

RICHLAND COUNTY PLANNING COMMISSION



May 5, 2025

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

Purpose and Use of the Future Land Use Map

Purpose of Future Land Use Map and Categories

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

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

Using the Future Land Use Map and Categories

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

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

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

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

RICHLAND COUNTY PLANNING COMMISSION



***Monday, May 5, 2025
Agenda
6:00 PM
2020 Hampton Street
2nd Floor, Council Chambers***

Chairman – Christopher Yonke
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • John Metts
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. PUBLIC MEETING CALL TO ORDER Christopher Yonke, Chairman

2. PUBLIC NOTICE ANNOUNCEMENT Christopher Yonke, Chairman

3. ADDITIONS / DELETIONS TO THE AGENDA

**4. APPROVAL OF MINUTES: 3 February 2025
7 April 2025**

5. CONSENT AGENDA [ACTION]

a. ROAD NAMES

b. MAP AMENDMENTS

1. Case # 25-018 MA District 7
Joyce S. Burgess The Honorable Gretchen Barron
INS to GC (.83 acres)
7600 Wilson Boulevard
TMS: R14303-02-25
Comprehensive Plan: Compliant
[Page 5](#)

2. Case # 25-020 MA District 7
Ryan Homes The Honorable Gretchen Barron
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
Comprehensive Plan: Non-compliant
[Page 14](#)

6. OVERLAY DISTRICT [ACTION]

- a.** Olympia Neighborhood Character Overlay - Text Amendment - [Page 26](#)
- b.** Olympia Neighborhood Character Overlay - Map Amendment - [Page 33](#)

7. 2025 LAND DEVELOPMENT CODE UPDATES [ACTION]

Updates of the Richland County Land Development Code (LDC) for required revisions, amendments, to correct errata, fix grammatical errors, update outdated information and other issues as appropriate.

- a. Table 26-4.2(b) and Section 26-4.2(d)(2)5 - Manufactured Home
[Page 36](#)

8. OTHER ITEMS

9. CHAIRMAN'S REPORT

10. PLANNING DIRECTOR'S REPORT

- a. Report of Council - [Page 40](#)

11. ADJOURNMENT

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 5, 2025
RC PROJECT: 25-018 MA
APPLICANT: Chad Monteith

LOCATION: 7600 Wilson Boulevard

TAX MAP NUMBER: R14303-02-25
ACREAGE: .83 acres
EXISTING ZONING: INS
PROPOSED ZONING: GC

PC SIGN POSTING: April 21, 2025

Comprehensive Plan

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Institutional (C-1) District. 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 2021 Land Development Code the OI District was designated Institutional District (INS).

Zoning History for the General Area

The Light Industrial District (M-1) parcels, located southeast of the site with frontage along McLeod Road, was rezoned from C-3 District and C-1 District under case number 92-006MA.

The Light Industrial District (M-1) parcel located south of the site with access to Wilson Boulevard, was rezoned from C-1 District under case number 94-035MA.

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.

No minimum lot area requirement except as required by DHEC. Maximum density standard for residential uses of no more than sixteen (16) units per acres.

Based upon a gross density calculation*, the maximum number of units for the site is approximately: 13 dwelling units*.

*Site characteristics, site restrictions, land used for infrastructure or the application of open space provisions (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>	INS	RCRC Meadow Lake Park
<u>South:</u>	GC	Undeveloped
<u>East:</u>	INS	RCRC Meadow Lake Park
<u>West:</u>	GC	Vacant Commercial Structure

Discussion

Parcel/Area Characteristics

The subject property has frontage along Wilson Boulevard. Wilson Boulevard is a five-lane undivided minor arterial road without sidewalks and streetlights along this section. The immediate area is characterized commercial uses, institutional uses and industrial uses. North and east of the parcel is Meadow Lake Park. West of the site is vacant commercially zoned parcels. South of the site is an undeveloped GC District parcel.

Public Services

The Greenview fire station (station number 12) is located on N Main Street, approximately 0.73 miles southwest of the subject site. There are no fire hydrants located in the immediate. The A.J. Lewis Greenview Elementary School is located approximately 0.62 miles south of the subject site on 726 Easter Street. The subject site is within the City of Columbia's water and sewer service areas.

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 ***Economic Development Center/Corridor***.

Land Use and Design

Concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed- use employment "campuses" provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2024 SCDOT traffic count (Station #133) located north of the subject parcel on Wilson Blvd. identifies 15,100 Average Daily Trips (ADTs). This section of Wilson Blvd. is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADTs. This segment of Wilson Blvd. is currently operating at Level of Service (LOS) "B".

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 currently no listed improvements by SCDOT or through the Richland County Transportation Penny Program for this section of Wilson Boulevard.

Conclusion

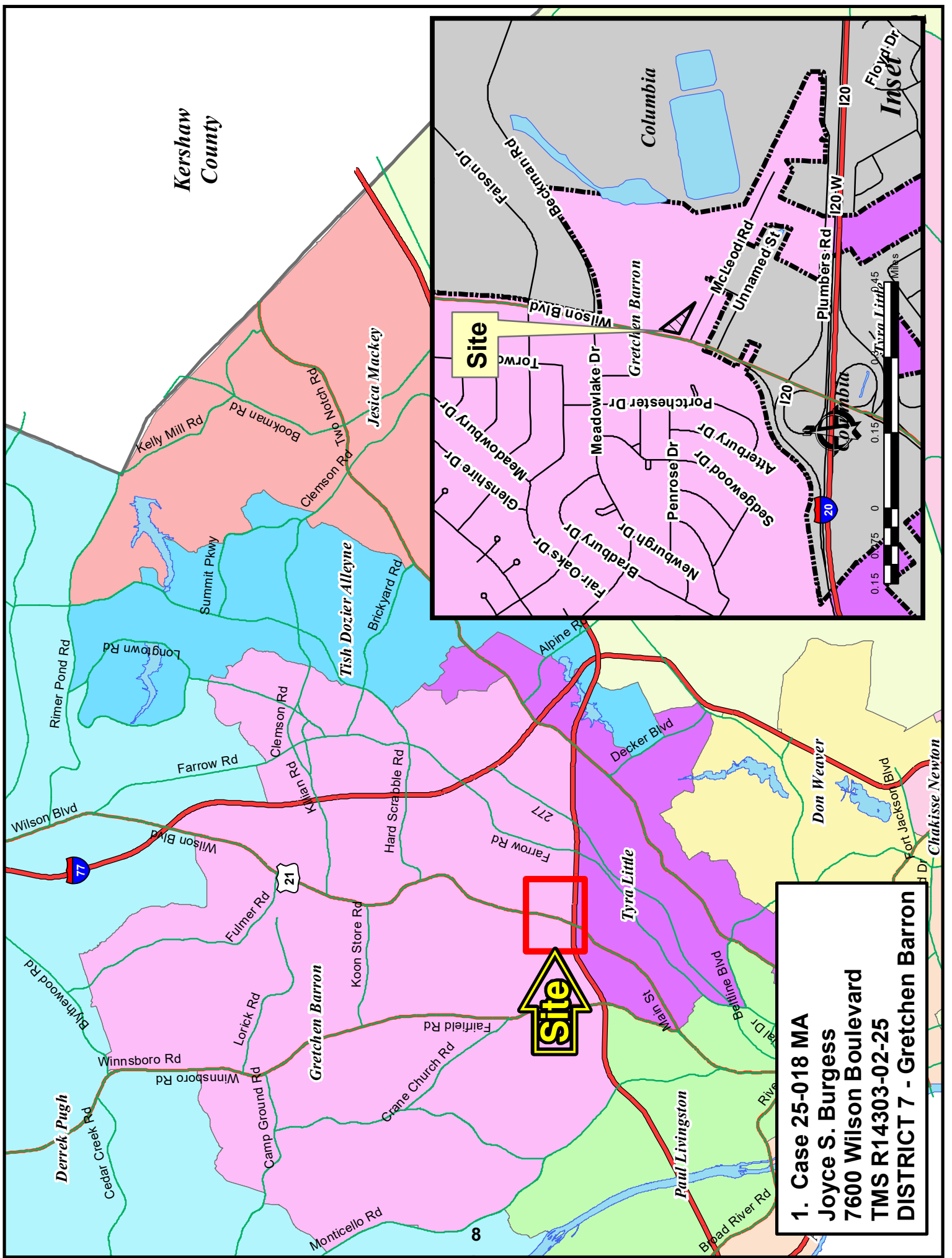
The proposed map amendment aligns with the 2015 Comprehensive Plan. The subject site is within the Economic Development Center/Corridor designation, which supports zoning districts that allow complementary retail and commercial uses along a primary road corridor near employment centers.

The requested zoning district provides for uses that support the Economic Development Center/Corridor designation's recommendations. Additionally, the subject site meets the location criteria for this designation.

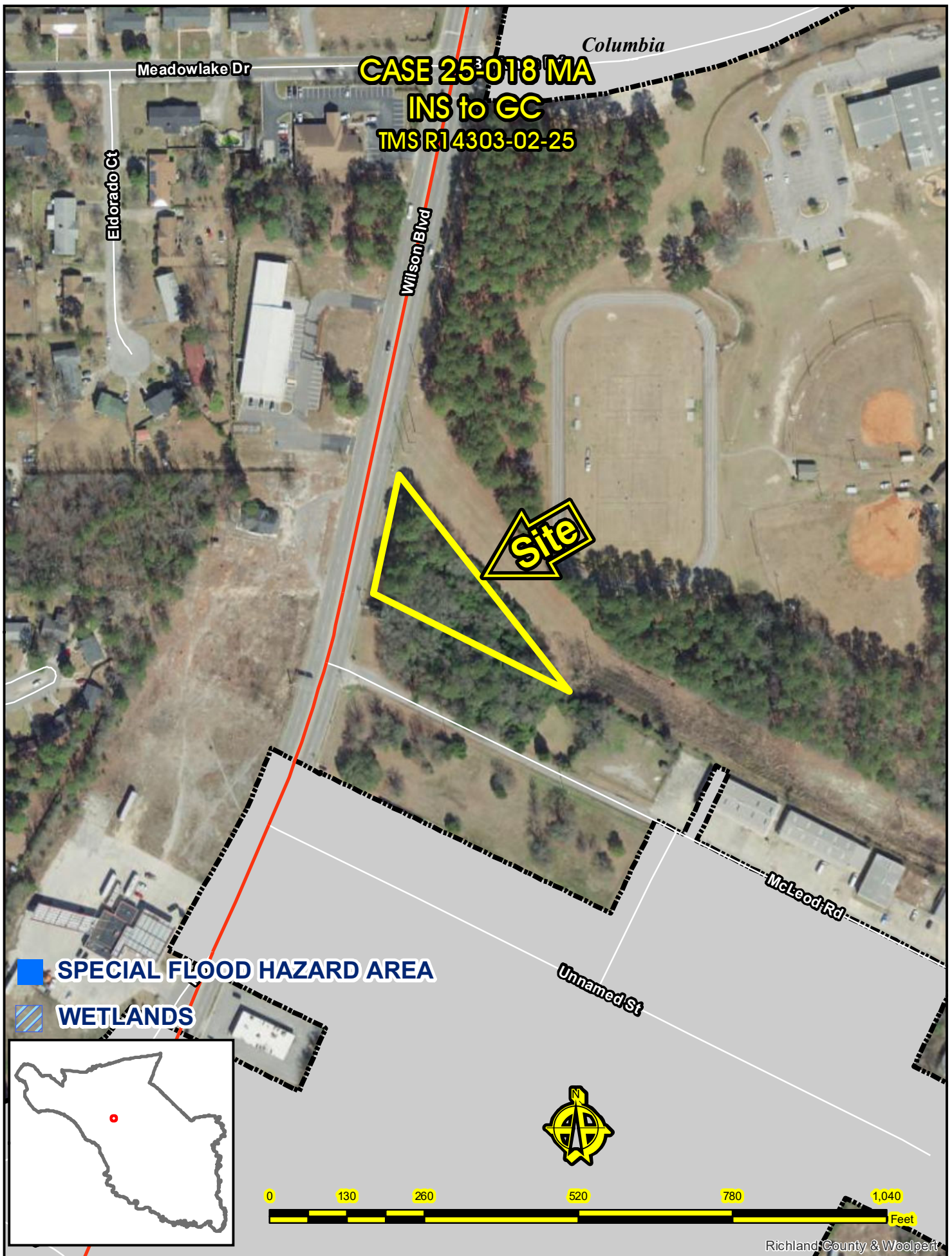
Zoning Public Hearing Date

May 20, 2025.

**Kershaw
County**

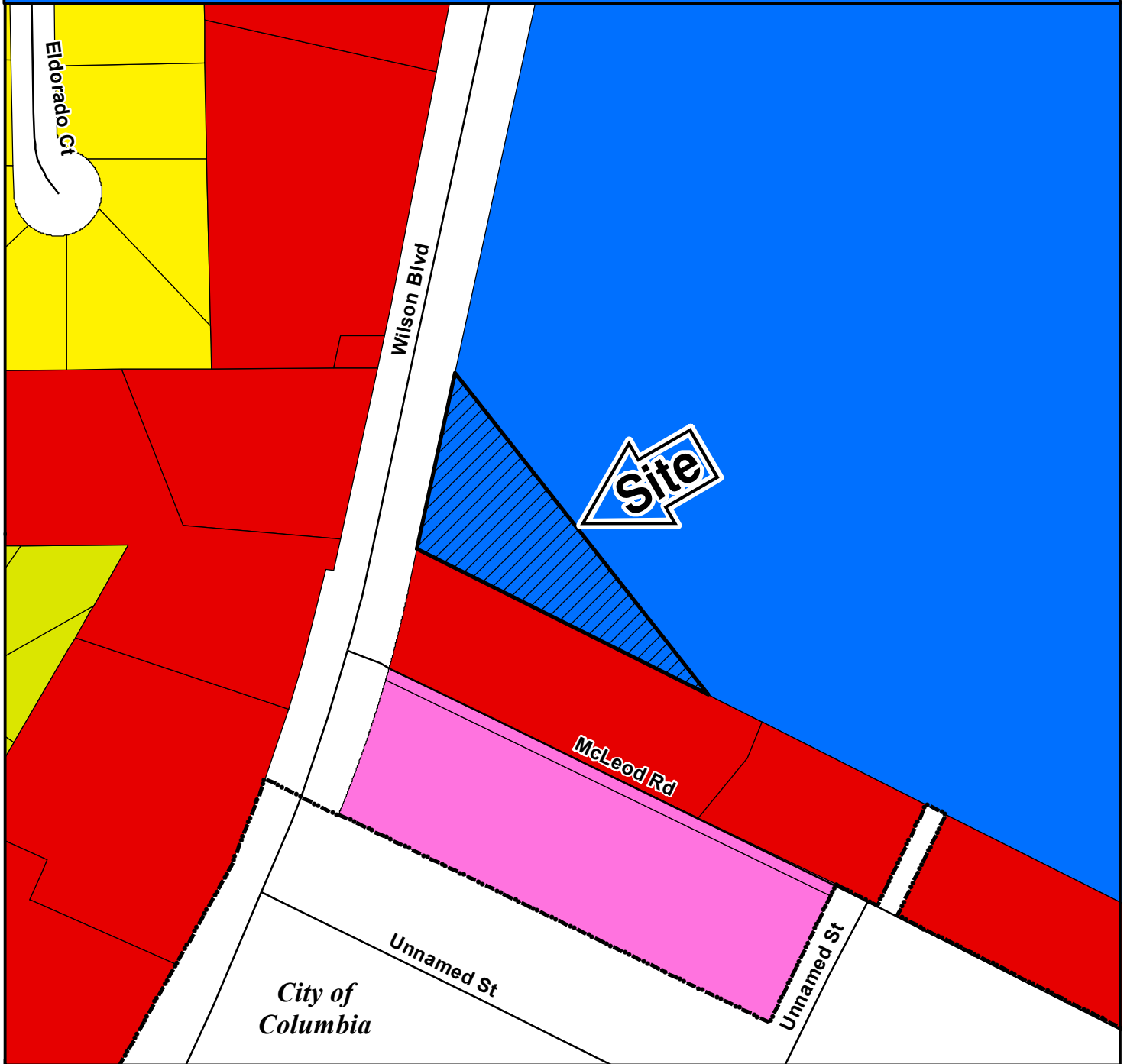


1. Case 25-018 MA
Joyce S. Burgess
7600 Wilson Boulevard
TMS R14303-02-25
DISTRICT 7 - Gretchen Barron



CASE 25-018 MA

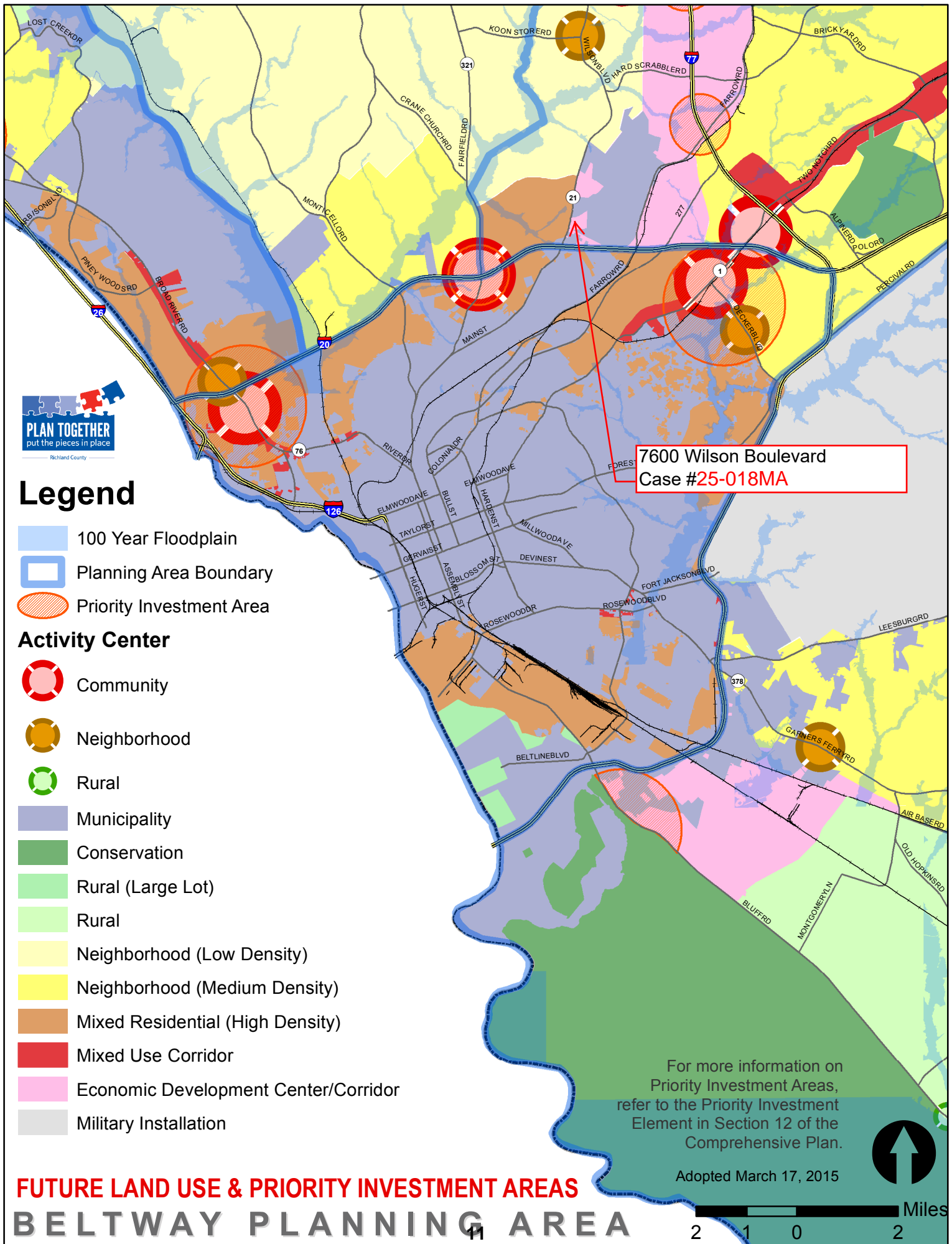
INS to GC



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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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	Commercial		Traveler Accommodations	P
Agricultural		Kennel	SR	Bed and breakfast	P
Agriculture and Forestry		Pet grooming	P	Home-based lodging	P
Community garden	SE	Veterinary hospital or clinic	SR	Hotel or motel	P
Agriculture and Forestry Related		Commercial Services		Vehicle Sales and Services	
Farm supply and machinery sales and service	P	Artist studio	P	Car wash	P
Produce stand	P	Auction house	P	Heavy vehicle wash	P
Residential		Bank, Retail	P	Parking, Commercial	P
Household Living		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
Group Living		Lawn, tree, or pest control services	P	Vehicle towing	SR
Group home, Large	SE	Linen or uniform supply	P	Industrial	
Rooming or boarding house	P	Medical, dental, and health practitioner	P	Freight Movement, Warehousing, and Wholesale Distribution	
Community Service		Non-depository personal credit institution	SR	Warehouse/Distribution facility	SR
Animal shelter	SR	Office	SR	Production of Goods	
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	Waste and Recycling Facilities	
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	Recreation/Entertainment			
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		
Education		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		
Funeral and Mortuary Services		Sexually Oriented Business	SR		
Cemetery	SR	Shooting range, Indoor	P		
Funeral home or mortuary	P	Shooting range, Outdoor			
Parks and Open Space		Smoking place	SR		
Arboretum or botanical garden	P	Retail Sales			
Park or greenway	SR	Bakery	P		
Zoo	SR	Building supply sales	P		
Transportation		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		
Utilities and Communication		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.



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

PC SIGN POSTING: April 21, 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
<u>North:</u>	HM	Residential / Undeveloped
<u>South:</u>	AG / PD	Undeveloped
<u>East:</u>	GC	Tractor Supply / Undeveloped
<u>West:</u>	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

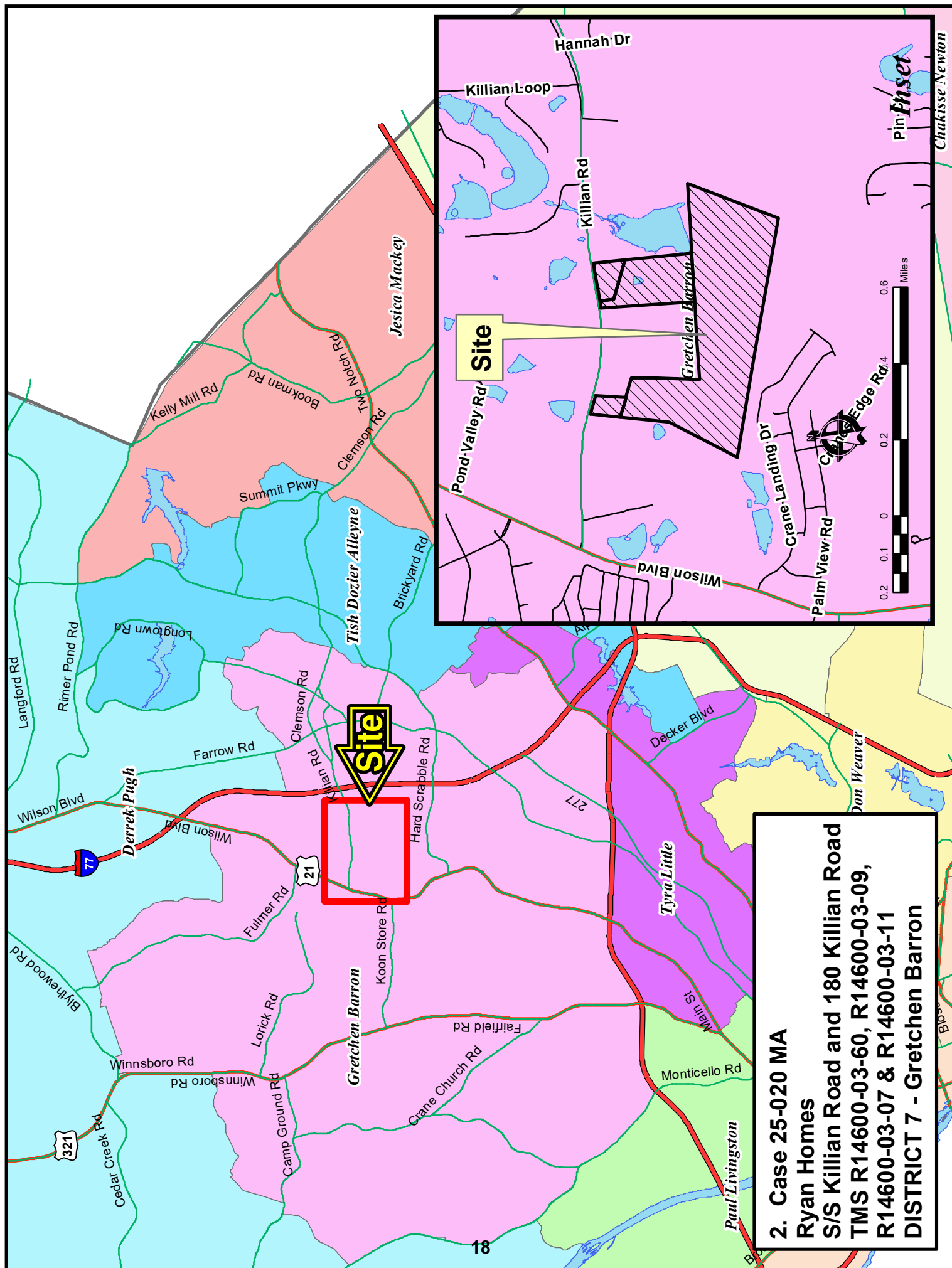
plan supports higher-density development when paired with open space preservation, the current Land Development Code (LDC) does not include a provision that supports this objective.

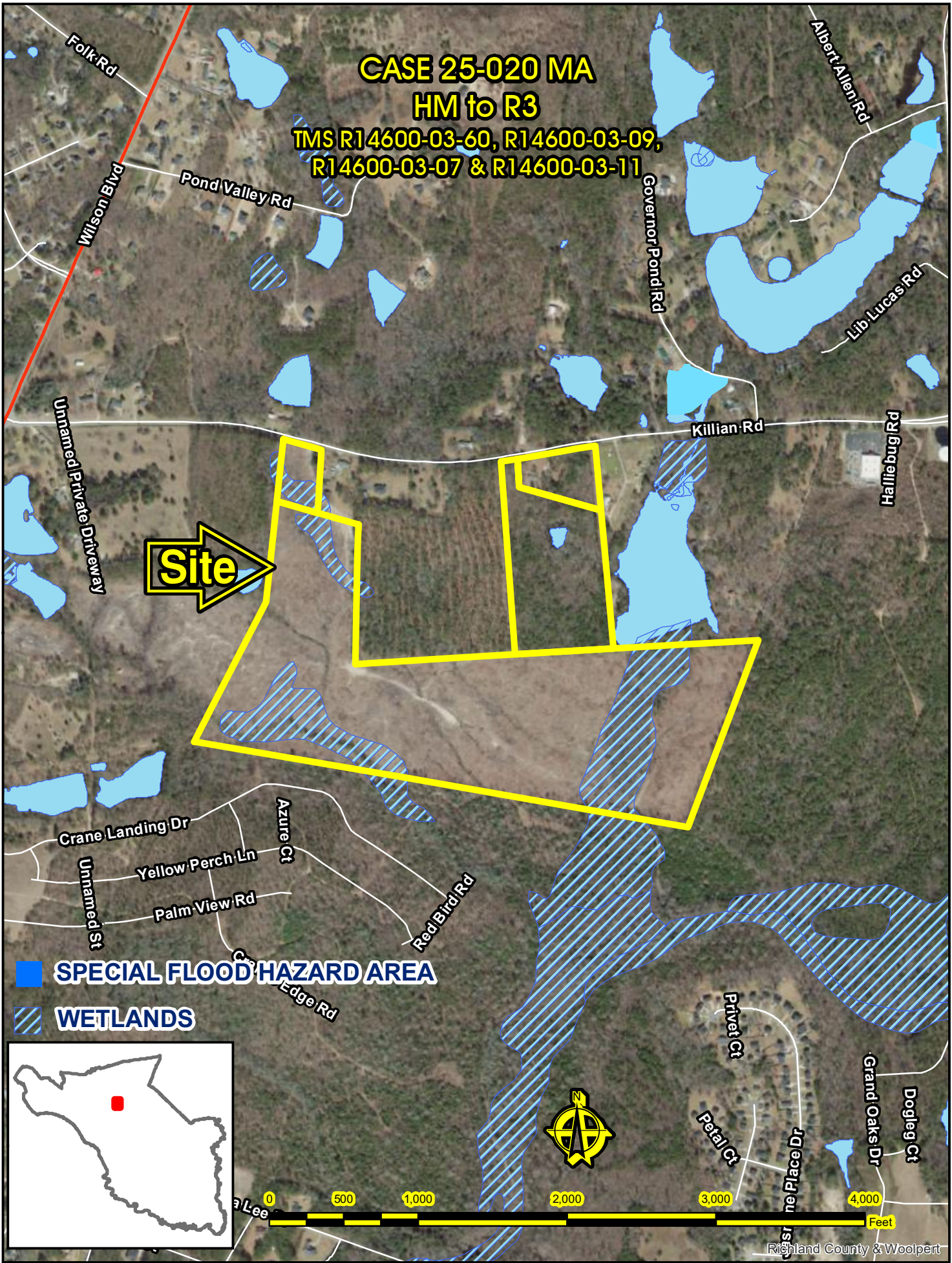
The subject parcels are also located along a portion of Killian Road that falls within the Mixed-Use Corridor designation of the Comprehensive Plan. This designation supports a mix of suburban-scale retail, commercial, office, high-density residential, and institutional uses. However, the absence of 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.

Zoning Public Hearing Date

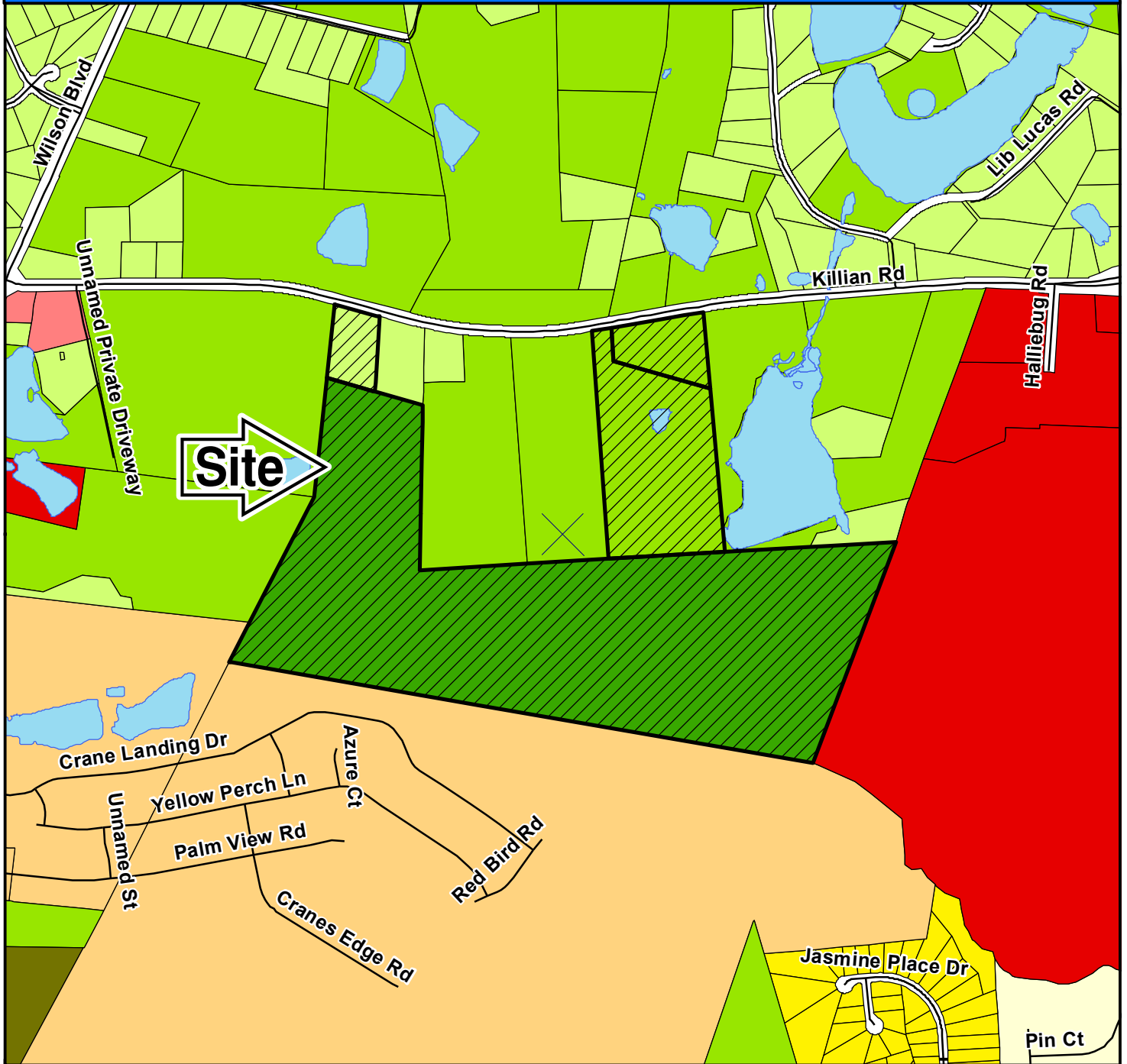
May 20, 2025





CASE 25-020 MA

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

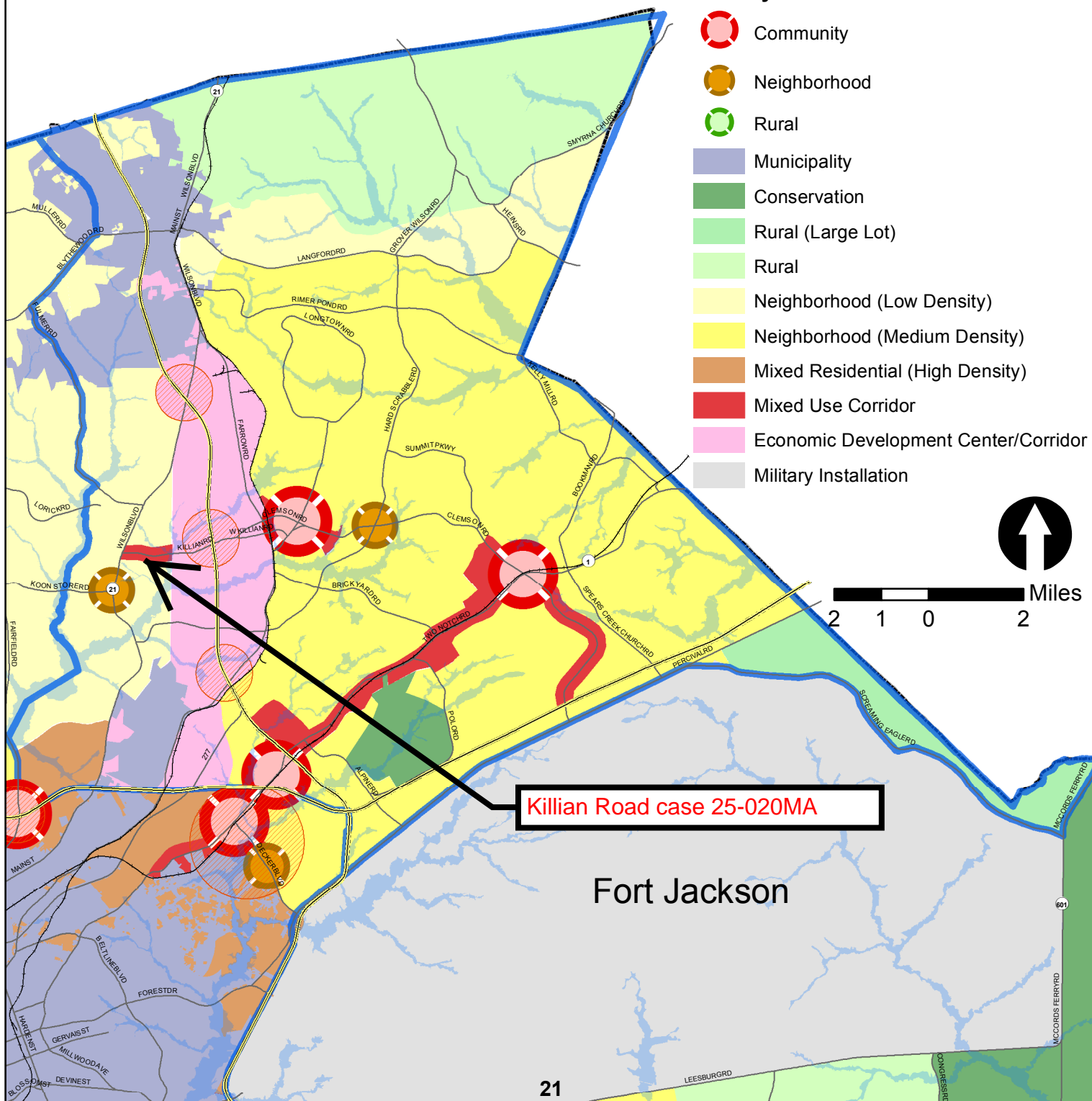


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Residential 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.

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Neighborhood Character Overlay Olympia Mill Village

(1) Purpose

The purpose of the Neighborhood Character Overlay – Olympia Mill Village is to preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood. The overlay also seeks to encourage any change in the neighborhood, whether through new builds, renovations, or demolitions, to reflect and contribute to the architectural character of the historic neighborhood.

(2) Applicability

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

(3) Standards for ~~NC-O Districts~~ NC-O OMV

~~Each NC-O district shall establish standards for development and redevelopment, including, but not limited to, standards addressing:~~

(a) Location of proposed buildings or additions;

- (i) Primary buildings shall be located in the middle of the lot with equal front/rear setbacks and equal side yard setbacks. Detached garages and accessory structures (not including carports) shall be in the rear of the primary building.
- (ii) Additions shall be made toward the rear of the property. They shall not align with the front façade, nor project in front of the original front façade.
- (iii) Additions to non-historic structures shall not increase the total floor area by more than 25%, based on floor plan at time of adoption of these standards.

(b) Required yards;

- (i) Front yard setbacks shall align with the ~~other historic façade~~ setbacks of any historic houses on the block. Side yard setbacks shall be equal on both sides of the primary building.

(c) Building height;

- (i) Historic buildings shall be limited to one or two stories, depending on the original housing type, **with maximum story height defined by Land Development Code.**
- (ii) A two-story addition to a one-story building shall be built at the rear of the historic building. (The roof height of the new addition shall be as low as possible to minimize visual impact.)

(d) Building size (for principal and accessory structures);

- (i) Building footprints **shall be of a** ~~are simple design, typically~~ rectangular or L-shape, depending on the historic housing type **defined in the Style Guide.**
- (ii) The building footprint of a new build shall reflect that of the house across the street, if that house is a historic building. The building footprint of a new build shall not be the same as that of the houses on either side, if those houses are historic buildings.
- (iii) ~~On large lots, the new~~ Massing of new builds shall ~~be at the same scale of the houses along the street~~ **not exceed maximum square footage of largest historic house along the street and across the street, determined by the street address of the parcel.**

(e) Building orientation;

- (i) New builds shall be oriented the same as the building across the street, **determined by the street address of the parcel,** if that building is historic.
- (ii) Exterior building materials and colors;
- (iii) Historic houses: Damaged walls shall be repaired with like materials that match **or simulate** the weathered material of the original structure in color and texture. Only sections that are deteriorated beyond repair shall be replaced. Wood or cementitious fiberboard siding must match **or simulate** the original siding in size and scale. ~~Aluminum and vinyl siding are not allowed.~~
- (iv) Additions to historic houses: Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is not allowed. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.
- (v) New builds: Exterior wall material of new construction shall be constructed of materials that can be found on other houses within the neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not allowed.

(f) Building roof line and pitch;

- (i) Roof shapes on historic houses shall be either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. The original roof shape and slope as seen from the street shall be maintained. Multiple peaks and complex roofs are not allowed. Dormers and decorative gable ends are not allowed.
- (ii) Roof materials shall duplicate the appearance and profile of the historic materials ~~whenever possible~~. The color of the new roofing material shall be comparable to the color of the historic material. ~~Metal roofs are not allowed.~~
- (iii) Roofs on additions shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline, the new roof shall be a simple roof style gable or hipped. The slope of the roof shall match the slope of the existing

house. Roof materials shall match **or simulate** ~~or be similar to~~ roof materials on the existing house in color, scale, and texture.

- (iv) Roofs on new builds shall be a simple front-gable or side-gable, reflecting the character of the roofs of existing houses within the neighborhood. Multiple peaks on roofs are not allowed. Dormers and eyebrow windows are not allowed.

(g) Garages and garage location;

- (i) Garages and sheds shall be placed in the rear of the lot, behind the primary building.
- (ii) Carports shall be located on the side of the primary building and shall be placed a minimum of 10' **behind** ~~from~~ the front façade.

(h) Building foundation treatment;

- (i) Historic structure foundations have pier and beam construction. Foundation skirts of historic buildings shall be made of wooden lattice, brick, concrete block, or stucco sheathing.

(ii) New builds shall have the exterior appearance of pier and beam construction.

(i) Front porches;

- (i) Historic houses in Old Hill: The original front porch elements such as columns, balustrades, and decorative trim shall be retained. Damaged elements shall be repaired whenever possible. Elements deteriorated beyond repair shall only be replaced by using materials that match **or simulate** the original. If original porch features are missing, there must be sufficient documentation to accurately reproduce missing elements. Addition of porch elements that were not historically present is not allowed. **The removal of non-historic porch elements is allowed.**
- (ii) Enclosing front porches is not allowed, but screening is acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements are still readily visible from the street. The addition of screen materials must be made in a manner that is reversible and does not damage any historic features.
- (iii) New porches or decks shall not be added to a front elevation if one never existed.
- (iv) Historic houses in New Hill: Original stoop elements, such as gable or shed projecting roofs and stoop columns, must be retained. These elements must be decorative metal or wood posts and turned columns, as appropriate.
- (v) Adding a stoop that was not originally present is not allowed.
- (vi) Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is allowed.
- (vii) New construction in Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses.
- (viii) New construction in New Hill shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

(j) Landscaping and screening;

- (i) Street trees shall be large canopy trees that are 40-50' in height at maturity. Smaller ornamental trees should be planted nearer to the primary building. Shrubs should be limited to foundation plantings and shall be no more than 10' in height.

- (ii) Yards shall be grass or low plantings. Front yards shall not be paved or graveled, **except for permitted driveways and walkways.**
- (iii) All plantings should be native and noninvasive species.
- (iv) Front yard fences shall be constructed with wooden pickets, woven wire in historic patterns, or welded wire mesh ~~or chain link~~. Front yard fences must be no higher than 42" in height **and at least 50% visually permeable.**

(k) Paving requirements or limitations;

- (i) Driveways and curb cuts must be no more than 12' wide.
- (ii) Driveways shall be located to the side of the lot and must not be directly in front of a house.
- (iii) A shared driveway with the neighboring property is allowed. The shared driveway shall not be wider than 12'.
- (iv) Front yards shall not be paved or graveled, **except for permitted driveways and walkways.**

(l) Required features on a front façade;

- (i) Required front features on historic houses must be maintained according to the house type.

(m) Views of or from specific locations;

- (i) New additions shall ~~not overwhelm or overshadow~~ **complement and be subordinate to** the existing building. ~~They shall appear subordinate~~ and shall be located as inconspicuously as possible. New additions shall be located behind the rear façade of the historic building, whenever possible. Aligning an addition with the front façade or having a new addition project in front of the original front façade is not allowed. Additions that are visible from the street shall have windows that are the same proportion to the walls and that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.
- (ii) Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building's appearance as viewed from the street shall appear relatively unaltered. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.

(n) Demolition of structures;

- (i) Demolishing a historic structure within the Olympia Mill Village to build a new structure shall always be ~~an order of last resort~~ **subject to review by the Board of Architectural Review.**
- ~~(ii) Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless: The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. County Planners will convene a meeting of the appropriate County Departments to look for viable alternatives to demolition. The purpose is to see if there are monies or resources available to the owner to alleviate the issue identified by the building inspector. If deemed appropriate in the circumstances, a licensed structural engineer familiar with~~

~~historic resource preservation shall present a report to the County outlining the action needed for stabilization.~~

(iii) Criteria for Review:

- The historic or architectural significance of a structure
- A determination of the cost to rehabilitate vs the cost to replace
- A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property
- The importance of the structure to the ambience of a district
- Whether the structure is one of the last remaining examples of its kind in the neighborhood, city, or region
- Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be
- The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the county is requiring its demolition
- Whether the structure is under orders from the county to be demolished
- No contributing historic structure shall be moved out of the neighborhood. No contributing historic structure shall be repositioned on its lot unless there is historic evidence of a different location on the lot.
- A structure being moved into the neighborhood should be compatible in style. The proposed siting for a relocated main building shall be consistent and compatible with the existing structures on the same block face. This includes the setbacks, orientation, and spacing.

(o) Additional requirements;

(i) Doors:

1. Historic Buildings: Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not allowed. However, restoring original doors or original door openings that have been enclosed is encouraged.
2. Retain and repair original doors, door surrounds, and transoms using materials that match or simulate the original. If replacement is required due to deterioration, the replacement shall match or simulate the style, materials, and finish of the original historic style. Solid wood doors with recessed panels and frames are appropriate for the neighborhood. Steel and hollow-wood doors are not allowed for main entries. For historic houses in New Hill, doors are allowed to be more decorative, with lite openings and with aluminum or wood screen doors.
3. Additions: Doors in an addition shall complement those of the existing house. More latitude in the design of the doors can occur if not visible from the street.
4. New builds: Front doors shall be visible from the street. Solid wood doors with or without lites shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are most appropriate in the neighborhood. Flat

unadorned doors are not allowed. Wood or aluminum screen doors are only allowed in New Hill.

(ii) Windows:

1. Historic buildings: Enlarging or enclosing original window openings on the front elevation is not allowed, **unless required by the building code**. Moving or adding new window openings to the front elevation is not allowed. However, restoring original window openings that have been enclosed is encouraged.
2. Retain and repair original windows, window surrounds, and screens using materials that match **or simulate** the original. If replacement is required due to deterioration, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows. During installation of replacement windows, the jamb must be recessed from the front façade at the same depth as the original windows.
3. Storm windows on either the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged in order to maintain the historic exterior appearance. If storm windows are installed, they must be installed in a manner that they do not damage historic jambs and surrounds.
4. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
5. Additions: Windows shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street. Windows located on the rear or not visible from the street need not match the original window patterns or sizes. However, rear windows must **match or simulate** ~~be of the same~~ materials and be compatible with the historic windows. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
6. New builds: Windows shall reflect the patterns of windows in historic buildings within the neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the neighborhood, so that shadow lines are significant and reflect the historic character. The style of the windows shall relate to the architectural style of the original houses.

(iii) Chimneys:

1. Original chimneys must be maintained, **unless determined to be structurally or functionally unsound, in which case they may be replaced with a functional or non-functional chimney of similar design**. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill, it is appropriate to have chimneys visible on the front façade.

(iv) New construction styles:

1. Architectural styles of new builds must be similar to the building types that were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. Contemporary design and style can be appropriate if the building respects the scale, massing, proportions,

patterns, and materials prevalent among contributing houses within the neighborhood.

(v) Accessibility:

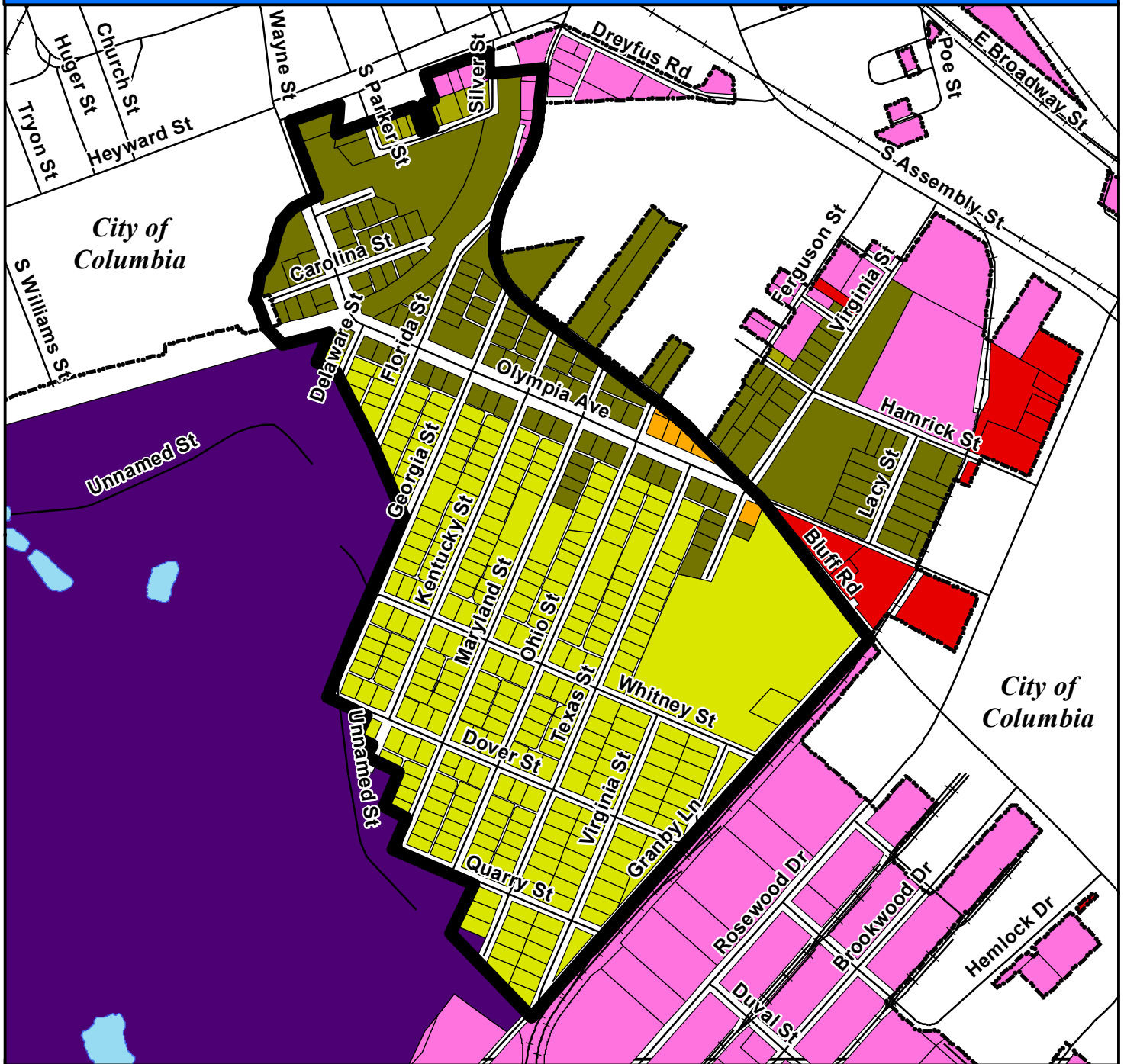
1. Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.

(vi) Parking:

1. ~~If a curb cut already exists, an additional curb cut must not be added.~~ Parking in the front of the house shall be limited to parking in the driveway. ~~No parking on the front yard except on football game days.~~

DRAFT

OLYMPIA OVERLAY DISTRICT



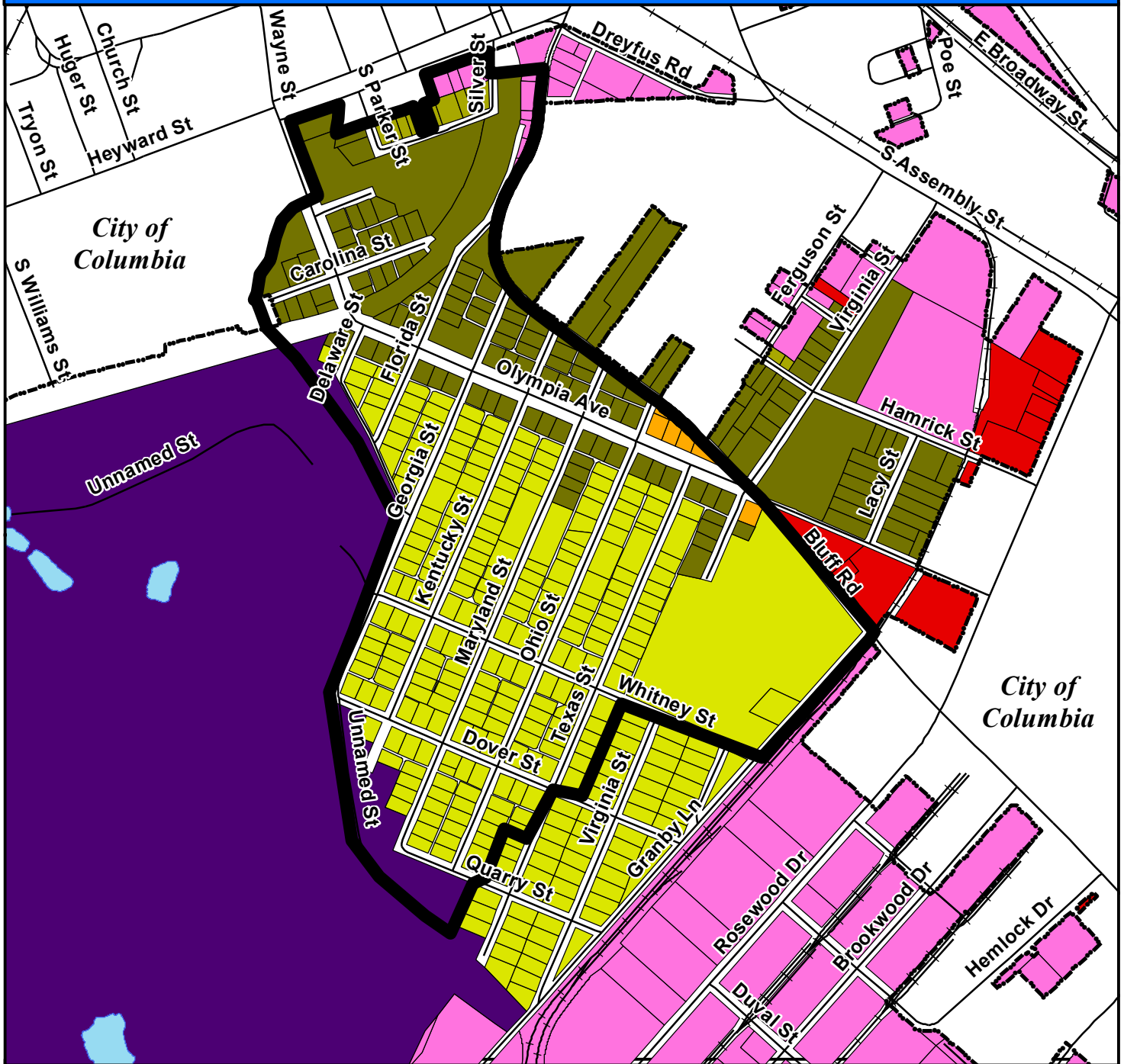
ZONING CLASSIFICATIONS

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

N



OLYMPIA - OLD HILL



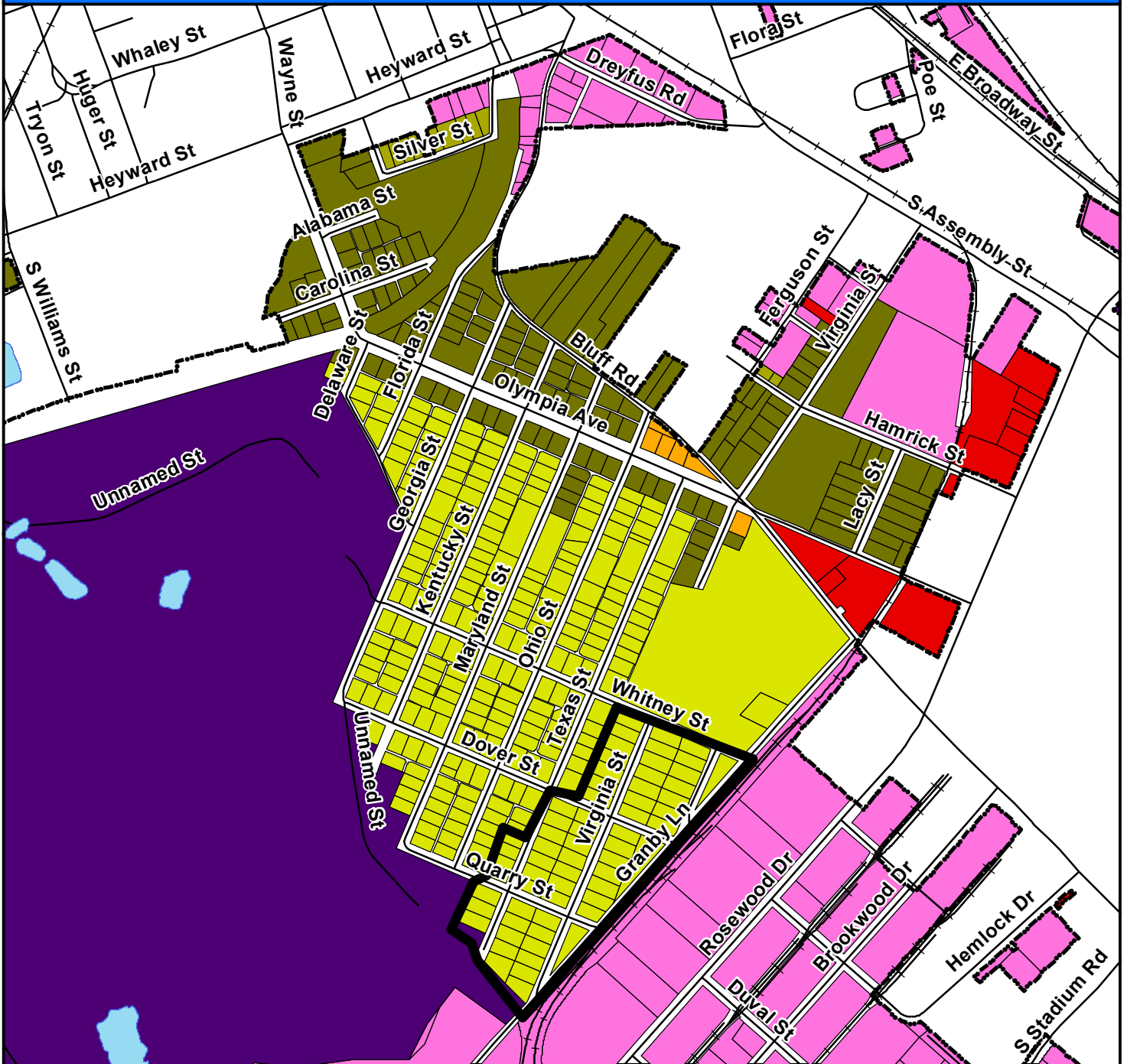
ZONING CLASSIFICATIONS

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

N



Olympia - New Hill



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	



Briefing Document: Table 26-4.2(b) and Section 26-4.2(d)(2)5 - Manufactured Homes

Subject: Revision to the Richland County Land Development Code (LDC) – Inclusion of Language for Manufactured Homes in the Residential Three (R3) Zoning District

Overview: The proposed revision to the Land Development Code is intended incorporate specific language permitting manufactured homes within the R3 zoning district under defined conditions. The previous MH zoning district, which permitted manufactured homes, was replaced with the R3 zoning district, which currently does not allow manufactured homes. The proposed amendment is designed to establish regulations for the placement of manufactured homes while ensuring compatibility with existing development patterns within the district.

Proposed Amendment: A new provision will be added under subsection 26-4.2 (d) (2) 5 (e) of the Standards for Specific Principal Uses for manufactured homes. The updated language states:

"In the R3 district, the following standards apply in addition to the standards in subsections (a) through (c) above:

- (1) Manufactured homes are permitted where there are manufactured homes on lots that comprise 50 percent or more of the lots on the same side of the block as the lot in question."

Targeted Results:

- This provision ensures that manufactured homes are introduced in a manner that aligns with the existing character of residential blocks within the R3 district.
- It provides a clear standard for determining the eligibility of a lot for a manufactured home based on the surrounding development pattern.
- The amendment aims to maintain neighborhood development consistency.

Table 26-4.2(b): Principal Use Table (page 4-4)

Amendment: The purpose of this amendment is to permit manufactured homes in the Residential 3 (R3) zoning district, subject to the use-specific standards of subsection 26-4.2(d)(2)a.5 (proposed).

(b) Principal Use Table

Table 26-4.2(b): Principal Use Table																											
P = Permitted by right SR = Permitted by right, subject to special requirements blank cell = not allowed SE = Permitted, subject to approval of special exception permit A = Allowed, subject to approved PD Plan and PD Agreement																											
Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2
Agricultural																											
Agriculture and Forestry																											
Agriculture	P	P	P	P												P		P	P					A	A		
Community garden		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SE	SE	SE	SE	SE	SE		SR	SR	SR		A	A	A	(d)(1)a.1
Forestry	P	P	P	P														P	P								(d)(1)a.2
Poultry farm		SR																	SR								(d)(1)a.2
Swine farm		SE																	SE								
Agriculture and Forestry Related																											
Agriculture research facility		P	P													P	P	P	P					A	A	A	
Agritourism	SR	P	P	SR							P					P		P	P					A	A		
Equestrian center		SR	SR	SR																				A			(d)(1)b.1
Farm distribution hub		P	P								P					P		P	P					P			
Farm supply and machinery sales and service		P									P		P	P	P			P	P		P	P	P				
Farm winery		SR	SR	SR																				A			(d)(1)b.2
Produce stand		P	P	SR							P	P	P	P	P									A		A	(d)(1)b.3
Riding or boarding stable		P	P	P																		P					
Rural retreat	SR	SR	SR	SE												SR	SR							A			(d)(1)b.4
Veterinary services (livestock)		P	P								P																
Residential																											
Household Living																											
Dwelling, Live-Work		SR									SR	SR	SR	SR	SR					P	P	P		A	A	A	(d)(2)a.1
Dwelling, Four-family									P	P										P	P	P		A	A	A	
Dwelling, Multi-family									P	P		P	P	P	P	SE					P	P		A	A	A	
Dwelling, Single-family detached		P	P	P	P	P	P	P												P	P	P		A		A	
Dwelling, Three-family									P	P										P	P	P		A		A	
Dwelling, Townhouse									SR	SR						SE				P	P	P		A	A	A	(d)(2)a.2
Dwelling, Two-family									SR	SR											P	P		A		A	(d)(2)a.3
Group home, Family		SR	SR	SR	SR	SR	SR	SR	SR	SR		SR	SR	SR	SR	SE				SR	SR	SR		A	A	A	(d)(2)a.4
Manufactured home		SR	SR	SR	SR		SR																				(d)(2)a.5
Manufactured home park			SR	SR					SR																		(d)(2)a.6
Group Living																											
Children’s residential care home			SR	SE	SE				SE	SE	P	P					P							A		A	(d)(2)b.1
Continuing care community			SE	SE	SE				SR	SR		SR	SR	SR						P	P	P		A		A	(d)(2)b.2
Dormitory										SR							SR							A		A	(d)(2)b.3
Fraternity or sorority house									P	P							SE							A		A	
Group home, Large			SE	SE					SE	SE	SE	SE			SE							P		A		A	(d)(2)b.4
Rooming or boarding house		SE	SR	SR					SE	SE	SE	SE	SE	SE	P	SE	SE				P	P		A	A	A	(d)(2)b.5

Table 26-4.2(b): Principal Use Table

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

Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6	RC	MU1	MU3	MU2	GC	EMP	INS	LI	HI	CC-1	CC-2	CC-3	CC-4	PD	PD-EC	PD-TND	Use-Specific Standards Sec. 26-4.2
Public, Civic, and Institutional																											
Community Service																											
Animal shelter		SR	SR												SR		P	SR					P	A		A	(d)(3)a.1
Community food services											P	P	P	P	P		P	P			P	P	P	A	A	A	
Community recreation center	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	SR	P	SE		SR	P	P		A	A	A	(d)(3)a.2
Correctional facility																	P	SE	SE								

Section 26-4.2 (d) (2) 5 Manufactured Home

(1) Manufactured Home

- a. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974, as amended.
- b. The tongue, axles, transporting lights, and removable towing apparatus must be removed upon final placement of the manufactured home on the lot.
- c. Subject to additional requirements in subsection (d) below, manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities, and access, shall be installed under the manufactured home.
- d. In the R1 -district, the following standards apply in addition to the standards in subsections (a) through (c) above:
 - (1) Except on a corner lot, the manufactured home shall be oriented so that the side containing the front entrance door is no more than 20 degrees from parallel to the front property line. For purposes of this section, the front entrance door is the entrance door leading directly to a living room, foyer, or hall.
 - (2) A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than 12 inches above grade.
 - (3) The manufactured home shall have a length that does not exceed four times its width, excluding additions.
 - (4) The front entrance shall include a porch measuring a minimum of six feet by six feet horizontally.
 - (5) The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding that does not exceed the reflectivity of gloss white paint, wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
 - (6) The manufactured home's roof pitch shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished

with a type of material that is commonly used in standard residential construction.

e. In the R3 district, the following standards apply in addition to the standards in subsections (a) through (d) above:

(1) Manufactured homes are permitted where there are manufactured homes on lots that comprise 50 percent or more of the lots on the same side of the block as the lot in question.

Report of County Council



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

AGENDA

Tuesday, April 22, 2025

2020 Hampton Street, Columbia, SC 29204

7:00 PM

Updated

Reflects the corrected recommendations of the PC for cases #24-061, #25-014, and #25-016

1. STAFF:

Synithia 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 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 PUBLIC HEARING

The Honorable Jesica Mackey

a. MAP AMENDMENTS [ACTION]

1. Case # 24-055 MA

Stephanie Daniel
R3 to GC (1.00 acres)
101 and 105 Wynette Way
TMS: R22914-04-21 & R22914-04-20
Planning Commission: Disapproval (5-1)
Comprehensive Plan: Compliant

Disapproved by Council: 11-0

District 9
The Honorable Jesica Mackey

2. Case # 24-061 MA

Brad Shell
HM/RT to GC (14.03 acres)
10205 Wilson Blvd and W/S Wilson Blvd
TMS: R14900-01-04 and R14900-01-17
Planning Commission: Approval (5-2)
Comprehensive Plan: Non-compliant

Approved by Council: 11-0

District 2
The Honorable Derrek Pugh

3. 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

Deferred by Council: 11-0 (June ZPH) 40

District 7
The Honorable Gretchen Barron

4. 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
Deferred by Council: 11-0 (June ZPH)
- District 7
The Honorable Gretchen Barron
5. 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
Deferred by Council: 11-0 (May ZPH)
- District 7
The Honorable Gretchen Barron
6. Case # 25-014 MA
Gale B. Grayson
HM to RT (4.89 acres)
11321 Monticello Road
TMS: R05600-02-59
Planning Commission: Approval (7-0)
Comprehensive Plan: Non-compliant
Approved by Council: 11-0
- District 2
The Honorable Derrek Pugh
7. Case # 25-016 MA
Helen Bryson
HM to RT (1.82 acres)
1036 Langford Road
TMS: R23400-05-07
Planning Commission: Approval (7-0)
Comprehensive Plan: Non-compliant
Approved by Council: 11-0
- District 2
The Honorable Derrek Pugh

7. ADJOURNMENT



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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