

# **RICHLAND COUNTY PLANNING COMMISSION**



**December 8, 2025**

***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, December 8, 2025**  
**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:** 3 November 2025

**5. CONSENT AGENDA [ACTION]**

**a. MAP AMENDMENTS**

1. Case # 25-032 MA District 7  
Mark Jeffers The Honorable Gretchen D. Cooper  
AG to R3 (88.62 acre)  
S/S Wilson Blvd  
TMS# R14800-05-39; R14805-10-01 - 11,  
R14805-11-01 - 15, R14805-12-01 - 05;  
R14805-13-01 - 21; R14805-14-01 - 10;  
R14805-15-01 - 24; R14708-04-01 - 04;  
and R14805-16-01  
Comprehensive Plan: Non-Compliant  
**Pages [6 - 14]**
  
2. Case # 25-039 MA District 1  
Barry W. Stone The Honorable Jason Branham  
RT to GC (.65 acres)  
1520 Dutch Fork Road  
TMS# R02415-07-02  
Comprehensive Plan: Compliant  
**Pages [15 - 23]**
  
3. Case # 25-040 MA District 7  
Carl E. Kaiser The Honorable Gretchen D. Cooper  
AG/HM to R3 (157.44 acres)  
214 Blythebrook Road  
TMS# R12400-02-08 & 09  
Comprehensive Plan: Non-Compliant  
**Pages [24 - 33]**

4. Case # 25-041 MA  
Walt Shealy  
HM to RC (5.99 acres)  
113 Western Lane  
TMS# R04100-07-79  
Comprehensive Plan: Non-Compliant  
[Pages \[34 - 42\]](#)

District 1  
The Honorable Jason Branham

5. Case # 25-042 MA  
Hank Mabry  
AG to HM (76.71 acres)  
1459 Freshly Mill Road  
TMS # R02800-02-51  
Comprehensive Plan: Compliant  
[Pages \[43 - 51\]](#)

District 1  
The Honorable Jason Branham

6. Case # 25-043 MA  
John Stephens  
AG to R4 (155.55 acres)  
Koon Store Road & 9301 Wilson Blvd  
TMS# R12100-02-13 & R14600-01-08  
[Pages \[52 - 61\]](#)

District 7  
The Honorable Gretchen D. Cooper

7. 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:

District 2  
The Honorable Derrek Pugh  
**Administratively Deferred**

## 6. 2025 LAND DEVELOPMENT CODE UPDATES

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 \[62 - 69\]](#)

## 7. COMPREHENSIVE PLAN [ACTION]

- a. Comprehensive Plan - Update

## 8. CHAIRMAN'S REPORT

## 9. COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR'S REPORT

- a. Planning Commission - Training
- b. Report of Council - 20 November 2025 ZPH

[Pages \[70 - 71\]](#)

## 10. OTHER ITEMS [ACTION]

- a. Election of Officers - 2026
- b. Adoption of 2026 Calendar

[Page \[72\]](#)

## 11. 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 4<sup>th</sup> 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:** December 8, 2025  
**RC PROJECT:** 25-032 MA  
**APPLICANT:** Mark Jeffers

**LOCATION:** Wilson Blvd

**TAX MAP NUMBER:** R14800-05-39  
**ACREAGE:** 88.62 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** November 17, 2025

**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).

**Zoning History for the General Area**

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
22-033 MA	Rural (RU)	RM-MD	Denied	Denied	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: 531 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
<b><u>North:</u></b>	HM / PD	Undeveloped / Amber Creek Subdivision
<b><u>South:</u></b>	HM / RT	Undeveloped / Residence
<b><u>East:</u></b>	RT	Stonington Subdivision
<b><u>West:</u></b>	AG / HM	Undeveloped

<b>Discussion</b>
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**Parcel/Area Characteristics**

The site has access thru Leatherstone Lane and connecting roads within the Stonington Subdivision to Wilson Boulevard. This section of Wilson Boulevard is a two-lane minor arterial without sidewalks and streetlights. The subject parcel is under development for a single-family subdivision. The general area is comprised of a mixture of large, undeveloped parcels and smaller, residentially developed parcels located within single-family residential subdivisions.

**Public Services**

The Killian fire station (station number 24) is located on Farrow Road, approximately 2.27 miles east of the subject parcel. The Westwood High School is located 1.36 miles north of the subject parcel on Wilson Blvd. Records indicate that the parcel is near the City of Columbia’s water 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 2024 SCDOT traffic count (Station # 135) located east of the subject parcel on Wilson Blvd identifies 9,700 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) "D".

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**

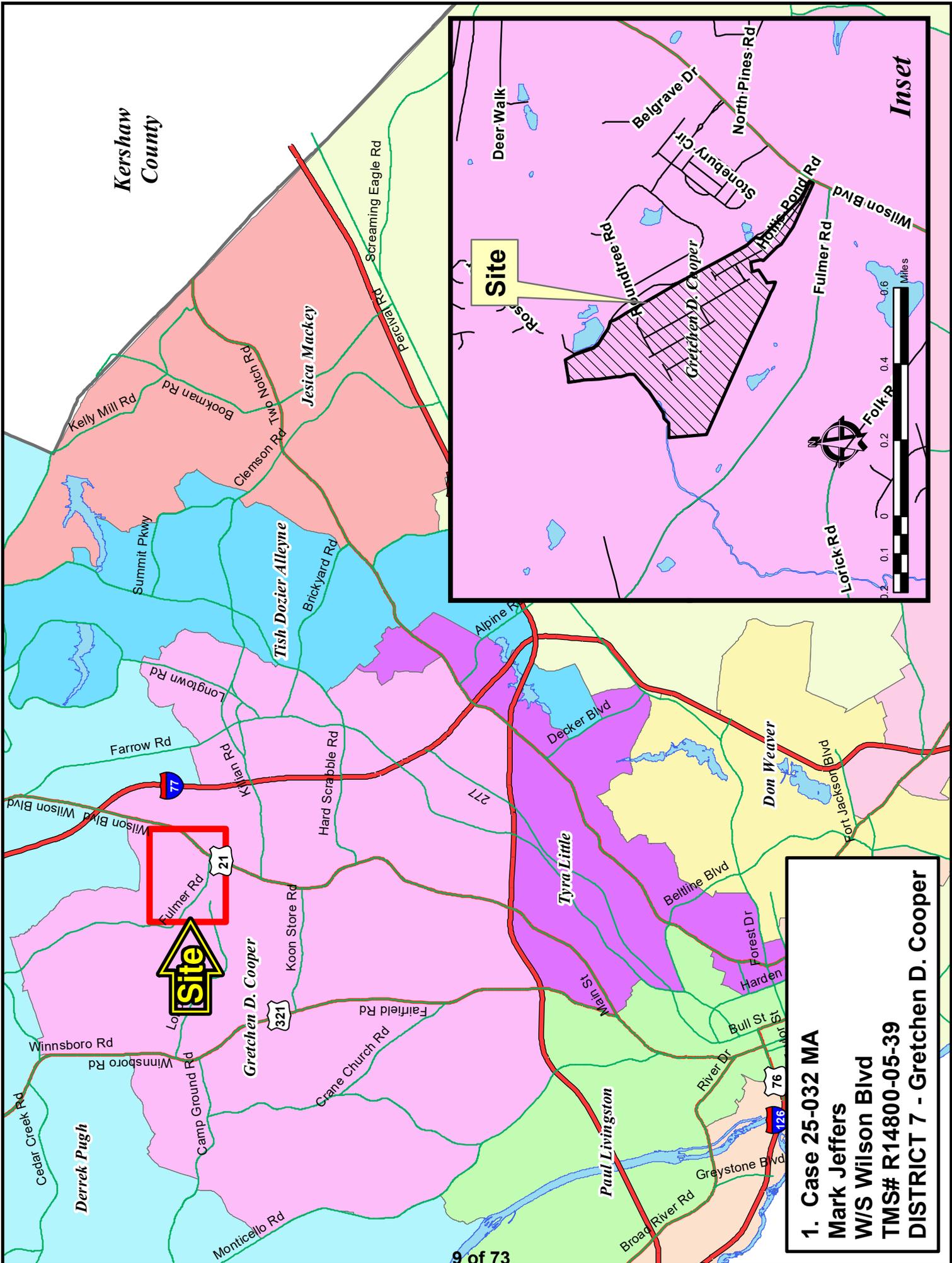
The proposed rezoning is not compliant with the objectives of the Neighborhood (Low Density) designation, which promotes low-density, traditional neighborhood development. Although this designation allows for increased densities when balanced by the preservation of open space and natural features, the requested map amendment may be viewed as establishing a density level that exceeds what is appropriate to support the intended transition between Rural and Neighborhood (Medium Density) areas.

Furthermore, while the lot sizes of most residential developments in the surrounding area are comparable to those permitted under the requested zoning designation, the overall densities of these existing developments remain consistent with the low-density development pattern envisioned for the Neighborhood (Low Density) designation.

### **Zoning Public Hearing Date**

**December 16, 2025**

**Kershaw  
County**



**1. Case 25-032 MA**  
**Mark Jeffers**  
**W/S Wilson Blvd**  
**TMS# R14800-05-39**  
**DISTRICT 7 - Gretchen D. Cooper**

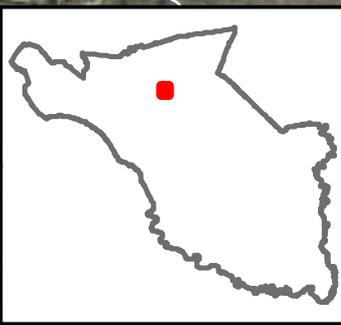
**CASE 25-032 MA**  
**HM to R3**  
**TMS R14800-05-39**

**Site**



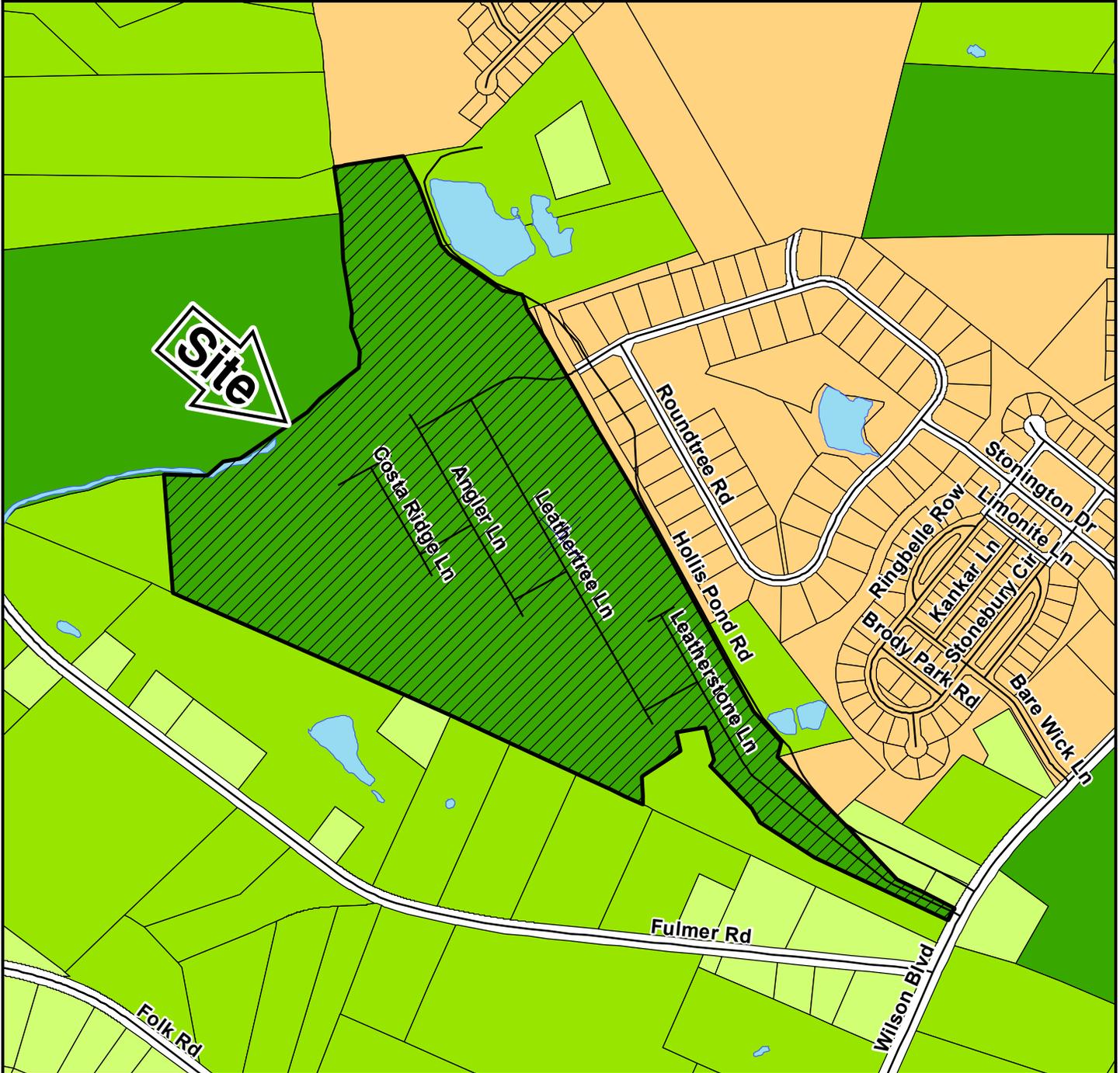
**SPECIAL FLOOD HAZARD AREA**

**WETLANDS**



# CASE 25-032 MA

## HM to R3



### ZONING CLASSIFICATIONS

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

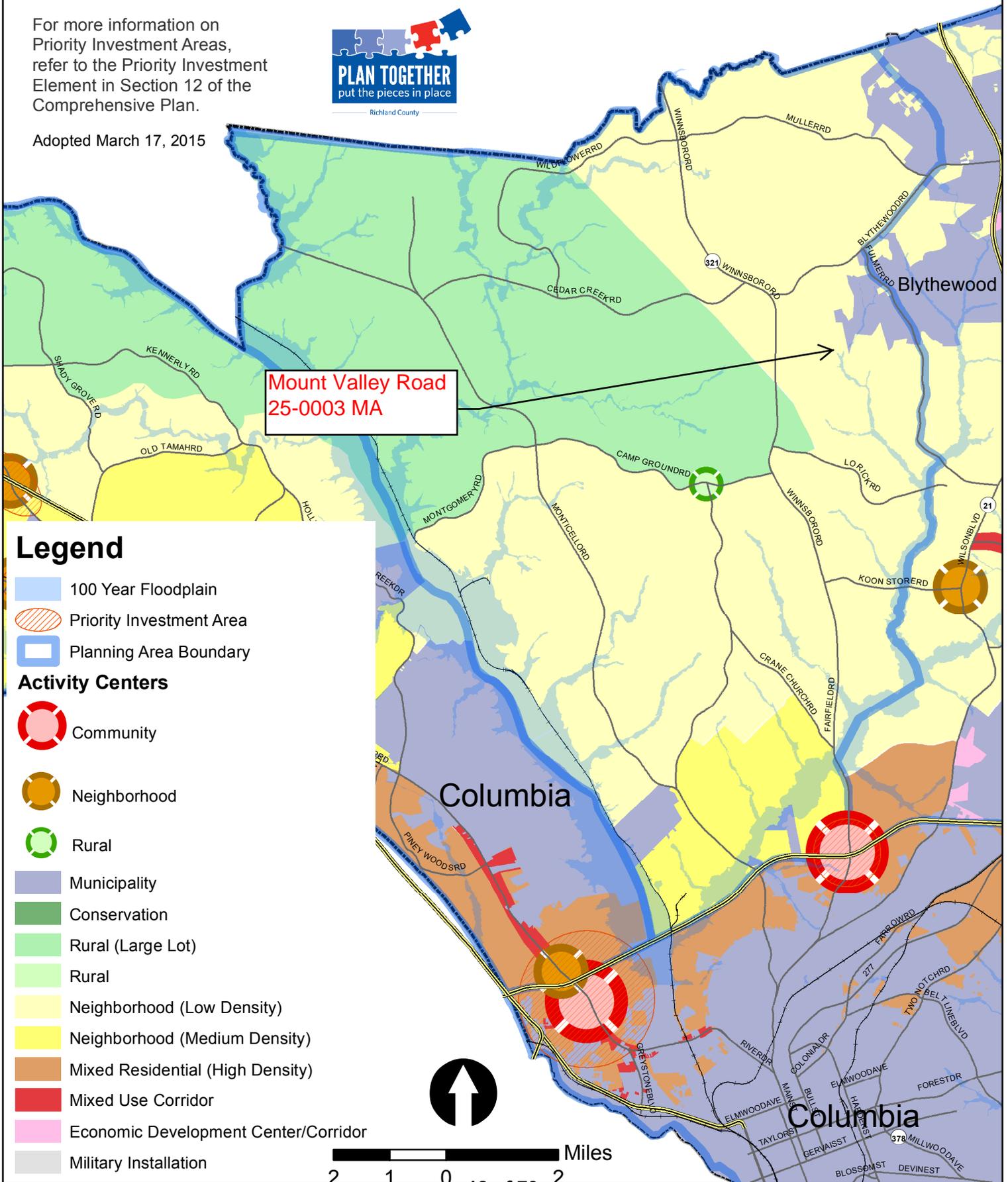


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Mount Valley Road  
25-0003 MA

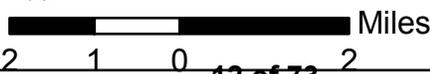
## Legend

- 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
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE
<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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.

<b>Residential Three (R3) District</b>	
<b>Use Classification, Category, Type</b>	<b>R3</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
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:** December 8, 2025  
**RC PROJECT:** 25-039 MA  
**APPLICANT:** Barry W. Stone

**LOCATION:** 1520 Dutch Fork Road

**TAX MAP NUMBER:** R02415-07-02  
**ACREAGE:** 0.65 acres  
**EXISTING ZONING:** RT  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 17, 2025

**Comprehensive Plan Compliance**

**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 Residential Transition (RT) District.

**Zoning History for the General Area**

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
18-08 MA	Rural (RU)	General Commercial (GC)	Approved	Denied	Not Consistent
15-20 MA	Rural (RU)	Institutional (OI)	Approved	Approved	Consistent
03-039 MA	Rural (RU)	General Commercial (GC)	Approved	Approved	Consistent
97-024 MA	Rural (RU)	Light Industrial (M-1)	Approved	Approved	Not Consistent

**Zoning District Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 26 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
<b><u>North:</u></b>	N/A	Rail Road ROW
<b><u>South:</u></b>	GC	Undeveloped
<b><u>East:</u></b>	GC	Residence
<b><u>West:</u></b>	GC	Insurance Office

<b>Discussion</b>
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**Parcel/Area Characteristics**

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and streetlights along this section. The immediate area is characterized by commercial and residential uses. North of the site is a Rail Road ROW. East of the site is a non-conforming residential use. West of the site is an insurance office. South of the site is a restaurant and tanning salon.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .25 miles northeast of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located 145 feet south of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.1 miles east of the subject parcel.

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

**Plans & Policies**

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

**Land Use and Design**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day 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 #145) located southeast of the subject parcel on Dutch Fork Road identifies 27,900 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five-lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "D".

There are is a Rehab & Resurfacing feasibility study currently in the design phase for this section of Dutch Fork Road through the SCDOT with no anticipated completion date.

There are no projects or programs scheduled through the County Penny Sales Tax program.

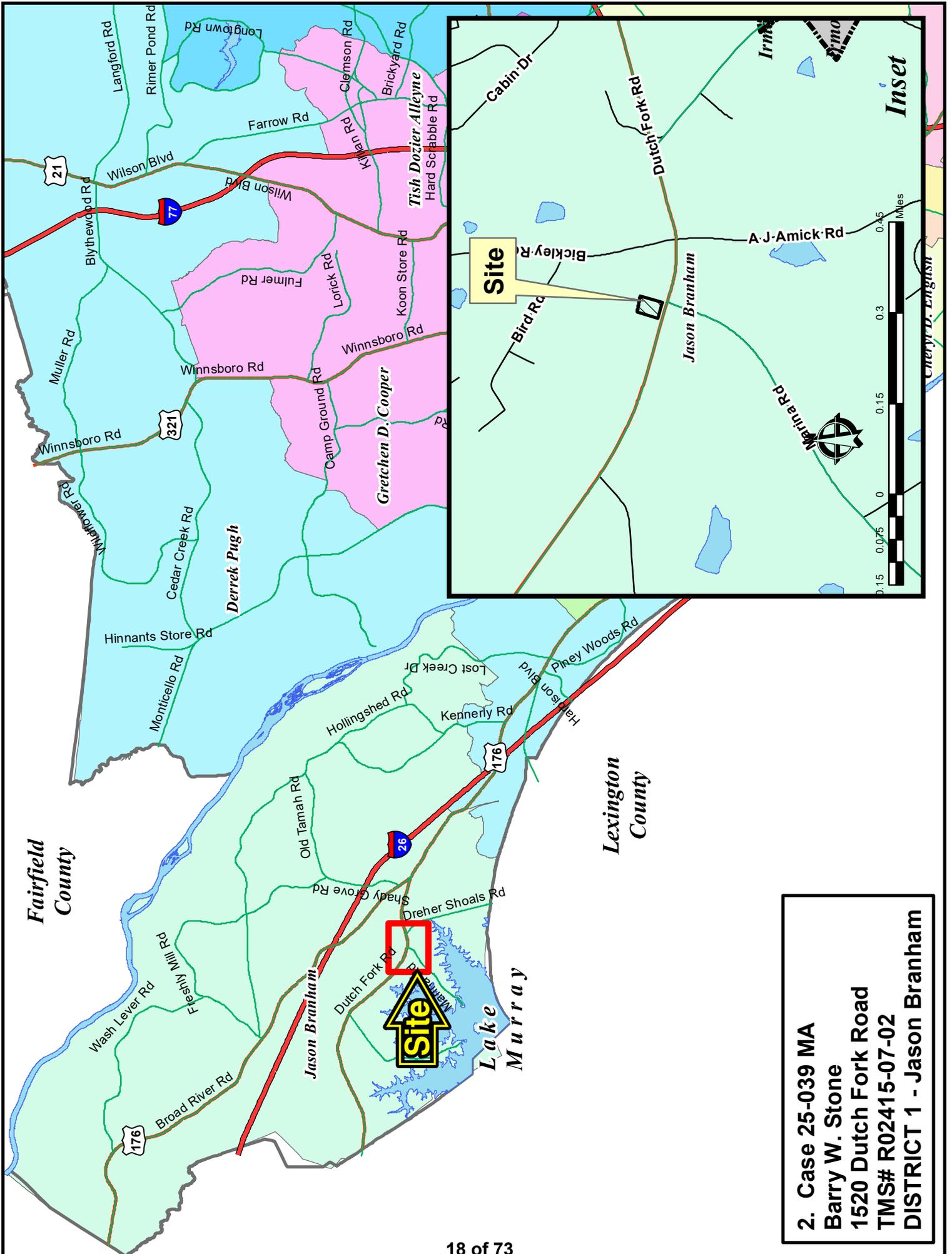
**Conclusion**

The proposed rezoning is compliant with the objectives of the Neighborhood Activity Center designation in the Comprehensive Plan. The requested map amendment aligns with the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services.

The majority of parcels north of Dutch Fork Road are either zoned General Commercial or contain nonconforming commercial uses on parcels not designated for those uses. Approval of the requested zoning would create a designation compatible with adjacent zoning and allow uses consistent with those established on surrounding parcels.

**Zoning Public Hearing Date**

**December 16, 2025.**



**2. Case 25-039 MA**  
**Barry W. Stone**  
**1520 Dutch Fork Road**  
**TMS# R02415-07-02**  
**DISTRICT 1 - Jason Branham**

**CASE 25-039 MA  
RT to GC  
TMS R02415-07-02**

Unnamed St

Bird Rd

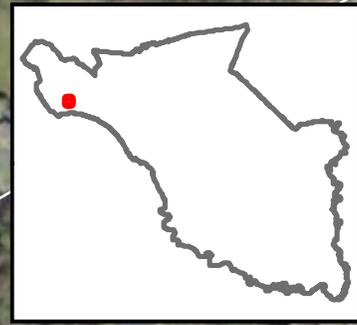
Bickley Rd

**Site**

Dutch Fork Rd

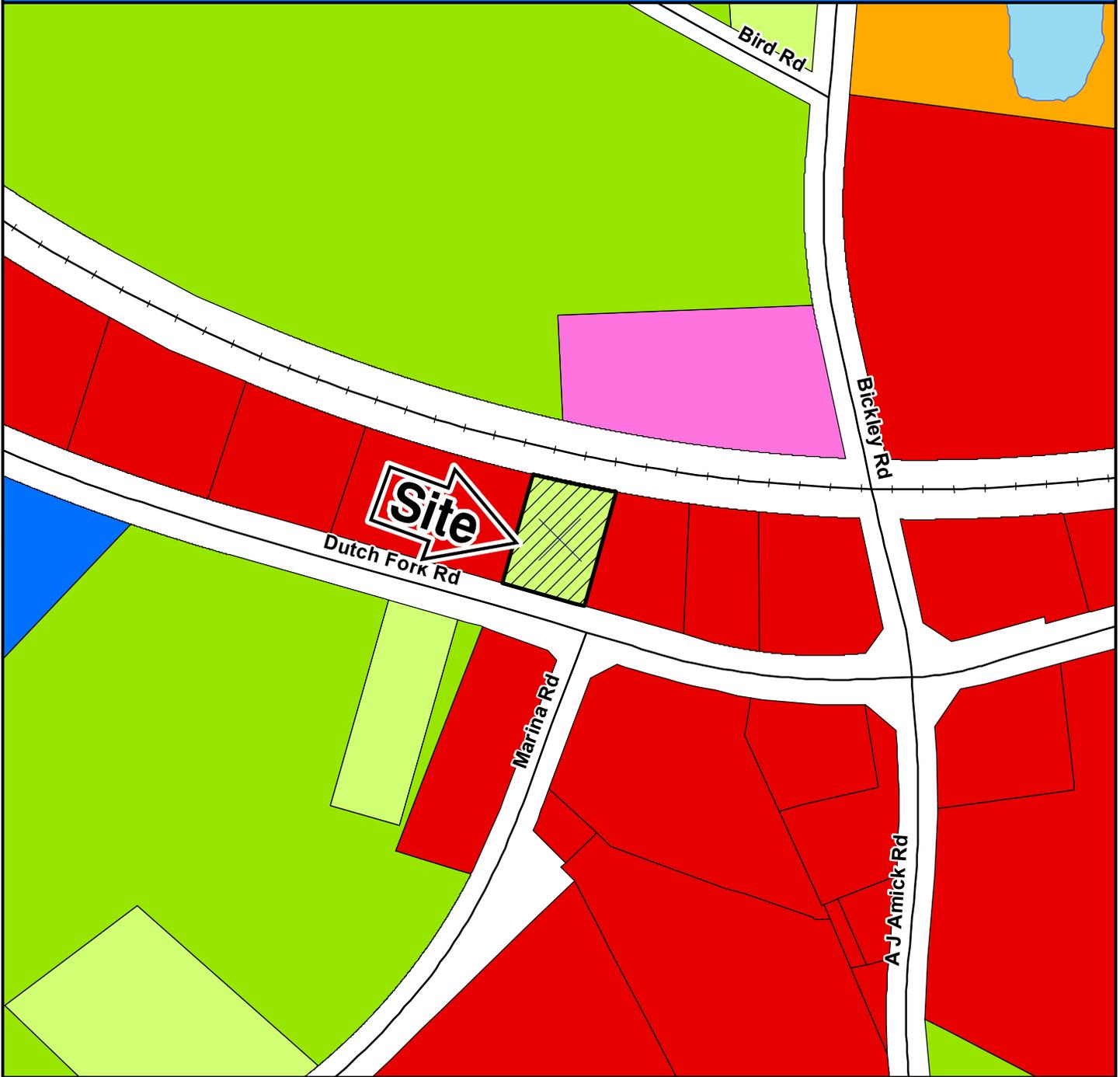
A.J. Amick Rd

-  **SPECIAL FLOOD HAZARD AREA**
-  **WETLANDS**



Richland County & Woolpert

# CASE 25-039 MA RT to GC

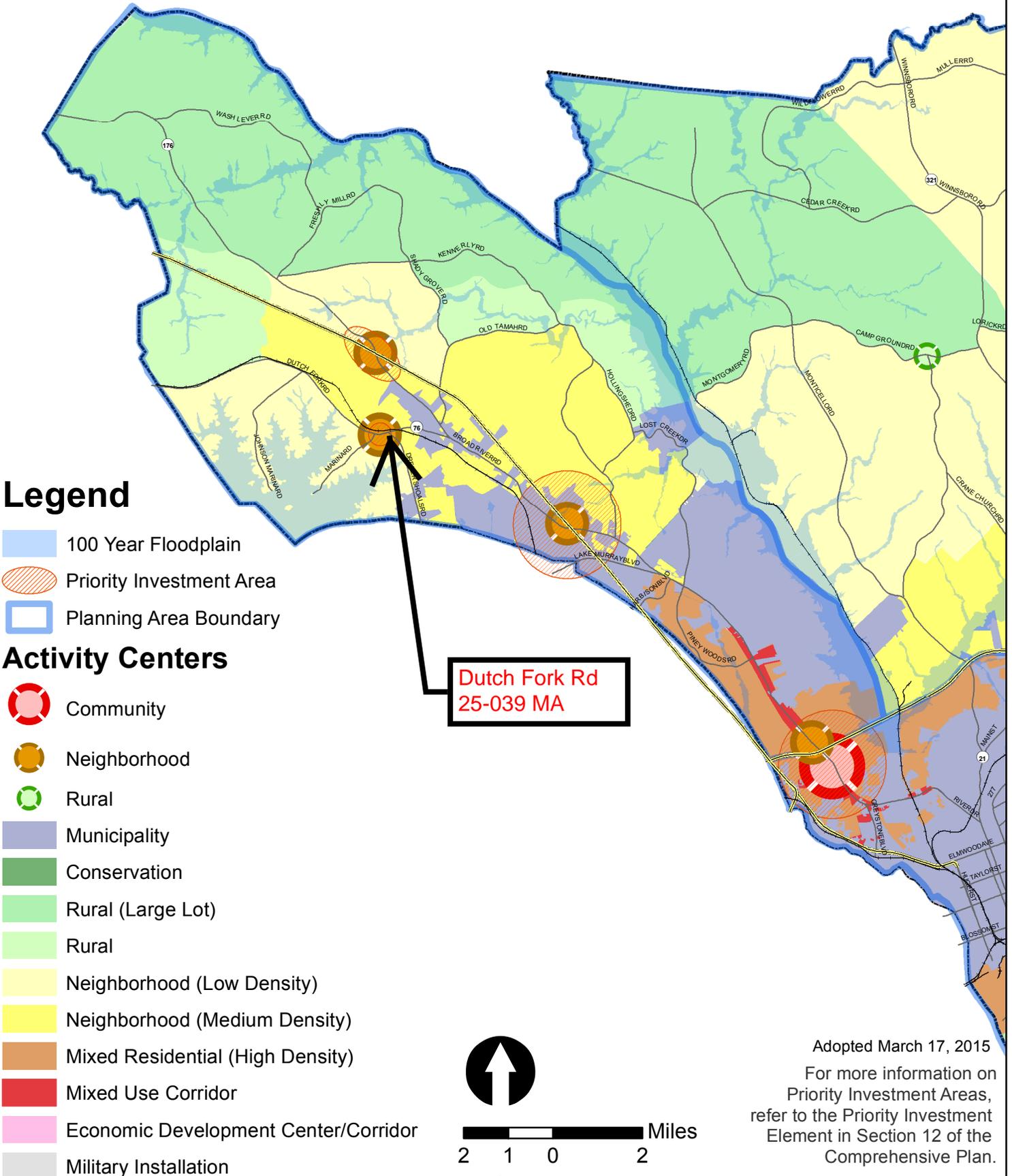


## ZONING CLASSIFICATIONS

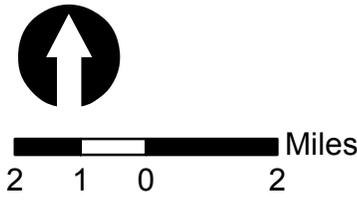
 OS	 R1	 R5	 MU2	 INS	 CC-1	 Subject Property  N
 AG	 R2	 R6	 MU3	 LI	 CC-2	
 HM	 R3	 RC	 GC	 HI	 CC-3	
 RT	 R4	 MU1	 M-1	 PD	 CC-4	

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



## General Commercial (GC) District

Use Classification, Category, Type	GC
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SE
<b>Agriculture and Forestry Related</b>	
Farm supply and machinery sales and service	P
Produce stand	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Multi-family	P
Group home, Family	SR
<b>Group Living</b>	
Group home, Large	SE
Rooming or boarding house	P
<b>Community Service</b>	
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
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	P
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

Commercial	
Kennel	SR
Pet grooming	P
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
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
<b>Recreation/Entertainment</b>	
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
<b>Retail Sales</b>	
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
<b>Vehicle Sales and Services</b>	
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
<b>Industrial</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
<b>Waste and Recycling Facilities</b>	
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.

## Rural Crossroads (RC) District

Use Classification, Category, Type	RC
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Produce stand	P
Veterinary services (livestock)	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
<b>Group Living</b>	
Children's residential care home	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
Community food services	P
Community recreation center	SR
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	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Auction house	P
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	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
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
<b>Recreation/Entertainment</b>	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Marina	P
Shooting range, Indoor	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Building supply sales	P
Consumer goods store	SR
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
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
Car wash	SR
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	SR
Vehicle towing	SR

<b>Industrial</b>	
<b>Extraction</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR
<b>Waste and Recycling Facilities</b>	
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:** December 8, 2025  
**RC PROJECT:** 25-040 MA  
**APPLICANT:** Carl E. Kaiser

**LOCATION:** 214 Blythebrook Road & 1509 Fulmer Road

**TAX MAP NUMBER:** R12400-02-08 & 09  
**ACREAGE:** 157.44 acres  
**EXISTING ZONING:** AG/HM  
**PROPOSED ZONING:** R3

**PC SIGN POSTING:** November 17, 2025

**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).

**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 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: 944 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	Muni / HM / PD	Town of Blythewood / Residential SF / Ashely Oaks - Subdivision
<b><u>South:</u></b>	R3 / RT / HM	Undeveloped / Residential SF
<b><u>East:</u></b>	AG / RT / HM	Undeveloped / Residential SF
<b><u>West:</u></b>	R3	Undeveloped

**Discussion**

**Parcel/Area Characteristics**

The sites have access thru a named drive (Blythebrook Road) and frontage along Fulmer Road. This section of Blythebrook Road is a name drive for E-911 purposes without sidewalks and streetlights. Fulmer Road is a two-lane collector road with no sidewalks and streetlights along this section. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

**Public Services**

The Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 1.26 miles west of the subject parcel. The Westwood High School is located approximately 2 miles east of the subject parcel on Turkey Farm Road. Records indicate that the parcel is near the City of Columbia’s water service area. The parcel is within the Richland County 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 2024 SCDOT traffic count (Station # 413) located south of the subject parcel on Fulmer Road identifies 1,750 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer Road is currently operating at Level of Service (LOS) "A".

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

**Conclusion**

The proposed rezoning is not compliant with the objectives for the Neighborhood (Low Density). This designation encourages low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. The proposed zoning district does not provide for a density that is supportive of this recommendation.

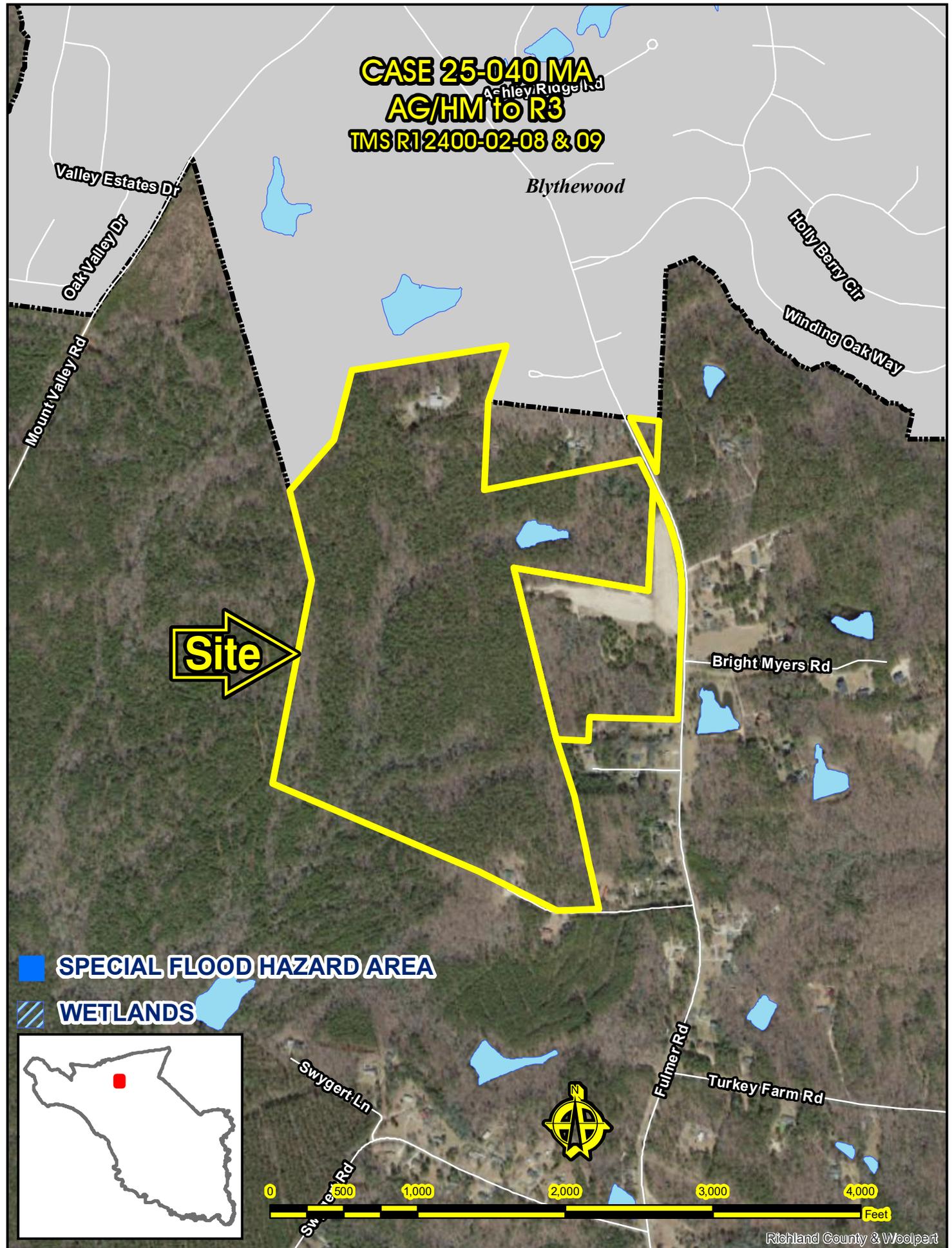
However, the proposed zoning could be viewed as being in character with the development pattern of the area due to the approval of recent rezoning cases in the immediate area.

**Zoning Public Hearing Date**

**December 16, 2025**

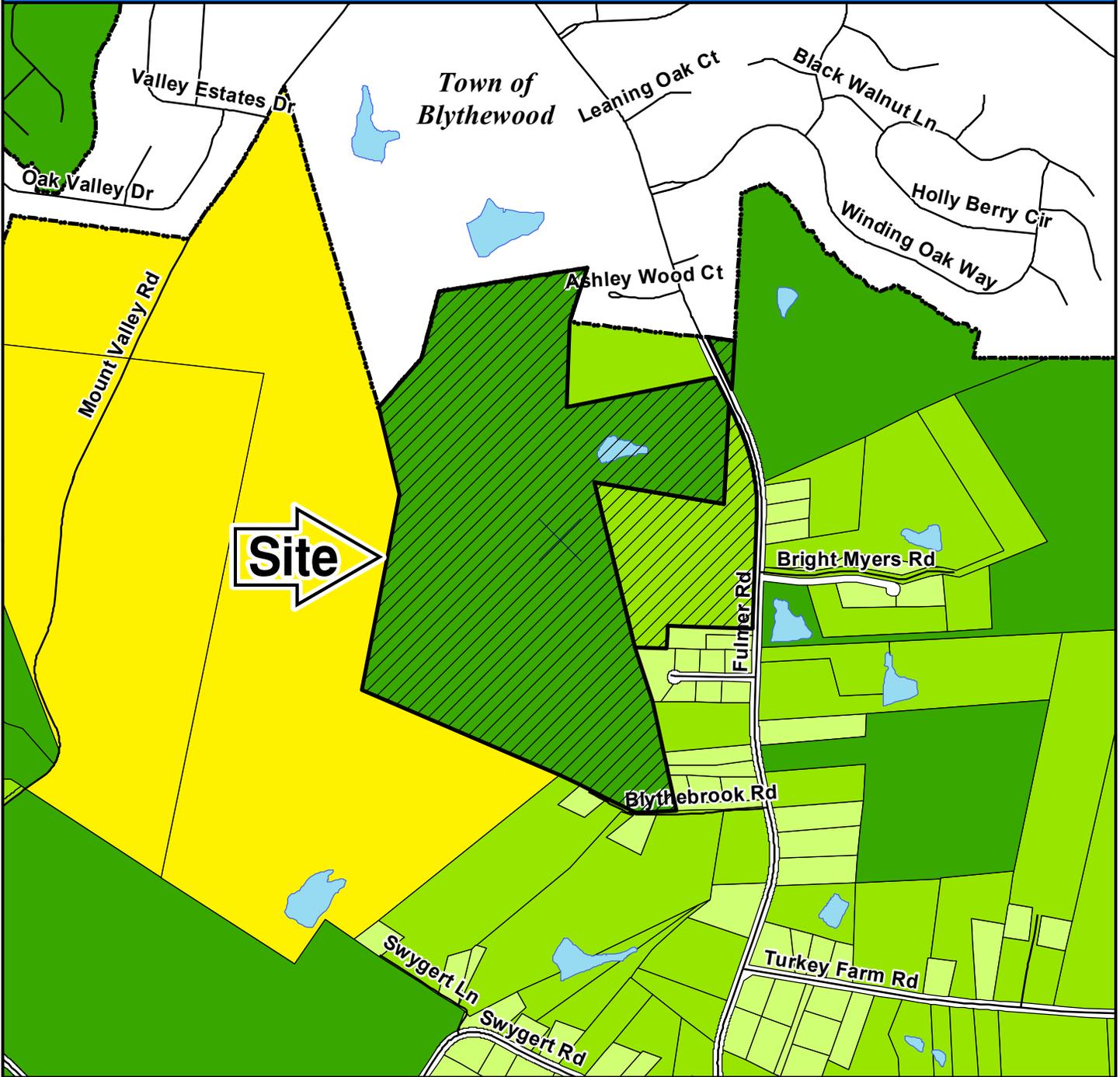


**CASE 25-040 MA**  
**AG/HM to R3**  
**TMSR12400-02-08 & 09**



# CASE 25-040 MA

## AG/HM to R3



### ZONING CLASSIFICATIONS

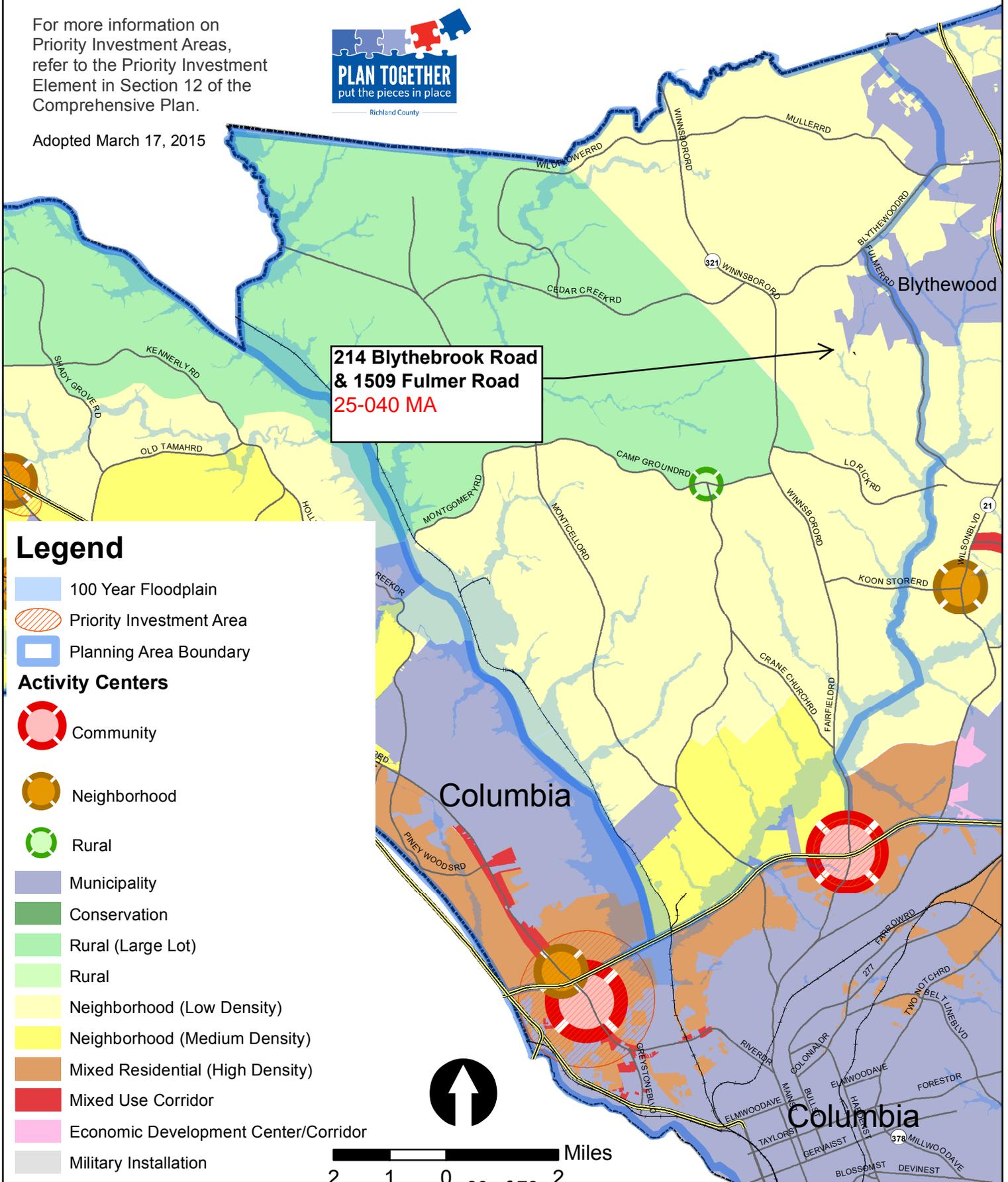
	OS		R1		R5		MU2		INS		CC-1	 Subject Property   N
	AG		R2		R6		MU3		LI		CC-2	
	HM		R3		RC		GC		HI		CC-3	
	RT		R4		MU1		M-1		PD		CC-4	

# 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



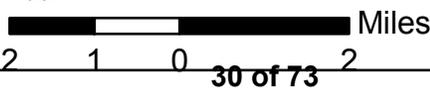
## Legend

- 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
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

<b>Commercial</b>	
Kennel	SR
<b>Recreation/Entertainment</b>	
Hunt club	P
Shooting range, Outdoor	SE
<b>Retail Sales</b>	
Farmers' market	SR
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Campground	SE
Home-based lodging	SR
<b>Industrial</b>	
<b>Extraction</b>	
Borrow pit	SE
Timber and timber products wholesale sales	SR
<b>Production of Goods</b>	
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
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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

<b>Residential Three (R3) District</b>	
<b>Use Classification, Category, Type</b>	<b>R3</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
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:** December 8, 2025  
**RC PROJECT:** 25-041MA  
**APPLICANT:** Walt Shealy

**LOCATION:** 113 Western Lane

**TAX MAP NUMBER:** R04100-07-79  
**ACREAGE:** 5.99 acres  
**EXISTING ZONING:** HM  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** November 17, 2025

**Comprehensive Plan Compliance**

**Not 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 property was designated Homestead District (HM).

**Zoning History for the General Area**

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
21-003 MA	Rural (RU)	General Commercial (GC)	Approved	Approved	Compliant
03-040 MA	Rural (RU)	PDD	Approved	Approved	Consistent

**Zoning District Summary**

The Rural Crossroads District (RC) provides rural lands of the County a limited range of commercial uses, such as small-scale food stores, gasoline stations, produce stands, small feed stores, restaurants, and limited personal services, in order to meet the needs of residents in the surrounding rural community. This district is designed to be located at major intersections so as to prevent the spreading of commercial uses along the major corridors or into the surrounding countryside.

Maximum density standard: N/A

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: N/A

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HM	Electrical Services
<b><u>South:</u></b>	N/A	Interstate 26
<b><u>East:</u></b>	RT	Residential SF
<b><u>West:</u></b>	N/A	Interstate 26

**Discussion**

***Parcel/Area Characteristics***

The subject property has road frontage along Western Lane. Western Lane is classified as a two lane undivided local road without sidewalks or street lights. The immediate area is primarily characterized by scattered low density residential uses and undeveloped land at the intersection of Koon Road and Western Lane.

**Public Services**

The subject parcel is within the boundaries of Lexington-Richland School District Five. The H.E. Corley Elementary School is located .75 miles south of the subject parcel on Chadford Road. Records indicate that the parcel is within the City of Columbia’s water service area and Richland County’s sewer service area. There are no fire hydrants located near the subject parcel. The Ballentine fire station (station number 20) is located on Broad River Road, approximately .9 miles northwest 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 (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 #498) located north of the subject parcel on Koon Road identifies 8,400 Average Daily Trips (ADT's). Koon Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Koon Road 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 improvements or projects planned for this section of Koon Road through both SCDOT or County Penny Sales Tax program.

**Conclusion**

The proposed zoning request is not compliant with the land use and character of the Neighborhood (Medium Density) designation. According to the Comprehensive Plan, non-residential development should be located along main road corridors and within a contextually appropriate distance of a primary arterial intersection.

Furthermore, the requested Rural Crossroads (RC) zoning would allow uses that are more intensive than those supported by the objectives and guidelines for this designation, potentially introducing activities that are not compatible with the existing development pattern.

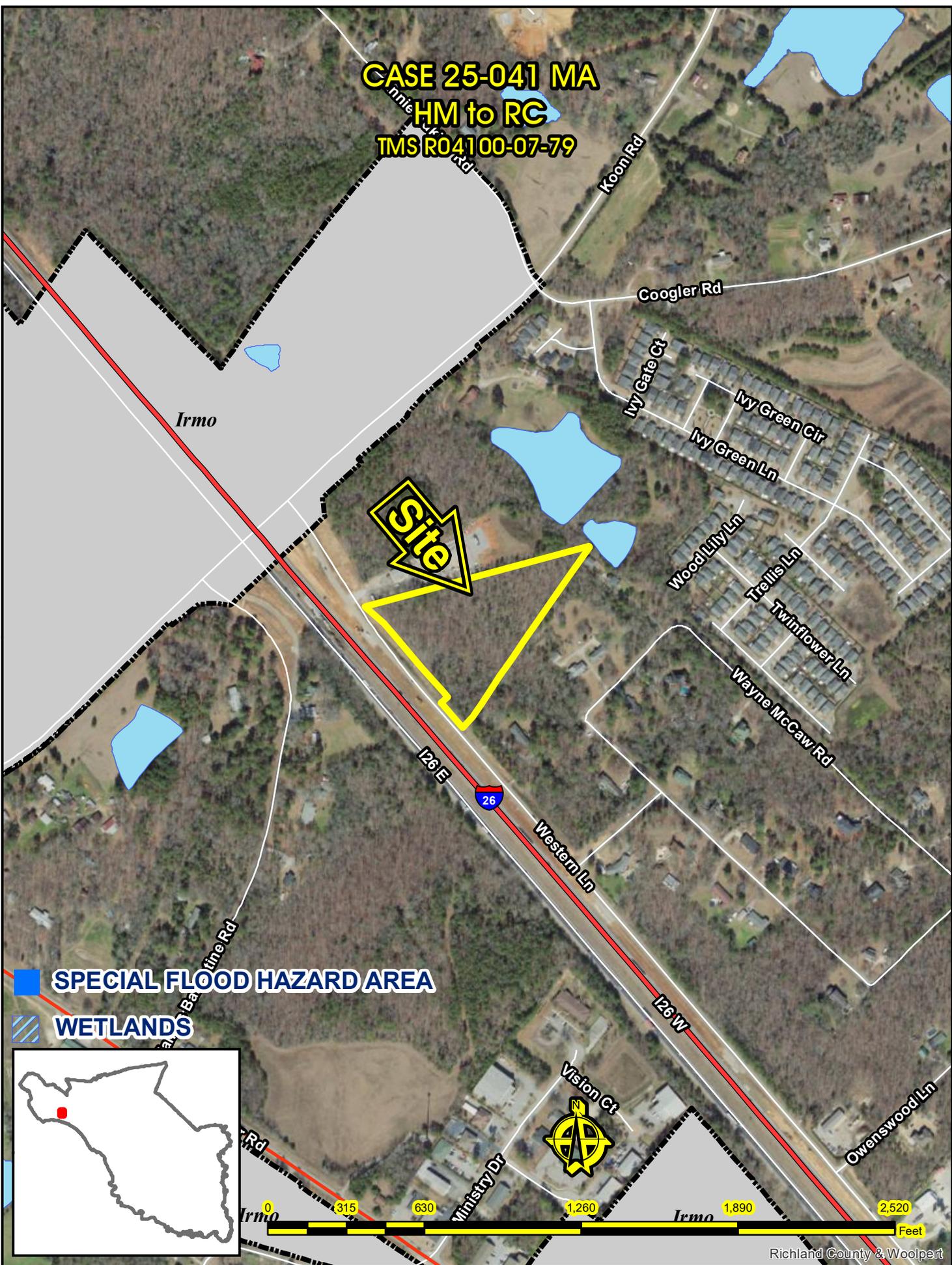
Additionally, the RC district is intended to support the rural areas of the County. The location of the proposed map amendment is not rural in character or development, and therefore does not align with the intent of the RC zoning district.

**Zoning Public Hearing Date**

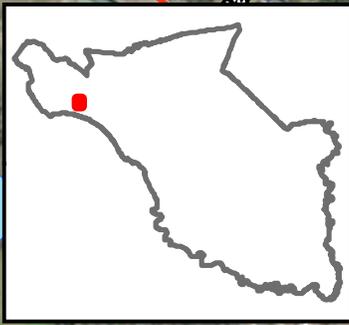
**December 16, 2025.**



**CASE 25-041 MA**  
**HM to RC**  
**TMS R04100-07-79**



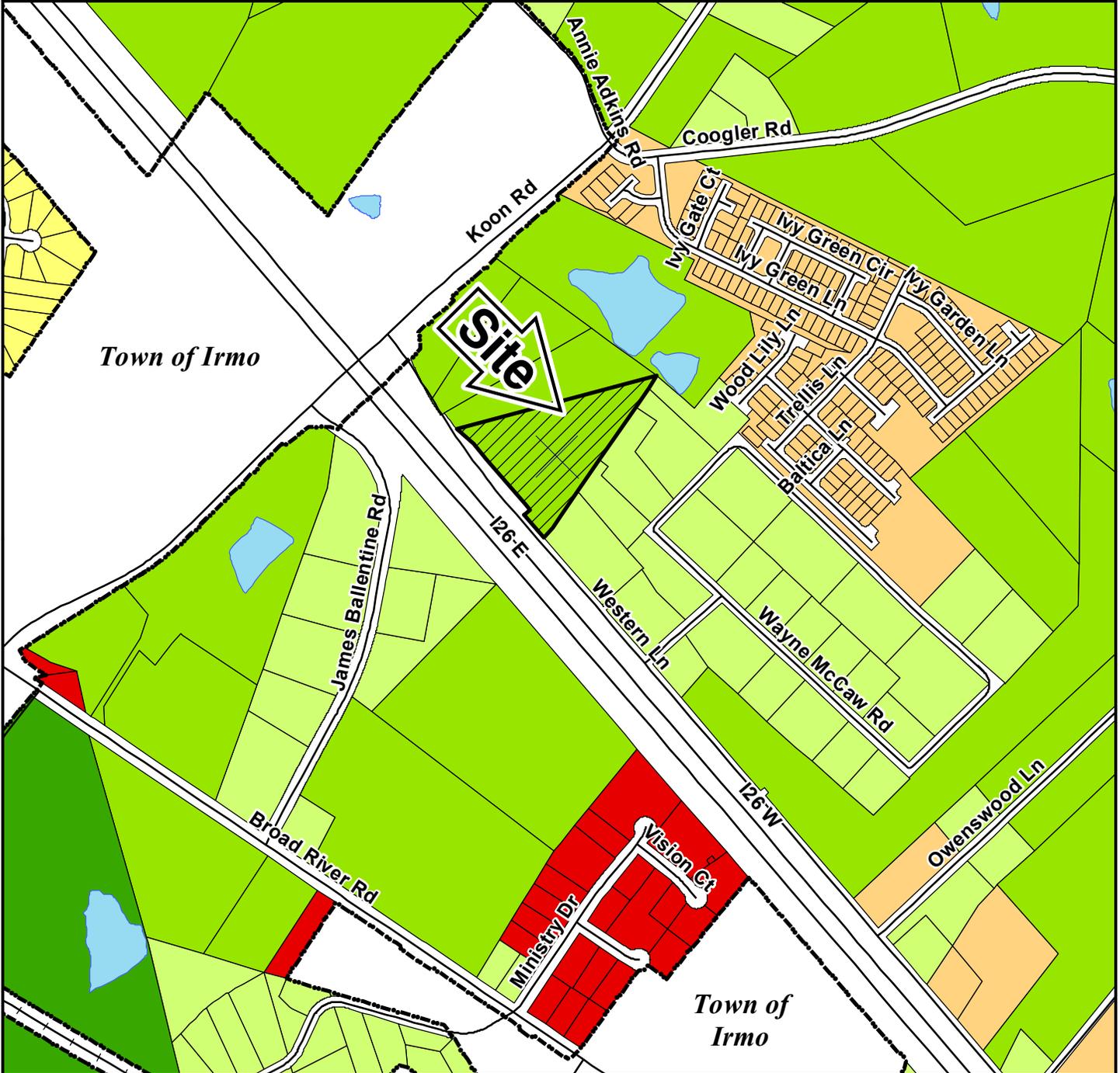
**SPECIAL FLOOD HAZARD AREA**  
**WETLANDS**



Richland County & Woolpert

# CASE 25-041 MA

## HM to RC

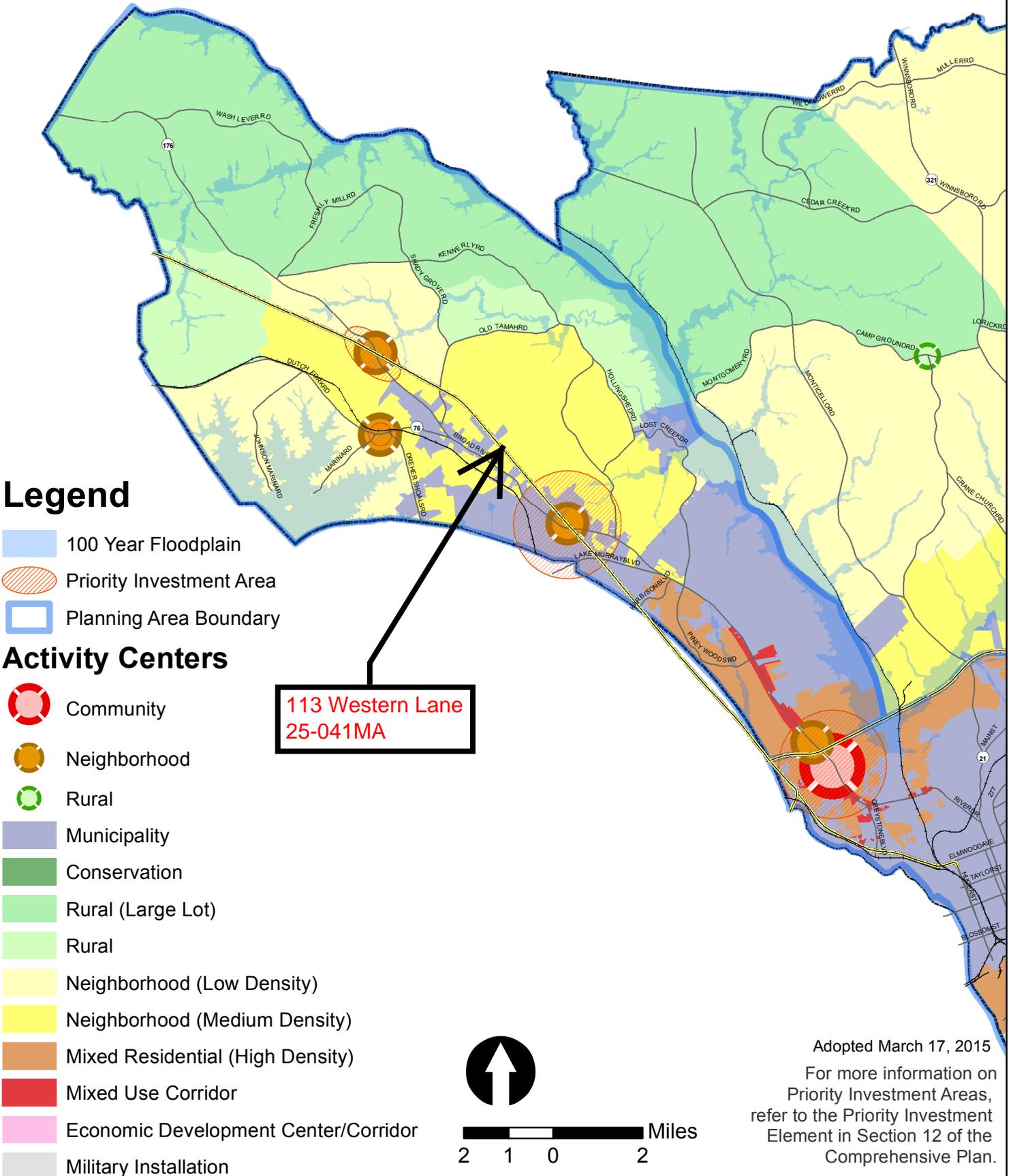


### ZONING CLASSIFICATIONS

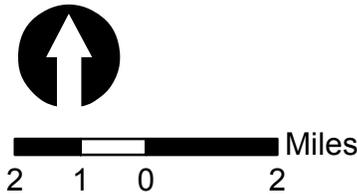
 OS	 R1	 R5	 MU2	 INS	 CC-1	 Subject Property  N
 AG	 R2	 R6	 MU3	 LI	 CC-2	
 HM	 R3	 RC	 GC	 HI	 CC-3	
 RT	 R4	 MU1	 M-1	 PD	 CC-4	

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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



## Homestead (HM) District

Use Classification, Category, Type	HM
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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

## Rural Crossroads (RC) District

Use Classification, Category, Type	RC
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Agriculture and Forestry Related</b>	
Agritourism	P
Farm distribution hub	P
Farm supply and machinery sales and service	P
Produce stand	P
Veterinary services (livestock)	P
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
<b>Group Living</b>	
Children's residential care home	P
Group home, Large	SE
Rooming or boarding house	SE
<b>Public, Civic and Institutional</b>	
Community food services	P
Community recreation center	SR
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	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
College or university	P
Elementary, middle, or high school	P
School, business or trade	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
Funeral home or mortuary	P
<b>Parks and Open Space</b>	
Arboretum or botanical garden	P
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
Fleet terminal	P
Passenger terminal, surface transportation	P
<b>Utilities and Communication</b>	
Antenna	P
Broadcasting studio	P
Communication tower	SE
Utility, minor	SR

<b>Commercial</b>	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
<b>Commercial Services</b>	
Artist studio	P
Auction house	P
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Contractor's office	P
Lawn, tree, or pest control services	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
Bar or other drinking place	SR
Restaurant	SR
Restaurant, Carry-out	P
Restaurant, Drive-through	P
<b>Recreation/Entertainment</b>	
Arena, stadium, or outdoor theater	SR
Commercial recreation, Indoor	P
Commercial recreation, Outdoor	SR
Fitness or training center/studio	P
Marina	P
Shooting range, Indoor	P
Smoking place	SR
<b>Retail Sales</b>	
Bakery	P
Building supply sales	P
Consumer goods store	SR
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
<b>Traveler Accommodations</b>	
Bed and breakfast	SR
Hotel or motel	P
<b>Vehicle Sales and Services</b>	
Car wash	SR
Parking, Commercial	P
Vehicle fueling station	P
Vehicle parts and accessories store	P
Vehicle repair, minor	P
Vehicle sales and rental	SR
Vehicle towing	SR

<b>Industrial</b>	
<b>Extraction</b>	
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
Warehouse/Distribution facility	SR
<b>Production of Goods</b>	
Artisan goods production	SR
Manufacturing, assembly, and fabrication, Light	P
Manufacturing, assembly, and fabrication, General	SR
Manufacturing, assembly, and fabrication, Intensive	SR
<b>Waste and Recycling Facilities</b>	
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:** December 8, 2025  
**RC PROJECT:** 25-042 MA  
**APPLICANT:** Hank Mabry

**LOCATION:** 1459 Freshly Mill Road

**TAX MAP NUMBER:** R02800-02-51  
**ACREAGE:** 76.71 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** HM

**PC SIGN POSTING:** November 17, 2025

**Comprehensive Plan Compliance**

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).

**Zoning History for the General Area**

N/A

**Zoning District Summary**

The Homestead District (HM) provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Maximum density standard: no more than one (1) dwelling units per 1.5 acres.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 50 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	AG / RT	Undeveloped / Residence
<b><u>South:</u></b>	HM	Residence
<b><u>East:</u></b>	AG	Undeveloped
<b><u>West:</u></b>	HM	Residence

**Discussion**

**Parcel/Area Characteristics**

The subject property has frontage along Freshly Mill Road. Freshly Mill Road is a two-lane undivided collector road without sidewalks and streetlights along this section. The immediate area is characterized large lot residential uses and undeveloped land. North, south, and west of the site are single-family detached structures and undeveloped land. East of the site is comprised of large tracks of undeveloped land.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Springhill High School is located 2.46 miles southwest of the subject parcel on Broad River Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There are no fire hydrants along this section of Freshly Mill Road. The Spring Hill / White Rock fire station (station number 18) is located on Broad River Road, approximately 2.5 miles southwest of the subject parcel.

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 ***Rural (Large Lot)***.

**Land Use and Design**

These are areas of mostly active agricultural uses and some scattered large-lot rural residential uses. Limited rural commercial development occurs as Rural Activity Centers located at rural crossroads, and does not require public wastewater utilities. Some light industrial and agricultural support services are located here. These areas are targets for future land conservation efforts, with a focus on prime and active agricultural lands and important natural resources. Historic, cultural, and natural resources are conserved through land use planning and design that upholds these unique attributes of the community.

**Desired Development Pattern**

Active working lands, such as farms and forests, and large lot rural residential development are the primary forms of development that should occur in Rural (Large Lot) areas. Residential development should occur on very large, individually-owned lots or as family subdivisions. Master planned, smaller lot subdivisions are not an appropriate development type in Rural (Large Lot) areas. These areas are not appropriate for providing public wastewater service, unless landowners are put at risk by failing septic systems. Commercial development is appropriately located within Rural Activity Centers.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #456) located southwest of the subject parcel on Freshly Mill Road identifies 1,150 Average Daily Trips (ADT's). Freshly Mill Road is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Freshly Mill Road is currently operating at Level of Service (LOS) "A".

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

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

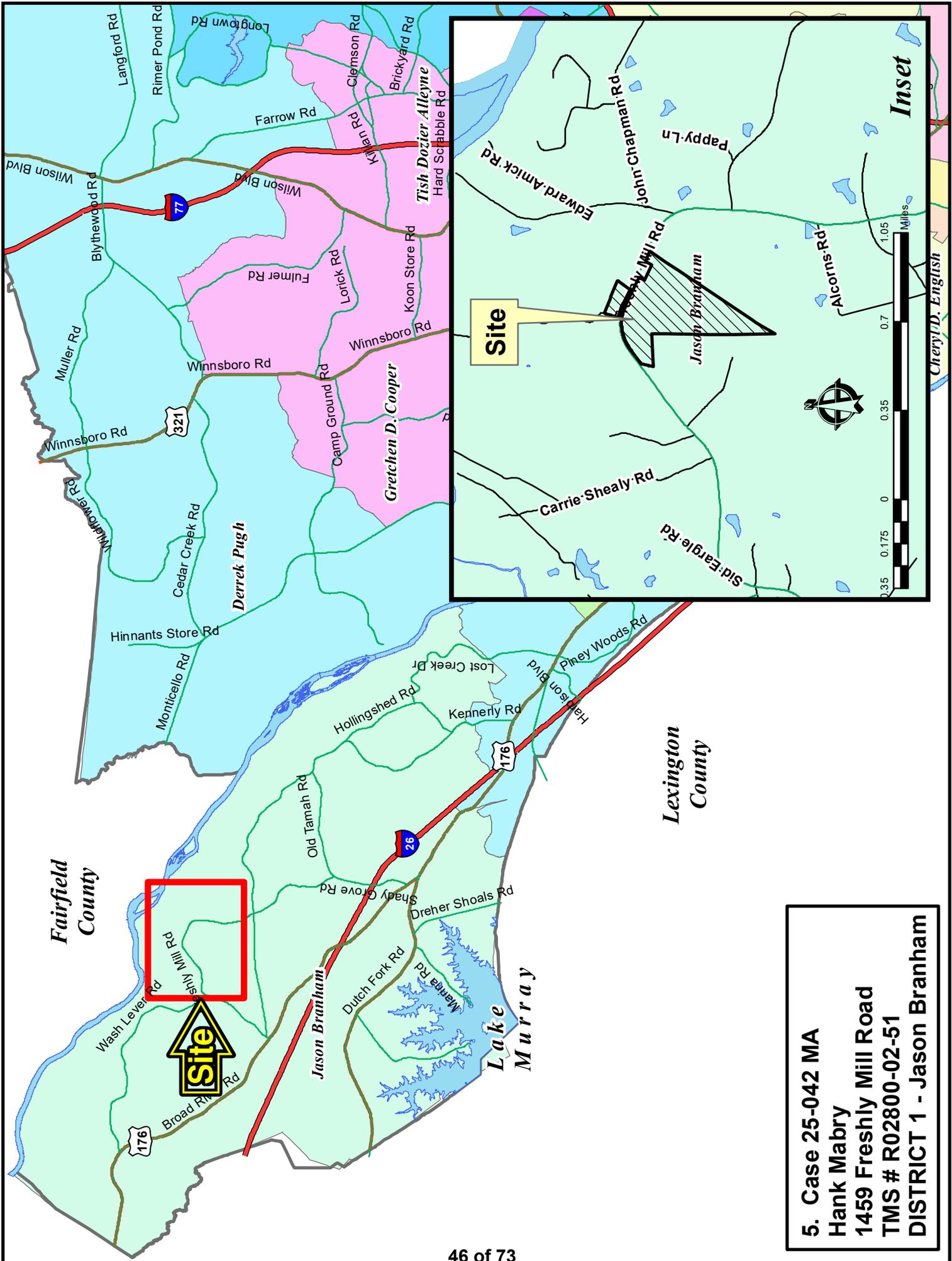
### **Conclusion**

The proposed rezoning is **consistent** with the objectives of the Rural (Large Lot) designation in the Comprehensive Plan. The requested map amendment does align with the residential-agriculture guidelines and recommendations for this designation.

In addition, the requested zoning designation would be in character with the parcels located within the immediate area.

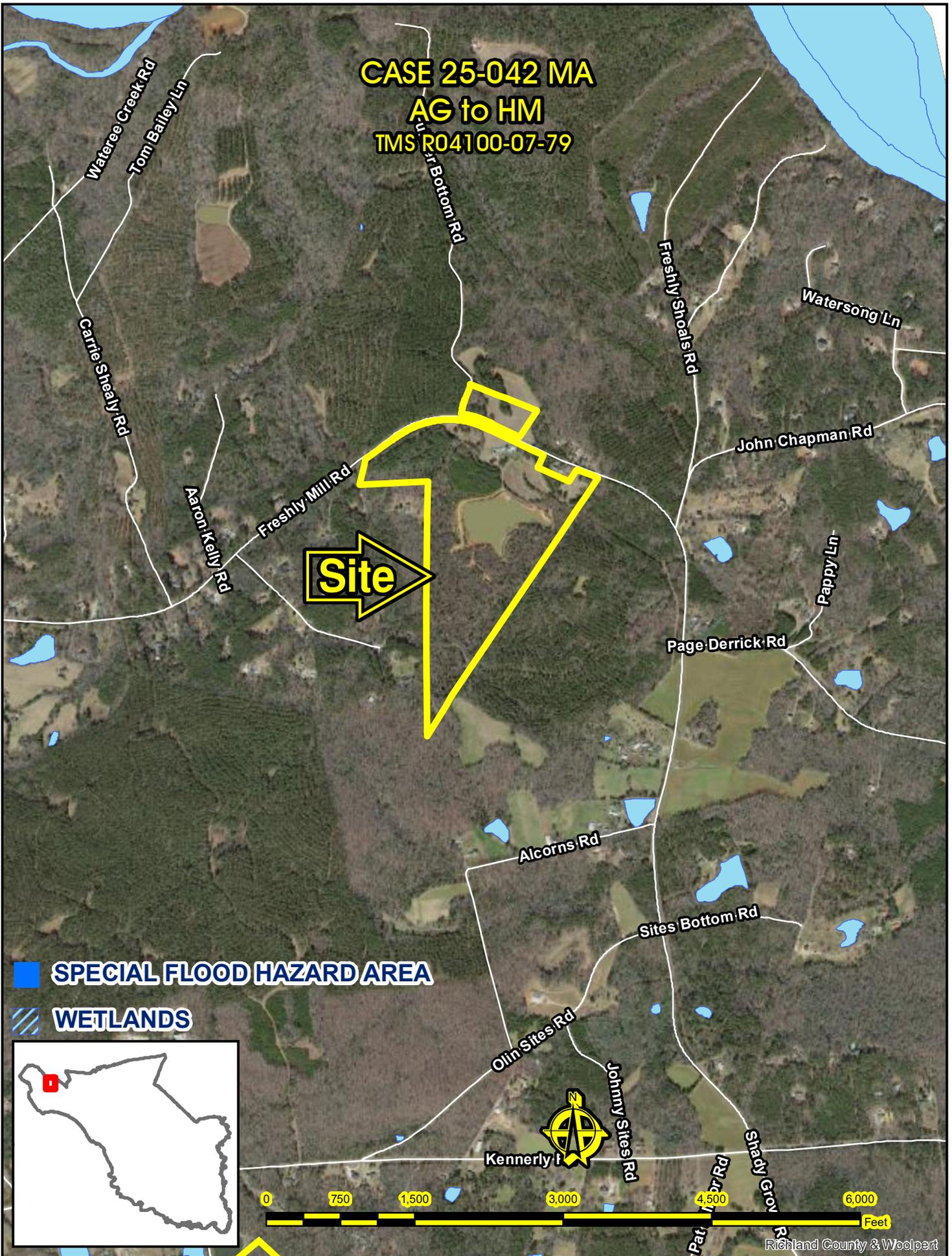
### **Zoning Public Hearing Date**

**December 16, 2025.**



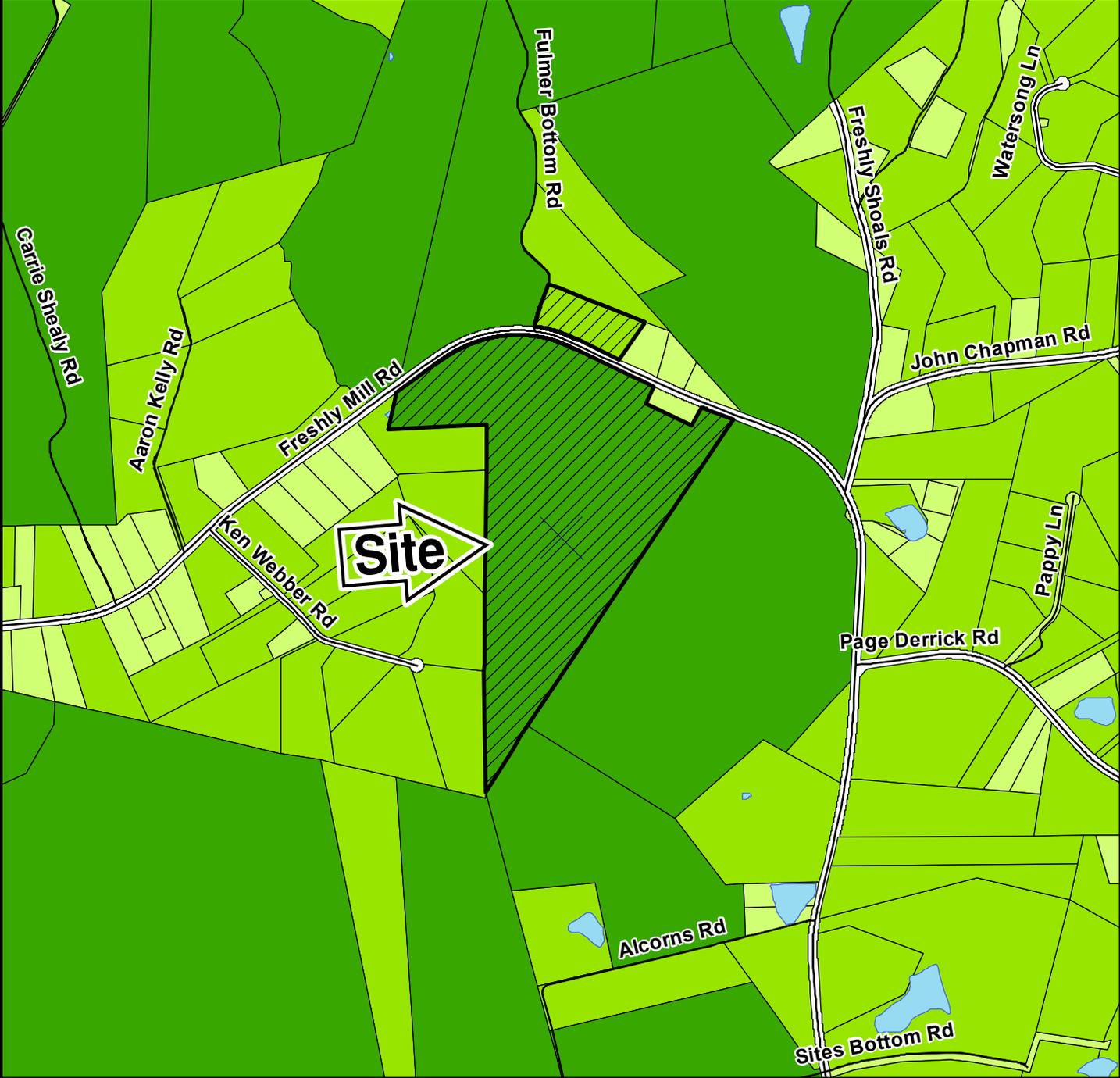
**5. Case 25-042 MA**  
**Hank Mabry**  
**1459 Freshly Mill Road**  
**TMS # R02800-02-51**  
**DISTRICT 1 - Jason Branham**

**CASE 25-042 MA**  
**AG to HM**  
**TMS R04100-07-79**



# CASE 25-042 MA

## AG to HM

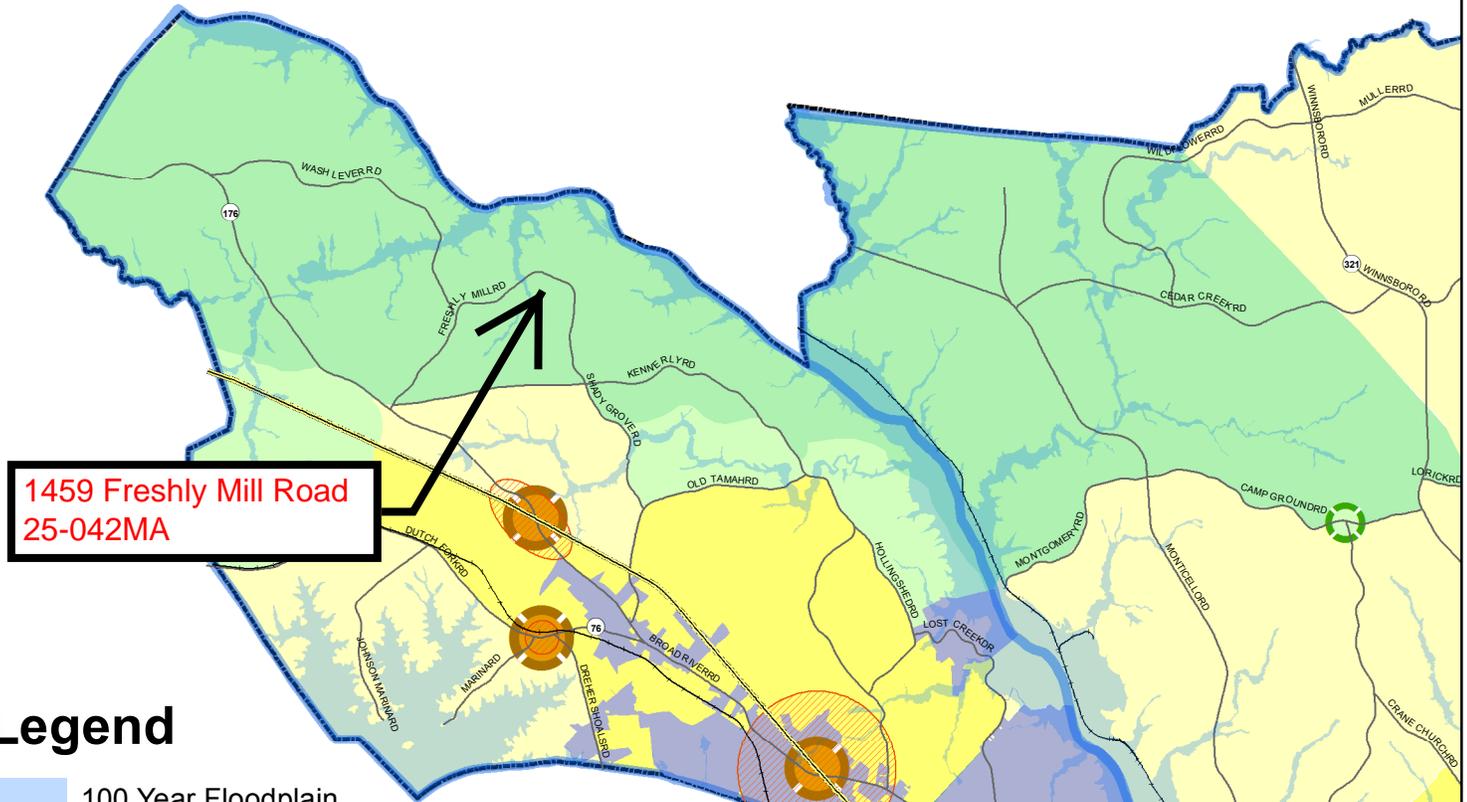


### ZONING CLASSIFICATIONS

	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	

# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



1459 Freshly Mill Road  
25-042MA

### 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.

# Case #24-001 MA - Zoning Districts

## Current Zoning District

### Agricultural (AG) District

Use Classification, Category, Type	AG
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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

# Case #24-012 MA - Zoning Districts

## Current Zoning District

### Homestead (HM) District

Use Classification, Category, Type	HM
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
Manufactured home park	SR
<b>Group Living</b>	
Children's residential care home	SR
Continuing care community	SE
Group home, Large	SE
Rooming or boarding house	SR
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 8, 2025  
**RC PROJECT:** 25-043 MA  
**APPLICANT:** John Stephens

**LOCATION:** Koon Store Road & 9301 Wilson Blvd

**TAX MAP NUMBER:** R12100-02-13 & R14600-01-08  
**ACREAGE:** 155.55 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R4

**PC SIGN POSTING:** November 17, 2025

**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).

**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)

### **Zoning District Summary**

The Residential 4 District (R4) provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. 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 nine (9) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 1,399 dwelling units.

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	AG	Large Lot Undeveloped
<b><u>South:</u></b>	AG/RT	Residential/Large Lot Undeveloped
<b><u>East:</u></b>	HM/RT/PDD	Large Lot Residential/ Developing Residential
<b><u>West:</u></b>	AG	Large Lot Undeveloped

### **Discussion**

#### **Parcel/Area Characteristics**

The parcels have access to Koon Store Road and Wilson Boulevard. There are no sidewalks or streetlamps along this section of Koon Store Road and Wilson Boulevard. The subject parcels are undeveloped. The immediate area is characterized by a mix of large lot single-family parcels, undeveloped parcels and a developing single-family subdivision. East of the subject parcel is a single-family subdivision. West of the site are large agricultural lots. South and of the subject parcels undeveloped large lots and residences.

#### **Public Services**

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located approximately 1.58 miles south of the subject parcel on Pisgah Church Road. Records indicate that the parcel is in the City of Columbia's water service area. Sewer would be through the City of Columbia, private, septic, or other system. There is a fire hydrant located east of the site. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.77 miles east of the subject site.

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 ***Neighborhood Activity Center and Neighborhood (Low-Density)***.

### **Neighborhood Activity Center**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day 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.

### **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 2024 SCDOT traffic count (Station # 135) located east of the subject parcel on Wilson Boulevard identifies 9,700 Average Daily Trips (ADT's). This section of Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Killian 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 planned or programmed improvements for this section of Wilson Boulevard, 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 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 its intent. Although this designation allows for increased densities when balanced by the preservation of open space and natural

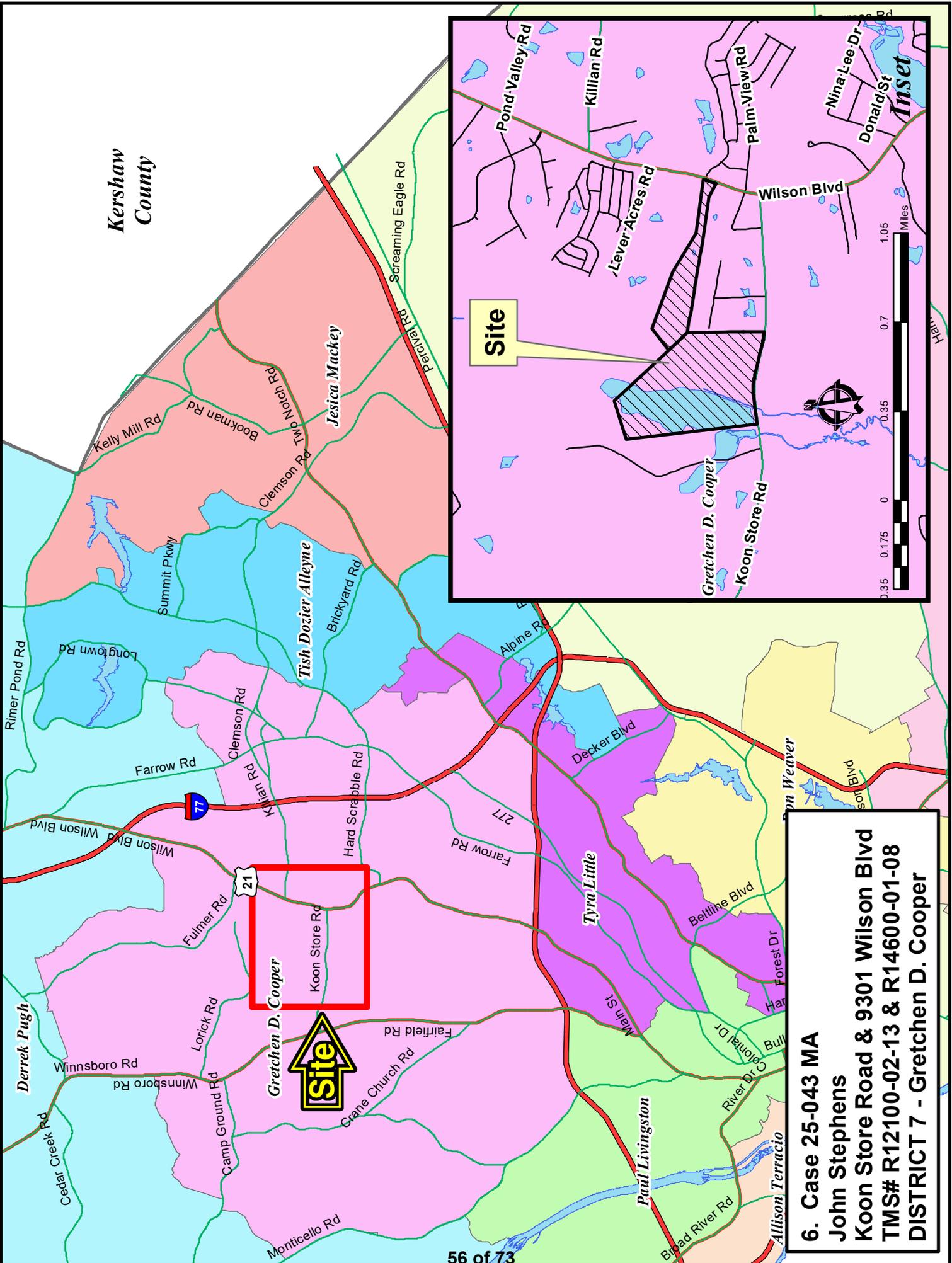
features, the requested map amendment may be viewed as establishing a density level that exceeds what is appropriate to support the intended transition between Rural and Neighborhood (Medium Density) future land use areas.

A portion of the subject request is located along a section of Wilson Boulevard that falls within the Neighborhood Activity Center designation of the Comprehensive Plan. According to the Plan, medium density housing is encouraged to support surrounding neighborhood scale commercial development and institutional uses in the area. However, there appears to be a conflict between the goals and recommendations of the Neighborhood (Low Density) and Neighborhood Activity Center designations, particularly given their close proximity in this area. In addition, recent denials of rezoning requests which would have permitted more intense uses in the immediate area, suggests that further evaluation of the appropriateness of the Neighborhood Activity Center designation along this section of Wilson Boulevard may be warranted.

<b>Zoning Public Hearing Date</b>
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**December 16, 2025.**

**Kershaw  
County**



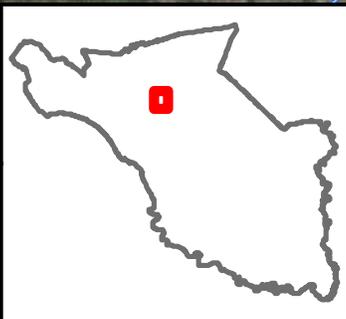
**6. Case 25-043 MA**  
**John Stephens**  
**Koon Store Road & 9301 Wilson Blvd**  
**TMS# R12100-02-13 & R14600-01-08**  
**DISTRICT 7 - Gretchen D. Cooper**

**CASE 25-043 MA**  
**AG to R4**  
**TMSR12100-02-13 & R14600-01-08**

**Site**

 **SPECIAL FLOOD HAZARD AREA**

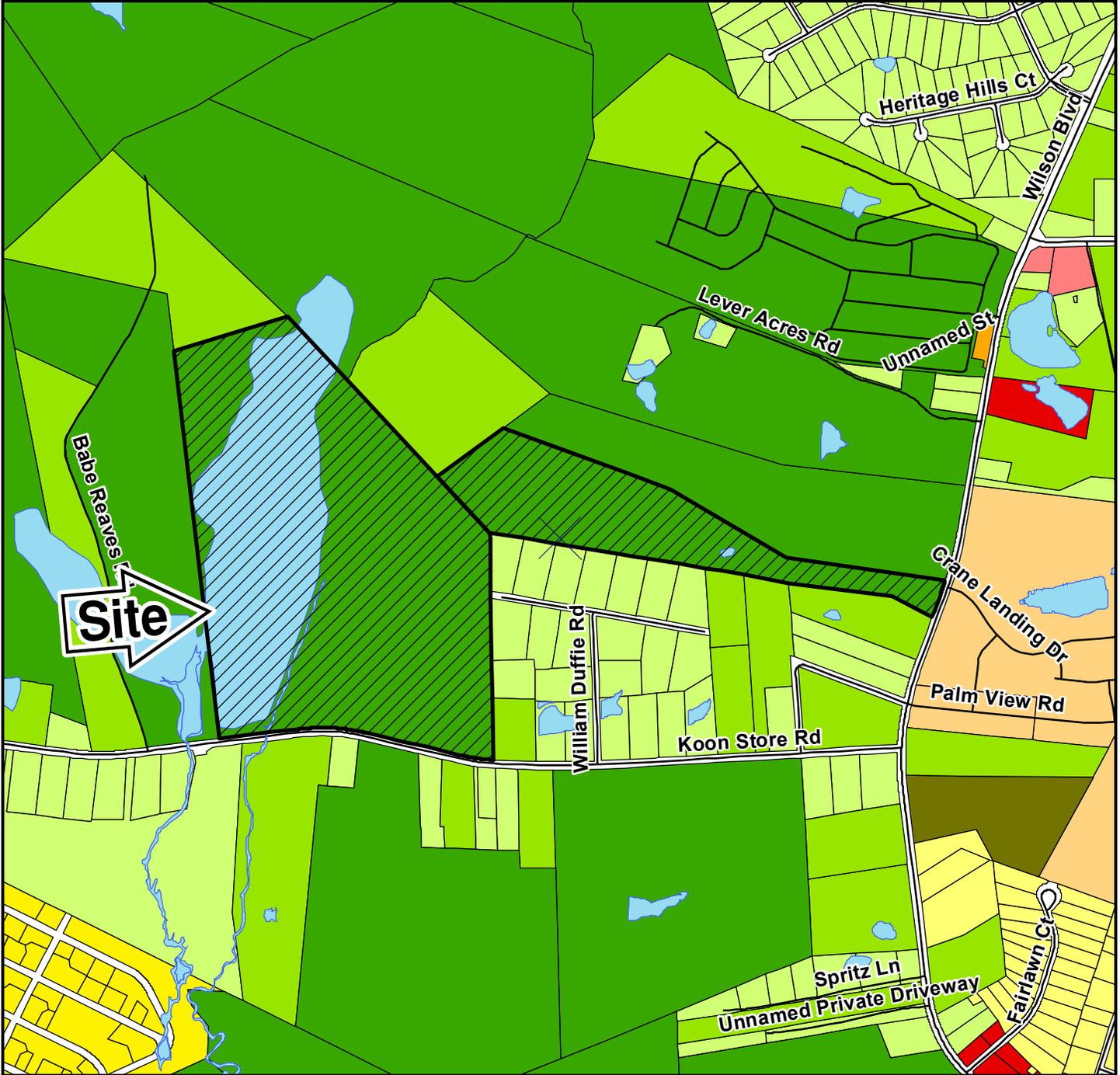
 **WETLANDS**



Richland County & Woolpert

# CASE 25-043 MA

## AG to R4



### 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



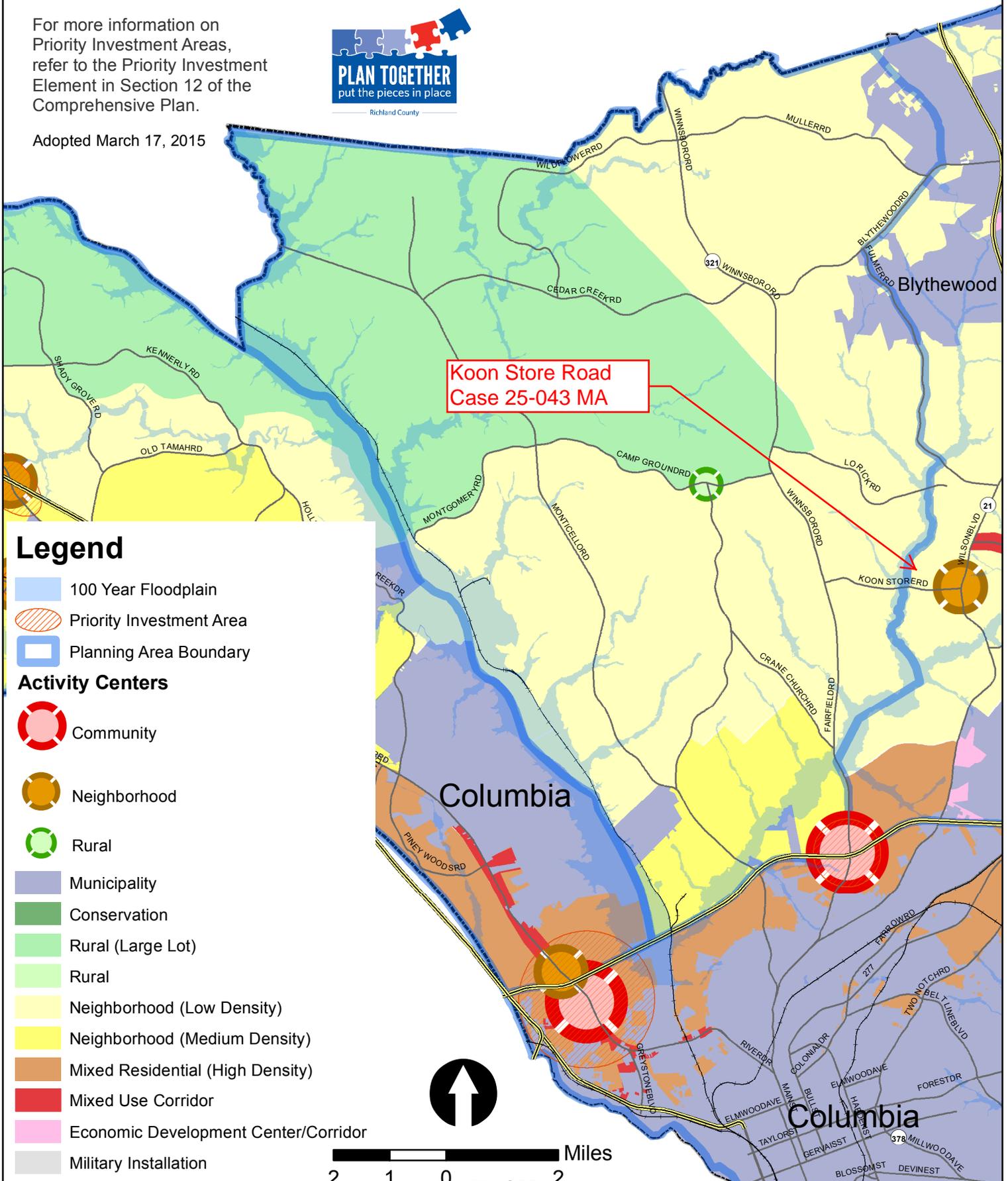
# NORTH CENTRAL PLANNING AREA

## 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.

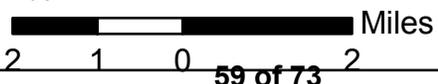


Adopted March 17, 2015



### 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
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Agriculture	P
Community garden	SR
Forestry	P
Poultry farm	SR
Swine farm	SE
<b>Agriculture and Forestry Related</b>	
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
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Live-Work	SR
Dwelling, Single-family detached	P
Group home, Family	SR
Manufactured home	SR
<b>Group Living</b>	
Rooming or boarding house	SE
<b>Public, Civic, and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Membership organization facility	SE
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Funeral and Mortuary Services</b>	
Cemetery	SR
<b>Parks and Open Space</b>	
Arboretum or botanical garden	SE
Park or greenway	SE
Zoo	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Communication tower	SE
Solar energy conversion system, Large scale	SR
Utility, minor	SR
Wind energy conversion system, Large scale	SE

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

<b>Residential Four (R4) District</b>	
<b>Use Classification, Category, Type</b>	<b>R4</b>
<b>Agricultural</b>	
<b>Agriculture and Forestry</b>	
Community garden	SR
<b>Residential</b>	
<b>Household Living</b>	
Dwelling, Single-family detached	P
Group home, Family	SR
<b>Public, Civic and Institutional</b>	
<b>Community Service</b>	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
<b>Education</b>	
Elementary, middle, or high school	SR
<b>Parks and Open Space</b>	
Park or greenway	SR
<b>Transportation</b>	
Transit stop	SR
<b>Utilities and Communication</b>	
Antenna	P
Utility, minor	SR
<b>Commercial</b>	
<b>Recreation/Entertainment</b>	
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.

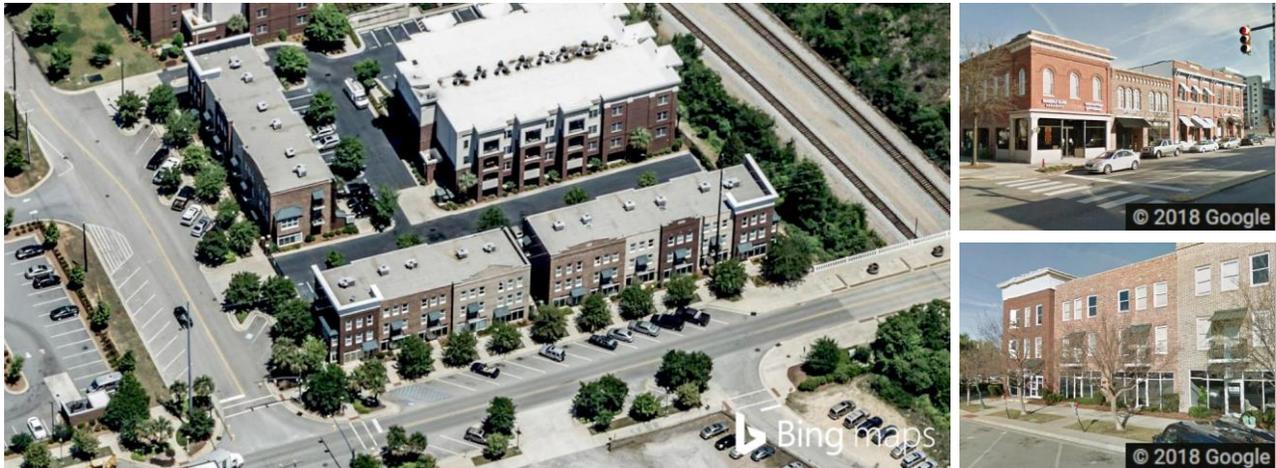
## (e) MU2: Corridor Mixed-Use District

### 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) <sup>[1]</sup>	20	20
<b>1</b> Lot Area, min. (sf)	10,000	5,000
Lot Width, min.	None	None
Floor Area Ratio (FAR), max. <sup>[2]</sup>	None	2.0
<b>2</b> Build-to Line, min.   max. (ft) <sup>[3][4]</sup>	None   20	None   20
Building width in build-to zone, min. (% of lot width) <sup>[5]</sup>	50	50
Side Yard Setback, min.	None	None
<b>3</b> Rear Yard Setback, min. (ft)	10	10
<b>4</b> Building Height, max. (ft)	50	50

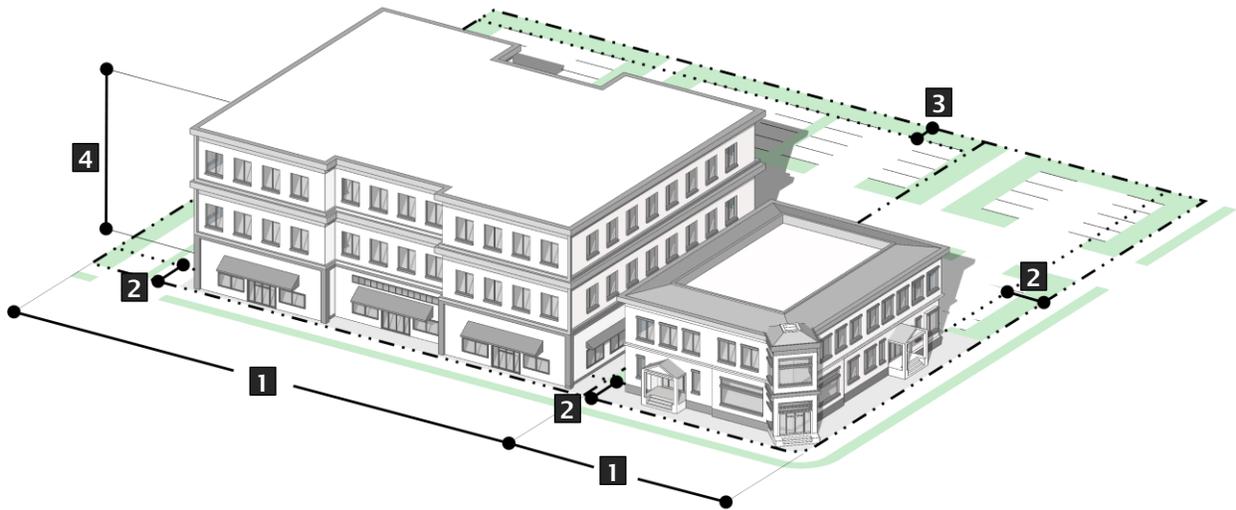
#### NOTES:

[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

**(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  
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<b>Agricultural</b>																												
<b>Agriculture and Forestry</b>																												
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									
<b>Agriculture and Forestry Related</b>																												
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																	
<b>Residential</b>																												
<b>Household Living</b>																												
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
<b>Group Living</b>																												
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
<b>Public, Civic, and Institutional</b>																												
<b>Community Service</b>																												
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						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
<b>Education</b>																											
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
<b>Funeral and Mortuary Services</b>																											
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	
<b>Parks and Open Space</b>																											
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
<b>Transportation</b>																											
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	
<b>Utilities and Communication</b>																											
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					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
<b>Commercial</b>																											
<b>Animal Services</b>																											
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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<b>Commercial services</b>																												
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	P	A	A	A		
Consumer goods repair											SR	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	
<b>Eating and Drinking Establishments</b>																												
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	
<b>Recreation/Entertainment</b>																												
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				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	
<b>Retail Sales</b>																												
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		
<b>Traveler Accommodations</b>																												
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		
<b>Vehicle Sales and Services</b>																												
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	
<b>Industrial</b>																												
<b>Extraction</b>																												
Borrow pit		SE	SE	SE														SE	P								(d)(5)a.1	
Mining/Extraction																			P									
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>																												
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	
<b>Industrial Service</b>																												
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				
<b>Production of Goods</b>																												
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	

**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		
<b>Waste and Recycling Facilities</b>																													
Construction and inert debris landfill																												(d)(5)e.1	
Hazardous waste collection, storage, and disposal																													(d)(5)e.2
Non-hazardous waste collection, storage, and disposal																								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**

**Thursday, November 20, 2025  
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  
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. Case # 25-015 MA District 2  
Mark Glenn The Honorable Derrek Pugh  
RT/HM to LI (9.83 acres)  
10326,10330,10320 Monticello Rd and E/S Monticello Rd  
TMS# R06900-05-12, R06900-05-13, R06900-05-26, &  
R06900-05-37  
Planning Commission: Disapproval (7-0)  
Comprehensive Plan: Non-compliant  
**Deferred by County Council: 9-0**
  
- b. Case # 25-036 MA District 1  
Brian W. Tubeville The Honorable Jason Branham  
RT to R5 (2.41 acres)  
128 James Ballentine Road  
TMS# R03300-05-07  
Planning Commission: Approval (4-3)  
Comprehensive Plan: Non-compliant  
**Deferred by County Council: 9-0**
  
- c. Case # 25-037 MA District 3  
Isaac Scheer The Honorable Tyra Little  
HM to INS (5.54 acres)  
2132 Oakpark Road  
TMS# R17002-01-05  
Planning Commission: Approval (6-0)  
Comprehensive Plan: Compliant  
**Deferred by County Council: 9-0**

- d. Case # 25-038 MA  
Thelma or Melvin Bell  
RT to R4 (.11 acres)  
1708 Smith Street  
TMS# R16204-10-02  
Planning Commission: Approval (6-0)  
Comprehensive Plan: Compliant  
**Deferred by County Council: 9-0**

District 10  
The Honorable Cheryl D. English

**7. ADJOURNMENT**

**7:19 pm**



# 2026 CALENDAR PLANNING COMMISSION

Planning Commission	Zoning Public Hearing
*customarily meets on the 1st Monday of the month at 6 pm	*customarily meets on the 4th Tuesday of the month at 7 pm
February 2nd	February 24th
March 2nd	March 24th
April 13th	April 28th
May 4th	May 19th
June 1st	June 23rd
July 9th	July 22nd
August 3rd	
September 14th	September 22nd
October 5th	October 27th
November 2nd	November 19th
December 7th	December 15th

All dates and times are subject to change.

For questions concerning meeting dates and times, please contact the Richland County Planning Department at (803) 576-2190 or [planningcommission@rcgov.us](mailto:planningcommission@rcgov.us).



Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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