

RICHLAND COUNTY PLANNING COMMISSION



June 2, 2025

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

RICHLAND COUNTY PLANNING COMMISSION



***Monday, June 2, 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: 5 May 2025**

5. CONSENT AGENDA [ACTION]

a. ROAD NAMES

b. MAP AMENDMENTS

1. Case # 25-019 MA
GC to LI (3.17 acres)
4650 & 4656 Leesburg Road
TMS: R31001-01-01 & R31001-01-05
Comprehensive Plan:

District 11
The Honorable Chakisse Newton
DEFERRED

2. Case # 25-021 MA
Paz Asraf Rozenblit
INS to R5 (.54 acres)
E/S Scotsman Drive
TMS# R17010-05-15
Comprehensive Plan: Compliant
[Page 5](#)

The Honorable Tyra Little

3. 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
Comprehensive Plan: Non-complaint
[Page 14](#)

District 10
The Honorable Cheryl D. English

6. OVERLAY DISTRICT [ACTION]

- a. Olympia Neighborhood Character Overlay - Map Amendment - [Page 23](#)
- b. Olympia Neighborhood Character Overlay - Text Amendment:

Draft - [Page 26](#)

Clean Copy - [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Land Development Code (LDC) for required revisions, amendments, to correct errata, fix grammatical errors, update outdated information and other issues as appropriate.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 39](#)
- b. Section 26-4.2(d)(2) a.2 – Dwelling, Townhouse - [Page 43](#)

8. OTHER ITEMS

9. CHAIRMAN’S REPORT

10. PLANNING DIRECTOR’S REPORT

- a. Report of Council - [Page 48](#)

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.

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 & 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

PC SIGN POSTING: May 22, 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

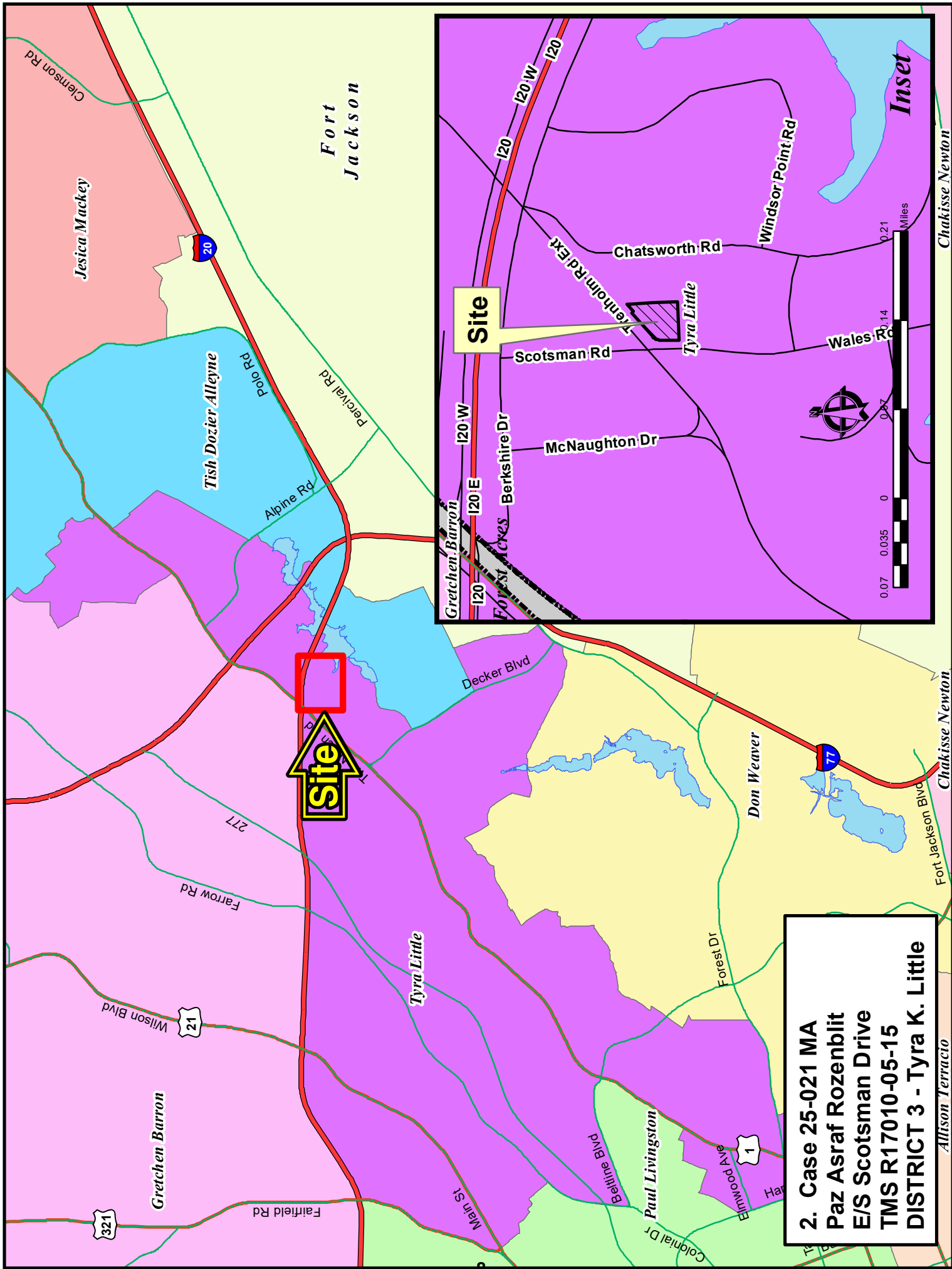
The proposed map amendment is **compliant** with the overall objectives of the Comprehensive Plan for the *Community Activity Center* designation. Rezoning the subject parcel would allow for land uses that are consistent with the intended mix of uses in this designation.

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.

Zoning Public Hearing Date

June 24, 2025.

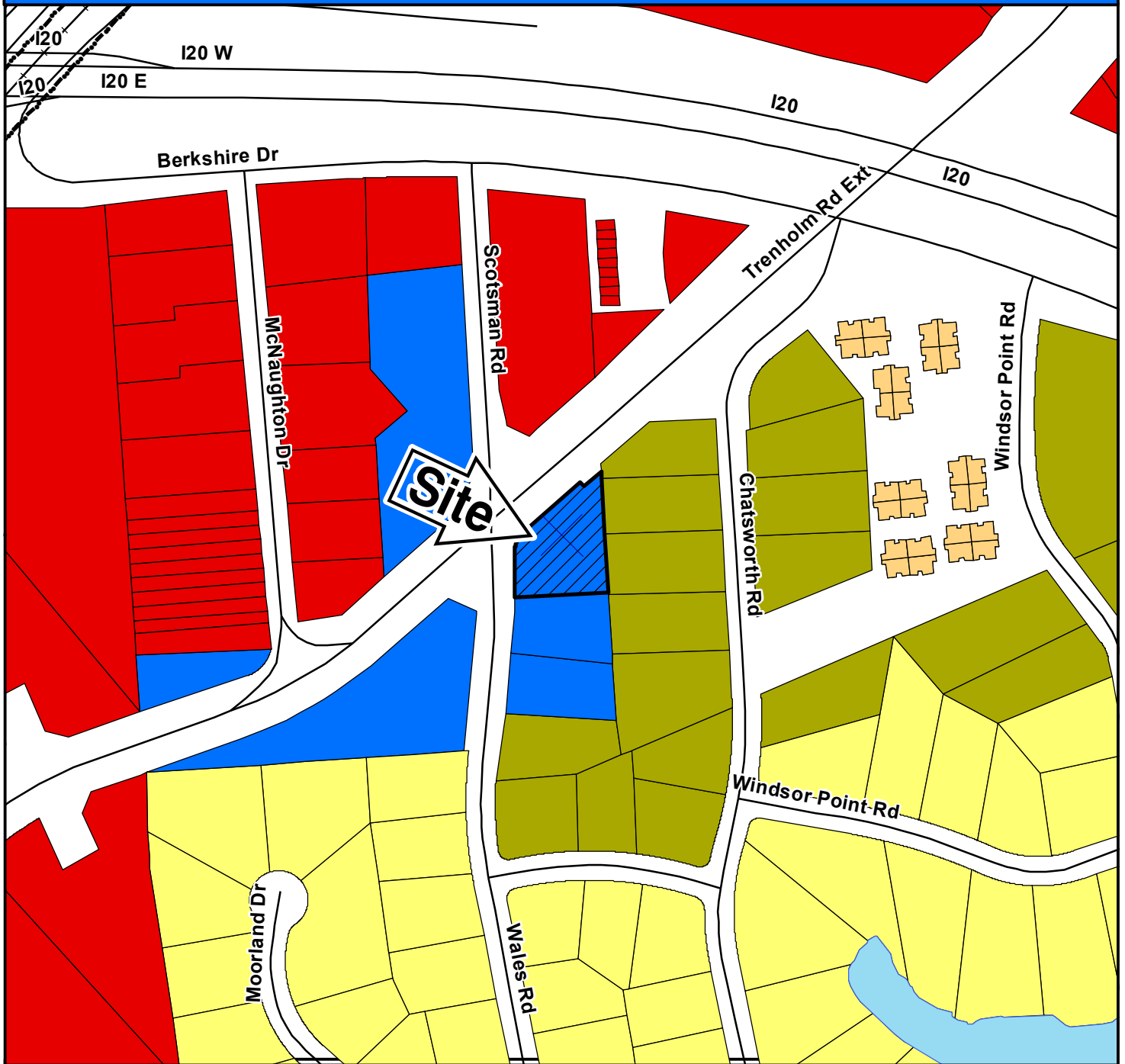


2. Case 25-021 MA
Paz Asraf Rozenblit
E/S Scotsman Drive
TMS R17010-05-15
DISTRICT 3 - Tyra K. Little



CASE 25-021 MA

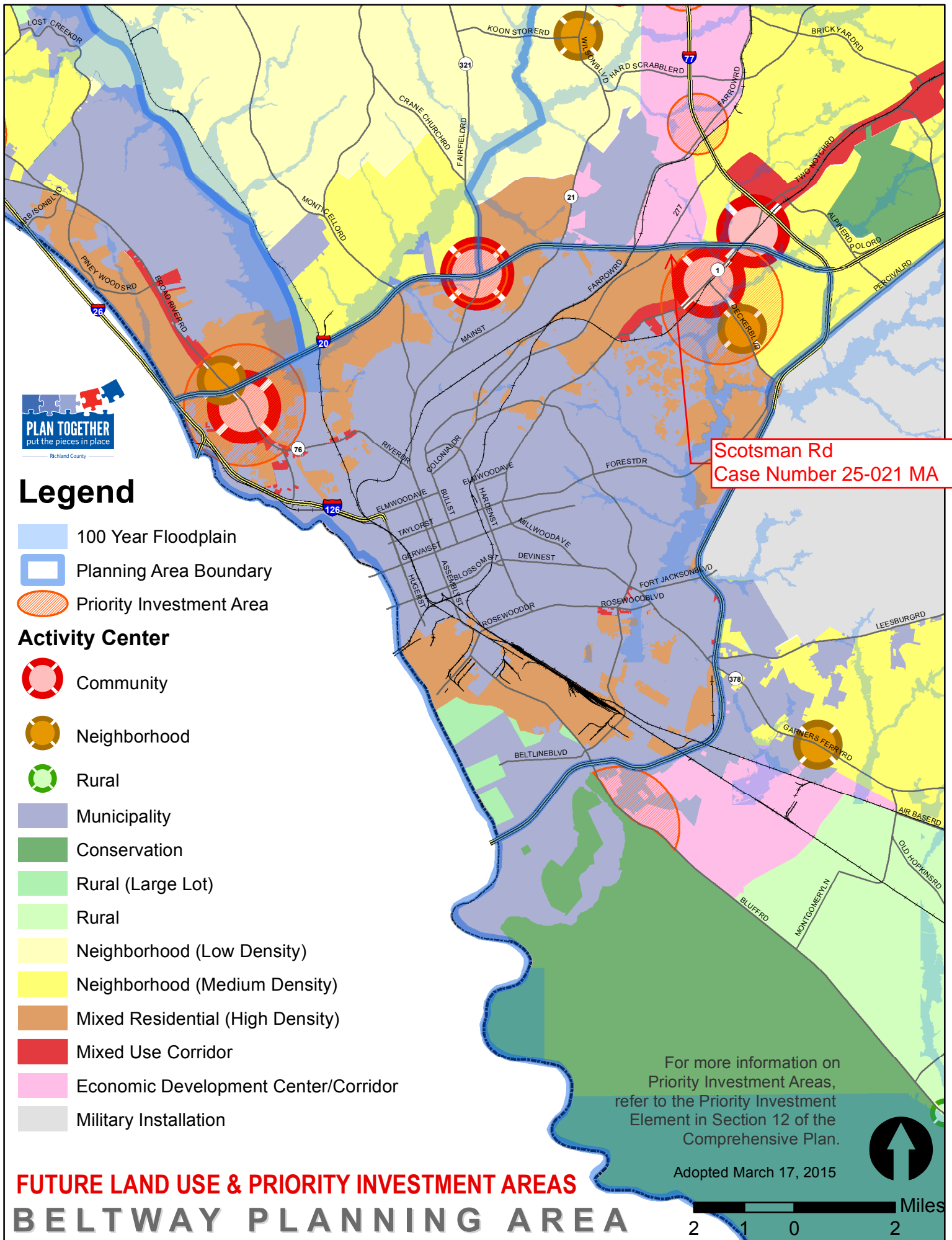
INS to R5



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
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.

Residential Five Zoning District

Residential Five (R5) District	
Use Classification, Category, Type	R5
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
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
Group Living	
Children's residential care home	SE
Continuing care community	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
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	
Golf course	SE
Traveler Accommodations	
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

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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

PC SIGN POSTING: May 22, 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
<u>North:</u>	R5 / M-1	Single-family residences / Undeveloped / Industrial
<u>South:</u>	M-1	Industrial
<u>East:</u>	R5	Residential
<u>West:</u>	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.

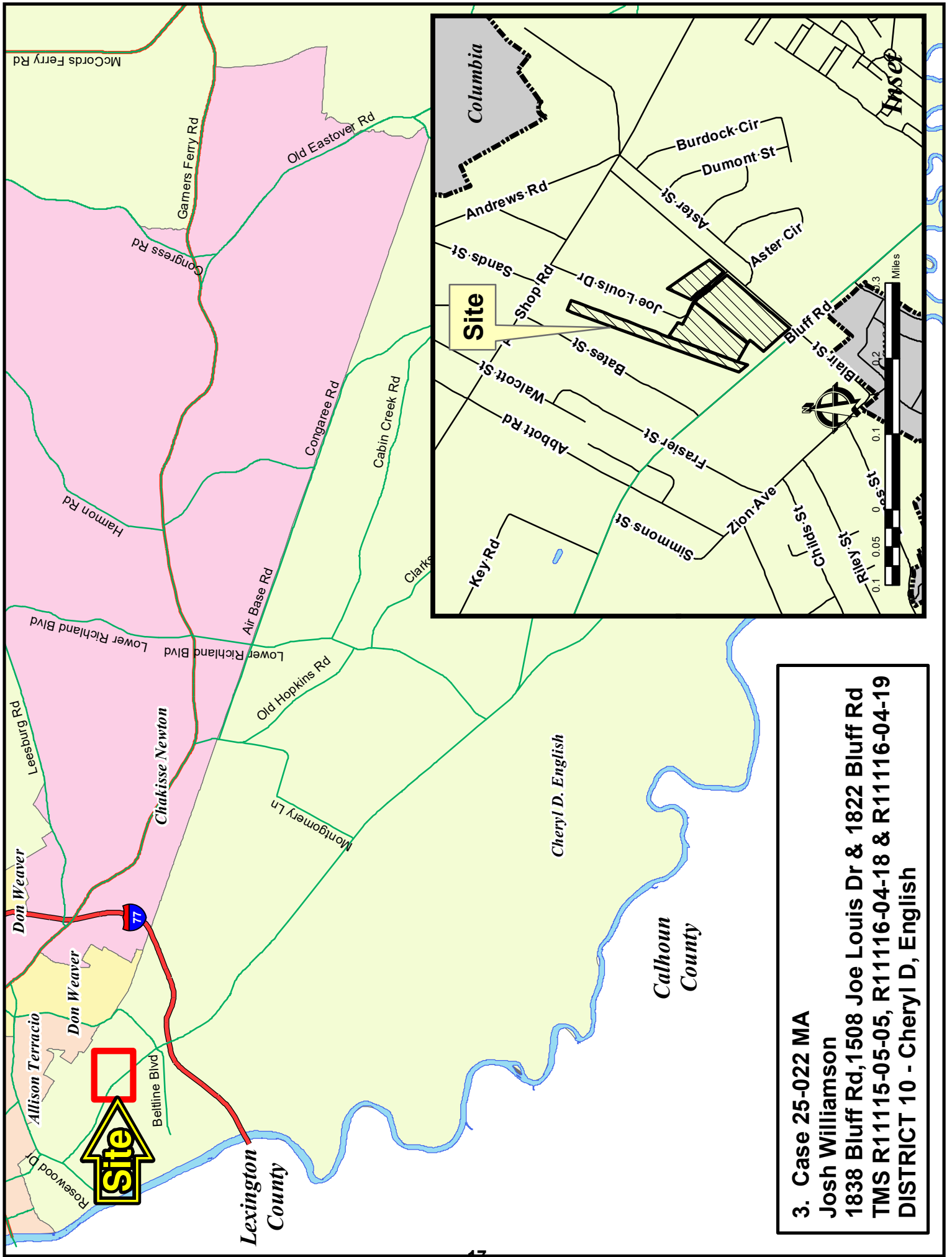
Conclusion

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.

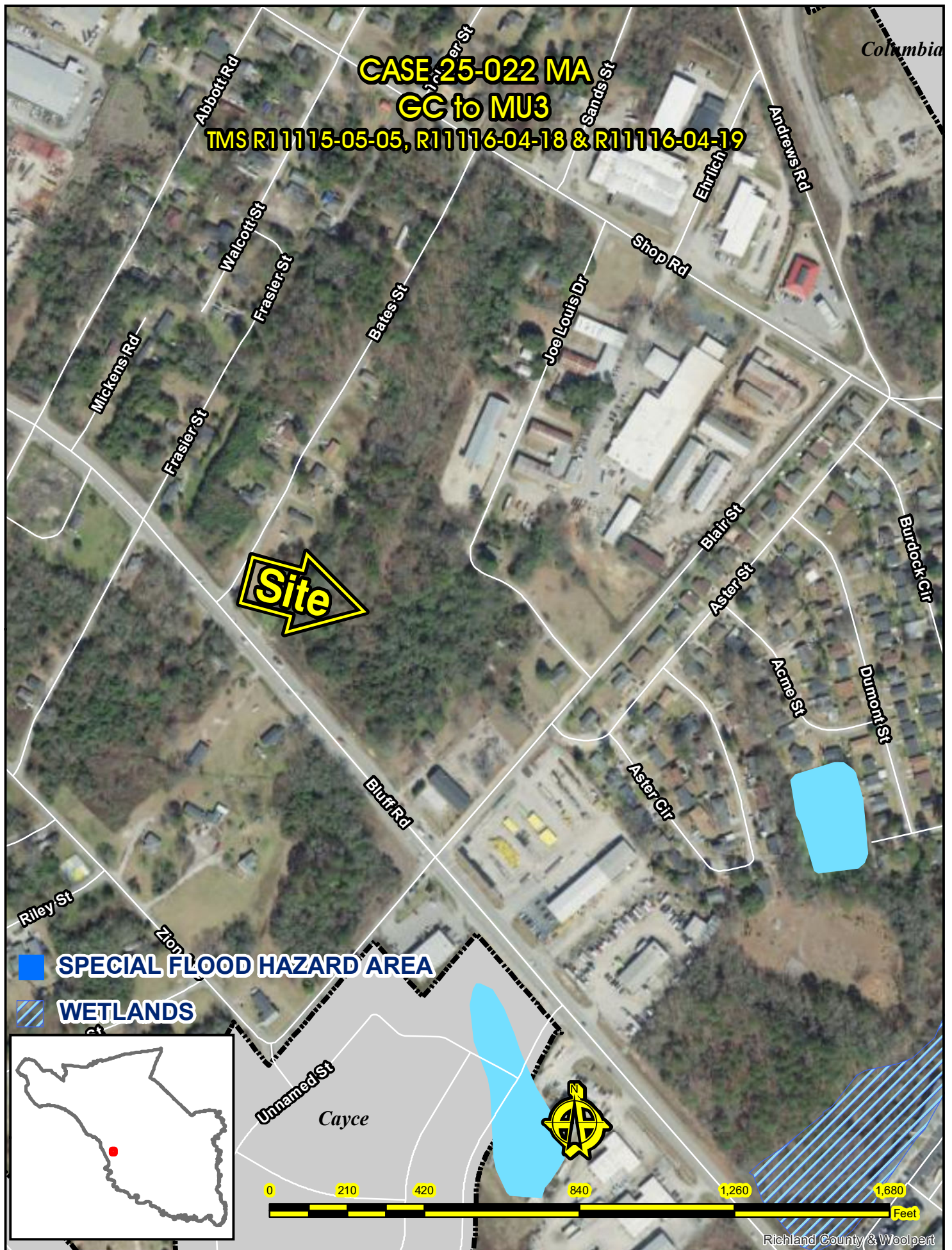
According to the Comprehensive Plan, the Mixed Residential (High-Density) designation provides that commercial and office development should be located proximate to or within activity centers and in Mixed Use Corridors. The subject parcels are not located in an activity center nor are they located in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

Zoning Public Hearing Date

June 24, 2025.

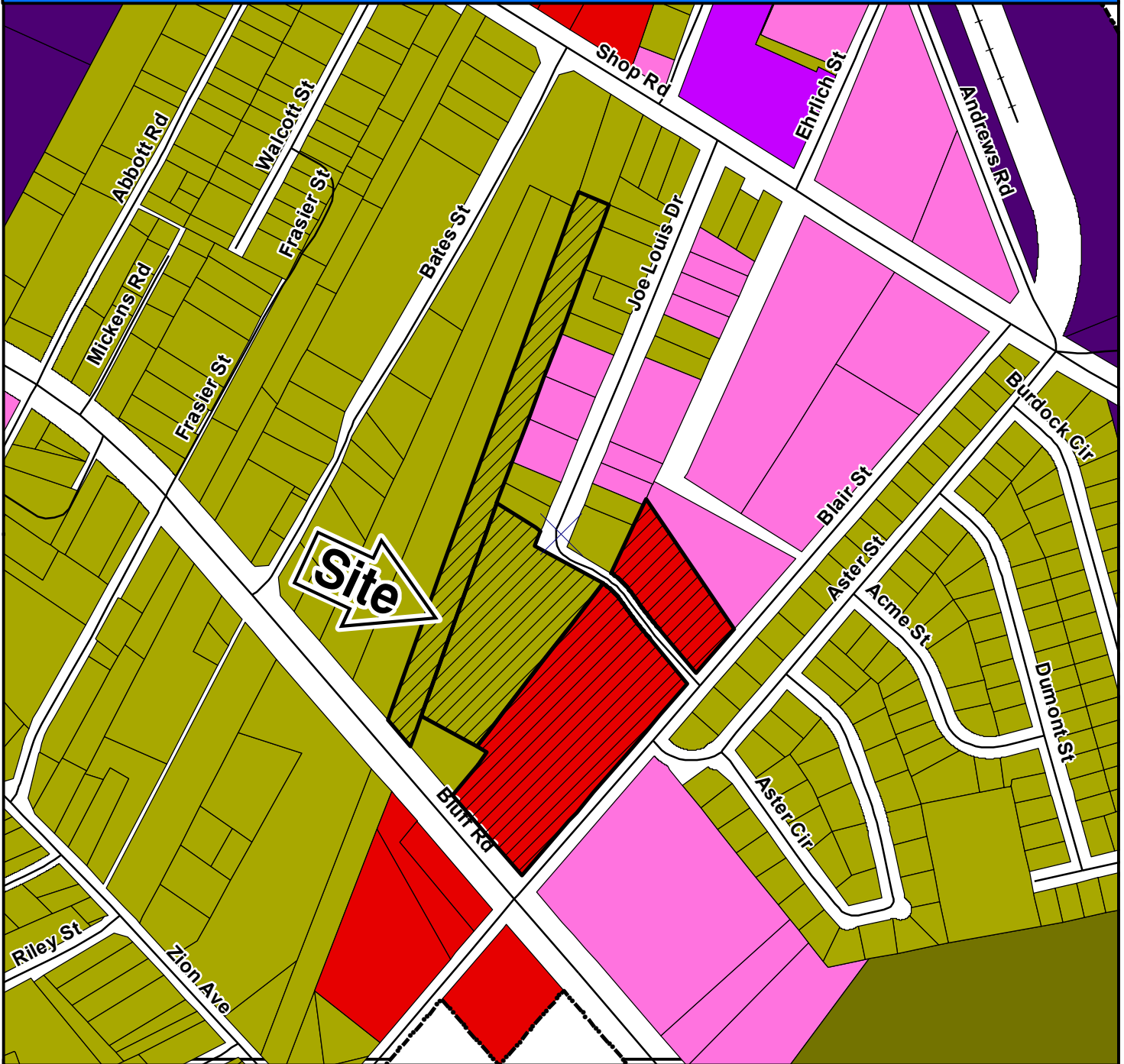


3. Case 25-022 MA
 Josh Williamson
 1838 Bluff Rd, 1508 Joe Louis Dr & 1822 Bluff Rd
 TMS R1115-05-05, R1116-04-18 & R1116-04-19
 DISTRICT 10 - Cheryl D, English



CASE 25-022 MA

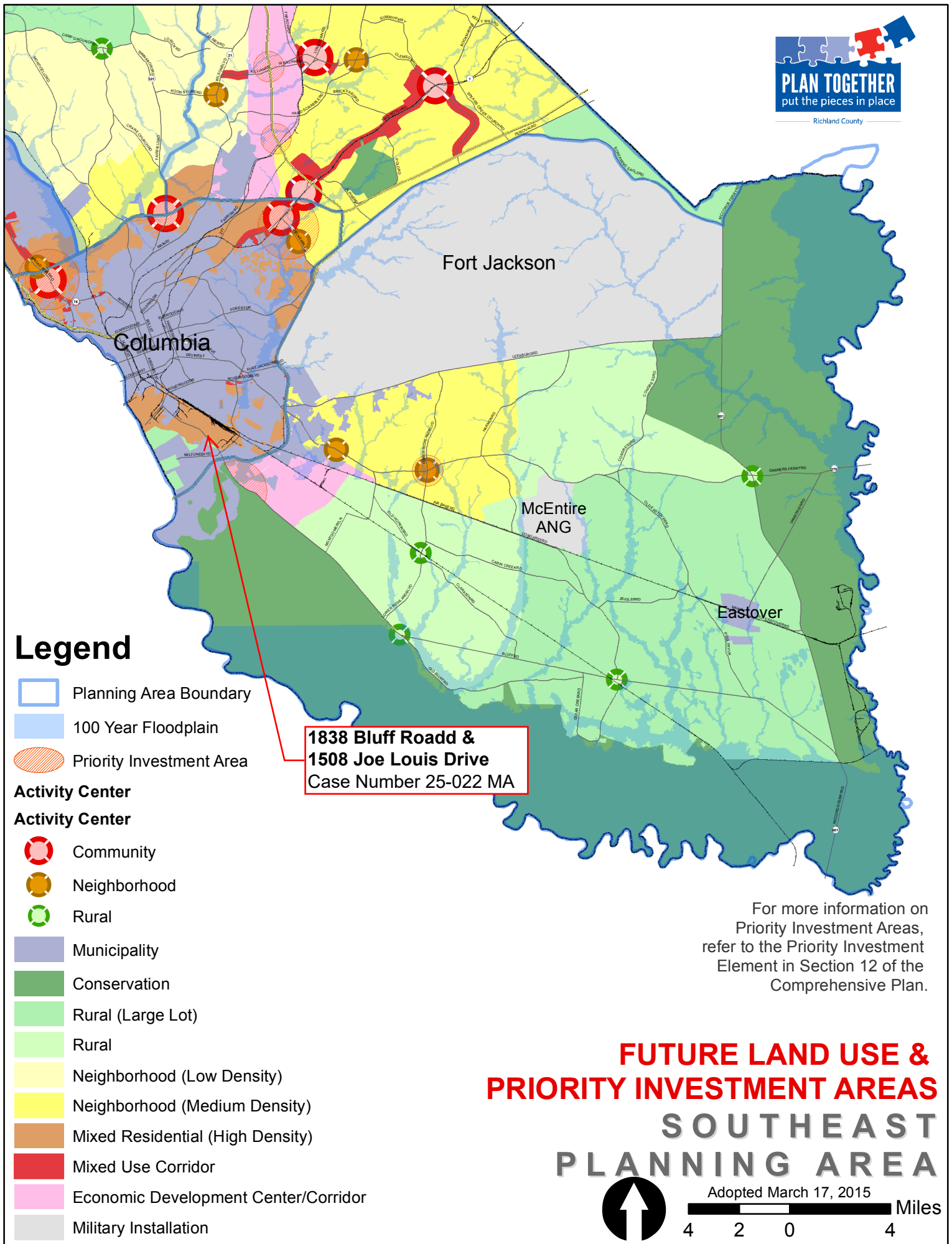
GC to MU3



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
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.

Neighborhood Mixed-Use (MU3) District		
Use Classification, Category, Type	MU3	
Agricultural		
Agriculture and Forestry		
Community garden	SE	
Agriculture and Forestry Related		
Farm supply and machinery sales and service	P	
Produce stand	P	
Residential		
Household Living		
Dwelling, Live-Work	SR	
Dwelling, Multi-family	P	
Group home, Family	SR	
Group Living		
Continuing care community	SR	
Rooming or boarding house	SE	
Community Service		
Community food services	P	
Community recreation center	P	
Cultural facility	P	
Day care facility	SR	
Government office	P	
Hospital	P	
Library	P	
Membership organization facility	P	
Nursing care facility	P	
Place of worship	P	
Public recreation facility	SR	
Public safety facility	P	
Short-term or transitional housing	SE	
Education		
College or university	P	
Elementary, middle, or high school	SR	
School, business or trade	SR	
Funeral and Mortuary Services		
Cemetery	SR	
Funeral home or mortuary	P	
Parks and Open Space		
Arboretum or botanical garden	P	
Park or greenway	SR	
Transportation		
Transit stop	SR	
Passenger terminal, surface transportation	P	
Utilities and Communication		
Antenna	P	
Broadcasting studio	P	
Communication tower	SE	
Utility, minor	SR	
Commercial		
Kennel	SR	
Pet grooming	SR	
Veterinary hospital or clinic	SR	
Commercial Services		
Artist studio	P	
Bank, Retail	P	
Catering	P	
Commercial services	P	
Consumer goods repair	SR	
Contractor's office	P	
Medical, dental, and health practitioner	P	
Non-depository personal credit institution	SR	
Office	SR	
Personal services	P	
Rental center	SR	
Self-service storage facility	SR	
Sightseeing tour services	P	
Tattoo or body piercing facility	SR	
Bar or other drinking place	SR	
Restaurant	SR	
Restaurant, Carry-out	P	
Restaurant, Drive-through	SR	
Recreation/Entertainment		
Arena, stadium, or outdoor theater	SR	
Commercial recreation, Indoor	P	
Commercial recreation, Outdoor	SR	
Fitness or training center/studio	P	
Performing arts center	P	
Smoking place	SR	
Retail Sales		
Bakery	P	
Consumer goods store	SR	
Convenience store	P	
Drugstore	SR	
Farmers' market	P	
Garden center or retail nursery	P	
Grocery/Food store	P	
Traveler Accommodations		
Bed and breakfast	SR	
Home-based lodging	SR	
Hotel or motel	P	
Vehicle Sales and Services		
Parking, Commercial	P	
Vehicle fueling station	P	
Industrial		
Freight Movement, Warehousing, and Wholesale Distribution		
Warehouse/Distribution facility	SR	
Production of Goods		
Artisan goods production	SR	

a. Permitted Uses

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

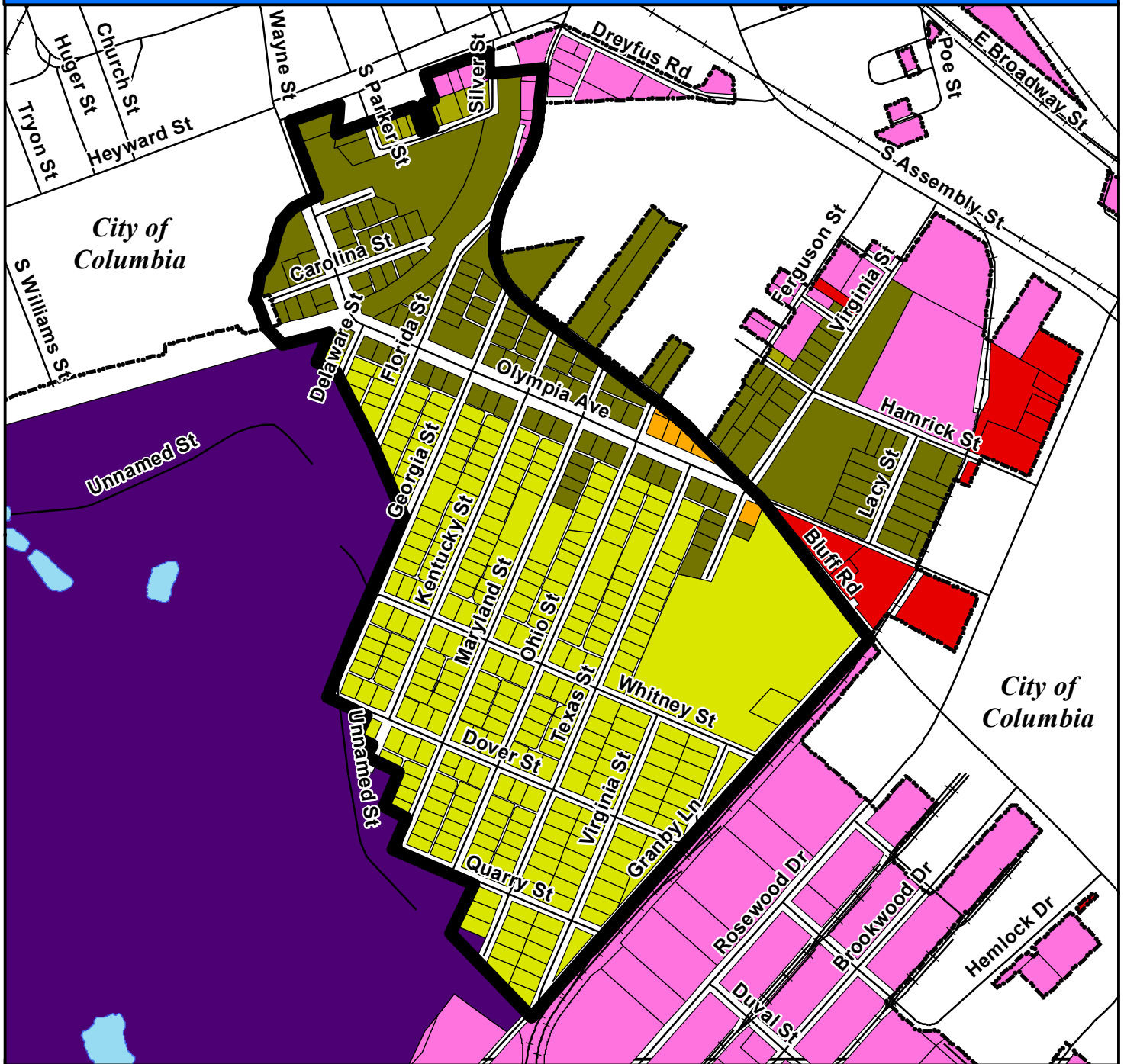
b. Special Requirements Uses

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

c. Special Exception Uses

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

OLYMPIA OVERLAY DISTRICT



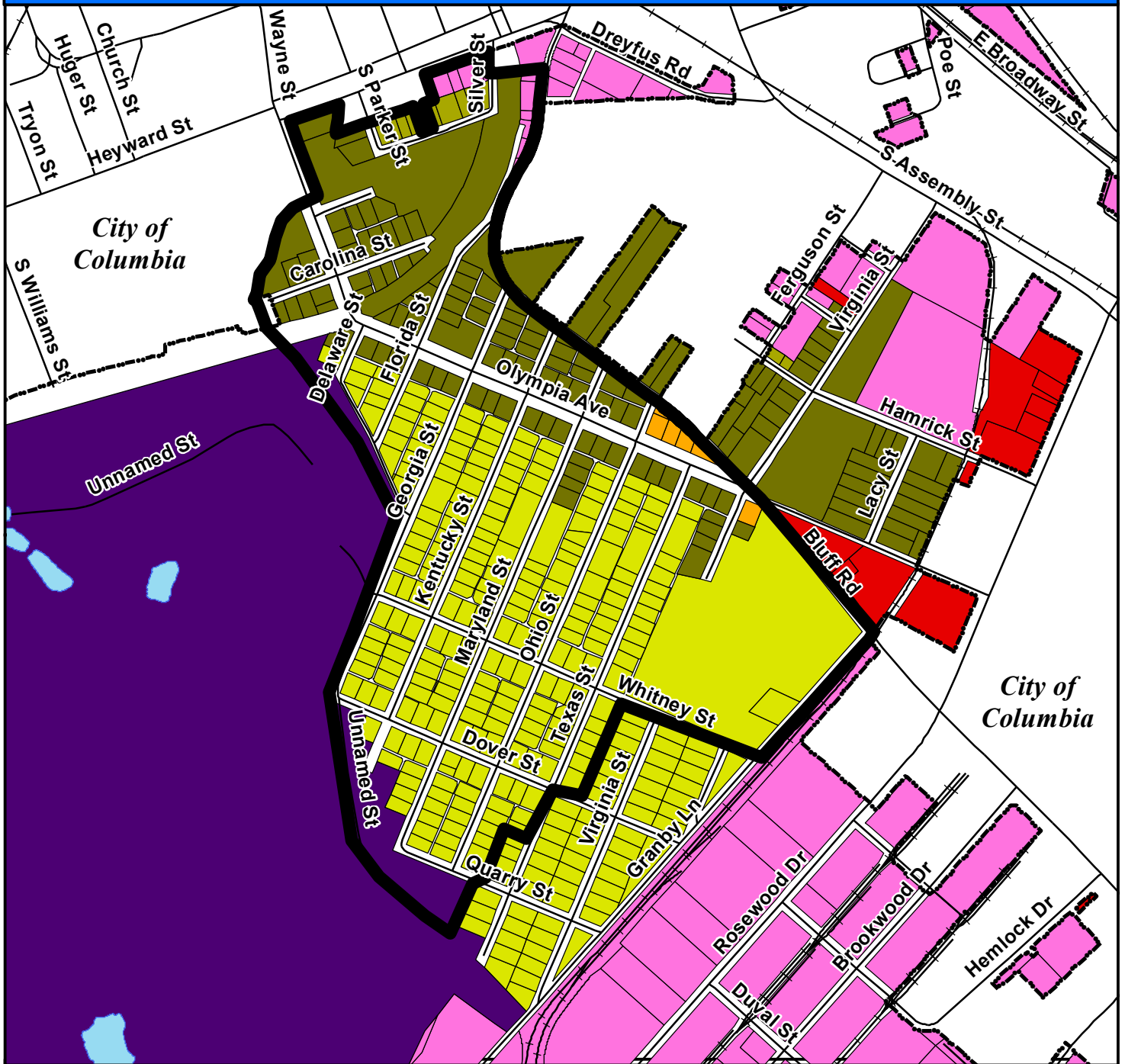
ZONING CLASSIFICATIONS

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



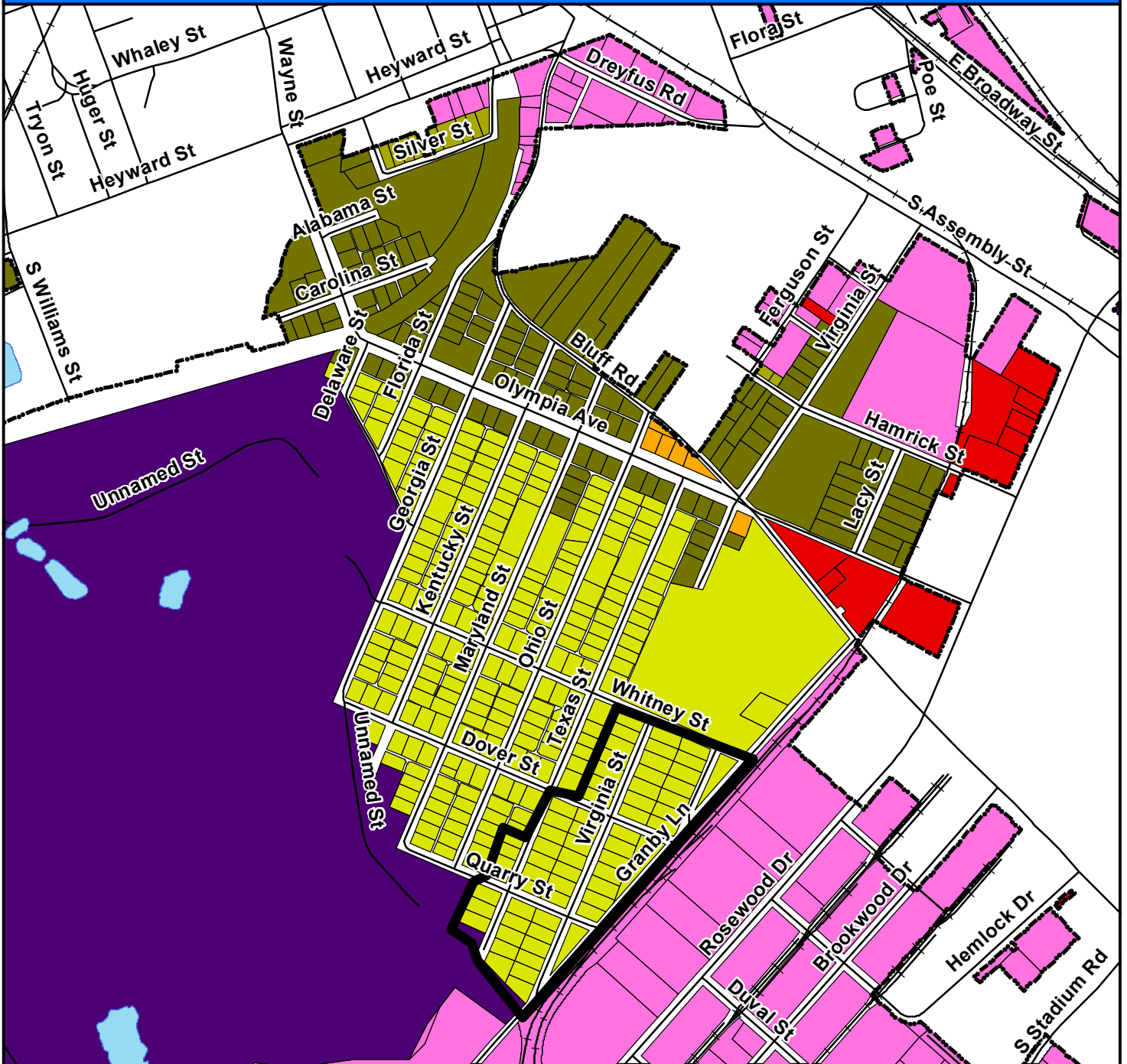
ZONING CLASSIFICATIONS

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	



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.

(f) Exterior building materials and colors;

- (i) Historic houses: ~~Damaged~~ Exterior 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~~ Siding materials must match or simulate the original siding in size and scale. ~~Aluminum and vinyl siding are not allowed.~~
- (ii) 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.
- (iii) 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.

(g) Building roof line and pitch;

- (i) Roof shapes on historic houses shall be either ~~hipped~~, 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 **hipped**, 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.

(h) 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.

(i) 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 or the appearance of foundation skirting, similar to the historic houses in the neighborhood.**

(j) 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, **with the exception of handrails.** **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.

(k) 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.**

(l) 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.**

(m) Required features on a front façade;

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

(n) 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.

(o) Exterior Doors:

- (i) 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.
- (ii) 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.

- (iii) 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.
- (iv) 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.

(p) Windows:

- (i) 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.
- (ii) **For areas visible from the right-of-way**, 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.
- (iii) ~~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.
- (iv) Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
- (v) Additions: Windows **visible from the right-of-way** 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.
- (vi) 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.

(q) Chimneys:

- (i) Original chimneys visible **from the right-of-way** 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.

(r) New construction styles:

- (i) 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.

(s) Accessibility:

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

(t) Parking:

- (i) ~~If a curb cut already exists, an additional curb cut must not be added.~~ New builds and major renovations must identify off-street parking, as required by the Land Development Code. Parking in the front of the house shall be limited to parking in the driveway (see section 3.1.). ~~No parking on the front yard except on football game days.~~

(u) 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.

DRAFT

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 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 OMV

(a) Location of proposed buildings or additions;

- (i) 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 setbacks of any historic houses on the block.

(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 rectangular or L-shape, depending on the historic housing type defined in the Style Guide.
- (ii) 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.

(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.

(f) Exterior building materials and colors;

- (i) Historic houses: Exterior 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. Siding materials must match or simulate the original siding in size and scale.
- (ii) 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.
- (iii) 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.

(g) Building roof line and pitch;

- (i) Roof shapes on historic houses shall be either hipped, 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. The color of the new roofing material shall be comparable to the color of the historic material.
- (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 roof materials on the existing house in color, scale, and texture.
- (iv) Roofs on new builds shall be a simple hipped, 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.

(h) 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 the front façade.

(i) 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 or the appearance of foundation skirting, similar to the historic houses in the neighborhood.

(j) 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, with the exception of handrails. 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.

(k) 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. Front yard fences must be no higher than 42" in height and at least 50% visually permeable.

(l) Paving requirements or limitations;

- (i) Driveways 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 driveways and walkways.

(m) Required features on a front façade;

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

(n) Views of or from specific locations;

- (i) New additions shall complement and be subordinate to the existing building 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.

(o) Exterior Doors:

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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.

(p) Windows:

- (i) 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.

- (ii) For areas visible from the right-of-way, 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.
 - (iii) If storm windows are installed, they must be installed in a manner that they do not damage historic jambs and surrounds.
 - (iv) Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
 - (v) Additions: Windows visible from the right-of-way 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. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
 - (vi) 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.
- (q) Chimneys:**
- (i) Original chimneys visible from the right-of-way 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. In New Hill, it is appropriate to have chimneys visible on the front façade.
- (r) New construction styles:**
- (i) 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.
- (s) Accessibility:**
- (i) Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.
- (t) Parking:**
- (i) New builds and major renovations must identify off-street parking, as required by the Land Development Code. Parking in the front of the house shall be limited to parking in the driveway (see section 3.I.).
- (u) Demolition of structures;**
- (i) Demolishing a historic structure within the Olympia Mill Village to build a new structure shall always be subject to review by the Board of Architectural Review.
 - (ii) 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.

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								
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.

Briefing Document: Section 26-4.2(d)(2) a.2 – Dwelling, Townhouse

Purpose: The purpose of this amendment is to establish additional use-specific development standards for townhouse dwellings which will guide how townhouse projects are placed, designed, and arranged on property.

Background: During the adoption of the current Richland County Land Development Code, some townhouse standards from the previous code were retained; however, key standards related to lot area, width, building placement, and setbacks were not included. Staff has determined that without these additional requirements, the current code does not provide sufficient or practical guidance for townhouse development.

Proposed Amendment Overview: This amendment adds additional use-specific development standards for townhouses, including:

Lot and Dimensional Standards:

- **Minimum lot area:** 1,500 square feet per unit
- **Minimum lot width:** 20 feet

Minimum Setbacks:

- **Front yard:**
 - 20 feet if parking is located in the front or beneath the structure
 - 10 feet if parking is located in the rear yard
- **Side yard (for end units):**
 - 5 feet from side lot lines
 - 10 feet when adjacent to a street or driveway
- **Rear yard:**
 - 20 foot minimum
 - 25 feet when parking is in the rear yard

Building Limitations

- **Building footprint:** Cannot exceed 50% of lot area

Regulatory Consideration: The current code requires a minimum 50-foot lot width for townhouses unless a rear alley is provided. This effectively mandates that each townhouse unit be 50 feet wide—far exceeding the typical 18–24 feet. Additionally, the code does not offer a front yard setback reduction when a rear alley is used. As a result:

- It becomes impractical to develop townhouses without rear alleys due to excessive lot width requirements.
- The excessive lot width requirement significantly increases the amount of land needed per unit, potentially increasing development costs and reducing the overall feasibility of townhouse projects.

Targeted Results:

- Provides more design flexibility for townhouse developments
- Aligns lot width and setback standards with common townhouse dimensions
- Makes development more practical and land use more efficient.

Section 26-3.3 (h) (page 3-24)

Amendment: The purpose of this amendment is to establish additional use-specific standards for townhouse dwellings.

R5: Residential 5 District

General Description

The R5: 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.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	12
Lot Area, min. (sf)	7,260 ^[2]
1 Lot Width, min. (ft)	50 ^[1] ^[3]
2 Front Yard Setback, min. (ft)	25
3 Side Yard Setback, per side combined, min. (ft)	7 14
4 Rear Yard Setback, min. (ft)	20
5 Building Height, max. (ft)	45

NOTES:

[1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.

[2] A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4.

[3] Townhouse, see Section 26-4.2(d)(2) a.2.

Section 26-3.3 (i) (page 3-26)

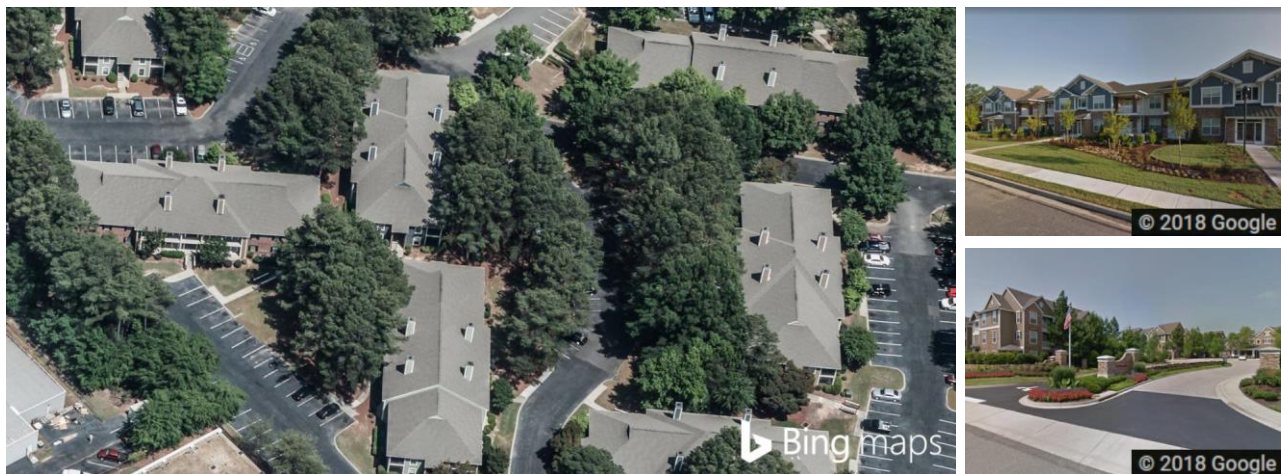
Amendment: The purpose of this amendment is to establish additional use-specific standards for townhouse dwellings.

(i) R6: Residential 6 District

General Description

The R6: Residential 6 District provides lands for a broad range of high-intensity housing options in locations where adequate supporting public facilities are available. This district is intended to provide good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed includes multi-family dwellings as well as limited public, civic, and institutional uses that support surrounding residential development and servicing commercial.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	18
Lot Area, min. (sf)	4,840 ^[3]
1 Lot Width, min. (ft)	50 ^[1] ^[4]
2 Front Yard Setback, min. (ft)	25
3 Side Yard Setback, per side combined, min. (ft)	7 14
4 Rear Yard Setback, min. (ft)	20
5 Building Height, max. (ft)	Taller of 3 stories or 45 feet / 5 stories / 6 stories ^[2]

NOTES:

- [1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.
- [2] A building height of up five stories is allowed as a permitted use with special requirements, and a building height of six stories is allowed upon approval of a special exception permit, if 1) the building is located on a lot having a minimum area of one acre and a minimum width of 150 feet, 2) the building is set back at least 25 feet from all property lines, 3) the building does not project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles at a slope of two feet vertical for each one foot horizontal, and 4) the building does not occupy more than 35 percent of the area of the lot upon which it is located, except the building may occupy up to 45 percent of the lot area if equivalent area over 35 percent is provided in the form of landscaped roof gardens, solariums, recreational spaces, and similar spaces.
- [3] A two-family dwelling shall be permitted on a nonconforming lot, subject to section 26-7.4.
- [4] Townhouse, see Section 26-4.2(d)(2) a.2.

Section 26-4.2(d)(2) a.2. Dwelling, Townhouse

Amendment: The purpose of this amendment is to establish additional use-specific standards for townhouse.

(2) Residential Uses

a. Household Living Use Category

2. Dwelling, Townhouse

- (a) The minimum lot area shall be 1,500 square feet.
- (b) The minimum lot width shall be twenty (20) feet.
- (c) If parking is provided underneath the structure or in the front yard, the minimum front yard setback shall be twenty (20) feet. The minimum front yard setback shall be ten (10) feet if parking is provided in the rear yard.
- (d) A side yard setback of at least five (5) feet shall be provided between the end units of a row and a side lot line; however, when the side lot line is a street line or driveway, the side yard setback adjacent to such street shall be at least ten (10) feet.
- (e) The rear yard setback shall be twenty (20) feet; however, when required vehicular parking space is provided in the rear yard, minimum rear yard depth shall be twenty-five (25) feet, provided that no rear yard shall be required for simultaneously constructed units abutting at the rear and sharing for their full width a common nonbearing wall which complies with the building code.
- (f) The building foot print of the principle structure shall not cover more than fifty (50%) percent of the lot area.
- ~~(a)~~(g) No more than seven townhouse dwellings shall be attached together in a continuous row, and no such row shall exceed 200 feet in length.
- ~~(b)~~(h) Except as otherwise provided in subsection (c) below, accessory structures are permitted in the rear yard, if they comply with the following standards:
 - (1)** The structure shall not exceed 100 square feet of gross floor area; and
 - (2)** The structure shall comply with the side yard setback of the district in which it is located.
- ~~(c)~~(i) Carports and garages are permitted in the rear yard only if the rear lot line abuts an alley and there is vehicular access to the carport or garage from the alley.
- ~~(d)~~(j) A property owners' or homeowners' association that is responsible for the continuous and perpetual maintenance of all common areas, including driveways, parking areas, open space set-asides shall be established. Such

association shall meet the following requirements, in addition to any other applicable requirements in this Ordinance:

- (1)** Membership in the association must be mandatory and automatic for all property owners, and their successors;
- (2)** The association shall have lien authority to ensure the collection of dues from all members; and
- (3)** The association shall be responsible for informing each property owner at the time of closing of the location of the common areas and the association's maintenance obligations.



Report of County Council

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

AGENDA

Tuesday, May 20, 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 # 25-005 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 (10-0)

District 7
The Honorable Gretchen Barron

2. Case # 25-018 MA

Joyce S. Burgess
INS to GC (.83 acres)
7600 Wilson Boulevard
TMS: R14303-02-25
Planning Commission: Approval (7-0)
Comprehensive Plan: Compliant
Approved by Council (10-0)

District 7
The Honorable Gretchen Barron

3. 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
Deferred by Council (10-0)

District 7
The Honorable Gretchen Barron

7. ADJOURNMENT - 7:05 pm



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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