

RICHLAND COUNTY PLANNING COMMISSION



May 4, 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, May 4, 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:** 13 April 2026
5. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**

1. Case # 26-004 MA District 17
T Kevin Connelly The Honorable Jason Branham
M-1 to GC (15.76 acres)
W/S Julius Richardson Road
TMS# R02600-06-11
Comprehensive Plan: Compliant
[Page 5](#)
2. Case # 26-009 MA District 7
Phil Bradley The Honorable Gretchen D. Cooper
AG/HM to R2 (157.44 acres)
214 Blythebrook Road and 1509 Fulmer Road
TMS# R12400-02-08 and R12400-02-09
Comprehensive Plan: Non-Compliant
[Page 16](#)
3. Case # 26-010 MA District 7
Stephen Mark Ivey The Honorable Gretchen D. Cooper
HM/RT/AG to R3 (80.76 acres)
E/S and 9317 Wilson Blvd and 148 Lever Road
TMS# R12100-02-03, R14600-01-07 and
R14600-01-01
Comprehensive Plan: Non-Compliant
[Page 26](#)

4. Case # 26-012 MA
Jason E. Holliday
INS to GC (1.58 acres)
3039 Scotsman Road
TMS# R17010-04-07
Comprehensive Plan: Compliant
[Page 37](#)

District 3
The Honorable Tyra Little

6. CHAIRMAN'S REPORT

7. COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR'S REPORT

- a. Report of Council – 28 April 2026 ZPH
[Page 46](#)

8. 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.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 4, 2026
RC PROJECT: 26-004 MA
APPLICANT: T Kevin Connelly

LOCATION: W/S Julius Richardson Road

TAX MAP NUMBER: R02600-06-11
ACREAGE: 15.76 acres
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: April 17, 2026

Comprehensive Plan Compliance

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was M-1 District.

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
03-046 MA	Rural (RU)	Light Industrial (M-1)	Approval	Approval	Compliant (2020)
02-045 MA	Rural (RU) / RS-1	General Commercial (GC)	Approval	Approval	Compliant (2020)
04-067 MA	Rural (RU)	General Commercial (GC)	Approval	Approval	Non-Compliant (2020)
23-003 MA	Rural (RU)	General Commercial (GC)	Approval	Approval	Compliant (2015)

Zoning District Summary

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

Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 252 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HM / HM / GC	Single-Family / Undeveloped
<u>South:</u>	RT / I-26	Single-Family / Interstate 26
<u>East:</u>	HM / RT / RT	Single-Family / Single-Family / Undeveloped
<u>West:</u>	M-1	Undeveloped / Shopping Center

Discussion

Parcel/Area Characteristics

The site has frontage along Julius Richardson Road and Broad River Road. Julius Richardson Road is a two-lane minor arterial road. There are no sidewalks or streetlights along this section of Julius Richardson Road. Broad River Road is a two-lane minor arterial with no sidewalks or streetlights along this section. The site is undeveloped and characterized by residential uses of a rural nature, undeveloped parcels, and some light industrial in the vicinity. There are also some commercial uses in the general area.

Public Services

The Ballentine fire station (station number 20) is located at 10727 Broad River Road, approximately 2.1 miles southeast of the subject parcel. Dutch Fork Middle/High School is located approximately 2.0 miles east of the subject parcel on Old Tamah Road. Records indicate that the parcel is located within the City of Columbia’s water service area. Records also indicate that the parcel is located within Richland County’s sewer service area.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Neighborhood Activity Center & Priority Investment Area**.

Land Use and Design

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

Traffic Characteristics

The 2024 SCDOT traffic count (Station #180) located southeast of the subject site on Broad River Road identifies 13,500 ADTs. This section of Broad River Road is classified as at two-lane undivided minor arterial with a design capacity of 10,800 ADTs. This segment of Broad River Road is currently operating at a Level of Service (LOS) “E”.

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

There is currently a SCDOT Road Widening project currently in the Design/Development phase along this section of Broad River Road with no anticipated completion date. There are no scheduled programs/improvements through the County Penny Sales Tax program along this section of Broad River Road.

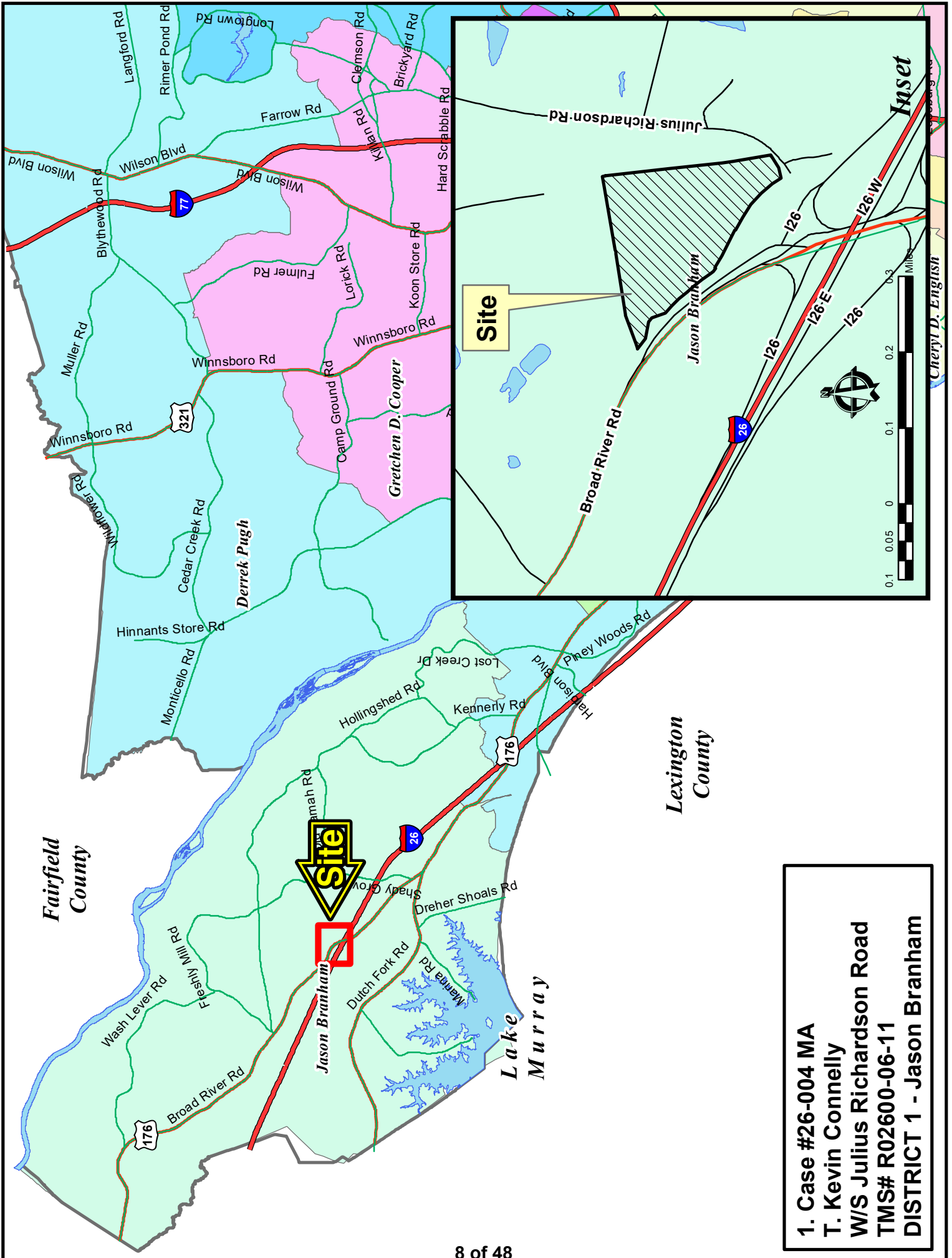
Conclusion

The proposed zoning request is compliant with the intent and objectives of the land use and character intent of both the Neighborhood Activity Center and the Priority Investment designations. The Neighborhood Activity Center designation is intended to accommodate commercial and institutional uses that serve the day-to-day needs of surrounding residents by providing convenient access to goods and services.

While the requested zoning district would permit certain uses that may not fully align with the envisioned character of the future land use designation, the rezoning remains compatible with the established development pattern in the immediate vicinity. In particular, the request would be consistent with the established uses and zoning districts along this portion of Broad River Road, where comparable commercial development is already in place.

Zoning Public Hearing Date

May 19th, 2026

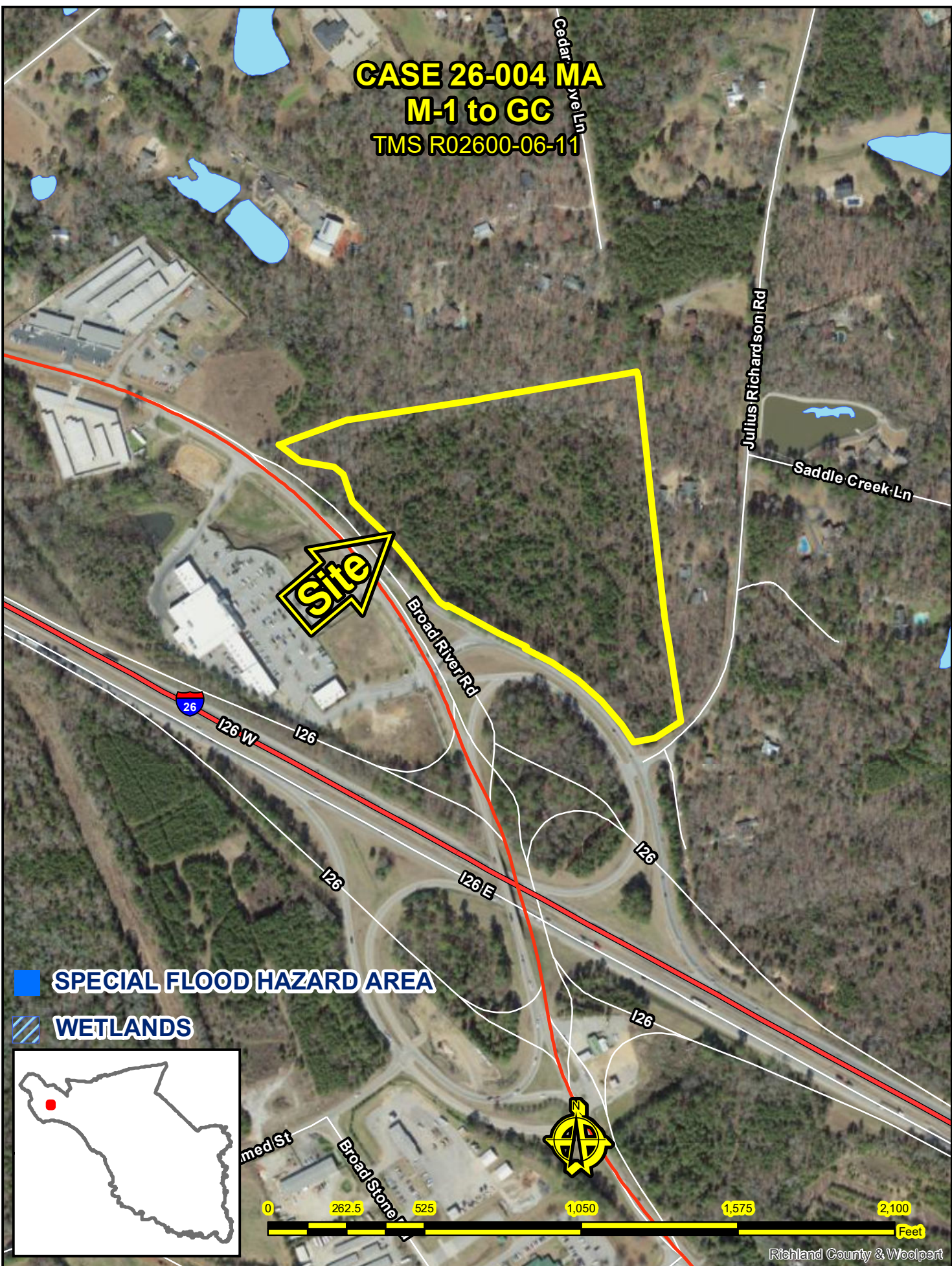


Site

1. Case #26-004 MA
 T. Kevin Connelly
 W/S Julius Richardson Road
 TMS# R02600-06-11
 DISTRICT 1 - Jason Branham

Cheryl D. English

CASE 26-004 MA
M-1 to GC
TMS R02600-06-11



SPECIAL FLOOD HAZARD AREA

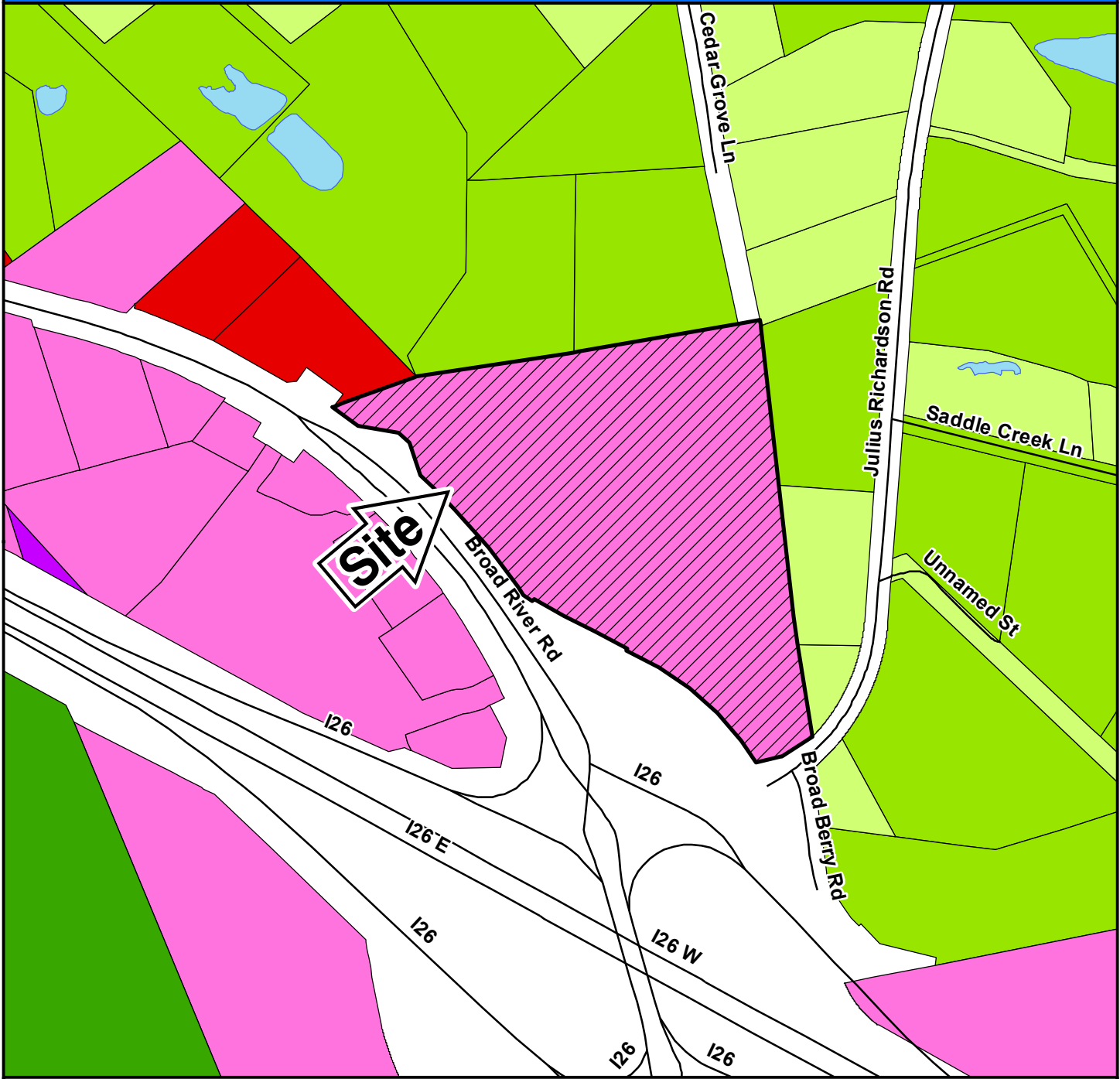
WETLANDS





























Richland County & Woolpert

CASE 26-004 MA

M-1 to GC



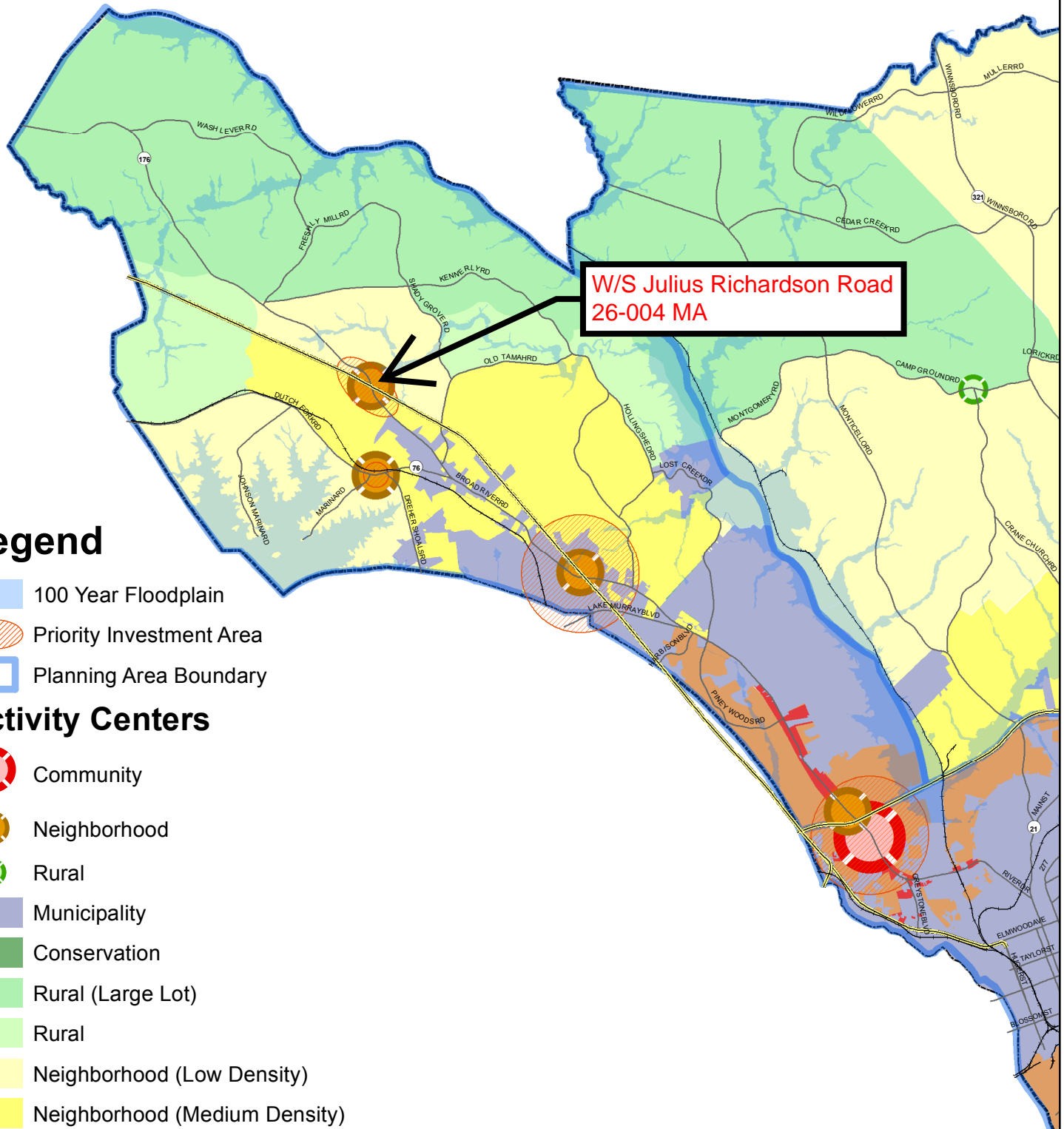
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

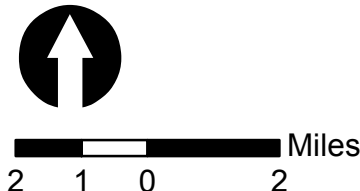


Legend

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

Activity Centers

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



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

Current Zoning District

Light Industrial (M-1) (legacy)

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) (legacy 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) (legacy 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

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: May 4, 2026
RC PROJECT: 26-009 MA
APPLICANT: Phil Bradley

LOCATION: 214 Blythebrook Road and 1509 Fulmer Road

TAX MAP NUMBER: R12400-02-08 and R12400-02-09
ACREAGE: 157.44
EXISTING ZONING: AG / HM
PROPOSED ZONING: R2

PC SIGN POSTING: April 16, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Agricultural District (AG) and Homestead (HM).

*Case 25-040, which proposed a map amendment to Residential 3 (R3), was withdrawn by the applicant at the March 24, 2026 Zoning Public Hearing. The request was found to be inconsistent with the recommendations of the Comprehensive Plan, and the Planning Commission recommended disapproval.

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
25-002 MA	Agricultural (AG)	Residential 3 (R3)	Approved	Denied	Non-compliant
25-003 MA	Agricultural (AG)	Residential 3 (R3)	Approved	Denied	Non-compliant

Zoning District Summary

The R2: Residential 2 District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development. Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (3) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 472 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	HM / Town of Blythewood	Residential / Undeveloped
<u>South:</u>	HM / RT / AG	Undeveloped / Residential
<u>East:</u>	HM / RT / AG	Residential
<u>West:</u>	AG	Undeveloped

Discussion

Parcel/Area Characteristics

The request contains two parcels. The parcel to the west has frontage on Blythebrook Road and Fulmer Road. It contains a single-family residential structure, largely undeveloped, and has no sidewalks or streetlights. The second parcel has frontage on Fulmer Road, is undeveloped, and has no sidewalks or streetlights. The immediate area is primarily characterized by large-lot, residential, developed subdivisions or undeveloped land uses. West of the subject parcels are largely undeveloped parcels. East and south of the subject parcels are residences and undeveloped parcels. The nearest subdivision site is located immediately north of the subject site and contains a single-family structure and undeveloped land.

Public Services

The subject parcel is within the boundaries of School District Two. Westwood High School is located 1.42 miles east of the subject parcels on Wilson Boulevard. The Cedar Creek fire station (number 15) is located 2.17 miles east of the subject parcel on Winnsboro Road. There are no fire hydrants along this section of Fulmer Road. Records indicate that the parcel is located within the City of Columbia’s water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and

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

Traffic Characteristics

The 2025 SCDOT traffic count (Station #413) located south of the subject parcel on Fulmer Road identifies 1,750 average daily trips (ADT's). This segment of Fulmer Road is classified as a two-lane undivided Collector Road maintained by SCDOT with a design capacity of 8,600 average daily trips (ADT's). Fulmer Road is currently operating at a Level of Service (LOS) "A".

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

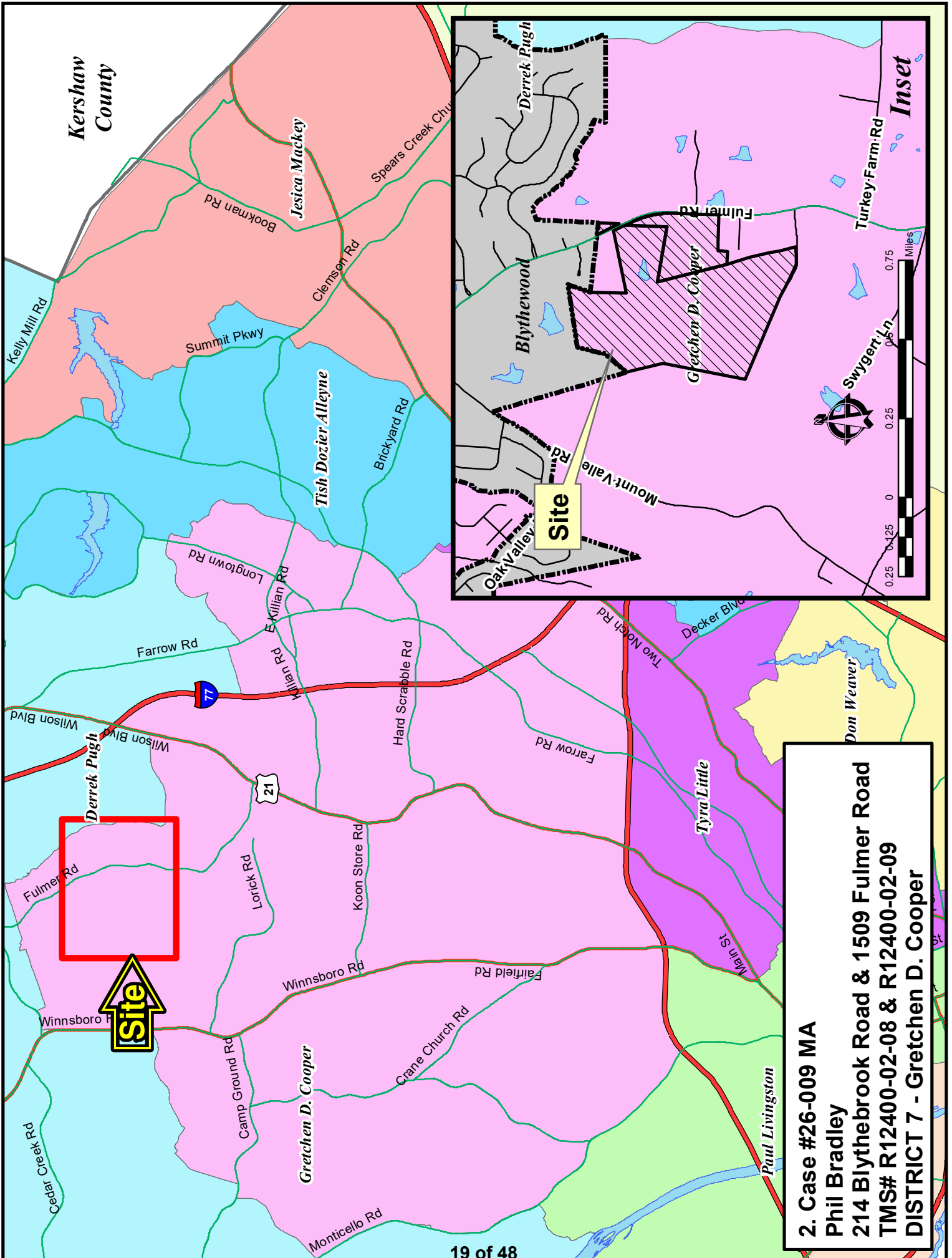
Conclusion

The subject parcels for the proposed map amendment are located within the Neighborhood (Low Density) designation of the Comprehensive Plan. This designation supports low-density, traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed rezoning is not compliant with the goals of this designation, as it does not offer a density that aligns with this designation's intent. While the plan supports higher-density development when paired with open space preservation, the current Land Development Code (LDC) does not include a provision that supports this objective.

Although the requested amendment is not consistent with the Neighborhood (Low Density) designation, it would allow for a density and development standards that align with the character of the surrounding parcels, particularly the developments located north of the subject parcels.

Zoning Public Hearing Date

May 19th, 2026



2. Case #26-009 MA
Phil Bradley
214 Blythebrook Road & 1509 Fulmer Road
TMS# R12400-02-08 & R12400-02-09
DISTRICT 7 - Gretchen D. Cooper

**CASE 26-009 MA
AG/HM to R2**

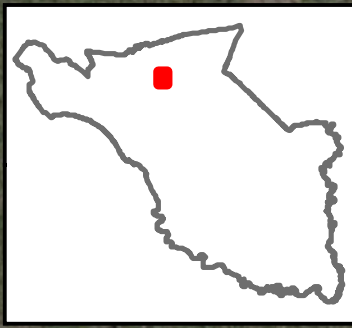
TMS R12400-02-08 & R12400-02-09

Blythewood

Site

 **SPECIAL FLOOD HAZARD AREA**

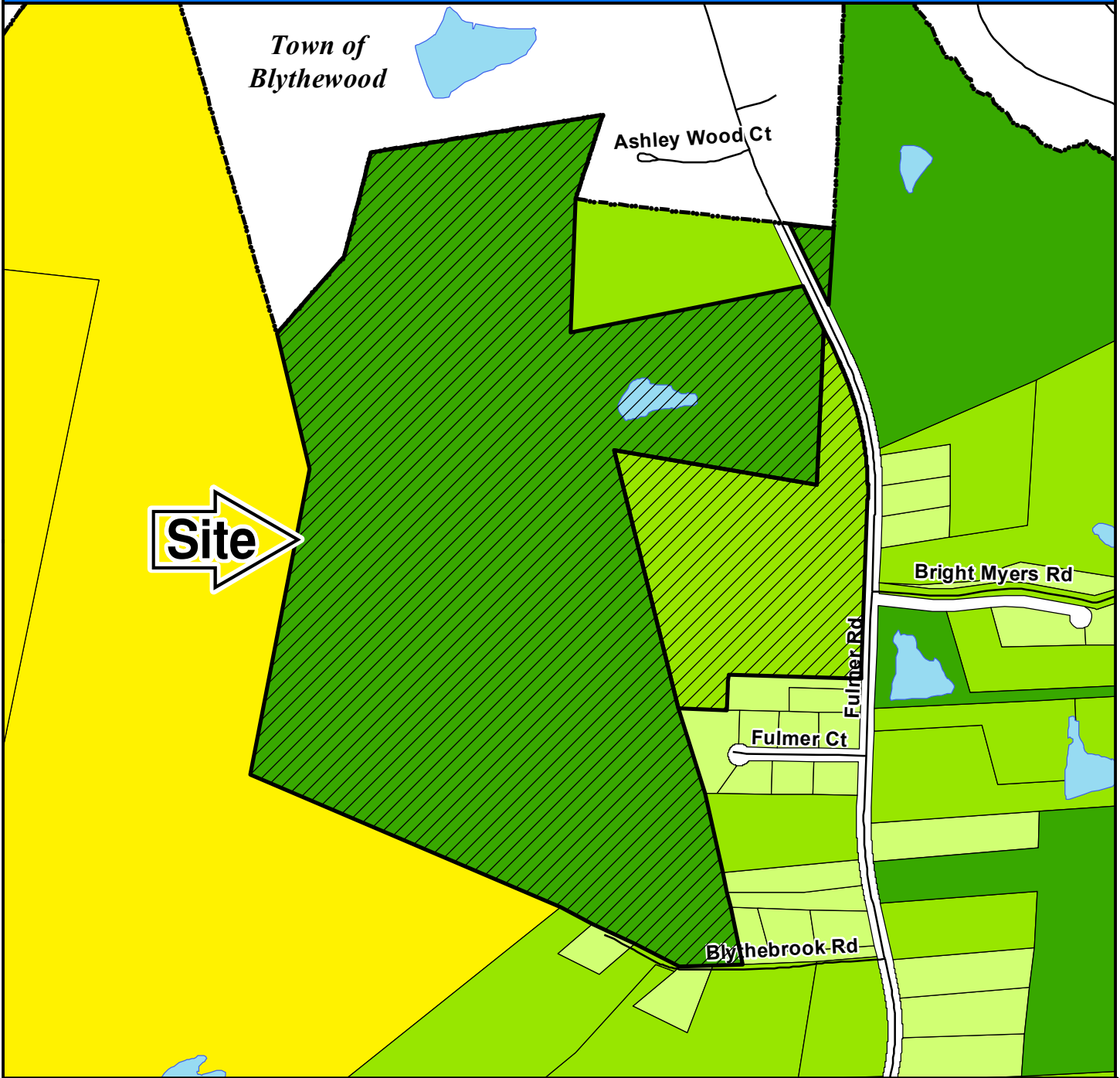
 **WETLANDS**



Richland County & Woodport

CASE 26-009 MA

AG/HM to R2



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

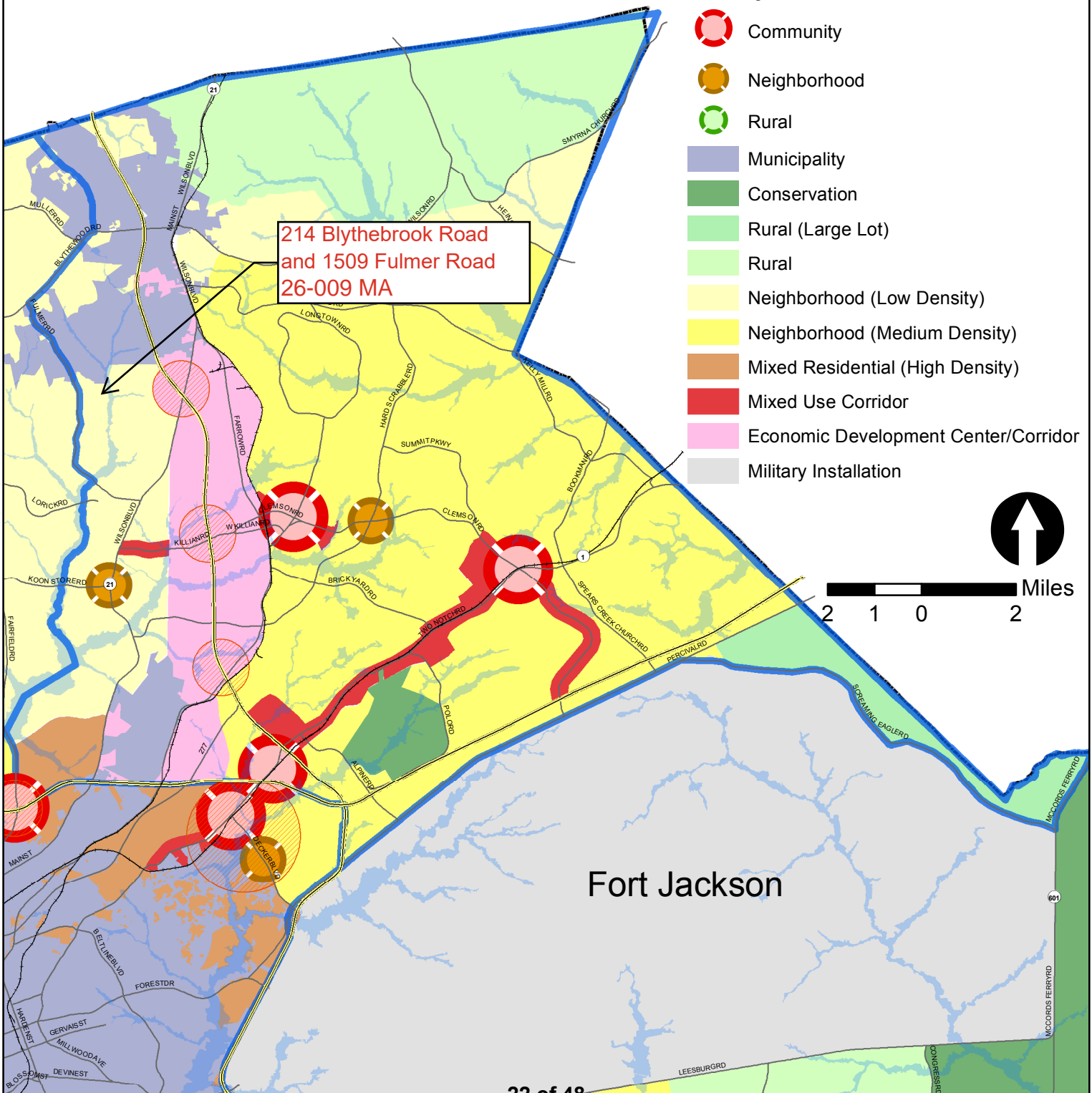


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



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.

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.

Residential Two (2) District

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.

Residential Two (2) District	
Use Classification, Category, Type	R2
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
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	
Recreation/Entertainment	
Golf course	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 4, 2026
RC PROJECT: 26-010 MA
APPLICANT: Stephen Mark Ivey

LOCATION: E/S Wilson Rd, 148 Lever Road, & 9317 Wilson Blvd

TAX MAP NUMBER: R12100-02-03, R14600-01-01 & R14600-01-07

ACREAGE: 80.76
EXISTING ZONING: HM / RT / AG
PROPOSED ZONING: R3

PC SIGN POSTING: April 16, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) were designated Agricultural District (AG), Homestead (HM), and Residential Transition (RT).

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
06-038 MA	Rural (RU)	Planned Development (PDD)	Approval	Approval	Compliant (2005)
14-021 MA	Rural (RU)	Rural Commercial (RC)	Approval	Approval	Compliant (2009)
17-020 MA	Rural Residential (RR)	Rural (RU)	Approval	Approval	Compliant (2015)
21-006 MA	PDD	RS-E	Denied	Approval	Compliant (2015)
22-022 MA	Rural (RU)	Neighborhood Commercial (NC)	Approval	Approval	Compliant (2015)
22-003 MA	Rural (RU)	Neighborhood Commercial (NC)	Denied	Approval	Non-Compliant (2015)
25-043 MA	Agricultural (AG)	Residential 4 (R4)	Withdrawn	Disapproval	Non-Compliant

Zoning District Summary

The Residential 3 District (R3) provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than six (6) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 484 single-family dwelling units.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	AG / RT	Manufactured Home Park / SF Residential
<u>South:</u>	HM / AG	Undeveloped / Cemetery
<u>East:</u>	RT / HM / GC	SF Residential / Undeveloped
<u>West:</u>	AG	Undeveloped

Parcel/Area Characteristics

The request contains three parcels. The parcel fronting Wilson Boulevard contains a single-family residential structure, largely undeveloped, and has no sidewalks or streetlights. The second and third parcel have access to Wilson Boulevard through Lever Acres Road. The sites contains single-family residential structures. The immediate area is primarily characterized by large-lot, residential, developing subdivisions or undeveloped land uses. North of the subject parcels is a manufactured home park. West of the subject parcels are large undeveloped parcels. East of the subject parcels are large lot residences and a developing subdivision. South of the subject parcels undeveloped parcels and a cemetery.

Public Services

The subject parcel is within the boundaries of School District One. W J Keenan High School is located 1.97 miles south of the subject parcels on Wilson Boulevard. The Killian fire station (number 24) is located 2.80 miles east of the subject parcel on Farrow Road. There is a fire hydrant located 650 feet north along this section of Wilson Boulevard. Records indicate that the parcel is located within the City of Columbia's water and sewer service area.

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

Plans & Policies

2015 Comprehensive Plan

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

Neighborhood (Low Density)

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional

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

Desired Development Pattern

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

Traffic Characteristics

The 2025 SCDOT traffic count (Station # 135) located south of the subject parcel on Wilson Blvd identifies 10,100 Average Daily Trips (ADT's). This section of Wilson Blvd is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Wilson Blvd is currently operating at Level of Service (LOS) "E".

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

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

Conclusion

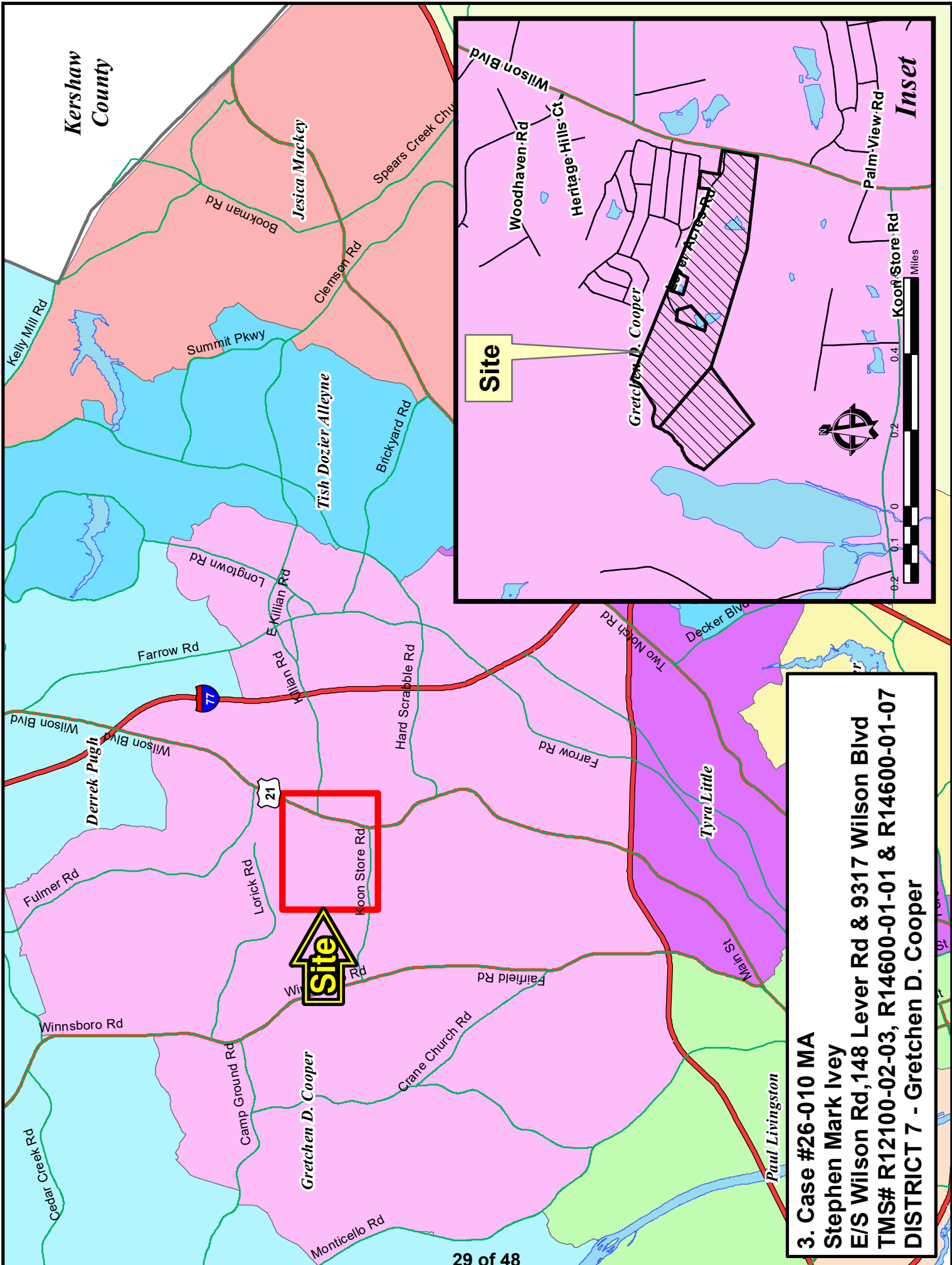
The subject parcels for the proposed map amendment are located within the Neighborhood (Low Density) designation of the Comprehensive Plan. This designation is intended to support low-density, traditional neighborhood development, as well as open space developments that preserve natural features.

The proposed rezoning is not consistent with the intent of this designation, as it does not provide a density that aligns with its objectives. The requested map amendment would allow a level of density that exceeds what is considered appropriate for areas designated as Neighborhood (Low Density). In addition, the requested amendment could promote development that is not in character with the surrounding area in terms of density and development pattern.

Zoning Public Hearing Date

May 19, 2026

**Kershaw
County**



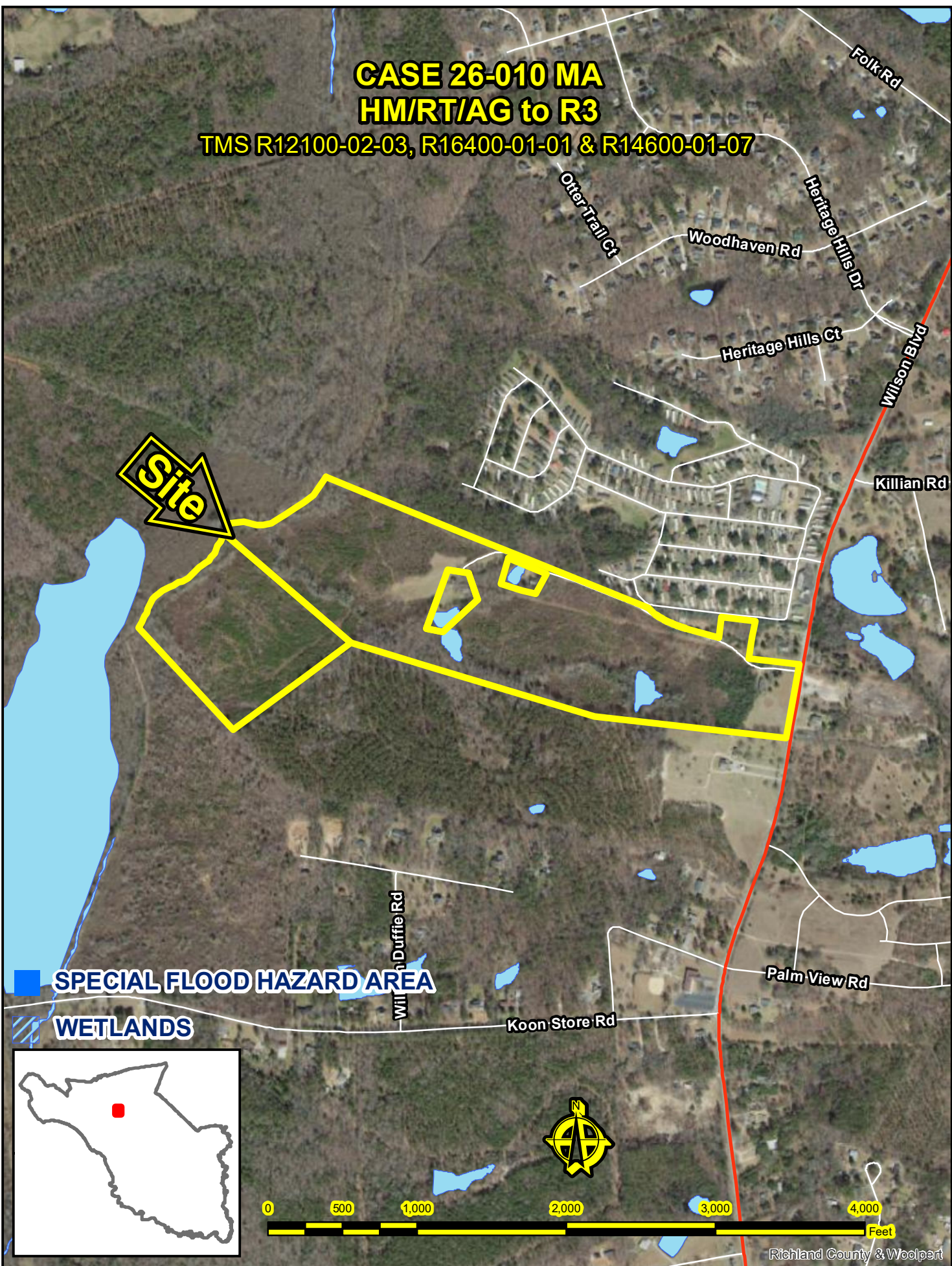
Site

Site

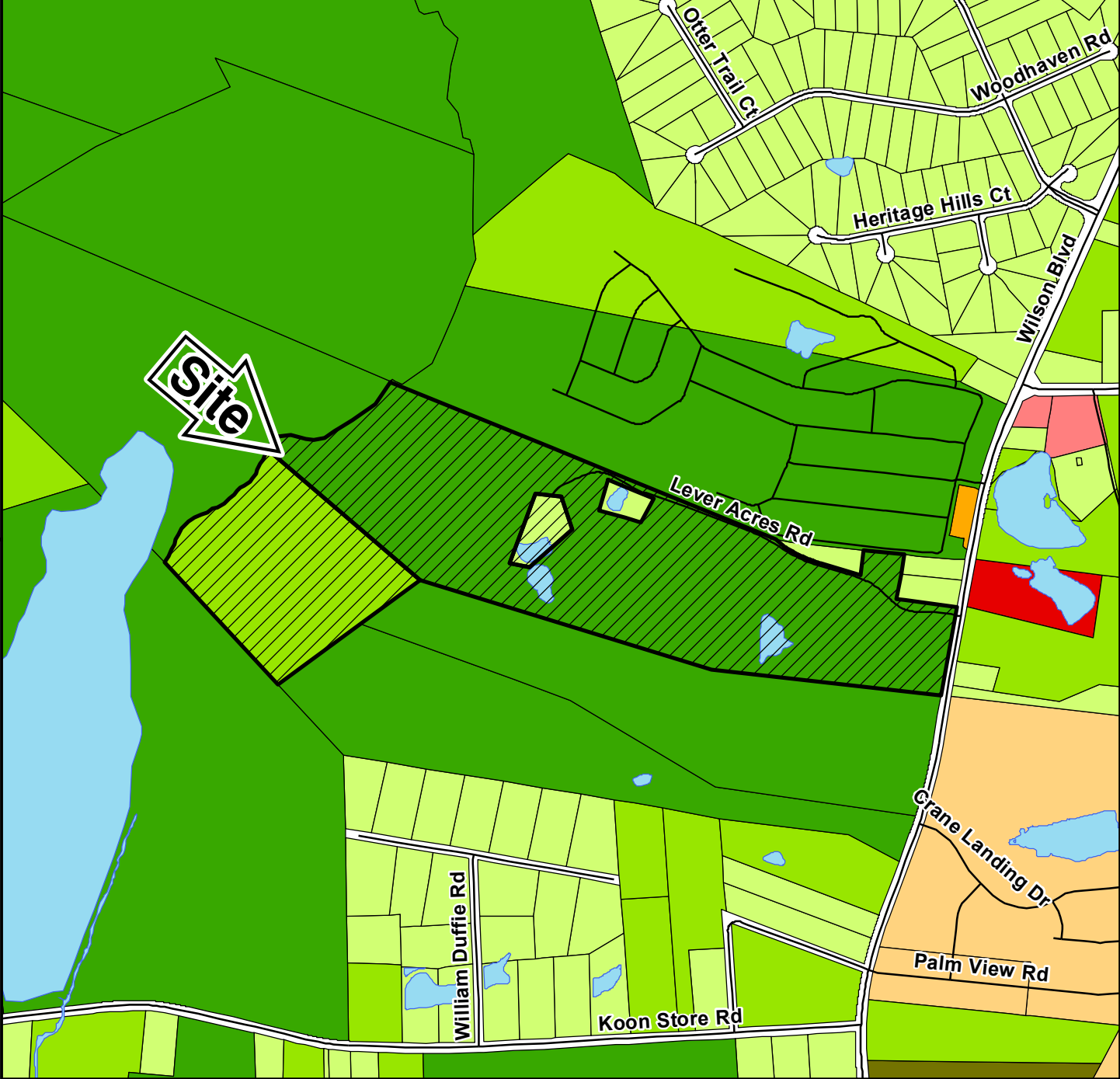
**3. Case #26-010 MA
Stephen Mark Ivey
E/S Wilson Rd, 148 Lever Rd & 9317 Wilson Blvd
TMS# R12100-02-03, R14600-01-01 & R14600-01-07
DISTRICT 7 - Gretchen D. Cooper**

**CASE 26-010 MA
HM/RT/AG to R3**

TMS R12100-02-03, R16400-01-01 & R14600-01-07



CASE 26-010 MA HM/RT/AG to R3



ZONING CLASSIFICATIONS

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



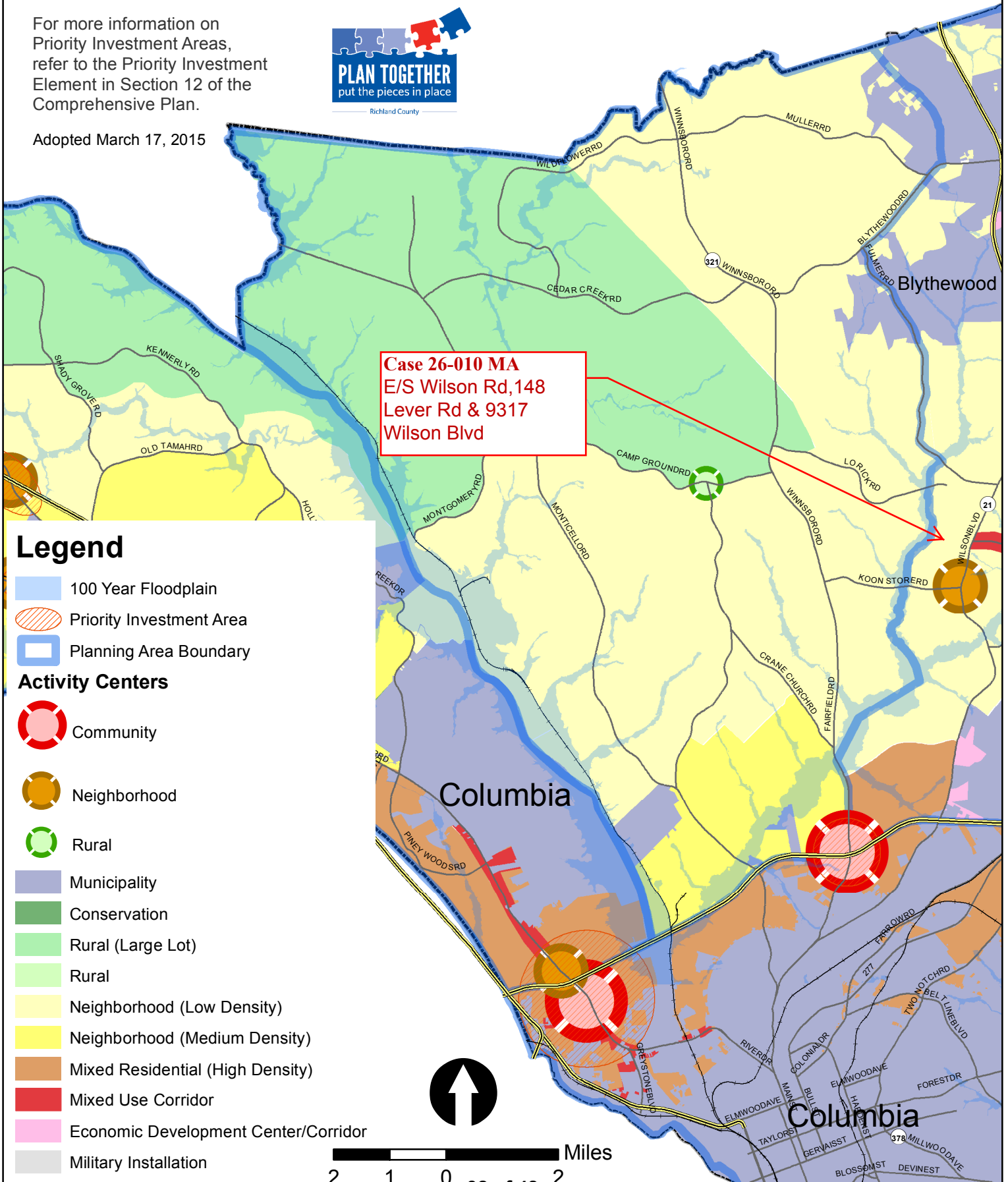
NORTH CENTRAL PLANNING AREA

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



Case 26-010 MA
 E/S Wilson Rd, 148
 Lever Rd & 9317
 Wilson Blvd

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

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.

Residential Transition (RT) District

Use Classification, Category, Type	RT
Agricultural	
Agriculture and Forestry	
Agriculture	P
Community garden	SR
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Equestrian center	SR
Farm winery	SR
Produce stand	SR
Riding or boarding stable	P
Rural retreat	SE
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	SE
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
Community Service	
Community recreation center	SR
Day care facility	SR
Library	SR
Membership organization facility	SE
Nursing care 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	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR

Commercial	
Kennel	SR
Recreation/Entertainment	
Golf course	SR
Hunt club	P
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.

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.

Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Single-family detached	P
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
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	
Recreation/Entertainment	
Golf course	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: May 4, 2026
RC PROJECT: 26-012 MA
APPLICANT: Jason E. Holliday

LOCATION: 3039 Scotsman Road

TAX MAP NUMBER: R17010-04-07
ACREAGE: 1.58 acre
EXISTING ZONING: INS
PROPOSED ZONING: GC

PC SIGN POSTING: April 16, 2026

Comprehensive Plan

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was C-1 (Office and Institutional) District. With the adoption of the November 16, 2021 Land Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Institutional District (INS).

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
95-010 MA	Office and Institutional (C-1)	General Commercial (M-1)	Approved	Approval	N/A
25-021 MA	Office and Institutional (INS)	Residential 5 (R5)	Approved	Approval	Compliant (2015)

Zoning District Summary

The GC: General Commercial District provides lands for a broad range of commercial uses, characterized primarily by retail, office, and service establishments, in a primarily automobile-oriented environment along corridors. Allowed uses include retail sales, personal and business services, recreation/entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

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: 25 multi-family dwelling units*.

*Gross density calculations do not consider site characteristics or land set aside for infrastructure or opens space.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Commercial
<u>South:</u>	INS / R5	Undeveloped
<u>East:</u>	GC	Commercial
<u>West:</u>	GC	Commercial

Discussion

Parcel/Area Characteristics

The parcel has frontage along Trenholm Road Extension and Scotsman Road and is undeveloped. Trenholm Road Extension is classified as a four-lane collector road and Scotsman Road is classified as a local road. Both roads are without sidewalks or street lamps. The immediate area is primarily characterized by a mixture of residential uses and zoning districts. East, north, and west of the site are commercially zoned parcels. South of the site is an undeveloped institutional zoned parcel.

Public Services

The subject parcel is within the boundaries of Richland School District Two and is located near the following schools:

- Richland Northeast High School - 2.5 miles
- Dent Middle - 1 mile
- Jackson Creek Elementary - 0.8 miles

Records indicate that the parcels are within the City of Columbia’s water and sewer service area. A fire hydrant is located at the intersection of Trenholm Road Extension and Scotsman Road. The Columbia fire station (station number 14) is located at 7124 Firelane Road, approximately 0.08 miles west of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center

may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Traffic Characteristics

The 2025 SCDOT traffic count (Station #318) located northeast of the subject parcel on Trenholm Road Extension identifies 9,500 Average Daily Trips (ADT's). Trenholm Road Extension is classified as a five-lane undivided collector, maintained by SCDOT with a design capacity of 19,600 ADT's. Trenholm Road Extension is currently operating at Level of Service (LOS) "A".

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 Trenholm Road Extension, either through SCDOT or the County Penny Sales Tax program.

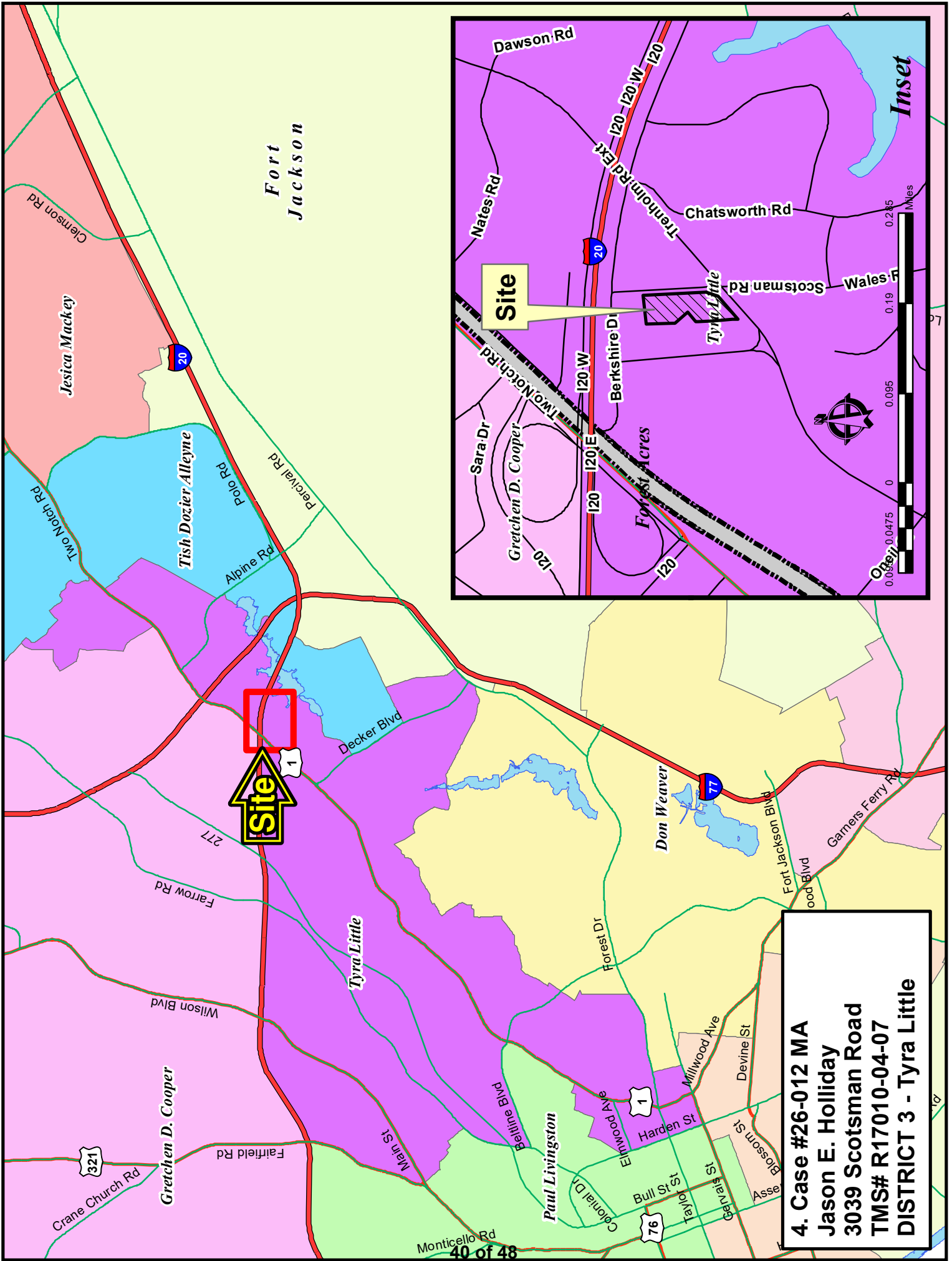
Conclusion

The proposed map amendment is consistent with the overall objectives of the Comprehensive Plan's Community Activity Center designation. This designation is intended to support a mix of commercial and service-oriented uses, and the requested rezoning would facilitate development aligned with those intended land use patterns.

The subject parcel is surrounded by properties zoned General Commercial (GC). Approval of the requested zoning would establish a zoning classification that is compatible with adjacent properties and would contribute to a cohesive development pattern along the Trenholm Road Extension corridor. Furthermore, the rezoning would effectively complete the existing concentration of GC zoning in this area and support uses that are consistent with those already established on surrounding parcels.

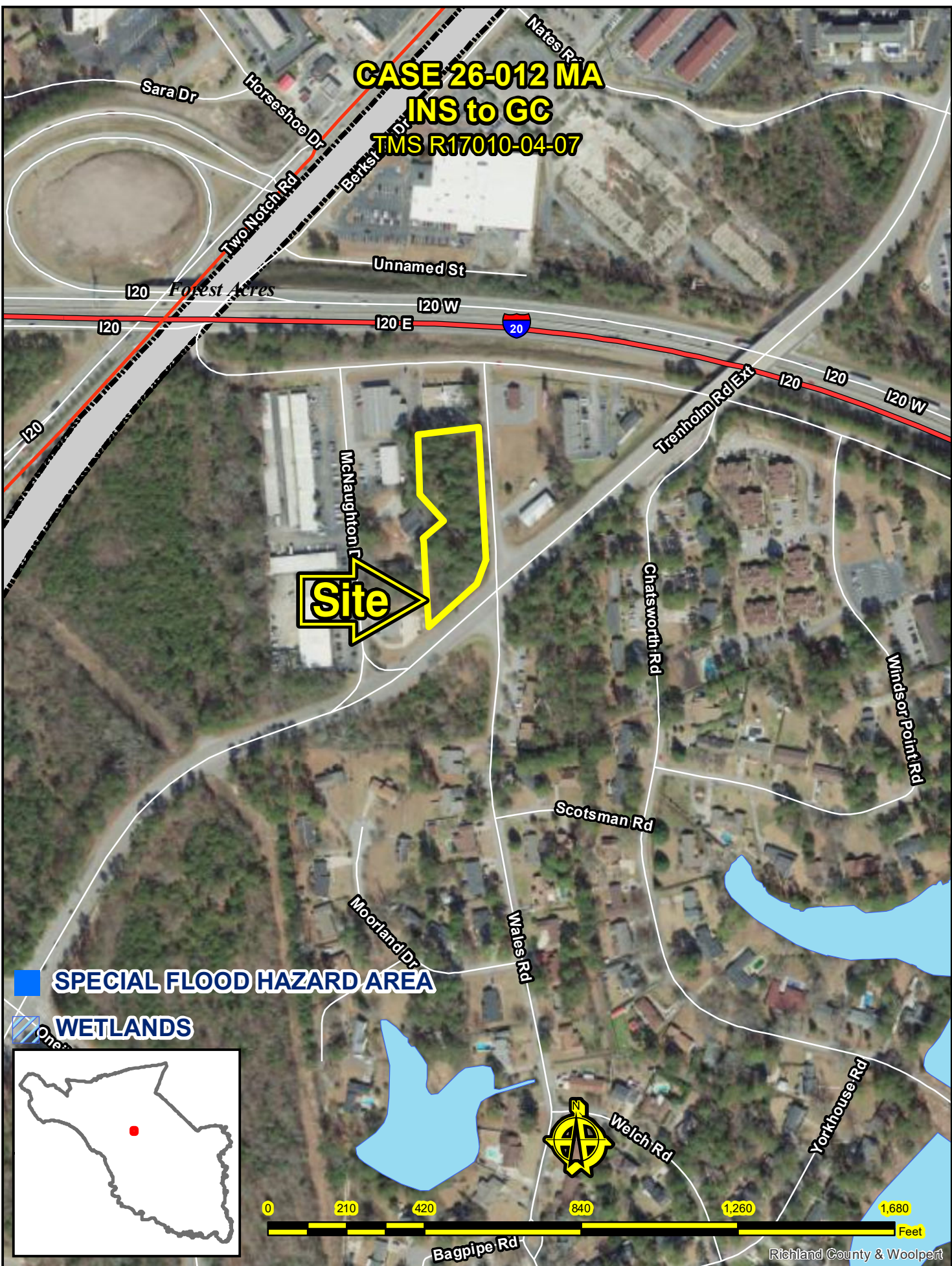
Zoning Public Hearing Date

May 19th, 2026.



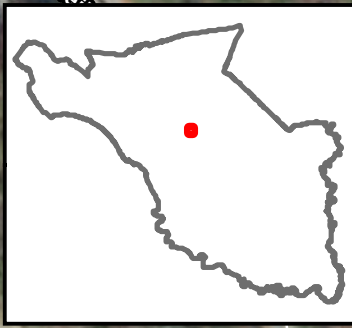
4. Case #26-012 MA
Jason E. Holliday
3039 Scotsman Road
TMS# R17010-04-07
DISTRICT 3 - Tyra Little

CASE 26-012 MA
INS to GC
TMS R17010-04-07



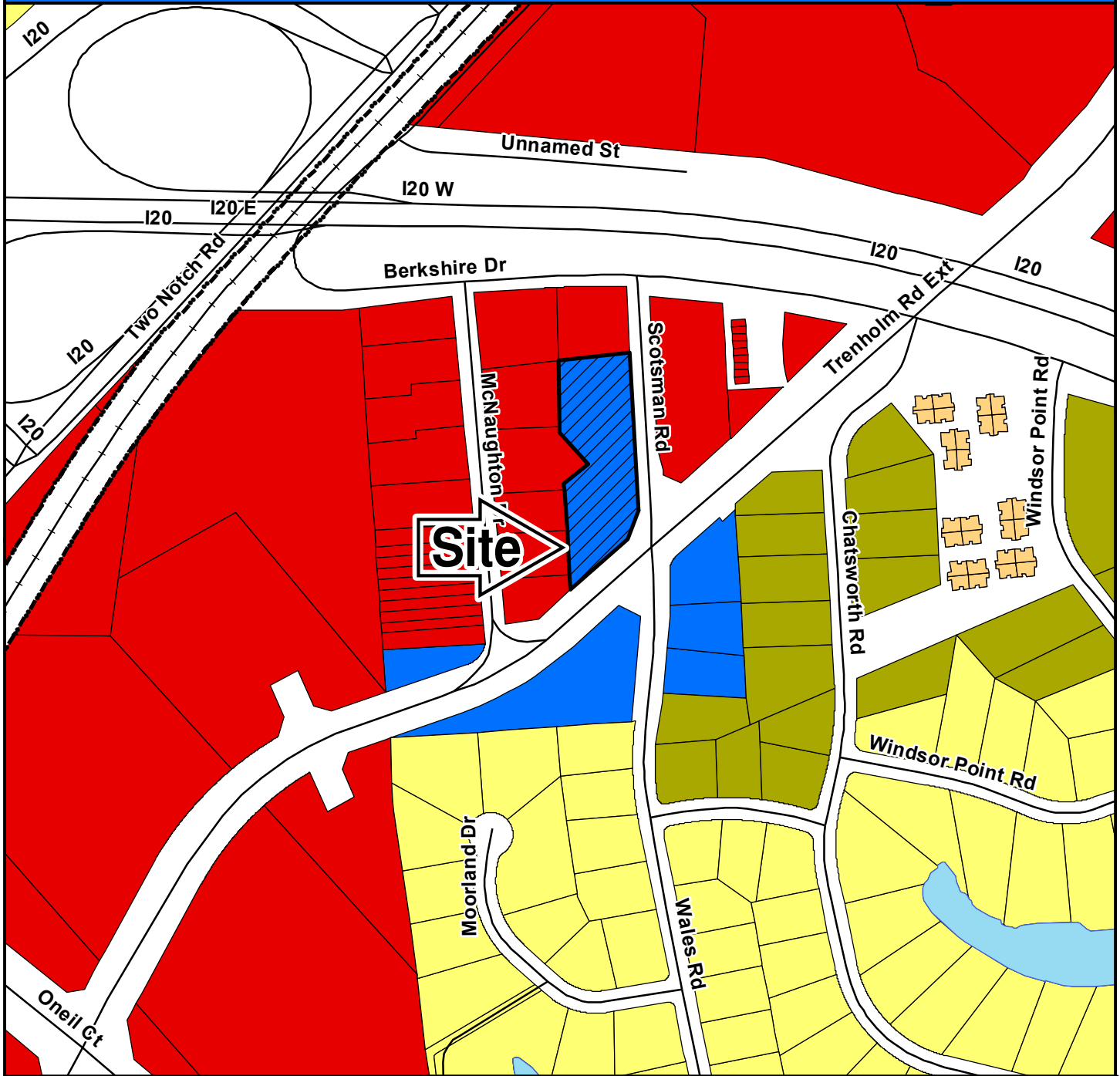
SPECIAL FLOOD HAZARD AREA

WETLANDS



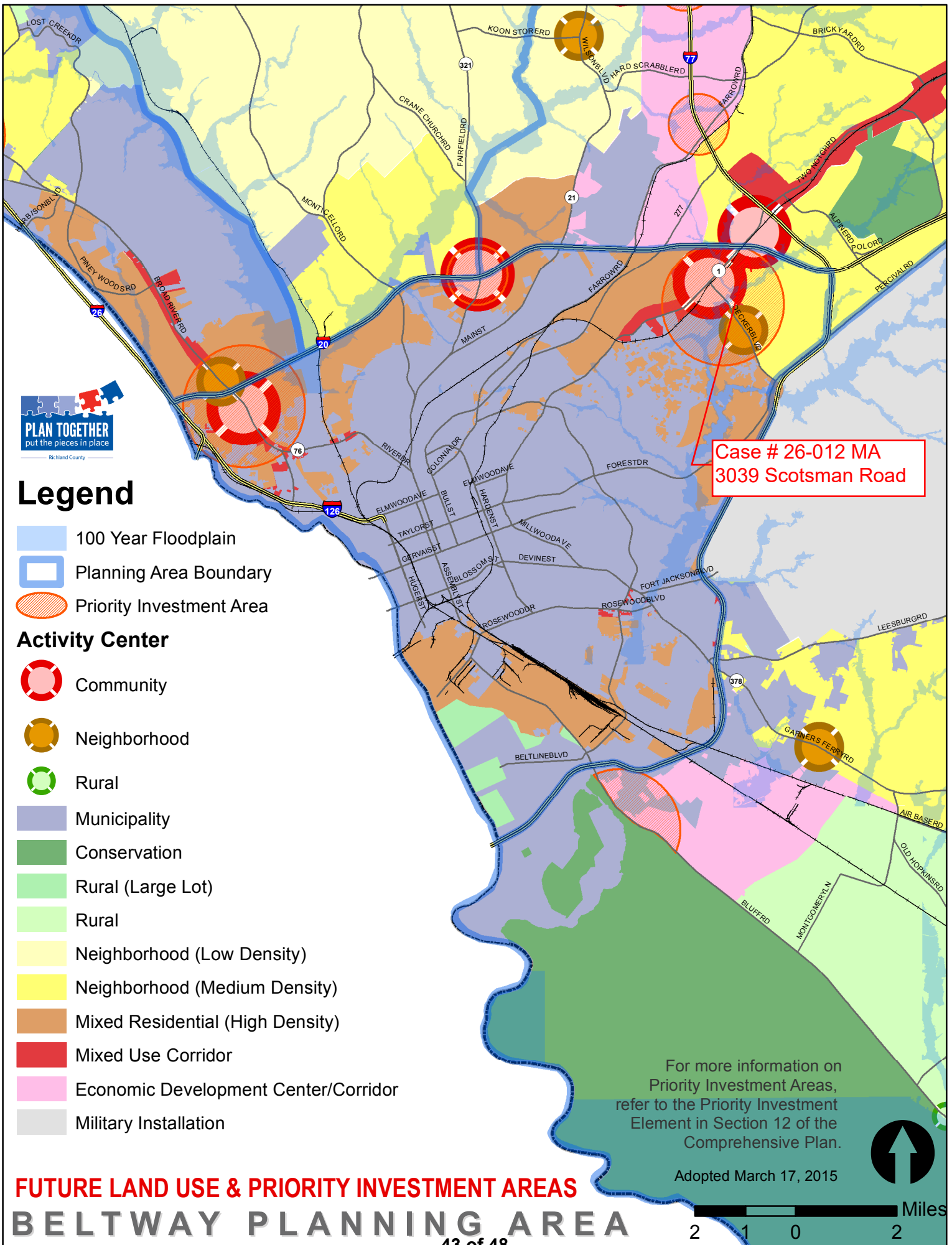
Richland County & Woolpert

CASE 26-012 MA INS to GC



ZONING CLASSIFICATIONS

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



Legend

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

Case # 26-012 MA
3039 Scotsman Road

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA



Institutional (INS) District

Use Classification, Category, Type	INS	Use Classification, Category, Type	INS
Agricultural		Office	SR
Agriculture and Forestry		Personal services	P
Community garden	SE	Bar or other drinking place	P
Agriculture and Forestry Related		Restaurant	P
Agriculture research facility	P	Restaurant, Carry-out	P
Rural retreat	SR	Restaurant, Drive-through	P
Residential		Recreation/Entertainment	
Group Living		Arena, stadium, or outdoor theater	P
Children’s residential care home	P	Commercial recreation, Indoor	P
Dormitory	SR	Commercial recreation, Outdoor	SR
Fraternity or sorority house	SE	Fitness or training center/studio	P
Rooming or boarding house	SE	Golf course	SR
Community Service		Marina	P
Animal shelter	P	Performing arts center	P
Community food services	P	Shooting range, Indoor	P
Community recreation center	P	Smoking place	SR
Correctional facility	P	Retail Sales	
Cultural facility	P	Bakery	P
Day care facility	SR	Consumer goods store	SR
Government office	P	Convenience store	P
Hospital	P	Drugstore	P
Library	P	Farmers’ market	P
Membership organization facility	P	Grocery/Food store	P
Nursing care facility	P	Traveler Accommodations	
Place of worship	P	Hotel or motel	P
Public recreation facility	P	Vehicle Sales and Services	
Public safety facility	P	Parking, Commercial	P
Short-term or transitional housing	SE	Industrial	
Education		Waste and Recycling Facilities	
College or university	P	Recycling collection station	P
Elementary, middle, or high school	P	Recycling sorting facility	P
School, business or trade	P		
Funeral and Mortuary Services			
Cemetery	P		
Funeral home or mortuary	P		
Parks and Open Space			
Arboretum or botanical garden	P		
Park or greenway	P		
Transportation			
Transit stop	SR		
Fleet terminal	P		
Passenger terminal, surface transportation	P		
Utilities and Communication			
Antenna	P		
Broadcasting studio	P		
Communication tower	SR		
Power generation facility	P		
Solar energy conversion system, Large scale	SR		
Utility, minor	SR		
Non-depository personal credit institution	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

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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	
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

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c. Special Exception Uses

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**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

Tuesday, April 28, 2026

2020 Hampton Street, Columbia, SC 29204

7:00 PM

Report of County Council

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 # 25-046 MA

Katherine Lloyd
RT/HM to RC (1.072 acres)
9450 Wilson Blvd & Wilson Blvd
TMS# R14600-03-56 & R14600-03-58 (P)
Planning Commission: Approval (7-0)
Comprehensive Plan: Compliant
Approved by County Council: 11-0

District 7
The Honorable Gretchen D. Cooper

2. Case # 26-005 MA

Omar Shaheed
R4 to GC (.33 acres)
NX5010 and 5010 Ridgewood Ave
TMS# R09309-13-01 and R09309-13-15
Planning Commission: Approval (6-1)
Comprehensive Plan: Non-Compliant
Withdrawal accepted by County Council: 10-0

District 4
The Honorable Paul Livingston

3. Case # 26-006 MA

Jeremy Halady
HM to RC (3.38 acres)
2101 Kennerly Road
TMS# R04200-06-91
Planning Commission: Disapproval (8-0)
Comprehensive Plan: Non-Compliant
Disapproved by County Council: 11-0

District 1
The Honorable Jason Branham

4. Case # 26-007 MA
Elias Dib
HM to MU2 (7.43 acres)
1284 Kelly Mill Road & S/S Kelly Mill Road
TMS# R20500-02-05 & R20500-02-12
Planning Commission: Disapproval (6-2)
Comprehensive Plan: Non-Compliant
Withdrawal accepted by County Council: 10-0

District 2
The Honorable Derrek Pugh

5. Case # 26-008 MA
Julius Murray, Jr.
HM to RT (8.08 acres)
1879 Chain Gang Road
TMS# R37000-06-01
Planning Commission: Approval (8-0)
Comprehensive Plan: Non-Compliant
Approved by County Council: 11-0

District 10
The Honorable Cheryl D. English

7. **ADJOURNMENT**
7:14 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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