

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



April 23, 2024

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

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 23 April 2024
Agenda
7:00 PM

1. STAFF:

Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

2. CALL TO ORDER Honorable Jessica Mackey
Chair of Richland County Council

3. ADDITIONS / DELETIONS TO THE AGENDA

4. ADOPTION OF THE AGENDA

5. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 24-001 MA District 7
Gretchen Barron
Carl Kaiser
AG to LI (66.43 acres)
Wilson Blvd
TMS# R14400-01-02
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Page 1

2. Case # 24-002 MA District 8
Overture Walker
Kelvin Wright
R3 to MU1 (1.39)
2 Flora Circle
TMS# R20101-01-39
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Page 11

3. Case # 23-045 MA District 7
Gretchen Barron
Raysa Sanchez
INS to R6 (.40 acres)
1626 Horseshoe Drive
TMS# R17011-02-19
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
Page 19

4. Case # 24-004 MA District 2
Derrek Pugh
John T. Bakhaus
RT to GC (1.16 acres)
10336 Wilson Blvd
TMS# R14900-03-01
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
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5. Case # 24-006 MA
Sam Reynolds
OS to R2 (.04 acres)
Windermere Village
TMS# R20510-02-03 (portion of)
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
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District 8
Overture Walker

6. ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 4, 2024
RC PROJECT: 24-001 MA
APPLICANT: Carl Kaiser

LOCATION: Wilson Boulevard

TAX MAP NUMBER: R14400-01-02
ACREAGE: 66.43 acres
EXISTING ZONING: AG
PROPOSED ZONING: LI

ZPH SIGN POSTING: April 5, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) District. With the adoption of the 2021 Land Development Code, RU District parcels 35 acres or greater were designated Agricultural (AG) District.

Zoning District Summary

The Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	GC	
<u>South:</u>	INS-GEN (City of Columbia)	SC Department of Mental Health
<u>East:</u>	INS-GEN (City of Columbia)	SC Department of Mental Health
<u>West:</u>	GC/GC	Commercial Uses/ Residential

Discussion

Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east

of the subject properties are part of the SC Department of Mental Health. North and west of the subject are commercially zoned and developed parcels.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .6 miles north of the subject parcel on Wilson Boulevard. The Greenview fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

Comprehensive Plan

Land Use and Character

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 2022 SCDOT traffic count (Station #133) located north of the subject parcel on Wilson Blvd identifies 15,500 Average Daily Trips (ADT’s). Wilson Blvd is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT’s. This section of Wilson Blvd is currently operating at Level of Service (LOS) “B”.

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

Conclusion

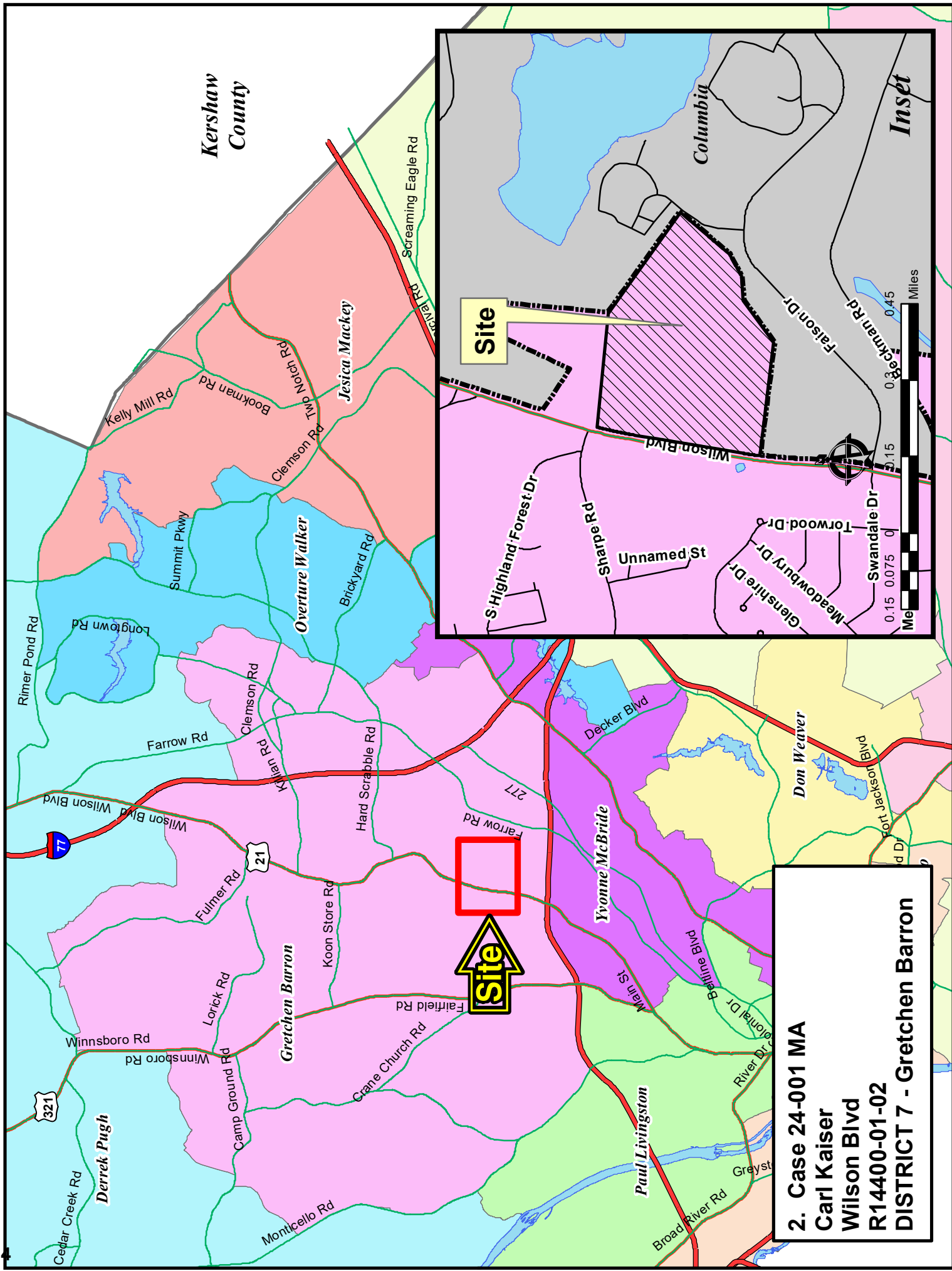
Staff is of the opinion that the request complies with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor. The proposed rezoning promotes the recommended land uses of the Plan. In addition, the requested zoning district supports this desired development pattern, as it is located along a major road and just north of an interstate interchange.

For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **March 4, 2023** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-001 MA**.

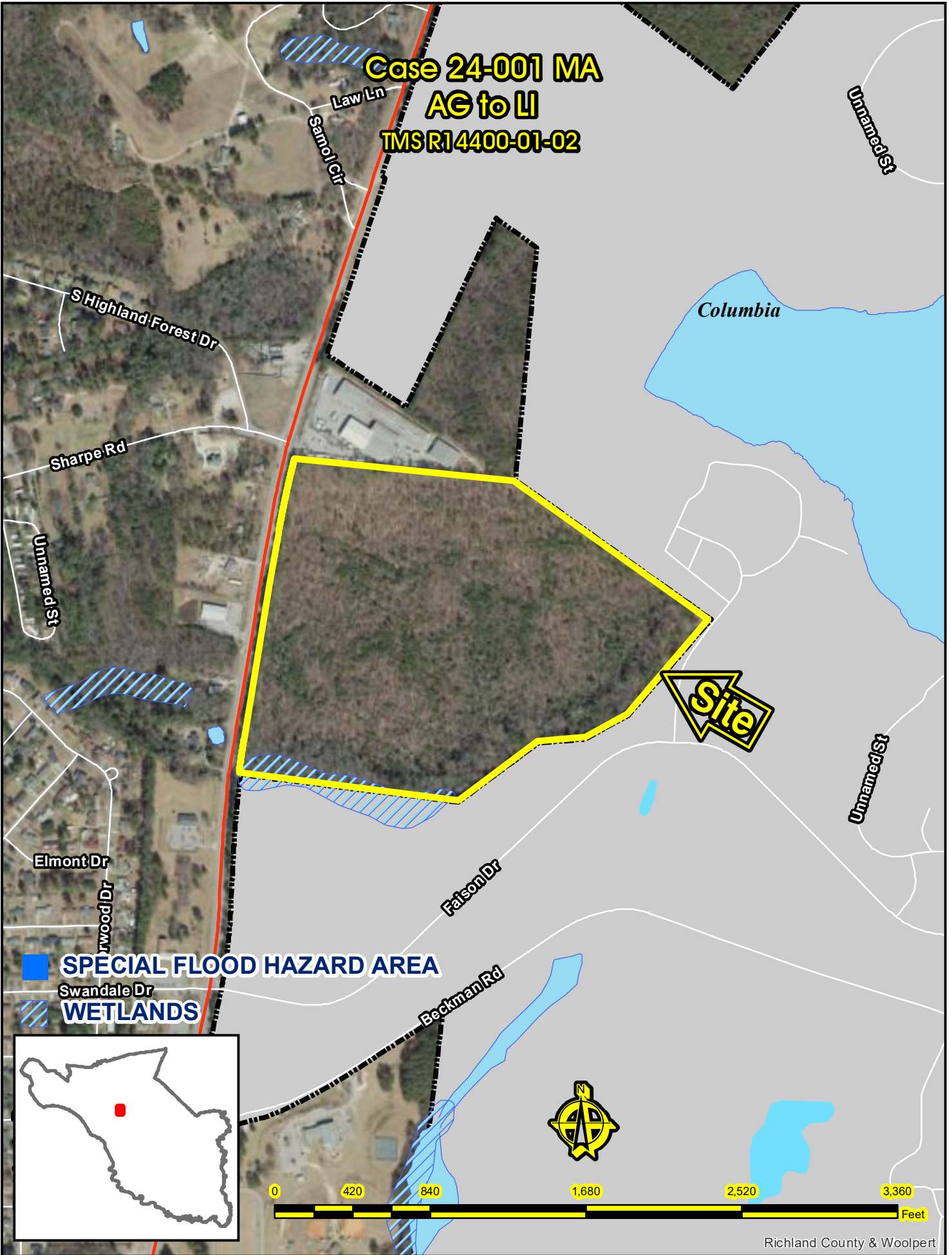
**Kershaw
County**



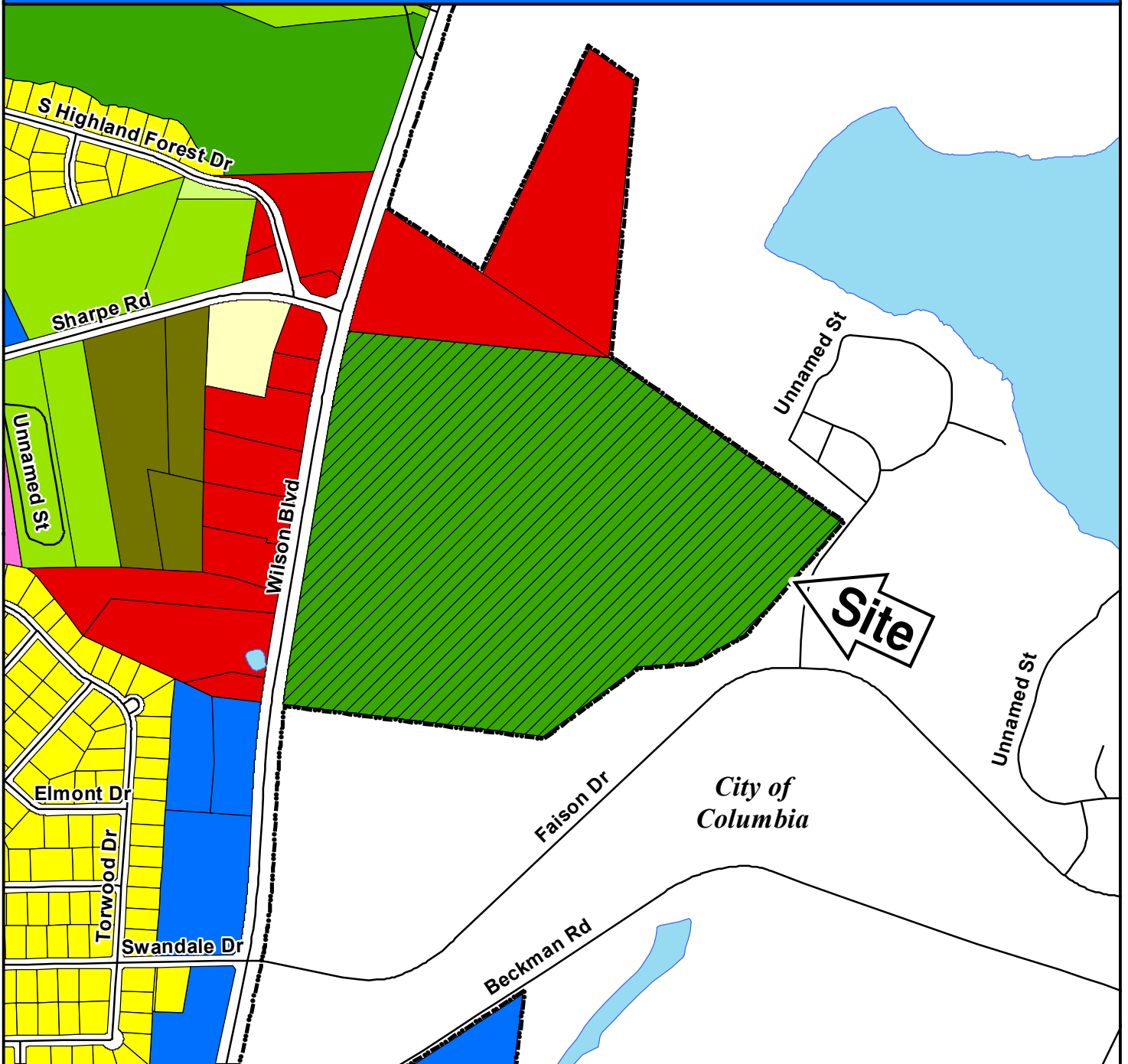
Site

**2. Case 24-001 MA
Carl Kaiser
Wilson Blvd
R14400-01-02
DISTRICT 7 - Gretchen Barron**

Case 24-001 MA
AG to LI
TMS R14400-01-02



Case 24-001 MA AG to LI



ZONING CLASSIFICATIONS

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

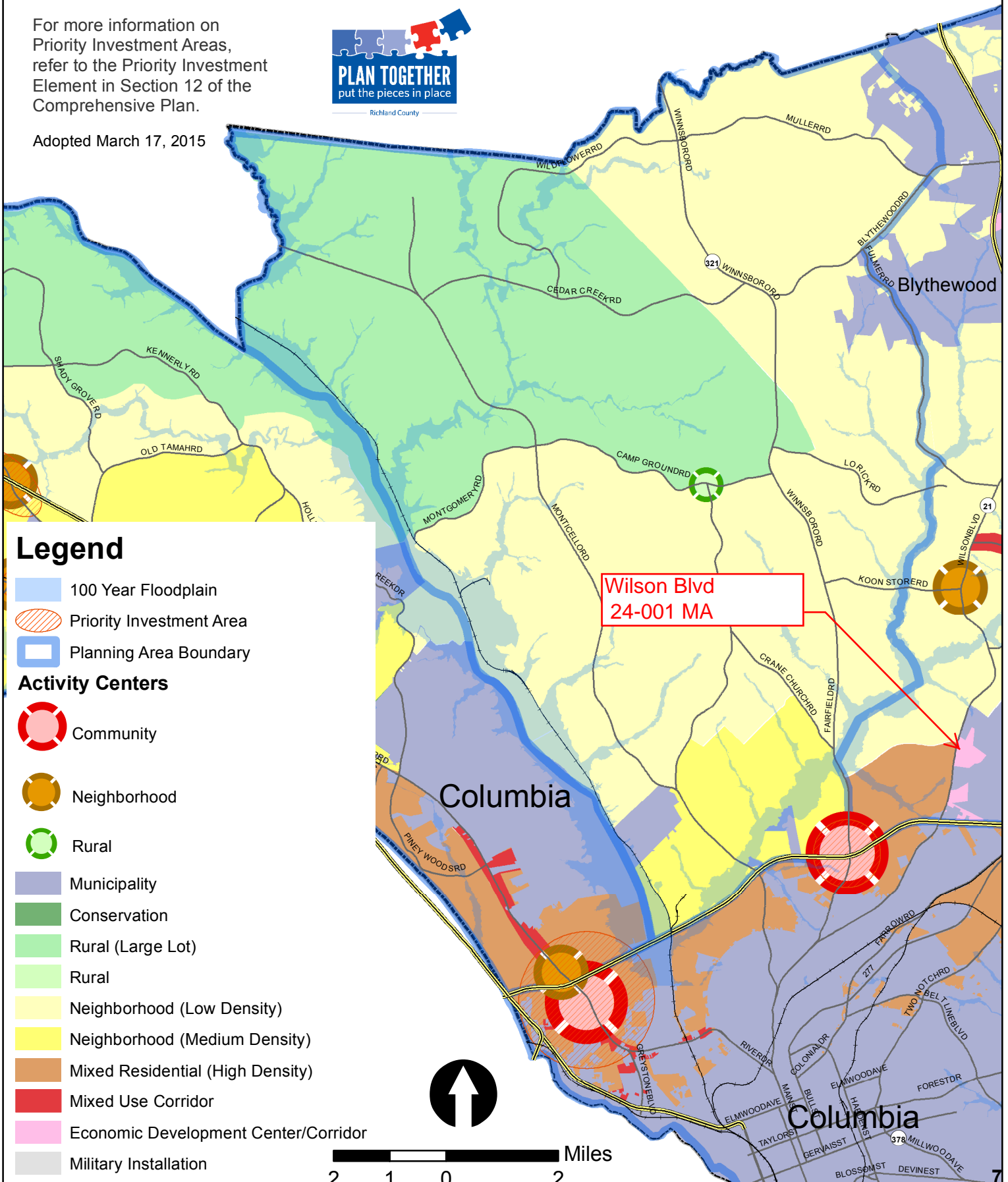


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



Case #24-001 MA - Zoning Districts

Current Zoning District

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.

Case #24-001 MA - Zoning Districts

Proposed Zoning District

Light Industrial (LI) District

Use Classification, Category, Type	LI	Commercial		Vehicle parts and accessories store	P
Agricultural		Kennel	SR	Vehicle repair, major	P
Agriculture and Forestry		Pet grooming	P	Vehicle repair, minor	P
Agriculture	P	Veterinary hospital or clinic	P	Vehicle sales and rental	P
Community garden	SE	Commercial Services		Vehicle towing	P
Forestry	P	Artist studio	P	Industrial	
Agriculture and Forestry Related		Auction house	P	Extraction	
Agriculture research facility	P	Bank, Retail	P	Borrow pit	SE
Agritourism	P	Catering	P	Freight Movement, Warehousing, and Wholesale Distribution	
Farm distribution hub	P	Commercial services	P	Warehouse/Distribution facility	P
Farm supply and machinery sales and service	P	Consumer goods repair	SR	Motor freight facility	P
Residential		Contractor's office	P	Rail transportation facility	
Group Living		Lawn, tree, or pest control services	P	Timber and timber products wholesale sales	P
Community Service		Linen or uniform supply	P	Industrial Service	
Animal shelter	SR	Medical, dental, and health practitioner	P	Contractor's yard	SR
Community food services	P	Non-depository personal credit institution	SR	Large vehicle and commercial and industrial equipment repair	P
Community recreation center	SE	Office	P	Production of Goods	
Correctional facility	SE	Personal services	P	Artisan goods production	P
Government office	P	Rental center	P	Manufacturing, assembly, and fabrication, Light	P
Place of worship	P	Self-service storage facility	SR	Manufacturing, assembly, and fabrication, General	SR
Public recreation facility	SR	Sightseeing tour services	P	Manufacturing, assembly, and fabrication, Intensive	SR
Public safety facility	P	Bar or other drinking place	SR	Waste and Recycling Facilities	
Education		Restaurant	SR	Recycling collection station	P
College or university	P	Restaurant, Carry-out	P	Recycling sorting facility	P
School, business or trade	P	Restaurant, Drive-through	P	Scrapyard	SE
Funeral and Mortuary Services		Recreation/Entertainment			
Cemetery	SR	Arena, stadium, or outdoor theater	P		
Funeral home or mortuary	P	Commercial recreation, Outdoor	SR		
Parks and Open Space		Fitness or training center/studio	P		
Park or greenway	SR	Golf course	SR		
Transportation		Shooting range, Indoor	P		
Airport	P	Smoking place	SR		
Transit stop	SR	Retail Sales			
Fleet terminal	P	Bakery	P		
Passenger terminal, surface transportation	P	Building supply sales	P		
Utilities and Communication		Convenience store	P		
Antenna	P	Drugstore	P		
Broadcasting studio	P	Flea market	P		
Communication tower	SR	Garden center or retail nursery	P		
Solar energy conversion system, Large scale	P	Manufactured home sales	SR		
Utility, major	SR	Outdoor power equipment store	P		
Utility, minor	SR	Traveler Accommodations			
Wind energy conversion system, Large scale	SE	Hotel or motel	P		
		Vehicle Sales and Services			
		Car wash	P		
		Heavy vehicle wash	P		
		Parking, Commercial	P		
		Vehicle fueling station	P		

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 4, 2024
RC PROJECT: 24-002MA
APPLICANT: Kelvin Wright

LOCATION: 2 Flora Circle

TAX MAP NUMBER: R20101-01-39
ACREAGE: 1.39 acres
EXISTING ZONING: R3
PROPOSED ZONING: MU-1

ZPH SIGN POSTING: March 8, 2024

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-2.5 Zoning Map Amendment

A Zoning Map amendment requested by a property owner or the owner's authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:

(b) (4) a. 3.

3. An addition of an MU1 district contiguous to an existing R2, R3, R4, R5, R6, or MU3 district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District. With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2021 Land Development Code the Residential Single-family Medium Density District (RS-MD) was designated Residential District (R3).

Zoning District Summary

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

intended to ensure uses, development intensities, and development forms supports development that:

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

New structures in the Neighborhood Mixed-Use District (MU1) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	R3	Undeveloped
<u>South:</u>	R3	Residence
<u>East:</u>	R3 / R3	Residence/Residence
<u>West:</u>	R3	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along Flora Drive and Flora Circle. The parcel contains a single-family structure. Flora Drive is a two-lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. West, East and South of the site are residentially zoned parcels with single family structures. North of the site is an undeveloped residentially zoned parcel.

Public Services

The subject parcel is located within the boundaries of Richland School District Two. Killian Elementary School is located 1-mile northwest of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia’s water and sewer service area. There are two fire hydrants located along this section of Flora Drive. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 miles northwest of the subject parcel.

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

Plans & Policies

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

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near

activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2022 SCDOT traffic count (Station #460) located east of the subject parcel on N Brickyard Road identifies 7,800 Average Daily Trips (ADT's). N Brickyard is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

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

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

Conclusion

The request **does not** meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Flora Drive is classified as a two-lane undivided local road. In addition, it does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request would initiate the spread of non-residential zoning into an area where residential zoning may be more appropriate.

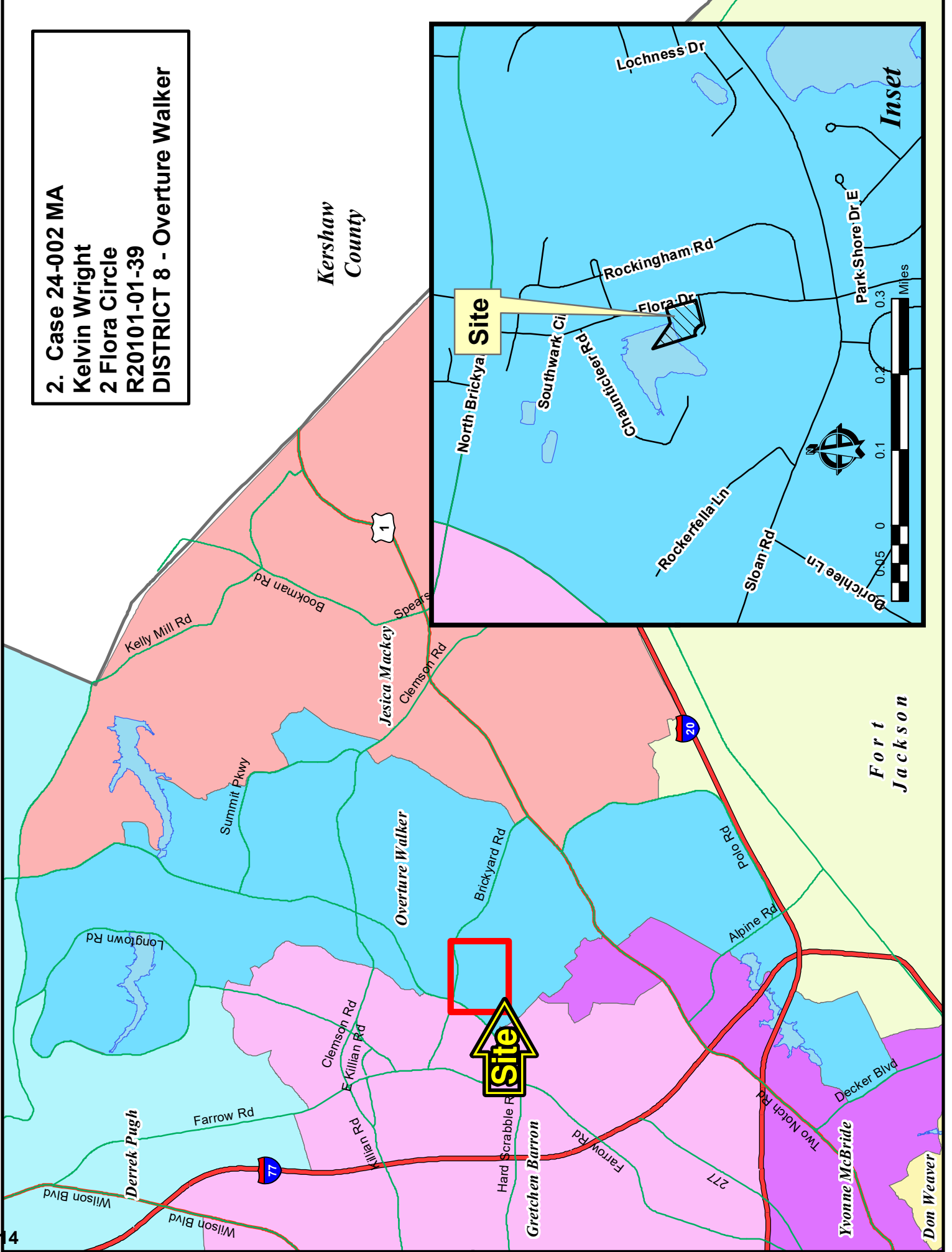
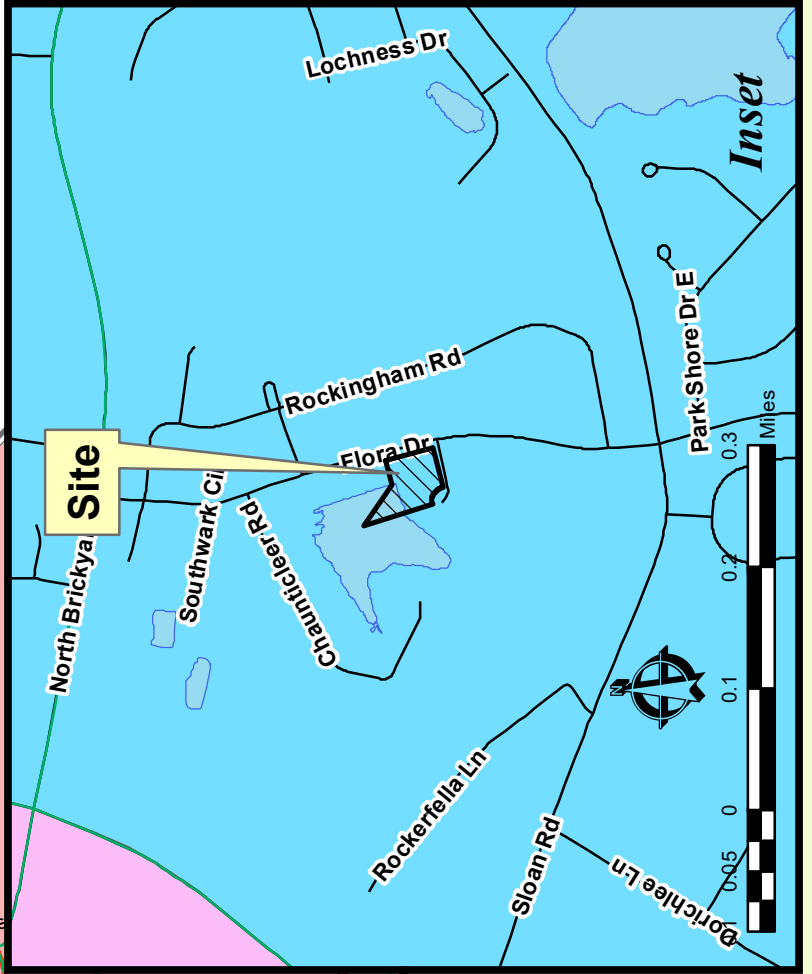
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

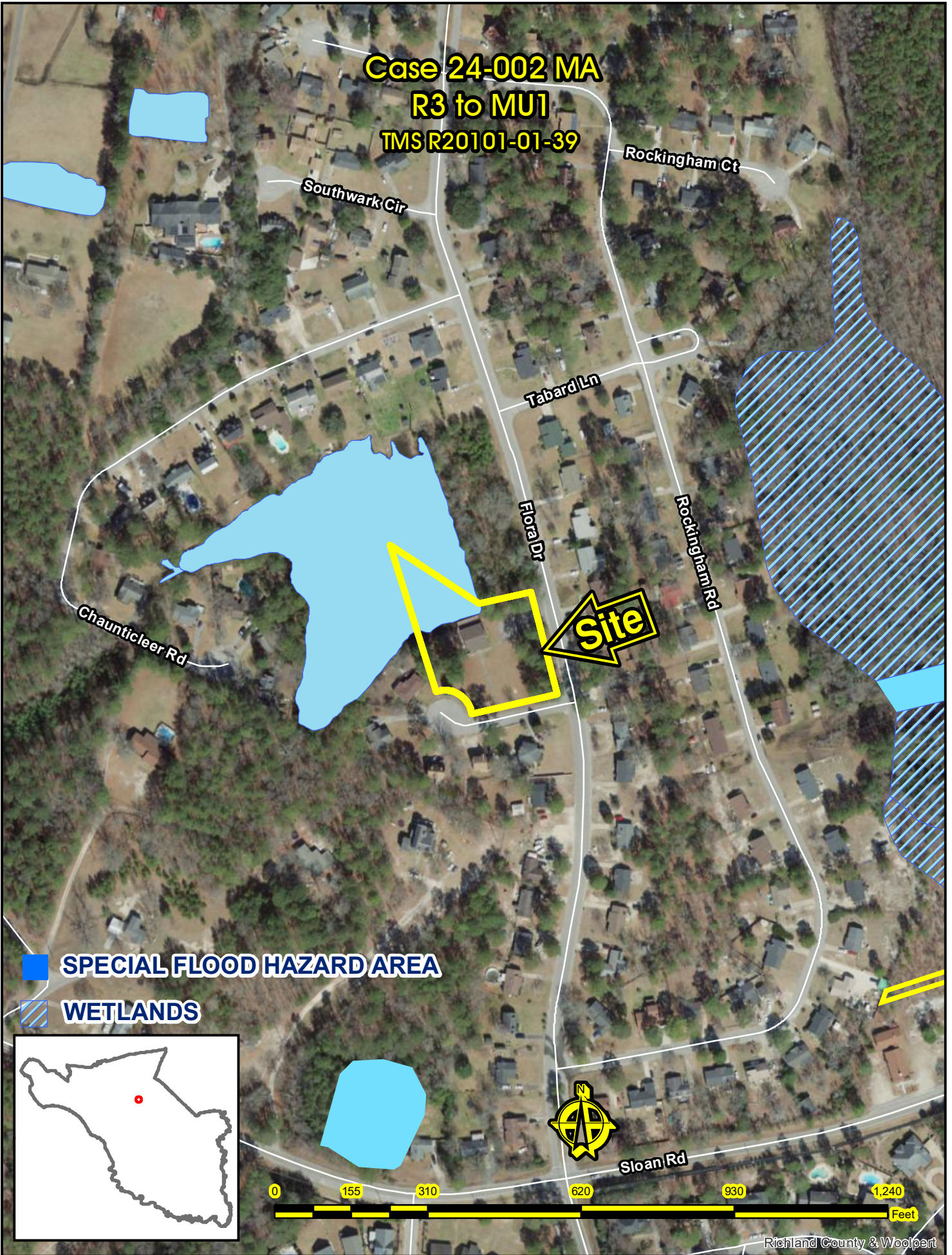
At their **March 4, 2023** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **24-002 MA**.

2. Case 24-002 MA
Kelvin Wright
2 Flora Circle
R20101-01-39
DISTRICT 8 - Overture Walker

*Kershaw
County*



Case 24-002 MA
R3 to MU1
TMS R20101-01-39

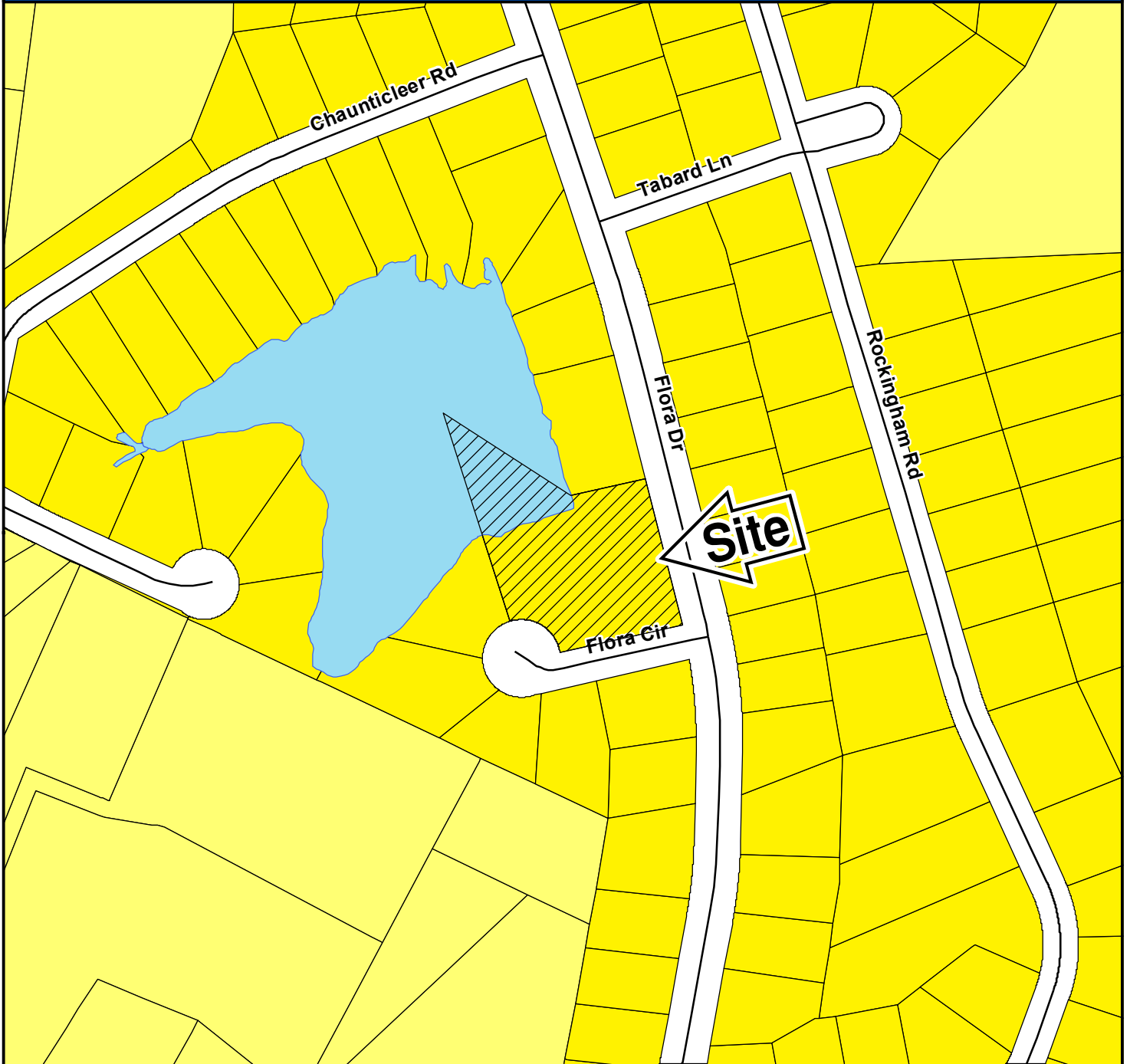


SPECIAL FLOOD HAZARD AREA











WETLANDS

Case 24-002 MA

R3 to MU1



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

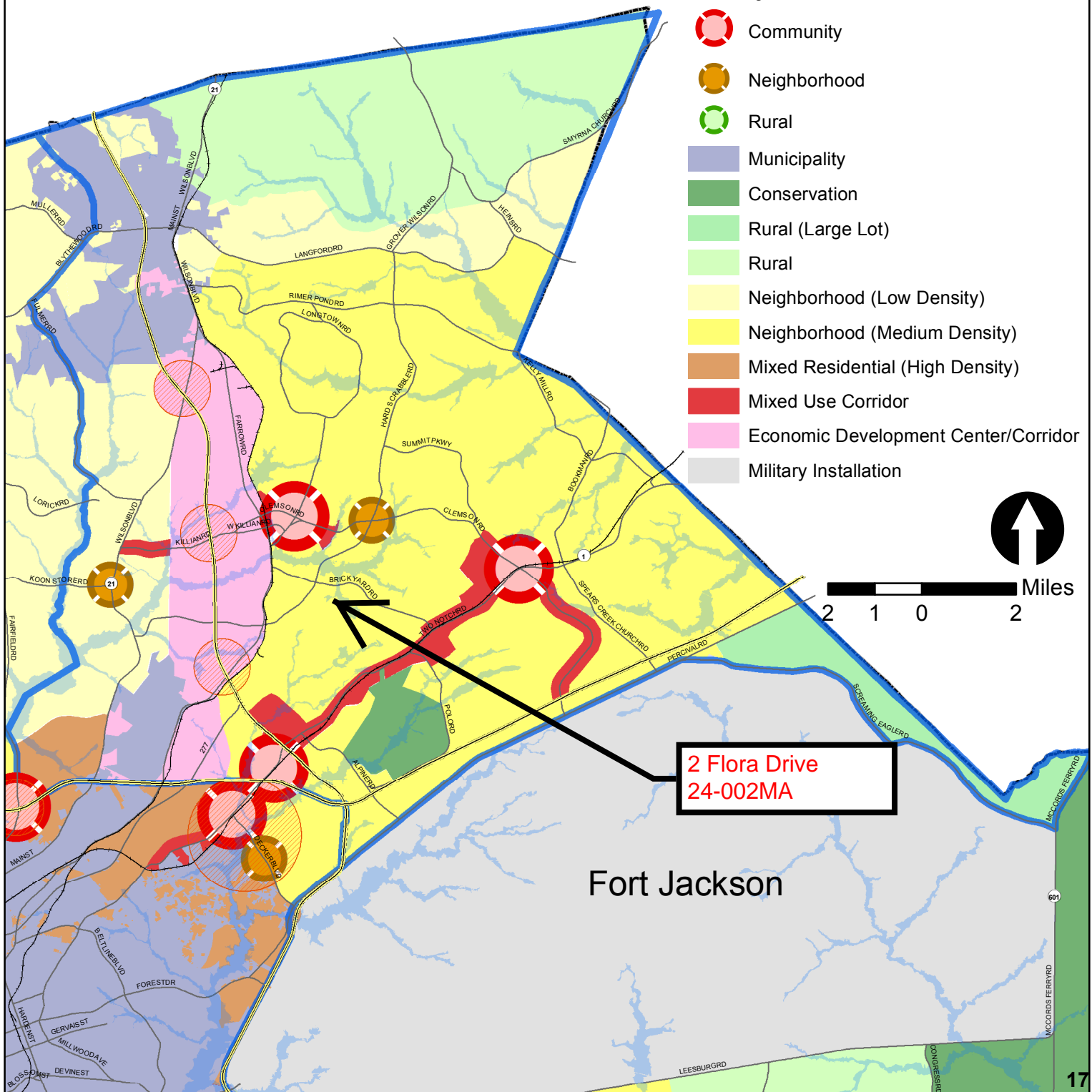


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Case #24-002 MA - Zoning Districts

Current Zoning District	
Residential Three (R3) District	
Use Classification, Category, Type	R3
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
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

Proposed Zoning District		
Neighborhood Mixed-Use (MU1) District		
Use Classification, Category, Type	MU1	
Agricultural		
Agriculture and Forestry		
Community garden	SR	
Agriculture and Forestry Related		
Produce stand	P	
Residential		
Household Living		
Dwelling, Live-Work	SR	
Dwelling, Multi-family	P	
Group home, Family	SR	
Group Living		
Children's residential care home	P	
Continuing care community	SR	
Group home, Large	SE	
Rooming or boarding house	SE	
Community Service		
Community food services	P	
Community recreation center	SR	
Cultural facility	P	
Day care facility	SR	
Government office	P	
Library	P	
Membership organization facility	P	
Nursing care facility	P	
Place of worship	P	
Public recreation facility	SR	
Public safety facility	P	
Short-term or transitional housing	SE	
Education		
College or university	P	
Elementary, middle, or high school	P	
School, business or trade	SR	
Funeral and Mortuary Services		
Cemetery	SR	
Funeral home or mortuary	P	
Parks and Open Space		
Arboretum or botanical garden	P	
Park or greenway	SR	
Transportation		
Transit stop	SR	
Passenger terminal, surface transportation	SE	
Utilities and Communication		
Antenna	P	
Communication tower	SE	
Utility, minor	SR	
Commercial		
Kennel		SR
Pet grooming		SR
Veterinary hospital or clinic		SR
Commercial Services		
Artist studio		P
Auction house		
Bank, Retail		SR
Catering		P
Commercial services		P
Consumer goods repair		SR
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
Tattoo or body piercing facility		SR
Bar or other drinking place		SE
Restaurant		SR
Restaurant, Carry-out		P
Recreation/Entertainment		
Commercial recreation, Indoor		SR
Fitness or training center/studio		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
Pawnshop		P
Traveler Accommodations		
Bed and breakfast		SR
Vehicle Sales and Services		
Parking, Commercial		P
Vehicle fueling station		P
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. **Error! Reference source not found.**

c. Special Exception Uses

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2024
RC PROJECT: 23-045 MA
APPLICANT: Raysa Sanchez

LOCATION: 1626 Horseshoe Drive

TAX MAP NUMBER: R17011-02-19
ACREAGE: .4 acres
EXISTING ZONING: INS
PROPOSED ZONING: R6

ZPH SIGN POSTING: April 5, 2024

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-2.5 Zoning Map Amendment

A Zoning Map amendment requested by a property owner or the owner’s authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:

(b) (4) a. 1.

1. An extension of the same existing district boundary.

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 Office and Institutional District (C-1) was designated Office and Institutional District (OI). With the adoption of the 2021 Land Development Code the Office and Institutional District (OI) was designated Institutional District (INS).

Zoning District Summary

The 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.

Maximum density standard: no more than eighteen (18) units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 7 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>	INS	Beauty Salon
<u>South:</u>	INS	Landscape Services
<u>East:</u>	INS	Undeveloped
<u>West:</u>	R6/R6	Undeveloped/ undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Horseshoe Drive. There are no sidewalks or streetlamps along this section of Horseshoe Drive. The subject parcel is undeveloped. There are no sidewalks or streetlights along this section of Horseshoe Drive. The immediate area is characterized by a mix of undeveloped multi-family parcels, commercial uses and undeveloped parcels. West of the subject parcel are undeveloped multi-family parcels. North and south of the site are commercial uses. East of the subject parcel is undeveloped and wooded.

Public Services

The subject parcel is within the boundaries of School District Two. The Joseph Keels Elementary School is located .39 miles west of the subject parcel on Parklane Road. The Dentsville fire station (number 14) is located .44 miles south of the subject parcel on Firelane Road. Water is provided by the City of Columbia and sewer is provided by the East Richland County Public Service District.

Plans & Policies

2015 Comprehensive Plan

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as being within a ***Community Activity Center***, surrounded by ***Neighborhood (Medium-Density)*** on the future land use map. 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.

Specific recommended land uses for Community Activity Centers include large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multi-family housing located above non-residential uses on ground floor, stand-alone multi-family housing, professional offices, and other commercial uses.

The Neighborhood (Medium-Density) land use areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood

(Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas.

Traffic Characteristics

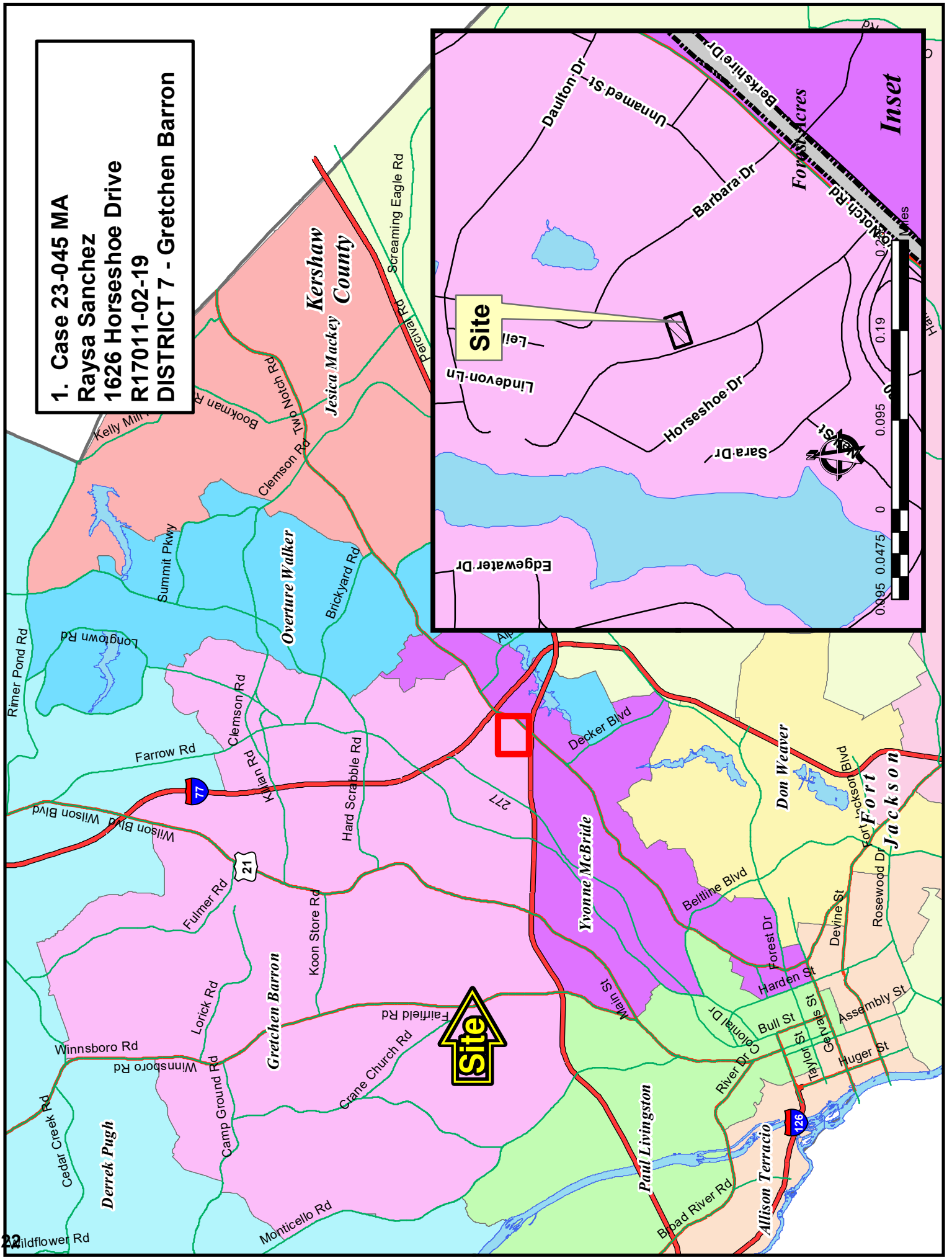
No traffic count stations are located on Horseshoe Drive. Horseshoe Drive is a two-lane road maintained by SCDOT. The 2022 SCDOT traffic count (Station # 113) located northeast of the subject parcel on Two Notch Road identifies 29,500 Average Daily Trips (ADT's). Two Notch Road is classified as a five-lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "C".

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

Planning Commission Action

At their **April 1, 2024** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-045 MA**.

1. Case 23-045 MA
Raysa Sanchez
1626 Horseshoe Drive
R17011-02-19
DISTRICT 7 - Gretchen Barron



Site

Site

Inset

Case 23-045 MA
INS to R5
TMSR17011-02-19

Lindevon Ln

site

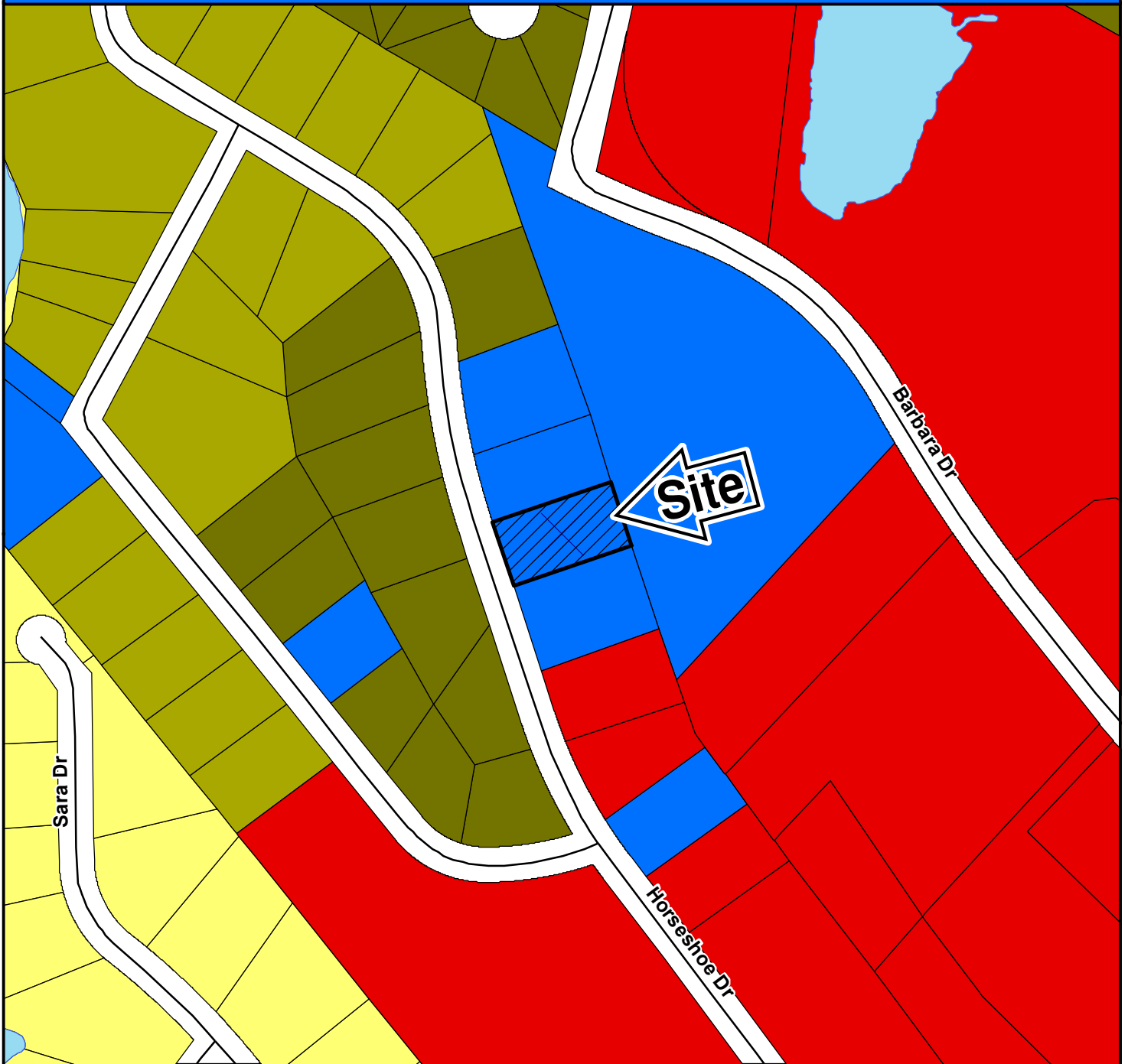
Horseshoe Dr

 **SPECIAL FLOOD HAZARD AREA**




















 **WETLANDS**



Case 23-045 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	



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

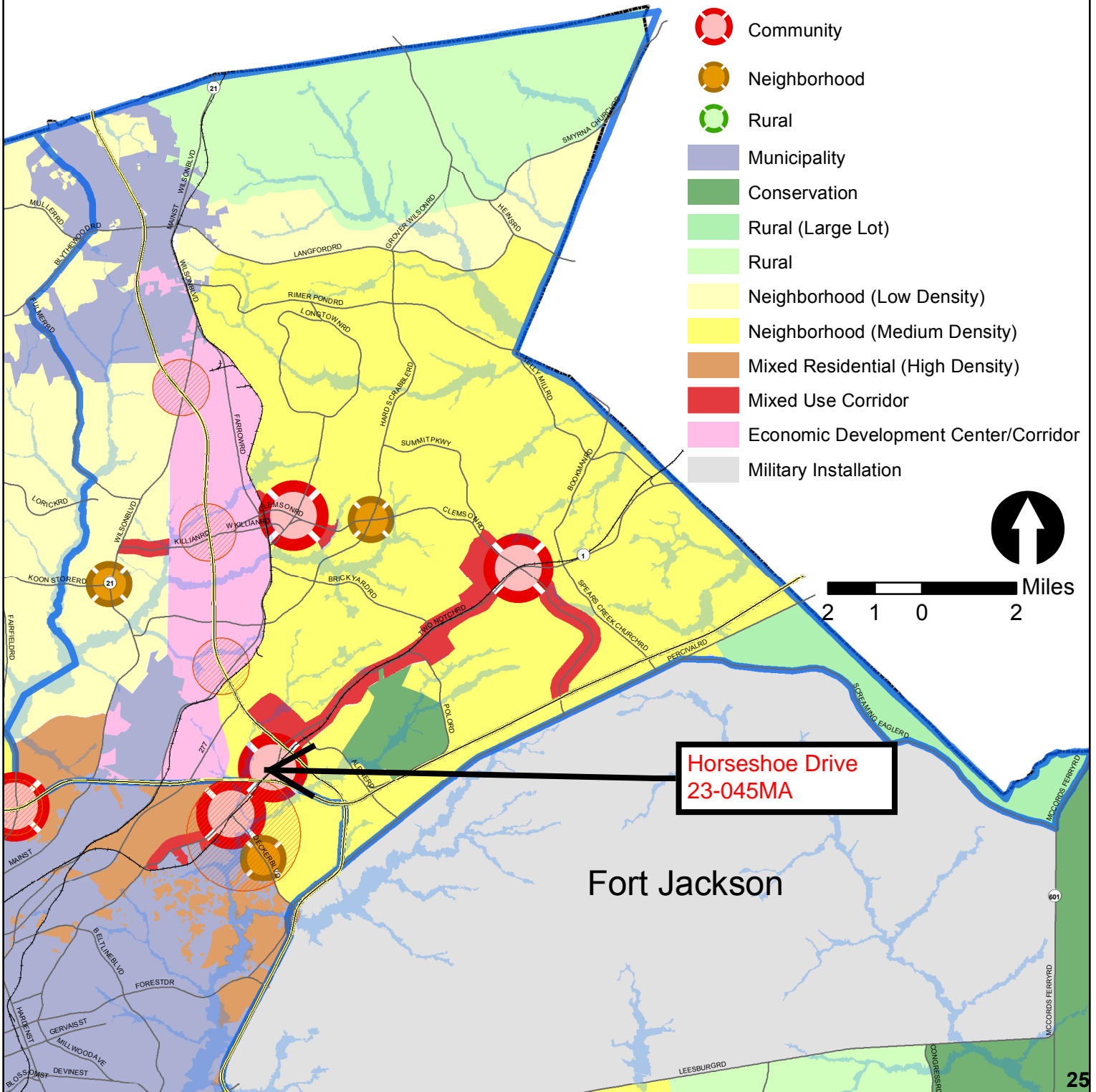


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Case #23-045 MA - Zoning Districts

Current Zoning District

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.

Proposed Zoning

Residential Six (R6) District

Use Classification, Category, Type	R6
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
Group Living	
Children's residential care home	SE
Continuing care community	SR
Dormitory	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	
Commercial Services	
Personal services	SR
Recreation/Entertainment	
Golf course	SE
Traveler Accommodations	
Bed and breakfast	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2024
RC PROJECT: 24-004MA
APPLICANT: John T. Bakhaus

LOCATION: Wilson Boulevard

TAX MAP NUMBER: R14900-03-01
ACREAGE: 1.16 acres
EXISTING ZONING: RT
PROPOSED ZONING: GC

ZPH SIGN POSTING: April 5, 2024

Staff Recommendation

Approval

Background

Zoning History

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

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

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Bank
<u>South:</u>	RT	Undeveloped
<u>East:</u>	M-1	Warehouse
<u>West:</u>	GC	SCDMV Headquarters

Discussion

Parcel/Area Characteristics

The subject parcel contains a Child Licensed Center. The parcel has frontage along Wilson Boulevard. Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The area is primarily characterized by a commercial, office and industrial properties. West of the property is SCDMV headquarters with multiple parcels and structures. North of the site is a Bank. South of the site is development. East of the site is a warehouse.

Public Services

The subject parcels are within the boundaries of Richland School District Two. Westwood High School is located approximately .79 miles southwest of the subject parcel on Sharpe Road West. Records indicate that the parcel is in the City of Columbia's water and sewer service areas. There is a fire hydrant located north of the site on Jenkins Brothers Road. The Killian fire station (station number 27) is located on Farrow Road, approximately 3.2 miles southeast 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 ***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.

The subject parcel falls within **Priority Investment Area 7 (I-77 Wilson Blvd Interchange)**, which consists of a commercial and industrial node within the economic development corridor. The PIA is intended as a regional corridor that offers a prime location for future industrial and business park users, as well as for visiting tourists. Investments should ensure that adequate infrastructure is in place to support future economic development efforts.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #137) located north of the subject parcel on Wilson Boulevard identifies 16,000 Average Daily Trips (ADTs). This section of Wilson Boulevard is classified as a five-lane undivided Major Collector, maintained by SCDOT with a design capacity of 19,600 ADTs. Wilson Boulevard 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 Wilson Blvd through the County Penny Sales Tax program or SCDOT.

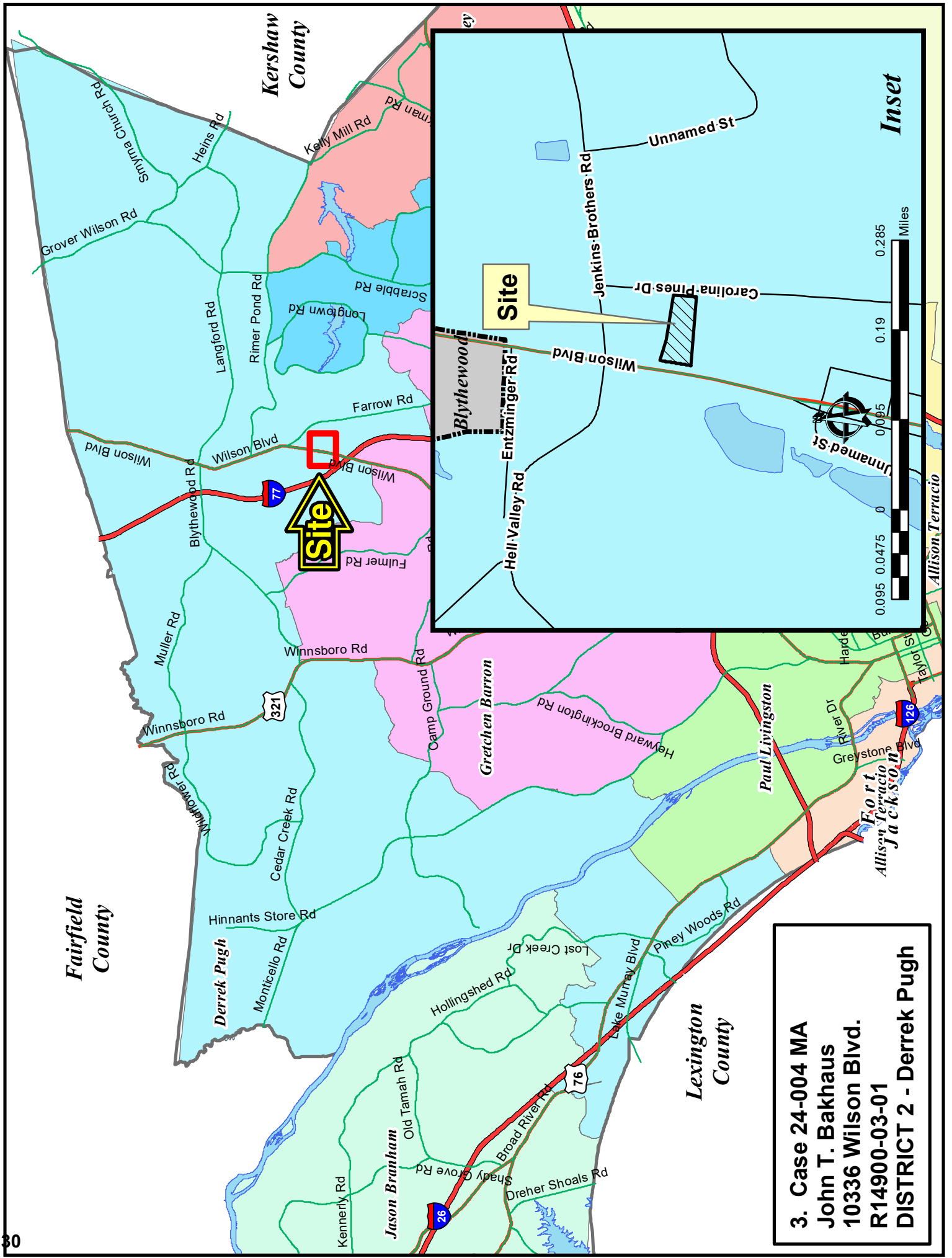
Conclusion

Staff recommends **Approval** of this map amendment as it is consistent with the 2015 Comprehensive Plan recommendations

The proposed map amendment would allow for complementary retail and commercial uses along a primary road corridor, proximate to employment centers as prescribed by the Comprehensive Plan.

Planning Commission Action

At their **April 1, 2024** meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed amendment for RC Project # **24-004 MA**.

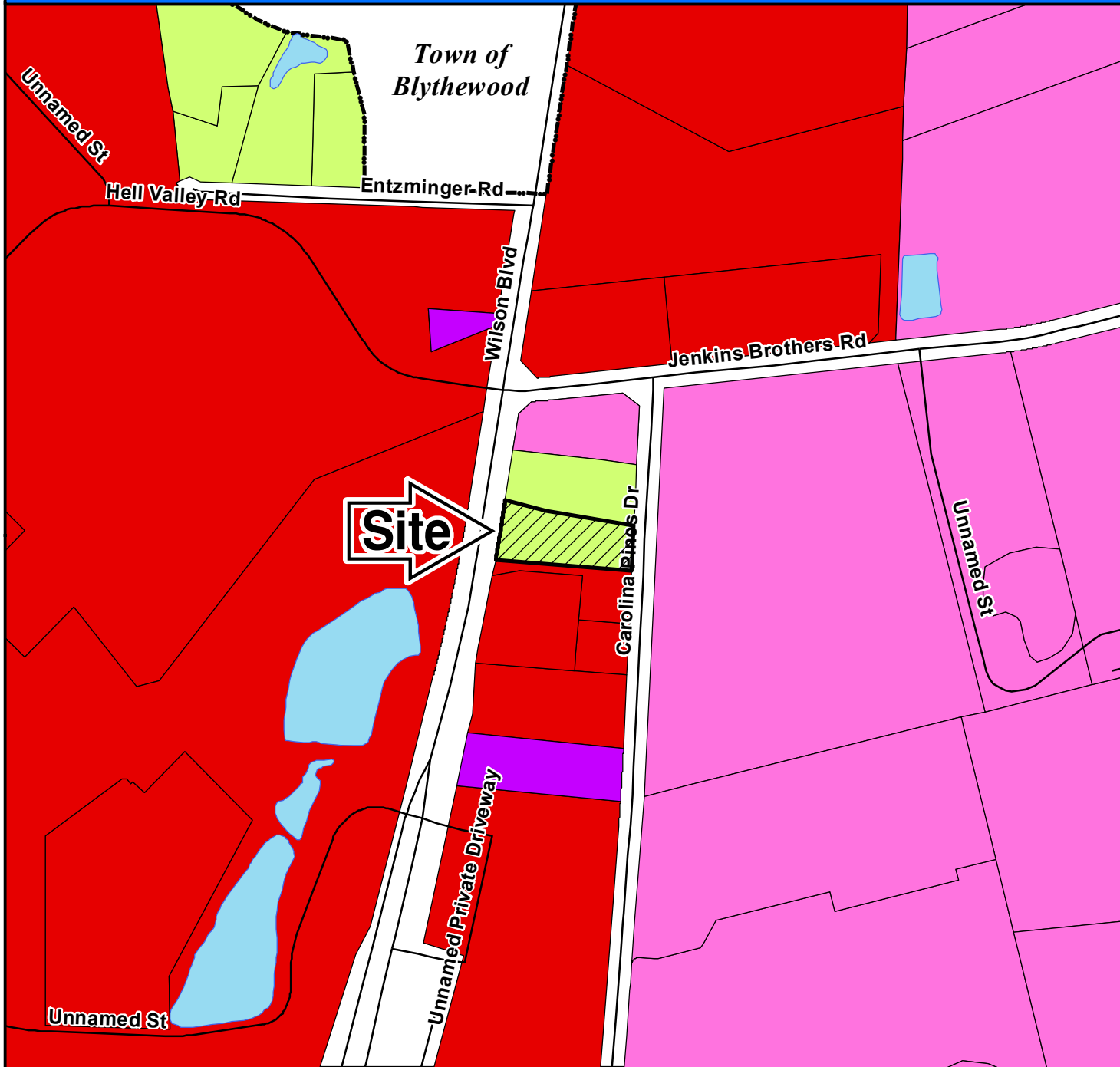


3. Case 24-004 MA
John T. Bakhaus
10336 Wilson Blvd.
R14900-03-01
DISTRICT 2 - Derrek Pugh

Case 24-004 MA
RT to GC
TMS R14900-03-01



Case 24-004 MA RT 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		



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

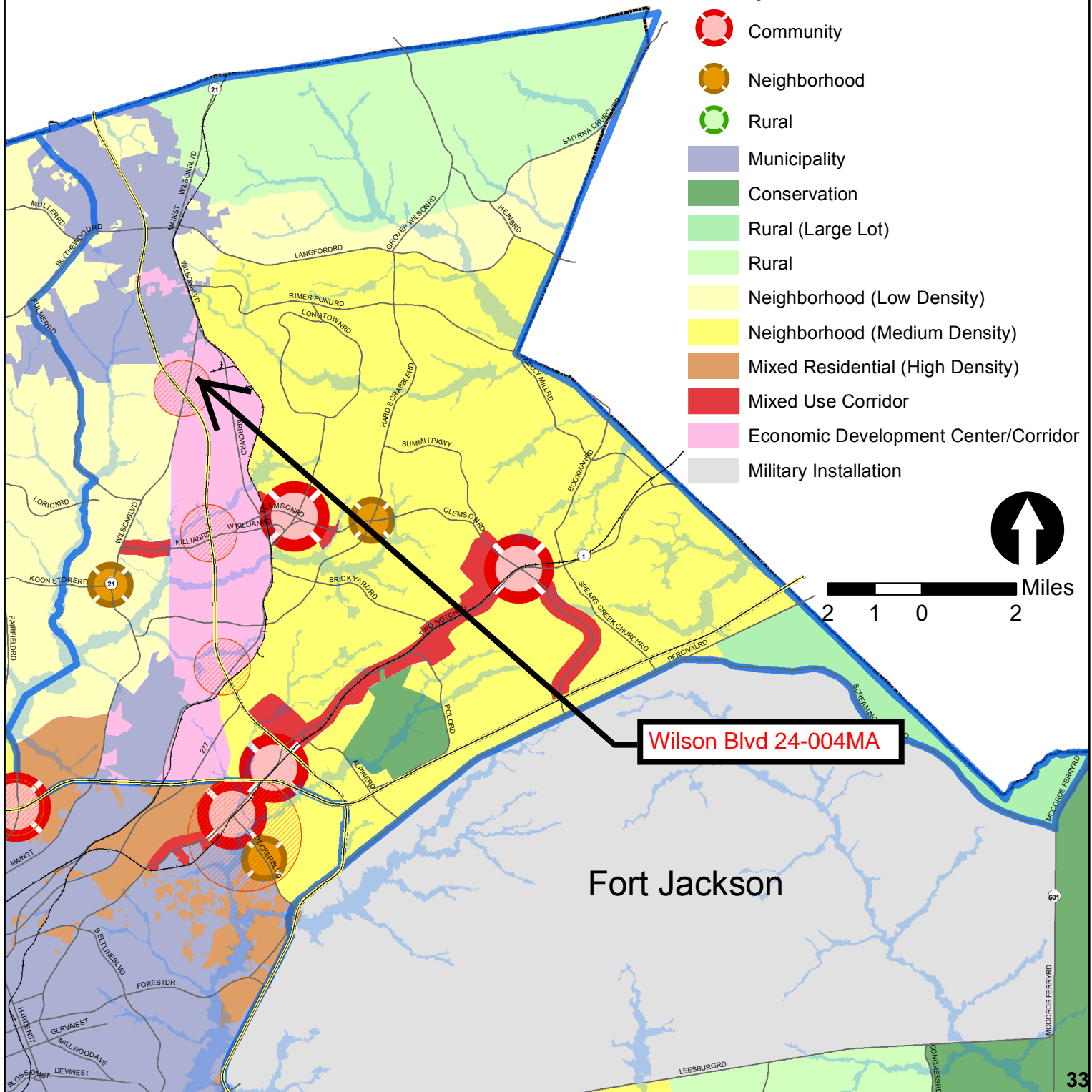


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Fort Jackson

Case #24-004 MA - Zoning Districts

Current Zoning District

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.

Case #24-004 MA - Zoning Districts

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

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

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

- a. Permitted Uses**
A "P" indicates that the use is allowed by right in the zoning district at the head of that column.
- b. Special Requirements Uses**
An "SR" indicates that the use is allowed in the zoning district at the head of that column only if the Zoning Administrator determines the use complies with the use-specific standards.
- c. Special Exception Uses**
An "SE" indicates that the use is allowed in the zoning district only if the Board of Zoning Appeals approves a special exception permit for the use.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 1, 2024
RC PROJECT: 24-006 MA
APPLICANT: Sam Reynolds

LOCATION: Windermere Village Way

TAX MAP NUMBER: R20510-02-03 (portion of)
ACREAGE: .04 acres
EXISTING ZONING: OS
PROPOSED ZONING: R2

ZPH SIGN POSTING: April 5, 2024

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Section 26-2.5 Zoning Map Amendment

A Zoning Map amendment requested by a property owner or the owner’s authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:

(b) (4) a. 1.

1. An extension of the same existing district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). The property was rezoned in 2007 to the Traditional Recreation Open Space District (TROS).

With the adoption of the 2021 Land Development Code the Traditional Recreation Open Space District (TROS) was designated Open Space District (OS).

Zoning District Summary

The Residential 2 District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development. Maximum density standard: no more than three (3) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 0 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>	R2	Residence
<u>South:</u>	OS	Golf Course
<u>East:</u>	R2	Residence
<u>West:</u>	R2	Residence

Discussion

Parcel/Area Characteristics

The parcel does not have road frontage to Windermere Village Way. The subject parcel is undeveloped and was part of the Windermere golf course. The immediate area is characterized by a single-family parcel and the golf course. West, north and east of the subject parcel are single-family parcels. South of the site is a golf course.

Public Services

The subject parcel is within the boundaries of School District Two. The Blythewood Middle School is located .8 miles northwest of the subject parcel on Longtown Road East. The Blythewood fire station (number 26) is located 3.9 miles northwest of the subject parcel on Main Street. Water is provided by the City of Columbia and sewer is provided by the South West Water Company.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

No traffic count stations are located on Windermere Village Way. Horseshoe Drive is a two-lane local road. The 2022 SCDOT traffic count (Station # 713) located northwest of the subject parcel on Longtown Road E identifies 5,400 Average Daily Trips (ADT's). Longtown Road E is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road E is currently operating at Level of Service (LOS) "B".

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

Conclusion

Staff believes that the proposed rezoning is consistent with the objective for the Neighborhood (Medium-Density) zoning district future land use designation outlined in the 2015 Comprehensive Plan, as single-family housing is a recommended use.

Staff is of the opinion that approval of the proposed district would be in character with the surrounding zoning districts and uses.

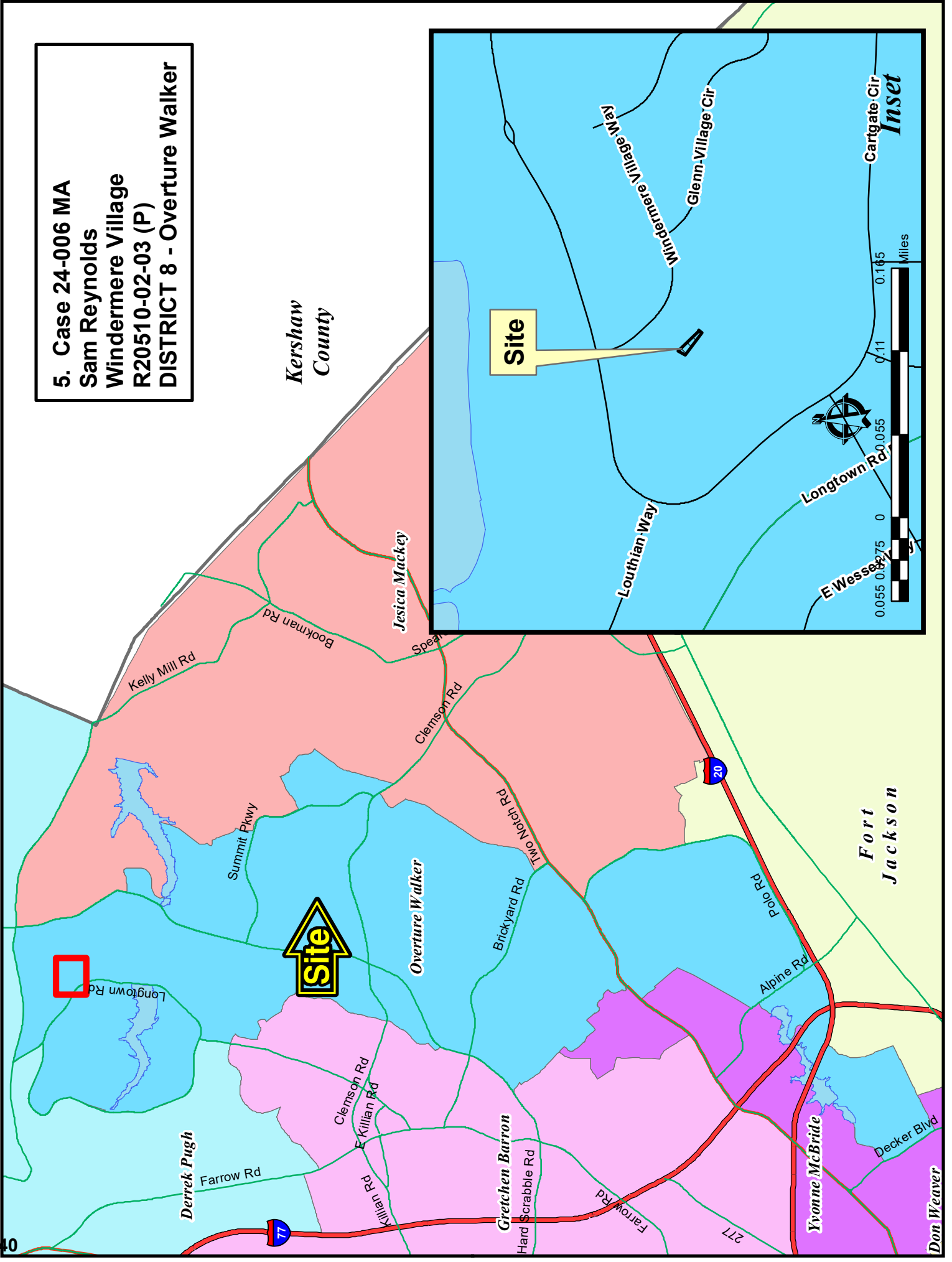
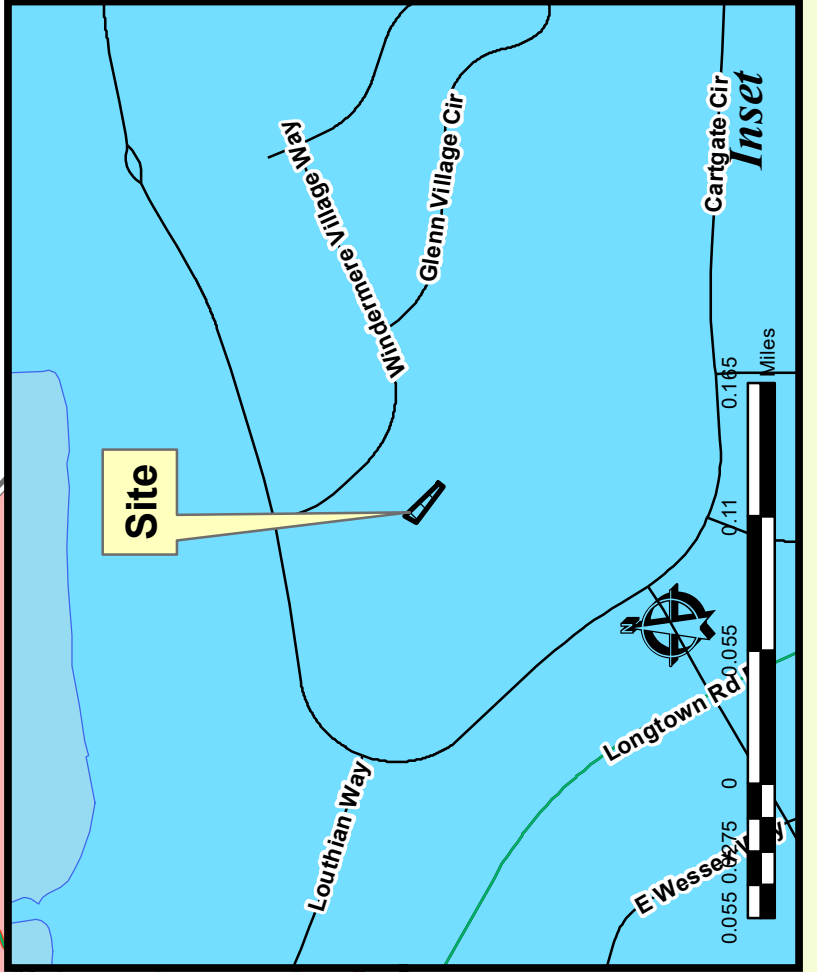
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **April 1, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-006 MA**.

5. Case 24-006 MA
Sam Reynolds
Windermere Village
R20510-02-03 (P)
DISTRICT 8 - Overture Walker

*Kershaw
County*

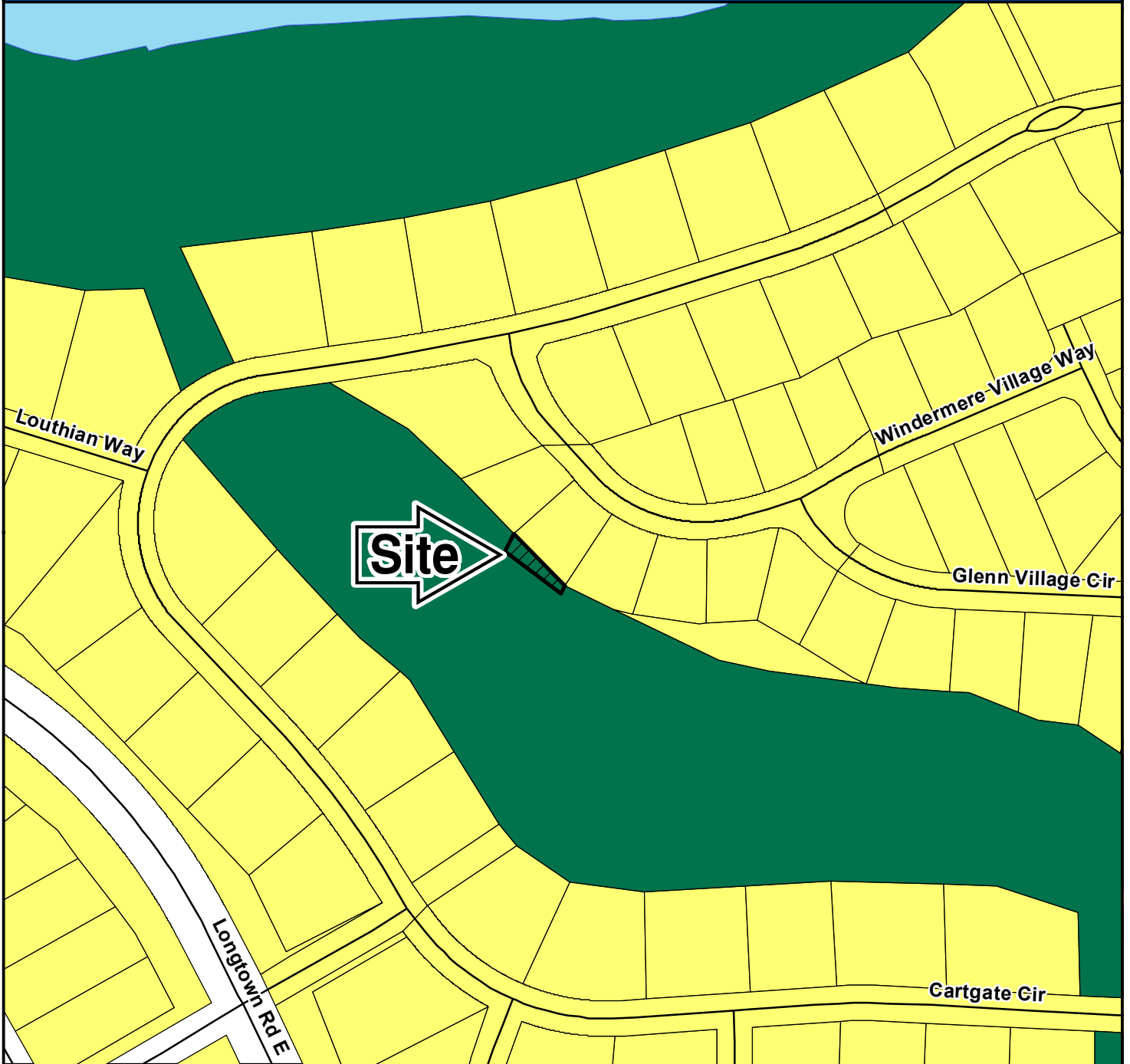


Case 24-006 MA
OS to R2
TMSR20510-02-03 (P)















Case 24-006 MA

OS to R2



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

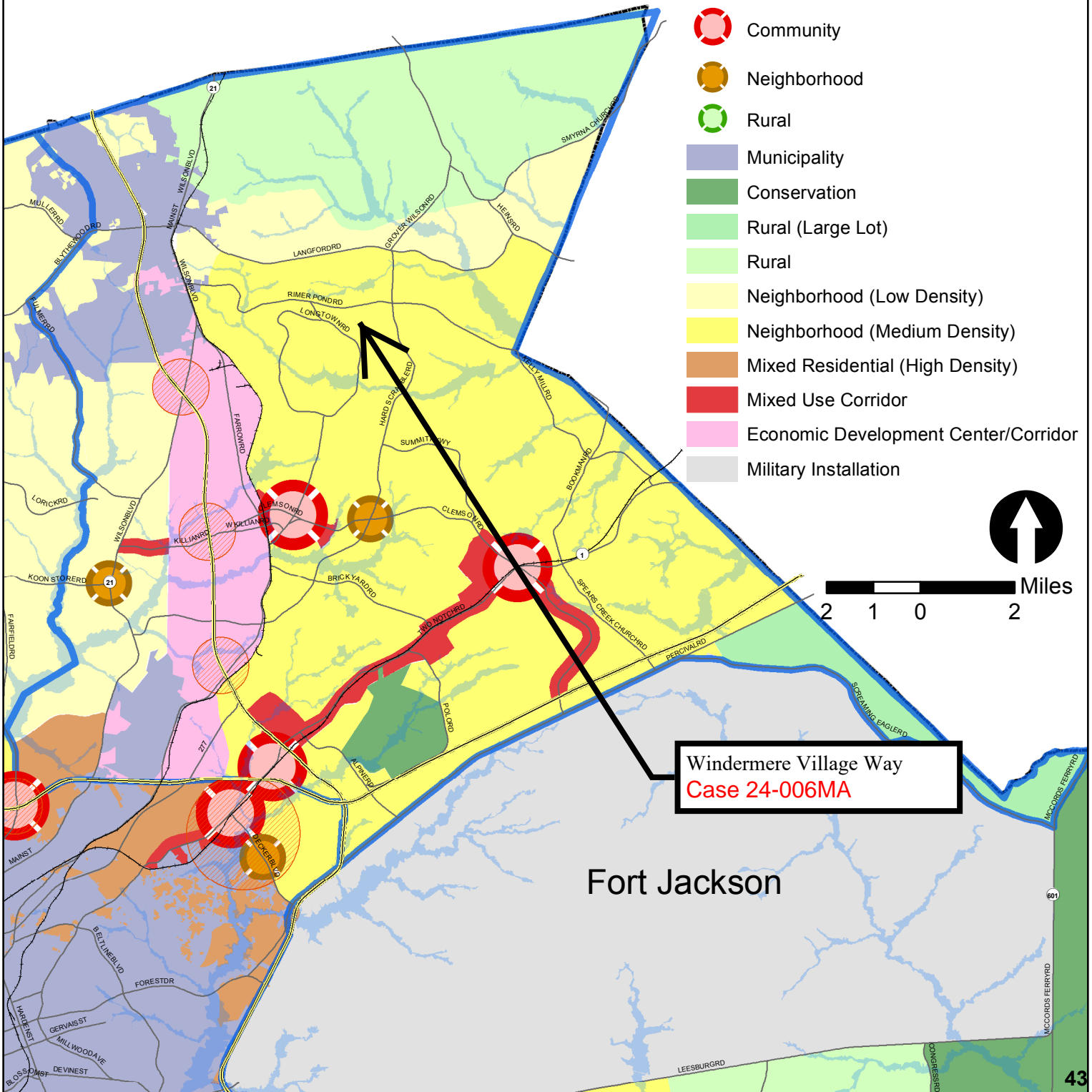


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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



Case #24-006 MA - Zoning Districts

Current Zoning District	
Open Space (OS) District	
Use Classification, Category, Type	OS
Agricultural	
Agriculture and Forestry	
Agriculture	P
Forestry	P
Agriculture and Forestry Related	
Agritourism	SR
Rural retreat	SR
Residential	
Household Living	
Group Living	
Public, Civic, and Institutional	
Community Service	
Community recreation center	SR
Public recreation facility	SR
Education	
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	
Utility, minor	SR
Commercial	
Animal Services	
Commercial services	
Eating and Drinking Establishments	
Recreation/Entertainment	
Golf course	SR
Hunt club	P
Retail Sales	
Traveler Accommodations	
Vehicle Sales and Services	
Industrial	
Extraction	
Freight Movement, Warehousing, and Wholesale Distribution	
Industrial Service	
Production of Goods	
Waste and Recycling Facilities	

Proposed Zoning District	
Residential Two (2) District	
Use Classification, Category, Type	R2
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Two-family	SR
Group home, Family	SR
Manufactured home	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	

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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



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