

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



**June 24, 2025**

***Council Chambers  
2020 Hampton Street  
Columbia, SC 29204***



## **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 COUNCIL ZONING PUBLIC HEARING

## AGENDA

*Tuesday, June 24, 2025*

*2020 Hampton Street, Columbia, SC 29204*

*7:00 PM*

### 1. STAFF:

Synthia Williams ..... Community Planning and Development Director  
Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator  
Matthew T. Smith ..... Comprehensive Planner  
Marc Ridlehoover ..... Comprehensive Planner

### 2. CALL TO ORDER

The Honorable Jessica Mackey  
Chair of Richland County Council

### 3. ADDITIONS / DELETIONS TO THE AGENDA

The Honorable Jessica Mackey

### 4. WITHDRAWALS / DEFERRALS

The Honorable Jessica Mackey

### 5. ADOPTION OF THE AGENDA

The Honorable Jessica Mackey

### 6. OPEN PUBLIC HEARING

The Honorable Jessica Mackey

#### a. MAP AMENDMENTS [ACTION]

##### 1. Case # 25-002 MA

Brandon Pridemore  
AG to R3 (198.84 acres)  
800 Mount Valley Road  
TMS: R12400-02-22  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant

[Page 5](#)

District 7  
The Honorable Gretchen Barron

##### 2. Case # 25-003 MA

Brandon Pridemore  
AG to R3 (111.41 acres)  
700 Mount Valley Road  
TMS: R12400-02-23  
Planning Commission: Disapproval (6-1)  
Comprehensive Plan: Non-Compliant

[Page 14](#)

District 7  
The Honorable Gretchen Barron

##### 3. Case # 25-005 MA

Michael Schroeder  
R3 to R4 (3.8 acres)  
520 Todd Branch Drive  
TMS: R17115-01-18  
Planning Commission: Approval (7-0)  
Comprehensive Plan: Non-Compliant

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District 7  
The Honorable Gretchen Barron



**4. Case # 25-020 MA**

Ryan Homes

HM to R3 (105.88 acres)

S/S Killian Road and 180 Killian Road

TMS# R14600-03-60, 14600-03-09, 14600-03-07 and  
14600-03-11

Planning Commission: Disapproval (7-0)

Comprehensive Plan: Non-compliant

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District 7

The Honorable Gretchen Barron

**5. Case # 25-021 MA**

Paz Asraf Rozenblit

INS to R5 (.54 acres)

E/S Scotsman Drive

TMS# R17010-05-15

Planning Commission: Approval (8-0)

Comprehensive Plan: Compliant

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District 3

The Honorable Tyra Little

**6. Case # 25-022 MA**

Josh Williamson

GC to MU3 (8.16 acres)

1838 Bluff Rd, 1508 Joe Louis Dr & 1822 Bluff Rd

TMS# R11115-05-05, R11116-04-18 & R11116-04-19

Planning Commission: Disapproval (8-0)

Comprehensive Plan: Non-complaint

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District 10

The Honorable Cheryl D. English

**7. ADJOURNMENT**





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-002 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 800 Mount Valley Road

**TAX MAP NUMBER:** R12400-02-22  
**ACREAGE:** 198.84 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan

Non-compliant

#### Background

#### Zoning History

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

#### Zoning District Summary

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 1,193 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	R-12/ R-12/ R-12	Residential Subdivision (Town of Blythewood)
<u>South:</u>	AG	Undeveloped
<u>East:</u>	RU/ AG	Undeveloped/ Residence
<u>West:</u>	R-12/ AG	Residential Subdivision /Undeveloped



## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Cedar Creek fire station (station number 15) is located on Winnsboro Road, approximately 1.26 miles west of the subject parcel. The Westwood High School is located approximately 2 miles east of the subject parcel on Turkey Farm Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the Richland County Sewer service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

#### **Neighborhood (Low Density)**

##### **Land Use and Design**

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

##### **Desired Development Pattern**

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



### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station # 413) located east of the subject parcel on Fulmer Road identifies 1,600 Average Daily Trips (ADT's). This section of Fulmer Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Fulmer Road is currently operating at Level of Service (LOS) "A".

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

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

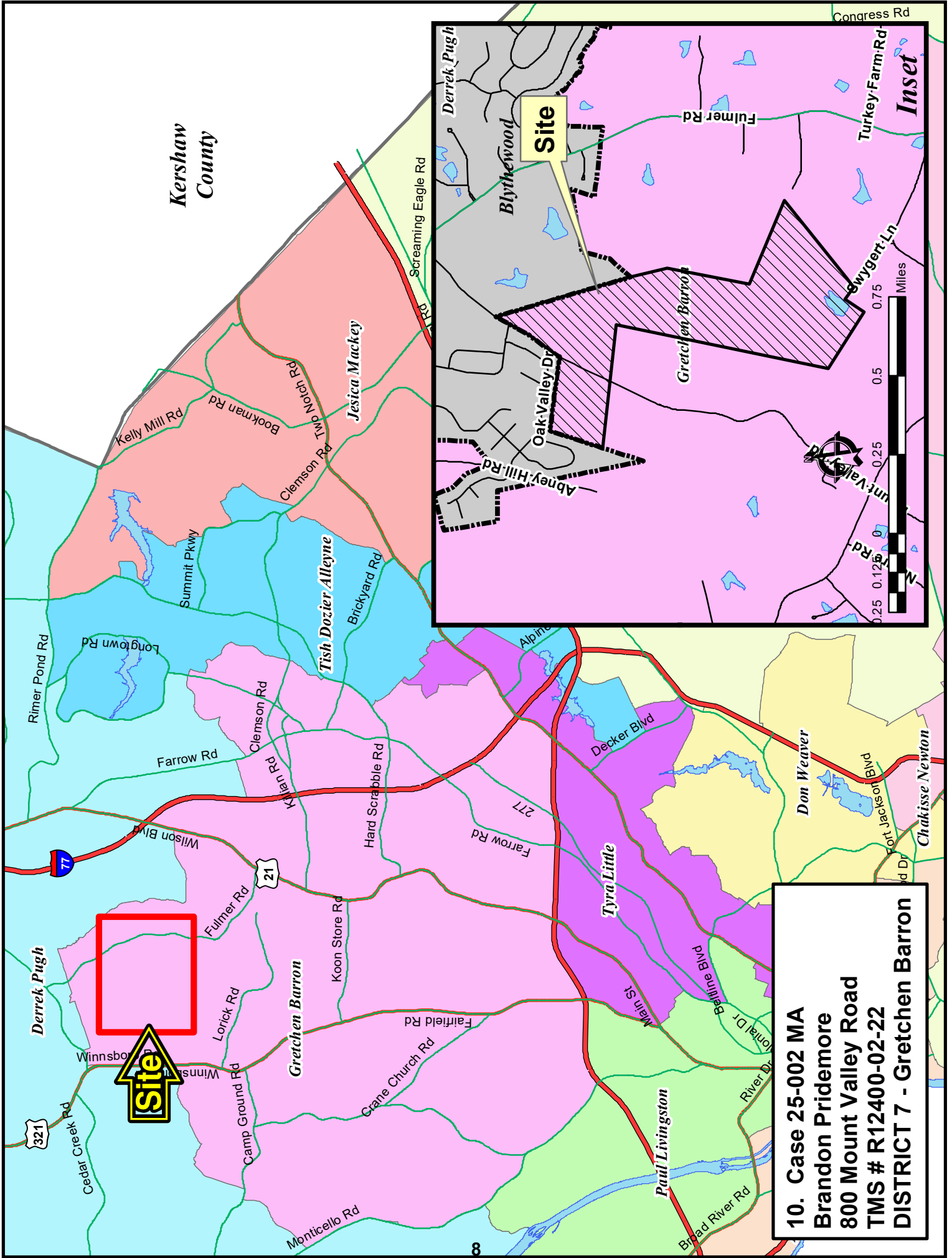
### **Conclusion**

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

### **Planning Commission Action**

At their **February 3, 2025** meeting, the Richland County Planning Commission agreed with the recommendations of the Comprehensive Plan and recommends the County Council disapprove the proposed amendment for RC Project # **25-002 MA**.





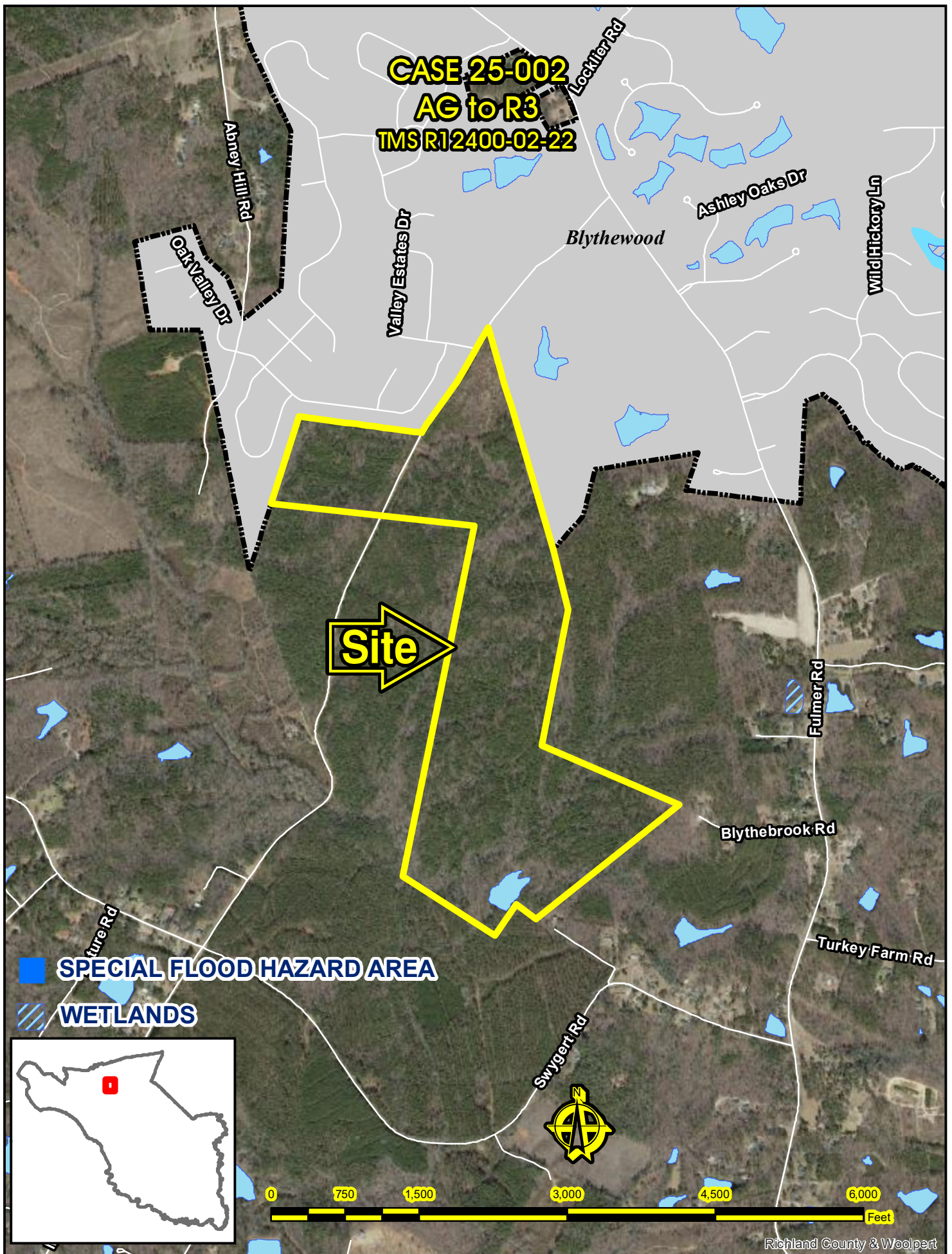
**Kershaw  
County**

**Site**

**Inset**

**10. Case 25-002 MA  
Brandon Pridemore  
800 Mount Valley Road  
TMS # R12400-02-22  
DISTRICT 7 - Gretchen Barron**

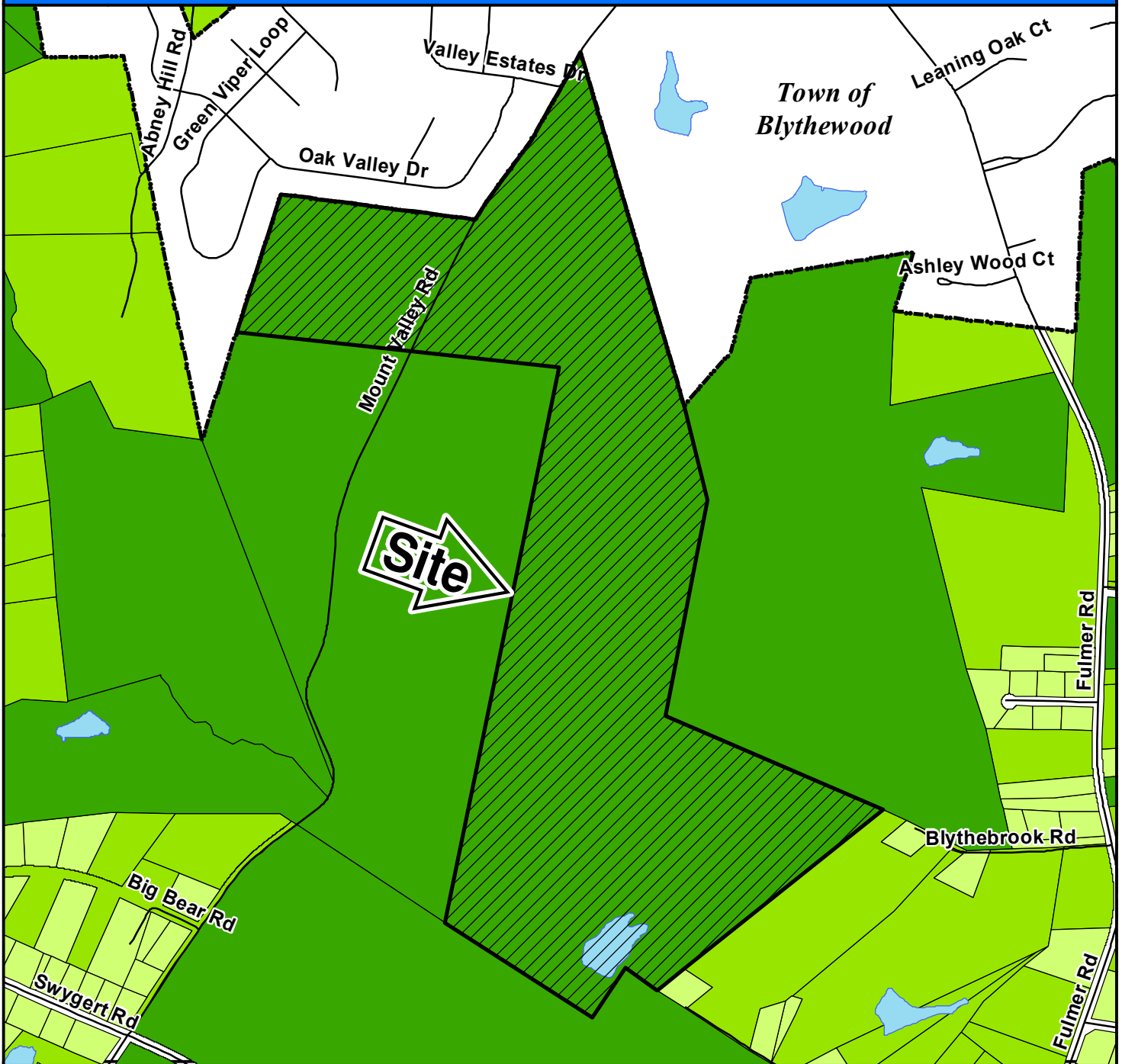






# CASE 25-002 MA

## AG to R3



### ZONING CLASSIFICATIONS

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





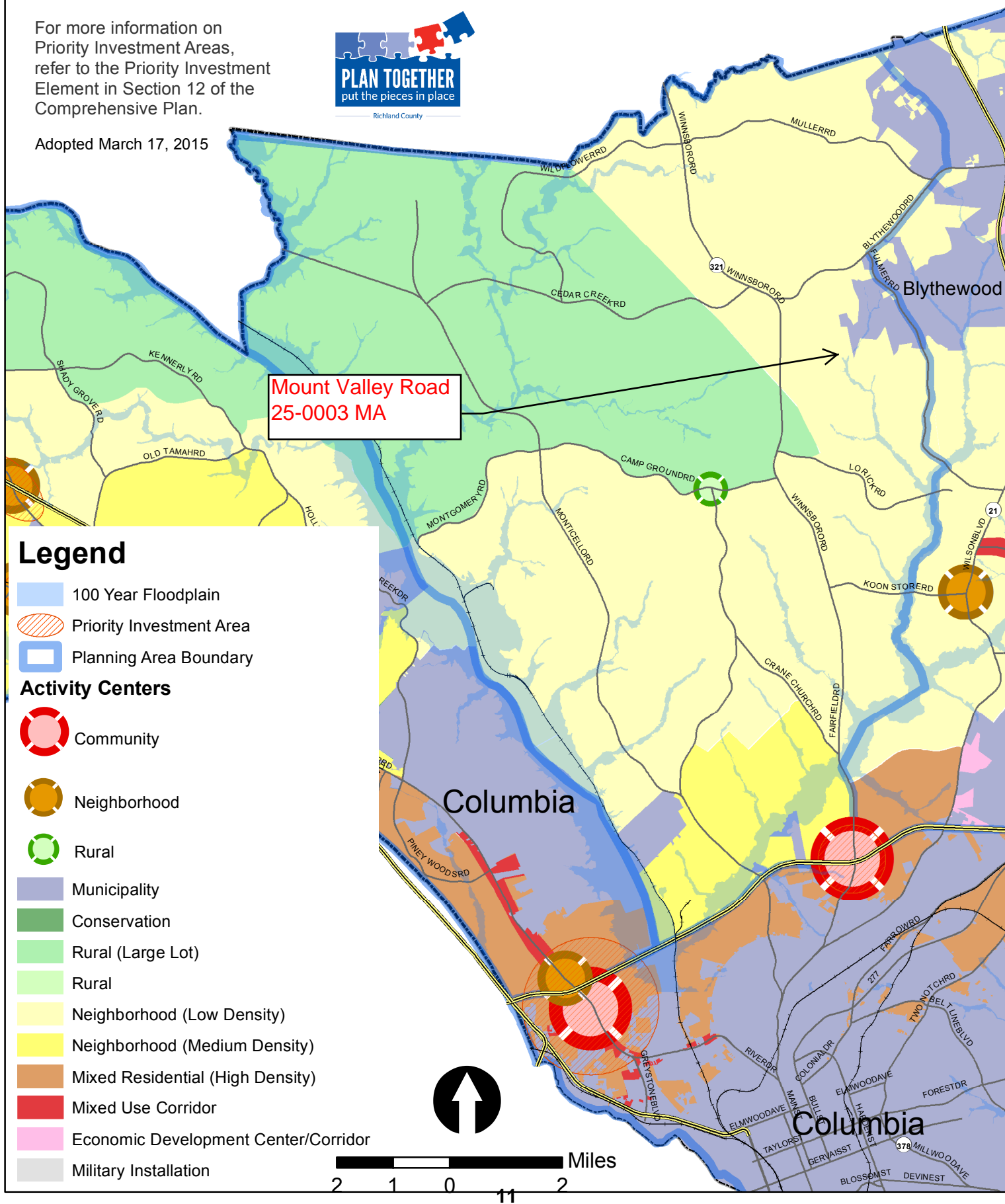
# NORTH CENTRAL PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015





## Agricultural (AG) District

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



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

**a. Permitted Uses**

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## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-003 MA  
**APPLICANT:** Brandon Pridemore

**LOCATION:** 700 Mount Valley Road

**TAX MAP NUMBER:** R12400-02-23  
**ACREAGE:** 111.41 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan

Non-compliant

#### Background

#### Zoning History

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

#### Zoning District Summary

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 668 single-family dwelling units.

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

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



## Discussion

### **Parcel/Area Characteristics**

The site has access thru a named drive (Mount Valley Road). This section of Mount Valley Road is a name drive for E-911 purposes without sidewalks and streetlights. The subject parcel is undeveloped. The general area is comprised of large, undeveloped parcels, residentially developed parcels, and single-family residential subdivision to the south east.

### **Public Services**

The Blythewood fire station (station number 26) is located on Main Street, approximately 1.36 miles west of the subject parcel. The Langford Road Elementary School is located .5 miles south of the subject parcel on Langford Road. Records indicate that the parcel is near the City of Columbia's water service area. The parcel is within the South Carolina water Utilities service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

#### **Neighborhood (Low Density)**

##### **Land Use and Design**

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

##### **Desired Development Pattern**

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### **Traffic Characteristics**

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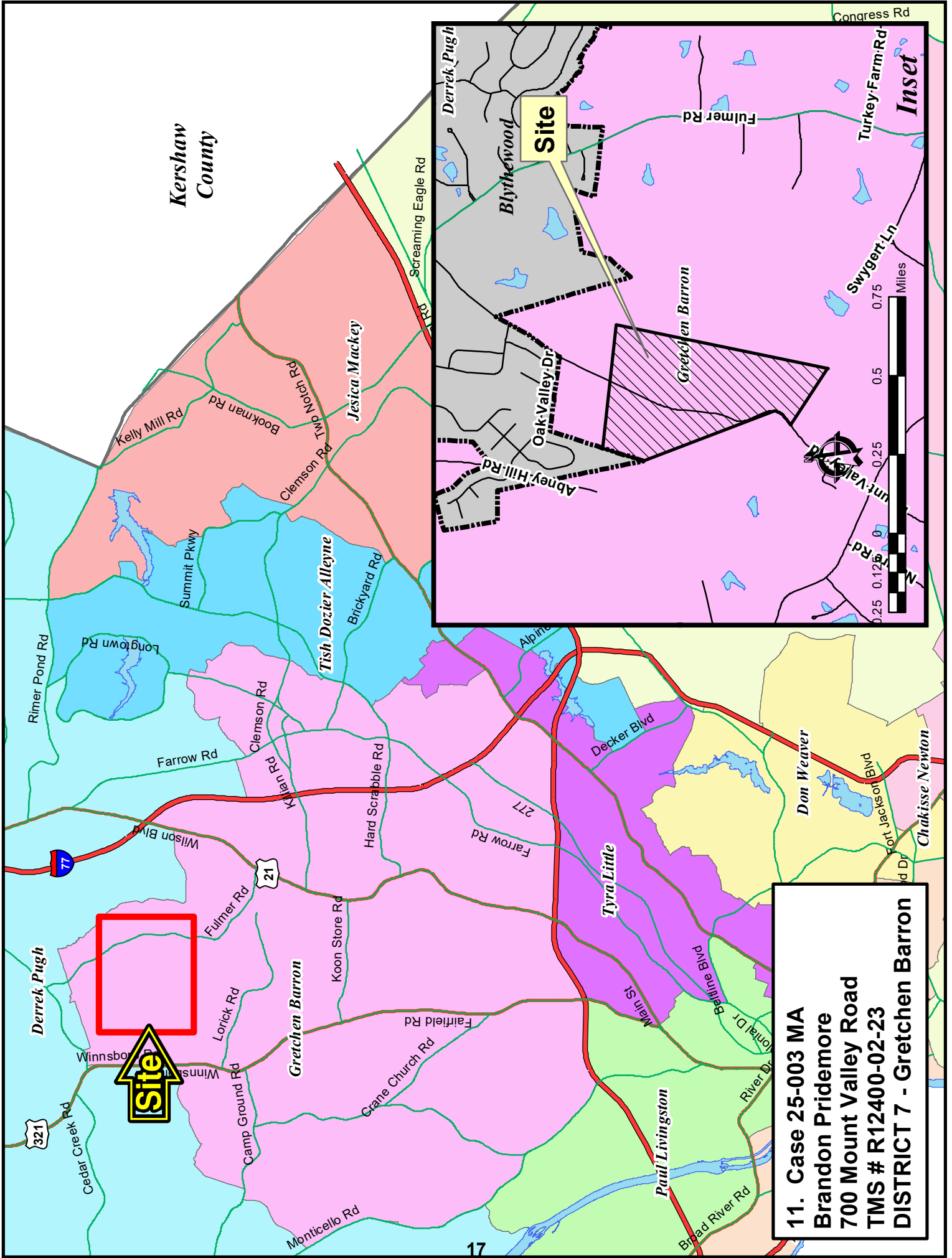
### **Conclusion**

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

### **Planning Commission Action**

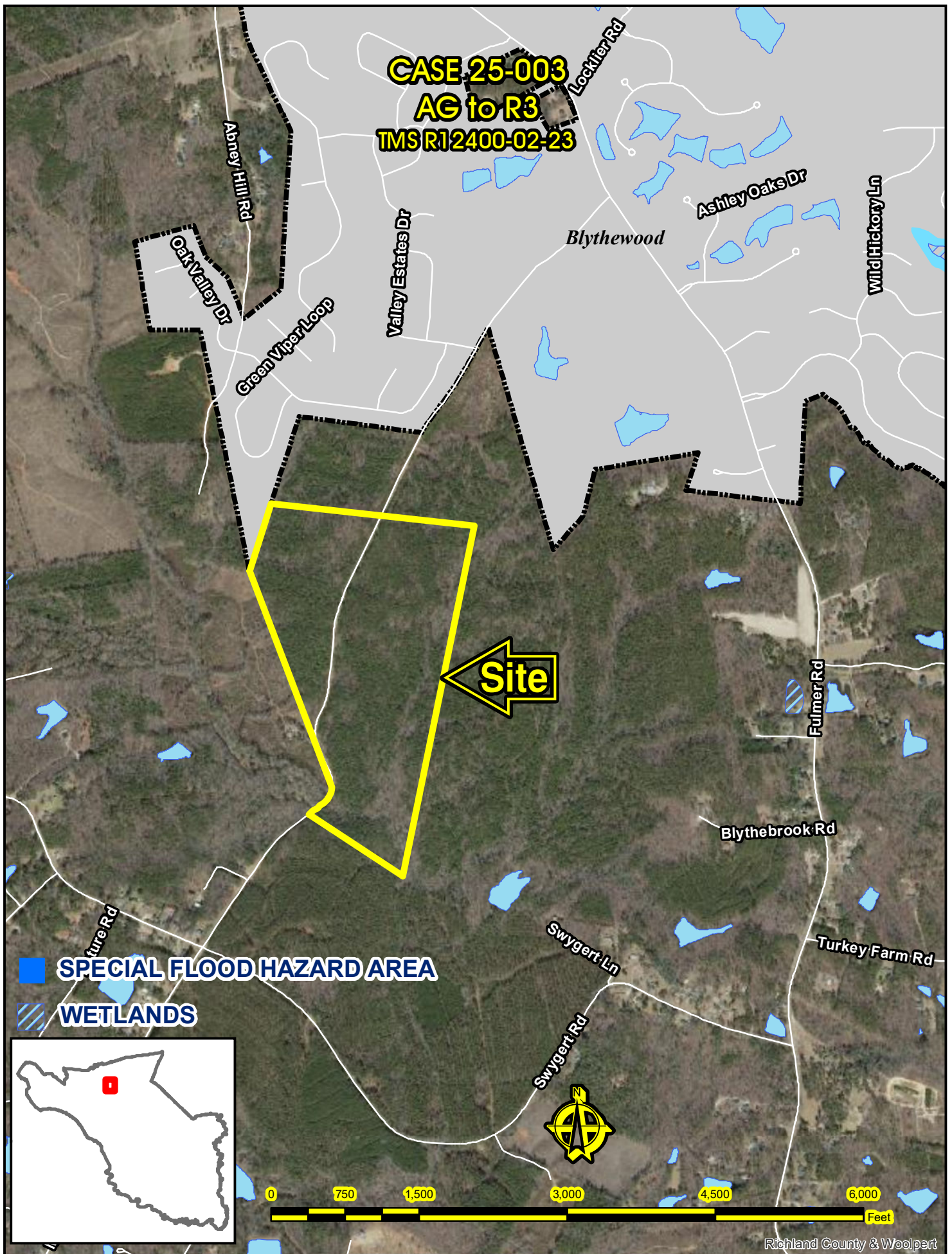
At their **February 3, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-003 MA**.





**11. Case 25-003 MA**  
**Brandon Pridemore**  
**700 Mount Valley Road**  
**TMS # R12400-02-23**  
**DISTRICT 7 - Gretchen Barron**

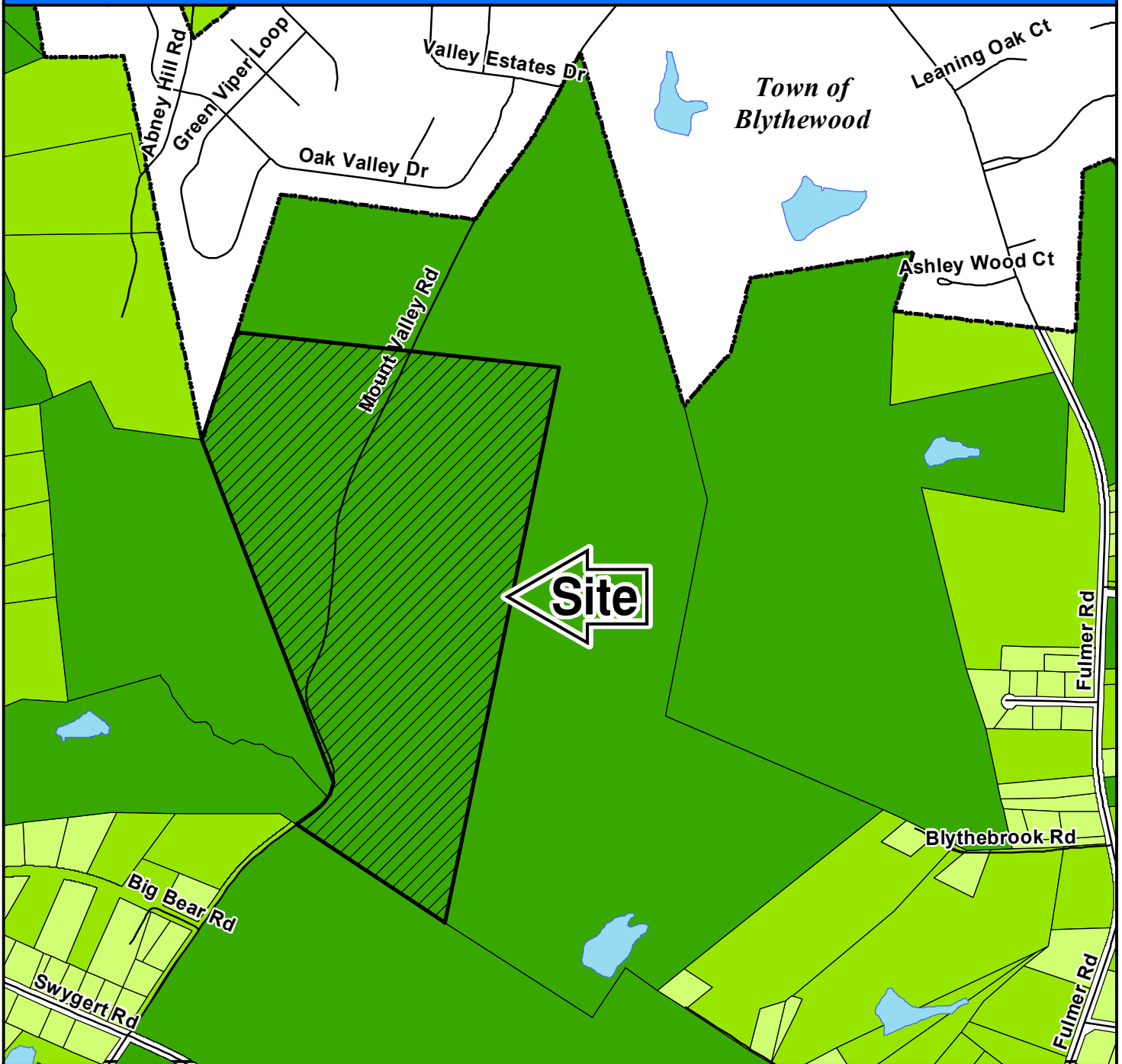






# CASE 25-003 MA

## AG to R3



### ZONING CLASSIFICATIONS

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





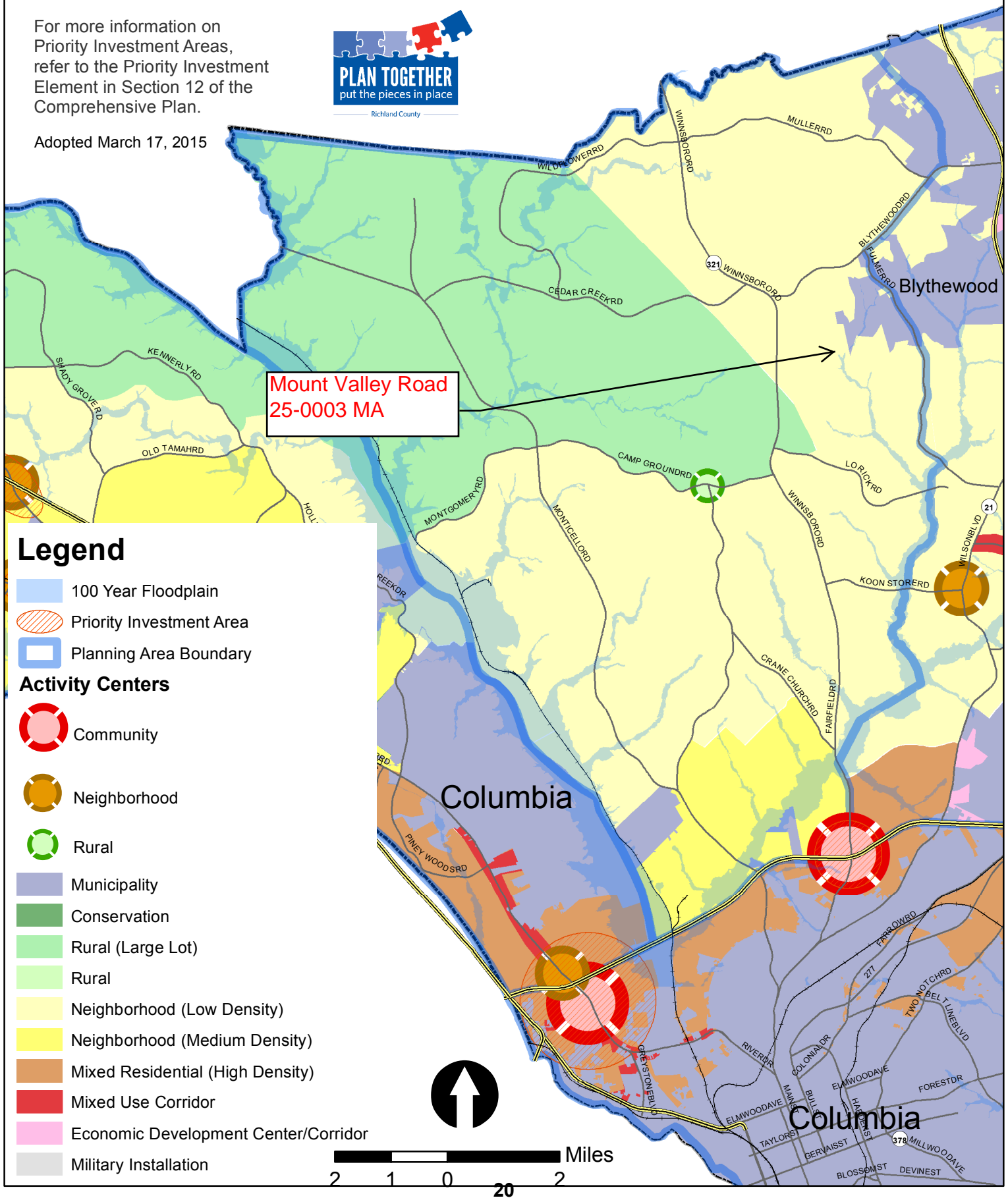
# NORTH CENTRAL PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015





## Agricultural (AG) District

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



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

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## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** February 3, 2025  
**RC PROJECT:** 25-005 MA  
**APPLICANT:** Michael Schroeder

**LOCATION:** 520 Todd Branch Drive

**TAX MAP NUMBER:** R17115-01-18  
**ACREAGE:** 3.8 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** R4

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan

Non-compliant

#### Background

##### **Zoning History**

The original zoning as adopted September 7, 1977 was Residential Single-Family District (RS-2). With the adoption of the 2005 Code the Residential Single-Family District (RS-2) was Residential Single-family Medium Density District (RS-MD). With the adoption of the 2023 Code the Residential Single-family Medium Density District (RS-MD) was designated the Residential 3 District (R3).

##### **Zoning History for the General Area**

The General Commercial District (GC) parcel north of the site was rezoned from Development District (D-1) under case number (94-058MA).

##### **Zoning District Summary**

The Residential 4 District (R4) provides lands primarily for moderate- to high-intensity single-family residential development, located within walkable, well connected neighborhoods. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Maximum density standard: no more than nine (9) dwelling units per acre.

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 34 dwelling units.

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



Direction	Existing Zoning	Use
<b><u>North:</u></b>	RT/ HM/ GC	Residence/ Residence/ Self Storage
<b><u>South:</u></b>	R3/ R4	Residence/ Undeveloped
<b><u>East:</u></b>	R4	Residence
<b><u>West:</u></b>	HM	Residence

## Discussion

### **Parcel/Area Characteristics**

The parcel has access to Todd Branch Drive. There are no sidewalks or streetlamps along this section of Todd Branch Drive. The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family parcels, undeveloped parcels and a commercial use. East of the subject parcel is a single-family residence. West of the site is residence. South of the subject parcel is undeveloped and a residence. North of the site is a residence and a self-storage facility.

### **Public Services**

The subject parcel is within the boundaries of School District Two. The Windsor Lake Elementary School is located approximately .8 miles east of the subject parcel on Dunbarton Drive. The Jackson Creek fire station (number 32) is located .6 miles northeast of the subject parcel on Two Notch Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

### **Land Use and Design**

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

### **Desired Development Pattern**

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



### **Traffic Characteristics**

The 2023 SCDOT traffic count (Station #11h) located north east of the subject parcel on Two Notch Road identifies 33,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This portion of Rabon Road is currently operating at Level of Service (LOS) "C".

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

There are safety improvements along US 1 (Two Notch Rd) from S-33 (Trenholm Rd Ext) to Valhalla Drive for 2025 with no anticipated completion date through SCDOT. There are no planned or programmed improvements for this section of Two Notch Road through the County Penny Sales Tax program.

### **Conclusion**

The proposed rezoning is inconsistent with the objectives of the Comprehensive Plan. According to the plan, "The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The requested zoning designation does align with the existing zoning districts in the immediate area.

### **Planning Commission Action**

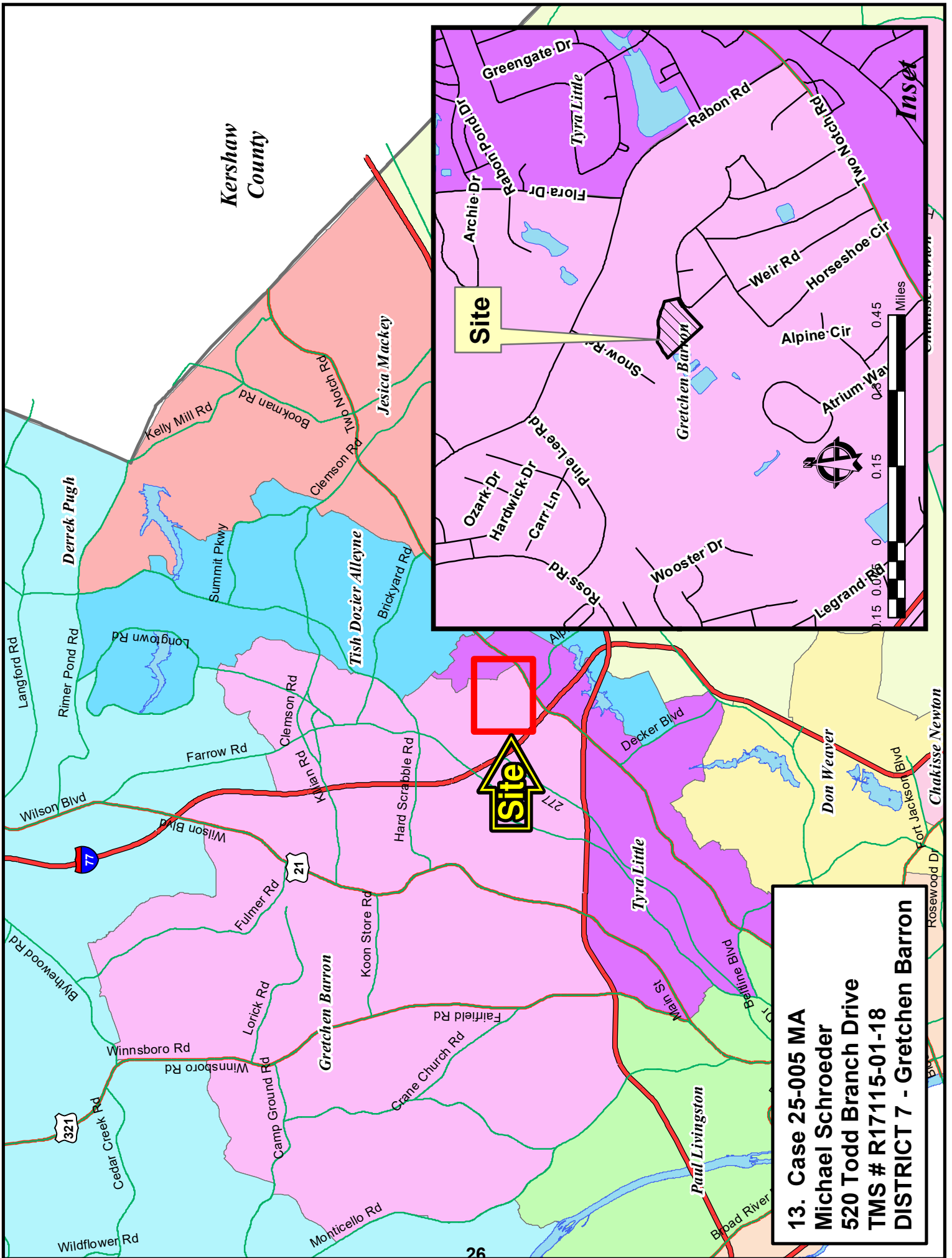
At their **February 3, 2025** meeting, the Richland County Planning Commission **disagreed** with the recommendation of the Comprehensive Plan for the following reasons:

- The requested zoning is consistent with zoning of the surrounding area.

The PC recommends the County Council **approve** the proposed amendment for RC Project # **25-005 MA**.



**Kershaw  
County**



**13. Case 25-005 MA  
Michael Schroeder  
520 Todd Branch Drive  
TMS # R17115-01-18  
DISTRICT 7 - Gretchen Barron**

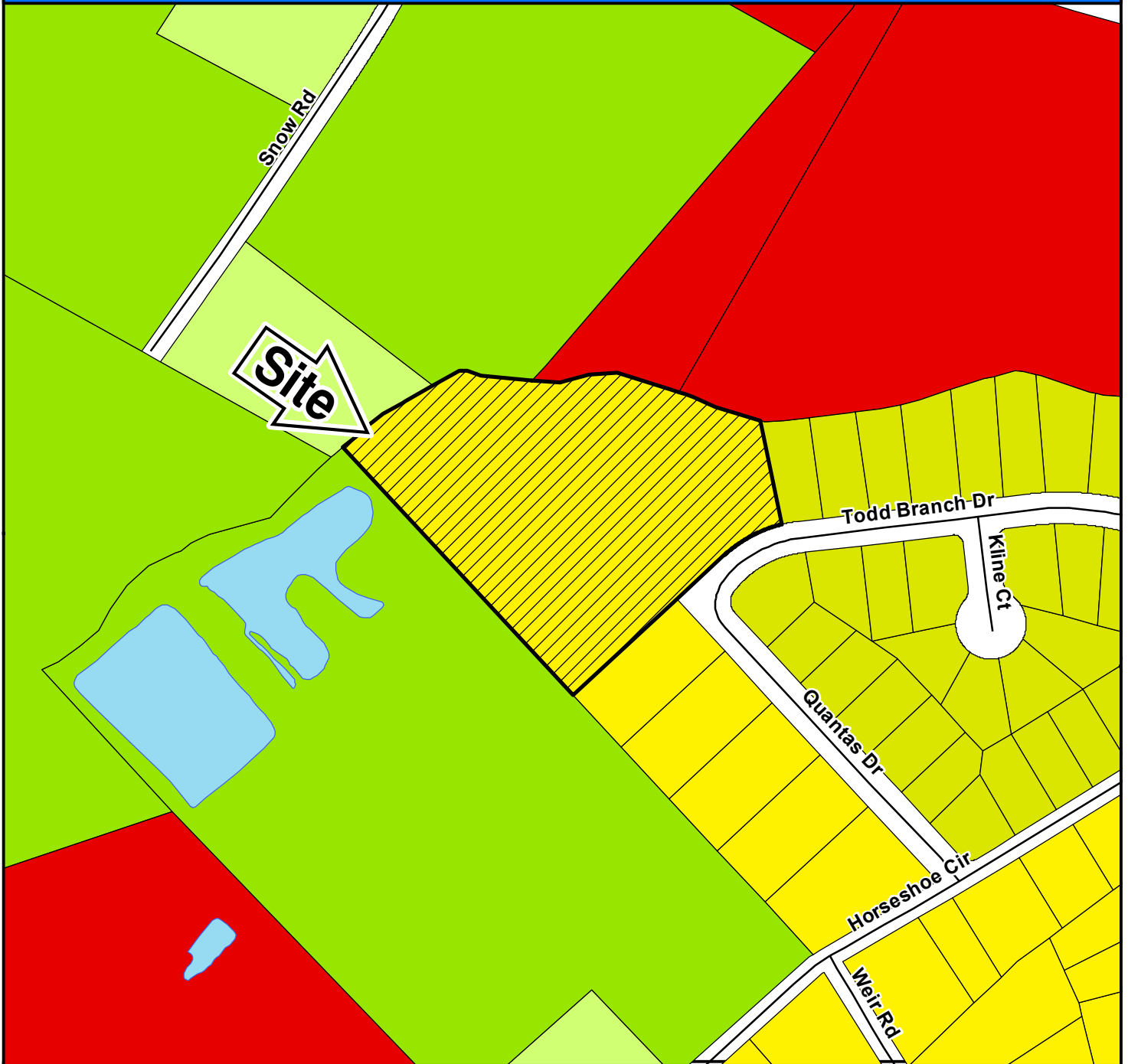






# CASE 25-005 MA

## R3 to R4



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

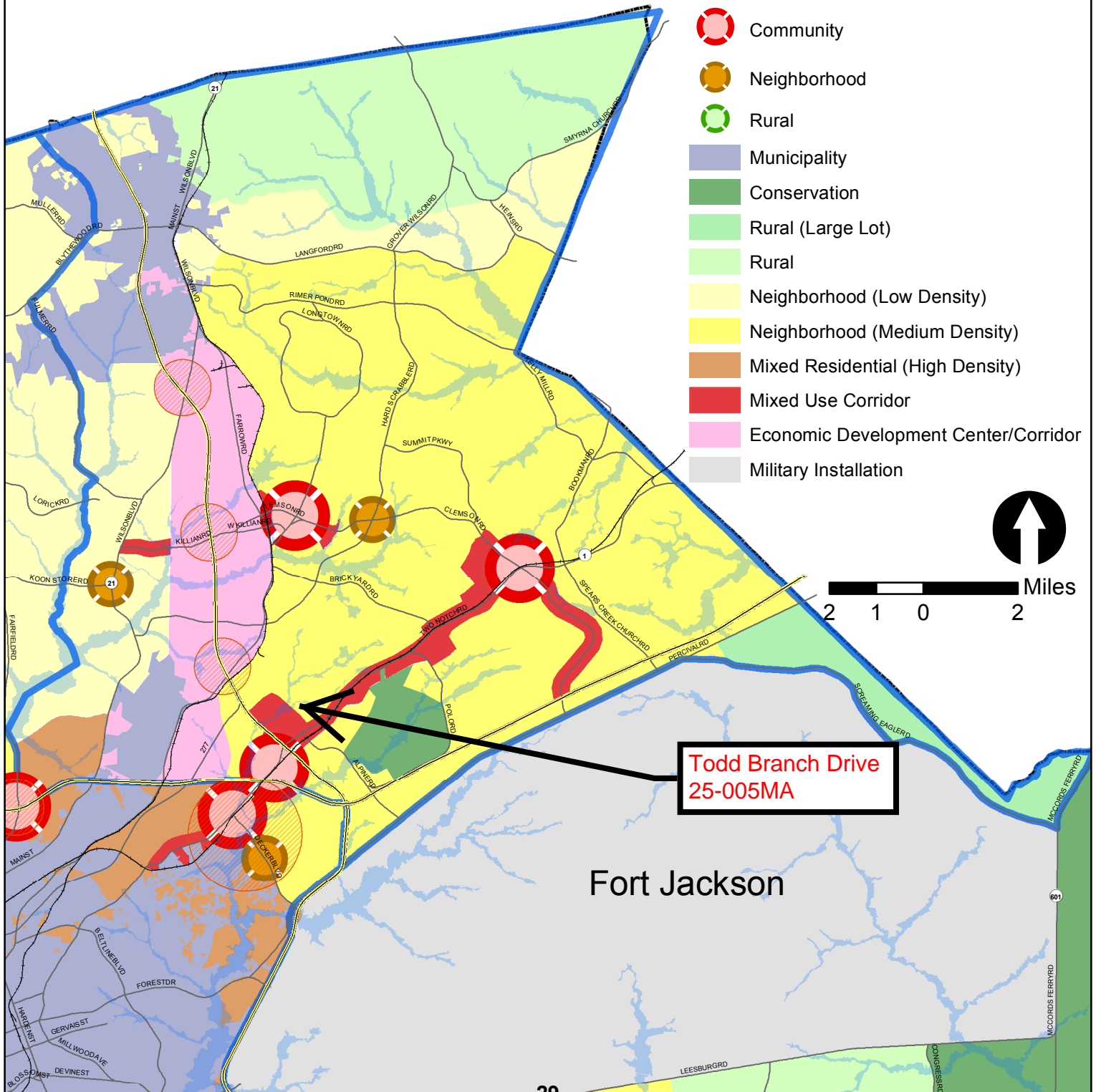


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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





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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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



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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** May 5, 2025  
**RC PROJECT:** 25-020 MA  
**APPLICANT:** Ryan Homes

**LOCATION:** 180 Killian Road

**TAX MAP NUMBER:** R14600-03-60, 14600-03-09, 14600-03-07 & 14600-03-11  
**ACREAGE:** 105.88 acres  
**EXISTING ZONING:** AG / RT / HM  
**PROPOSED ZONING:** R3

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan Compliance

Non-compliant

#### Background

##### **Zoning History**

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

##### **Zoning History for the General Area**

The Rural Commercial District (RC) parcels, located west of the site with frontage along Wilson Boulevard and Killian Road, were rezoned from Rural District (RU) under case number 14-021MA.

The parcel located west of the subject sites was involved in two (2) separate map amendment requests: Case 21-038MA - to rezone from Rural (RU) to General Commercial (GC), which was withdrawn and Case 22-003MA - to rezone to Neighborhood Commercial (NC), which was denied.

A parcel located north of the subject sites was subject to a rezoning request from Rural (RU) to Light Industrial (LI) under Case No. 23-041MA. This request was denied.

The Planned Development District (PDD) parcels located south of the subject sites with frontage along Wilson Boulevard, were rezoned from Rural District (RU) under case number 06-038MA.

The PDD parcels were also subject to a rezoning request from Planned Development District (PDD) to Residential Single-family Estate District (RS-E) under Case No. 21-006MA. This request was denied.



### **Zoning District Summary**

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

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

Based upon a gross density calculation\*, the maximum number of units for this site is approximately: 635 dwelling units.

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

Direction	Existing Zoning	Use
<b><u>North:</u></b>	HM	Residential / Undeveloped
<b><u>South:</u></b>	AG / PD	Undeveloped
<b><u>East:</u></b>	GC	Tractor Supply / Undeveloped
<b><u>West:</u></b>	HM	Residential / Undeveloped

### **Discussion**

### **Parcel/Area Characteristics**

The site has frontage along Killian Road. This section of Killian Road does not have sidewalks or streetlights. The subject parcels are mostly undeveloped and wooded. The general area is comprised of large residentially developed parcels, and single-family residential subdivision to the south.

### **Public Services**

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles east of the subject parcel. The W. J. Keenan High School is located approximately 1.6 miles south of the subject parcel on Wilson Boulevard. Records indicate that the parcel is near the City of Columbia's water and sewer service area.

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

### **Plans & Policies**

#### **2015 Comprehensive Plan**

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

#### **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.

### **Mixed-Use Corridor**

#### **Land Use and Design**

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

### **Desired Development Pattern**

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station # 443) located east of the subject parcel on Killian Road identifies 16,000 Average Daily Trips (ADT's). This section of Killian Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. This segment of Killian Road is currently operating at Level of Service (LOS) “F”.

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

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

## **Conclusion**

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



plan supports higher-density development when paired with open space preservation, the current Land Development Code (LDC) does not include a provision that supports this objective.

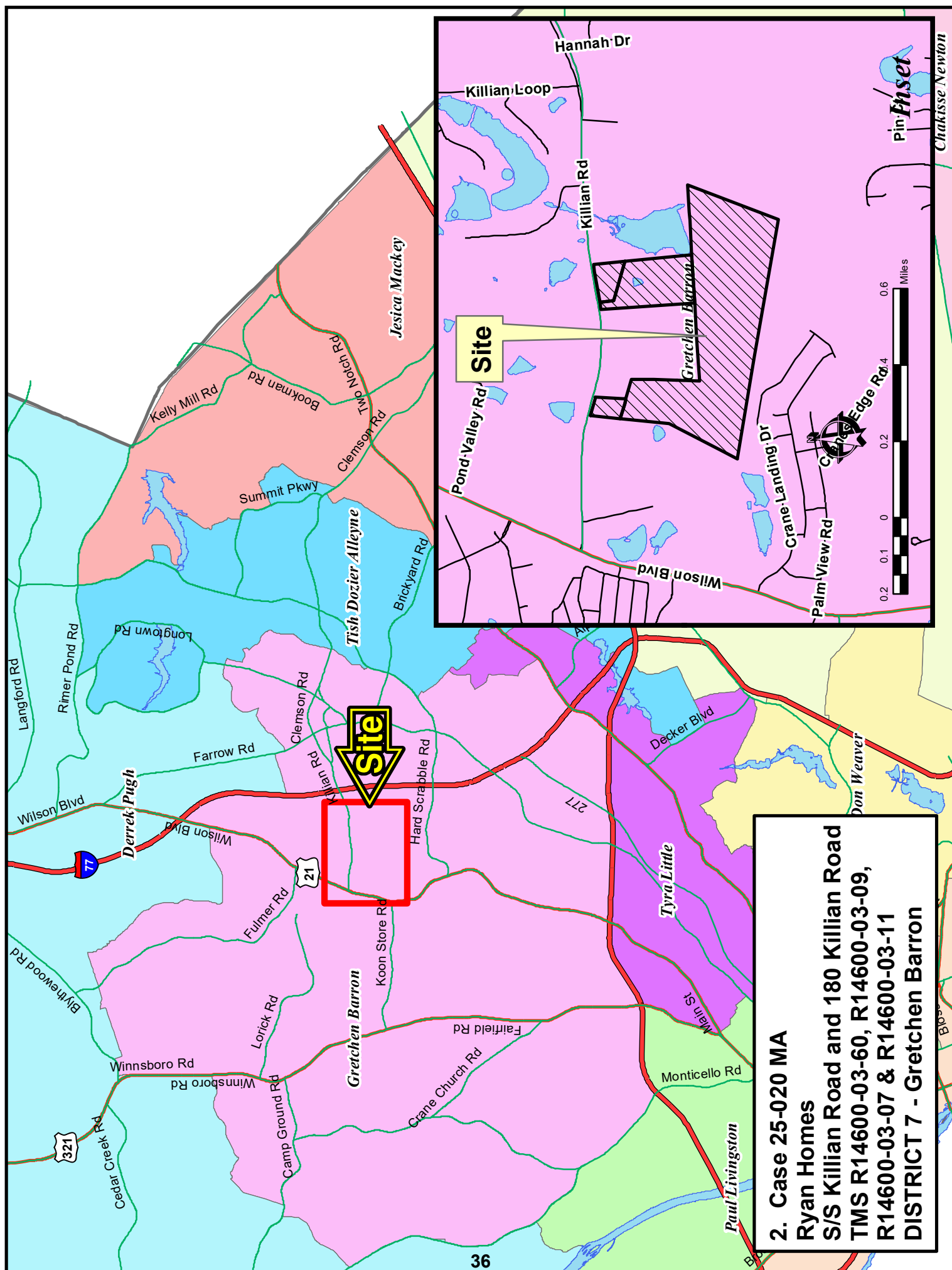
The subject parcels are also located along a portion of Killian Road that falls within the Mixed-Use Corridor designation of the Comprehensive Plan. This designation supports a mix of suburban-scale retail, commercial, office, high-density residential, and institutional uses. However, the absence of planned infrastructure improvements, along with recent denials of rezoning requests for more intense uses in the immediate area, suggests that further evaluation of the appropriateness of the Mixed-Use Corridor designation along this section of Killian Road is warranted. Furthermore, there appears to be a conflict between the goals and recommendations of the Neighborhood (Low Density) and Mixed-Use Corridor designations, particularly given their close proximity in this area.

The adjacent development located south of the subject property is zoned Planned Development (PDD) and aligns with the intended development pattern for the Neighborhood (Low Density) designation, which supports residential and nonresidential uses. This development is approved for a maximum of 378 single-family medium-density units, 260 multi-family high-density units, 44 single-family high-density units, 4 neighborhood commercial units, 18 office/institutional units, and 6 general commercial outparcels, all situated on a 305.5-acre tract. The maximum residential density is capped at 2.23 units per acre. The designated commercial and multi-family areas are located within a Neighborhood Commercial Activity Center, consistent with the development guidance of the Comprehensive Plan for the area.

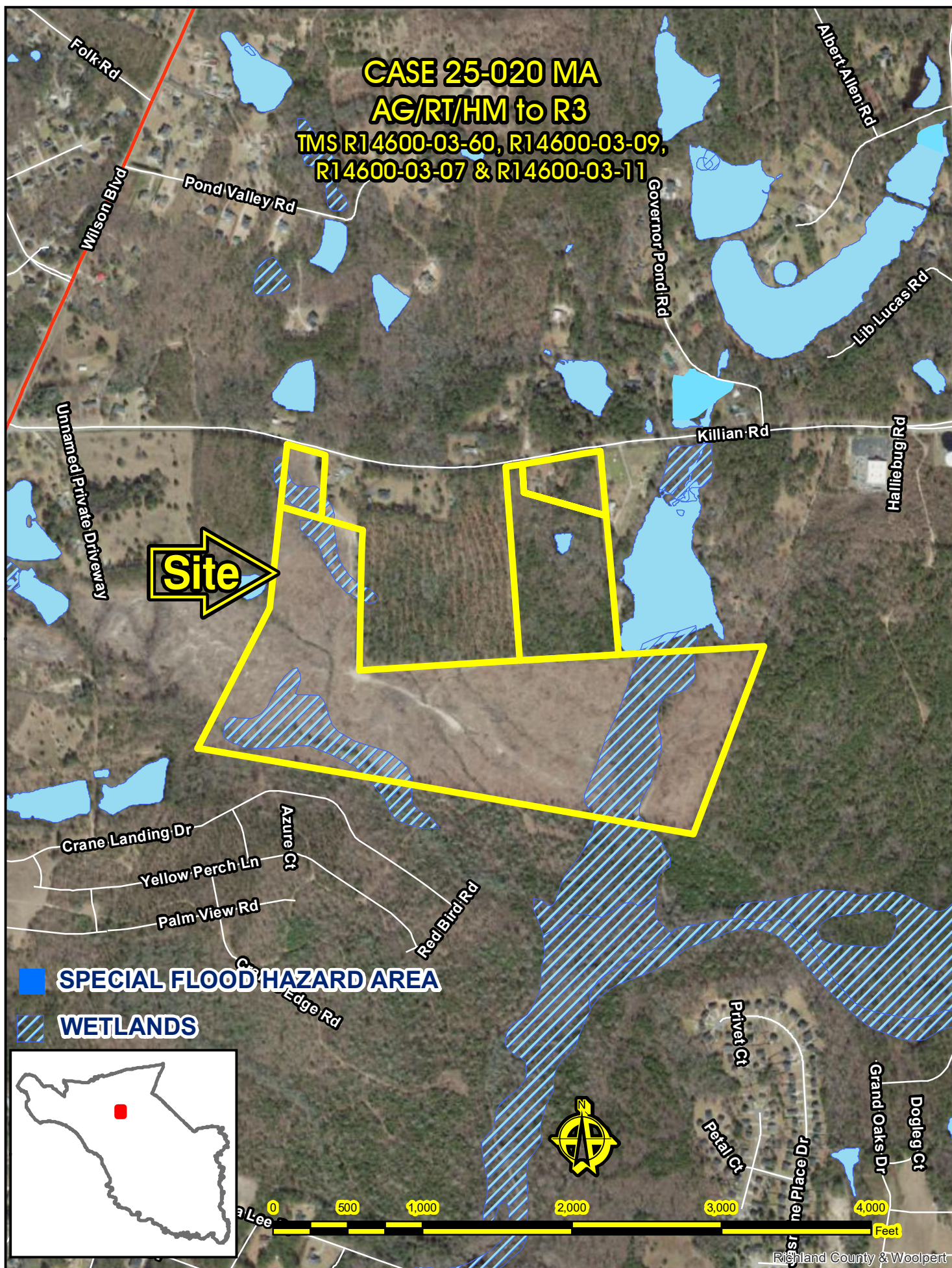
#### **Planning Commission Action**

At their **May 5, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-020 MA**.





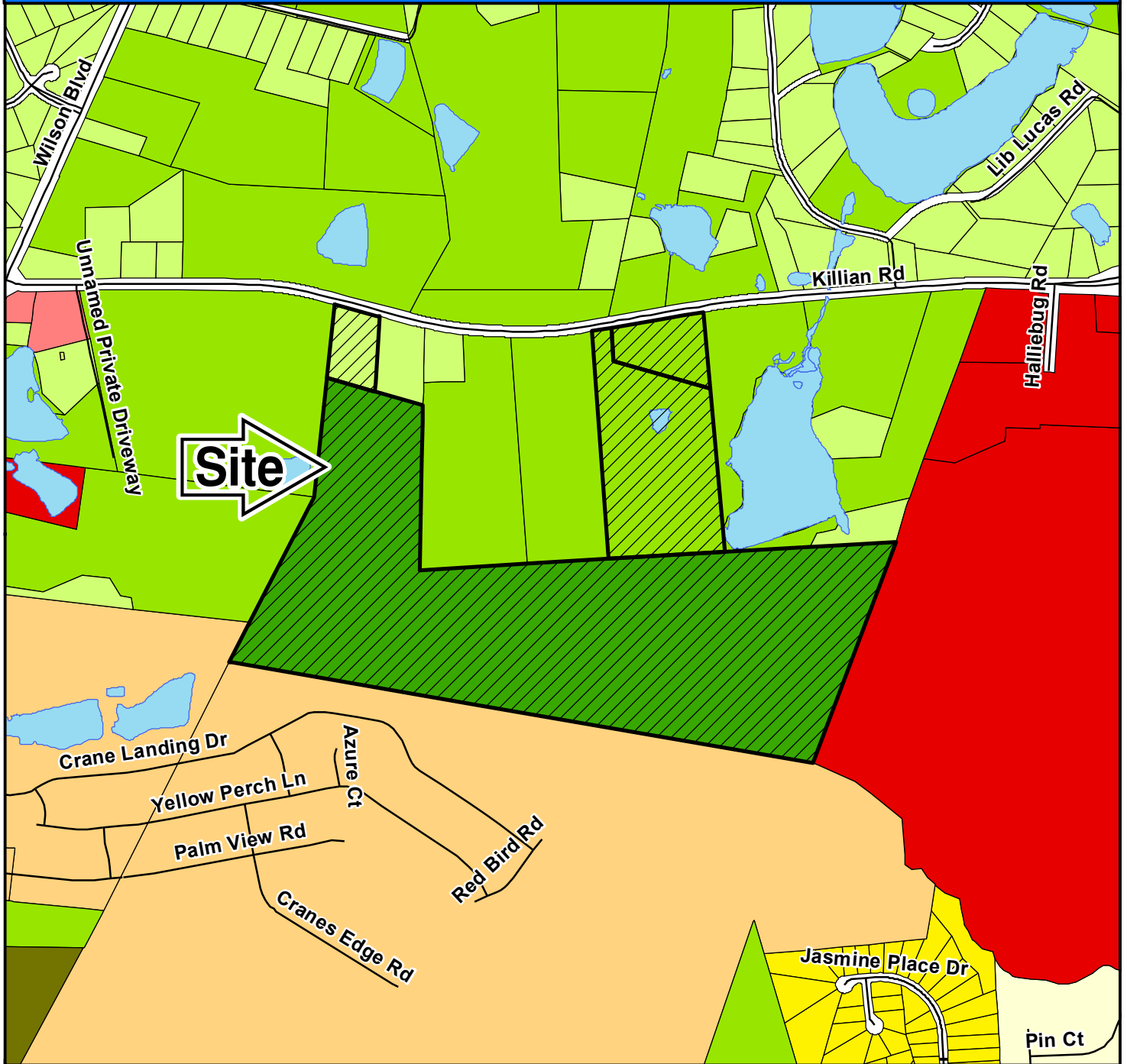






# CASE 25-020 MA

## AG/RT/HM to R3



### ZONING CLASSIFICATIONS

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





# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

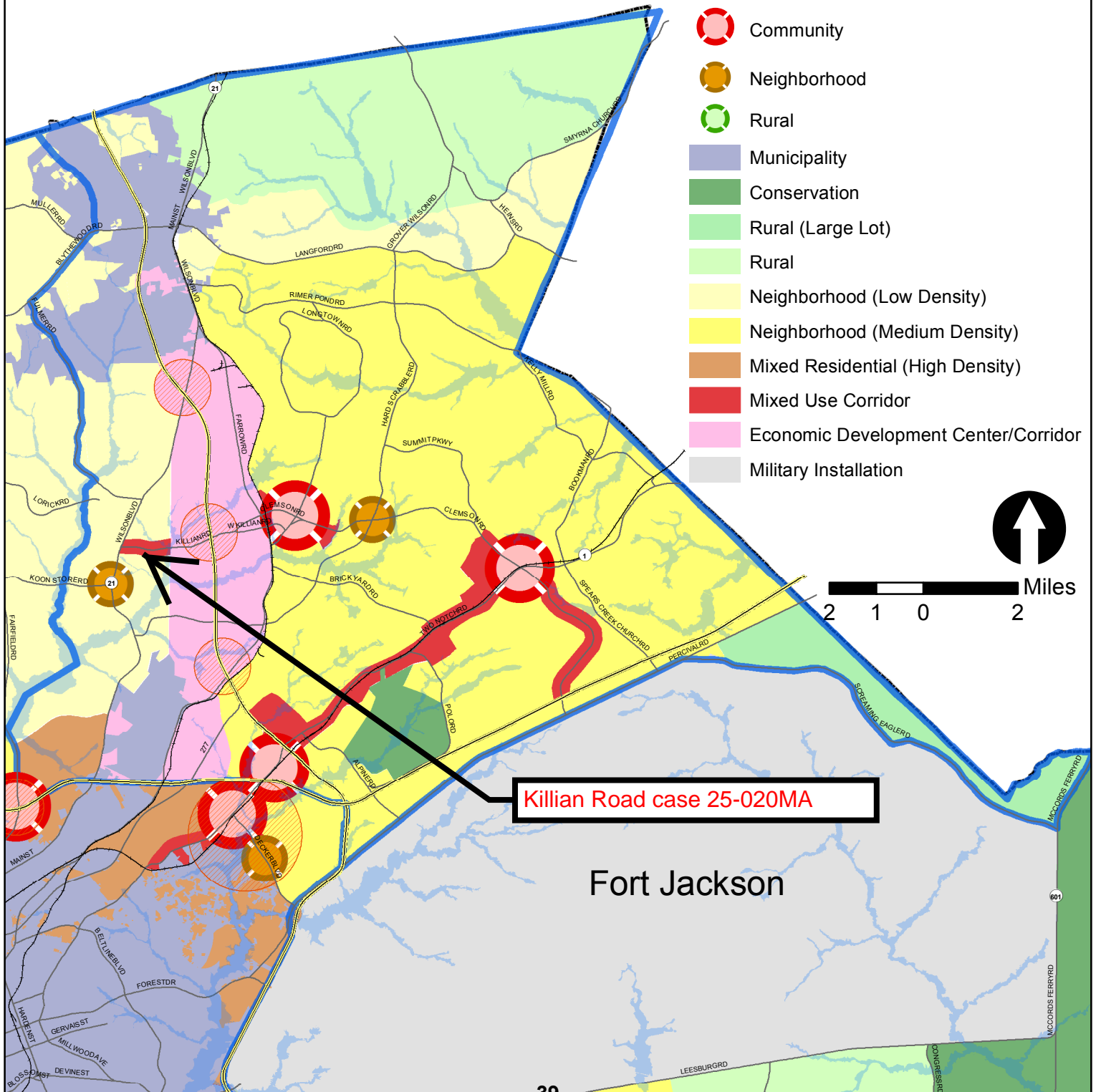


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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





## Agricultural (AG) District

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



## Homestead (HM) District

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



## Residential Transition (RT) District

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

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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



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

**a. Permitted Uses**

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

**b. Special Requirements Uses**

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

**c. Special Exception Uses**

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





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** June 2, 2025  
**RC PROJECT:** 25-021MA  
**APPLICANT:** Paz Asraf Rosenblit

**LOCATION:** Scotsman Road

**TAX MAP NUMBER:** R17010-05-15  
**ACREAGE:** 0.54 acre  
**EXISTING ZONING:** INS  
**PROPOSED ZONING:** R5

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan

Compliant

#### Background

##### Zoning History

The original zoning as adopted September 7, 1977 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code, the C-1 District was designated Office and Institutional District (OI). With the adoption of the November 16, 2021 Land Development Code and the accompanying zoning district map in 2023, the subject property was rezoned to Institutional District (INS).

##### Zoning History for the General Area

None

#### Eligibility for Map Amendment Request

##### **Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

##### (b) (2) b. 4.

4. An extension of the same existing zoning district boundary.  
(Ord. 038-09HR; 7-21-09)

##### Zoning District Summary

The Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos,



and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (12) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 6 multi-family dwelling units\*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Commercial
<u>South:</u>	INS	Multi-family
<u>East:</u>	R6	Multi-family
<u>West:</u>	INS	Undeveloped

#### Discussion

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

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

#### **Public Services**

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

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

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

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

#### **Plans & Policies**

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

#### **Land Use and Design**

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-



density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #318) located northeast of the subject parcel on Trenholm Road Extension identifies 10,300 Average Daily Trips (ADT's). Trenholm Road Extension is classified as a five-lane undivided collector, maintained by SCDOT with a design capacity of 19,600 ADT's. Trenholm Road Extension is currently operating at Level of Service (LOS) "B".

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

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

### **Conclusion**

The proposed map amendment is **compliant** with the overall objectives of the Comprehensive Plan for the *Community Activity Center* designation. Rezoning the subject parcel would allow for land uses that are consistent with the intended mix of uses in this designation.

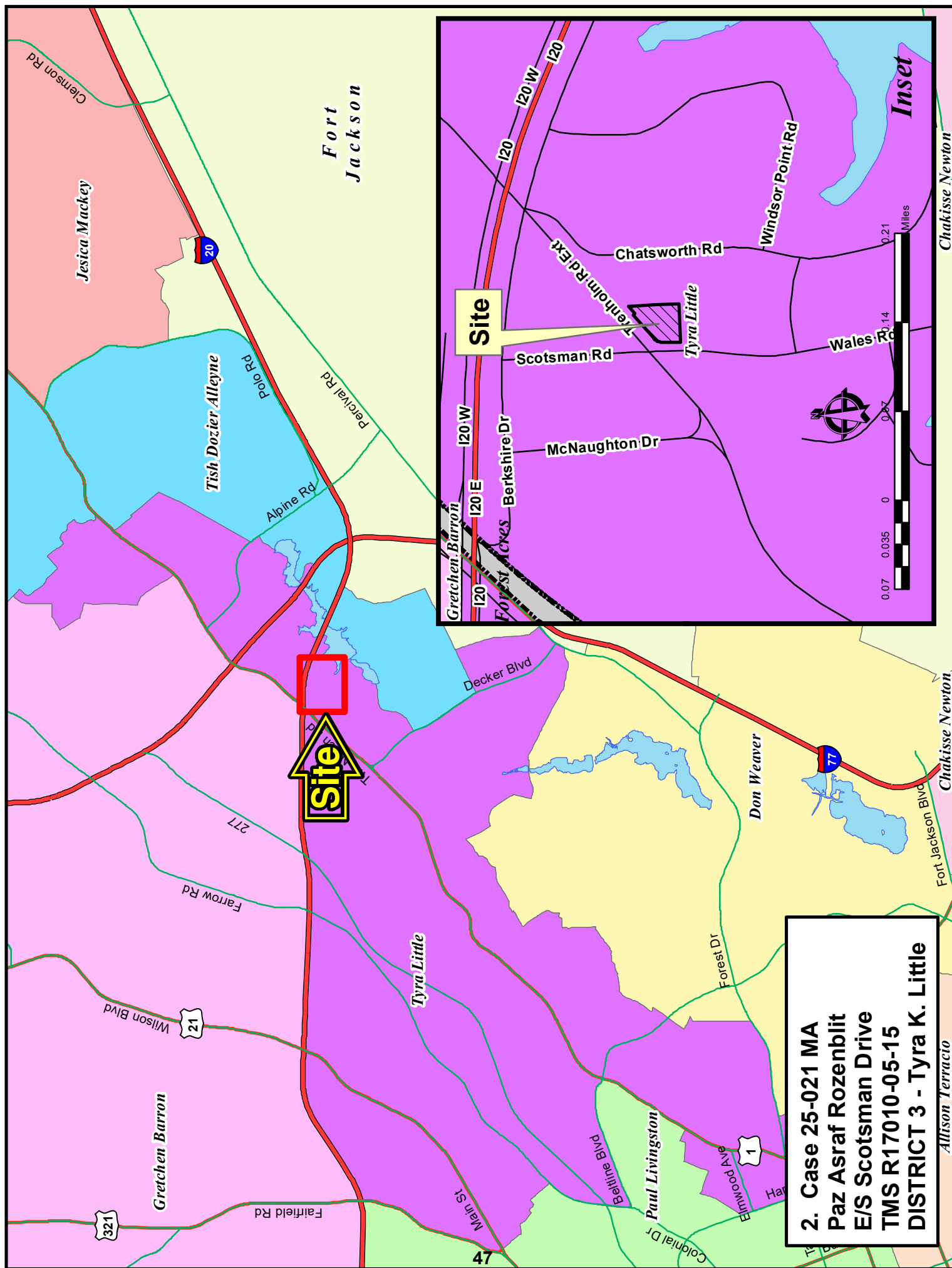
The subject site is located at the entrance of the Windsor Lake Park community, where development transitions from multi-family to single-family housing, beginning at the intersection of Trenholm Road Extension and Scotsman Road.

Although the Future Land Use Map (FLUM) designates the parcel within a Community Activity Center, these boundaries are generalized and do not always reflect established development patterns, such as roads or existing commercial and residential areas. Future development of the site may be limited to access from Scotsman Road.

### **Planning Commission Action**

At their **June 2, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **approve** the proposed amendment for RC Project # **25-021 MA**.





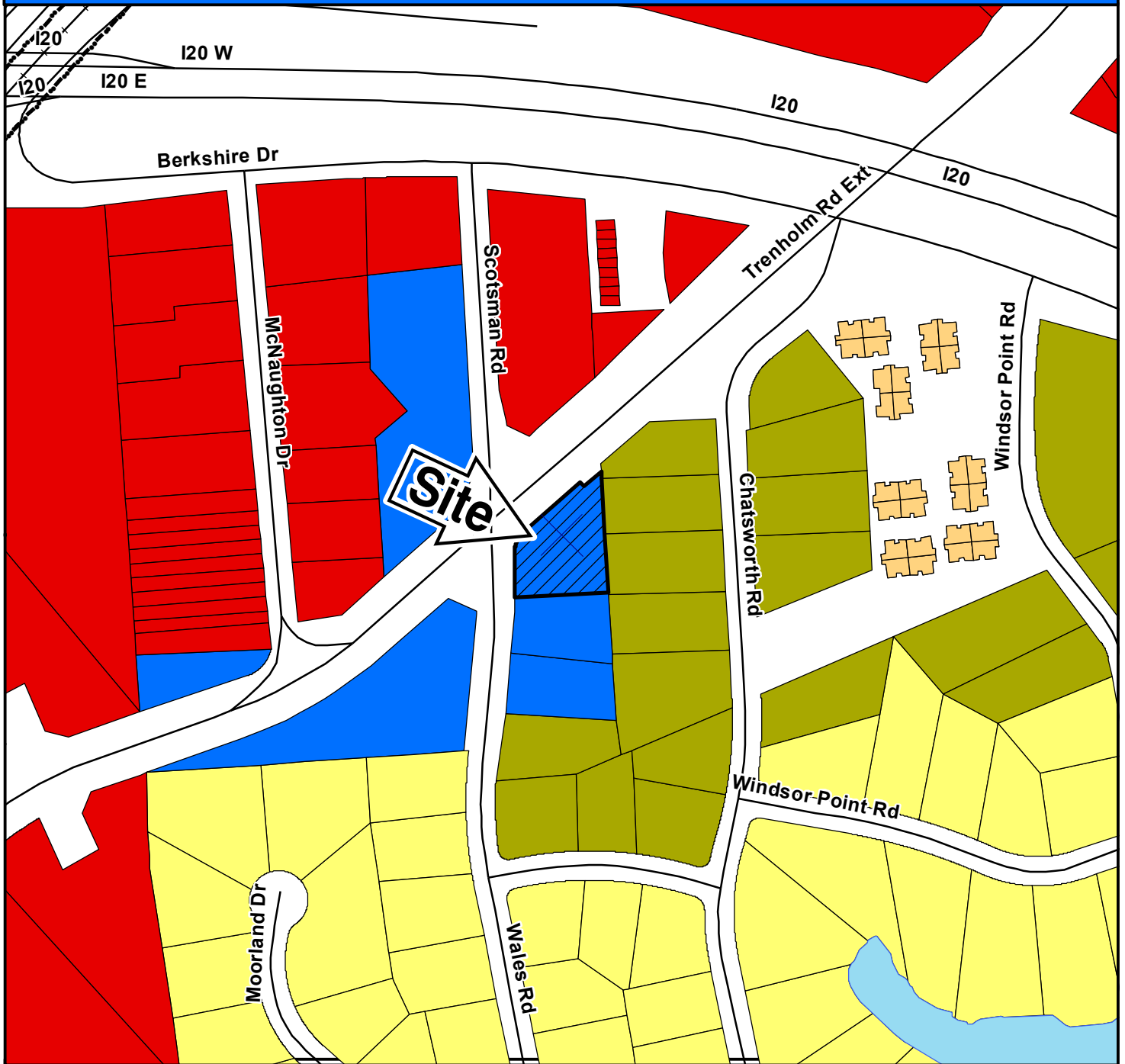






# CASE 25-021 MA

## INS to R5

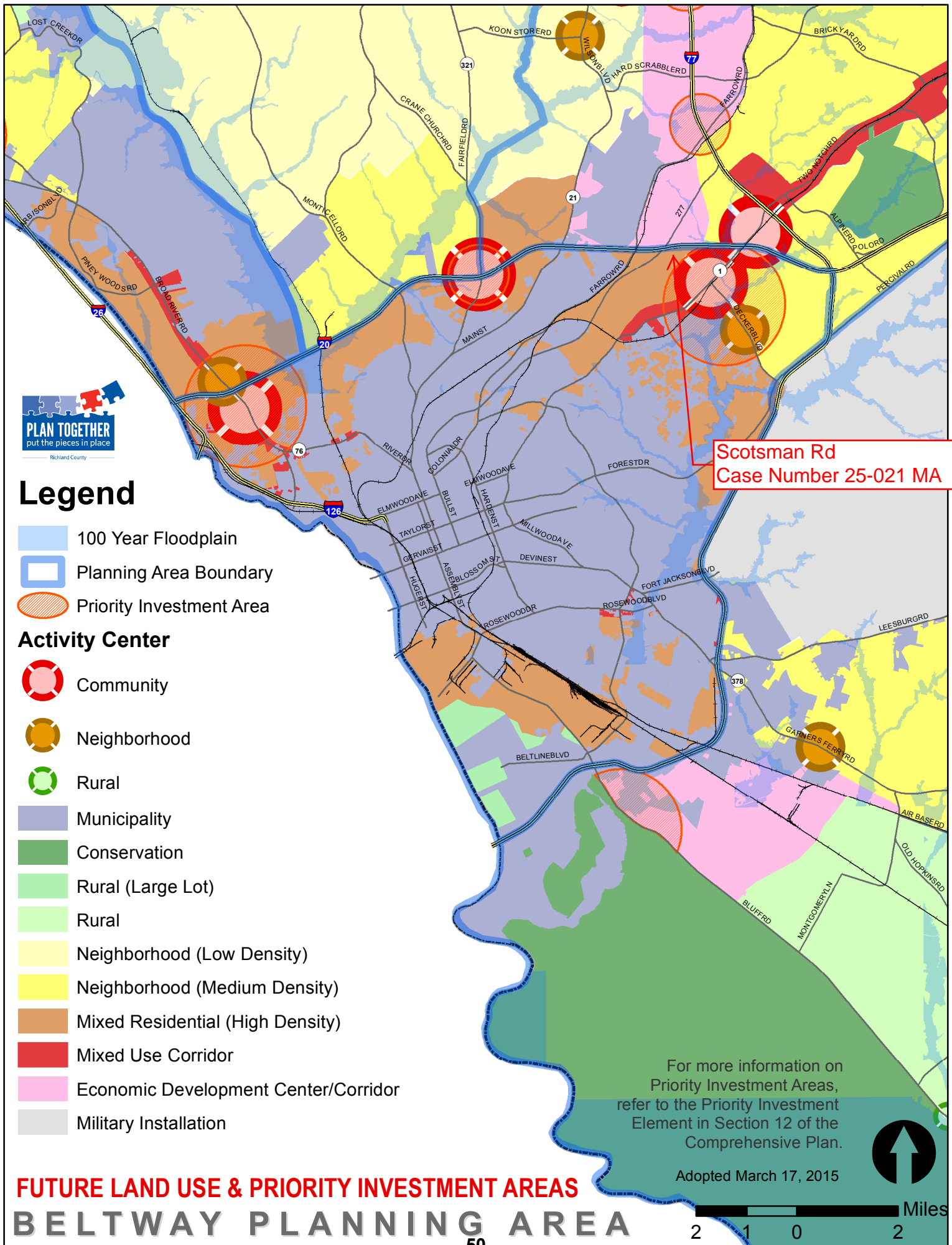


### ZONING CLASSIFICATIONS

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









## Institutional (INS) District

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

### a. Permitted Uses

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

### b. Special Requirements Uses

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

### c. Special Exception Uses

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 Five Zoning District**

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

### **a. Permitted Uses**

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

### **b. Special Requirements Uses**

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

### **c. Special Exception Uses**

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





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** June 2, 2025  
**RC PROJECT:** 25-022 MA  
**APPLICANT:** Josh Williamson

**LOCATION:** 1822 & 1838 Bluff Rd and 1508 Joe Louis Dr

**TAX MAP NUMBER:** R11115-05-05, R11116-04-18 & 19  
**ACREAGE:** 8.16 acres  
**EXISTING ZONING:** GC, R5  
**PROPOSED ZONING:** MU3

**ZPH SIGN POSTING:** June 6, 2025

#### Comprehensive Plan

Non-compliant

#### Background

##### **Zoning History**

The original zoning as adopted September 7, 1977 was Residential Multi-family Medium Density District (RG-1). With the adoption of the 2005 Land Development Code, Residential Multi-family Medium Density District (RG-1) parcels were designated Residential Multi-family Medium Density District (RM-MD). With the adoption of the 2021 Land Development Code, Residential Multi-family Medium Density District (RM-MD) parcels were designated Residential District (R5).

The General Commercial District (GC) parcel part of the rezoning request was rezoned from Residential Multi-family Medium Density District (RM-MD) under case number 11-017MA.

##### **Zoning History for the General Area**

The General Commercial District (GC) parcel immediately southwest of the sites on Bluff Road and Blair Road was rezoned from Neighborhood Mixed-Use District (MU-1) under case number 24-047MA.

##### **Zoning District Summary**

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.

Maximum density standard: N/A.

\*There is no minimum parking requirement for residential development in the MU3 designation, excluding: a live work dwelling, family group home, and rooming and boarding house).

Direction	Existing Zoning	Use
<b><u>North:</u></b>	R5 / M-1	Single-family residences / Undeveloped / Industrial
<b><u>South:</u></b>	M-1	Industrial
<b><u>East:</u></b>	R5	Residential
<b><u>West:</u></b>	R5	Undeveloped

## Discussion

### **Parcel/Area Characteristics**

The subject parcels have frontage along Bluff Road. Bluff Road is a four-lane undivided minor arterial with sidewalks and no streetlights along this section. Blair Road is a two-lane undivided local road with no sidewalks or streetlights along this section. The immediate area is characterized by commercial and residential uses. East of the site is a restaurant. West of the site is undeveloped. South of the site is undeveloped MU-1 District parcels. North of the site is General Commercial with a retail use.

### **Public Services**

The subject parcel is within the boundaries of Richland School District One. Olympia Learning School is located 1.7 miles west of the subject parcel on Bluff Road. Records indicate that the parcel is within the City of Columbia's water service area and sewer service area. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 2 miles northwest of the subject parcel.

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

### **Plans & Policies**

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

### **Land Use and Design**

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial



and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2024 SCDOT traffic count (Station #238) located west of the subject parcel on Bluff Road identifies 23,100 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided principal arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Bluff Road is currently operating at Level of Service (LOS) "C".

There is a Road Widening and project currently underway for this section of Bluff Road through the SCDOT. The completion date for this project is currently undetermined. There is a Bikeway project to be completed as a part the Bluff Road widening. This project is currently in the design phase.

There are no planned programs or projects scheduled through County Penny Sales Tax program for this section of Bluff Road.

### **Conclusion**

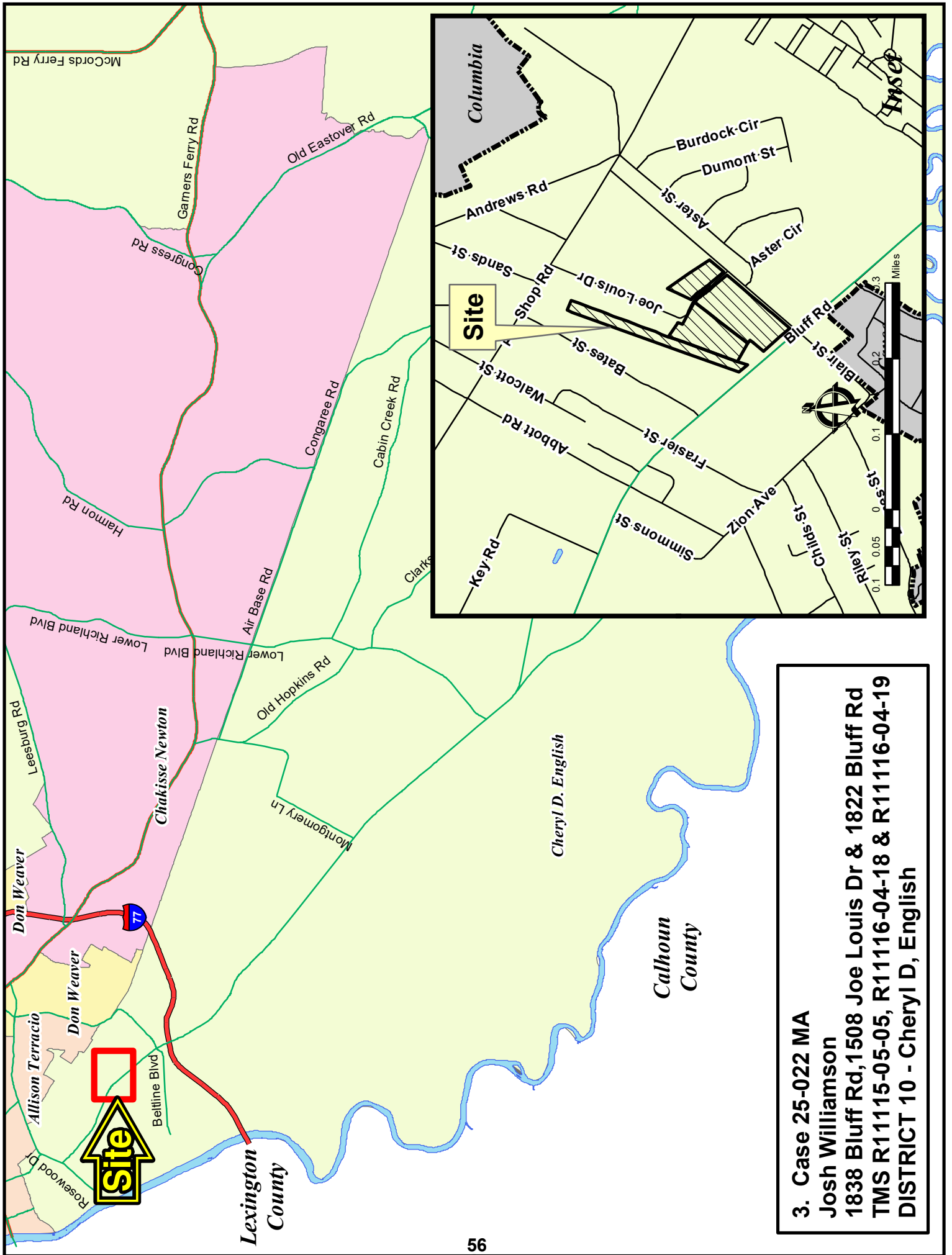
The proposed rezoning is **non-compliant** with the objectives for the Comprehensive Plan, as the requested rezoning does not align with the objectives for commercial development within the Mixed Residential (High-Density) land use designation.

According to the Comprehensive Plan, the Mixed Residential (High-Density) designation provides that commercial and office development should be located proximate to or within activity centers and in Mixed Use Corridors. The subject parcels are not located in an activity center nor are they located in a Mixed-Use Corridor.

### **Planning Commission Action**

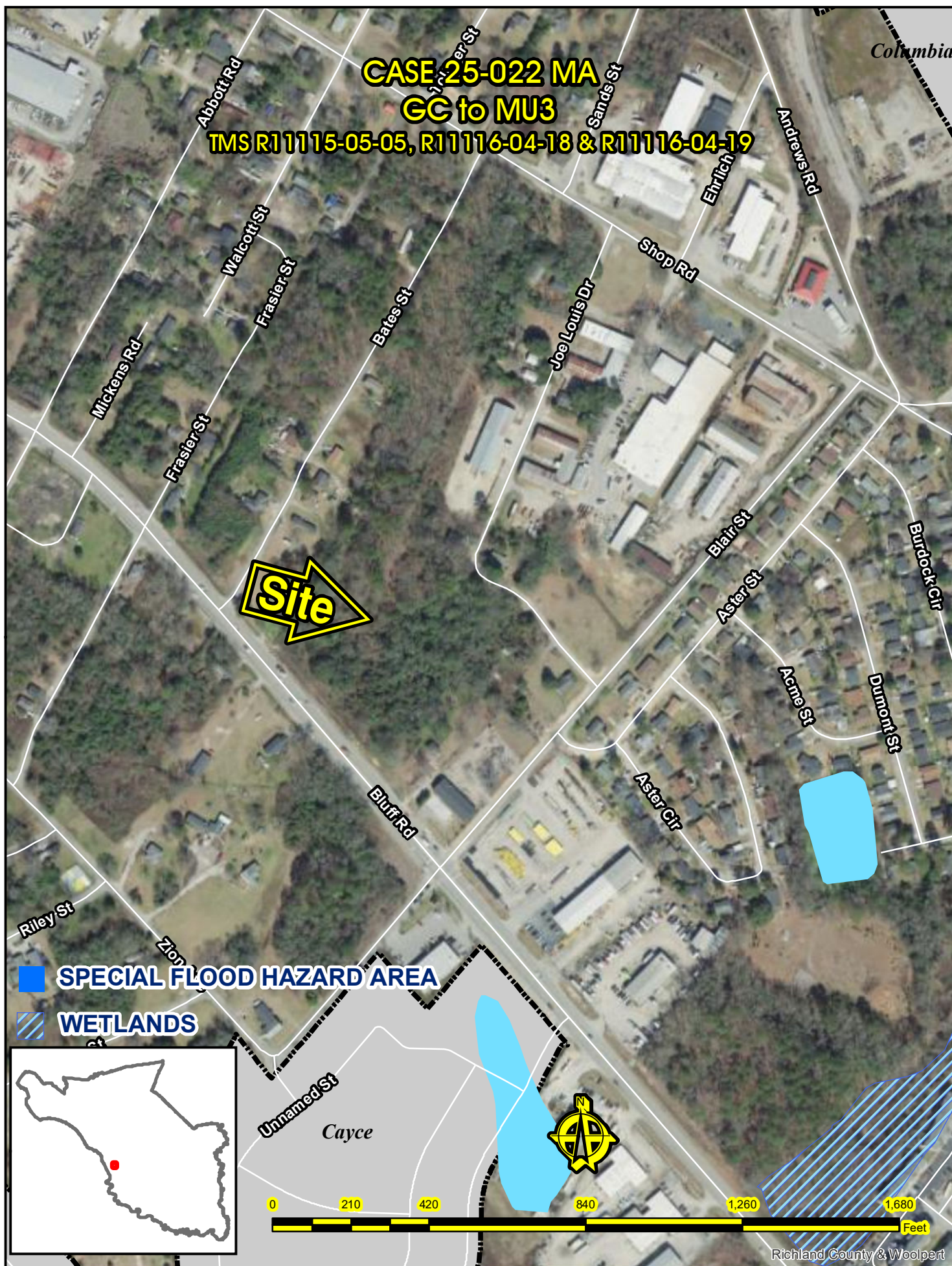
At their **June 2, 2025** meeting, the Richland County Planning Commission **agreed** with the recommendations of the Comprehensive Plan and recommends the County Council **disapprove** the proposed amendment for RC Project # **25-022 MA**.





3. Case 25-022 MA  
 Josh Williamson  
 1838 Bluff Rd, 1508 Joe Louis Dr & 1822 Bluff Rd  
 TMS R1115-05-05, R1116-04-18 & R1116-04-19  
 DISTRICT 10 - Cheryl D, English

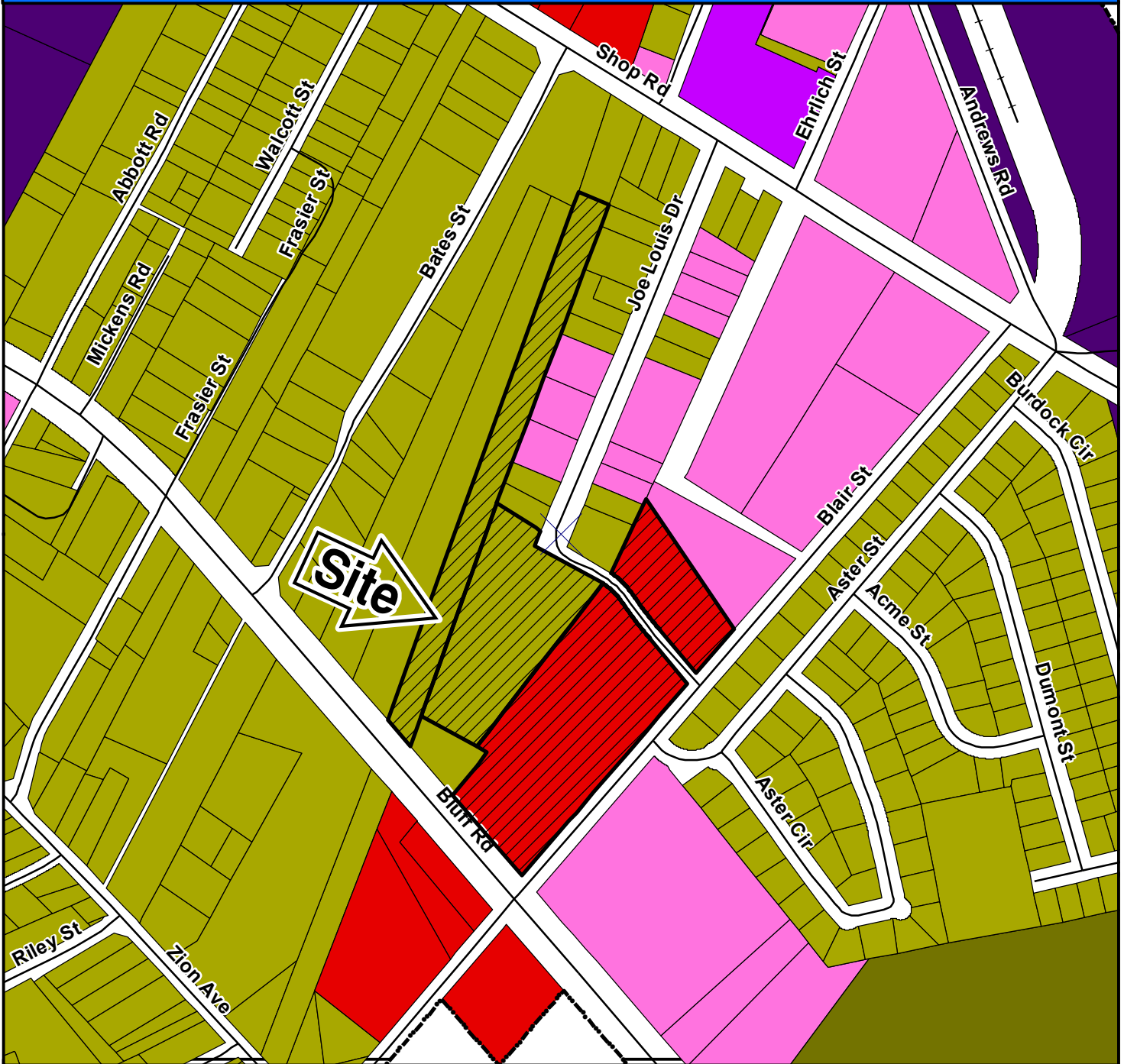






# CASE 25-022 MA

## GC to MU3

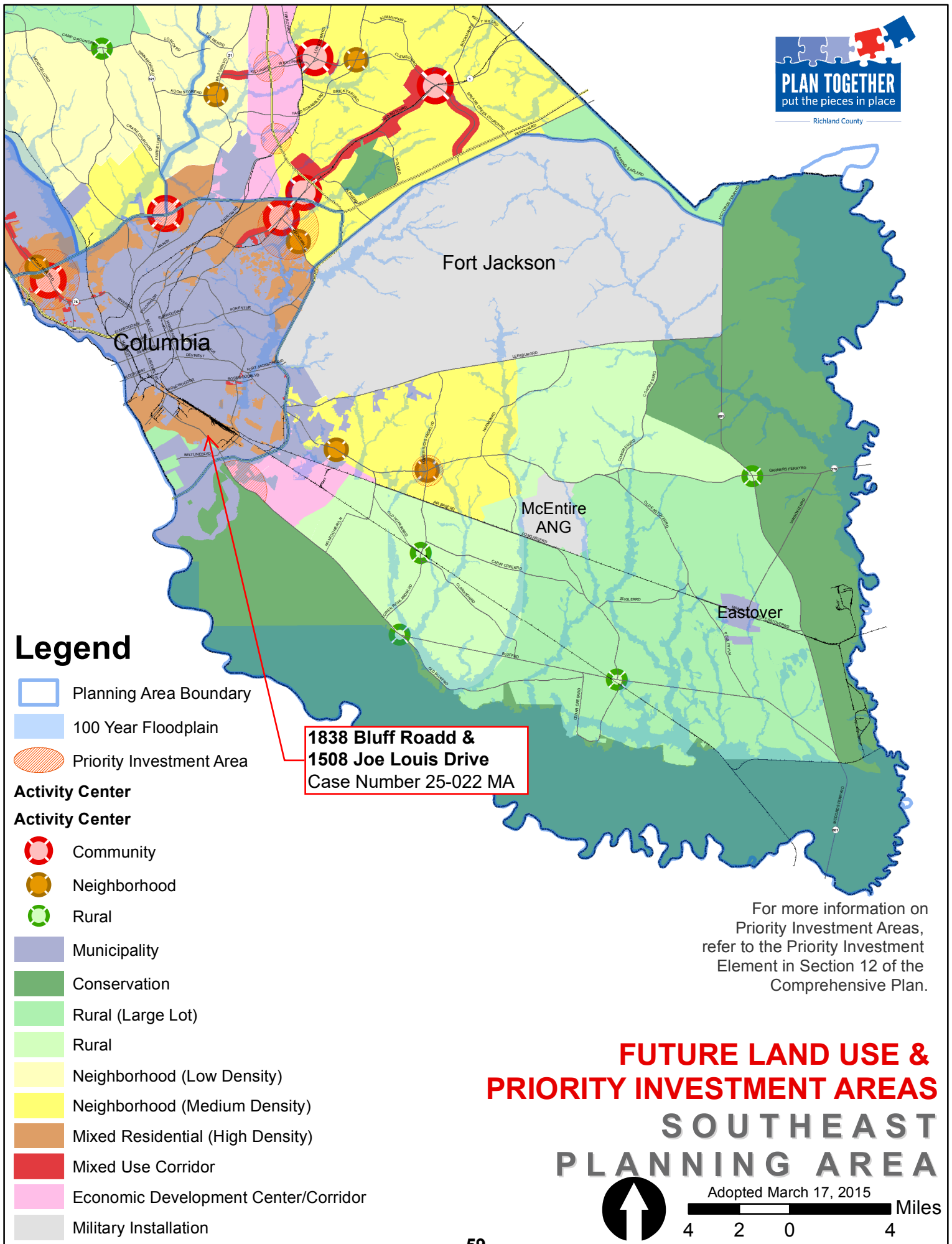


## ZONING CLASSIFICATIONS

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









## General Commercial (GC) District

Use Classification, Category, Type	GC	Commercial		Traveler Accommodations	P
<b>Agricultural</b>		Kennel	SR	Bed and breakfast	P
<b>Agriculture and Forestry</b>		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
<b>Agriculture and Forestry Related</b>		<b>Commercial Services</b>		<b>Vehicle Sales and Services</b>	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
<b>Residential</b>		Bank, Retail	P	Parking, Commercial	P
<b>Household Living</b>		Catering	P	Vehicle fueling station	P
Dwelling, Live-Work	SR	Commercial services	P	Vehicle parts and accessories store	P
Dwelling, Multi-family	P	Consumer goods repair	SR	Vehicle repair, minor	P
Group home, Family	SR	Contractor's office	P	Vehicle sales and rental	P
<b>Group Living</b>		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	<b>Industrial</b>	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	<b>Freight Movement, Warehousing, and Wholesale Distribution</b>	
<b>Community Service</b>		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	<b>Production of Goods</b>	
Community food services	P	Personal services	P	Artisan goods production	SR
Community recreation center	P	Rental center	SR	Manufacturing, assembly, and fabrication, Light	P
Cultural facility	P	Self-service storage facility	SR	<b>Waste and Recycling Facilities</b>	
Day care facility	SR	Sightseeing tour services	P	Recycling collection station	P
Government office	P	Tattoo or body piercing facility	SR		
Hospital	P	Bar or other drinking place	SR		
Library	P	Restaurant	SR		
Membership organization facility	P	Restaurant, Carry-out	P		
Nursing care facility	P	Restaurant, Drive-through	P		
Place of worship	P	<b>Recreation/Entertainment</b>			
Public recreation facility	SR	Arena, stadium, or outdoor theater	SR		
Public safety facility	P	Commercial recreation, Indoor	P		
Short-term or transitional housing	SE	Commercial recreation, Outdoor	SR		
<b>Education</b>		Fitness or training center/studio	P		
College or university	P	Golf course	SR		
Elementary, middle, or high school	P	Marina	P		
School, business or trade	P	Performing arts center	P		
<b>Funeral and Mortuary Services</b>		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
<b>Parks and Open Space</b>		Smoking place	SR		
Arboretum or botanical garden	P	<b>Retail Sales</b>			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
<b>Transportation</b>		Consumer goods store	SR		
Transit stop	SR	Consumer goods store, Large	P		
Fleet terminal	P	Convenience store	P		
Passenger terminal, surface transportation	P	Drugstore	P		
<b>Utilities and Communication</b>		Farmers' market	P		
Antenna	P	Flea market	P		
Broadcasting studio	P	Garden center or retail nursery	P		
Communication tower	SE	Grocery/Food store	P		
Utility, minor	SR	Manufactured home sales	SR		
		Outdoor power equipment store	P		
		Pawnshop	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.



## **Residential Five Zoning District**

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

### **a. Permitted Uses**

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

### **b. Special Requirements Uses**

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

### **c. Special Exception Uses**

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



Neighborhood Mixed-Use (MU3) District		
Use Classification, Category, Type	MU3	
<b>Agricultural</b>		
<b>Agriculture and Forestry</b>		
Community garden	SE	
<b>Agriculture and Forestry Related</b>		
Farm supply and machinery sales and service	P	
Produce stand	P	
<b>Residential</b>		
<b>Household Living</b>		
Dwelling, Live-Work	SR	
Dwelling, Multi-family	P	
Group home, Family	SR	
<b>Group Living</b>		
Continuing care community	SR	
Rooming or boarding house	SE	
<b>Community Service</b>		
Community food services	P	
Community recreation center	P	
Cultural facility	P	
Day care facility	SR	
Government office	P	
Hospital	P	
Library	P	
Membership organization facility	P	
Nursing care facility	P	
Place of worship	P	
Public recreation facility	SR	
Public safety facility	P	
Short-term or transitional housing	SE	
<b>Education</b>		
College or university	P	
Elementary, middle, or high school	SR	
School, business or trade	SR	
<b>Funeral and Mortuary Services</b>		
Cemetery	SR	
Funeral home or mortuary	P	
<b>Parks and Open Space</b>		
Arboretum or botanical garden	P	
Park or greenway	SR	
<b>Transportation</b>		
Transit stop	SR	
Passenger terminal, surface transportation	P	
<b>Utilities and Communication</b>		
Antenna	P	
Broadcasting studio	P	
Communication tower	SE	
Utility, minor	SR	
<b>Commercial</b>		
Kennel	SR	
Pet grooming	SR	
Veterinary hospital or clinic	SR	
<b>Commercial Services</b>		
Artist studio	P	
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	
Restaurant, Drive-through	SR	
<b>Recreation/Entertainment</b>		
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	
<b>Retail Sales</b>		
Bakery	P	
Consumer goods store	SR	
Convenience store	P	
Drugstore	SR	
Farmers' market	P	
Garden center or retail nursery	P	
Grocery/Food store	P	
<b>Traveler Accommodations</b>		
Bed and breakfast	SR	
Home-based lodging	SR	
Hotel or motel	P	
<b>Vehicle Sales and Services</b>		
Parking, Commercial	P	
Vehicle fueling station	P	
<b>Industrial</b>		
<b>Freight Movement, Warehousing, and Wholesale Distribution</b>		
Warehouse/Distribution facility	SR	
<b>Production of Goods</b>		
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.





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2020 Hampton Street  
Columbia, SC 29204

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Fax (803) 576-2182

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