

RICHLAND COUNTY PLANNING COMMISSION



April 13, 2026

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

Purpose and Use of the Future Land Use Map

Purpose of Future Land Use Map and Categories

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

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

Using the Future Land Use Map and Categories

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

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

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

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

RICHLAND COUNTY PLANNING COMMISSION



Monday, April 13, 2026
Agenda
6:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman - Christopher Yonke
Vice Chairman - Beverly Frierson

Frederick Johnson, II • Mark Duffy • Sena Loyd • Charles Durant
Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES:** 19 February 2026
5. **CONSENT AGENDA [ACTION]**

a. MAP AMENDMENTS

1. Case # 25-046 MA District 7
Katherine Lloyd The Honorable Gretchen D. Cooper
RT/HM to RC (1.072 acres)
9450 Wilson Blvd & Wilson Blvd
TMS# R14600-03-56 & R14600-03-58 (P)
Comprehensive Plan: Compliant
[Page 5](#)
2. Case # 26-005 MA District 4
Omar Shaheed The Honorable Paul Livingston
R4 to GC (.33 acres)
NX5010 and 5010 Ridgewood Ave
TMS# R09309-13-01 and R09309-13-15
Comprehensive Plan: Non-Compliant
[Page 15](#)
3. Case # 26-006 MA District 1
Jeremy Halady The Honorable Jason Branham
HM to RC (3.38 acres)
2101 Kennerly Road
TMS# R04200-06-91
Comprehensive Plan: Non-Compliant
[Page 24](#)

4. Case # 26-007 MA
Elias Dib
HM to MU2 (8.18 acres)
1284 Kelly Mill Road & S/S Kelly Mill Road
TMS# R20500-02-05 & R20500-02-12
Comprehensive Plan: Non-Compliant
[Page 33](#)

District 2
The Honorable Derrek Pugh

5. Case # 26-008 MA
Julius Murray, Jr.
HM to RT (8.08 acres)
1879 Chain Gang Road
TMS# R37000-06-01
Comprehensive Plan: Non-Compliant
[Page 42](#)

District 10
The Honorable Cheryl D. English

6. LAND DEVELOPMENT CODE UPDATES [ACTION]

- a. Review of the Non-Residential Districts of the Richland County Land Development Code to evaluate the compatibility of the permitted and conditional uses and the development standards - [Page 51](#)

7. COMPREHENSIVE PLAN [ACTION]

- a. Comprehensive Plan - Update - [Page 58](#)

8. CHAIRMAN'S REPORT

9. COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR'S REPORT

- a. Report of Council – 24 March 2026 ZPH - [Page 59](#)
b. Development Review Team (DRT) Report - 1 January 2025 - 31 March 2026 - [Page 61](#)

10. ADJOURNMENT

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 13, 2026
RC PROJECT: 25-046 MA
APPLICANT: Katherine Lloyd

LOCATION: 9450 Wilson Blvd & Wilson Blvd

TAX MAP NUMBER: R14600-03-56 & 58 (portion of)
ACREAGE: 1.07
EXISTING ZONING: RT & HM
PROPOSED ZONING: RC

PC SIGN POSTING: March 27, 2026

Comprehensive Plan Compliance

Compliant

Background

Zoning History

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

Zoning History for the General Area

| Case | Zoning at Request | Proposed Zoning | CC Action | PC Rec. | Comp Plan Compliance |
|-----------|-------------------|------------------------------|-----------|----------|----------------------|
| 09-016 MA | Rural (RU) | Neighborhood Commercial (NC) | Approval | Approval | Compliant (2009) |
| 22-003 MA | Rural (RU) | Neighborhood Commercial (NC) | Denial | Approval | Non-Compliant (2015) |
| 14-021 MA | Rural (RU) | Rural Commercial (RC) | Approval | Approval | Compliant (2009) |

Zoning District Summary

The RC: Rural Crossroads District 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.

Minimum lot area/maximum density: Minimum lot area requirement: 18,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

| Direction | Existing Zoning | Use |
|---------------|-----------------|------------------------|
| <u>North:</u> | RC | Undeveloped |
| <u>South:</u> | HM | Residence |
| <u>East:</u> | RT / RC | Residence |
| <u>West:</u> | AG | Manufactured Home Park |

Discussion

Parcel/Area Characteristics

The request contains two parcels. The parcel to the north has frontage on Wilson Boulevard only, contains a single-family residential structure and has no sidewalks or streetlights. The second parcel has frontage on Wilson Boulevard, is undeveloped with wetlands occupying the majority of the parcel, and no sidewalks or streetlights. The immediate area is primarily characterized by large-lot, residential, developed subdivisions or undeveloped land uses. West of the subject parcels is a manufactured home development, Palmetto Palms, containing over 175 manufactured homes. East and north of the subject parcels are residences and undeveloped parcels. The nearest commercial site is located immediately north of the subject site and contains a single-family structure and undeveloped land.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Kennan High School is located 2.1 miles southeast of the subject parcels on Wilson Boulevard. The Killian fire station (number 27) is located 2.4 miles east of the subject parcel on Farrow Road. There is a fire hydrant west of the subject parcels on Wilson Boulevard. The proposed map amendment would not negatively impact public services or traffic. Water and sewer are provided by the City of Columbia. There is a 10-inch City of Columbia water main easement running along Wilson Boulevard.

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by

small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2024 SCDOT traffic count (Station #135) located south of the subject parcel on Wilson Boulevard identifies 9,700 average daily trips (ADT's). This segment of Wilson Boulevard is classified as a two-lane undivided Minor Arterial Road maintained by SCDOT with a design capacity of 10,800 average daily trips (ADT's). Wilson Boulevard is currently operating at a Level of Service (LOS) "C".

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

Conclusion

The proposed zoning request is compliant with the land use and character intent of the Neighborhood (Low Density) designation. The Comprehensive Plan indicates that commercial development should be directed to designated Neighborhood Activity Centers and may also be considered along main road corridors and within a contextually appropriate distance of a primary arterial intersection.

Although the subject property is appropriately situated near a primary arterial roadway (Killian Road) and along a main road corridor (Wilson Boulevard), it is not located within a designated Neighborhood Activity Center. Notwithstanding, the existing zoning classifications and established development pattern within the subject property's sphere of influence indicate that the area could accommodate and support the requested zoning designation.

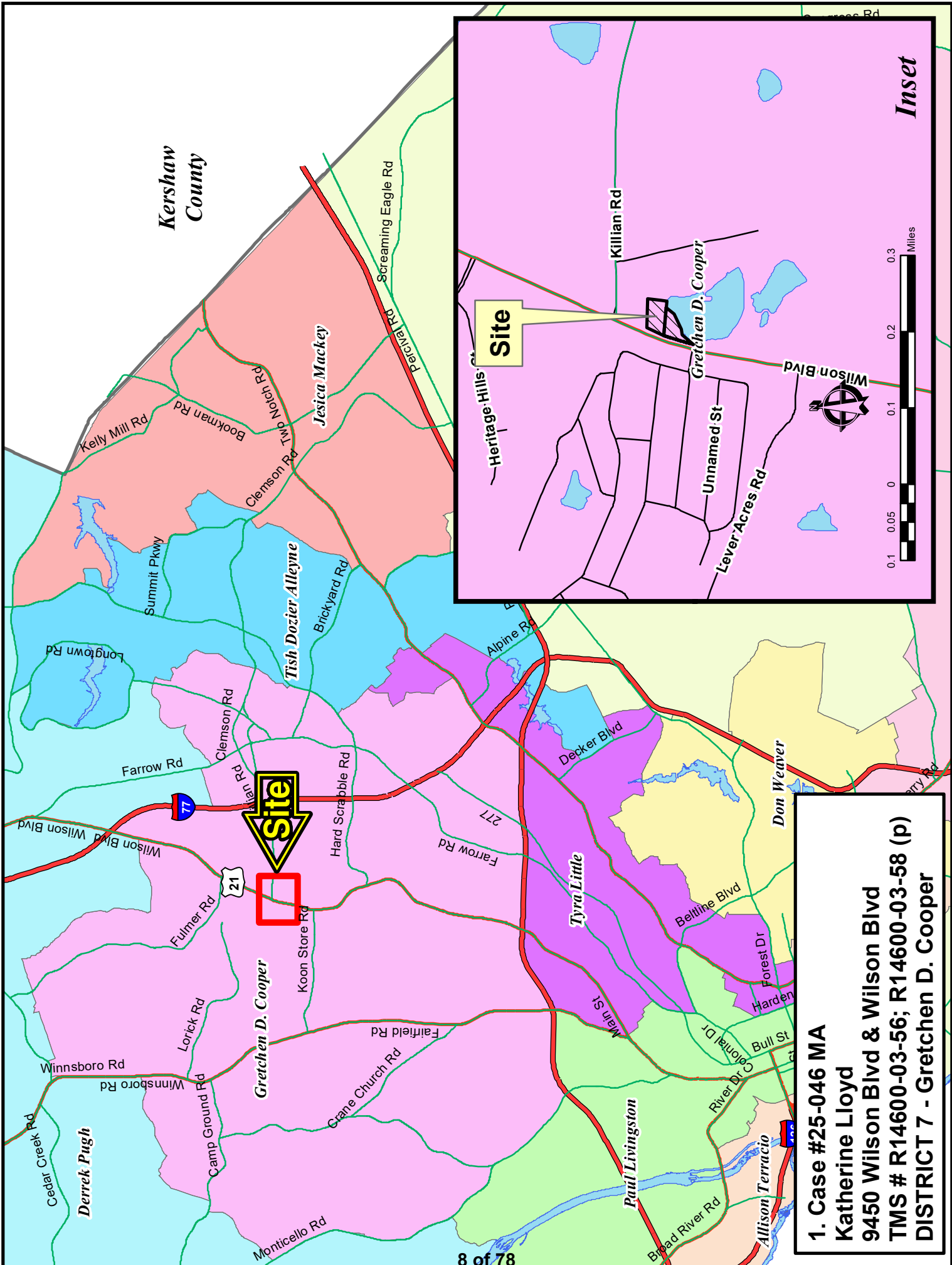
However, the RC district is intended to support the rural areas of the County. This district is designed to be located at major intersections so as to prevent the spreading of commercial uses along the major corridors or into the surrounding countryside. The location of the proposed map amendment is not rural in character and abuts existing commercial zoning, therefore does not align with the intent of the RC zoning district.

In addition, 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.

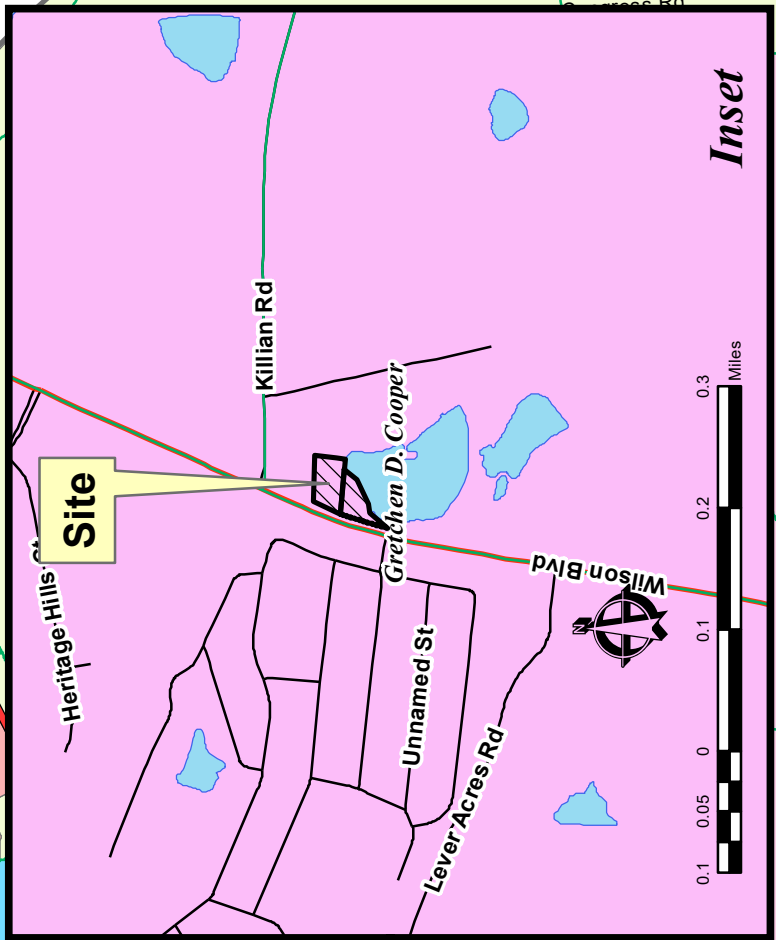
Zoning Public Hearing Date

April 28, 2026

**Kershaw
County**



1. Case #25-046 MA
Katherine Lloyd
9450 Wilson Blvd & Wilson Blvd
TMS # R14600-03-56; R14600-03-58 (p)
DISTRICT 7 - Gretchen D. Cooper



Inset



Killian Rd

CASE 25-046 MA RT/HM to RC

TMS R14600-03-56 & R14600-03-58 (portion of)

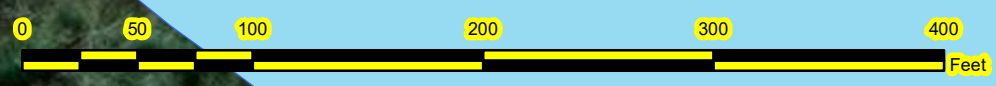
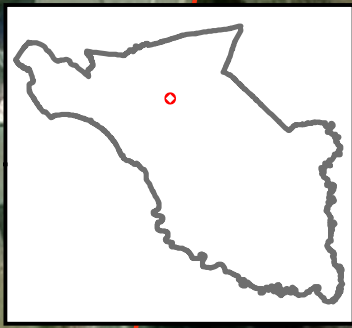
Unnamed St

Site

Unnamed St

 SPECIAL FLOOD HAZARD AREA

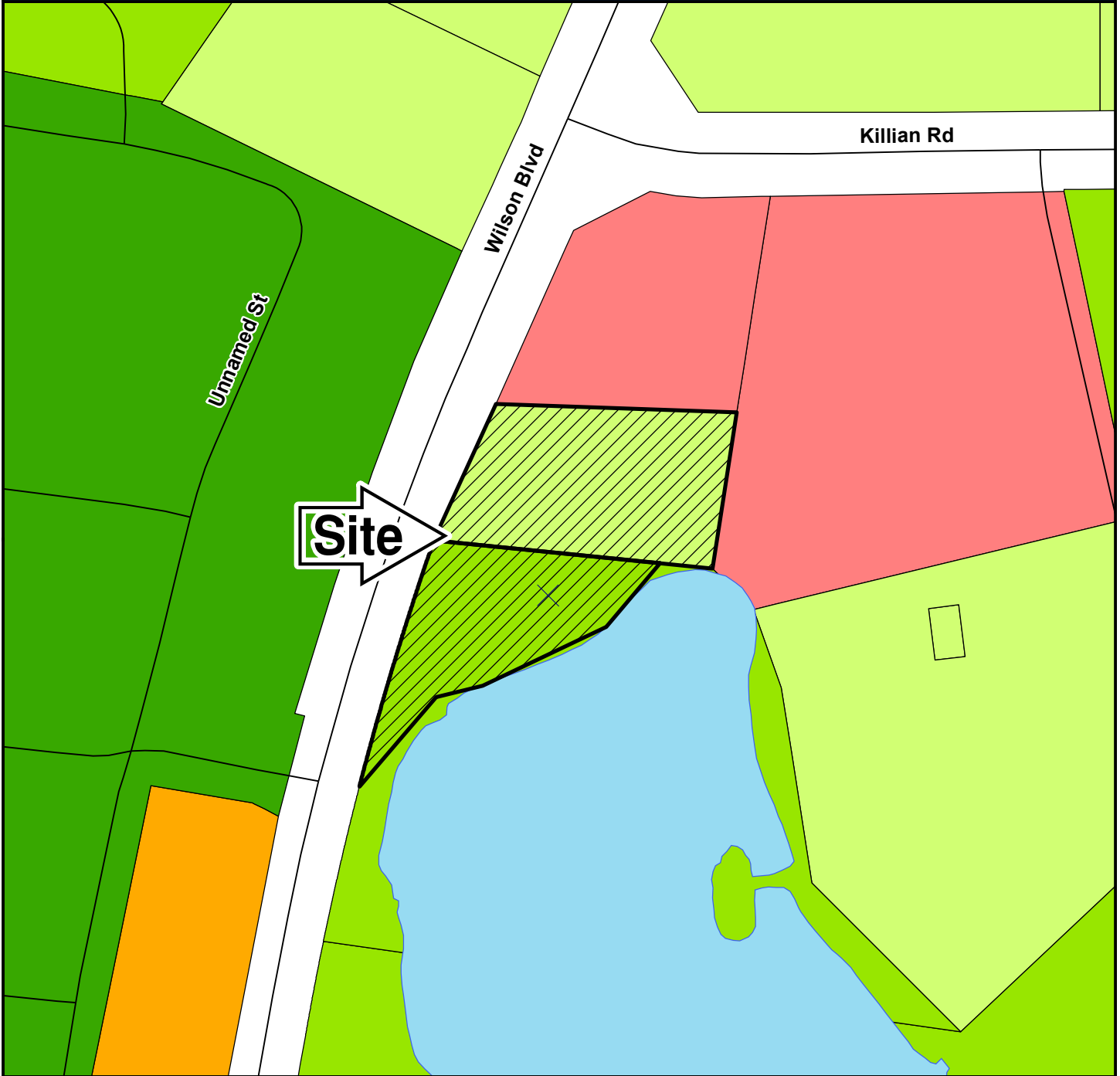
 WETLANDS






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

CASE 25-046 MA

RT/HM to RC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

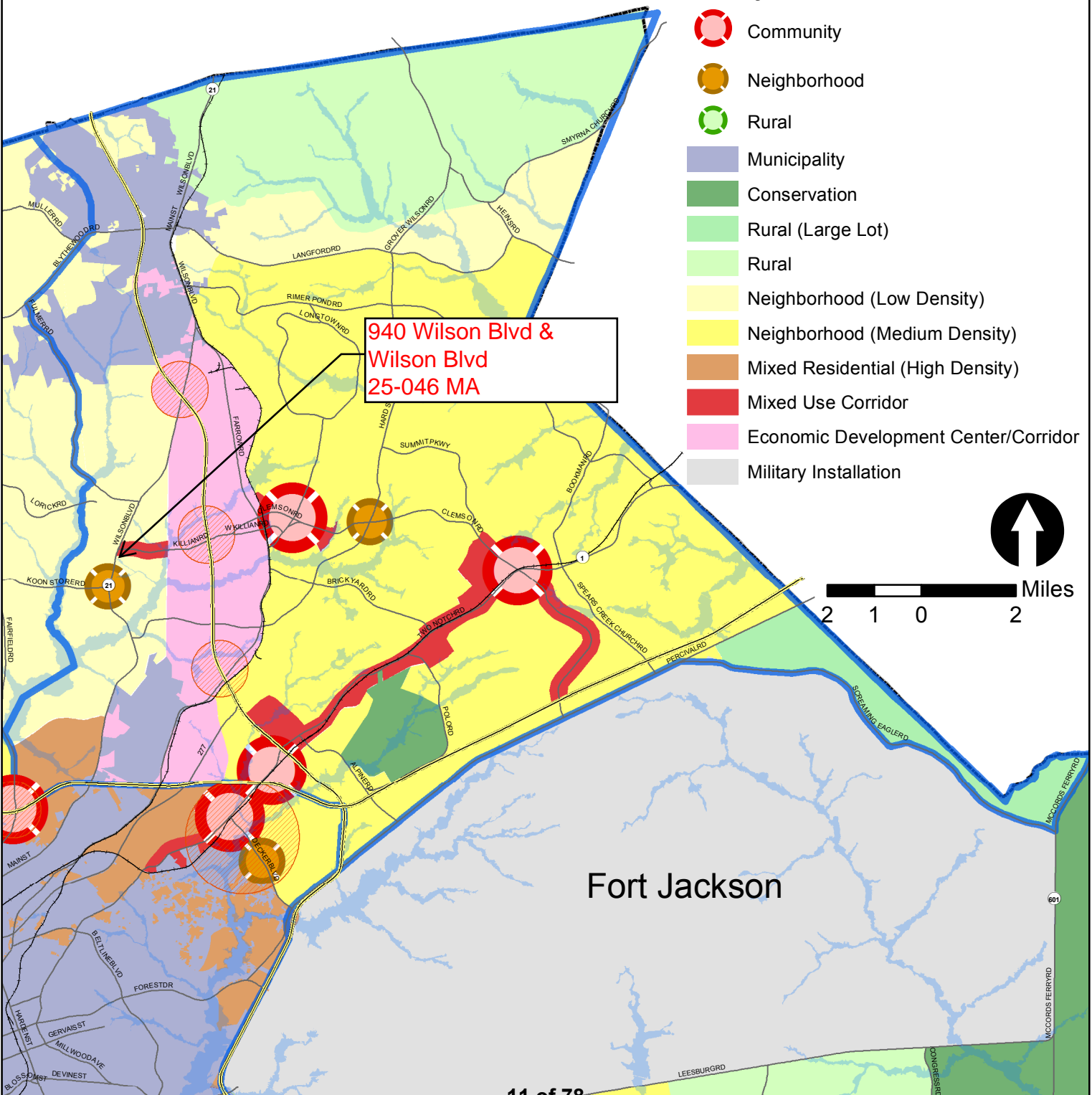


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Residential Transition (RT) District

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

| | |
|---------------------------------|----|
| Commercial | |
| Kennel | SR |
| Recreation/Entertainment | |
| Golf course | SR |
| Hunt club | P |
| Traveler Accommodations | |
| Bed and breakfast | SR |
| Campground | SR |
| Home-based lodging | SR |
| Industrial | |
| Extraction | |
| Borrow pit | SE |

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Rural Crossroads (RC) District

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

| | |
|--|----|
| Commercial | |
| Kennel | SR |
| Pet grooming | SR |
| Veterinary hospital or clinic | SR |
| Commercial Services | |
| 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 |
| Recreation/Entertainment | |
| 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 |
| Retail Sales | |
| 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 |
| Traveler Accommodations | |
| Bed and breakfast | SR |
| Hotel or motel | P |
| Vehicle Sales and Services | |
| 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 |

| | |
|--|----|
| Industrial | |
| Extraction | |
| Freight Movement, Warehousing, and Wholesale Distribution | |
| Warehouse/Distribution facility | SR |
| Production of Goods | |
| Artisan goods production | SR |
| Manufacturing, assembly, and fabrication, Light | P |
| Manufacturing, assembly, and fabrication, General | SR |
| Manufacturing, assembly, and fabrication, Intensive | SR |
| Waste and Recycling Facilities | |
| Recycling collection station | P |

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 13, 2026
RC PROJECT: 26-005 MA
APPLICANT: Masjid As-Salaam Inc

LOCATION: NX5010 and 5010 Ridgewood Avenue

TAX MAP NUMBER: R09309-13-01 and R09309-13-15
ACREAGE: 0.33 acres
EXISTING ZONING: R4
PROPOSED ZONING: GC

PC SIGN POSTING: March 27, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Multifamily High Density (RM-HD). With the adoption of the 2023 Land Development Code, the subject parcel was rezoned to Residential 4 (R4).

Zoning History for the General Area

| Case | Zoning at Request | Proposed Zoning | CC Action | PC Rec. | Comp Plan Compliance |
|-----------|-------------------|-------------------------|-----------|----------|----------------------|
| 14-022 MA | RM-HD / RS-HD | General Commercial (GC) | Approval | Approval | Non-Compliant (2015) |

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 5 dwelling units.

| | Direction | Existing Zoning | Use |
|---------------|-------------------------|-----------------|---------------------------|
| <u>North:</u> | General Commercial (GC) | | Church |
| <u>South:</u> | City of Columbia | | Residential |
| <u>East:</u> | City of Columbia | | Residential |
| <u>West:</u> | Residential 4 (R4) | | Single-family Residential |

Discussion

Parcel/Area Characteristics

The sites have frontage along Club Road and Ridgewood Avenue. Club Road and Ridgewood Avenue are both two-lane urban-local roads. There are no sidewalks or streetlights along these sections of Club Road and Ridgewood Avenue. The sites are undeveloped and characterized by surrounding residential uses of a urban nature. The City of Columbia abuts to the south and east of the parcels. There is a commercial use to the north of the sites that operates as a church. West of the site are primarily single family residences.

Public Services

The Eau Claire fire station (station number 13) is located at 4112 N. Main Street, approximately 0.50 miles southeast of the subject parcel. Eau Claire High School is located approximately 0.20 miles southeast of the subject parcel on Monticello Road. Records indicate that the parcel is located within the City of Columbia's water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

There are no traffic count stations located on Club Road and Ridgewood Avenue. The closest traffic count station to the subject parcel is on Monticello Road located north of the subject parcel. The 2024 SCDOT traffic count (Station 247) identifies 12,700 average daily trips (ADT's). This segment of Monticello Road is classified as a four lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 29,200 average daily trips (ADT's). Monticello Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either from SCDOT or as part of the County's Transportation Penny Program.

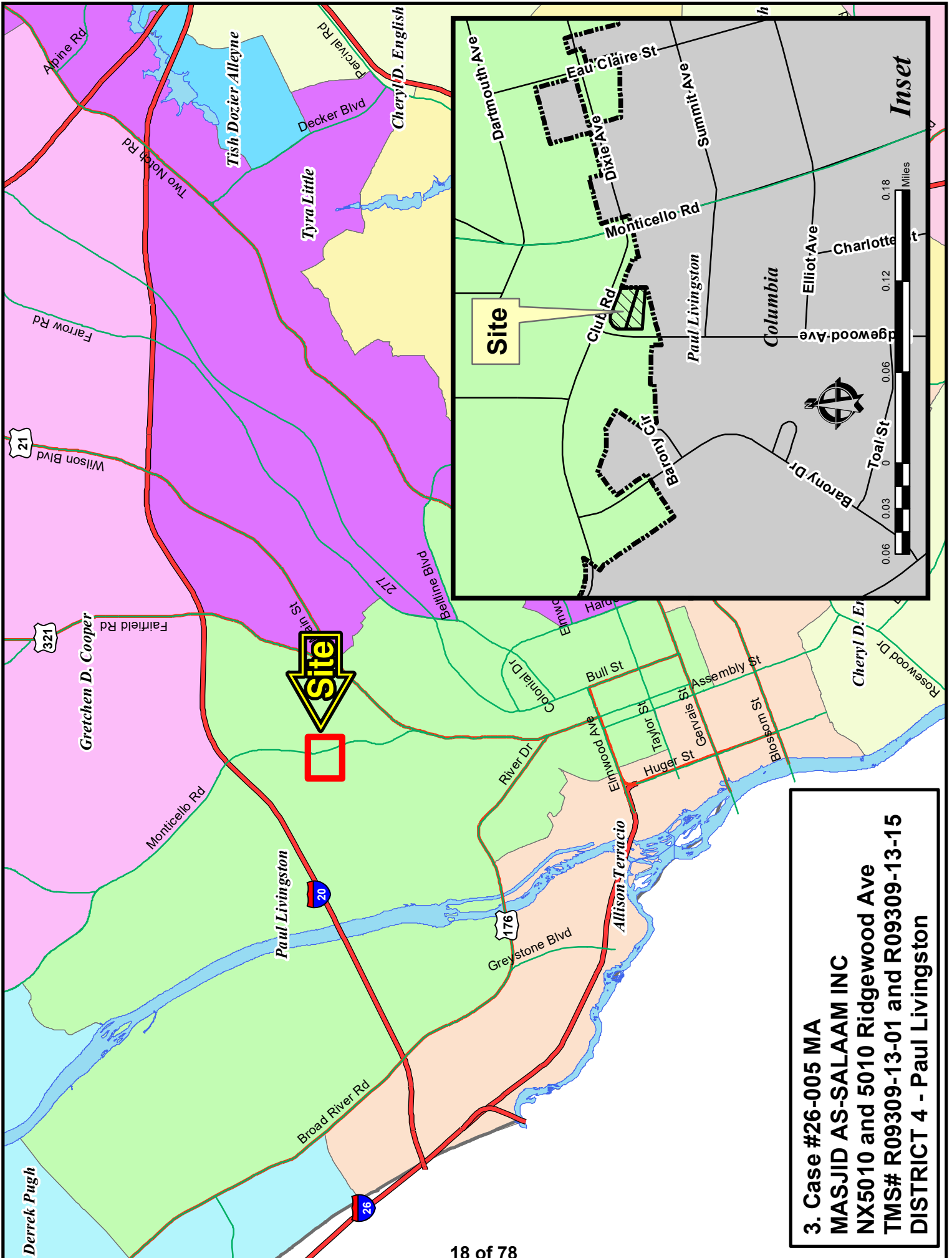
Conclusion

The proposed rezoning is **not compliant** with the objectives of the Mixed Residential (High Density) designation in the Comprehensive Plan.

While there are existing commercial parcels and uses in the immediate area, those parcels have frontage along Monticello Road. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. The proposed rezoning is not located within an Activity Center or in a Mixed-Use Corridor. Additionally, the proposed rezoning could be viewed as an encroachment into the established residential area and, thus, is not consistent with the intentions of the Comprehensive Plan Objectives for Commercial in the Urban Area.

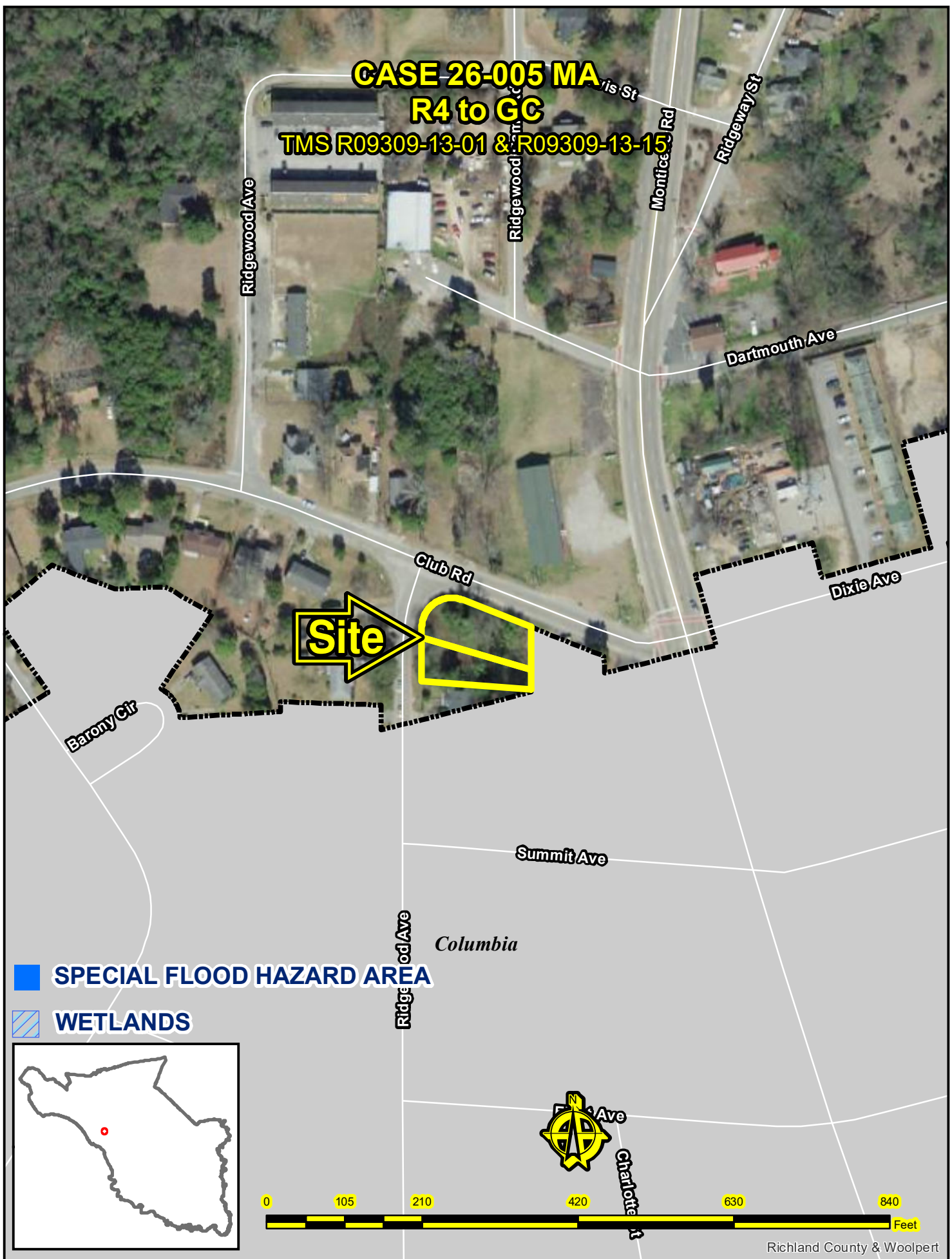
Zoning Public Hearing Date

April 28, 2026



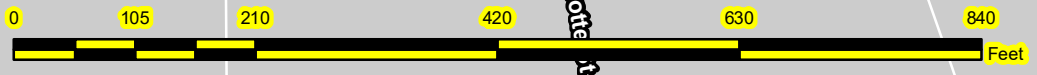
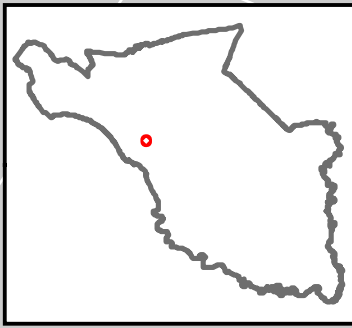
3. Case #26-005 MA
MASJID AS-SALAAM INC
NX5010 and 5010 Ridgewood Ave
TMS# R09309-13-01 and R09309-13-15
DISTRICT 4 - Paul Livingston

CASE 26-005 MA
R4 to GC
TMS R09309-13-01 & R09309-13-15



SPECIAL FLOOD HAZARD AREA

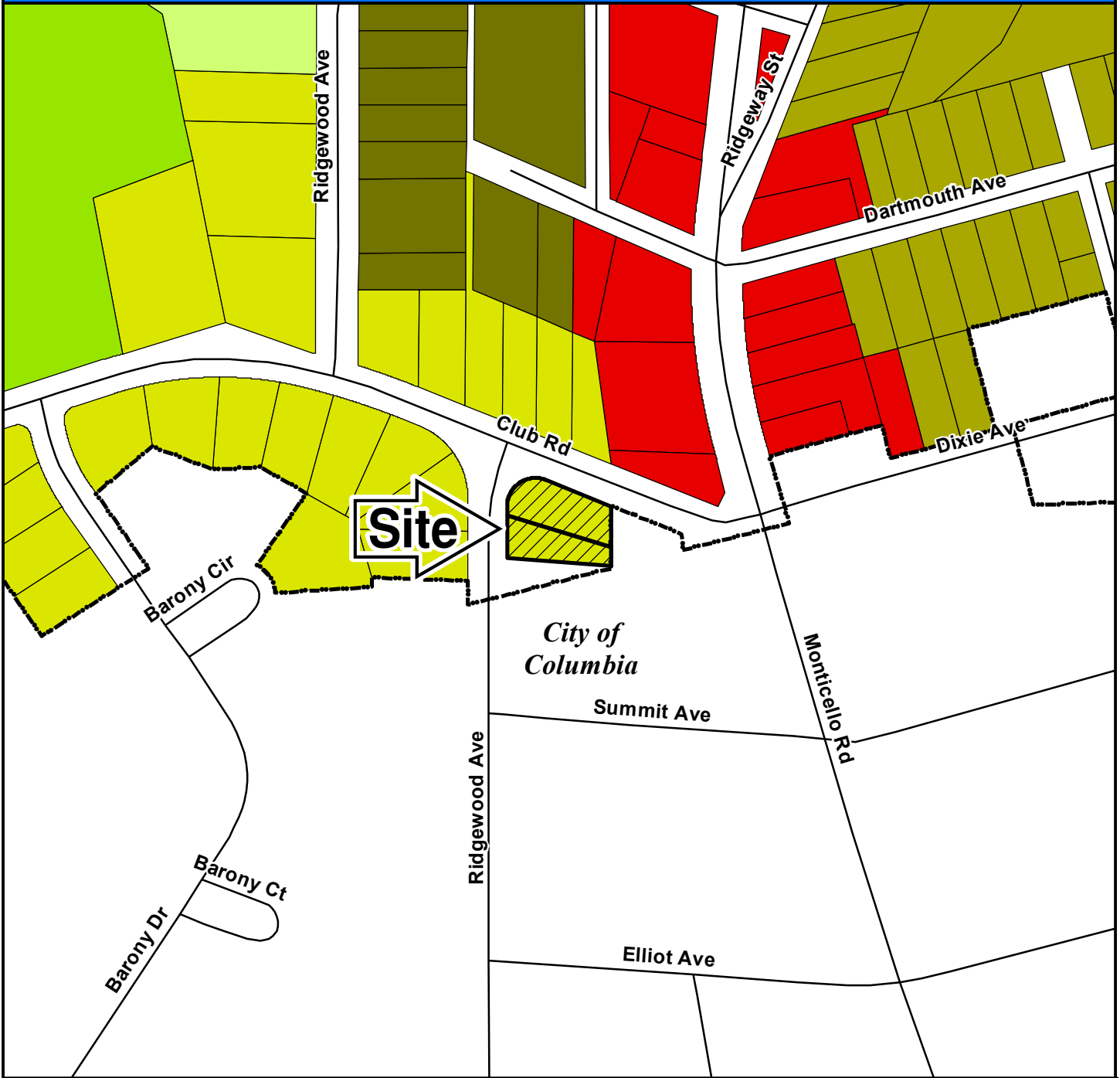
WETLANDS



Richland County & Woolpert

CASE 26-005 MA

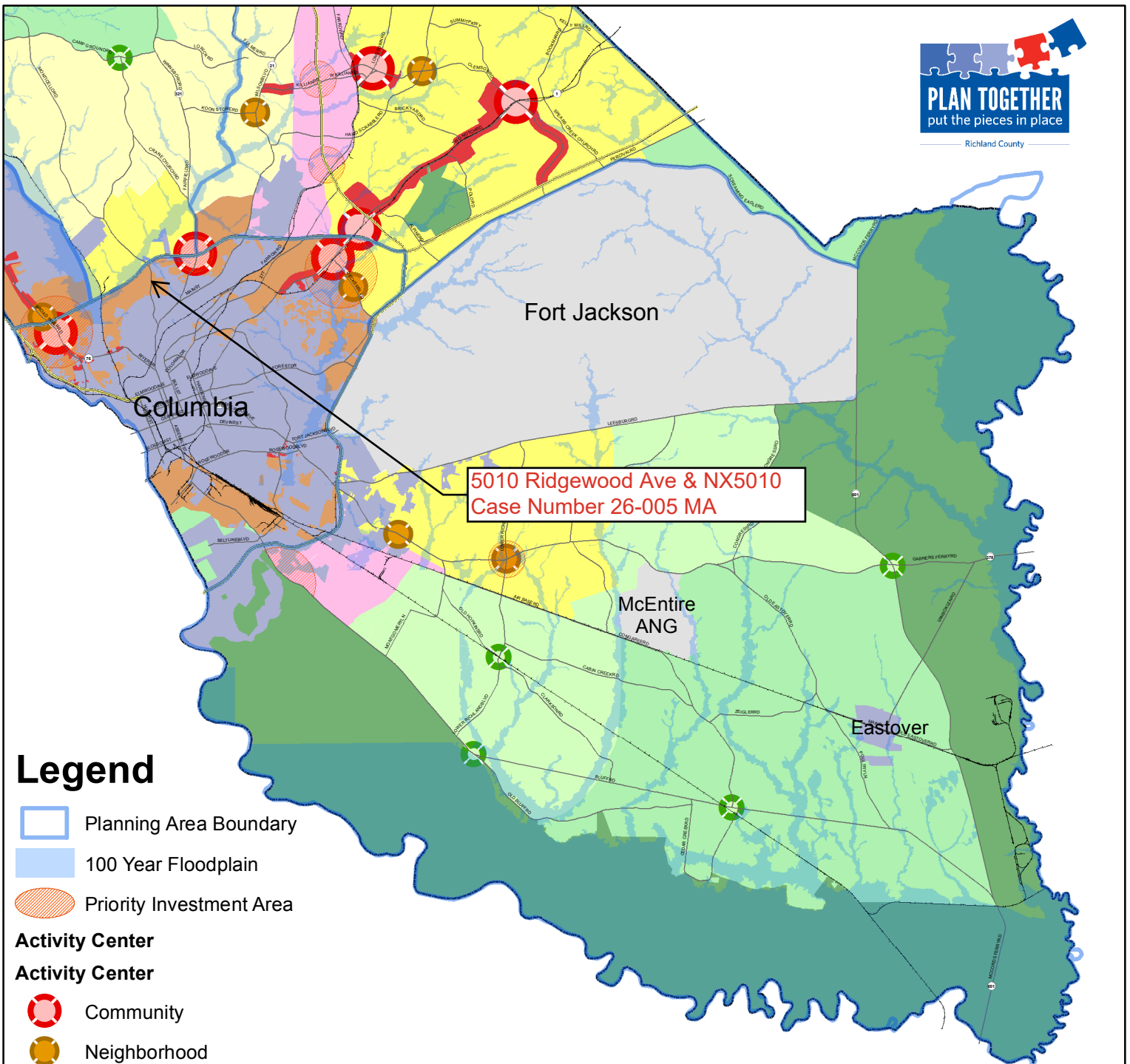
R4 to GC



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles
4 2 0 4

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

General Commercial (GC) District

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

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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: April 13, 2026
RC PROJECT: 26-006 MA
APPLICANT: Jeremy Halady

LOCATION: 2101 Kennerly Road

TAX MAP NUMBER: R04200-06-91
ACREAGE: 3.38
EXISTING ZONING: HM
PROPOSED ZONING: RC

PC SIGN POSTING: March 27, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

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

Zoning History General Area

| Case | Zoning at Request | Proposed Zoning | CC Action | PC Rec. | Comp Plan Compliance |
|-----------|--------------------------|---------------------------------|-----------|----------|----------------------|
| 13-017 MA | Rural (RU) | Residential Low-Density (RS-LD) | Approval | Approval | Compliant (2015) |
| 24-022 | Planned Development (PD) | Residential Transition (RT) | Denial | Denial | Non-Compliant (2015) |

Zoning District Summary

The RC: Rural Crossroads District 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.

No minimum lot area, except as determined by DHEC. There is no density allowed for residential uses for Rural Crossroads.

| Direction | Existing Zoning | Use |
|---------------|-----------------|---|
| <u>North:</u> | HM | Undeveloped/Residences |
| <u>South:</u> | HM | Residence |
| <u>East:</u> | HM | Oak Pointe Elementary School/Residence/Cellular Tower |
| <u>West:</u> | AG | Undeveloped |

Discussion

Parcel/Area Characteristics

The parcel has a frontage of one hundred and seventy eight (178) feet and a single access to Kennerly Road. The parcel contains a 5,000 square foot, metal, non-residential structure and a single-wide, manufactured home utilized for storage. Kennerly Road is a two lane collector road with no sidewalks or streetlamps. The immediate area is primarily characterized by residential uses with the institutional uses (Oak Pointe Elementary) east of the site. North, west and south of the subject parcel are heavily wooded, single family residential properties.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Oak Pointe Elementary School is east of the site and River Springs Elementary School is .54 miles southwest of the subject parcel on Kennerly Road. Water is provided by the City of Columbia and sewer is provided by Richland County. There is a fire hydrant located directly across Kennerly Road, specifically, in the southern quadrant of the intersection of Hollingshed Road and Kennerly Road. The Dutch Fork Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles southwest of the subject parcel.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

There are no traffic count stations located along this section of Kennerly Road. The closest traffic count station to the subject parcel is on Coogler Road located southwest of the subject parcel. The 2024 SCDOT traffic count (Station 493) identifies 2,300 average daily trips (ADT's). This segment of Coogler Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 average daily trips (ADT's). Coogler Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Kennerly Road or Coogler Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

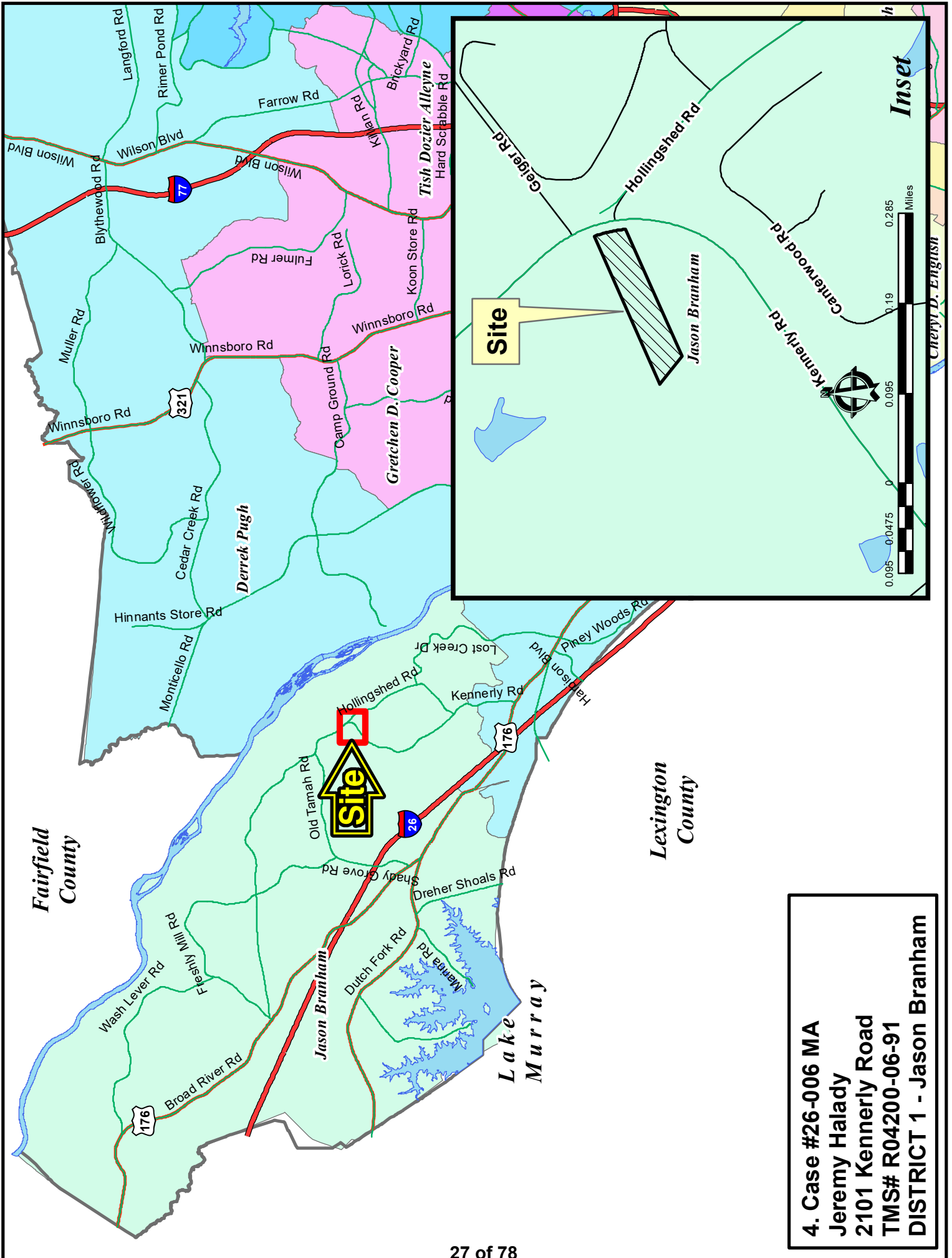
The proposed rezoning is **not compliant** with the objectives of the Neighborhood (Medium Density) designation in the Comprehensive Plan.

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

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

Zoning Public Hearing Date

April 28, 2026



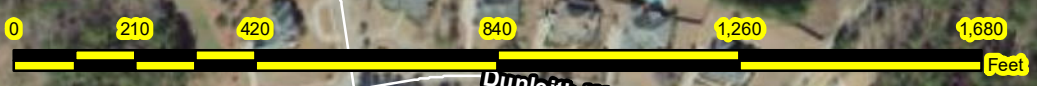
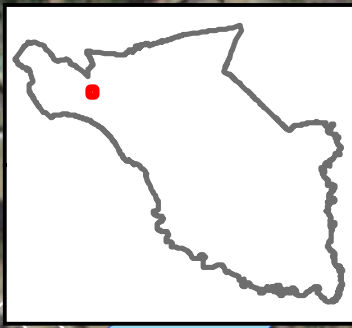
4. Case #26-006 MA
Jeremy Halady
2101 Kennerly Road
TMS# R04200-06-91
DISTRICT 1 - Jason Branham

CASE 26-006 MA
HM to RC
TMS R04200-06-91

Site

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

CASE 26-006 MA

HM to RC



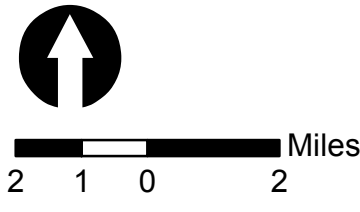
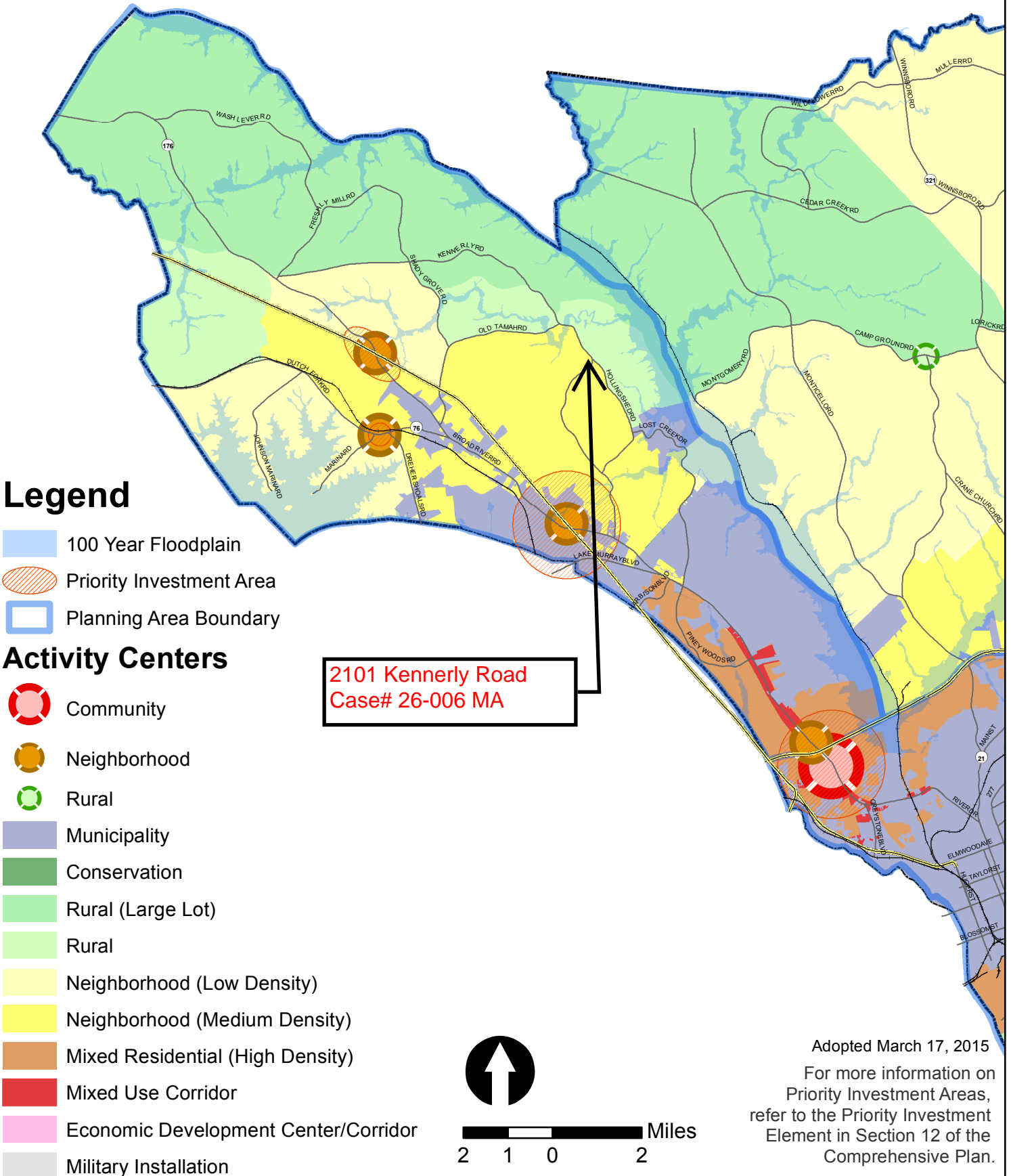
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Rural Crossroads (RC) District

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

| | |
|--|----|
| Commercial | |
| Kennel | SR |
| Pet grooming | SR |
| Veterinary hospital or clinic | SR |
| Commercial Services | |
| 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 |
| Recreation/Entertainment | |
| 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 |
| Retail Sales | |
| 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 |
| Traveler Accommodations | |
| Bed and breakfast | SR |
| Hotel or motel | P |
| Vehicle Sales and Services | |
| 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 |

| | |
|--|----|
| Industrial | |
| Extraction | |
| Freight Movement, Warehousing, and Wholesale Distribution | |
| Warehouse/Distribution facility | SR |
| Production of Goods | |
| Artisan goods production | SR |
| Manufacturing, assembly, and fabrication, Light | P |
| Manufacturing, assembly, and fabrication, General | SR |
| Manufacturing, assembly, and fabrication, Intensive | SR |
| Waste and Recycling Facilities | |
| Recycling collection station | P |

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 13, 2026
RC PROJECT: 26-007 MA
APPLICANT: Elias Dib

LOCATION: 1284 Kelly Mill Road & S/S Kelly Milly Road

TAX MAP NUMBER: R20500-02-05 & R20500-02-12
ACREAGE: 7.5
EXISTING ZONING: HM
PROPOSED ZONING: MU2

PC SIGN POSTING: March 27, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

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

Zoning History General Area

| Case | Zoning at Request | Proposed Zoning | CC Action | PC Rec. | Comp Plan Compliance |
|--------|--|-----------------------|-----------|----------|----------------------|
| 16-042 | Residential Single-Family – Medium Density (RS-MD) | Rural Commercial (RC) | Denial | Approval | Compliant (2015) |

Zoning District Summary

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

The minimum lot area for multi-family (not mixed-use) is 10,000 sf and 5,000 sf for all other uses, or as required by DHEC. The maximum allowed density for residential uses is sixteen (20) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 150 dwelling units*.

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

| Direction | Existing Zoning | Use |
|----------------------|-----------------|---|
| <u>North:</u> | RT | Undeveloped / Residences |
| <u>South:</u> | RT | Residences |
| <u>East:</u> | RT | Oak Pointe Elementary School/Residence/Cellular Tower |
| <u>West:</u> | RT | Undeveloped / Residence |

Discussion

Parcel/Area Characteristics

The parcels have frontage along Hardscrabble Road and Kelly Mill Road. The parcels contain a residential structure on the corner lot and the remaining acreage is undeveloped. Kelly Mill Road and this section of Hardscrabble Road are two lane collector roads with no sidewalks or streetlamps. The immediate area is primarily characterized by residential uses and undeveloped land north, east, west and south of the subject parcel

Public Services

The subject parcel is within the boundaries of Richland School District Two. Lake Carolina Elementary School 54 miles east of the subject parcel on Kelly Mill Road. Water and sewer is within the City of Columbia service area. There is a fire hydrant located 0.70 miles south on Hardscrabble Road. The Bear Creek fire station (station number 25) is located on Heins Road, approximately 2.4 miles northeast of the subject parcel.

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

Plans & Policies

The 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

There is a traffic count station located south of the subject parcel located on Hard Scrabble Road. The 2024 SCDOT traffic count (Station 436) identifies 8,300 average daily trips (ADT's). This segment of Hard Scrabble Road is classified as a five lane undivided arterial road, maintained by SCDOT with a design capacity of 24,800 average daily trips (ADT's). Hard Scrabble Road is currently operating at Level of Service (LOS) "A".

There is a traffic count station located west of the subject parcel located on Rimer Pond Road. The 2024 SCDOT traffic count (Station 705) identifies 8,500 average daily trips (ADT's). This segment of Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 average daily trips (ADT's). Rimer Pond Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Rimer Pond Road or Hard Scrabble Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

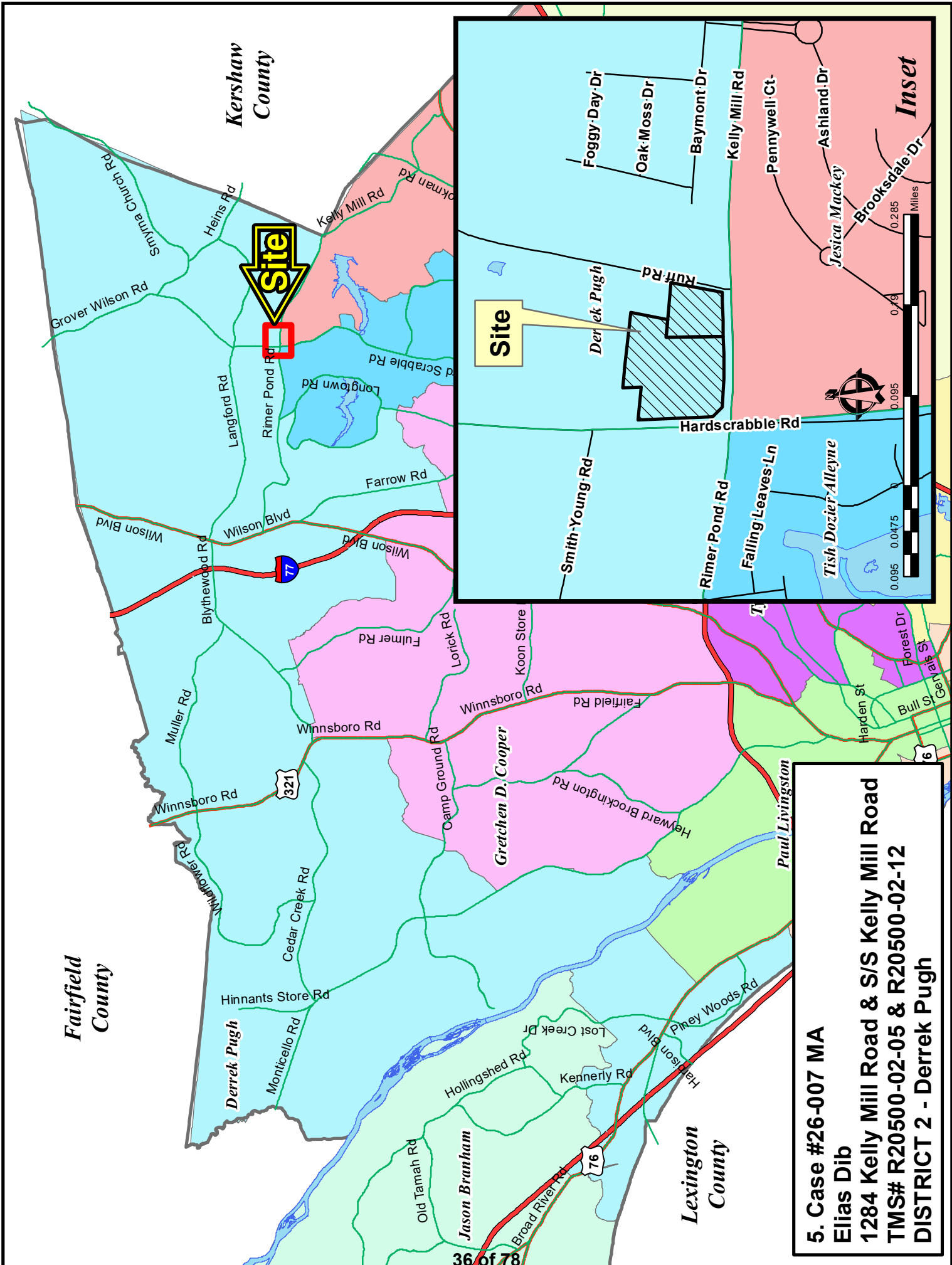
The proposed rezoning is **not compliant** with the objectives of the Neighborhood (Medium Density) designation in the Comprehensive Plan.

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

Additionally, the Plan states that commercial uses "should be located within Neighborhood Activity Centers" and that such uses "should not result in strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed request is not situated within a designated Neighborhood Activity Center and is non-contiguous to existing commercial development. Because it effectively bypasses adjacent, undeveloped land, the request could be reasonably characterized as promoting a leapfrog development pattern, which is inconsistent with the intent of the Plan.

Zoning Public Hearing Date

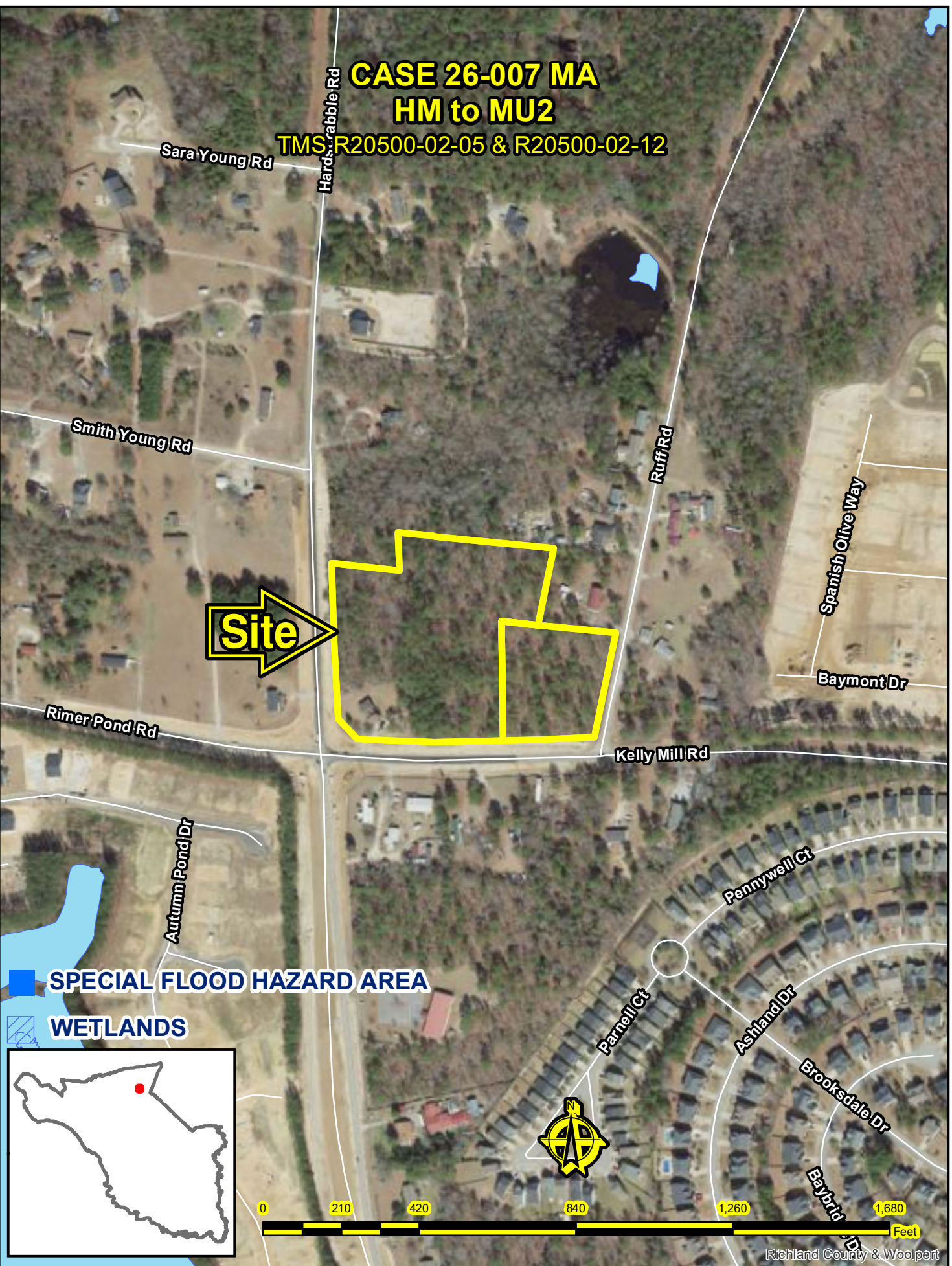
April 28, 2026



5. Case #26-007 MA
Elias Dib
1284 Kelly Mill Road & S/S Kelly Mill Road
TMS# R20500-02-05 & R20500-02-12
DISTRICT 2 - Derrek Pugh

CASE 26-007 MA
HM to MU2
TMS R20500-02-05 & R20500-02-12

Site



Richland County & Woolpert

CASE 26-007 MA

HM to MU2



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

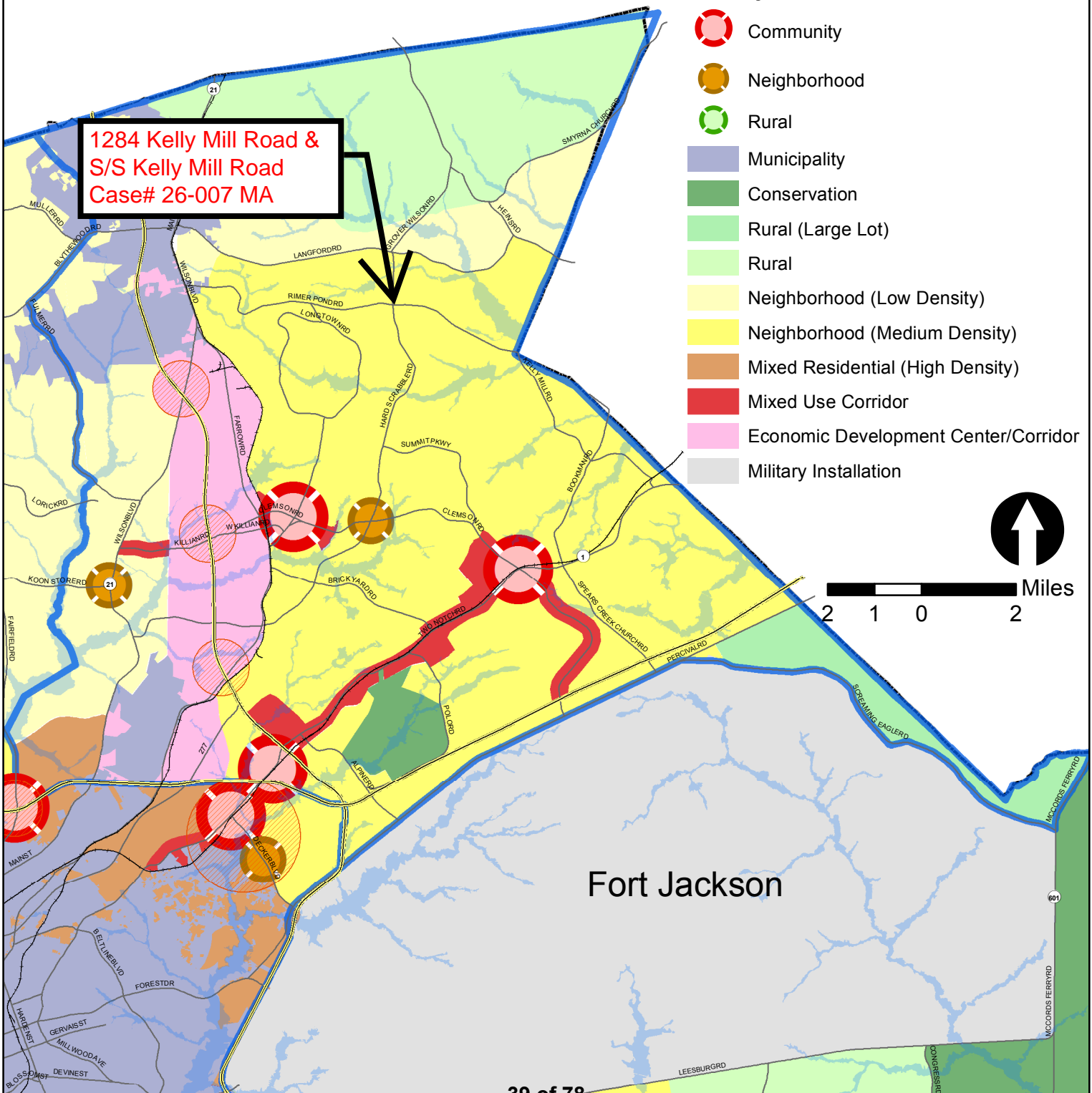


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



**1284 Kelly Mill Road & S/S Kelly Mill Road
Case# 26-007 MA**

Fort Jackson

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Corridor Mixed Use (MU2) District

| Use Classification, Category, Type | MU2 |
|--|-----|
| Agricultural | |
| Agriculture and Forestry | |
| Community garden | SE |
| Agriculture and Forestry Related | |
| Farm supply and machinery sales and service | P |
| Produce stand | P |
| Residential | |
| Household Living | |
| Dwelling, Live-Work | SR |
| Dwelling, Multi-family | P |
| Group home, Family | SR |
| Group Living | |
| Continuing care community | SR |
| Rooming or boarding house | SE |
| Community Service | |
| Community food services | P |
| Community recreation center | P |
| Cultural facility | P |
| Day care facility | SR |
| Government office | P |
| Library | P |
| Membership organization facility | P |
| Nursing care facility | P |
| Place of worship | P |
| Public recreation facility | SR |
| Public safety facility | P |
| Short-term or transitional housing | SE |
| Education | |
| College or university | P |
| Elementary, middle, or high school | SR |
| School, business or trade | SR |
| Funeral and Mortuary Services | |
| Cemetery | SR |
| Funeral home or mortuary | P |
| Parks and Open Space | |
| Arboretum or botanical garden | P |
| Park or greenway | SR |
| Transportation | |
| Transit stop | SR |
| Passenger terminal, surface transportation | P |
| Utilities and Communication | |
| Antenna | P |
| Broadcasting studio | P |
| Communication tower | SE |
| Utility, minor | SR |
| Commercial | |
| Kennel | SR |
| Pet grooming | SR |
| Veterinary hospital or clinic | SR |
| Commercial Services | |
| Artist studio | P |
| Bank, Retail | P |
| Catering | P |
| Commercial services | P |
| Consumer goods repair | SR |
| Contractor's office | P |
| Medical, dental, and health practitioner | P |
| Non-depository personal credit institution | SR |
| Office | SR |
| Personal services | P |
| 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 |
| Recreation/Entertainment | |
| Arena, stadium, or outdoor theater | SR |
| Commercial recreation, Indoor | P |
| Commercial recreation, Outdoor | SR |
| Fitness or training center/studio | P |
| Performing arts center | P |
| Smoking place | SR |
| Retail Sales | |
| Bakery | P |
| Consumer goods store | SR |
| Convenience store | P |
| Drugstore | SR |
| Farmers' market | P |
| Garden center or retail nursery | P |
| Grocery/Food store | P |
| Traveler Accommodations | |
| Bed and breakfast | SR |
| Home-based lodging | SR |
| Hotel or motel | P |
| Vehicle Sales and Services | |
| Parking, Commercial | P |
| Vehicle fueling station | P |
| Industrial | |
| Freight Movement, Warehousing, and Wholesale Distribution | |
| Warehouse/Distribution facility | SR |
| Production of Goods | |
| Artisan goods production | 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.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 13, 2026
RC PROJECT: 26-008 MA
APPLICANT: Julius Murray Jr.

LOCATION: 1879 Chain Gang Road

TAX MAP NUMBER: R37000-06-01
ACREAGE: 9.68 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

PC SIGN POSTING: March 27, 2026

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

Zoning District Summary

The RT: Residential Transition District provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

| Direction | Existing Zoning | Use |
|----------------------|------------------------|--|
| <u>North:</u> | AG | Residential Farm / Undeveloped |
| <u>South:</u> | RT / HM | Undeveloped / Residential |
| <u>East:</u> | RT / HM | Undeveloped / Residential |
| <u>West:</u> | RT / HM | Agricultural / Undeveloped / Residential |

Discussion

Parcel/Area Characteristics

The parcel has frontage along Chain Gang Road and House Road. There are no sidewalks or street lamps along these sections of Chain Gang Road and House Road. The subject parcel is comprised of two single family homes and one vacant home. The immediate area is characterized by residential parcels, agricultural uses and a scattering of undeveloped parcels. South of the subject parcel is undeveloped agricultural land. East of the site are single family homes and undeveloped parcels. West of the is undeveloped. North of the site is undeveloped agricultural land.

Public Services

The subject parcel is within the boundaries of School District One. The Webber Elementary School is located 1.7 miles south of the subject parcel on Webber School Road. The Eastover fire station (number 25) is located 1.7 miles south of the subject parcel on Henry Street. Water would be provided by well and sewer is provided by septic.

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 #731) located northeast of the subject parcel on Chain Gang Road identifies 700 Average Daily Trips (ADT's). Chain Gang Road is classified as a two-lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Chain Gang 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 projects or programs for this section of Chain Gang Road through SCDOT or the County Penny Sales Tax program.

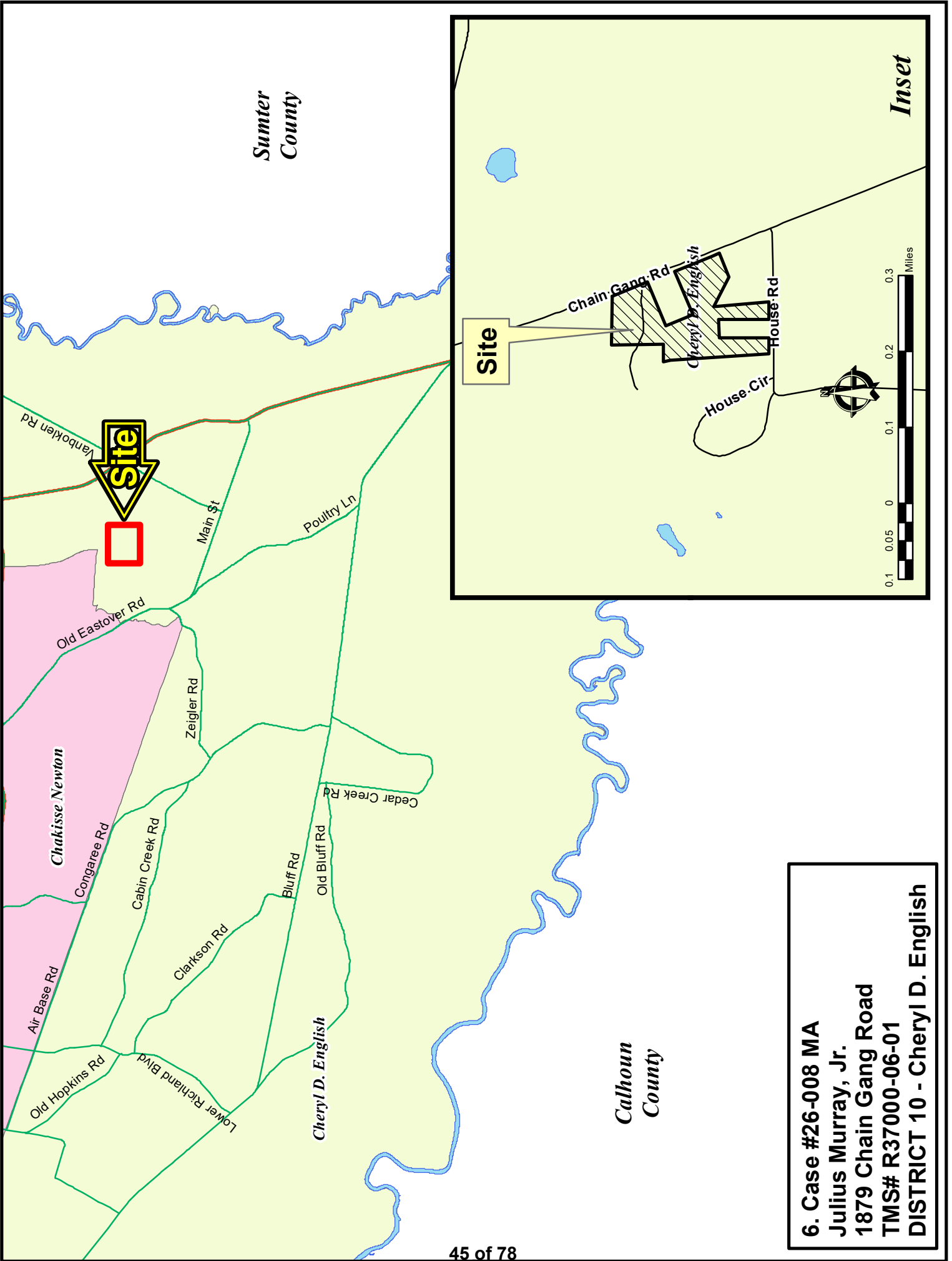
Conclusion

The proposed rezoning request is **not compliant** with the goals and objectives of the Comprehensive Plan. The proposed zoning of the subject parcel to Residential Transition (RT) is not consistent with the desired development pattern of the Rural (Large Lot) future land use designation. Residential development should occur on very large, individually-owned lots or as family subdivisions.

However, approval of the requested map amendment would be in character with the current zoning, land uses, and development pattern within the area.

Zoning Public Hearing Date

April 28, 2026



*Sumter
County*

*Calhoun
County*

Inset

**6. Case #26-008 MA
Julius Murray, Jr.
1879 Chain Gang Road
TMS# R37000-06-01
DISTRICT 10 - Cheryl D. English**

CASE 26-008 MA
HM to RT
TMS R37000-06-01



Chain Gang Rd

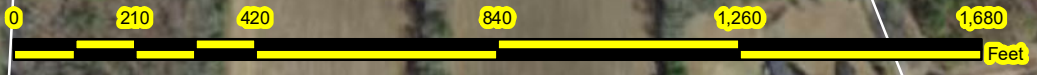
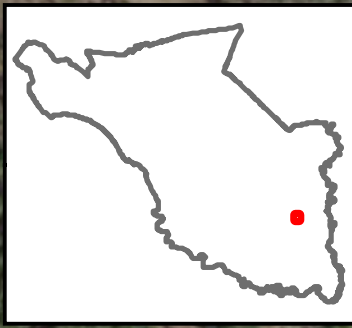


House Cir

House Rd

 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**



Richland County & Woolpert

CASE 26-008 MA

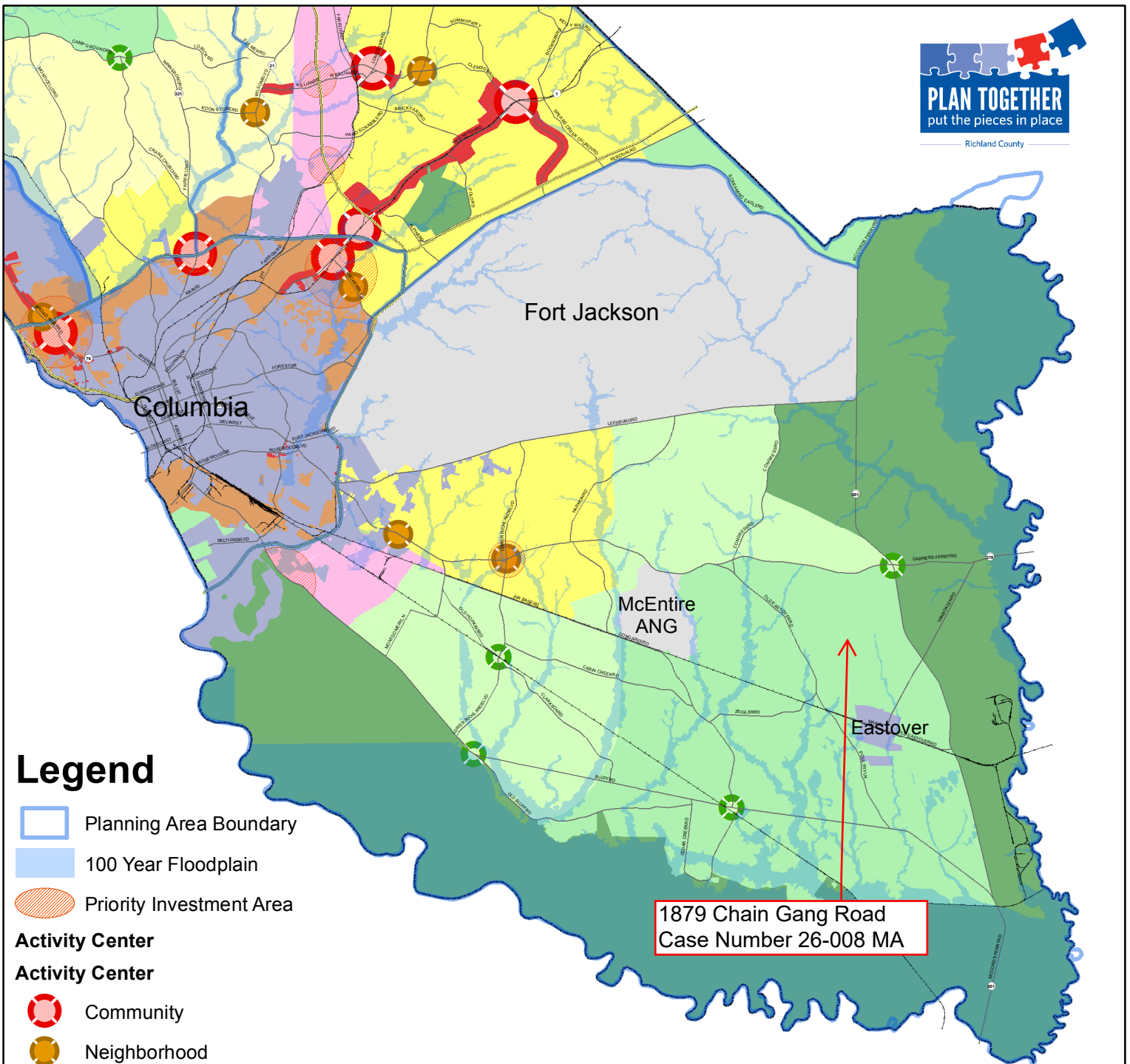
HM to RT



ZONING CLASSIFICATIONS

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





Legend

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

1879 Chain Gang Road
Case Number 26-008 MA

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Residential Transition (RT) District

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

| | |
|---------------------------------|----|
| Commercial | |
| Kennel | SR |
| Recreation/Entertainment | |
| Golf course | SR |
| Hunt club | P |
| Traveler Accommodations | |
| Bed and breakfast | SR |
| Campground | SR |
| Home-based lodging | SR |
| Industrial | |
| Extraction | |
| Borrow pit | SE |

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Review of the Non-Residential and Mixed-Use Districts of the Richland County Land Development Code

At the September 23 Development and Services Committee meeting, a motion was made to amend the MU2 district by removing references to high-intensity, multi-family residential and eliminating several permitted uses, including multi-family dwellings; passenger terminals for surface transportation; kennels; hotels and motels; vehicle fueling stations; and warehouse distribution facilities. The Committee referred the matter back to the Planning Commission for further review, noting that while staff may provide recommendations, the Commission retains the ability to forward its own recommendations to Council.

At its February 19, 2026 meeting, the Planning Commission expanded the scope of the review to include additional zoning districts—INS, RC, MU1, MU3, and GC—alongside MU2, for a more comprehensive evaluation.

Planning Commission Review Focus

The following outlines key considerations for the Planning Commission in evaluating the proposed request. These focus areas are intended to ensure consistency with the intent of the zoning district and to support the broader vision for corridor development:

- Whether the proposed density and dimensional standards are consistent with the stated purpose and description of the zoning district;
- Whether the range of permitted uses supports and reinforces a pedestrian-oriented, mixed-use corridor character; and
- Whether additional standards or conditions are necessary to ensure the effective integration of residential and nonresidential components within the development.

RC: Rural Crossroads District

General Description

The RC: Rural Crossroads District 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.

MU1: Neighborhood Mixed-Use District

General Description

The the MU1: Neighborhood Mixed-Use District provides lands for moderate-intensity, neighborhood-scale commercial that supports the common day-to-day demands of the surrounding neighborhood for goods and services. This district allows a mix of commercial uses such as grocery stores, restaurants and bars, personal services, small-scale retail, and offices, as well as moderate-intensity multi-family residential development in close proximity to and with convenient access to shopping and employment within the district. District standards are intended to ensure uses, development intensities, and development forms supports development that:

- Is oriented toward and provides enhanced visual character on the major streets within the district;
 - Provides safe and convenient vehicular, bicycle, and pedestrian access from surrounding neighborhoods; and
 - Is well-integrated in terms of access and circulation, complementary uses, and compatible design.
-

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.
-

MU3: Corridor Mixed-Use District

General Description

The MU3: Community Mixed-Use District provides lands for walkable mixed-use centers that include a mix of commercial and institutional uses serving residents of the community generally, and neighborhoods surrounding the district, as well as high-intensity residential uses. Development allowed in this district includes a broad range of uses at different scales, such as large and small format retail uses, grocery stores, restaurants and bars, personal service uses, professional offices, stand-alone multi-family residential development, and multi-family residential development in buildings containing nonresidential uses on the ground floor. District standards are intended to ensure uses, development intensities, and development forms that supports development that:

- Is oriented toward the major road corridor or otherwise establishes a traditional main street character;
 - Provides enhanced visual character on the major streets within the center;
 - Includes public open space accessible to those who live in, work in, and visit the center; and
 - Is well-integrated in terms of access and circulation, complementary uses, and compatible design.
-

GC: General Commercial

General Description

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

EMP: Employment District

General Description

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

INS: Institutional District

General Description

The INS: Institutional District provides lands to accommodate institutional and civic uses that are typically developed on a large site, such as college or university campuses, research facilities, and preserves; vocational or trade schools; government office complexes, and correctional institutions. This district also accommodates support uses such as offices, eating and drinking establishments, and limited retail sales and personal and business services uses that primarily serve the principal institutional or civic use. District standards are intended to ensure compatibility with surrounding development.

Richland County Commercial Zoning District

| Use Classification, Category, Type | RC | MU1 | MU3 | MU2 | GC | EMP | INS |
|---|----|-----|-----|-----|----|-----|-----|
| Agricultural | | | | | | | |
| Agriculture and Forestry | | | | | | | |
| Agriculture | | | | | | P | |
| Community garden | SR | SR | SE | SE | SE | SE | SE |
| Forestry | | | | | | | |
| Poultry farm | | | | | | | |
| Swine farm | | | | | | | |
| Agriculture and Forestry Related | | | | | | | |
| Agriculture research facility | | | | | | P | P |
| Agritourism | P | | | | | P | |
| Equestrian center | | | | | | | |
| Farm distribution hub | P | | | | | P | |
| Farm supply and machinery sales and service | P | | P | P | P | | |
| Farm winery | | | | | | | |
| Produce stand | P | P | P | P | P | | |
| Riding or boarding stable | | | | | | | |
| Rural retreat | | | | | | SR | SR |
| Veterinary services (livestock) | P | | | | | | |
| Residential | | | | | | | |
| Household Living | | | | | | | |
| Dwelling, Live-Work | SR | SR | SR | SR | SR | | |
| Dwelling, Four-family | | | | | | | |
| Dwelling, Multi-family | | P | P | P | P | SE | |
| Dwelling, Single-family detached | | | | | | | |
| Dwelling, Three-family | | | | | | | |
| Dwelling, Townhouse | | | | | | SE | |
| Dwelling, Two-family | | | | | | | |
| Group home, Family | | SR | SR | SR | SR | SE | |
| Manufactured home | | | | | | | |
| Manufactured home park | | | | | | | |
| Group Living | | | | | | | |
| Children's residential care home | P | P | | | | | P |
| Continuing care community | | SR | SR | SR | | | |
| Dormitory | | | | | | | SR |
| Fraternity or sorority house | | | | | | | SE |
| Group home, Large | SE | SE | | | SE | | |
| Rooming or boarding house | SE | SE | SE | SE | P | SE | SE |
| Public, Civic, and Institutional | | | | | | | |
| Community Service | | | | | | | |
| Animal shelter | | | | | SR | | P |
| Community food services | P | P | P | P | P | | P |
| Community recreation center | SR | SR | P | P | P | SR | P |
| Correctional facility | | | | | | | P |
| Cultural facility | P | P | P | P | P | | P |
| Day care facility | SR | SR | SR | SR | SR | SR | SR |

| | | | | | | | |
|---|----|----|----|----|----|----|----|
| Government office | P | P | P | P | P | P | P |
| Hospital | P | | P | | P | | P |
| Library | P | P | P | P | P | | P |
| Membership organization facility | P | P | P | P | P | | P |
| Nursing care facility | P | P | P | P | P | | P |
| Place of worship | SR | P | P | P | P | | P |
| Public recreation facility | SR | SR | SR | SR | SR | SR | P |
| Public safety facility | P | P | P | P | P | P | P |
| Short-term or transitional housing | | SE | SE | SE | SE | SE | SE |
| Education | | | | | | | |
| College or university | P | P | P | P | P | P | P |
| Elementary, middle, or high school | P | P | SR | SR | P | | P |
| School, business or trade | SR | SR | SR | SR | P | P | P |
| Funeral and Mortuary Services | | | | | | | |
| Cemetery | SR | SR | SR | SR | SR | | P |
| Funeral home or mortuary | P | P | P | P | P | | P |
| Parks and Open Space | | | | | | | |
| Arboretum or botanical garden | P | P | P | P | P | | P |
| Park or greenway | SR | SR | SR | SR | SR | SR | P |
| Zoo | | | | | SR | | |
| Transportation | | | | | | | |
| Airport | | | | | | | |
| Transit stop | SR | SR | SR | SR | SR | SR | SR |
| Fleet terminal | P | | | | P | P | P |
| Passenger terminal, surface transportation | P | SE | P | P | P | P | P |
| Utilities and Communication | | | | | | | |
| Antenna | P | P | P | P | P | P | P |
| Broadcasting studio | P | | P | P | P | P | P |
| Communication tower | SE | SE | SE | SE | SE | SR | SR |
| Power generation facility | | | | | | | P |
| Solar energy conversion system, Large scale | | | | | | | SR |
| Utility, major | | | | | | | |
| Utility, minor | SR | SR | SR | SR | SR | SR | SR |
| Wind energy conversion system, Large scale | | | | | | SE | |
| Commercial | | | | | | | |
| Animal Services | | | | | | | |
| Kennel | SR | SR | SR | SR | SR | | |
| Pet grooming | SR | SR | SR | SR | P | SR | SR |
| Veterinary hospital or clinic | SR | SR | SR | SR | SR | | SR |
| Commercial services | | | | | | | |
| Artist studio | P | P | P | P | P | P | P |
| Auction house | P | | | | P | | |
| Bank, Retail | SR | SR | P | P | P | P | P |
| Catering | P | P | P | P | P | | |
| Commercial services | P | P | P | P | P | P | P |
| Consumer goods repair | SR | SR | SR | SR | SR | SR | SR |
| Contractor's office | P | | P | P | P | P | |
| Lawn, tree, or pest control services | P | | | | P | | |
| Linen or uniform supply | | | | | P | | |

| | | | | | | | |
|--|----|----|----|----|----|----|----|
| Medical, dental, and health practitioner | P | P | P | P | P | P | P |
| Non-depository personal credit institution | SR | SR | SR | SR | SR | SR | SR |
| Office | SR | SR | SR | SR | SR | SR | SR |
| Personal services | P | P | P | P | P | P | P |
| Rental center | SR | SR | SR | SR | SR | | |
| Self-service storage facility | SR | SR | SR | SR | SR | SR | |
| Sightseeing tour services | P | | P | P | P | | |
| Tattoo or body piercing facility | | SR | SR | SR | SR | | |
| Eating and Drinking Establishments | | | | | | | |
| Bar or other drinking place | SR | SE | SR | SR | SR | P | P |
| Restaurant | SR | SR | SR | SR | SR | P | P |
| Restaurant, Carry-out | P | P | P | P | P | P | P |
| Restaurant, Drive-through | P | | SR | | P | P | P |
| Recreation/Entertainment | | | | | | | |
| Arena, stadium, or outdoor theater | SR | | SR | SR | SR | | P |
| Commercial recreation, Indoor | P | SR | P | P | P | P | P |
| Commercial recreation, Outdoor | SR | | SR | SR | SR | SR | SR |
| Fitness or training center/studio | P | P | P | P | P | P | P |
| Golf course | | | | | SR | | SR |
| Hunt club | | | | | | | |
| Marina | P | | | | P | | P |
| Performing arts center | | | P | P | P | | P |
| Racetrack or drag strip | | | | | | | |
| Sexually Oriented Business | | | | | SR | | |
| Shooting range, Indoor | P | | | | P | | P |
| Shooting range, Outdoor | | | | | | | |
| Smoking place | SR | SR | SR | SR | SR | SR | SR |
| Retail Sales | | | | | | | |
| Bakery | P | P | P | P | P | P | P |
| Building supply sales | P | | | | P | | |
| Consumer goods store | SR | SR | SR | SR | SR | SR | SR |
| Consumer goods store, Large | | | | | P | | |
| Convenience store | P | P | P | P | P | P | P |
| Drugstore | P | SR | SR | SR | P | P | P |
| Farmers' market | P | P | P | P | P | P | P |
| Flea market | P | | | | P | | |
| Garden center or retail nursery | P | P | P | P | P | | |
| Grocery/Food store | P | P | P | P | P | P | P |
| Manufactured home sales | SR | | | | SR | | |
| Outdoor power equipment store | P | | | | P | | |
| Pawnshop | P | P | | | P | | |
| Traveler Accommodations | | | | | | | |
| Bed and breakfast | SR | SR | SR | SR | SR | | |
| Campground | | | | | | | |
| Home-based lodging | | | SR | SR | SR | SR | |
| Hotel or motel | P | | P | P | P | P | P |
| Vehicle Sales and Services | | | | | | | |
| Car wash | SR | | | | P | P | |
| Heavy vehicle wash | | | | | P | P | |

| | | | | | | | |
|--|----|----|----|----|----|----|---|
| Parking, Commercial | P | P | P | P | P | P | P |
| Vehicle fueling station | P | P | P | P | P | P | |
| Vehicle parts and accessories store | P | | | | P | | |
| Vehicle repair, major | | | | | | P | |
| Vehicle repair, minor | P | | | | P | | |
| Vehicle sales and rental | SR | | | | P | | |
| Vehicle towing | SR | | | | SR | | |
| Industrial | | | | | | | |
| Extraction | | | | | | | |
| Borrow pit | | | | | | | |
| Mining/Extraction | | | | | | | |
| Freight Movement, Warehousing, and Wholesale Distribution | | | | | | | |
| Warehouse/Distribution facility | SR | SR | SR | SR | SR | P | |
| Motor freight facility | | | | | | P | |
| Rail transportation facility | | | | | | | |
| Timber and timber products wholesale sales | | | | | | | |
| Industrial Service | | | | | | | |
| Contractor's yard | | | | | | P | |
| Fuel sales (non-vehicular) | | | | | | | |
| Large vehicle and commercial and industrial equipment repair | | | | | | P | |
| Remediation services | | | | | | | |
| Production of Goods | | | | | | | |
| Artisan goods production | SR | SR | SR | SR | SR | SR | |
| Manufacturing, assembly, and fabrication, Light | P | | | | P | P | |
| Manufacturing, assembly, and fabrication, General | SR | | | | | P | |
| Manufacturing, assembly, and fabrication, Intensive | SR | | | | | SR | |
| Waste and Recycling Facilities | | | | | | | |
| Construction and inert debris landfill | | | | | | | |
| Hazardous waste collection, storage, and disposal | | | | | | | |
| Non-hazardous waste collection, storage, and disposal | | | | | | | |
| Recycling collection station | P | | | | P | P | P |
| Recycling sorting facility | | | | | | P | P |
| Scrapyard | | | | | | | |

**RESOLUTION OF THE RICHLAND COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF THE “REIMAGINE RICHLAND”
COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Richland County Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to SC Code Sections 6-29-520(B), desires to recommend to the Richland County Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the Richland County Planning Commission that the revised comprehensive plan, including the text, maps, tables, and figures are recommended to the Richland County Council for adoption by ordinance, after public hearing, in accordance with SC Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this ____ day of April 2026.

Chair, Planning Commission



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

Tuesday, March 24, 2026

2020 Hampton Street, Columbia, SC 29204

7:00 PM

Report of County Council

1. STAFF:

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

2. CALL TO ORDER

The Honorable Jesica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jesica Mackey

4. WITHDRAWALS / DEFERRALS

The Honorable Jesica Mackey

5. ADOPTION OF THE AGENDA

The Honorable Jesica Mackey

6. OPEN / CLOSE PUBLIC HEARING / FIRST READING

The Honorable Jesica Mackey

a. MAP AMENDMENTS

1. Case # 25-032 MA

Mark Jeffers
AG to R3 (88.62 acre)
S/S Wilson Blvd
TMS# R14800-05-39; R14805-10-01 thru 11,
R14805-11-01 thru 15, R14805-12-01 thru 05;
R14805-13-01 thru 21; R14805-14-01 thru 10;
R14805-15-01 thru 24; R14708-04-01 thru 04;
and R14805-16-01

Comprehensive Plan: Non-Compliant
Planning Commission: Approval 6-1
Approved by County Council: 10-0

District 7
The Honorable Gretchen D. Cooper

2. Case # 25-040 MA

Carl E. Kaiser
AG/HM to R3 (157.44 acres)
214 Blythebrook Road
TMS# R12400-02-08 & 09
Comprehensive Plan: Non-Compliant
Planning Commission: Disapproval 7-0

Withdrawal accepted by County Council: 10-0

District 7
The Honorable Gretchen D. Cooper

3. 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: Non-Compliant
Planning Commission: Disapproval 5-2
Approved by County Council: 10-0

District 2
The Honorable Derrek Pugh

4. Case # 25-030 MA
Keith Utheim
AG/RT to R3 (105.88 acres)
S/S Killian Road
TMS# R14600-03-09; R14600-03-07; R14600-
03-60; R14600-03-11
Comprehensive Plan: Non-Compliant
Planning Commission: Disapproval 5-1
Withdrawal accepted by County Council: 10-0

District 7
The Honorable Gretchen D. Cooper

7. ADJOURNMENT

Major Residential Developments

Sketch, Preliminary, Bonded, Final, and Multi-Family

This report provides a comprehensive listing of major residential submittals received between January 1, 2021, and March 31, 2026. The status column reflects the current standing of each project based on reviews conducted by the applicable reviewing departments, including Addressing, GIS, Flood, Engineering, Land Development, and Emergency Services.

Each project is subject to evaluation by all applicable divisions, and approval from each reviewing department is required for a project to be designated as "Approved." In instances where a review results in disapproval, the applicant is required to revise the submittal to address the comments provided prior to resubmission.

Approval at each stage authorizes progression to the next phase of project development:

- **Sketch**
(conceptual layout to determine basic compliance with county requirements)
- **Preliminary**
(construction (moving of dirt) / installation of infrastructure / model homes)
- **Bonded**
(obtain building permits / provide bonds for the infrastructure)
- **Final**
(completes the subdivision process and allows conveyance of infrastructure)

These projects do not require review or approval by the Planning Commission or County Council.

Major Residential Developments - Sketch

1 January 2021 - 31 March 2026
Sketch

| Project Type | Project Number | APPLIED | Project Name | Status | TMS | Total Acres | Total Lots | SITE APN |
|--------------------------|----------------|------------|---|--------------|---|-------------|------------|--------------|
| MAJOR SUBDIVISION SKETCH | SD21-001 | 01/11/2021 | Rockgate Subdivision | APPROVED | 09516-01-01 | 77.39 | 210 | R09516-01-01 |
| MAJOR SUBDIVISION SKETCH | SD21-003 | 01/13/2021 | SPEARS CREEK ROAD TRACT | UNDER REVIEW | | 9.06 | 9 | R28800-02-17 |
| MAJOR SUBDIVISION SKETCH | SD21-011 | 02/17/2021 | SUNSET PARK | APPROVED | r23200-01-20 | 13.61 | 50 | R23200-01-20 |
| MAJOR SUBDIVISION SKETCH | SD21-019 | 03/10/2021 | Willow Lakes Residential Subdivision | APPROVED | 17700-01-13 & 62 17703-06-03 | 41.75 | 85 | R17700-01-13 |
| MAJOR SUBDIVISION SKETCH | SD21-023 | 03/26/2021 | PINNACLE RIDGE PHASE 7 | APPROVED | | 5.74 | 11 | R23200-01-20 |
| MAJOR SUBDIVISION SKETCH | SD21-024 | 03/26/2021 | PINNACLE RIDGE PHASE 8 | APPROVED | | 0 | 30 | R23200-01-20 |
| MAJOR SUBDIVISION SKETCH | SD21-031 | 04/13/2021 | Village at the Atrium fka Percival Towns | APPROVED | 19813-01-02 | 4.4 | 45 | R19813-01-02 |
| MAJOR SUBDIVISION SKETCH | SD21-049 | 05/21/2021 | Kennery Road Tract | APPROVED | 04200-06-08 | 87.39 | 142 | R04200-06-08 |
| MAJOR SUBDIVISION SKETCH | SD21-053 | 06/09/2021 | Sloan Residential Development | APPROVED | | 11.94 | 36 | R17300-08-03 |
| MAJOR SUBDIVISION SKETCH | SD21-060 | 06/28/2021 | HARBORSIDE POINT @ LAKE CAROLINA | APPROVED | r23207-02-37,38 & r23206-08-13 | 0 | 26 | R23207-02-37 |
| MAJOR SUBDIVISION SKETCH | SD21-069 | 08/09/2021 | Crane Landing fka Cypress Grove | APPROVED | 14600-03-27 & 14600-03-44 | 302.25 | 682 | R14600-03-44 |
| MAJOR SUBDIVISION SKETCH | SD21-078 | 09/09/2021 | Bunch Tract | APPROVED | | 80.3 | 478 | R21800-01-06 |
| MAJOR SUBDIVISION SKETCH | SD21-079 | 09/13/2021 | Wood Green Park | APPROVED | R25000-02-07 | 86 | 368 | R25000-02-07 |
| MAJOR SUBDIVISION SKETCH | SD21-080 | 09/21/2021 | Abbots Glen Phase 5 | APPROVED | R03400-02-56, 03400-02-03, 03400-02-04, 03400-02-05 | 82.93 | 124 | R03400-02-56 |
| MAJOR SUBDIVISION SKETCH | SD21-090 | 11/23/2021 | Leatherstone fka Fleetwood subdivision | APPROVED | R14800-05-39 | 88.62 | 258 | R14800-05-39 |
| MAJOR SUBDIVISION SKETCH | SD21-092 | 11/24/2021 | Crickentree Park | APPROVED | 23400-05-05 23400-05-06 | 185 | 331 | R23400-05-05 |
| MAJOR SUBDIVISION SKETCH | SD21-096 | 11/30/2021 | Harvest Creek Subdivision | APPROVED | 17600-02-32 17600-02-46 | 121 | 412 | R17600-02-32 |
| MAJOR SUBDIVISION SKETCH | SD21-100 | 12/16/2021 | 10424 Wilson Boulevard | DISAPPROVED | R15000-05-04 | 22.5 | 218 | R15000-05-04 |
| MAJOR SUBDIVISION SKETCH | SD21-101 | 12/20/2021 | Grand Oaks | UNDER REVIEW | 14600-03-17 | 94.91 | 227 | R14600-03-17 |
| MAJOR SUBDIVISION SKETCH | SD21-102 | 12/28/2021 | Killian Crossing Residential | APPROVED | 17404-01-01 | 44.08 | 350 | R17404-01-01 |
| MAJOR SUBDIVISION SKETCH | SD21-103 | 12/29/2021 | Wildewood Tract | APPROVED | R22807-01-04 | 14.88 | 60 | R22807-01-04 |
| MAJOR SUBDIVISION SKETCH | SD21-104 | 12/30/2021 | Laurinton Farms | APPROVED | 24700-02-08 & 21800-04-20 | 132.49 | 552 | R24700-02-08 |
| MAJOR SUBDIVISION SKETCH | SD22-006 | 01/18/2022 | Linkside Village | APPROVED | R20405-02-01 | 20.28 | 61 | R20405-02-01 |
| MAJOR SUBDIVISION SKETCH | SD22-023 | 03/18/2022 | Fuller Estate at Archie Drive | APPROVED | R17116-01-01 | 3.15 | 7 | R17116-01-01 |
| MAJOR SUBDIVISION SKETCH | SD22-027 | 03/23/2022 | Hopewell | APPROVED | 02600-03-02 & 02600-03-03 | 40.43 | 63 | R02600-03-02 |
| MAJOR SUBDIVISION SKETCH | SD22-031 | 04/07/2022 | Swygert Tract: Mosshaven, Valleyhaven & Wickerhaven | APPROVED | 12300-02-13 | 262 | 415 | R12300-02-13 |
| MAJOR SUBDIVISION SKETCH | SD22-040 | 05/19/2022 | The Falls Townhomes | APPROVED | R20400-01-24/R20400-01-22 | 14.92 | 88 | R20400-01-24 |
| MAJOR SUBDIVISION SKETCH | SD22-062 | 08/02/2022 | FISHERS WOOD SUBD. PHASE 4 | APPROVED | 22900-01-04 | 18.29 | 31 | R22900-01-04 |
| MAJOR SUBDIVISION SKETCH | SD22-065 | 08/16/2022 | Peace Haven | APPROVED | R00500-03-14 | 60.55 | 96 | R00500-03-14 |
| MAJOR SUBDIVISION SKETCH | SD22-068 | 08/23/2022 | Winding Path Subdivision | APPROVED | 24900-07-03 | 189.2 | 299 | R24900-07-03 |
| MAJOR SUBDIVISION SKETCH | SD22-084 | 11/16/2022 | Reserves at Mill Creek | APPROVED | R18900-02-01 | 138.49 | 153 | R19005-01-12 |

| | | | | | | | | | |
|----|--------------------------|----------|------------|--|--------------|--|--------|-----|--------------|
| 32 | MAJOR SUBDIVISION SKETCH | SD22-086 | 12/29/2022 | Hardscrabble Development | DISAPPROVED | R17301-02-01 | 78 | 222 | R17301-02-01 |
| 33 | MAJOR SUBDIVISION SKETCH | SD23-006 | 02/07/2023 | Killian Place | DISAPPROVED | 14600-03-07, 14600-03-08, 14600-03-09, | 113.73 | 177 | R14600-03-09 |
| | | | | | | 14600-03-11, 14600-03-60 AND A PORTION OF 14600-03-54 | | | |
| 34 | MAJOR SUBDIVISION SKETCH | SD23-016 | 04/18/2023 | Lorick Tract | APPROVED | 12200-03-15 and -24 | 183.1 | 290 | R12200-03-15 |
| 35 | MAJOR SUBDIVISION SKETCH | SD23-021 | 06/06/2023 | Spring Hill Farm | APPROVED | 01600-05-01 01600-05-05 01600-05-06 | 50.78 | 80 | R01600-05-06 |
| 36 | MAJOR SUBDIVISION SKETCH | SD23-027 | 07/14/2023 | Kelly Mill Subdivision | APPROVED | 23300-02-02 | 90.79 | 145 | R23300-02-02 |
| 37 | MAJOR SUBDIVISION SKETCH | SD23-033 | 08/03/2023 | Blythewood Acres | APPROVED | R12500-04-03 and R12400-02-01 | 231.05 | 365 | R12500-04-03 |
| 38 | MAJOR SUBDIVISION SKETCH | SD23-035 | 08/29/2023 | Somerset Pines | APPROVED | 14800-05-17 | 49.98 | 79 | R14800-05-17 |
| 39 | MAJOR SUBDIVISION SKETCH | SD23-036 | 08/30/2023 | 4600 Hard Scrabble Road | APPROVED | R20300-03-03 and -04 | 19.14 | 6 | R20300-03-03 |
| 40 | MAJOR SUBDIVISION SKETCH | SD23-043 | 09/12/2023 | Hanna Dr. Residential Development | APPROVED | 14600-03-16 | 161.8 | 850 | R14600-03-16 |
| 41 | MAJOR SUBDIVISION SKETCH | SD23-047 | 09/26/2023 | Hunters Branch Townhomes | APPROVED | 021800-01-06 portion | 21.7 | 221 | R21800-01-06 |
| 42 | MAJOR SUBDIVISION SKETCH | SD23-050 | 10/03/2023 | Portia Rd Residential Subdivision | APPROVED | 20700-04-22 | 295 | 468 | R20700-04-22 |
| 43 | MAJOR SUBDIVISION SKETCH | SD23-052 | 10/10/2023 | Padgett Commons Subdivision | APPROVED | R22015-03-69 | 9.02 | 38 | R22015-03-69 |
| 44 | MAJOR SUBDIVISION SKETCH | SD23-056 | 10/10/2023 | Congress Road Subdivision | APPROVED | r33400-01-018 | 144.21 | 66 | R33400-01-18 |
| 45 | MAJOR SUBDIVISION SKETCH | SD23-057 | 10/10/2023 | Brambleton fka Grover Wilson Tract | APPROVED | R20700-03-04, -03, -24, -22, -02, & R20700-06-05 | 314.1 | 500 | R20700-03-04 |
| 46 | MAJOR SUBDIVISION SKETCH | SD23-062 | 10/31/2023 | Willow Lake Church | APPROVED | R17700-01-14 | 21.98 | 68 | R17700-01-14 |
| 47 | MAJOR SUBDIVISION SKETCH | SD23-065 | 11/07/2023 | Harmon Acres Estate Lots fka Harmon Hill Estate Lots | APPROVED | R30900-06-01 and R31000-01-01 | 36.88 | 24 | R30900-06-01 |
| 48 | MAJOR SUBDIVISION SKETCH | SD23-066 | 11/14/2023 | Solares West fka Haynes Park West | APPROVED | R17112-01-01 | 67.2 | 152 | R17112-01-01 |
| 49 | MAJOR SUBDIVISION SKETCH | SD23-067 | 11/14/2023 | Ascensus fka Haynes Park South | APPROVED | R17116-02-05 R17115-01-01 | 23.6 | 92 | R17115-01-01 |
| 50 | MAJOR SUBDIVISION SKETCH | SD23-069 | 11/27/2023 | Westview Place | APPROVED | R02502-02-07, R01514-01-01 | 27.1 | 39 | R02502-02-07 |
| 51 | MAJOR SUBDIVISION SKETCH | SD24-001 | 01/04/2024 | Forty Love Road Tract | UNDER REVIEW | R01401-01-04 and R01300-01-07 | 49.5 | 36 | R01401-01-01 |
| 52 | MAJOR SUBDIVISION SKETCH | SD24-002 | 01/04/2024 | The Gates At Windermere Phases 4-6 | APPROVED | R20300-02-02 | 36.28 | 138 | R20300-02-02 |
| 53 | MAJOR SUBDIVISION SKETCH | SD24-003 | 01/04/2024 | Eleazer Tract aka Dorset Ridge | APPROVED | R04200-04-07 & 08 | 58.7 | 90 | R04200-04-07 |
| 54 | MAJOR SUBDIVISION SKETCH | SD24-006 | 01/23/2024 | Creek Landing fka Arbor Estates | APPROVED | 12300-13-06 | 37.2 | 58 | R12300-13-06 |
| 55 | MAJOR SUBDIVISION SKETCH | SD24-007 | 01/26/2024 | Harmon Hills Estate Lots Phase 2 | APPROVED | R30900-06-01 and R31000-01-01 | 188.2 | 170 | R30900-06-01 |
| 56 | MAJOR SUBDIVISION SKETCH | SD24-010 | 02/09/2024 | North Pines Tracts Subdivision | APPROVED | R14700-04-27 and portion of R14700-04-03 | 96.23 | 152 | R14700-04-27 |
| 57 | MAJOR SUBDIVISION SKETCH | SD24-012 | 02/13/2024 | Standford Preserve Subdivision | APPROVED | R12700-03-13 R12700-03-17 | 159.4 | 252 | R12700-03-13 |
| 58 | MAJOR SUBDIVISION SKETCH | SD24-013 | 02/13/2024 | Winterwood Subdivision Development | APPROVED | R09600-01-01 | 39.89 | 36 | R09600-01-01 |
| 59 | MAJOR SUBDIVISION SKETCH | SD24-014 | 03/18/2024 | Aspen Acres Estate Lots | APPROVED | R33300-01-01 | 314.53 | 204 | R33300-01-01 |
| 60 | MAJOR SUBDIVISION SKETCH | SD24-015 | 02/13/2024 | Pemberly Oaks fka Jim Koon Road Tract | APPROVED | R04200-01-24, R04200-01-32, R04200-01-23, R04200-01-17 | 72 | 117 | R04200-01-24 |
| 61 | MAJOR SUBDIVISION SKETCH | SD24-016 | 02/19/2024 | 1700 Dutch Fork Road Townhomes | DISAPPROVED | R02408-02-02 | 8.12 | 47 | R02408-02-02 |
| 62 | MAJOR SUBDIVISION SKETCH | SD24-017 | 02/20/2024 | Shady Grove Estates | DISAPPROVED | R40300-01-02, R38000-03-08, R38000-03-07, R38000-03-15 | 601 | 308 | R40300-01-02 |
| 63 | MAJOR SUBDIVISION SKETCH | SD24-020 | 02/23/2024 | Pooser Tract | APPROVED | R02502-02-02, R02502-02-10, R02502-02-11 | 23.4 | 36 | R02502-02-10 |
| 64 | MAJOR SUBDIVISION SKETCH | SD24-021 | 02/23/2024 | Pineview Church Road Tract | DISAPPROVED | R15300-02-46 | 20.13 | 30 | R15300-02-46 |
| 65 | MAJOR SUBDIVISION SKETCH | SD24-022 | 02/23/2024 | Hollingshed Tract | DISAPPROVED | R05200-01-13, R05200-01-18 | 25.3 | 90 | R05200-01-13 |

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| 66 | MAJOR SUBDIVISION SKETCH | SD24-023 | 02/27/2024 | Abbots Glen Phases 7-8 | DISAPPROVED | R03400-02-07, -08, -09, & -10 | 41.3 | 66 | R03400-02-07 |
| 67 | MAJOR SUBDIVISION SKETCH | SD24-024 | 02/27/2024 | Minerville Road Tract | APPROVED | R27600-02-01 | 435 | 689 | R27600-02-01 |
| 68 | MAJOR SUBDIVISION SKETCH | SD24-025 | 02/27/2024 | Hickory Meadows | APPROVED | 21700-04-02 | 102.54 | 162 | R21700-04-02 |
| 69 | MAJOR SUBDIVISION SKETCH | SD24-027 | 02/29/2024 | Lorick Valley | APPROVED | R12200-03-15 & R12200-03-24 | 183.92 | 290 | R12200-03-15 |
| 70 | MAJOR SUBDIVISION SKETCH | SD24-028 | 02/29/2024 | Cora Drive Subdivision | DISAPPROVED | R09501-03-08 | 33.81 | 85 | R09501-03-08 |
| 71 | MAJOR SUBDIVISION SKETCH | SD24-029 | 02/29/2024 | Wakefield Farms | DISAPPROVED | R09508-04-01 | 249.52 | 868 | R09508-04-01 |
| 72 | MAJOR SUBDIVISION SKETCH | SD24-030 | 02/29/2024 | Fox Hollow fka Hardscrabble Tract One | CLOSED | R17301-02-01 | 74.37 | 160 | R17301-02-01 |
| 73 | MAJOR SUBDIVISION SKETCH | SD24-038 | 03/21/2024 | Solares East | APPROVED | R17112-01-01 | 32.58 | 82 | R17112-01-01 |
| 74 | MAJOR SUBDIVISION SKETCH | SD24-059 | 07/03/2024 | Moss Creek fka Oak Hills - Crane Creek Subdivision | APPROVED | R09516-09-05, R09516-09-06, R09516-09-07, R09516-09-08, R09516-09-09, R09516-09-10, R09516-09-11, R09516-09-12, R12002-01-30, R11904-01-19, R09613-05-25, R09613-05-26, R09613-05-27 | 148.25 | 353 | R09516-09-05 |
| 75 | MAJOR SUBDIVISION SKETCH | SD24-070 | 09/12/2024 | Fishers Wood Subdivision, Phase 4 | APPROVED | 22900-01-04 | 18.29 | 46 | R22900-01-04 |
| 76 | MAJOR SUBDIVISION SKETCH | SD24-072 | 09/16/2024 | RivKin Road Townhomes fka Spring Valley Townes | APPROVED | R22807-01-07 | 39.47 | 199 | R22807-01-07 |
| 77 | MAJOR SUBDIVISION SKETCH | SD24-074 | 10/08/2024 | Springtree Townhomes | APPROVED | 17003-01-04 | 21.07 | 156 | R17003-01-04 |
| 78 | MAJOR SUBDIVISION SKETCH | SD24-085 | 11/26/2024 | Bluff Road Tract | APPROVED | R13513-01-27 | 10 | 50 | R13513-01-27 |
| 79 | MAJOR SUBDIVISION SKETCH | SD25-004 | 01/21/2025 | Pine Hollow Townhomes & Limber Place Townhomes | APPROVED | R17500-03-59 | 8.17 | 73 | R17500-03-59 |
| 80 | MAJOR SUBDIVISION SKETCH | SD25-005 | 01/21/2025 | Mugo Place Townhomes | APPROVED | R17500-03-58 | 1.85 | 14 | R17500-03-58 |
| 81 | MAJOR SUBDIVISION SKETCH | SD25-012 | 02/13/2025 | Fox Hollow | APPROVED | R17301-02-01, R17305-01-01, & R17302-02-01 | 109.98 | 221 | R17301-02-01 |
| 82 | MAJOR SUBDIVISION SKETCH | SD25-015 | 02/25/2025 | Rabon Road Subdivision | DISAPPROVED | R17209-01-02 | 37.94 | 34 | R17209-01-02 |
| 83 | MAJOR SUBDIVISION SKETCH | SD25-068 | 10/03/2025 | Magnolia Crossing fka Ted Farms | APPROVED | R17301-01-01, R17301-01-02, R17302-01-01, & R17302-01-02 | 83.75 | 195 | R17301-01-02 |
| 84 | MAJOR SUBDIVISION SKETCH | SD26-002 | 01/27/2026 | Brookfield Duplex Subdivision | UNDER REVIEW | R16915-01-14 | 19.14 | 85 | R16915-01-14 |
| 85 | MAJOR SUBDIVISION SKETCH | SD26-010 | 03/06/2026 | Solar Springs Subdivision | UNDER REVIEW | Portion of R17112-02-01 | 5.74 | 19 | R17112-02-01 |
| 86 | MAJOR SUBDIVISION SKETCH | SD26-015 | 03/25/2026 | Spears Creek Church Townhouse Subdivision | UNDER REVIEW | R25800-04-23 | 1.93 | 9 | R25800-04-23 |
| 87 | MAJOR SUBDIVISION SKETCH | SD26-019 | 03/31/2026 | Hardin Grove fka William Hardin Tract | UNDER REVIEW | R17211-01-02 | 33.36 | 93 | R17211-01-02 |

Total Acres: 7614.57

Total Lots: 15512

Major Residential Developments - Preliminary

1 January 2021 - 31 March 2026

Preliminary

| | <u>Project Type</u> | <u>Project Number</u> | <u>APPLIED</u> | <u>Project Name</u> | <u>Status</u> | <u>TMS</u> | <u>Total Acres</u> | <u>Total Lots</u> | <u>SITE APN</u> |
|----|--------------------------|-----------------------|----------------|---|---------------|---|--------------------|-------------------|-----------------|
| 1 | MAJOR SUBDIVISION PRELIM | SD21-002 | 01/12/2021 | CABIN CREEK PLACE | APPROVED | | 14.53 | 17 | R24500-06-10 |
| 2 | MAJOR SUBDIVISION PRELIM | SD21-004 | 01/26/2021 | Bowden Village Phase 2 | APPROVED | R22006-02-03 | 10.5 | 66 | R22006-02-03 |
| 3 | MAJOR SUBDIVISION PRELIM | SD21-006 | 02/08/2021 | Savannah Woods Phase 1B | APPROVED | R21900-06-14 | 139.97 | 93 | R21900-06-14 |
| 4 | MAJOR SUBDIVISION PRELIM | SD21-018 | 02/26/2021 | COLLINS COVE | APPROVED | | 54.26 | 85 | R01510-01-01 |
| 5 | MAJOR SUBDIVISION PRELIM | SD21-026 | 03/30/2021 | Twin Oaks - Phase VI | DISAPPROVED | | 12.2 | 65 | R21904-01-08 |
| 6 | MAJOR SUBDIVISION PRELIM | SD21-032 | 04/22/2021 | WILLOW LAKES PHASE 7 | APPROVED | r17700-01-13, 62 & r17703-06-03 | 41.75 | 85 | R17700-01-13 |
| 7 | MAJOR SUBDIVISION PRELIM | SD21-033 | 04/30/2021 | Haynes Park fka Rabon Road Tract | APPROVED | 17112-01-01 | 0 | 220 | R17112-01-01 |
| 8 | MAJOR SUBDIVISION PRELIM | SD21-050 | 06/01/2021 | Champion's Ridge fka Horrell Hill Tract | APPROVED | 24700-08-10 | 47.76 | 50 | R24700-08-10 |
| 9 | MAJOR SUBDIVISION PRELIM | SD21-055 | 06/16/2021 | Abney Hills Phase 4 | APPROVED | R12400-02-04 | 131.94 | 172 | R12400-02-04 |
| 10 | MAJOR SUBDIVISION PRELIM | SD21-056 | 06/18/2021 | Village At The Atrium (fka Percival Towns) | APPROVED | 19813-01-02 | 4.4 | 45 | R19813-01-02 |
| 11 | MAJOR SUBDIVISION PRELIM | SD21-072 | 08/11/2021 | Sloan Residential Development | DISAPPROVED | R20101-05-01;17300-08-03 | 12.94 | 37 | R20101-05-01 |
| 12 | MAJOR SUBDIVISION PRELIM | SD21-076 | 08/31/2021 | PINNACLE RIDGE PHASE 7 | APPROVED | R23200-01-20, 23203-10-20, 23200-01-57, 23203-10-18, 23203-10-22, 23203-10-23 | 5.74 | 12 | R23200-01-51 |
| 13 | MAJOR SUBDIVISION PRELIM | SD21-088 | 11/17/2021 | Myers Farm (fka Stonemill Ferry Subdivision) | APPROVED | R494 R21800-01-03, 04, 14 and R21900-09-08, 17 | 116 | 0 | R21800-01-04 |
| 14 | MAJOR SUBDIVISION PRELIM | SD21-091 | 11/23/2021 | Crane Landing Phase 1 fka Cypress Grove | APPROVED | R14600-03-27, R14600-03-44, R14600-03-42 | 302.2 | 216 | R14600-03-44 |
| 15 | MAJOR SUBDIVISION PRELIM | SD21-093 | 11/30/2021 | Bowden Village Ph 3-4 | APPROVED | R22006-02-03 | 23.7 | 132 | R22006-02-03 |
| 16 | MAJOR SUBDIVISION PRELIM | SD22-002 | 01/14/2022 | BLYTHEWOOD FARMS PHASE 2 | APPROVED | 17800-04-78, 17800-04-89, 15100-06-07 | 248.54 | 0 | R17800-04-68 |
| 17 | MAJOR SUBDIVISION PRELIM | SD22-003 | 01/18/2022 | Livingston Woods (fka Kennerly Road Tract) | APPROVED | R04200-06-08 | 90.1 | 0 | R04200-06-08 |
| 18 | MAJOR SUBDIVISION PRELIM | SD22-010 | 01/25/2022 | Wood Green Park Subdivision - Phase 1 | APPLIED WEB | 25000-02-07 | 86 | 101 | R25000-02-07 |
| 19 | MAJOR SUBDIVISION PRELIM | SD22-015 | 02/01/2022 | Lake Carolina Townhomes | APPROVED | R23204-16-01, R23201-16-02, R23204-12-01 & R23204-12-14 | 3.9 | 42 | R23204-12-01 |
| 20 | MAJOR SUBDIVISION PRELIM | SD22-017 | 02/08/2022 | Grand Arbor Phase 1 fka Grand Arbor for Crickentree Phase 1 | APPROVED | 23400-05-05 23400-05-06 | 34 | 128 | R23400-05-05 |
| 21 | MAJOR SUBDIVISION PRELIM | SD22-022 | 03/15/2022 | Grand Oaks Phase 1 | APPROVED | 14600-03-17 | 12.49 | 53 | R14600-03-17 |
| 22 | MAJOR SUBDIVISION PRELIM | SD22-028 | 03/29/2022 | Harborside @ Lake Carolina (f.k.a. Harborside Point) | APPROVED | 23207-02-37, 23207-02-38 & 232208-08-13 | 5.3 | 27 | R23207-02-37 |
| 23 | MAJOR SUBDIVISION PRELIM | SD22-029 | 03/29/2022 | Pinnacle Ridge Phase 8 | DISAPPROVED | 23200-01-20 | 3.03 | 17 | R23200-01-20 |
| 24 | MAJOR SUBDIVISION PRELIM | SD22-030 | 03/29/2022 | The Gates at Windermere Phase 3 | APPROVED | 20401-03-01 | 8.88 | 25 | R20401-03-01 |
| 25 | MAJOR SUBDIVISION PRELIM | SD22-032 | 04/12/2022 | Hunters Branch Phase 1 & 2 fka Bunch Tract | APPROVED | R21800-01-06 (portion) | 43.53 | 239 | R21800-01-06 |
| 26 | MAJOR SUBDIVISION PRELIM | SD22-037 | 05/06/2022 | The Falls Phase 4B | APPROVED | R20400-01-18 | 60.77 | 15 | R20400-01-18 |
| 27 | MAJOR SUBDIVISION PRELIM | SD22-041 | 05/24/2022 | Wildewood Chase | APPROVED | R22807-01-04 | 14.88 | 60 | R22807-01-04 |
| 28 | MAJOR SUBDIVISION PRELIM | SD22-048 | 06/07/2022 | Hunters Branch Phases 3 & 4 | APPROVED | R021800-01-06 | 39.26 | 241 | R21800-01-06 |

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| 29 | MAJOR SUBDIVISION PRELIM | SD22-050 | 06/10/2022 | Grand Oaks Phases 2 & 3 | DISAPPROVED | 14600-03-17 | 82.78 | 196 | R14600-03-17 |
| 30 | MAJOR SUBDIVISION PRELIM | SD22-061 | 07/19/2022 | Leatherstone (f.k.a. Fleetwood Homes) | APPROVED | R14800-05-39 | 88.6 | 98 | R14800-05-39 |
| 31 | MAJOR SUBDIVISION PRELIM | SD22-063 | 08/02/2022 | Mallard Creek | UNDER REVIEW | R03300-03-37 | 68.3 | 105 | R03300-03-37 |
| 32 | MAJOR SUBDIVISION PRELIM | SD22-064 | 08/09/2022 | Blythewood Farms Phase 3 and 4 | APPROVED | R17800-04-68 | 248.54 | 187 | R17800-04-68 |
| 33 | MAJOR SUBDIVISION PRELIM | SD22-072 | 09/21/2022 | Grand Arbor Subdivision, Phase 2 | APPROVED | 23400-05-05 | 28 | 106 | R23400-05-05 |
| 34 | MAJOR SUBDIVISION PRELIM | SD22-073 | 09/27/2022 | Kingsley (f.k.a. Kingfisher & Killian Crossing) | APPROVED | | 113.8 | 169 | R17404-01-01 |
| 35 | MAJOR SUBDIVISION PRELIM | SD22-074 | 10/11/2022 | The Falls Townhomes | APPROVED | R20400-01-24 & R20400-01-22 | 15.25 | 88 | R20400-01-24 |
| 36 | MAJOR SUBDIVISION PRELIM | SD22-076 | 10/25/2022 | Abbots Glen Phase 5-6 | APPROVED | R03400-02-03, -04, -05 | 82.9 | 124 | R03400-02-03 |
| 37 | MAJOR SUBDIVISION PRELIM | SD23-001 | 01/10/2023 | Leyland Station (f.k.a. Peacehaven) | DISAPPROVED | TMS# 00500-03-014 | 60.55 | 96 | R00500-03-14 |
| 38 | MAJOR SUBDIVISION PRELIM | SD23-009 | 02/21/2023 | Laurinton Farms Phases 1-3 | APPROVED | R24700-02-08 | 132.4 | 151 | R24700-02-08 |
| 39 | MAJOR SUBDIVISION PRELIM | SD23-011 | 02/28/2023 | Linkside Village | APPROVED | 20405-02-01 | 19.2 | 61 | R20405-02-01 |
| 40 | MAJOR SUBDIVISION PRELIM | SD23-015 | 04/11/2023 | Bridgegate (Phase 3 of Kingsley Subdivision) | APPROVED | | 0 | 68 | R17404-01-01 |
| 41 | MAJOR SUBDIVISION PRELIM | SD23-018 | 04/26/2023 | Fuller Estate at Archie Drive | APPROVED | R1716-01-01 | 3.11 | 7 | R1716-01-01 |
| 42 | MAJOR SUBDIVISION PRELIM | SD23-024 | 06/27/2023 | Grand Arbor Subdivision, Phase 3 | PENDING | 23400-05-05 23400-05-06 | 41 | 96 | R23400-05-06 |
| 43 | MAJOR SUBDIVISION PRELIM | SD23-029 | 07/25/2023 | The Reservoir fka Stonewater | APPROVED | R17404-01-01 | 113.8 | 37 | R17404-01-01 |
| 44 | MAJOR SUBDIVISION PRELIM | SD23-030 | 07/28/2023 | Savannah Woods Phase 2 | APPROVED | R21900-06-14 | 106.71 | 210 | R21900-06-14 |
| 45 | MAJOR SUBDIVISION PRELIM | SD23-044 | 09/19/2023 | Oak Hills - Golf fka Oak Hill Phase 1A | APPROVED | | 66.06 | 221 | R09600-03-03 |
| 46 | MAJOR SUBDIVISION PRELIM | SD23-045 | 09/19/2023 | Monroe Preserve fka Spring Hill Farm | DISAPPROVED | 01600-05-06 01600-05-01 01600-05-05 | 50.55 | 0 | R01600-05-06 |
| 47 | MAJOR SUBDIVISION PRELIM | SD23-046 | 09/26/2023 | Rock Ventures Hard Scrabble fka 4600 Hardscrabble Road | APPROVED | R20300-03-03 and -04 | 19.1 | 6 | R20300-03-03 |
| 48 | MAJOR SUBDIVISION PRELIM | SD23-051 | 10/03/2023 | Chestnut Ridge Subdivision fka Winding Path S/D | APPROVED | 24900-07-03 | 189.2 | 299 | R24900-07-03 |
| 49 | MAJOR SUBDIVISION PRELIM | SD23-053 | 10/10/2023 | Crane Landing Phase 2 | APPROVED | R14600-03-44 & R14600-03-27 | 308.2 | 164 | R14600-03-44 |
| 50 | MAJOR SUBDIVISION PRELIM | SD23-055 | 10/10/2023 | Reserves at Mill Creek | APPROVED | R19005-01-12 | 138.5 | 153 | R19005-01-12 |
| 51 | MAJOR SUBDIVISION PRELIM | SD23-060 | 10/17/2023 | Arbordale fka Kelly Mills Subdivision | APPROVED | 23300-02-02 | 90.79 | 145 | R23300-02-02 |
| 52 | MAJOR SUBDIVISION PRELIM | SD23-063 | 11/02/2023 | Leatherstone Subdivision (Phase 2) | APPROVED | R14800-05-39 | 88.62 | 140 | R14800-05-39 |
| 53 | MAJOR SUBDIVISION PRELIM | SD23-068 | 11/14/2023 | Hunters Branch Townhomes | APPROVED | 021800-01-06 | 21.7 | 214 | R21800-01-06 |
| 54 | MAJOR SUBDIVISION PRELIM | SD23-071 | 12/05/2023 | Harmon Acres Estate Lots | APPROVED | R30900-06-01 & R31000-01-01 | 36.88 | 24 | R30900-06-01 |
| 55 | MAJOR SUBDIVISION PRELIM | SD23-072 | 12/05/2023 | Arabella Spring Subdivision Phase One | APPROVED | R23500-05-03 and R23400-01-38 | 220.2 | 119 | R23400-01-38 |
| 56 | MAJOR SUBDIVISION PRELIM | SD23-073 | 12/11/2023 | Padgett Commons Subdivision | APPROVED | R22015-03-69 | 9.01 | 38 | R22015-03-69 |
| 57 | MAJOR SUBDIVISION PRELIM | SD24-018 | 02/21/2024 | Congress Pond fka Congress Road Subdivision | APPROVED | R33400-01-18 | 142.8 | 66 | R33400-01-18 |
| 58 | MAJOR SUBDIVISION PRELIM | SD24-033 | 03/04/2024 | Stonewater (Killian Phase 5) | APPROVED | R17408-01-04 | 0 | 68 | R17408-01-04 |
| 59 | MAJOR SUBDIVISION PRELIM | SD24-036 | 03/12/2024 | Westview Place | APPROVED | R02502-02-07 & R01514-01-01 | 27.1 | 39 | R02502-02-07 |
| 60 | MAJOR SUBDIVISION PRELIM | SD24-039 | 03/26/2024 | Willow Lake Phase 8 | APPROVED | | 14.7 | 68 | R17700-01-94 |
| 61 | MAJOR SUBDIVISION PRELIM | SD24-040 | 04/02/2024 | Wickerhaven Phases 1-A, 1-B & 2 | APPROVED | 12300-02-13 | 68.86 | 218 | R12300-02-13 |
| 62 | MAJOR SUBDIVISION PRELIM | SD24-050 | 05/03/2024 | Lorick Valley | APPROVED | R12200-03-15 & R12200-03-24 | 183.93 | 290 | R12200-03-15 |
| 63 | MAJOR SUBDIVISION PRELIM | SD24-051 | 05/14/2024 | Dorset Ridge (FKA Eleazer Tract) | APPROVED | R04200-04-07 R04200-04-08 | 58.7 | 90 | R04200-04-08 |
| 64 | MAJOR SUBDIVISION PRELIM | SD24-064 | 07/22/2024 | Hanna Dr. Residential Development | DISAPPROVED | R14600-03-16 | 161.8 | 271 | R14600-03-16 |
| 65 | MAJOR SUBDIVISION PRELIM | SD24-067 | 08/13/2024 | Laurinton Farms Phases 4-5 | APPROVED | 24700-02-08 & 21800-04-20 | 132.4 | 213 | R24700-02-08 |
| 66 | MAJOR SUBDIVISION PRELIM | SD24-073 | 10/08/2024 | Gates At Windermere Phases 4-6 | APPROVED | R20300-02-02 | 36.3 | 137 | R20300-02-02 |
| 67 | MAJOR SUBDIVISION PRELIM | SD24-075 | 10/09/2024 | Arbordale Ph2 fka Arbordale Ph2-3 | APPROVED | 23300-02-02, 23300-02-08, 23300-02-09 | 75.2 | 183 | R23300-02-02 |
| 68 | MAJOR SUBDIVISION PRELIM | SD24-076 | 11/12/2024 | Solares West | APPROVED | R17112-01-01 | 31.45 | 79 | R17112-01-01 |

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| 69 | MAJOR SUBDIVISION PRELIM | SD24-078 | 11/12/2024 | Hickory Meadows Subdivision | DISAPPROVED | 21700-04-02 | 102 | 162 | R21700-04-02 |
| 70 | MAJOR SUBDIVISION PRELIM | SD24-079 | 11/12/2024 | Fishers Wood Subdivision, PH4 | PENDING | 22900-01-04 | 18.3 | 45 | R22900-01-04 |
| 71 | MAJOR SUBDIVISION PRELIM | SD24-089 | 12/16/2024 | Mosshaven | APPROVED | 12300-02-13 | 34.34 | 63 | R12300-02-13 |
| 72 | MAJOR SUBDIVISION PRELIM | SD25-002 | 01/07/2025 | Oak Hills Golf - fka Oak Hills Phase 1b | APPROVED | R09600-03-03, R09600-03-02 | 35.93 | 70 | R09600-03-01 |
| 73 | MAJOR SUBDIVISION PRELIM | SD25-011 | 02/11/2025 | Pemberly Oaks | APPROVED | R04200-01-24, R04200-01-32, R04200-01-23, R04200-01-17 | 74.48 | 117 | R04200-01-24 |
| 74 | MAJOR SUBDIVISION PRELIM | SD25-016 | 03/04/2025 | Standford Oaks Preserve | APPROVED | 12700-03-13 12700-03-17 | 159.4 | 85 | R12700-01-78 |
| 75 | MAJOR SUBDIVISION PRELIM | SD25-018 | 03/14/2025 | Harmon Terrace Subdivision | APPROVED | R30900-06-01 | 26.1 | 26 | R30900-06-01 |
| 76 | MAJOR SUBDIVISION PRELIM | SD25-020 | 03/25/2025 | Laurinton Farms Phases 6 & 7 | APPROVED | R24700-02-08 and R21800-04-20 | 132.4 | 188 | R24700-02-08 |
| 77 | MAJOR SUBDIVISION PRELIM | SD25-033 | 04/24/2025 | Aspen Acres Place | APPROVED | R33300-01-01 | 18.6 | 20 | R33300-01-01 |
| 78 | MAJOR SUBDIVISION PRELIM | SD25-038 | 05/06/2025 | Chestnut Ridge North - Phase 2 | APPROVED | 25000-02-07 | 86 | 112 | R25000-02-06 |
| 79 | MAJOR SUBDIVISION PRELIM | SD25-042 | 05/21/2025 | Holden Ridge Subdivision PH1 | APPROVED | 14600-03-16 | 161.8 | 132 | R14600-03-16 |
| 80 | MAJOR SUBDIVISION PRELIM | SD25-046 | 06/03/2025 | Whistling Pines fka Pooser Tract | APPROVED | R02502-02-02, 10 and 11 | 23.4 | 36 | R02502-02-02 |
| 81 | MAJOR SUBDIVISION PRELIM | SD25-054 | 07/09/2025 | Pine Hollow Townhomes & Limber Place Townhomes | APPROVED | R17500-03-59 | 8.17 | 71 | R17500-03-59 |
| 82 | MAJOR SUBDIVISION PRELIM | SD25-055 | 07/09/2025 | Mugo Place Townhomes | APPROVED | | 1.85 | 14 | R17500-03-58 |
| 83 | MAJOR SUBDIVISION PRELIM | SD25-056 | 07/09/2025 | Standford Oaks Preserve - Phase 2 | APPROVED | 12700-03-13 12700-03-17 | 159.4 | 77 | R12700-03-13 |
| 84 | MAJOR SUBDIVISION PRELIM | SD25-058 | 07/25/2025 | Holden Ridge Subdivision PH2 | APPROVED | 146000316 | 161.8 | 82 | R14600-03-16 |
| 85 | MAJOR SUBDIVISION PRELIM | SD25-059 | 08/19/2025 | Springtree Townhomes | PENDING | 17003-01-04 | 21.07 | 143 | R17003-01-04 |
| 86 | MAJOR SUBDIVISION PRELIM | SD25-066 | 09/15/2025 | Isle Harbor AKA Forty Love Tract | DISAPPROVED | R01401-01-01, R01300-01-07 | 23 | 59 | R01300-01-07 |
| 87 | MAJOR SUBDIVISION PRELIM | SD25-072 | 10/30/2025 | Moss Creek Subdivision fka Oak Hills | UNDER REVIEW | R09516-09-05, R09516-09-06, R09516-09-07, R09516-09-08, R09516-09-09, R09516-09-10, R09516-09-11, R09516-09-12, R12002-01-30, R11904-01-19, R09613-05-25, R09613-05-26, R09613-05-27 | 148.25 | 366 | R09516-09-05 |
| 88 | MAJOR SUBDIVISION PRELIM | SD25-073 | 11/10/2025 | Taylor Place fka Bluff Road Tract | UNDER REVIEW | R13513-01-27 | 10 | 50 | R13513-01-27 |
| 89 | MAJOR SUBDIVISION PRELIM | SD25-074 | 11/11/2025 | Simmons Creek Phase 1 fka Portia Road Subdivision Phase 1 | APPROVED | R20700-04-22 | 295 | 129 | R20700-04-22 |
| 90 | MAJOR SUBDIVISION PRELIM | SD25-076 | 12/05/2025 | Muller Ridge - Phase 3 | UNDER REVIEW | 12700-01-13 12700-03-17 | 23.8 | 91 | R12700-03-17 |
| 91 | MAJOR SUBDIVISION PRELIM | SD25-078 | 12/16/2025 | Willowmere Subdivision fka North Pines Tract | DISAPPROVED | R14700-04-80, R14700-04-28, and R14700-04-29 | 149.65 | 247 | R14700-04-80 |
| 92 | MAJOR SUBDIVISION PRELIM | SD25-080 | 12/19/2025 | Ascensus | APPROVED | R17115-01-01 and R17116-02-05 | 23.56 | 73 | R17115-01-01 |
| 93 | MAJOR SUBDIVISION PRELIM | SD25-081 | 12/19/2025 | Arlington Oaks (formerly Creek Landing) | APPROVED | 12300-13-06 | 40.3 | 58 | R12300-13-06 |
| 94 | MAJOR SUBDIVISION PRELIM | SD26-013 | 03/16/2026 | Blythewood Acres | UNDER REVIEW | R12500-04-03, R12400-02-01 | 230 | 364 | R12500-04-03 |
| 95 | MAJOR SUBDIVISION PRELIM | SD26-017 | 03/26/2026 | Harmon Vista Subdivision | UNDER REVIEW | R30900-06-01 | 162.2 | 133 | R30900-06-01 |

Total Acres: 7276.36

Total Lots: 10300

Major Residential Developments - Bonded

1 January 2021 - 31 March 2026

Bonded

| Project Type | Project Number | APPLIED | Project Name | Status | TMS | Total Acres | Total Lots | SITE APN |
|--------------------------|----------------|------------|--|-------------|---------------------------|-------------|------------|--------------|
| MAJOR SUBDIVISION BONDED | SD21-007 | 02/16/2021 | WOODLEIGH PARK 7 | APPROVED | 23200-01-32 | 7.96 | 37 | R23200-01-32 |
| MAJOR SUBDIVISION BONDED | SD21-008 | 02/16/2021 | The Villages at Long Cove Ph 2B | APPROVED | 20510-11-01 | 11.04 | 34 | R20510-11-01 |
| MAJOR SUBDIVISION BONDED | SD21-020 | 03/18/2021 | Townes at Longreen | APPROVED | 17500-03-56 | 6.2 | 75 | R17500-03-56 |
| MAJOR SUBDIVISION BONDED | SD21-022 | 03/23/2021 | Bowden Village, Phase 1 | APPROVED | R22006-02-03 | 12.84 | 65 | R22006-02-03 |
| MAJOR SUBDIVISION BONDED | SD21-027 | 03/31/2021 | The Falls Ph 5 Bonded | APPROVED | 20400-01-22 | 7.51 | 43 | R20400-01-22 |
| MAJOR SUBDIVISION BONDED | SD21-028 | 03/31/2021 | the Falls Ph 6A Bonded | APPROVED | 20400-01-22 | 2.34 | 13 | R20400-01-22 |
| MAJOR SUBDIVISION BONDED | SD21-030 | 04/13/2021 | BAYMONT 2 | APPROVED | 23300-01-02 | 21.2 | 59 | R23300-01-02 |
| MAJOR SUBDIVISION BONDED | SD21-046 | 05/13/2021 | Spring Meadow Subdivision Phase 2 | DISAPPROVED | 20100-02-08 | 5.7 | 25 | R20100-02-08 |
| MAJOR SUBDIVISION BONDED | SD21-048 | 05/18/2021 | Abney Hills Phase 3 | APPROVED | R12400-02-04 | 17.48 | 31 | R12400-02-04 |
| MAJOR SUBDIVISION BONDED | SD21-057 | 06/18/2021 | Summer Pines Phase VII-B | APPROVED | R14800-04-13,14,24 | 7.24 | 32 | R14800-04-13 |
| MAJOR SUBDIVISION BONDED | SD21-061 | 06/29/2021 | Autumn Pond 2 | APPROVED | 20500-04-06 | 20.53 | 34 | R20500-04-06 |
| MAJOR SUBDIVISION BONDED | SD21-062 | 07/06/2021 | Blythewood Farms Ph 1B | APPROVED | 17800-04-96 | 20.56 | 57 | R17800-04-68 |
| MAJOR SUBDIVISION BONDED | SD21-063 | 07/06/2021 | Kings Parish Subdivision | APPROVED | 21904-01-08 | 7.4 | 65 | R21904-01-08 |
| MAJOR SUBDIVISION BONDED | SD21-064 | 07/20/2021 | Travers Park Phase 4 | APPROVED | 17111-02-01 | 4.97 | 26 | R17111-02-01 |
| MAJOR SUBDIVISION BONDED | SD21-066 | 07/29/2021 | Blythewood Farms Ph 1D | APPROVED | 17800-04-96 | 7.6 | 25 | R17800-04-68 |
| MAJOR SUBDIVISION BONDED | SD21-068 | 08/06/2021 | The Falls Ph 9 Bonded | APPROVED | 20400-01-18 | 58.06 | 148 | R20400-01-18 |
| MAJOR SUBDIVISION BONDED | SD21-070 | 08/10/2021 | Windfall Phase 5 Bonded Plat | APPROVED | 14800-04-18 | 11.6 | 67 | R14800-04-18 |
| MAJOR SUBDIVISION BONDED | SD21-071 | 08/10/2021 | Travers Park Phase 5 | APPROVED | 17110-02-01 & 17111-02-01 | 16.61 | 38 | R17110-02-01 |
| MAJOR SUBDIVISION BONDED | SD21-075 | 08/30/2021 | Abbots Glen Phase 1 Bonded Plat | APPROVED | R03400-02-56 | 5.12 | 12 | R03400-02-56 |
| MAJOR SUBDIVISION BONDED | SD21-082 | 10/15/2021 | Woodleigh Park 8 | APPROVED | 23200-01-32 | 5.55 | 24 | R23200-01-32 |
| MAJOR SUBDIVISION BONDED | SD21-083 | 10/15/2021 | Woodleigh Park 9 | DISAPPROVED | 23200-01-32 | 9.4 | 26 | R23200-01-32 |
| MAJOR SUBDIVISION BONDED | SD21-086 | 10/26/2021 | Cabin Creek Place bonded | APPROVED | 24500-06-10 | 14.53 | 17 | R24500-06-10 |
| MAJOR SUBDIVISION BONDED | SD21-087 | 10/26/2021 | Catawba Hill Ph 9 Bonded | APPROVED | 25800-03-44 | 13.36 | 52 | R25800-03-44 |
| MAJOR SUBDIVISION BONDED | SD21-097 | 12/07/2021 | Boulder Ridge fka Blythewood Farms Ph 1C | APPROVED | 17800-04-96 | 20.22 | 42 | R17800-04-68 |
| MAJOR SUBDIVISION BONDED | SD21-098 | 12/14/2021 | SAVANNAH WOODS PHASE 1 | APPROVED | PORTION OF 21900-06-14 | 33.26 | 172 | R21900-06-14 |
| MAJOR SUBDIVISION BONDED | SD21-099 | 12/15/2021 | Hawthorne Ridge - Phase 2A and Phase 2B | PENDING | 20312-06-02 20312-06-03 | 11.4 | 42 | R20312-06-03 |
| MAJOR SUBDIVISION BONDED | SD22-001 | 01/11/2022 | BOWDEN VILLAGE PHASE 2 | APPROVED | PORTION OF R22006-02-03 | 11.69 | 66 | R22006-02-03 |
| MAJOR SUBDIVISION BONDED | SD22-009 | 01/25/2022 | Savannah Woods Phase 1B | APPROVED | 21900-06-14 | 14.73 | 93 | R21900-06-14 |
| MAJOR SUBDIVISION BONDED | SD22-018 | 02/11/2022 | The Falls Ph 6B Bonded | APPROVED | 20400-01-06 & -07 | 8.08 | 38 | R20400-01-06 |
| MAJOR SUBDIVISION BONDED | SD22-020 | 03/15/2022 | Champion's Ridge | APPROVED | 24700-08-10 | 47 | 50 | R24700-08-10 |
| MAJOR SUBDIVISION BONDED | SD22-021 | 03/15/2022 | TRAVERS PARK PHASE 8 | APPROVED | R17111-02-01 | 6.64 | 31 | R17111-02-01 |
| MAJOR SUBDIVISION BONDED | SD22-024 | 03/18/2022 | TRAVERS PARK PHASE 6 | APPROVED | R17111-02-01 | 6.87 | 41 | R17111-02-01 |

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|----|--------------------------|----------|------------|------------------------------------|--------------|---|-------|-----|--------------|
| 33 | MAJOR SUBDIVISION BONDED | SD22-025 | 03/18/2022 | TRAVERS PARK PHASE 7 | UNDER REVIEW | R17111-02-01 | 4.3 | 30 | R17111-02-01 |
| 34 | MAJOR SUBDIVISION BONDED | SD22-026 | 03/21/2022 | The Falls Ph 7 Bonded | APPROVED | 20400-01-06 20400-01-07 20400-01-08 20400-01-15 | 7.92 | 53 | R20400-01-06 |
| 35 | MAJOR SUBDIVISION BONDED | SD22-033 | 04/19/2022 | Abbots Glen Phase 3 | APPROVED | 03400-02-56 | 6.28 | 31 | R03400-02-56 |
| 36 | MAJOR SUBDIVISION BONDED | SD22-034 | 04/22/2022 | ASHLEY OAKS PHASE NINE-A | APPROVED | | 0 | 0 | R15000-01-02 |
| 37 | MAJOR SUBDIVISION BONDED | SD22-042 | 05/24/2022 | Collins Cove | APPROVED | 01510-01-01 | 54.26 | 86 | R01510-01-01 |
| 38 | MAJOR SUBDIVISION BONDED | SD22-051 | 06/21/2022 | Grand Arbor Subdivision, Phase 1 | APPROVED | 23400-05-05 | 33.5 | 126 | R23400-05-05 |
| 39 | MAJOR SUBDIVISION BONDED | SD22-056 | 06/28/2022 | ABBOTS GLEN PHASE 4 | APPROVED | R03400-02-56 | 3.71 | 16 | R03400-02-56 |
| 40 | MAJOR SUBDIVISION BONDED | SD22-057 | 07/07/2022 | Willow Lake Subdivision-Phase 7-A | APPROVED | 17700-01-62 | 14.01 | 37 | R17700-01-62 |
| 41 | MAJOR SUBDIVISION BONDED | SD22-058 | 07/11/2022 | ABBOTS GLEN PHASE 2 | APPROVED | R03400-02-56 | 8.53 | 32 | R03400-02-56 |
| 42 | MAJOR SUBDIVISION BONDED | SD22-066 | 08/16/2022 | PINNACLE RIDGE 7 bonded | APPROVED | 23200-01-51, 23200-01-20 (PORTION OF) AND 23203-10-20 | 5.45 | 11 | R23200-01-51 |
| 43 | MAJOR SUBDIVISION BONDED | SD22-067 | 08/18/2022 | Summerwood Subdivision | APPROVED | 17216-10-22 | 8.7 | 40 | R17216-10-22 |
| 44 | MAJOR SUBDIVISION BONDED | SD22-079 | 11/01/2022 | Bowden Village Phases 3 & 4 | APPROVED | r22006-02-03 | 32.15 | 132 | R22006-02-03 |
| 45 | MAJOR SUBDIVISION BONDED | SD22-080 | 11/10/2022 | Ashley Oaks Ph 9B Bonded | APPROVED | 15000-01-02 14900-01-31 | 32.12 | 47 | R15000-01-02 |
| 46 | MAJOR SUBDIVISION BONDED | SD22-085 | 11/29/2022 | Summer Pines Phase 8 | APPROVED | R14800-04-14, R14800-04-15 | 8.15 | 35 | R14800-04-15 |
| 47 | MAJOR SUBDIVISION BONDED | SD23-004 | 02/06/2023 | The Falls Ph 4B Bonded | APPROVED | 20400-01-18 20400-01-20 | 3.15 | 15 | R20400-01-18 |
| 48 | MAJOR SUBDIVISION BONDED | SD23-005 | 02/07/2023 | Willow Lake Ph 7-B | APPROVED | R17700-01-13 | 14.6 | 48 | R17703-06-03 |
| 49 | MAJOR SUBDIVISION BONDED | SD23-007 | 02/16/2023 | Hunters Branch 1-A bonded | UNDER REVIEW | 21800-01-26 | 5.93 | 36 | R21800-01-26 |
| 50 | MAJOR SUBDIVISION BONDED | SD23-012 | 03/07/2023 | Blythewood Farms Ph 2A Bonded | APPROVED | 17800-04-96 | 3.63 | 12 | R17800-04-96 |
| 51 | MAJOR SUBDIVISION BONDED | SD23-014 | 03/24/2023 | Old Tamah Subdivision Bonded | APPROVED | 03500-04-41 | 30.17 | 47 | R03500-04-41 |
| 52 | MAJOR SUBDIVISION BONDED | SD23-017 | 04/18/2023 | Hunters Branch Ph 3-A | UNDER REVIEW | 021800-01-26, 27, 28 | 10.83 | 64 | R21800-01-26 |
| 53 | MAJOR SUBDIVISION BONDED | SD23-019 | 05/01/2023 | Haynes Park 1 fka Rabon Road Tract | APPROVED | 17112-02-04 | 19.78 | 108 | R17112-02-04 |
| 54 | MAJOR SUBDIVISION BONDED | SD23-023 | 06/27/2023 | Blythewood Farms Ph 2B Bonded | APPROVED | 17800-04-68 15100-06-29 | 18.48 | 58 | R17800-04-68 |
| 55 | MAJOR SUBDIVISION BONDED | SD23-028 | 07/24/2023 | The Falls Ph 2B Bonded | APPROVED | R20400-01-022 | 0.31 | 2 | R20400-01-22 |
| 56 | MAJOR SUBDIVISION BONDED | SD23-037 | 09/07/2023 | Grand Oaks Phase 2A | APPROVED | 14600-03-73 | 17.03 | 50 | R14600-03-17 |
| 57 | MAJOR SUBDIVISION BONDED | SD23-038 | 09/07/2023 | Grand Oaks Phase 2B | APPROVED | 14600-03-73 | 19.76 | 34 | R14600-03-17 |
| 58 | MAJOR SUBDIVISION BONDED | SD23-039 | 09/08/2023 | Hunters Branch 1-B bonded | UNDER REVIEW | 21800-01-26 | 3.42 | 20 | R21800-01-26 |
| 59 | MAJOR SUBDIVISION BONDED | SD23-040 | 09/11/2023 | Abbots Glen 5A Bonded | UNDER REVIEW | 03400-02-03 | 28.65 | 81 | R03400-02-03 |
| 60 | MAJOR SUBDIVISION BONDED | SD23-041 | 09/11/2023 | Harborside 11 Bonded | APPROVED | 23207-02-37 | 5.3 | 22 | R23207-02-37 |
| 61 | MAJOR SUBDIVISION BONDED | SD23-042 | 09/12/2023 | Blythewood Farms Ph 2C Bonded | APPROVED | 017800-04-68 | 28.89 | 61 | R17800-04-68 |
| 62 | MAJOR SUBDIVISION BONDED | SD23-048 | 09/28/2023 | Grand Oaks Phase 2C | APPROVED | 14600-03-73 | 16.33 | 40 | R14600-03-17 |
| 63 | MAJOR SUBDIVISION BONDED | SD23-054 | 10/10/2023 | Lake Carolina Townhomes Bonded | APPROVED | 23204-16-01 and 02; 23204-12-01 and 14; 23200-01-20 and a portion of 23204-12-07 | 3.78 | 42 | R23204-16-01 |
| 64 | MAJOR SUBDIVISION BONDED | SD23-058 | 10/17/2023 | Blythewood Farms Ph 2D Bonded | APPROVED | 17800-04-68 | 12.14 | 33 | R17800-04-68 |
| 65 | MAJOR SUBDIVISION BONDED | SD23-059 | 10/17/2023 | Grand Arbor, Phase 2 | APPROVED | 23400-05-05 | 15.4 | 106 | R23400-05-05 |
| 66 | MAJOR SUBDIVISION BONDED | SD23-061 | 10/26/2023 | The Falls Townhomes | APPROVED | R20400-01-24 and portion of R20400-01-22 | 14.92 | 74 | R20400-01-24 |
| 67 | MAJOR SUBDIVISION BONDED | SD23-064 | 11/07/2023 | Hunters Branch 1-C bonded | UNDER REVIEW | 21800-01-26 | 5.4 | 37 | R21800-01-26 |
| 68 | MAJOR SUBDIVISION BONDED | SD23-070 | 12/04/2023 | Fuller Estate at Archie Drive | UNDER REVIEW | R17116-01-01 | 3.11 | 8 | R17116-01-01 |

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|-----|--------------------------|----------|------------|--|--------------|--|-------|-----|--------------|
| 69 | MAJOR SUBDIVISION BONDED | SD23-074 | 12/12/2023 | Hunters Branch 2-A bonded | APPROVED | 21800-01-26,27,28 | 5.71 | 40 | R21800-01-26 |
| 70 | MAJOR SUBDIVISION BONDED | SD23-075 | 12/12/2023 | Hunters Branch 4-A bonded | UNDER REVIEW | a portion of 21800-01-27 | 11.07 | 67 | R21800-01-27 |
| 71 | MAJOR SUBDIVISION BONDED | SD24-008 | 02/06/2024 | Haynes Park 2 bonded plat | APPROVED | 17112-02-04 | 26.07 | 112 | R17112-02-04 |
| 72 | MAJOR SUBDIVISION BONDED | SD24-009 | 02/06/2024 | 4600 Hardscrabble Road | APPROVED | R20300-03-03 and R20300-03-04 | 19.14 | 5 | R20300-03-04 |
| 73 | MAJOR SUBDIVISION BONDED | SD24-011 | 02/10/2024 | Leatherstone, Phase 1 | PENDING | R14800-05-39 | 17.07 | 140 | R14800-05-39 |
| 74 | MAJOR SUBDIVISION BONDED | SD24-026 | 02/27/2024 | Grand Arbor Subdivision, Phase 3 | APPROVED | 23400-05-05 | 33.1 | 103 | R23400-05-05 |
| 75 | MAJOR SUBDIVISION BONDED | SD24-037 | 03/18/2024 | The Falls Ph 8 Bonded | UNDER REVIEW | | 11.1 | 60 | R20400-01-06 |
| 76 | MAJOR SUBDIVISION BONDED | SD24-042 | 04/09/2024 | Abbots Glen 5B Bonded | UNDER REVIEW | 03400-02-03 to 05 | 10.79 | 51 | R03400-02-03 |
| 77 | MAJOR SUBDIVISION BONDED | SD24-044 | 04/16/2024 | Livingston Woods Phase 1 | UNDER REVIEW | 04200-06-08 | 24.45 | 90 | R04200-06-08 |
| 78 | MAJOR SUBDIVISION BONDED | SD24-046 | 04/19/2024 | Hunters Branch 2-B bonded | APPROVED | 21800-02-26 (portion of) | 17.31 | 59 | R21800-01-26 |
| 79 | MAJOR SUBDIVISION BONDED | SD24-047 | 04/22/2024 | Hunters Branch 1-D bonded | APPROVED | 21800-01-26 and 28 | 4.89 | 46 | R21800-01-26 |
| 80 | MAJOR SUBDIVISION BONDED | SD24-048 | 04/30/2024 | Hunters Branch 4-B bonded | APPROVED | 021800-01-27 | 7.97 | 48 | R21800-01-27 |
| 81 | MAJOR SUBDIVISION BONDED | SD24-055 | 06/11/2024 | The Gates at Windermere 3 Bonded | APPROVED | 20401-03-01 | 8.87 | 24 | R20401-03-01 |
| 82 | MAJOR SUBDIVISION BONDED | SD24-056 | 06/18/2024 | Monroe Preserve (formerly Spring Hill Farms) | APPROVED | 01600-05-01 01600-05-05 01600-05-06 | 50.55 | 80 | R01600-05-01 |
| 83 | MAJOR SUBDIVISION BONDED | SD24-057 | 06/25/2024 | Hunters Branch 3-B bonded | APPROVED | 21800-01-27 | 10.25 | 62 | R21800-01-27 |
| 84 | MAJOR SUBDIVISION BONDED | SD24-058 | 06/26/2024 | Harmon Acres SD23-071 | APPROVED | R30900-06-70 & R31000-01-01 | 35.81 | 24 | R30900-06-70 |
| 85 | MAJOR SUBDIVISION BONDED | SD24-062 | 07/15/2024 | Livingston Woods Phase 2 | APPROVED | 04200-06-08 | 56.6 | 52 | R04200-06-08 |
| 86 | MAJOR SUBDIVISION BONDED | SD24-066 | 08/13/2024 | Linkside Village 1 bonded | APPROVED | 20405-02-01 | 10.66 | 32 | R20405-02-01 |
| 87 | MAJOR SUBDIVISION BONDED | SD24-069 | 08/27/2024 | Blythewood Farms Ph 2E Bonded | APPROVED | 15100-06-07 & 15100-06-29 PO | 12.55 | 39 | R15100-06-07 |
| 88 | MAJOR SUBDIVISION BONDED | SD24-081 | 11/19/2024 | Abbots Glen 6 Bonded | APPROVED | 03400-02-03, 04, 05 | 29.6 | 43 | R03400-02-03 |
| 89 | MAJOR SUBDIVISION BONDED | SD24-084 | 11/26/2024 | Wood Green Park - Phase 1 (Chestnut Ridge North Phase 1) | APPROVED | 25000-02-07 | 14.9 | 98 | R25000-02-07 |
| 90 | MAJOR SUBDIVISION BONDED | SD25-001 | 01/02/2025 | KINGSLEY, PHASE 1A BONDED SUBDIVISION PLAT | APPROVED | R17404-01-02 | 12.82 | 80 | R17404-01-02 |
| 91 | MAJOR SUBDIVISION BONDED | SD25-003 | 01/13/2025 | Laurinton Farms 1 bonded plat | APPROVED | 24700-02-15 | 5.86 | 68 | R24700-02-15 |
| 92 | MAJOR SUBDIVISION BONDED | SD25-006 | 02/01/2025 | Laurinton Farms 2 bonded plat | APPROVED | 24700-02-15 | 9.95 | 59 | R24700-02-15 |
| 93 | MAJOR SUBDIVISION BONDED | SD25-007 | 02/01/2025 | Laurinton Farms 3 bonded plat | APPROVED | 24700-02-15 | 3.08 | 24 | R24700-02-15 |
| 94 | MAJOR SUBDIVISION BONDED | SD25-008 | 02/07/2025 | Reserves at Mill Creek Phase 1, SD23-055, LDP24-00182 | APPROVED | Division of TMS R19000-04-19 | 22.33 | 153 | R19000-04-19 |
| 95 | MAJOR SUBDIVISION BONDED | SD25-013 | 02/19/2025 | Abney Hill Estates Ph 4A Bonded | UNDER REVIEW | 12400-02-04 | 29.59 | 46 | R12408-04-01 |
| 96 | MAJOR SUBDIVISION BONDED | SD25-014 | 02/19/2025 | Abney Hill Estates Ph 4B Bonded | UNDER REVIEW | 12400-02-04 | 23.22 | 33 | R12408-04-02 |
| 97 | MAJOR SUBDIVISION BONDED | SD25-017 | 03/05/2025 | Padgett Commons Bonded | APPROVED | 22015-03-69 22016-01-06 | 10.19 | 38 | R22015-03-69 |
| 98 | MAJOR SUBDIVISION BONDED | SD25-019 | 03/17/2025 | Blythewood Farms Ph 3 Bonded | APPROVED | 15100-06-07 17800-04-68 | 58.38 | 103 | R17800-04-68 |
| 99 | MAJOR SUBDIVISION BONDED | SD25-022 | 03/31/2025 | Crane Landing Phase 1 | DISAPPROVED | 14600-03-27, 14600-03-44 & 14600-03-42 | 63.7 | 210 | R14600-03-44 |
| 100 | MAJOR SUBDIVISION BONDED | SD25-035 | 04/28/2025 | Blythewood Farms Ph 4 Bonded | APPROVED | R15100-06-07 | 34.98 | 84 | R15100-06-07 |
| 101 | MAJOR SUBDIVISION BONDED | SD25-037 | 05/06/2025 | Hunters Branch Townhomes 1 bonded | APPROVED | 21800-01-27 | 7.21 | 68 | R21800-01-27 |
| 102 | MAJOR SUBDIVISION BONDED | SD25-040 | 05/12/2025 | Grand Oaks Phase 1 | APPROVED | 14600-03-73 | 11.84 | 56 | R14600-03-73 |
| 103 | MAJOR SUBDIVISION BONDED | SD25-041 | 05/12/2025 | Grand Oaks Phase 3 | DISAPPROVED | 14600-03-73 | 29.86 | 65 | R14600-03-73 |
| 104 | MAJOR SUBDIVISION BONDED | SD25-052 | 06/10/2025 | Abney Hill Estates Ph 4C Bonded | UNDER REVIEW | 12400-02-04 | 49.52 | 69 | R12400-02-04 |

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| 105 | MAJOR SUBDIVISION BONDED | SD25-053 | 06/10/2025 | Abney Hill Estates Ph 4D | UNDER REVIEW | 12400-02-04 | 31.66 | 23 | R12400-02-04 |
| 106 | MAJOR SUBDIVISION BONDED | SD25-057 | 07/22/2025 | Gates At Windermere 4 bonded | APPROVED | 20300-02-02 | 12.11 | 42 | R20300-02-02 |
| 107 | MAJOR SUBDIVISION BONDED | SD25-060 | 08/26/2025 | Reservoir bonded plat | HOLD SEE NOTES | R17404-01-01 | 46.37 | 37 | R17404-01-01 |
| 108 | MAJOR SUBDIVISION BONDED | SD25-061 | 08/26/2025 | Harmon Terrace | APPROVED | Division of TMS R30900-06-01 | 26.07 | 26 | R30900-06-01 |
| 109 | MAJOR SUBDIVISION BONDED | SD25-062 | 08/27/2025 | Bridgegate | APPROVED | R17404-01-01 | 46.3 | 67 | R17404-01-01 |
| 110 | MAJOR SUBDIVISION BONDED | SD25-063 | 08/27/2025 | Arbordale, Phase 1A | APPROVED | R23300-02-02 | 8.54 | 33 | R23300-02-02 |
| 111 | MAJOR SUBDIVISION BONDED | SD25-064 | 08/27/2025 | Arbordale, Phase 1C | APPROVED | R23300-02-02 | 6.8 | 16 | R23300-02-02 |
| 112 | MAJOR SUBDIVISION BONDED | SD25-067 | 09/26/2025 | Willow Lakes Subdivision Phase 8 | APPROVED | R17700-01-14 | 21.9 | 68 | R17700-01-14 |
| 113 | MAJOR SUBDIVISION BONDED | SD25-070 | 10/16/2025 | Muller Ridge - Phase 1 fka Standford Oaks | APPROVED | 12700-03-13 and 12700-03-17 | 13.35 | 84 | R12700-03-13 |
| 114 | MAJOR SUBDIVISION BONDED | SD25-071 | 10/23/2025 | Aspen Acres Place Estate Lots | DISAPPROVED | R33300-01-01 | 18.65 | 20 | R33300-01-04 |
| 115 | MAJOR SUBDIVISION BONDED | SD25-077 | 12/09/2025 | Fisherswood - Phase 4 | UNDER REVIEW | 22900-01-04 | 6.2 | 36 | R22900-01-04 |
| 116 | MAJOR SUBDIVISION BONDED | SD25-079 | 12/19/2025 | Myers Farm Phase 1 Bonded Plat | APPROVED | 21800-01-03 | 23.61 | 81 | R21800-01-03 |
| 117 | MAJOR SUBDIVISION BONDED | SD26-001 | 01/20/2026 | Callie Mill fka Congress Pond Subdivision | UNDER REVIEW | P/O R33400-01-18 | 142.81 | 52 | R33400-01-18 |
| 118 | MAJOR SUBDIVISION BONDED | SD26-004 | 02/03/2026 | Stonewater (Kilian Phase 5) | UNDER REVIEW | R17408-01-04 | 8.29 | 68 | R17408-01-04 |
| 119 | MAJOR SUBDIVISION BONDED | SD26-008 | 02/17/2026 | Dorset Ridge bonded | UNDER REVIEW | 04200-04-08 | 56.35 | 90 | R04200-04-08 |
| 120 | MAJOR SUBDIVISION BONDED | SD26-011 | 03/13/2026 | Laurinton Farms 4 bonded plat | UNDER REVIEW | 24700-02-15 and 17 portions | 14.94 | 119 | R24700-02-15 |
| 121 | MAJOR SUBDIVISION BONDED | SD26-012 | 03/13/2026 | Laurinton Farms 5 bonded plat | UNDER REVIEW | 24700-02-15 and 17 portions | 17.69 | 94 | R24700-02-17 |
| 122 | MAJOR SUBDIVISION BONDED | SD26-016 | 03/26/2026 | Muller Ridge, Phase 2 | UNDER REVIEW | 12700-03-013 and 12700-03-17 | 11.7 | 77 | R12700-03-13 |

Total Acres: 1887.74

Total Lots: 5391

Major Residential Developments - Final

1 January 2021 - 31 March 2026

Final

| Project Type | Project Number | APPLIED | Project Name | Status | TMS | Total Acres | Total Lots | SITE APN |
|-------------------------|----------------|------------|--|--------------|---|-------------|------------|--------------|
| MAJOR SUBDIVISION FINAL | SD21-005 | 02/02/2021 | Portrait Hill Phase 14 | APPROVED | 01700-04-12 | 7.54 | 31 | R01700-04-12 |
| MAJOR SUBDIVISION FINAL | SD21-012 | 02/17/2021 | Coatbridge Subdivision Phase 1 | APPROVED | R20500-04-27 | 26 | 23 | R20500-04-27 |
| MAJOR SUBDIVISION FINAL | SD21-013 | 02/17/2021 | Coatbridge Subdivision Phase 2 and 4 | APPROVED | R20500-04-27 | 26 | 49 | R20500-04-27 |
| MAJOR SUBDIVISION FINAL | SD21-014 | 02/17/2021 | Coatbridge Subdivision Phase 3 | APPROVED | R20500-04-27 | 26 | 33 | R20500-04-27 |
| MAJOR SUBDIVISION FINAL | SD21-015 | 02/17/2021 | Sterling Ponds Subdivision Phase 2A | APPROVED | R20500-04-01 | 36.4 | 33 | R20500-04-01 |
| MAJOR SUBDIVISION FINAL | SD21-016 | 02/17/2021 | Sterling Ponds Subdivision Phase 2B | APPROVED | R20500-04-01 | 36.4 | 38 | R20500-04-01 |
| MAJOR SUBDIVISION FINAL | SD21-017 | 02/17/2021 | Sterling Ponds Subdivision Phase 2C | APPROVED | R20500-04-01 | 36.4 | 30 | R20500-04-01 |
| MAJOR SUBDIVISION FINAL | SD21-021 | 03/22/2021 | Orchard Park | APPROVED | | 23.85 | 68 | R17315-07-01 |
| MAJOR SUBDIVISION FINAL | SD21-034 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 1 | APPROVED | | 50.12 | 138 | R20515-01-01 |
| MAJOR SUBDIVISION FINAL | SD21-035 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 2A | APPROVED | | 6.02 | 16 | R23300-03-01 |
| MAJOR SUBDIVISION FINAL | SD21-036 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 2C | APPROVED | | 7.3 | 30 | R20515-03-10 |
| MAJOR SUBDIVISION FINAL | SD21-037 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 3B | APPROVED | | 10.99 | 42 | R20514-01-01 |
| MAJOR SUBDIVISION FINAL | SD21-038 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 3C | APPLIED | | 11.03 | 33 | R23300-03-23 |
| MAJOR SUBDIVISION FINAL | SD21-039 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 5 | APPLIED | | 8.09 | 41 | R20515-06-04 |
| MAJOR SUBDIVISION FINAL | SD21-040 | 05/07/2021 | ASHLAND AT LAKE CAROLINA PHASE 6 | APPLIED | | 10.01 | 49 | R20515-07-42 |
| MAJOR SUBDIVISION FINAL | SD21-041 | 05/07/2021 | WOODLEIGH PARK AT LAKE CAROLINA PHASE 1 | APPROVED | | 15.1 | 66 | R23305-01-01 |
| MAJOR SUBDIVISION FINAL | SD21-042 | 05/07/2021 | WOODLEIGH PARK AT LAKE CAROLINA PHASE 2 | APPROVED | | 13.4 | 45 | R23208-11-01 |
| MAJOR SUBDIVISION FINAL | SD21-043 | 05/07/2021 | WOODLEIGH PARK AT LAKE CAROLINA PHASE 3 | APPROVED | | 1.27 | 14 | R23306-05-04 |
| MAJOR SUBDIVISION FINAL | SD21-044 | 05/07/2021 | WOODLEIGH PARK AT LAKE CAROLINA PHASE 4 | APPROVED | | 1.79 | 11 | R23300-03-20 |
| MAJOR SUBDIVISION FINAL | SD21-045 | 05/07/2021 | HARBORSIDE AT LAKE CAROLINA PARCEL 2 PHASE 2 | APPROVED | | 5.3 | 4 | R23204-07-11 |
| MAJOR SUBDIVISION FINAL | SD21-051 | 06/07/2021 | Travers Park 1 final plat | APPROVED | 17110-06-01 | 12.14 | 40 | R17110-06-01 |
| MAJOR SUBDIVISION FINAL | SD21-054 | 06/15/2021 | Alden Glen | APPROVED | 20109-01-08 20109-01-07 | 17.07 | 50 | R20109-01-08 |
| MAJOR SUBDIVISION FINAL | SD21-058 | 06/22/2021 | Portrait Hill Phase 12 | APPROVED | 01700-04-56 | 10.55 | 40 | R01700-04-56 |
| MAJOR SUBDIVISION FINAL | SD21-059 | 06/22/2021 | Portrait Hill Phase 13 | APPROVED | 01700-04-56 | 7.16 | 24 | R01700-04-56 |
| MAJOR SUBDIVISION FINAL | SD21-065 | 07/26/2021 | TRAVERS PARK 2 | APPROVED | 17111-02-01 | 3.14 | 22 | R17111-02-01 |
| MAJOR SUBDIVISION FINAL | SD21-067 | 08/05/2021 | Windfall Phase 4 Final Plat | DISAPPROVED | 14800-04-18 | 7.68 | 44 | R14800-04-18 |
| MAJOR SUBDIVISION FINAL | SD21-073 | 08/18/2021 | The Villages at Long Cove 1A final | APPROVED | 20503-12-01 | 13.52 | 36 | R20503-12-01 |
| MAJOR SUBDIVISION FINAL | SD21-074 | 08/24/2021 | The Villages at Long Cove 1B final | APPROVED | 20506-09-01 | 9.88 | 25 | R20506-09-01 |
| MAJOR SUBDIVISION FINAL | SD21-081 | 10/12/2021 | Villages @ Lakeshore Ph 1E Final Plat | UNDER REVIEW | 17400-07-06 | 36.33 | 72 | R17400-07-06 |
| MAJOR SUBDIVISION FINAL | SD21-085 | 10/20/2021 | Travers Park 3 final | APPROVED | 17111-06-02 | 11.8 | 31 | R17110-08-19 |
| MAJOR SUBDIVISION FINAL | SD21-089 | 11/21/2021 | LAKES AT BARONY PLACE 2 final | APPROVED | 21307-02-42 to 60 and 21307-10-40 to 53 | 9.22 | 32 | R23107-11-02 |
| MAJOR SUBDIVISION FINAL | SD21-094 | 11/30/2021 | Catawba Hill Ph 7 Final | APPROVED | 25800-03-52 | 10.92 | 33 | R25800-03-52 |
| MAJOR SUBDIVISION FINAL | SD21-095 | 11/30/2021 | Catawba Hill Ph 8 Final | APPROVED | 25800-03-52 25812-09-01 | 3.79 | 12 | R25800-03-52 |

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|----|-------------------------|----------|------------|---|-------------|-------|----|--------------|
| 34 | MAJOR SUBDIVISION FINAL | SD22-005 | 01/18/2022 | CENTENNIAL PHASE 21 | APPROVED | 8.42 | 34 | R23200-01-25 |
| 35 | MAJOR SUBDIVISION FINAL | SD22-007 | 01/25/2022 | Baymont Phase 1 | APPROVED | 15.26 | 34 | R23304-08-01 |
| 36 | MAJOR SUBDIVISION FINAL | SD22-008 | 01/25/2022 | Baymont Phase 2 | APPROVED | 21.2 | 59 | R23300-01-02 |
| 37 | MAJOR SUBDIVISION FINAL | SD22-011 | 02/01/2022 | The Villages at Long Cove Phase 2C | APPROVED | 16.05 | 36 | R20506-09-03 |
| 38 | MAJOR SUBDIVISION FINAL | SD22-012 | 02/01/2022 | The Villages at Long Cove Phase 2A | APPROVED | 8.01 | 30 | R20507-14-04 |
| 39 | MAJOR SUBDIVISION FINAL | SD22-013 | 02/01/2022 | BOWDEN VILLAGE PHASE 1 | APPROVED | 12.84 | 65 | R22006-02-03 |
| 40 | MAJOR SUBDIVISION FINAL | SD22-014 | 02/01/2022 | The Villages at Long Cove Phase 2B | APPROVED | 11.04 | 34 | R20510-11-01 |
| 41 | MAJOR SUBDIVISION FINAL | SD22-016 | 02/03/2022 | The Pavilion at Brighton | APPROVED | 7.35 | 38 | R17004-06-01 |
| 42 | MAJOR SUBDIVISION FINAL | SD22-019 | 03/11/2022 | Windfall 5 | DISAPPROVED | 11.6 | 67 | R14800-04-18 |
| 43 | MAJOR SUBDIVISION FINAL | SD22-035 | 05/03/2022 | Portrait Hills Ph 15 | APPROVED | 5.85 | 23 | R01700-04-12 |
| 44 | MAJOR SUBDIVISION FINAL | SD22-036 | 05/03/2022 | Portrait Hills Ph 16 | APPROVED | 12 | 36 | R01700-04-56 |
| 45 | MAJOR SUBDIVISION FINAL | SD22-043 | 06/03/2022 | PINNACLE RIDGE 1 | APPROVED | 5.02 | 20 | R23203-12-01 |
| 46 | MAJOR SUBDIVISION FINAL | SD22-044 | 06/03/2022 | PINNACLE RIDGE 2 | APPROVED | 5.44 | 25 | R23203-16-01 |
| 47 | MAJOR SUBDIVISION FINAL | SD22-045 | 06/03/2022 | PINNACLE RIDGE 5 | APPROVED | 6.55 | 34 | R23203-12-02 |
| 48 | MAJOR SUBDIVISION FINAL | SD22-046 | 06/03/2022 | Autumn Pond Phase 1 | APPROVED | 17.48 | 54 | R20500-04-06 |
| 49 | MAJOR SUBDIVISION FINAL | SD22-047 | 06/03/2022 | Autumn Pond Phase 2 | APPROVED | 20.53 | 34 | R20500-04-06 |
| 50 | MAJOR SUBDIVISION FINAL | SD22-049 | 06/08/2022 | Blythewood Crossing Ph 4 Final | DISAPPROVED | 17.33 | 79 | R14800-02-31 |
| 51 | MAJOR SUBDIVISION FINAL | SD22-052 | 06/21/2022 | Willow Wind Place Ph 1A Final | DISAPPROVED | 16.12 | 11 | R21706-03-01 |
| 52 | MAJOR SUBDIVISION FINAL | SD22-053 | 06/21/2022 | Willow Wind Place Ph 1B Final | DISAPPROVED | 14.68 | 15 | R21709-02-01 |
| 53 | MAJOR SUBDIVISION FINAL | SD22-054 | 06/21/2022 | Willow Wind Place Ph 1C Final | DISAPPROVED | 22.45 | 21 | R21709-02-01 |
| 54 | MAJOR SUBDIVISION FINAL | SD22-055 | 06/21/2022 | Willow Wind Place Ph 2A Final | DISAPPROVED | 27.72 | 26 | R21706-02-06 |
| 55 | MAJOR SUBDIVISION FINAL | SD22-059 | 07/12/2022 | Townes at Longreen final | APPROVED | 6.2 | 75 | R17500-03-56 |
| 56 | MAJOR SUBDIVISION FINAL | SD22-069 | 09/01/2022 | Amber Creek Subdivision, Phase 1 | APPROVED | 15.3 | 47 | R14807-06-01 |
| 57 | MAJOR SUBDIVISION FINAL | SD22-075 | 10/21/2022 | Catawba Hill Ph 9 | APPROVED | 13.36 | 52 | R25812-02-01 |
| 58 | MAJOR SUBDIVISION FINAL | SD22-077 | 11/01/2022 | Alden Glen Ph 2 Final | APPROVED | 7.03 | 37 | R20114-07-08 |
| 59 | MAJOR SUBDIVISION FINAL | SD22-078 | 11/01/2022 | Campbell Ridge Final | APPROVED | 41.92 | 71 | R29000-02-47 |
| 60 | MAJOR SUBDIVISION FINAL | SD22-081 | 11/10/2022 | Stonemont Subdivision Phase IIB | APPROVED | 13.2 | 31 | R04104-02-06 |
| 61 | MAJOR SUBDIVISION FINAL | SD22-082 | 11/10/2022 | Stonemont Subdivision Phase IIC | APPROVED | 9.7 | 31 | R04100-01-09 |
| 62 | MAJOR SUBDIVISION FINAL | SD22-083 | 11/14/2022 | Belgrave Subdivision | DISAPPROVED | 24.4 | 42 | R14800-05-22 |
| 63 | MAJOR SUBDIVISION FINAL | SD23-002 | 01/25/2023 | Travers Park 4 final | APPROVED | 4.97 | 26 | R17111-02-01 |
| 64 | MAJOR SUBDIVISION FINAL | SD23-003 | 01/25/2023 | Travers Park 5 final | APPROVED | 16.61 | 38 | R17111-02-01 |
| 65 | MAJOR SUBDIVISION FINAL | SD23-008 | 02/17/2023 | Abbots Glen 1 final | APPROVED | 5.86 | 12 | R03400-02-56 |
| 66 | MAJOR SUBDIVISION FINAL | SD23-010 | 02/24/2023 | Abbots Glen 3 final | APPROVED | 6.28 | 32 | R03400-02-56 |
| 67 | MAJOR SUBDIVISION FINAL | SD23-020 | 05/05/2023 | Arcadia Bluff | DISAPPROVED | 6.71 | 6 | R16808-02-01 |
| 68 | MAJOR SUBDIVISION FINAL | SD23-031 | 07/30/2023 | Spring Meadow Subdivision Phase 1 | APPROVED | 7.9 | 44 | R20100-02-08 |
| 69 | MAJOR SUBDIVISION FINAL | SD23-032 | 07/30/2023 | Spring Meadow Subdivision Phase 2 | APPROVED | 4.3 | 26 | R20100-02-08 |
| 70 | MAJOR SUBDIVISION FINAL | SD23-049 | 09/29/2023 | PINNACLE RIDGE 7 and Commercial District final plat | APPROVED | 8.68 | 14 | R23203-12-04 |
| 71 | MAJOR SUBDIVISION FINAL | SD24-019 | 02/21/2024 | Cabin Creek Place Final Plat | APPROVED | 14.53 | 17 | R24500-06-10 |
| 72 | MAJOR SUBDIVISION FINAL | SD24-031 | 03/01/2024 | ABBOTS GLEN PHASE 2 | APPROVED | 8.76 | 32 | R03400-02-56 |
| 73 | MAJOR SUBDIVISION FINAL | SD24-032 | 03/01/2024 | ABBOTS GLEN PHASE 4 | APPROVED | 3.71 | 16 | R03400-02-56 |

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|-----|-------------------------|----------|------------|-----------------------------|--------------|-----------------------|-------|-----|--------------|
| 99 | MAJOR SUBDIVISION FINAL | SD25-050 | 06/06/2025 | SAVANNAH WOODS PHIB FINAL | APPROVED | 21900-06-14 (PORTION) | 14.73 | 93 | R21914-06-02 |
| 100 | MAJOR SUBDIVISION FINAL | SD25-065 | 08/28/2025 | Haynes Park 1 final plat | APPROVED | 17112-02-04 | 19.78 | 108 | R17116-08-01 |
| 101 | MAJOR SUBDIVISION FINAL | SD26-003 | 01/29/2026 | Abney Hill Estates Phase 2 | APPROVED | 12400-02-04 | 22 | 52 | R12400-02-04 |
| 102 | MAJOR SUBDIVISION FINAL | SD26-005 | 02/06/2026 | Summer Pines Phase 8 | UNDER REVIEW | | 8.15 | 34 | R14814-15-35 |
| 103 | MAJOR SUBDIVISION FINAL | SD26-006 | 02/06/2026 | Summer Pines Phase 7B | UNDER REVIEW | | 7.27 | 33 | R14814-04-28 |
| 104 | MAJOR SUBDIVISION FINAL | SD26-007 | 02/17/2026 | SUMMER PINES 7A Final | APPROVED | 14814-02-04 | 5.89 | 21 | R14814-02-04 |
| 105 | MAJOR SUBDIVISION FINAL | SD26-009 | 02/24/2026 | Boulder Ridge Phase 1C | UNDER REVIEW | 17800-04-96 | 20.22 | 41 | R17800-04-96 |
| 106 | MAJOR SUBDIVISION FINAL | SD26-014 | 03/24/2026 | ABBOTS GLEN 6 FINAL | UNDER REVIEW | 03400-02-03, 04, 05 | 29.6 | 43 | R03415-10-01 |
| 107 | MAJOR SUBDIVISION FINAL | SD26-018 | 03/30/2026 | Gates at Windermere 4 final | UNDER REVIEW | 20308-16-01 | 11.95 | 41 | R20308-16-01 |

Total Acres: 1120.36

Total Lots: 3604

Major Residential Developments - Multi-Family

1 January 2021 - 31 March 2026

Multi-Family

| | <u>Project Type</u> | <u>Project Number</u> | <u>APPLIED</u> | <u>Project Name</u> | <u>Status</u> | <u>TMS</u> | <u>Total Acres</u> | <u>TTLNUMUNITS</u> | <u>SITE_APN</u> |
|----|--------------------------|-----------------------|----------------|--|---------------|--|--------------------|--------------------|-----------------|
| 1 | MULTI-FAMILY RESIDENTIAL | SP22-149 | 12/09/2022 | 517 Deerwood Street (Multi-Family Residential) | APPROVED | R13805-06-23 | 0.49 | 3 | R13805-06-23 |
| 2 | MULTI-FAMILY RESIDENTIAL | SP21-026 | 02/23/2021 | KEYSTONE CROSSING | APPROVED | 17109-03-01 | 3.88 | 64 | R17109-03-01 |
| 3 | MULTI-FAMILY RESIDENTIAL | SP25-101 | 07/08/2025 | Alpine Road Townhomes | APPROVED | R17113-02-04 | 1.48 | 16 | R17113-02-04 |
| 4 | MULTI-FAMILY RESIDENTIAL | SP22-011 | 01/31/2022 | Killian Woods | APPROVED | 17400-05-46 | 37.72 | 234 | R17400-05-46 |
| 5 | MULTI-FAMILY RESIDENTIAL | SP24-128 | 10/08/2024 | The Foundry at Blythewood fka Altium & The Battery | APPROVED | R14800-02-27 | 30.36 | 300 | R14800-02-27 |
| 6 | MULTI-FAMILY RESIDENTIAL | SP23-065 | 06/27/2023 | The Landings at Hardscrabble Apartments | APPROVED | R17200-03-01 | 20.4 | 288 | R17208-11-01 |
| 7 | MULTI-FAMILY RESIDENTIAL | SP23-033 | 04/18/2023 | The Palisades at Windsor Lake | DISAPPROVED | 17015-04-12 | 9.99 | 168 | R17015-04-12 |
| 8 | MULTI-FAMILY RESIDENTIAL | SP21-092 | 09/08/2021 | Brookfield Pointe | APPROVED | 16910-03-04 | 7.4 | 90 | R16910-03-04 |
| 9 | MULTI-FAMILY RESIDENTIAL | SP25-135 | 08/27/2025 | Columbia Shop Road Apartments & Townhomes | APPROVED | R11209-02-12 | 22.35 | 198 | R11209-02-12 |
| 10 | MULTI-FAMILY RESIDENTIAL | SP23-053 | 06/05/2023 | Comet Richland Apartments | APPROVED | 20500-03-14 | 44.62 | 312 | R20500-03-14 |
| 11 | MULTI-FAMILY RESIDENTIAL | SP23-011 | 02/07/2023 | Cottages at Columbia | APPROVED | | 66.95 | 197 | R11111-01-55 |
| 12 | MULTI-FAMILY RESIDENTIAL | SP25-100 | 07/08/2025 | Holden Ridge Subdivision PH1A- Townhomes | APPROVED | R14600-03-16 | 161.8 | 139 | R14600-03-16 |
| 13 | MULTI-FAMILY RESIDENTIAL | SP25-119 | 07/30/2025 | Holden Ridge Subdivision PH3 | APPROVED | R14600-03-16 | 161 | 212 | R14600-03-16 |
| 14 | MULTI-FAMILY RESIDENTIAL | SP22-074 | 07/27/2022 | Lake Station Apartment Homes | APPROVED | R19802-01-03, R19802-01-02, R19802-01-09, R19802-01-08, R19802-01-07, R19802-01-06, R19802-01-05, R19802-01-04, R19802-01-12, R19802-01-13, R19802-01-14, R19802-01-15, R19802-01-16, R19802-01-17 | 32 | 216 | R19802-01-03 |
| 15 | MULTI-FAMILY RESIDENTIAL | SP25-025 | 02/11/2025 | Oak Grove Apartments | APPROVED | R19801-03-01 R19704-15-11 | 11.59 | 96 | R19704-15-11 |
| 16 | MULTI-FAMILY RESIDENTIAL | SP24-043 | 02/22/2024 | Palomino Estates | APPROVED | R15000-05-04 | 22.8 | 216 | R15000-05-04 |
| 17 | MULTI-FAMILY RESIDENTIAL | SP22-034 | 04/01/2022 | Silver Station Apartment Homes fka Woodland Station Apt Home | APPROVED | R17410-03-01 R17400-09-05 R17400-09-06 R17400-09-07 | 25.64 | 240 | R17400-09-07 |
| 18 | MULTI-FAMILY RESIDENTIAL | SP23-138 | 12/11/2023 | The Address Grampian Hills | APPROVED | R17114-01-13, R17114-01-10, R17114-02-05, R17109-04-01, R17113-01-19, R17110-02-06, R17113-09-03, R17113-01-20, R17113-09-02 | 38.4 | 276 | R17113-01-19 |
| 19 | MULTI-FAMILY RESIDENTIAL | SP22-073 | 07/22/2022 | The Flats at Crosspointe fka The Waters at CrossPointe | APPROVED | 17400-02-20 Portion | 19.98 | 336 | R17400-02-20 |
| 20 | MULTI-FAMILY RESIDENTIAL | SP22-062 | 06/14/2022 | The Heritage at Lowman Pocket Apts (Phase 2) Bldgs 3 & 4 | APPROVED | 01511-04-04, 01511-04-01 | 0 | 18 | R01511-04-04 |
| 21 | MULTI-FAMILY RESIDENTIAL | SP21-110 | 10/25/2021 | VERANDA AT BROAD RIVER fka ST ANDREWS CROSSING | APPROVED | R06012-04-30 | 5.32 | 84 | R06012-04-30 |
| 22 | MULTI-FAMILY RESIDENTIAL | SP22-055 | 05/17/2022 | Whispering Willowbrook fka Willowbrook at Wateree | APPROVED | 16904-01-01 (Portion) | 6.43 | 102 | R16904-01-18 |

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|----|--------------------------|----------|------------|--|--------------|---|-------|-----|--------------|
| 23 | MULTI-FAMILY RESIDENTIAL | SP22-026 | 03/09/2022 | Trenholm Road - Phase 1 (Senior Living Facility) | DISAPPROVED | R17005-03-04; R17005-03-15; a portion of R16912-01-01 | 12.52 | 200 | R17005-03-15 |
| 24 | MULTI-FAMILY RESIDENTIAL | SP22-027 | 03/09/2022 | Trenholm Road - Phase 2 (Multi-family) | DISAPPROVED | R17005-03-04; a portion of R16912-01-01 | 14.62 | 192 | R17005-03-04 |
| 25 | MULTI-FAMILY RESIDENTIAL | SP26-011 | 01/20/2026 | Head Street - Phase 2 | UNDER REVIEW | R14102-03-49 & R14402-03-50 | 0.28 | 3 | R14102-03-49 |

Total Acres: 758.02

Total Units: 4200



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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