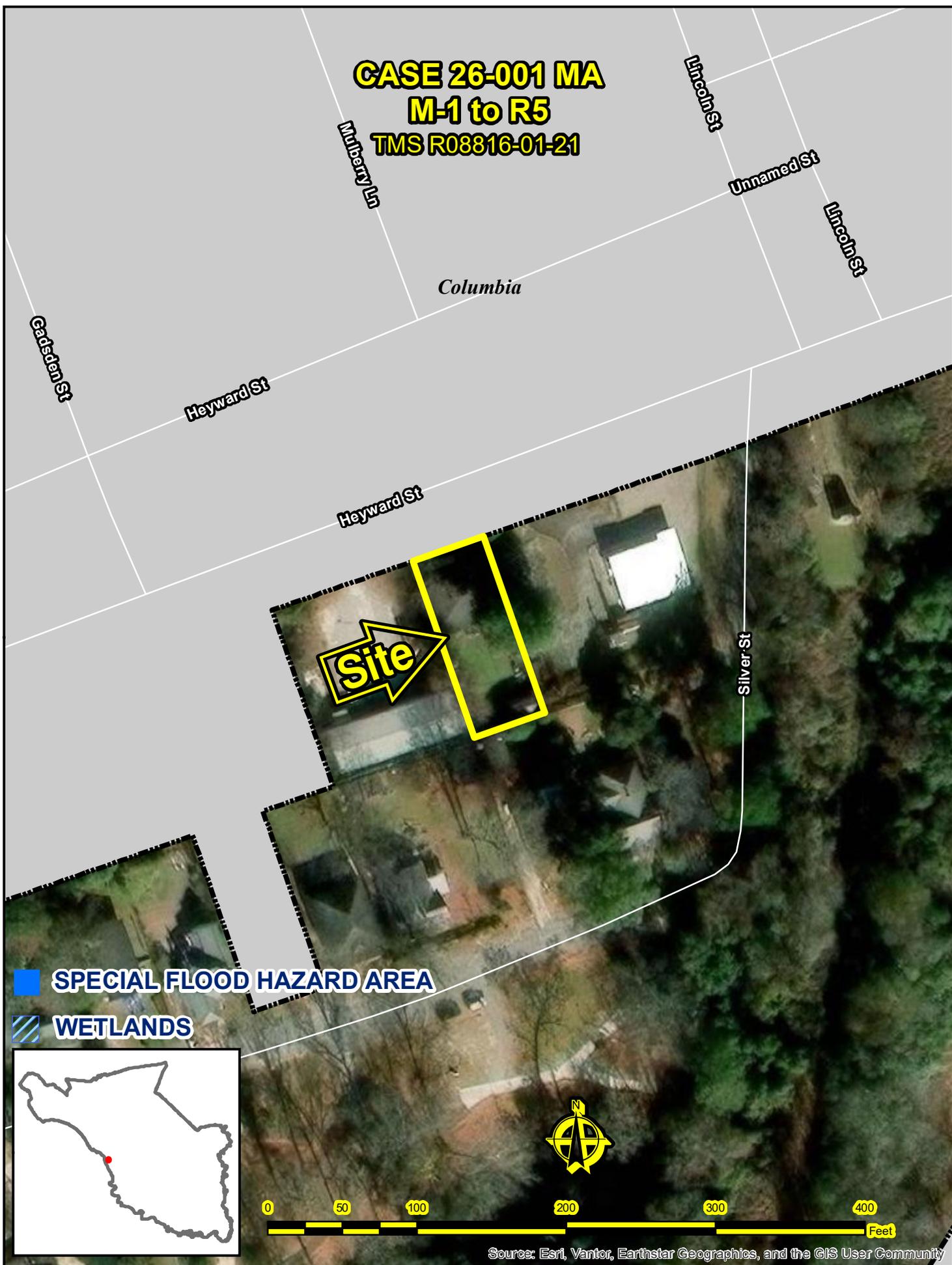
Zoning Public Hearing Date

February 24, 2026



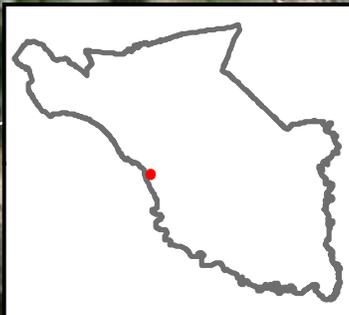
5. Case #26-001 MA
Mary Grubbs
820 Heyward Street
TMS# R08816-01-21
DISTRICT 10 - Cheryll D. English

CASE 26-001 MA
M-1 to R5
TMS R08816-01-21



SPECIAL FLOOD HAZARD AREA

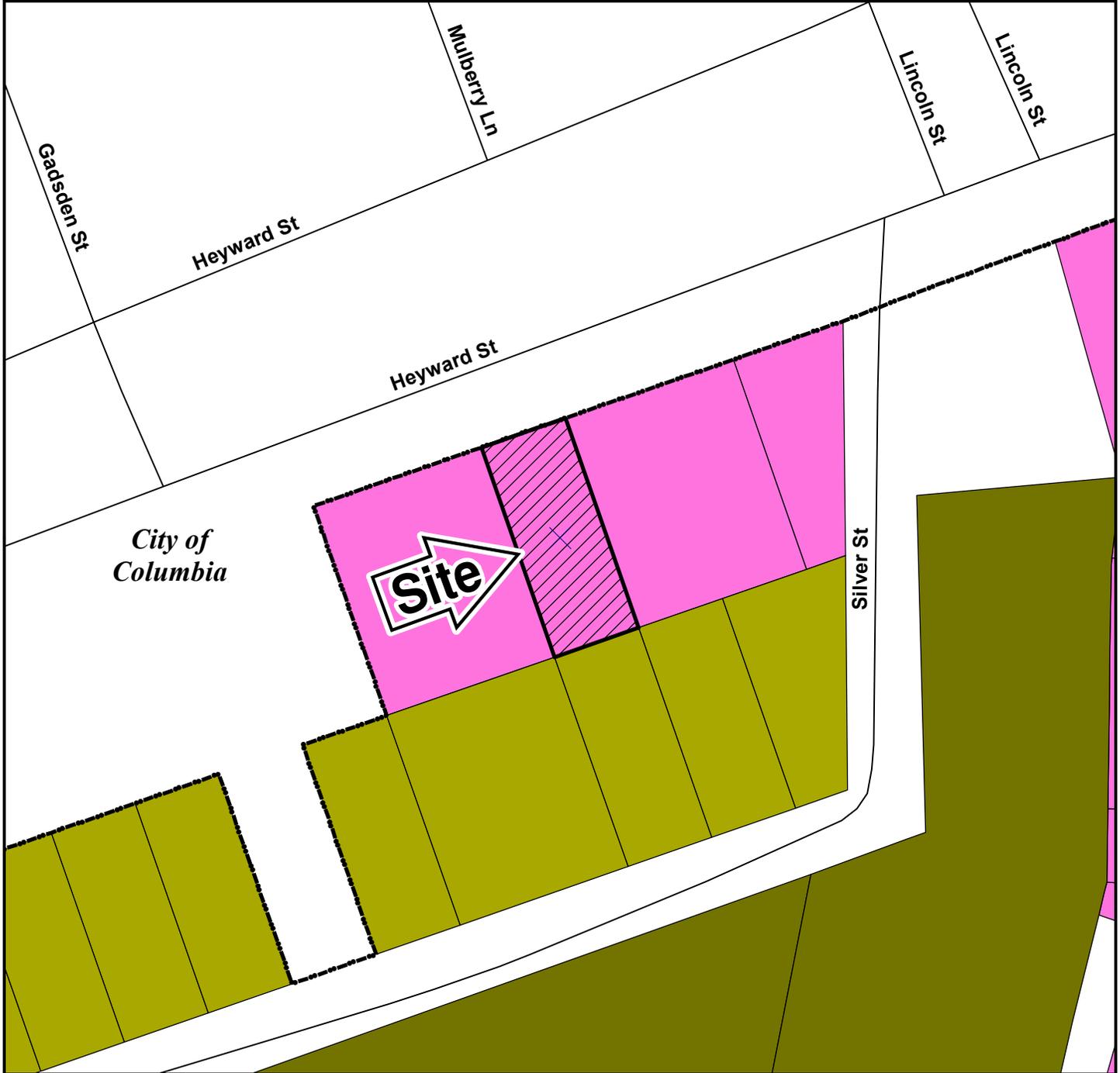
WETLANDS



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CASE 26-001 MA

M-1 to R5

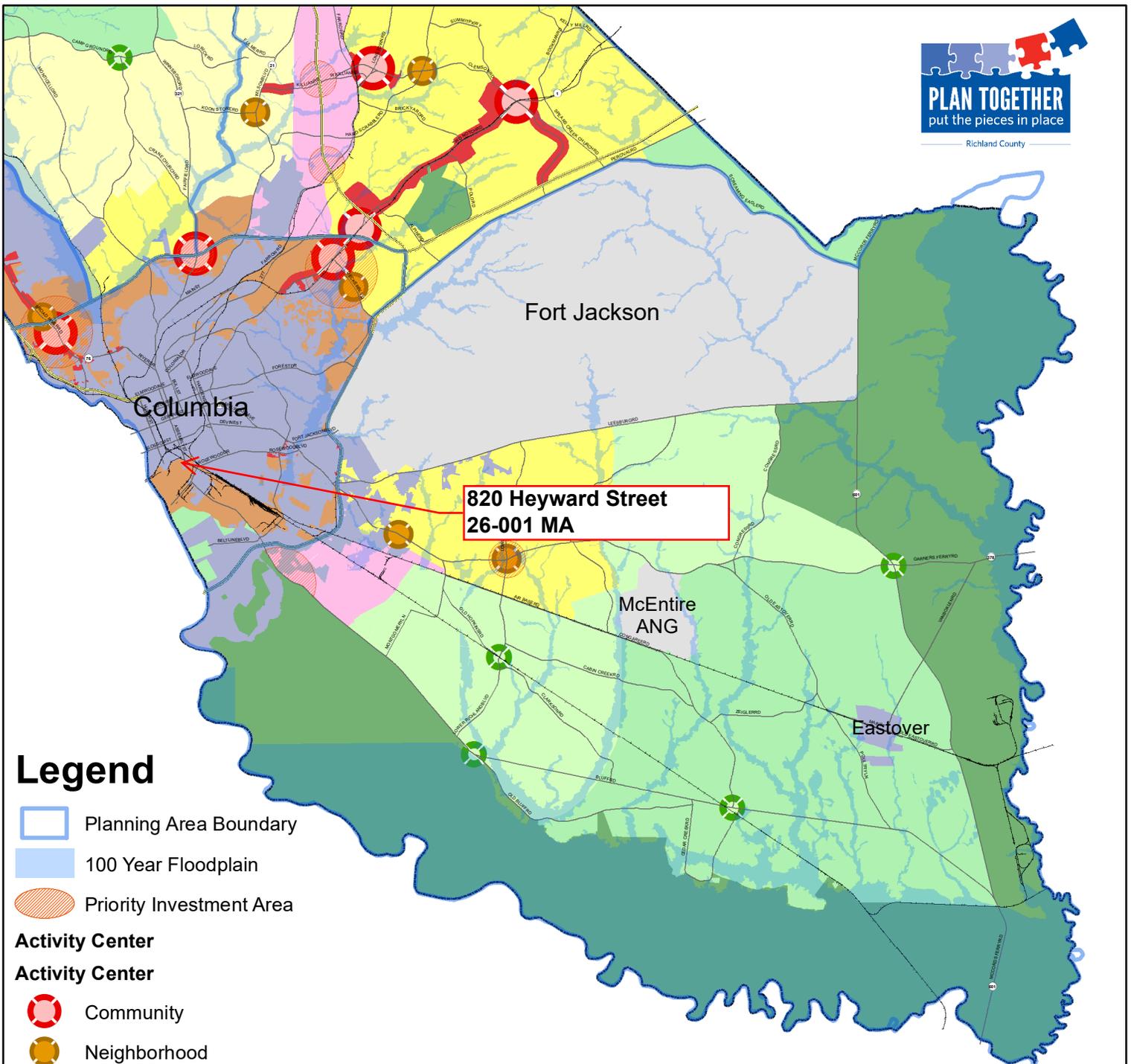


ZONING CLASSIFICATIONS

 OS	 R1	 R5	 MU2	 INS	 CC-1
 AG	 R2	 R6	 MU3	 LI	 CC-2
 HM	 R3	 RC	 GC	 HI	 CC-3
 RT	 R4	 MU1	 M-1	 PD	 CC-4

 Subject Property





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



Residential Five Zoning District

Residential Five (R5) District	
Use Classification, Category, Type	R5
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home park	SR
Group Living	
Children’s residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR
Commercial	
Golf course	SE
Traveler Accommodations	
Bed and breakfast	SR

a. Permitted Uses

A “P” indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An “SR” indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An “SE” indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Current Zoning District

Light Industrial (M-1) District

Agricultural Uses	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	P
Produce Stands	P
Swine Farms	P
Veterinary Services (Livestock)	P
Residential Uses	
Accessory Dwellings	SR
Dwellings, Manufactured Homes on Individual Lots	SE
Accessory Uses and Structures	
Accessory Uses and Structures (Customary)	P
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Riding Stables	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
Institutional, Educational and Civic Uses	
Ambulance Services, Emergency	P
Ambulance Services, Transport	P
Animal Shelters	SR

Auditoriums, Coliseums, Stadiums	P
Bus Shelters/Bus Benches	SR
Cemeteries, Mausoleums	SR
Community Food Services	P
Correctional Institutions	P
Day Care Centers, Adult	SR
Day Care, Child, Licensed Center	SR
Fire Stations	P
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Business, Professional and Personal Services	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, with Outside Storage	SR

Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR

Current Zoning District

Light Industrial (M-1) District (2)

Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	P
Tire Recapping	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Retail Trade and Food Services	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P

Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cigar Bars	SR
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	SR
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P

Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Delivery, Carry Out Only)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P

Current Zoning District

Light Industrial (M-1) District (3)

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Wholesale Trade	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Antennas	SR

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Remediation Services	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Service Facilities (No Outside Storage)	P
Utility Substations	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Manufacturing, Mining, and Industrial Uses	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P

Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Excluding Chip Mills	P
Other Uses	
Shipping Containers used as an Accessory Structure	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 2, 2026
RC PROJECT: 26-002 MA
APPLICANT: Brad Shell

LOCATION: 10141 Wilson Boulevard

TAX MAP NUMBER: R14800-05-11
ACREAGE: 19.83 acres
EXISTING ZONING: HM
PROPOSED ZONING: EMP

PC SIGN POSTING: January 12, 2026

Staff Recommendation

Not Compliant

Background

Zoning History

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

With the adoption of the November 16, 2021 Lane Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Homestead (HM) District.

Zoning District Summary

The EMP: Employment District provides lands for a mix of light industrial services, light production and processing, and office uses integrated with or adjacent to complementary commercial uses and/or medium- and high-intensity residential uses. District standards are intended to ensure that industrial services, light production and processing, and office uses are developed in a way that is complementary to commercial and residential uses in the area and provides for access by and movement of vehicles associated with the industrial and commercial uses.

The minimum lot area is 10,000 square feet for multi-family and there is not minimum lot area for all other uses, except as required by DHEC. The maximum allowed density for residential uses is sixteen (20) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 396 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>	GC	Undeveloped
<u>South:</u>	PDD/ PDD	Undeveloped/ PDD
<u>East:</u>	PDD	Undeveloped
<u>West:</u>	AG	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by undeveloped parcels, and residential properties. The immediate properties contiguous to the site are currently undeveloped.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia’s water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 miles southeast of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (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. 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 2024 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 16,400 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

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

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

Conclusion

The proposed rezoning is **not compliant** with the objectives of the Neighborhood Low-Density designation in the Comprehensive Plan.

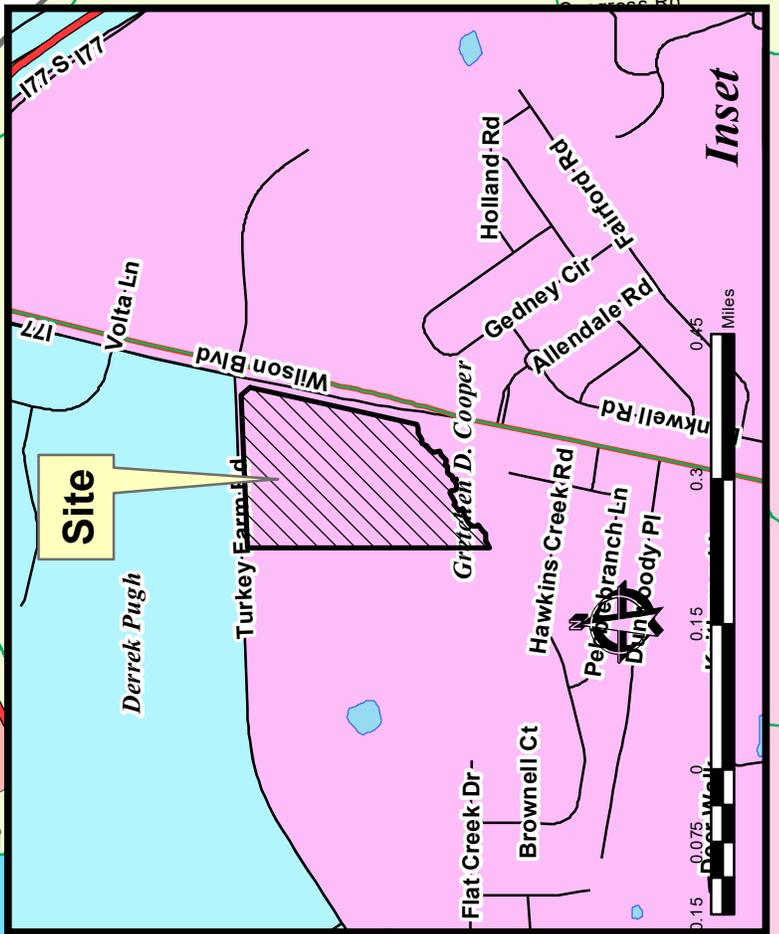
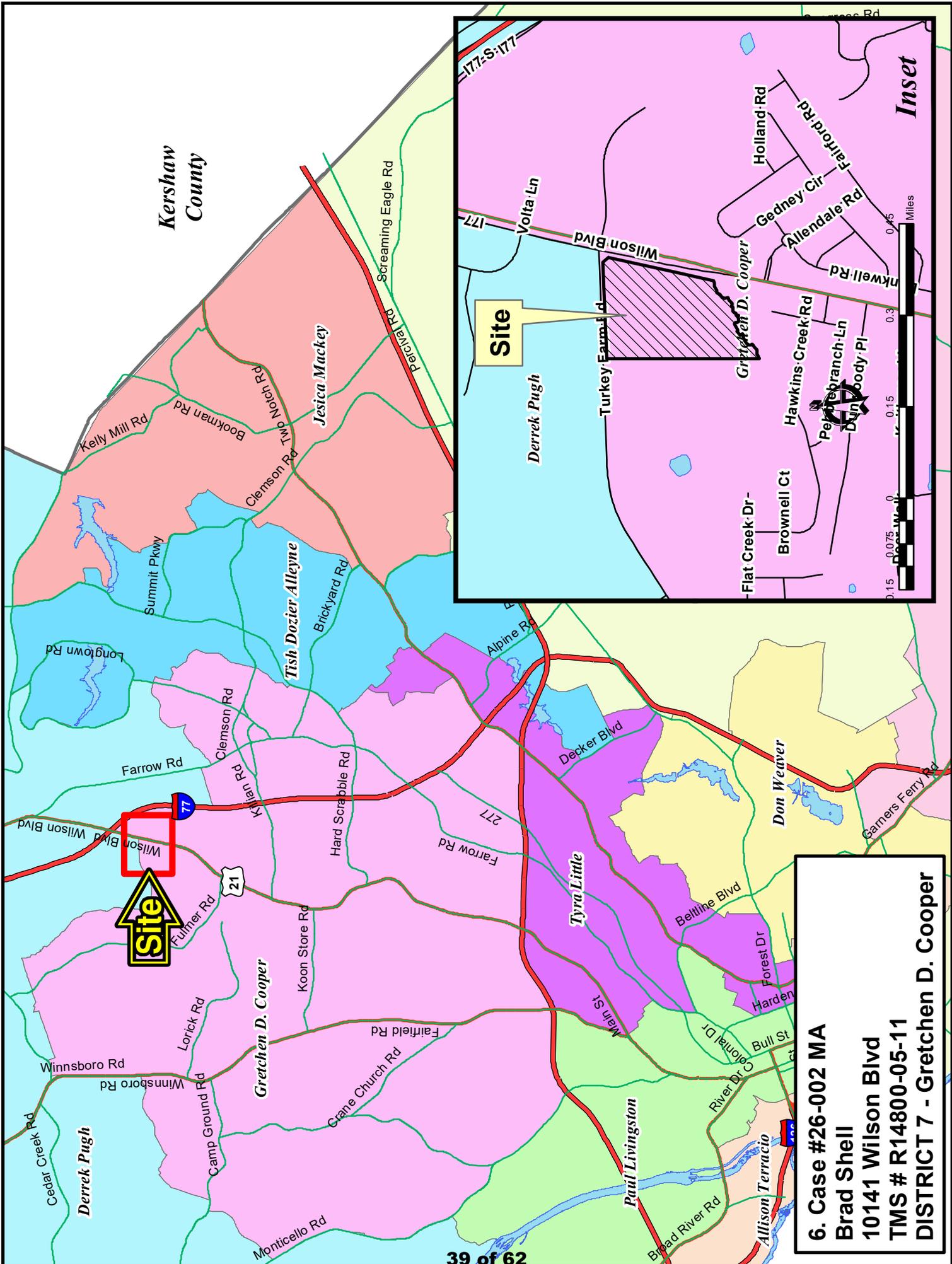
Although the proposed map amendment would allow for retail and commercial uses along a primary road, the subject site is not located within a Priority Investment Area and is not within a contextually-appropriate distance from an intersection, as prescribed by the Comprehensive Plan.

While the parcel falls within the Neighborhood Low-Density designation on the Future Land Use map, the approval of the recent rezoning of the parcel north of the subject site to General Commercial occurs within the sphere of influence of the parcel in question. Therefore, viewing the subject parcel as within the adjacent Economic Development Corridor may be more contextually appropriate, rather than Neighborhood Low-Density.

Zoning Public Hearing Date

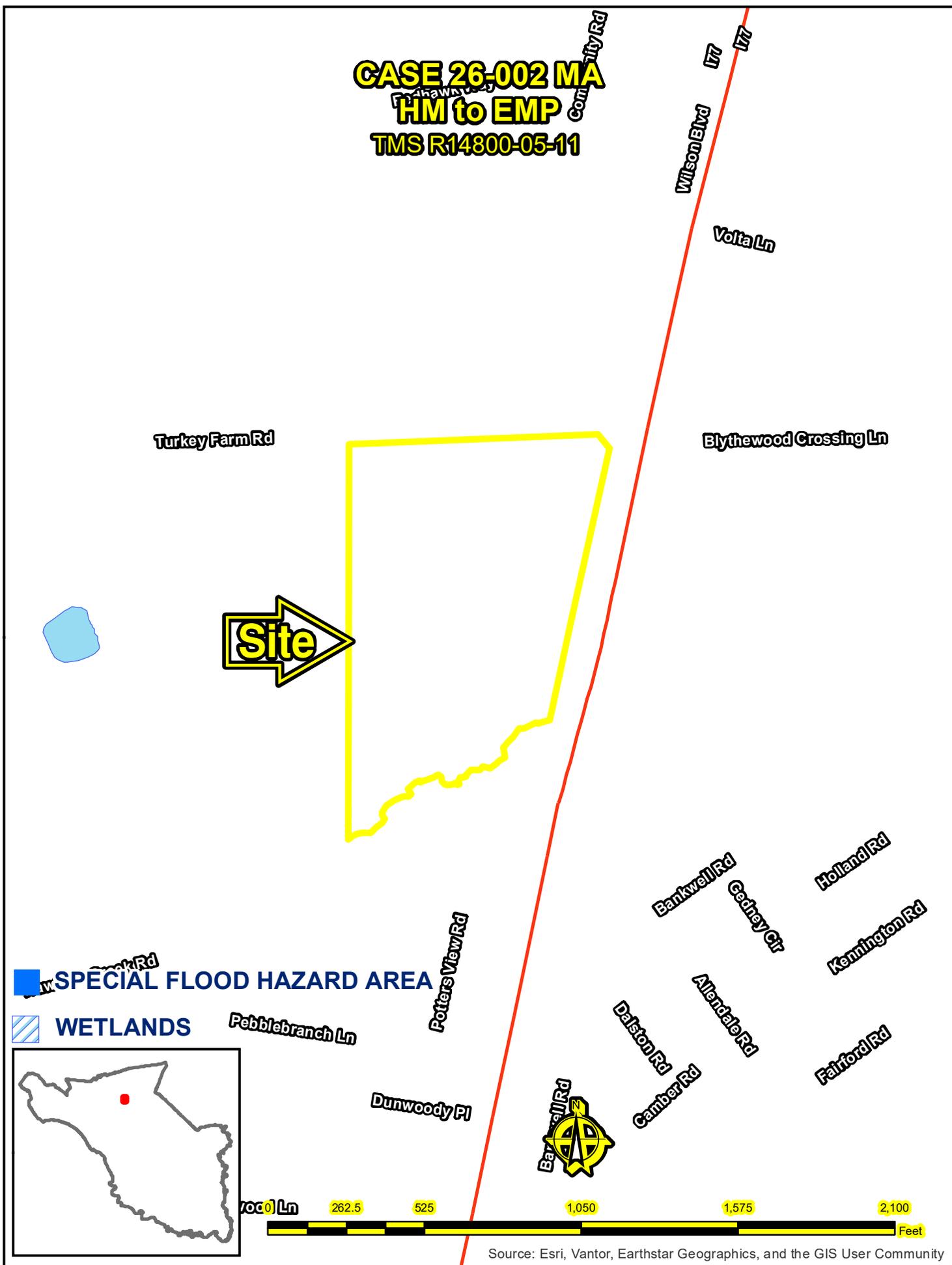
February 24, 2026

**Kershaw
County**



6. Case #26-002 MA
Brad Shell
10141 Wilson Blvd
TMS # R14800-05-11
DISTRICT 7 - Gretchen D. Cooper

CASE 26-002 MA
HM to EMP
TMS R14800-05-11



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CASE 26-002 MA

HM to EMP



ZONING CLASSIFICATIONS

 OS	 R1	 R5	 MU2	 INS	 CC-1	 Subject Property  N
 AG	 R2	 R6	 MU3	 LI	 CC-2	
 HM	 R3	 RC	 GC	 HI	 CC-3	
 RT	 R4	 MU1	 M-1	 PD	 CC-4	

NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

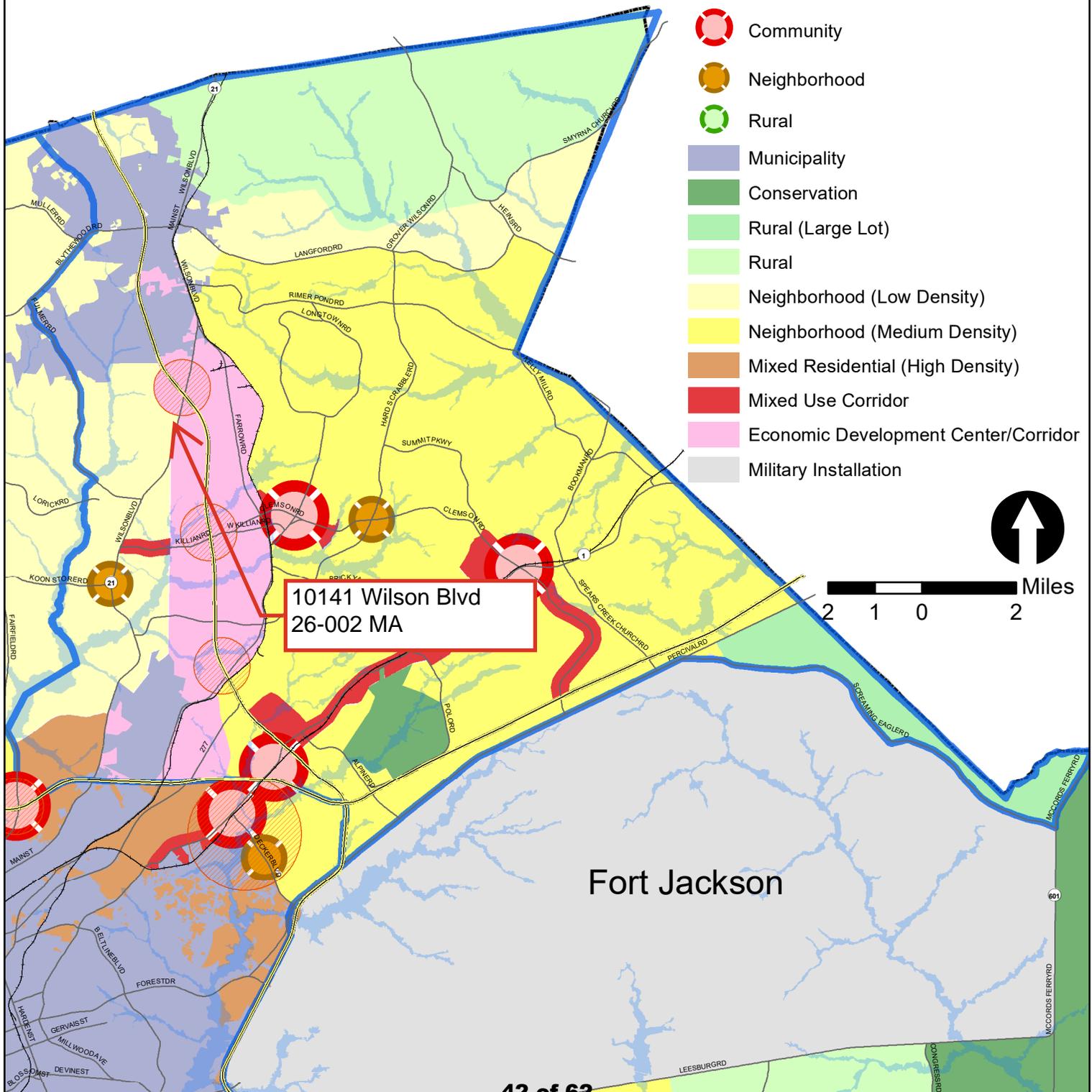


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Homestead (HM) District

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

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

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

Employment (EMP) District

Use Classification, Category, Type	EMP
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SE
Agriculture and Forestry Related	
Agriculture research facility	P
Agritourism	P
Farm distribution hub	P
Rural retreat	SR
Residential	
Household Living	
Dwelling, Multi-family	SE
Dwelling, Townhouse	SE
Group home, Family	SE
Group Living	
Rooming or boarding house	SE
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Day care facility	SR
Government office	P
Public recreation facility	SR
Public safety facility	P
Short-term or transitional housing	SE
Education	
College or university	P
Elementary, middle, or high school	
School, business or trade	P
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
Utilities and Communication	
Antenna	P
Broadcasting studio	P
Communication tower	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
Commercial	
Pet grooming	SR
Commercial Services	
Artist studio	P
Bank, Retail	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR

Office	SR
Personal services	P
Self-service storage facility	SR
Bar or other drinking place	P
Restaurant	P
Restaurant, Carry-out	P
Restaurant, Drive-through	P
Recreation/Entertainment	
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Smoking place	SR
Retail Sales	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	P
Farmers' market	P
Grocery/Food store	P
Traveler Accommodations	
Home-based lodging	SR
Hotel or motel	P
Vehicle Sales and Services	
Car wash	P
Heavy vehicle wash	P
Parking, Commercial	P
Vehicle fueling station	P
Vehicle repair, major	P
Industrial	
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	P
Motor freight facility	P
Industrial Service	
Contractor's yard	P
Large vehicle and commercial and industrial equipment repair	P
Production of Goods	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	P
Manufacturing, assembly, and fabrication, Intensive	SR
Waste and Recycling Facilities	
Recycling collection station	P
Recycling sorting facility	P

a. Permitted Uses

A "P" indicates that the use is allowed by right in the zoning district at the head of that column.

b. Special Requirements Uses

An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.

c. Special Exception Uses

An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.

MU2 Corridor Mixed-Use District – Informational Update

- At the September 23 Development and Services Committee meeting, a motion was made to amend the MU2 district by:
 - Removing references to high-intensity, multi-family residential
 - Eliminating the following permitted uses:
 - Dwelling, Multi-Family
 - Passenger Terminal, Surface Transportation
 - Kennel; Hotel/Motel; Vehicle Fueling Station
 - Warehouse Distribution Facility
- The Committee sent this review back to the Planning Commission, noting staff may provide recommendations, but the Commission may recommend differently to Council.
- Purpose of this update:

Allow the Planning Commission to evaluate whether the MU2 district’s general description aligns with its current density, dimensional standards, and permitted uses, as some uses may be more intense than intended.
- Focus for Planning Commission review:
 - Are density and dimensional standards consistent with the district’s description?
 - Do permitted uses support the corridor’s pedestrian-oriented, mixed-use character?
 - Are additional mixed-use development standards needed for integrated residential and nonresidential development?

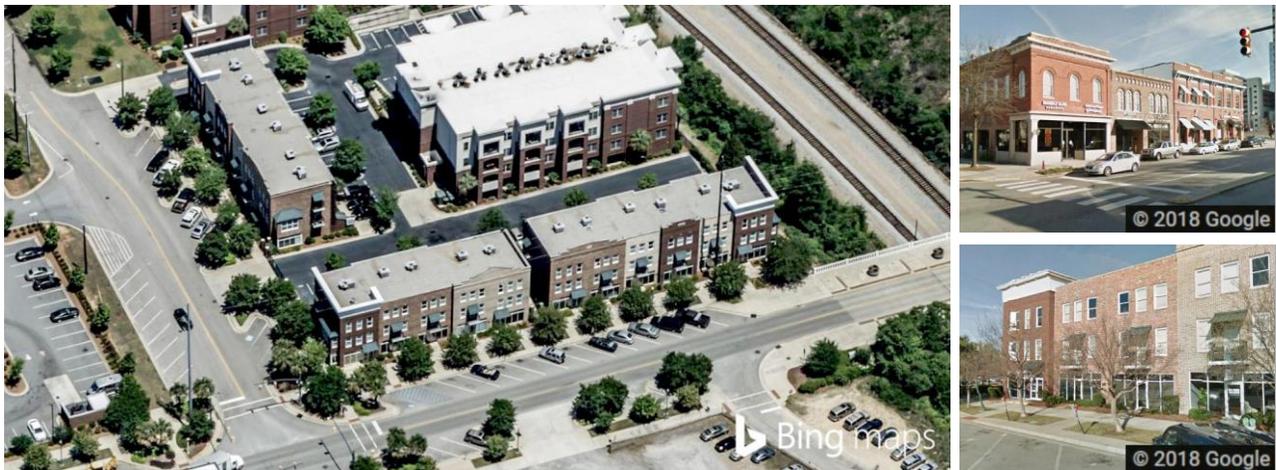
(e) MU2: Corridor Mixed-Use District

General Description

The MU2: Corridor Mixed-Use District provides lands for walkable, mixed-use development along major corridors in the County. This district allows a mix of retail sales, personal and business services, recreation/entertainment, office, high-intensity multi-family residential, and institutional land uses. District standards are intended to ensure uses, development intensities, and development forms support development that is:

- Multi-story, mixed-use, and pedestrian-friendly;
- Oriented toward the major road corridor or otherwise laid out to establish a traditional main street character;
- Provides enhanced visual character along the corridor; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

Concept



Use Standards

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

Density and Dimensional Standards

Standard	Multi-family (not mixed-use)	All Other Uses
Density, max. (du/ac) ^[1]	20	20
1 Lot Area, min. (sf)	10,000	5,000
Lot Width, min.	None	None
Floor Area Ratio (FAR), max. ^[2]	None	2.0
2 Build-to Line, min. max. (ft) ^{[3][4]}	None 20	None 20
Building width in build-to zone, min. (% of lot width) ^[5]	50	50
Side Yard Setback, min.	None	None
3 Rear Yard Setback, min. (ft)	10	10
4 Building Height, max. (ft)	50	50

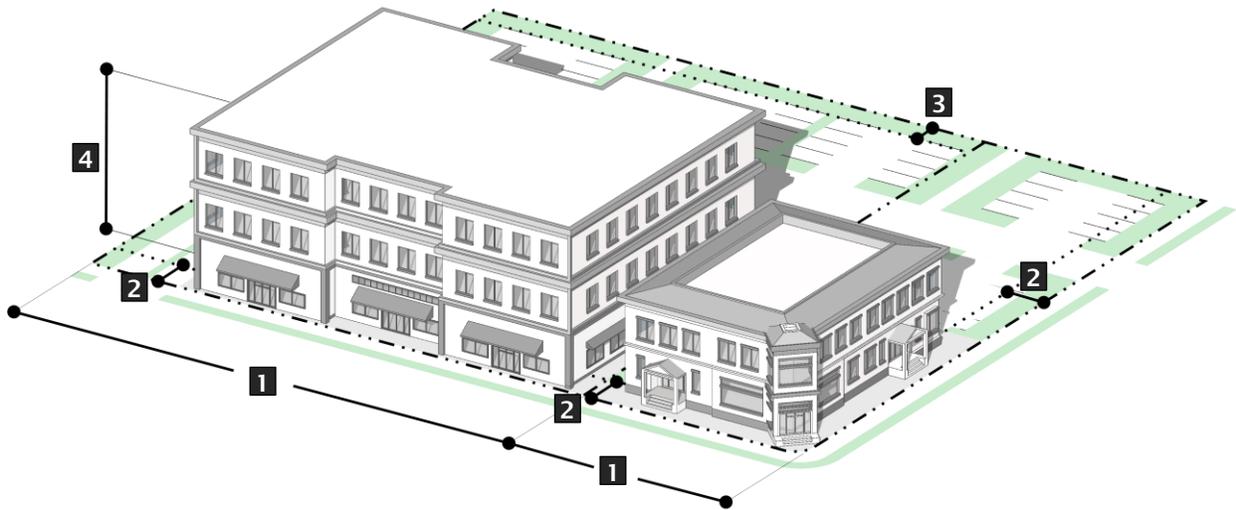
NOTES:

[1] Applicable to residential development and the residential component of mixed-use development.

[2] Applicable to nonresidential development and the nonresidential component of mixed-use development.

[3] The maximum build-to line may be increased by up to 15 feet for up to 50 percent of its length to accommodate outdoor dining areas, plazas, or civic spaces.

- [4] Where an existing building along a street frontage is located behind a required build-to zone, the building may not be extended to the rear or side by more than 30 percent of the building's existing gross floor area unless the building is first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.
- [5] The build-to zone is the area between the minimum and maximum build-to lines that extends the width of the lot. Buildings shall be located such that the minimum percentage of the lot width in the build-to zone is occupied by building façades. The remaining build-to zone width may be occupied by building façades, outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities, driveways, or surface parking.



Form and Design Standards

a. Off-street Parking

1. Along any street frontage, all proposed new or additional accessory parking area shall be located to the rear or side of the development's principal building(s).
2. Where the façade of a parking structure abuts or faces a street frontage, the façade shall be articulated through use of at least three of the following features:
 - (a) Windows;
 - (b) Masonry columns;
 - (c) Decorative wall insets or projections;
 - (d) Awnings;
 - (e) Changes in color or texture of exterior materials;
 - (f) Integrated vegetation (hanging or along trellises); or
 - (g) Similar features.

b. Sidewalks

Along any street frontage, a sidewalk having a minimum width of seven feet shall be provided. A street protective yard (see Sec. 26-5.3(e)) having a minimum width of 5 feet shall be located between the street and the sidewalk and shall contain street trees planted between every 40 to 50 feet on center. In the alternative, in high-traffic

pedestrian areas, 5-foot by 8-foot street tree planting areas may be provided for location of the street trees.

c. Connectivity

1. The internal vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal vehicular, bicycle, and pedestrian circulation systems of existing or allowable future development on adjoining lots.
2. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, shall be recorded with the Register of Deeds.
3. The Zoning Administrator may waive or modify the requirement for cross-access on determining that such cross-access is impractical or infeasible due to safety concerns about through traffic routes complicating law enforcement or the presence any of the following at the point(s) where through connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected landscaping.

Reference to Other Standards

Article 26-4	Use Regulations	Sec. 26-5.8	Fences and Walls
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Signs
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Exterior Lighting
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Water Quality
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.12	Green Development Incentives
Sec. 26-5.5	Design and Form Standards	Sec. 26-5.13	General Performance Standards
Sec. 26-5.6	Neighborhood Compatibility	Sec. 26-5.14	Road Naming and Addressing
Sec. 26-5.7	Agricultural Compatibility	Article 26-6	Land Development (Subdivision) Standards

Current Principal Use Table

(b) Principal Use Table

Table 26-4.2(b): Principal Use Table

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

Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2		
Agricultural																													
Agriculture and Forestry																													
Agriculture	P	P	P	P												P		P	P						A	A			
Community garden		SR	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR			A	A	A	(d)(1)a.1											
Forestry	P	P	P	P														P	P										
Poultry farm		SR																	SR									(d)(1)a.2	
Swine farm		SE																	SE										
Agriculture and Forestry Related																													
Agriculture research facility		P	P													P	P	P	P						A	A	A		
Agritourism	SR	P	P	SR							P					P		P	P						A	A			
Equestrian center		SR	SR	SR																					A			(d)(1)b.1	
Farm distribution hub		P	P								P					P		P	P						P				
Farm supply and machinery sales and service		P									P		P	P	P			P	P		P	P	P						
Farm winery		SR	SR	SR																					A			(d)(1)b.2	
Produce stand		P	P	SR							P	P	P	P	P										A		A	(d)(1)b.3	
Riding or boarding stable		P	P	P																				P					
Rural retreat	SR	SR	SR	SE												SR	SR								A			(d)(1)b.4	
Veterinary services (livestock)		P	P								P																		
Residential																													
Household Living																													
Dwelling, Live-Work		SR									SR	SR	SR	SR	SR						P	P	P		A	A	A	(d)(2)a.1	
Dwelling, Four-family									P	P											P	P	P		A	A	A		
Dwelling, Multi-family									P	P		P	P	P	P	SE						P	P	P		A	A	A	
Dwelling, Single-family detached		P	P	P	P	P	P	P													P	P	P		A	A	A		
Dwelling, Three-family									P	P											P	P	P		A	A	A		
Dwelling, Townhouse									SR	SR						SE					P	P	P		A	A	A	(d)(2)a.2	
Dwelling, Two-family									SR	SR												P	P		A	A	A	(d)(2)a.3	
Group home, Family		SR		SR	SR	SR	SR	SE					SR	SR	SR		A	A	A	(d)(2)a.4									
Manufactured home		SR	SR	SR	SR																							(d)(2)a.5	
Manufactured home park			SR	SR					SR																			(d)(2)a.6	
Group Living																													
Children's residential care home			SR	SE	SE				SE	SE	P	P					P								A	A	A	(d)(2)b.1	
Continuing care community			SE	SE	SE				SR	SR		SR	SR	SR							P	P	P		A	A	A	(d)(2)b.2	
Dormitory									SR								SR								A	A	A	(d)(2)b.3	
Fraternity or sorority house									P	P							SE								A	A			
Group home, Large			SE	SE					SE	SE	SE	SE			SE								P		A	A	A	(d)(2)b.4	
Rooming or boarding house		SE	SR	SR					SE	SE	SE	SE	SE	SE	P	SE	SE					P	P		A	A	A	(d)(2)b.5	
Public, Civic, and Institutional																													
Community Service																													
Animal shelter		SR	SR												SR		P	SR					P		A	A	A	(d)(3)a.1	
Community food services											P	P	P	P	P		P	P			P	P	P		A	A	A		

Table 26-4.2(b): Principal Use Table

P = Permitted by right SR = Permitted by right, subject to special requirements *blank cell* = not allowed
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Community recreation center	SR	P	P	P	SR	P	SE		SR	P	P		A	A	A	(d)(3)a.2											
Correctional facility																	P	SE	SE								
Cultural facility											P	P	P	P	P		P					P		A	A	A	
Day care facility				SR							SR	SR	SR	SR	SR	SR	SR				SR	SR		A	A	A	(d)(3)a.3
Government office											P	P	P	P	P	P	P	P			P	P	P	A	A	A	
Hospital											P		P		P		P					P	P	A			
Library		SR	P	P	P	P	P		P			P	P	P		A		A	(d)(3)a.4								
Membership organization facility		SE	SE	SE							P	P	P	P	P		P					P		A	A	A	(d)(3)a.5
Nursing care facility				SE	SE				P	P	P	P	P	P	P		P				P	P		A		A	(d)(3)a.6
Place of worship		SR	SR	SR	SR	SE	SE	SE	SR	SR	SR	P	P	P	P		P	P		SR	P	P		A	A	A	(d)(3)a.7
Public recreation facility	SR	SR	SR	SR	SR	P	SR		SR	SR	SR	SR	A	A	A	(d)(3)a.8											
Public safety facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	
Short-term or transitional housing												SE	SE	SE	SE	SE	SE							A		A	(d)(3)a.9
Education																											
College or university											P	P	P	P	P	P	P	P			SR	P		A	A	A	
Elementary, middle, or high school		SR	P	P	SR	SR	P		P			SR	P	P		A		A	(d)(3)b.1								
School, business or trade											SR	SR	SR	SR	P	P	P	P	SR		SR	SR	SR	A	A	A	(d)(3)b.2
Funeral and Mortuary Services																											
Cemetery	SR	SR	SR	SR							SR	SR	SR	SR	SR		P	SR	SR				SR	A		A	(d)(3)c.1
Funeral home or mortuary											P	P	P	P	P		P	P			P	P		A		A	
Parks and Open Space																											
Arboretum or botanical garden	SE	SE	SE	SE							P	P	P	P	P		P			SR	SR	SR	P	A	A	A	(d)(3)d.1
Park or greenway	SR	SE	SE	SR	SR	SR	SR	SR	P	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)d.2								
Zoo		SR													SR								SR	A			(d)(3)d.3
Transportation																											
Airport																		P	P								
Transit stop	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)e.1											
Fleet terminal											P				P	P	P	P					P	A	A		
Passenger terminal, surface transportation											P	SE	P	P	P	P	P	P					P	A	A	A	
Utilities and Communication																											
Antenna		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	
Broadcasting studio											P		P	P	P	P	P	P					P	A	A		
Communication tower		SE	SE	SE							SE	SE	SE	SE	SE	SR	SR	SR	SR				P	A	A		(d)(3)f.1
Power generation facility																	P		P				P	A			
Solar energy conversion system, Large scale		SR	SR	SR													SR	P	P					A	A		(d)(3)f.2
Utility, major																		SR	P				SR	A	A		(d)(3)f.3
Utility, minor	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)f.4											
Wind energy conversion system, Large scale		SE	SE													SE		SE	SR					A	A		(d)(3)f.5
Commercial																											
Animal Services																											
Kennel		SR	SR	SR							SR	SR	SR	SR	SR			SR					SR	A	A	A	(d)(4)a.1
Pet grooming											SR	SR	SR	SR	P	SR	SR	P			SR	P		A	A	A	(d)(4)a.2
Veterinary hospital or clinic		SR	SR	SR							SR	SR	SR	SR	SR		SR	P			SR	SR		A	A	A	(d)(4)a.3

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Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2	
Commercial services																												
Artist studio											P	P	P	P	P	P	P	P			P	P	P	A	A			
Auction house											P				P			P				P	P					
Bank, Retail											SR	SR	P	P	P	P	P	P			P	P		A	A	A	(d)(4)b.1	
Catering											P	P	P	P	P			P			P	P		A	A			
Commercial services											P	P	P	P	P	P	P	P	P		P	P	P	A	A	A		
Consumer goods repair											SR	SR	SR	SR	SR	SR	SR	SR				SR	SR	A	A	A	(d)(4)b.2	
Contractor's office											P		P	P	P	P		P	P					A	A	A		
Lawn, tree, or pest control services											P				P			P					P	A	A	A		
Linen or uniform supply															P			P	P			P	P	A	A			
Medical, dental, and health practitioner											P	P	P	P	P	P	P	P			P	P	P	A	A	A		
Non-depository personal credit institution											SR	SR	SR	SR	SR	SR	SR	SR			P	P		A	A	A	(d)(4)b.3	
Office											SR	SR	SR	SR	SR	SR	SR	P	P		P	P	P	A	A	A	(d)(4)b.4	
Personal services										SR	P	P	P	P	P	P	P	P			P	P	P	A	A	A	(d)(4)b.5	
Rental center											SR	SR	SR	SR	SR			P	P			SR	P	A	A	A	(d)(4)b.6	
Self-service storage facility											SR	SR	SR	SR	SR	SR		SR	P				P	A	A	A	(d)(4)b.7	
Sightseeing tour services											P		P	P	P			P	P					A	A	A		
Tattoo or body piercing facility												SR	SR	SR	SR							SR		A	A	A	(d)(4)b.8	
Eating and Drinking Establishments																												
Bar or other drinking place											SR	SE	SR	SR	SR	P	P	SR			SR	SR		A	A	A	(d)(4)c.1	
Restaurant											SR	SR	SR	SR	SR	P	P	SR			P	P		A	A	A	(d)(4)c.2	
Restaurant, Carry-out											P	P	P	P	P	P	P	P			P	P		A	A	A		
Restaurant, Drive-through											P		SR		P	P	P	P				P		A	A		(d)(4)c.3	
Recreation/Entertainment																												
Arena, stadium, or outdoor theater											SR		SR	SR	SR		P	P					P	P	A	A	A	(d)(4)d.1
Commercial recreation, Indoor											P	SR	P	P	P	P	P					P		A	A	A	(d)(4)d.2	
Commercial recreation, Outdoor											SR		SR	SR	SR	SR	SR	SR				SR		A	A	A	(d)(4)d.3	
Fitness or training center/studio											P	P	P	P	P	P	P	P			P	P		A	A	A		
Golf course	SR		SR	SR	SE	SE	SE	SE	SE	SE					SR		SR	SR		P	SR	SR	SR	A			(d)(4)d.4	
Hunt club	P	P	P	P																								
Marina											P				P		P							A	A	A		
Performing arts center													P	P	P		P					P		A	A			
Racetrack or drag strip																											(d)(4)d.5	
Sexually Oriented Business															SR								SR				(d)(4)d.6	
Shooting range, Indoor											P					P		P	P				P	A				
Shooting range, Outdoor		SE	SE																								(d)(4)d.7	
Smoking place											SR	SR	SR	SR	SR	SR	SR	SR	SR					A	A	A	(d)(4)d.8	
Retail Sales																												
Bakery											P	P	P	P	P	P	P	P				P		A	A	A		
Building supply sales											P				P			P	P			P	P	A				
Consumer goods store											SR	SR	SR	SR	SR	SR	SR				SR	SR		A	A	A	(d)(4)e.1	
Consumer goods store, Large															P						P	P		A	A			
Convenience store											P	P	P	P	P	P	P	P	P		P	P		A	A	A		
Drugstore											P	SR	SR	SR	P	P	P	P			SR	P		A	A	A	(d)(4)e.2	

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Farmers' market		SR	SR								P	P	P	P	P	P	P				P	P		A	A	A	(d)(4)e.3	
Flea market											P				P			P					P	A		A		
Garden center or retail nursery											P	P	P	P	P			P			P	P	P	A		A		
Grocery/Food store											P	P	P	P	P	P	P				P	P		A	A	A		
Manufactured home sales											SR				SR			SR									(d)(4)e.4	
Outdoor power equipment store											P				P			P					P					
Pawnshop											P	P			P									A		A		
Traveler Accommodations																												
Bed and breakfast		SR	SR	SR	SR				SR	SR	SR	SR	SR	SR	SR						P	P		A		A	(d)(4)f.1	
Campground		SE	SR	SR																				A			(d)(4)f.2	
Home-based lodging		SR	SR	SR	SR								SR	SR	SR	SR								A	A	A	(d)(4)f.3	
Hotel or motel											P		P	P	P	P	P	P				P		A	A	A		
Vehicle Sales and Services																												
Car wash											SR				P	P		P	P			P	P	A	A	A	(d)(4)g.1	
Heavy vehicle wash															P	P		P	P				P	A	A			
Parking, Commercial											P	P	P	P	P	P	P	P	P			P		A	A	A		
Vehicle fueling station											P	P	P	P	P	P		P	P			P	P	A	A	A		
Vehicle parts and accessories store											P				P			P					P		A			
Vehicle repair, major																P		P	P					P	A	A		
Vehicle repair, minor											P				P			P	P				P	P	A	A		
Vehicle sales and rental											SR				P			P					SR		A	A	(d)(4)g.2	
Vehicle towing											SR				SR			P	P					P	A	A	(d)(4)g.3	
Industrial																												
Extraction																												
Borrow pit		SE	SE	SE														SE	P								(d)(5)a.1	
Mining/Extraction																			P									
Freight Movement, Warehousing, and Wholesale Distribution																												
Warehouse/Distribution facility											SR	SR	SR	SR	SR	P		P	P					P	A	A	A	(d)(5)b.1
Motor freight facility																P		P	P					P	A	A		
Rail transportation facility																									A	A		
Timber and timber products wholesale sales		SR																P	P				P				(d)(5)b.2	
Industrial Service																												
Contractor's yard																P		SR	P					SR	A	A	(d)(5)c.1	
Fuel sales (non-vehicular)																			SR								(d)(5)c.2	
Large vehicle and commercial and industrial equipment repair																P		P	P					P	A	A		
Remediation services																			P					P				
Production of Goods																												
Artisan goods production											SR	SR	SR	SR	SR	SR		P	P			SR	SR	P	A	A	A	(d)(5)d.1
Manufacturing, assembly, and fabrication, Light		SR									P				P	P		P	P					P	A	A	A	(d)(5)d.2
Manufacturing, assembly, and fabrication, General		SR									SR					P		SR	P					P	A	A	(d)(5)d.23	
Manufacturing, assembly, and fabrication, Intensive		SR									SR					SR		SR	SR					SR		A	(d)(5)d.4	

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Waste and Recycling Facilities																													
Construction and inert debris landfill																				SE								(d)(5)e.1	
Hazardous waste collection, storage, and disposal																				SE									(d)(5)e.2
Non-hazardous waste collection, storage, and disposal																				SR			SR	A	A			(d)(5)e.3	
Recycling collection station											P				P	P	P	P	P						A	A	A		
Recycling sorting facility																P	P	P	P						A	A			
Scrapyard																		SE	SE									(d)(5)e.4	

Similar Zoning Uses for the MU1, MU2, and MU3 Districts				
	Use	MU1	MU2	MU3
1	Community garden	SR	SE	SE
2	Produce stand	P	P	P
3	Dwelling, Live-Work	SR	SR	SR
4	Dwelling, Multi-family	P	P	P
5	Group home, Family	SR	SR	SR
6	Continuing care community	SR	SR	SR
7	Rooming or boarding house	SE	SE	SE
8	Community food services	P	P	P
9	Community recreation center	SR	P	P
10	Cultural facility	P	P	P
11	Day care facility	SR	SR	SR
12	Government office	P	P	P
13	Library	P	P	P
14	Membership organization facility	P	P	P
15	Nursing care facility	P	P	P
16	Place of worship	P	P	P
17	Public recreation facility	SR	SR	SR
18	Public safety facility	P	P	P
19	Short-term or transitional housing	SE	SE	SE
20	College or university	P	P	P
21	Elementary/middle/high school	P	SR	SR
22	School, business or trade	SR	SR	SR
23	Cemetery	SR	SR	SR
24	Funeral home or mortuary	P	P	P
25	Arboretum or botanical garden	P	P	P
26	Park or greenway	SR	SR	SR
27	Transit stop	SR	SR	SR
28	Passenger terminal, surface transportation	SE	P	P
29	Antenna	P	P	P
30	Communication tower	SE	SE	SE
31	Utility, minor	SR	SR	SR
32	Kennel	SR	SR	SR
33	Pet grooming	SR	SR	SR
34	Veterinary hospital or clinic	SR	SR	SR
35	Artist studio	P	P	P
36	Bank, Retail	SR	P	P
37	Catering	P	P	P
38	Commercial services	P	P	P
39	Consumer goods repair	SR	SR	SR
40	Medical, dental, and health practitioner	P	P	P
41	Non-depository personal credit institution	SR	SR	SR
42	Office	SR	SR	SR
43	Personal services	P	P	P
44	Rental center	SR	SR	SR
45	Self-service storage facility	SR	SR	SR
46	Tattoo or body piercing facility	SR	SR	SR
47	Bar or other drinking place	SE	SR	SR
48	Restaurant	SR	SR	SR
49	Restaurant, Carry-out	P	P	P
50	Commercial recreation, Indoor	SR	P	P
51	Fitness or training center/studio	P	P	P
52	Smoking place	SR	SR	SR
53	Bakery	P	P	P
54	Consumer goods store	SR	SR	SR
55	Convenience store	P	P	P
56	Drugstore	P	P	P
57	Farmers' market	P	P	P
58	Garden center or retail nursery	P	P	P
59	Grocery/Food store	P	P	P
60	Bed and breakfast	SR	SR	SR
61	Parking, Commercial	P	P	P
62	Vehicle fueling station	P	P	P
63	Warehouse/Distribution facility	SR	SR	SR
64	Artisan goods production	SR	SR	SR

Proposed uses to be removed - Staff

Proposed uses to be removed - County Council

Proposed uses for discussion

(b) Principal Use Table

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Agricultural																												
Agriculture and Forestry																												
Agriculture	P	P	P	P												P		P	P						A	A		
Community garden		SR	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR			A	A	A	(d)(1)a.1										
Forestry	P	P	P	P														P	P									
Poultry farm		SR																	SR									(d)(1)a.2
Swine farm		SE																	SE									
Agriculture and Forestry Related																												
Agriculture research facility		P	P													P	P	P	P						A	A	A	
Agritourism	SR	P	P	SR							P					P		P	P						A	A		
Equestrian center		SR	SR	SR																					A			(d)(1)b.1
Farm distribution hub		P	P								P					P		P	P						P			
Farm supply and machinery sales and service		P									P	P	P	P				P	P		P	P	P					
Farm winery		SR	SR	SR																					A			(d)(1)b.2
Produce stand		P	P	SR							P	P	P	P	P										A	A		(d)(1)b.3
Riding or boarding stable		P	P	P																				P				
Rural retreat	SR	SR	SR	SE												SR	SR								A			(d)(1)b.4
Veterinary services (livestock)		P	P								P																	
Residential																												
Household Living																												
Dwelling, Live-Work		SR									SR	SR	SR	SR	SR					P	P	P			A	A	A	(d)(2)a.1
Dwelling, Four-family								P	P											P	P	P			A	A	A	
Dwelling, Multi-family								P	P		P	P	P	P	SE						P	P	P			A	A	A
Dwelling, Single-family detached		P	P	P	P	P	P														P	P	P			A	A	
Dwelling, Three-family								P	P												P	P	P			A	A	A
Dwelling, Townhouse								SR	SR							SE				P	P	P			A	A	A	(d)(2)a.2
Dwelling, Two-family								SR	SR												P	P				A	A	(d)(2)a.3
Group home, Family		SR		SR	SR	SR	SR	SE				SR	SR	SR			A	A	A	(d)(2)a.4								
Manufactured home		SR	SR	SR	SR																							(d)(2)a.5
Manufactured home park			SR	SR				SR																				(d)(2)a.6
Group Living																												
Children's residential care home			SR	SE	SE			SE	SE	P	P						P								A	A		(d)(2)b.1
Continuing care community			SE	SE	SE			SR	SR		SR	SR	SR							P	P	P			A	A		(d)(2)b.2
Dormitory								SR									SR								A	A		(d)(2)b.3
Fraternity or sorority house								P	P								SE								A	A		
Group home, Large			SE	SE				SE	SE	SE	SE			SE								P			A	A		(d)(2)b.4
Rooming or boarding house		SE	SR	SR				SE	SE	SE	SE	SE	SE	P	SE	SE					P	P			A	A	A	(d)(2)b.5
Public, Civic, and Institutional																												
Community Service																												
Animal shelter		SR	SR											SR		P	SR						P		A	A		(d)(3)a.1
Community food services										P	P	P	P	P	P	P	P				P	P	P		A	A	A	

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Community recreation center	SR	P	P	P	SR	P	SE		SR	P	P		A	A	A	(d)(3)a.2												
Correctional facility																	P	SE	SE									
Cultural facility											P	P	P	P	P		P					P		A	A	A		
Day care facility				SR							SR	SR	SR	SR	SR	SR	SR				SR	SR		A	A	A	(d)(3)a.3	
Government office											P	P	P	P	P	P	P	P			P	P	P	A	A	A		
Hospital											P		P		P		P					P	P	A				
Library		SR	P	P	P	P	P		P			P	P	P		A		A	(d)(3)a.4									
Membership organization facility		SE	SE	SE							P	P	P	P	P		P					P		A	A	A	(d)(3)a.5	
Nursing care facility				SE	SE				P	P	P	P	P	P	P		P				P	P		A		A	(d)(3)a.6	
Place of worship		SR	SR	SR	SR	SE	SE	SE	SR	SR	SR	P	P	P	P		P	P		SR	P	P		A	A	A	(d)(3)a.7	
Public recreation facility	SR	SR	SR	SR	SR	P	SR		SR	SR	SR	SR	A	A	A	(d)(3)a.8												
Public safety facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A		
Short-term or transitional housing												SE	SE	SE	SE	SE	SE							A		A	(d)(3)a.9	
Education																												
College or university											P	P	P	P	P	P	P	P			SR	P		A	A	A		
Elementary, middle, or high school		SR	P	P	SR	SR	P		P			SR	P	P		A		A	(d)(3)b.1									
School, business or trade											SR	SR	SR	SR	P	P	P	P	SR		SR	SR	SR	A	A	A	(d)(3)b.2	
Funeral and Mortuary Services																												
Cemetery	SR	SR	SR	SR							SR	SR	SR	SR	SR		P	SR	SR				SR	A		A	(d)(3)c.1	
Funeral home or mortuary											P	P	P	P	P		P	P			P	P		A		A		
Parks and Open Space																												
Arboretum or botanical garden	SE	SE	SE	SE							P	P	P	P	P		P			SR	SR	SR	P	A	A	A	(d)(3)d.1	
Park or greenway	SR	SE	SE	SR	SR	SR	SR	SR	P	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)d.2									
Zoo		SR													SR								SR	A			(d)(3)d.3	
Transportation																												
Airport																		P	P									
Transit stop	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)e.1												
Fleet terminal											P				P	P	P	P	P				P	A	A			
Passenger terminal, surface transportation											P	SE	P	P	P	P	P	P	P				P	A	A	A		
Utilities and Communication																												
Antenna		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A		
Broadcasting studio											P		P	P	P	P	P	P					P	A	A			
Communication tower		SE	SE	SE							SE	SE	SE	SE	SE	SR	SR	SR	SR				P	A	A		(d)(3)f.1	
Power generation facility																	P		P				P	A				
Solar energy conversion system, Large scale		SR	SR	SR														SR	P	P				A	A		(d)(3)f.2	
Utility, major																		SR	P				SR	A	A		(d)(3)f.3	
Utility, minor	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	A	A	A	(d)(3)f.4												
Wind energy conversion system, Large scale		SE	SE													SE		SE	SR					A	A		(d)(3)f.5	
Commercial																												
Animal Services																												
Kennel		SR	SR	SR							SR	SR	SR	SR	SR			SR					SR	A		A	(d)(4)a.1	
Pet grooming											SR	SR	SR	SR	P	SR	SR	P			SR	P		A	A	A	(d)(4)a.2	
Veterinary hospital or clinic		SR	SR	SR							SR	SR	SR	SR	SR		SR	P			SR	SR		A		A	(d)(4)a.3	

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Commercial services																												
Artist studio											P	P	P	P	P	P	P				P	P	P	A	A			
Auction house											P				P			P				P	P					
Bank, Retail											SR	SR	P	P	P	P	P	P			P	P		A	A	A	(d)(4)b.1	
Catering											P	P	P	P	P			P			P	P		A	A			
Commercial services											P	P	P	P	P	P	P	P			P	P	P	A	A	A		
Consumer goods repair											SR	SR	SR	SR	SR	SR	SR	SR				SR	SR	A	A	A	(d)(4)b.2	
Contractor's office											P		P	P	P	P		P	P					A	A	A		
Lawn, tree, or pest control services											P				P			P					P	A	A	A		
Linen or uniform supply															P			P	P			P	P	A	A			
Medical, dental, and health practitioner											P	P	P	P	P	P	P	P			P	P	P	A	A	A		
Non-depository personal credit institution											SR	SR	SR	SR	SR	SR	SR	SR			P	P		A	A	A	(d)(4)b.3	
Office											SR	SR	SR	SR	SR	SR	SR	P	P		P	P	P	A	A	A	(d)(4)b.4	
Personal services										SR	P	P	P	P	P	P	P				P	P	P	A	A	A	(d)(4)b.5	
Rental center											SR	SR	SR	SR	SR			P	P			SR	P	A	A	A	(d)(4)b.6	
Self-service storage facility											SR	SR	SR	SR	SR	SR		SR	P				P	A	A	A	(d)(4)b.7	
Sightseeing tour services											P		P	P	P			P	P					A	A	A		
Tattoo or body piercing facility												SR	SR	SR	SR							SR		A	A	A	(d)(4)b.8	
Eating and Drinking Establishments																												
Bar or other drinking place											SR	SE	SR	SR	SR	P	P	SR			SR	SR		A	A	A	(d)(4)c.1	
Restaurant											SR	SR	SR	SR	SR	P	P	SR			P	P		A	A	A	(d)(4)c.2	
Restaurant, Carry-out											P	P	P	P	P	P	P	P			P	P		A	A	A		
Restaurant, Drive-through											P		SR		P	P	P	P				P		A	A		(d)(4)c.3	
Recreation/Entertainment																												
Arena, stadium, or outdoor theater											SR		SR	SR	SR		P	P					P	P	A	A	A	(d)(4)d.1
Commercial recreation, Indoor											P	SR	P	P	P	P	P					P		A	A	A	(d)(4)d.2	
Commercial recreation, Outdoor											SR		SR	SR	SR	SR	SR	SR				SR		A	A	A	(d)(4)d.3	
Fitness or training center/studio											P	P	P	P	P	P	P	P			P	P		A	A	A		
Golf course	SR		SR	SR	SE	SE	SE	SE	SE	SE					SR		SR	SR		P	SR	SR	SR	A			(d)(4)d.4	
Hunt club	P	P	P	P																								
Marina											P				P		P							A	A	A		
Performing arts center													P	P	P		P					P		A	A			
Racetrack or drag strip																				SE							(d)(4)d.5	
Sexually Oriented Business															SR				SR								(d)(4)d.6	
Shooting range, Indoor											P					P		P	P				P	A				
Shooting range, Outdoor		SE	SE																	SE							(d)(4)d.7	
Smoking place											SR	SR	SR	SR	SR	SR	SR	SR	SR					A	A	A	(d)(4)d.8	
Retail Sales																												
Bakery											P	P	P	P	P	P	P	P				P		A	A	A		
Building supply sales											P				P			P	P			P	P	A				
Consumer goods store											SR	SR	SR	SR	SR	SR	SR				SR	SR		A	A	A	(d)(4)e.1	
Consumer goods store, Large															P						P	P		A	A			
Convenience store											P	P	P	P	P	P	P	P	P		P	P		A	A	A		
Drugstore											P	SR	SR	SR	P	P	P	P			SR	P		A	A	A	(d)(4)e.2	

Table 26-4.2(b): Principal Use Table

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

Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2	
Farmers' market		SR	SR								P	P	P	P	P	P	P				P	P		A	A	A	(d)(4)e.3	
Flea market											P				P			P					P	A		A		
Garden center or retail nursery											P	P	P	P	P			P			P	P	P	A		A		
Grocery/Food store											P	P	P	P	P	P	P				P	P		A	A	A		
Manufactured home sales											SR				SR			SR									(d)(4)e.4	
Outdoor power equipment store											P				P			P					P					
Pawnshop											P	P			P									A		A		
Traveler Accommodations																												
Bed and breakfast		SR	SR	SR	SR					SR	SR	SR	SR	SR	SR						P	P		A	A	A	(d)(4)f.1	
Campground		SE	SR	SR																				A			(d)(4)f.2	
Home-based lodging		SR	SR	SR	SR								SR	SR	SR	SR								A	A	A	(d)(4)f.3	
Hotel or motel											P	P	P	P	P	P	P					P		A	A	A		
Vehicle Sales and Services																												
Car wash											SR				P	P		P	P			P	P	A	A	A	(d)(4)g.1	
Heavy vehicle wash															P	P		P	P				P	A	A			
Parking, Commercial											P	P	P	P	P	P	P	P	P			P		A	A	A		
Vehicle fueling station											P	P	P	P	P	P		P	P			P	P	A	A	A		
Vehicle parts and accessories store											P				P			P					P		A			
Vehicle repair, major																P		P	P					P	A	A		
Vehicle repair, minor											P				P			P	P				P	P	A	A		
Vehicle sales and rental											SR				P			P					SR		A	A	(d)(4)g.2	
Vehicle towing											SR				SR			P	P					P	A	A	(d)(4)g.3	
Industrial																												
Extraction																												
Borrow pit		SE	SE	SE														SE	P								(d)(5)a.1	
Mining/Extraction																			P									
Freight Movement, Warehousing, and Wholesale Distribution																												
Warehouse/Distribution facility											SR	SR	SR	SR	SR	P		P	P					P	A	A	A	(d)(5)b.1
Motor freight facility																P		P	P					P	A	A		
Rail transportation facility																			P						A	A		
Timber and timber products wholesale sales		SR																P	P				P				(d)(5)b.2	
Industrial Service																												
Contractor's yard																P		SR	P				SR	A	A		(d)(5)c.1	
Fuel sales (non-vehicular)																			SR								(d)(5)c.2	
Large vehicle and commercial and industrial equipment repair																P		P	P					P	A	A		
Remediation services																			P					P				
Production of Goods																												
Artisan goods production											SR	SR	SR	SR	SR	SR		P	P			SR	SR	P	A	A	A	(d)(5)d.1
Manufacturing, assembly, and fabrication, Light		SR									P				P	P		P	P					P	A	A	A	(d)(5)d.2
Manufacturing, assembly, and fabrication, General		SR									SR					P		SR	P					P	A	A	(d)(5)d.23	
Manufacturing, assembly, and fabrication, Intensive		SR									SR					SR		SR	SR					SR		A	(d)(5)d.4	

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Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2
Waste and Recycling Facilities																											
Construction and inert debris landfill																			SE								(d)(5)e.1
Hazardous waste collection, storage, and disposal																			SE								(d)(5)e.2
Non-hazardous waste collection, storage, and disposal																			SR			SR		A	A		(d)(5)e.3
Recycling collection station											P				P	P	P	P	P						A	A	A
Recycling sorting facility																P	P	P	P						A	A	
Scrapyard																		SE	SE								(d)(5)e.4



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

Tuesday, December 16, 2025

2020 Hampton Street, Columbia, SC 29204

7:00 PM

1. STAFF:

Synithia Williams Community Planning and Development Director
Geonard Price Deputy CP&D Director
Thomas DeLage Zoning Administrator
Rodney S. Tucker Manager of Planning
Matthew T. Smith Comprehensive Planner
Marc Ridlehoover Comprehensive Planner

2. CALL TO ORDER

The Honorable Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

6. OPEN / CLOSE PUBLIC HEARING / FIRST READING

The Honorable Jessica Mackey

a. MAP AMENDMENTS

1. Case # 25-032 MA

Mark Jeffers
AG to R3 (88.62 acre)
Agricultural to Residential 3
S/S Wilson Blvd
TMS# R14800-05-39; R14805-10-01 thru 11,
R14805-11-01 thru 15, R14805-12-01 thru 05;
R14805-13-01 thru 21; R14805-14-01 thru 10;
R14805-15-01 thru 24; R14708-04-01 thru 04;
and R14805-16-01
Comprehensive Plan: Non-Compliant
Planning Commission: Approval 6-1
County Council: Deferred until February 24

District 7
The Honorable Gretchen D. Cooper

2. Case # 25-039 MA

Barry W. Stone
RT to GC (.65 acres)
Residential Transition to General Commercial
1520 Dutch Fork Road
TMS# R02415-07-02
Comprehensive Plan: Compliant
Planning Commission: Approval 7-0
County Council: Approved 11-0

District 1
The Honorable Jason Branham

3. Case # 25-040 MA
 Carl E. Kaiser
 AG/HM to R3 (157.44 acres)
Agricultural and Homestead to Residential 3
 214 Blythebrook Road
 TMS# R12400-02-08 & 09
 Comprehensive Plan: Non-Compliant
 Planning Commission: Disapproval 7-0
 County Council: Deferred until February 24
- District 7
 The Honorable Gretchen D. Cooper
4. Case # 25-041 MA
 Walt Shealy
 HM to RC (5.99 acres)
Homestead to Rural Crossroads
 113 Western Lane
 TMS# R04100-07-79
 Comprehensive Plan: Non-Compliant
 Planning Commission: Approval 7-0
 County Council: Approved 11-0
- District 1
 The Honorable Jason Branham
5. Case # 25-042 MA
 Hank Mabry
 AG to HM (76.71 acres)
Agricultural to Homestead
 1459 Freshly Mill Road
 TMS # R02800-02-51
 Comprehensive Plan: Compliant
 Planning Commission: Approval 6-1
 County Council: Deferred until February 24
- District 1
 The Honorable Jason Branham
6. Case # 25-043 MA
 John Stephens
 AG to R4 (155.55 acres)
Agricultural to Residential 4
 Koon Store Road & 9301 Wilson Blvd
 TMS# R12100-02-13 and R14600-01-08
 Comprehensive Plan: Non-Compliant
 Planning Commission: Disapproval 6-1
 County Council: Deferred until February 24
- District 7
 The Honorable Gretchen D. Cooper

7. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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