

**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



November 21, 2024

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



**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**

AGENDA

**Thursday, November 21, 2024
2020 Hampton Street, Columbia, SC 29204
7:00 PM**

1. STAFF:

Synithia Williams Community Planning and Development Director
Geonard Price Deputy CP&D Director/Zoning Administrator
Thomas DeLageDeputy Zoning Administrator
Matthew T. SmithComprehensive 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 # 24-030 MA

Lindsay S. Van Slambrook, Esq.
GC to MU3 (2.09 acres)
7128 Parklane Road
TMS: R17005-02-04
Planning Commission: Approval (7-0)
Staff Recommendation: Approval
[\[Pages 1-10\]](#)

District 3
The Honorable Yvonne McBride

2. Case # 24-040 MA

Marion Charlie Adams, Jr
INS to MU1 (0.47 acres)
4030 Bluff Road
TMS: R13509-01-10
Planning Commission: Approval (5-0)
Staff Recommendation: Approval
[\[Pages 11-20\]](#)

District 10
The Honorable Cheryl D.English

3. Case # 24-043 MA

Krystal Martin
R4 to LI (2.4 acres)
10539 Farrow Road
TMS: R17500-02-18
Planning Commission: Approval (5-0)
Staff Recommendation: Approval
[\[Pages 21-30\]](#)

District 2
The Honorable Derrek Pugh

4. Case # 24-045 MA
Alecia W. Garrick
HM to RT (2.99 acres)
4540 Leesburg Road
TMS: R28100-02-14
Planning Commission: Approval (5-0)
Staff Recommendation: Disapproval
[\[Pages 31-39\]](#)

District 11
The Honorable Chakisse Newton

7. ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 5, 2024
RC PROJECT: 24-030 MA
APPLICANT: Lindsay S. Van Slambrook

LOCATION: 7128 Parklane Road

TAX MAP NUMBER: R17005-02-04
ACREAGE: 2.09 acres
EXISTING ZONING: GC
PROPOSED ZONING: MU3

ZPH SIGN POSTING: November 4, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (GC).

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.

| Direction | Existing Zoning | Use |
|----------------------|-----------------|---------------------------------------|
| <u>North:</u> | GC/RM-HD | Commercial Strip Center/ Multi-family |
| <u>South:</u> | GC | Restaurant |
| <u>East:</u> | GC | Undeveloped |
| <u>West:</u> | GC | Commercial |

Discussion

Parcel/Area Characteristics

The parcel has frontage along Parklane Road and O’Neal Court. There are sidewalks along this section of Parklane Road and O’Neal Court. The immediate area is primarily characterized by commercial uses to the south and commercial uses to the east and west.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Dentsville Middle School is located .55 miles south of the subject parcel on Decker Boulevard. Records indicate that the parcel is in the City of Columbia’s water service area and East Richland County Public Service District for sewer. There is a fire hydrant located on Parklane Road. The Dentsville fire station (station number 14) is located on Firelane, approximately .45 miles northeast of the subject parcel.

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

Plans & Policies

The 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 2023 SCDOT traffic count (Station #313) located north of the subject parcel on Parklane Road identifies 17,800 Average Daily Trips (ADT’s). Parklane Road is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT’s. This portion of Parklane Road is currently operating at Level of Service (LOS) “B”.

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

There is Rehab & Resurfacing project currently under construction for this section of Parklane Road through SCDOT. The anticipated completion date for this project is currently undetermined. There are no programs or projects for this section of Parklane Road through the County Penny Sales Tax program.

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends Mixed residential areas including 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 deemed appropriate for this area.

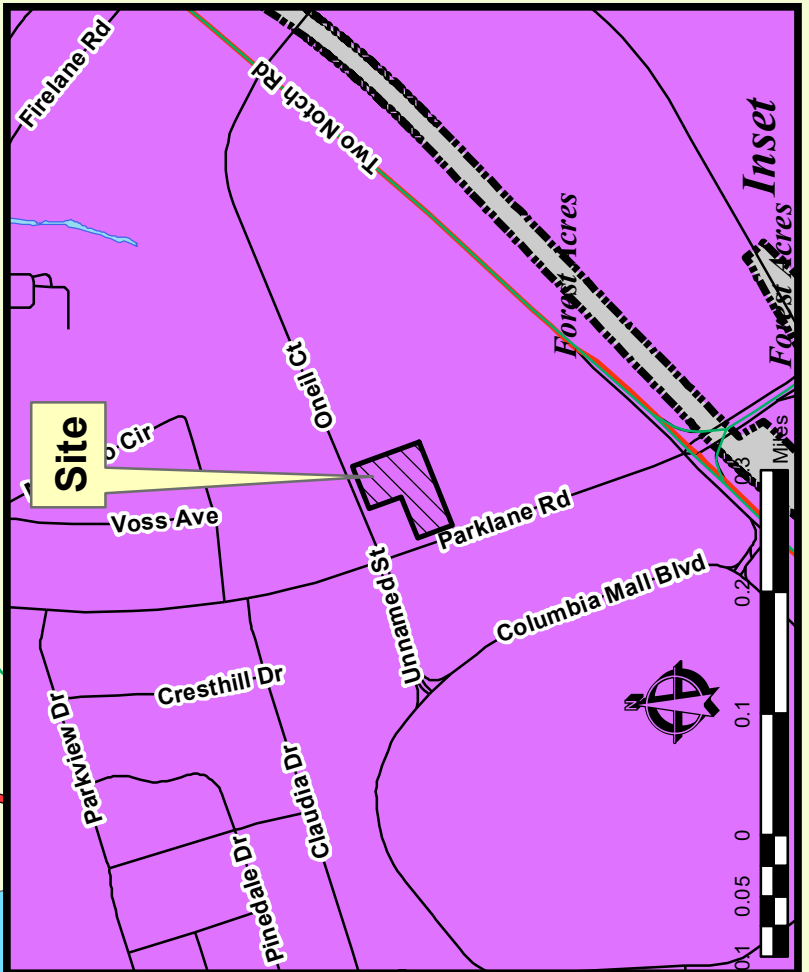
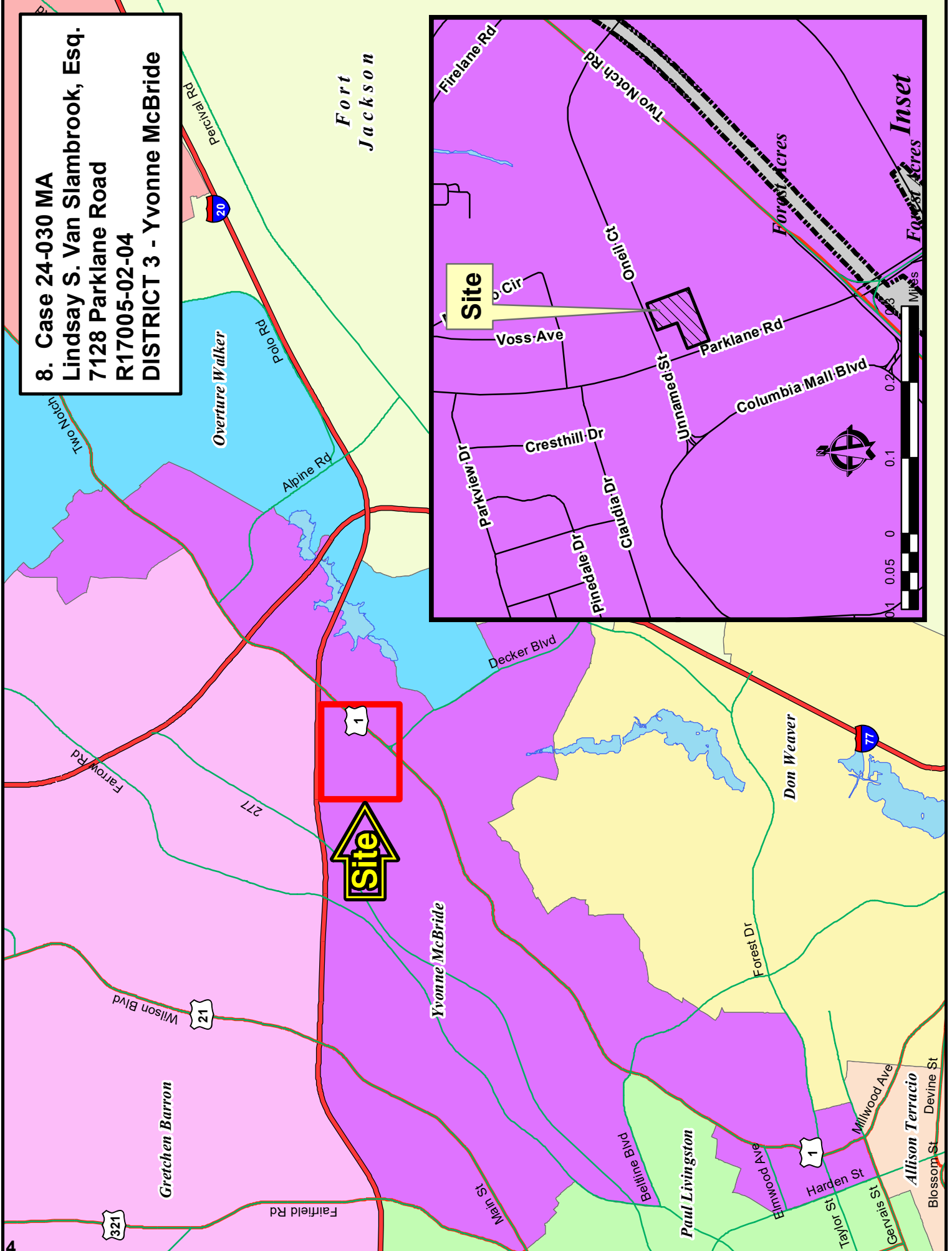
The requested zoning designation promotes uses and developments that are supportive of the recommendations.

For this reason, staff recommends **Approval** of this map amendment.

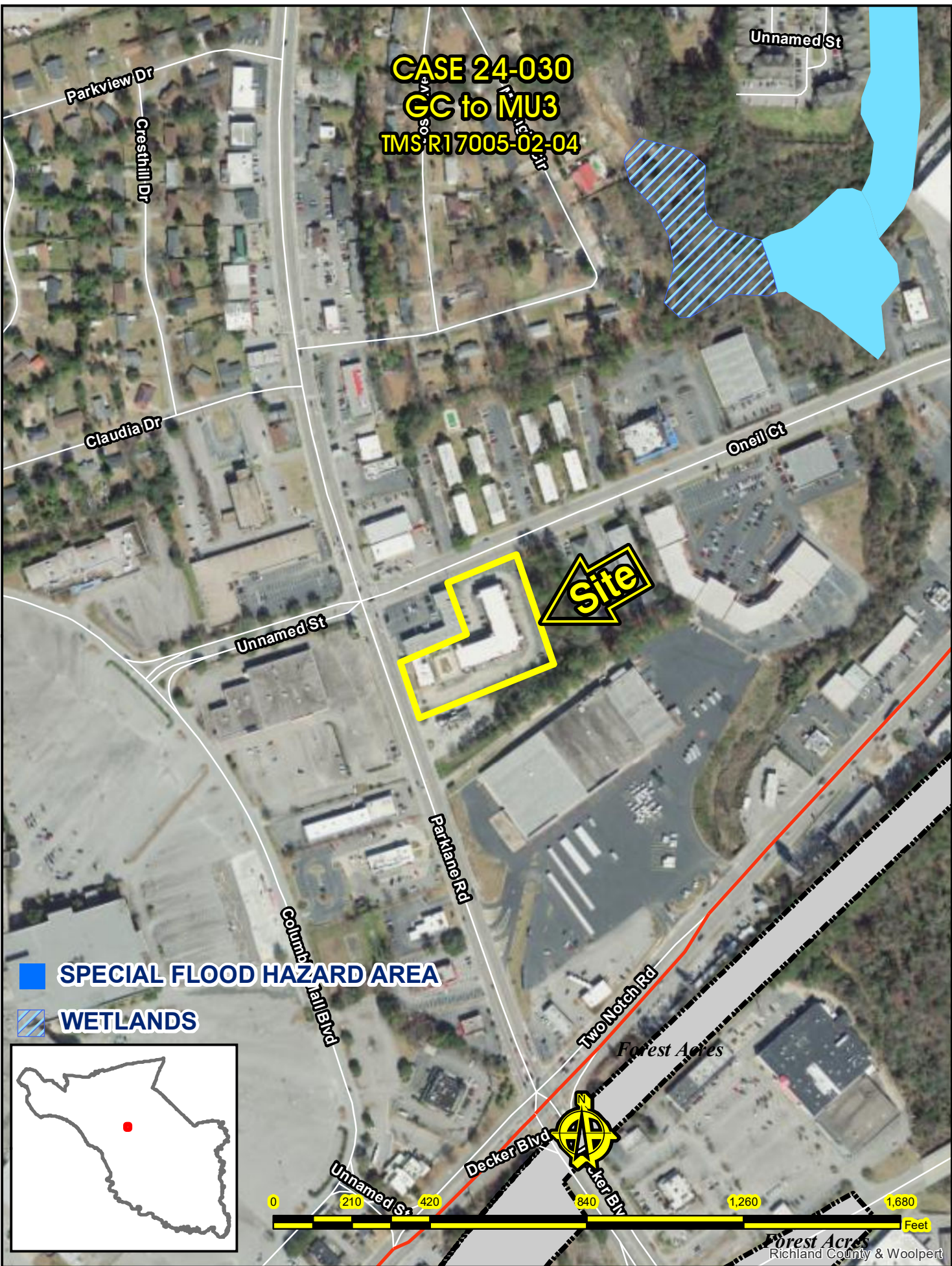
Planning Commission Action

At their **September 5, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-030 MA**.

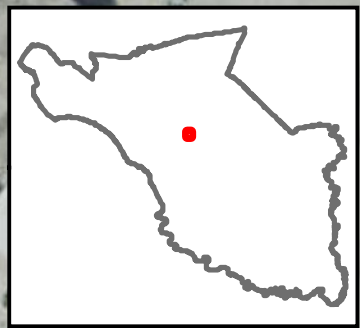
8. Case 24-030 MA
Lindsay S. Van Slambrook, Esq.
7128 Parklane Road
R17005-02-04
DISTRICT 3 - Yvonne McBride



CASE 24-030
GC to MU3
TMS R17005-02-04



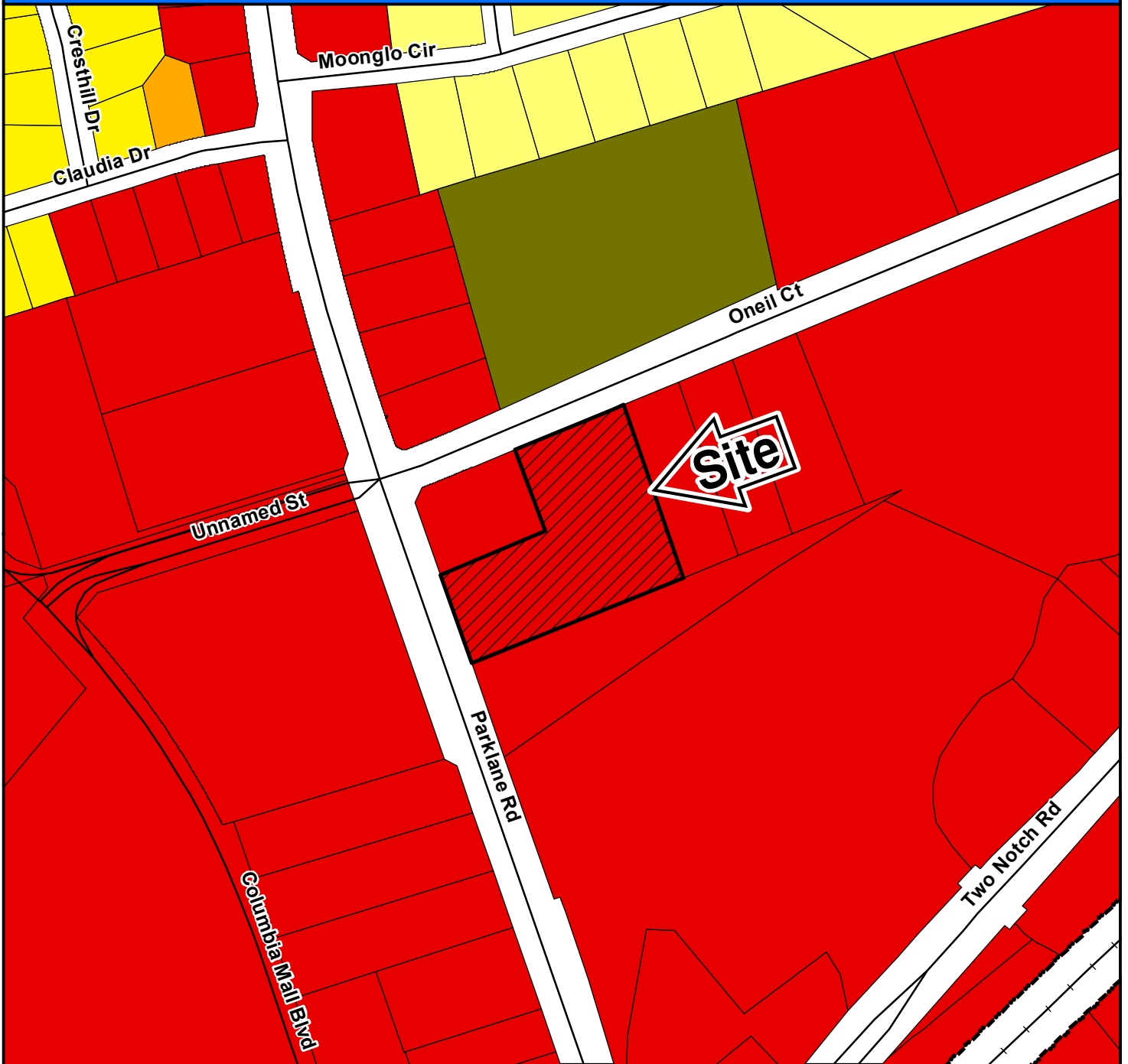
 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



Forest Acres
Richland County & Woolpert

Case 24-030 MA

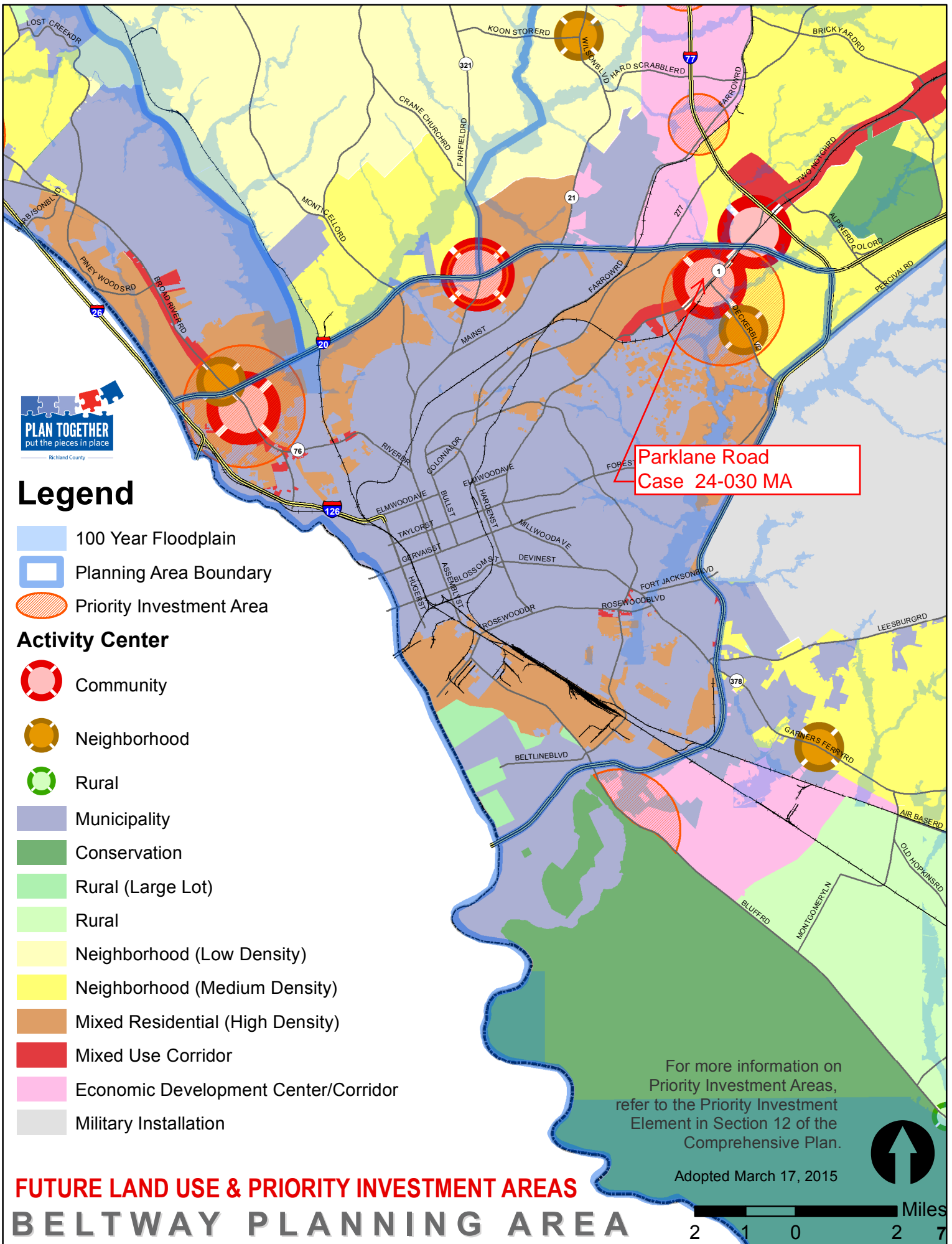
GC to MU3



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 | | |





Legend

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

**Parklane Road
Case 24-030 MA**

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

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS BELTWAY PLANNING AREA



Case #24-030 MA - Zoning Districts

Current 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.

Case #24-030 MA - Zoning Districts

| Proposed Zoning District | |
|--|------------|
| 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.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2024
RC PROJECT: 24-040 MA
APPLICANT: Marion Charlie Adams, Jr.

LOCATION: Bluff Road

TAX MAP NUMBER: R13513-01-27
ACREAGE: .47 acres
EXISTING ZONING: HM
PROPOSED ZONING: MU1

ZPH SIGN POSTING: November 4, 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. 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 Rural District (RU). With the adoption of the 2021 Land Development Code the Rural District (RU) was designated Homestead District (HM).

Zoning District Summary

The 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> | R4 | Undeveloped |
| <u>South:</u> | M-1 | Undeveloped |
| <u>East:</u> | R4 | Undeveloped |
| <u>West:</u> | GC | Place of Worship |

Discussion

Parcel/Area Characteristics

The parcel has access to Bluff Road. There are sidewalks along this section of Bluff Road. The subject parcel contains a single-family residence. The immediate area is characterized by single-family parcels, commercial uses and undeveloped residential parcels. North and east of the subject parcel is an undeveloped residential property. West of the subject parcel is a place of worship. South of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District One. The Meadowfield Elementary School is located 2.5 miles northeast of the subject parcel on Galway Lane. The industrial park fire station (number 3) is located 1-mile northwest of the subject parcel on The Boulevard. Water and sewer is provided by the City of Columbia.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2023 SCDOT traffic count (Station #239) located west of the subject parcel on Bluff Road identifies 10,000 Average Daily Trips (ADT's). Bluff Road is classified as a three-lane undivided minor arterial, maintained by SCDOT with a design capacity of 14,300 ADT's. This portion of Bluff Road is currently operating at Level of Service (LOS) “B”.

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

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

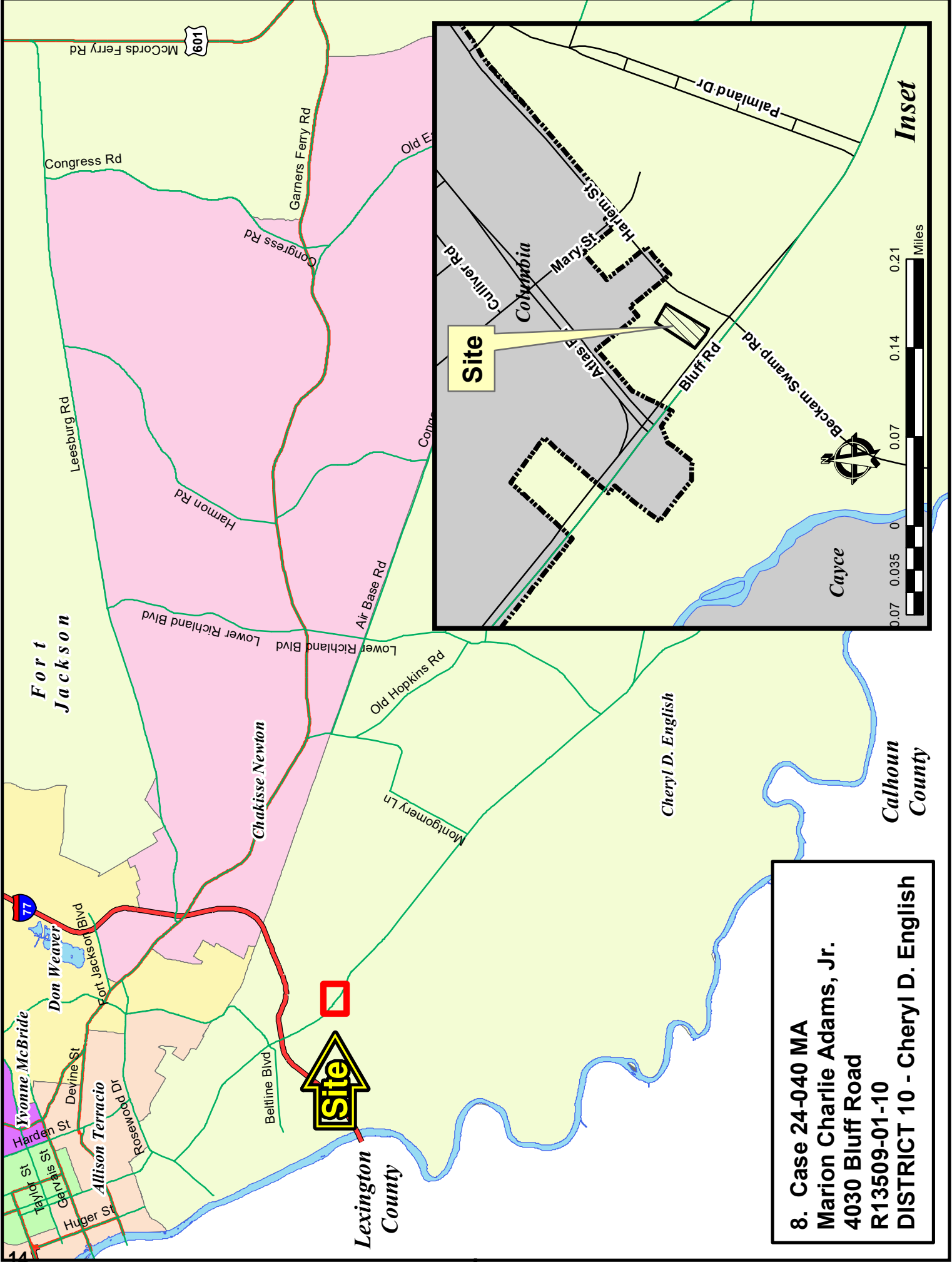
Conclusion

The proposed rezoning is consistent with the objectives for the Economic Development Center/Corridor zoning district land use designation outlined in the 2015 Comprehensive Plan. Secondary commercial and residential uses should be located along primary road corridors. The proposed request meets the location recommendations of the Economic Development Center/Corridor designation.

For this reason, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **October 7, 2024** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-040 MA**.



8. Case 24-040 MA
Marion Charlie Adams, Jr.
4030 Bluff Road
R13509-01-10
DISTRICT 10 - Cheryll D. English

CASE 24-040
INS to MU1
TMS R13509-01-10

Columbia

Site

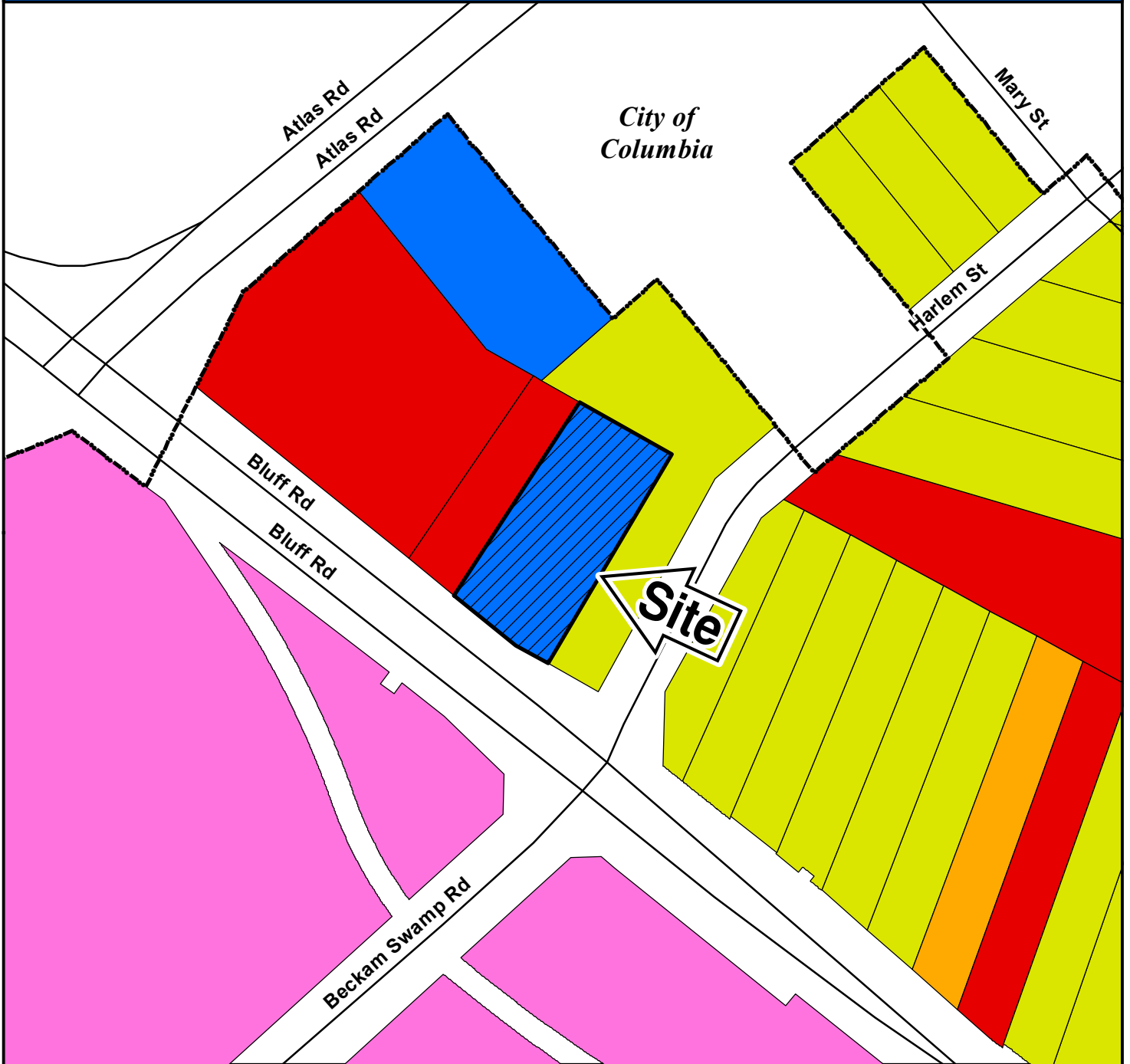
 **SPECIAL FLOOD HAZARD AREA**

 **WETLANDS**









Richland County & Woolpert

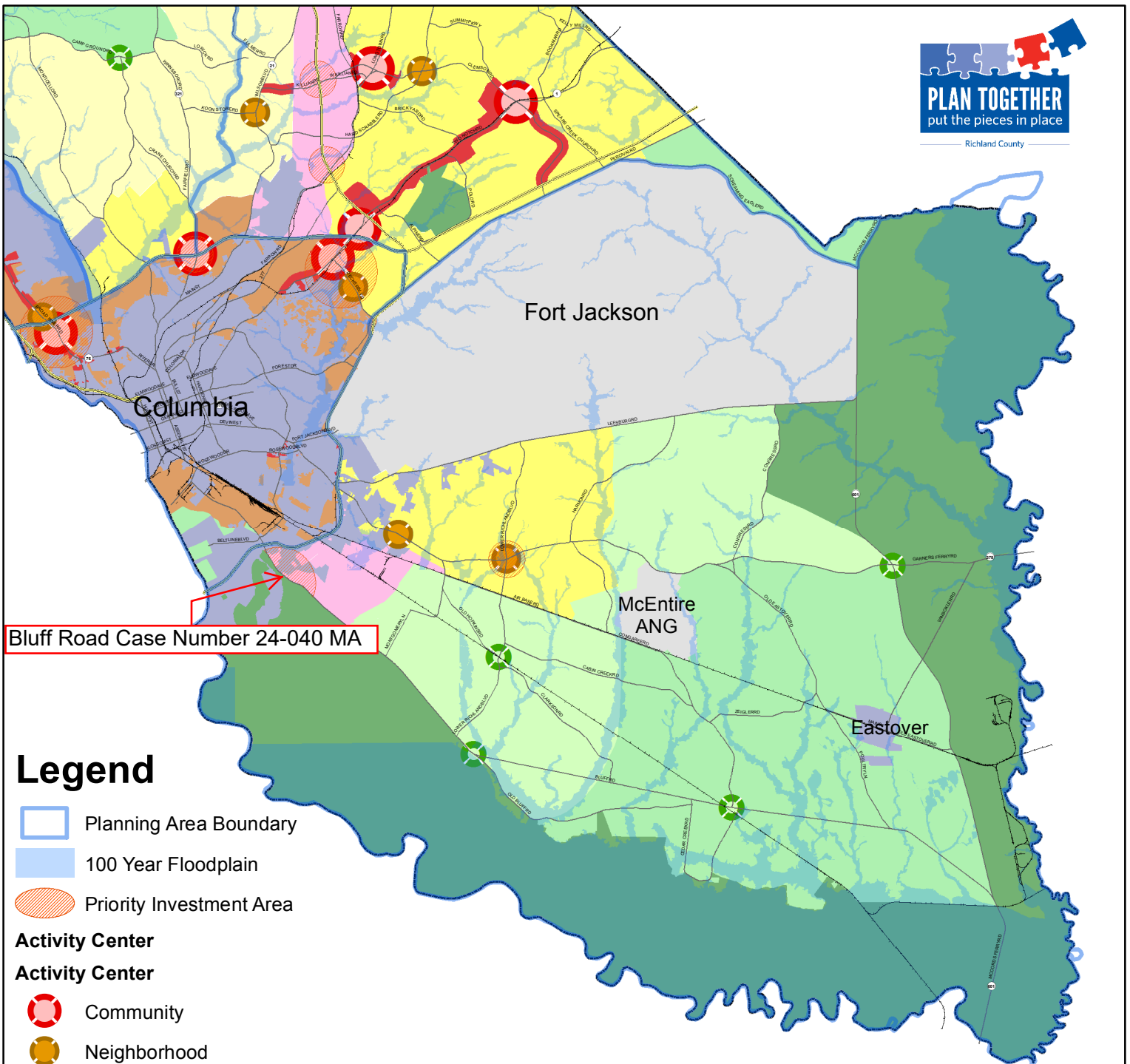
Case 24-040 MA INS to MU1



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 | | |





Bluff Road Case Number 24-040 MA

Legend

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

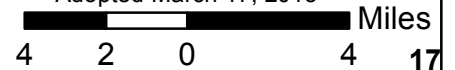
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-040 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.

Case #24-040 MA - Zoning Districts

| 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.

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: November 4, 2024
RC PROJECT: 24-043 MA
APPLICANT: Krystal Martin

LOCATION: 10539 Farrow Road

TAX MAP NUMBER: R17500-02-18
ACREAGE: 2.4 acres
EXISTING ZONING: R6
PROPOSED ZONING: LI

ZPH SIGN POSTING: November 4, 2024

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Commercial District (C-3). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC).

The subject property was rezoned from General Commercial District (GC) to Light Industrial District (LI) under case number 17-009MA.

The subject property was rezoned from Light Industrial District (LI) to Residential Multi-family High Density District (RM-HD) under case number 19-040 MA

Zoning History for the General Area

The Light Industrial District (M-1) properties west of the subject parcel were rezoned under ordinance number 068.9-94HR (case number 94-037MA).

The Light Industrial District (LI) property south of the subject parcel was rezoned under case number 18-004MA.

The Light Industrial District (LI) parcel northwest of the subject parcel was rezoned under case number 14-004MA. The same parcel was part of a request for the Residential Multi-family Medium Density District (RM-MD) under case number 23-007MA. That request was denied.

The Light Industrial District (M-1) parcel northwest of the subject parcel was rezoned under case number 01-036MA.

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 | Residence |
| <u>South:</u> | LI | Undeveloped |
| <u>East:</u> | HI | Undeveloped |
| <u>West:</u> | M-1 | Undeveloped |

Discussion

Parcel/Area Characteristics

The site has frontage along Farrow Road. There are no sidewalks or streetlights along this section of Farrow Road. The site is undeveloped. The surrounding area is characterized by undeveloped parcels, scattered residential use with the majority of the area zoned industrial or commercial. The parcels south, west and east of the site are undeveloped. North of the site is a single-family residence on a General Commercial zoned parcel.

Public Services

The Killian fire station (station number 27) is located on Farrow Road, approximately 1.7 miles south of the subject parcel. Sandlapper Elementary School is located 1.47 miles east of the subject parcel on Longtown Road. Longleaf Middle School is located 1.2 miles southeast of the subject parcel on Longreen Parkway. Westwood High School is located 1.1 miles west of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area.

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

Plans & Policies

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

Land Use and Design

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

Desired Development Pattern

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

industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #285) located south of the subject parcel on Farrow Road identifies 13,900 Average Daily Trips (ADT). Farrow Road is classified as a three-lane undivided major collector, maintained by SCDOT with a design capacity of 9,800 ADTs. This portion of Farrow Road is currently operating at Level of Service (LOS) "F".

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

There are no planned or programmed improvements for these road sections through SCDOT or the County Penny Sales Tax program.

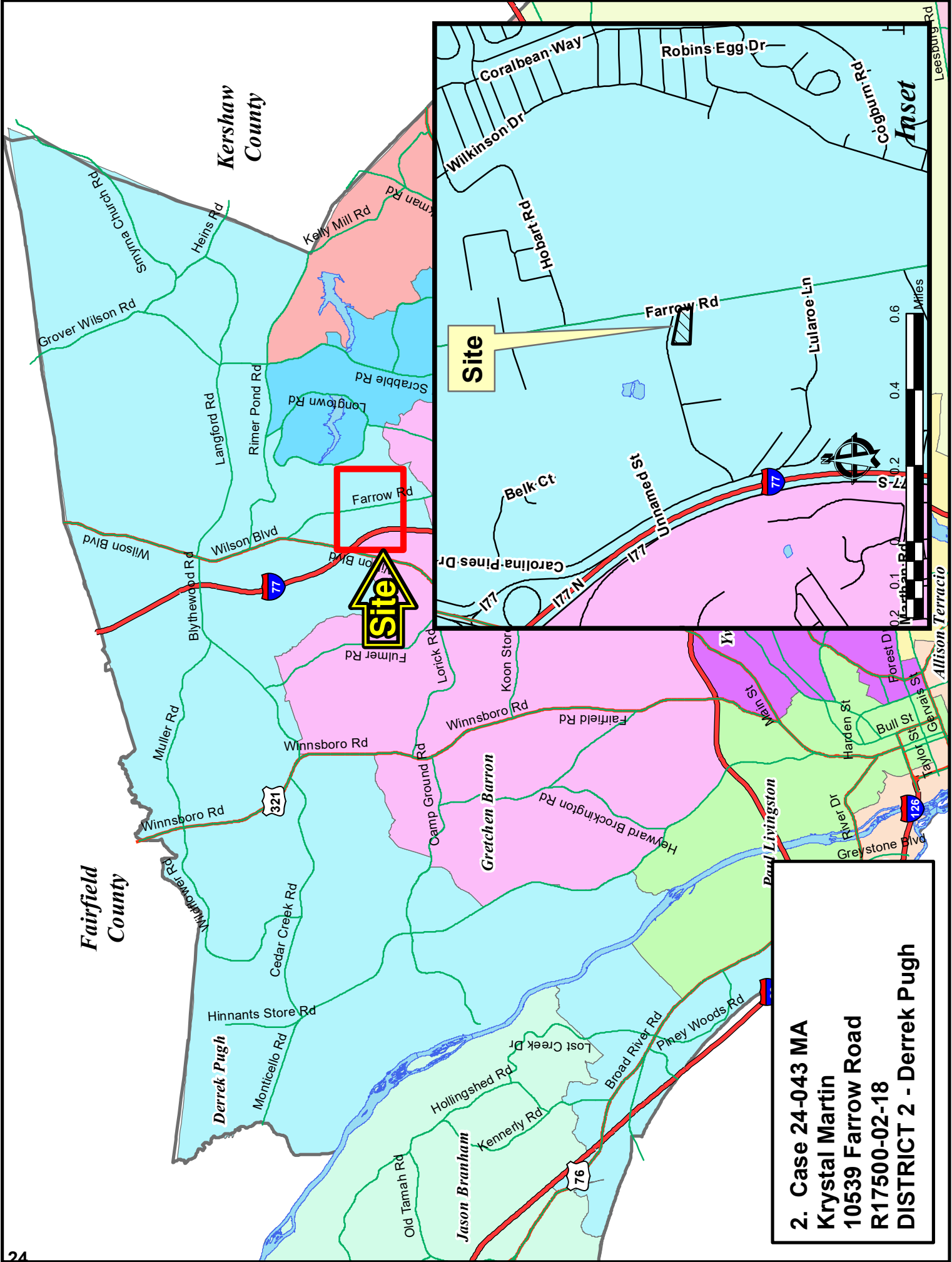
Conclusion

The proposed rezoning would be consistent with the objectives of the 2015 Comprehensive Plan. Per the Plan, development within this future land use designation encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties."

For this reason, **Approval** of this map amendment is recommended.

Planning Commission Action

At their **November 4, 2024** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **24-043 MA**.



2. Case 24-043 MA
Krystal Martin
10539 Farrow Road
R17500-02-18
DISTRICT 2 - Derrek Pugh

CASE 24-043
R6 to LI
TMS R17500-02-18

Unnamed St

Hobart Rd

Unnamed Private Driv

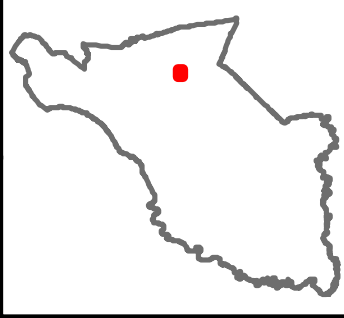
Site

Farrow Rd

Lularoe Ln

 **SPECIAL FLOOD HAZARD AREA**

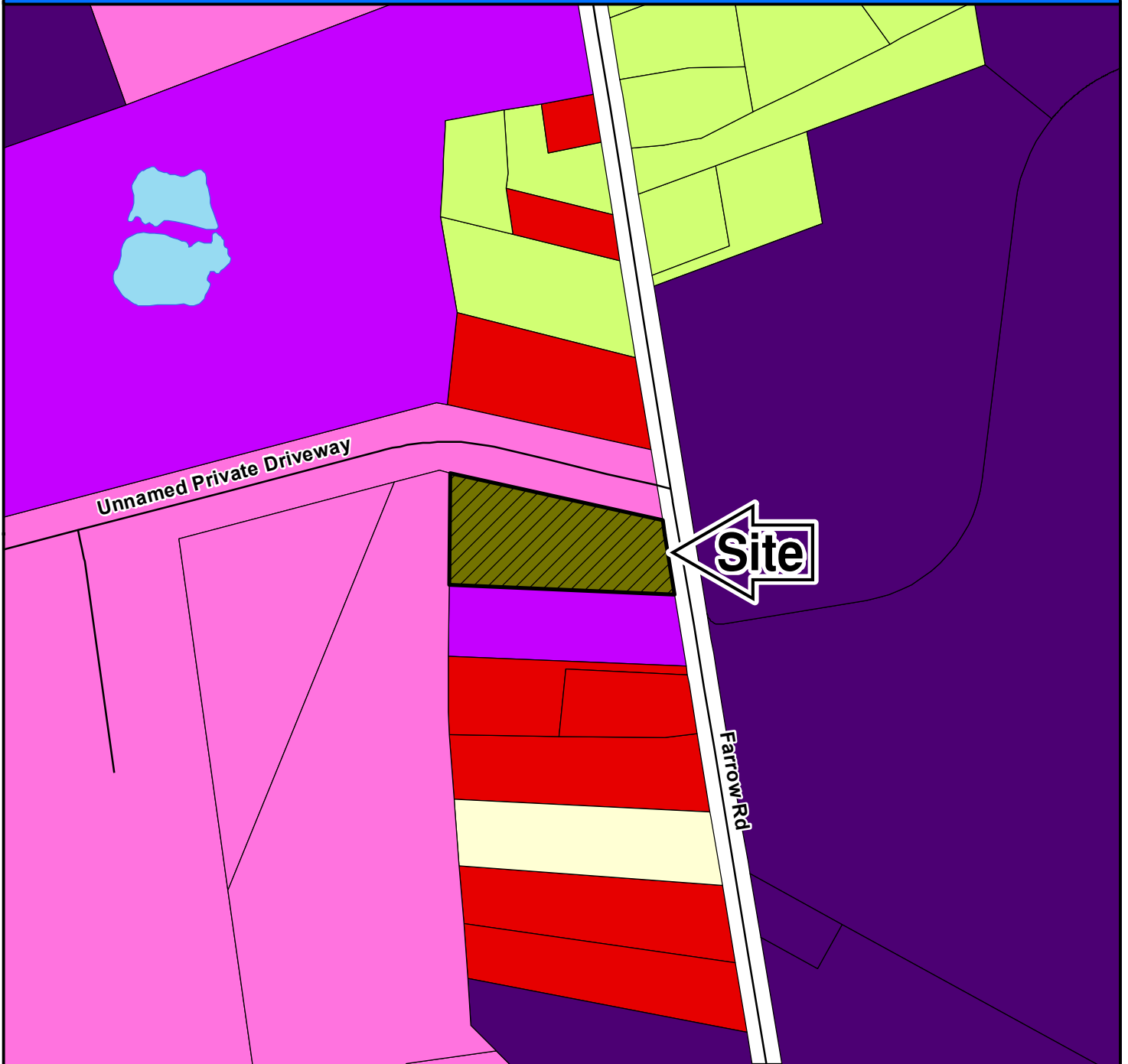
 **WETLANDS**



Richland County & Woolpert

Case 24-043 MA

R6 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 | | |



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

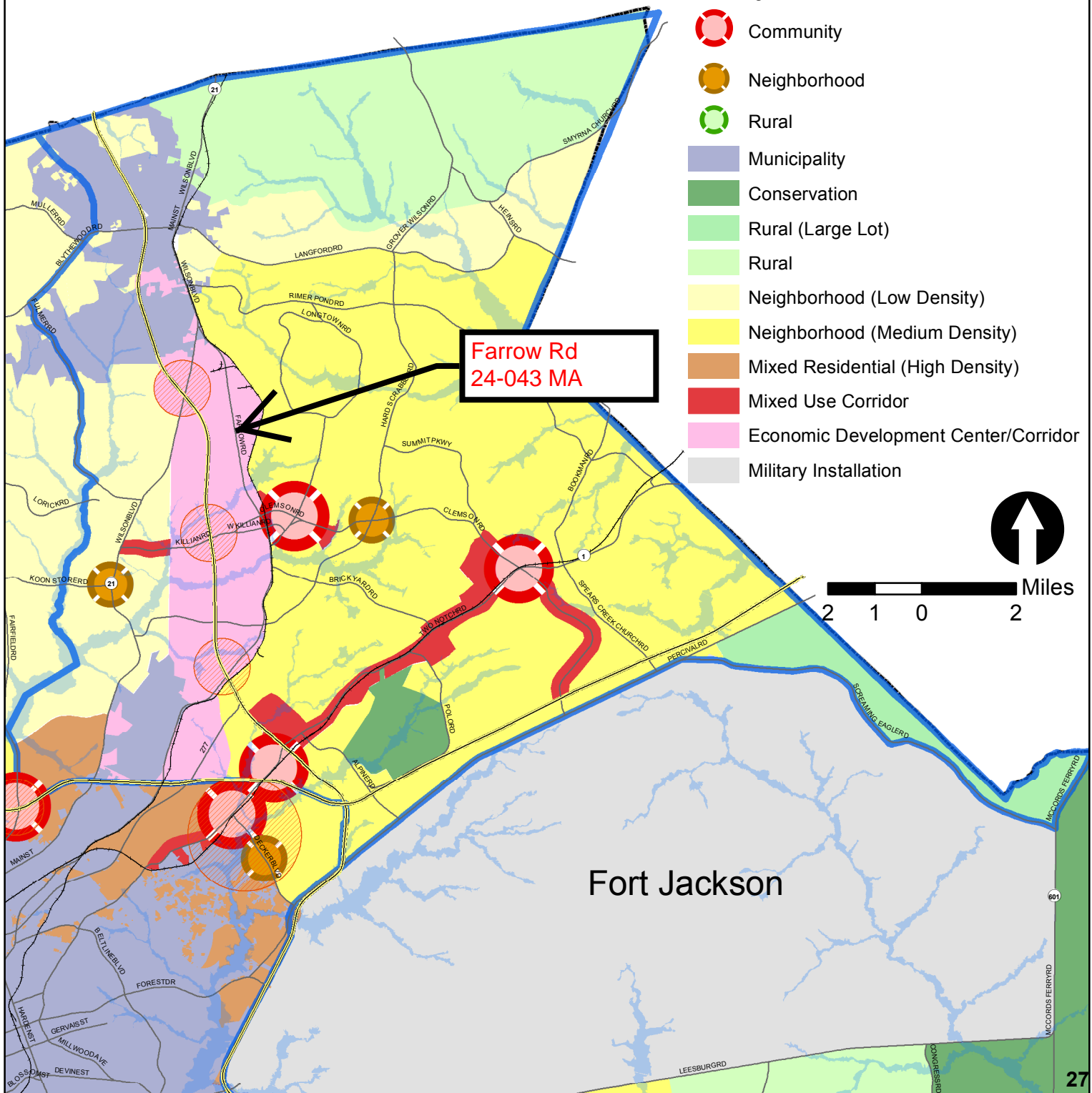


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

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 #24-043 MA - Zoning Districts

| Current Zoning District | |
|--|----|
| 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 |

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 #24-043 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: November 4, 2024
RC PROJECT: 24-045 MA
APPLICANT: Alecia W. Garrick

LOCATION: 4540 Leesburg Road

TAX MAP NUMBER: R28100-02-14
ACREAGE: 2.99 acres
EXISTING ZONING: HM
PROPOSED ZONING: RT

ZPH SIGN POSTING: November 4, 2024

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

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

Maximum density standard: no more than one (1) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 2 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-FJ | Fort Jackson |
| <u>South:</u> | RT | Residential |
| <u>East:</u> | RT/ RT | Residential / Residential |
| <u>West:</u> | HM | Residential |

Discussion

Parcel/Area Characteristics

The parcel has access to Leesburg Road. There are no sidewalks or street lamps along this section of Leesburg Road. The subject parcel contains a nonresidential structure. The immediate area is characterized by residential parcels, undeveloped parcels and Fort Jackson north of the site. West, south and east of the site are residences.

Public Services

The subject parcel is within the boundaries of School District One. The Horrell Hill Elementary School is located 4.9 miles southwest of the subject parcel on Horrell Hill Road. The Congaree fire station (number 29) is located 5.6 miles south of the subject parcel on Old Congaree Run. Water would be provided by well and sewer is provided by septic.

Plans & Policies

2015 Comprehensive Plan

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

Land Use and Design

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

Desired Development Pattern

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

Lower Richland Strategic Community Master Plan

Suburban Transition Area

The Lower Richland Strategic Community Master Plan identifies this area as the “Suburban Transition Area” with a recommendation to provide a variety of housing types include townhomes and apartments. The plan states that new housing development should not be

limited to traditional ¾-acre single-family lots. To accommodate shifts in buyer preferences, a range of housing options including single-family, townhomes, and apartments is appropriate.

Traffic Characteristics

The 2023 SCDOT traffic count (Station #257) located west of the subject parcel on Leesburg Road identifies 6,500 Average Daily Trips (ADT's). Leesburg Road is classified as a two-lane undivided minor collector, maintained by SCDOT with a design capacity of 14,600 ADT's. This portion of Leesburg Road is currently operating at Level of Service (LOS) "B".

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

There is a road widening project currently underway for this section of Leesburg Road through the County Penny Sales Tax program and SCDOT. Anticipated completion date is 10/31/2025.

There is a bikeway project currently in the design phase for this section of Leesburg Road through County Penny Sales Tax program. There is no anticipated completion date for this project.

Conclusion

Staff recommends **disapproval** of this map amendment as the proposed rezoning is not aligned with the objectives set forth in the Comprehensive Plan for residential development within the Neighborhood Medium Density future land use designation.

According to the Comprehensive Plan, the Neighborhood Medium Density designation is intended for "medium-density residential neighborhoods and supporting neighborhood-scale commercial development designed in a traditional neighborhood format." These neighborhoods serve as a transition between Neighborhood (Low-Density) and more intense Mixed Residential (High-Density) urban environments. The plan also emphasizes the creation of "medium-density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods."

The RT district does not accommodate the uses and development standards consistent with the Neighborhood Medium Density designation, which prioritizes higher densities and smaller lot sizes.

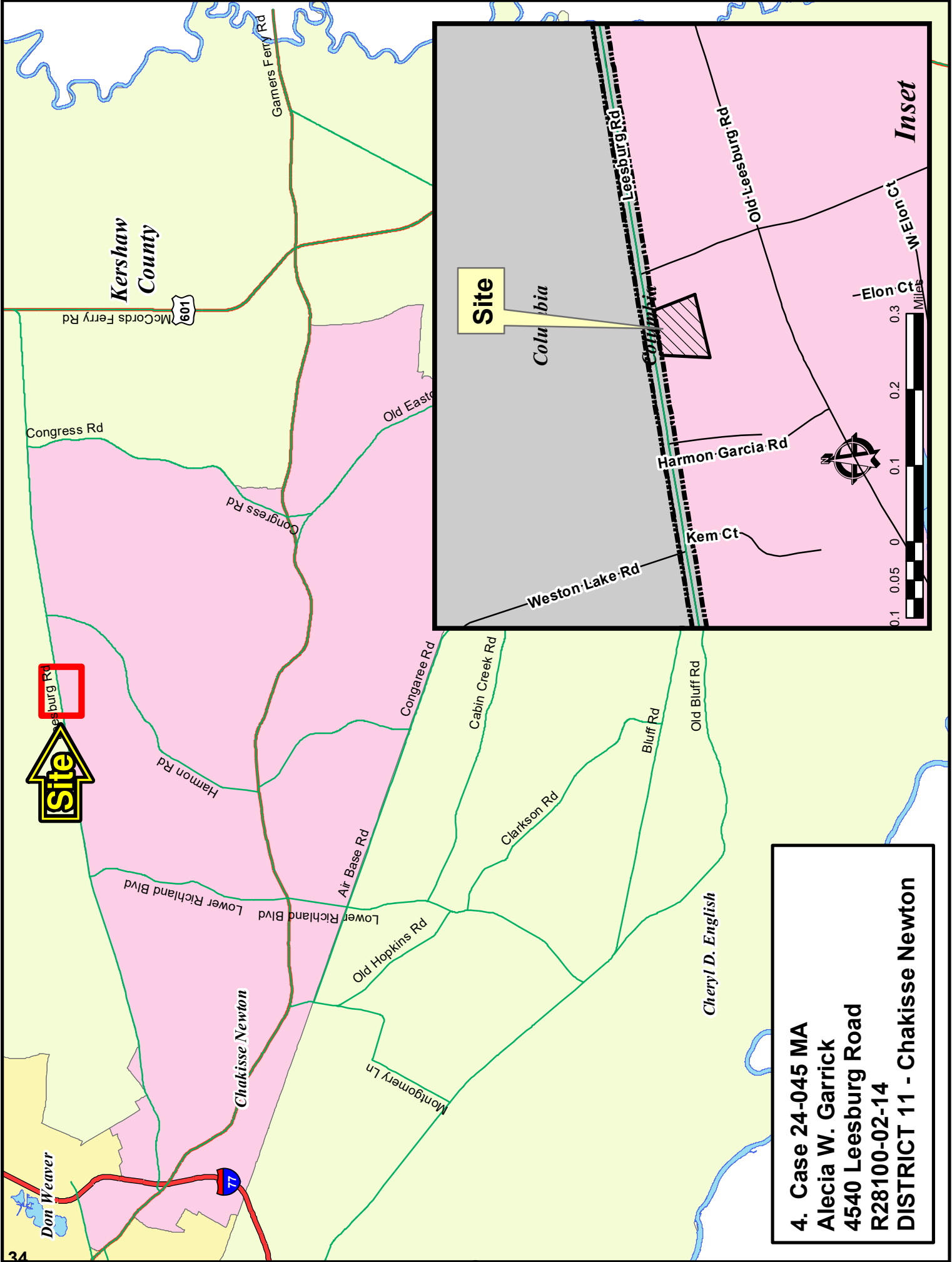
Furthermore, the proposed rezoning would conflict with the recommendations of the Lower Richland Strategic Community Master Plan for this area.

Planning Commission Action

At their **November 4, 2024** meeting, the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- The RT request is in keeping with the surrounding land uses.

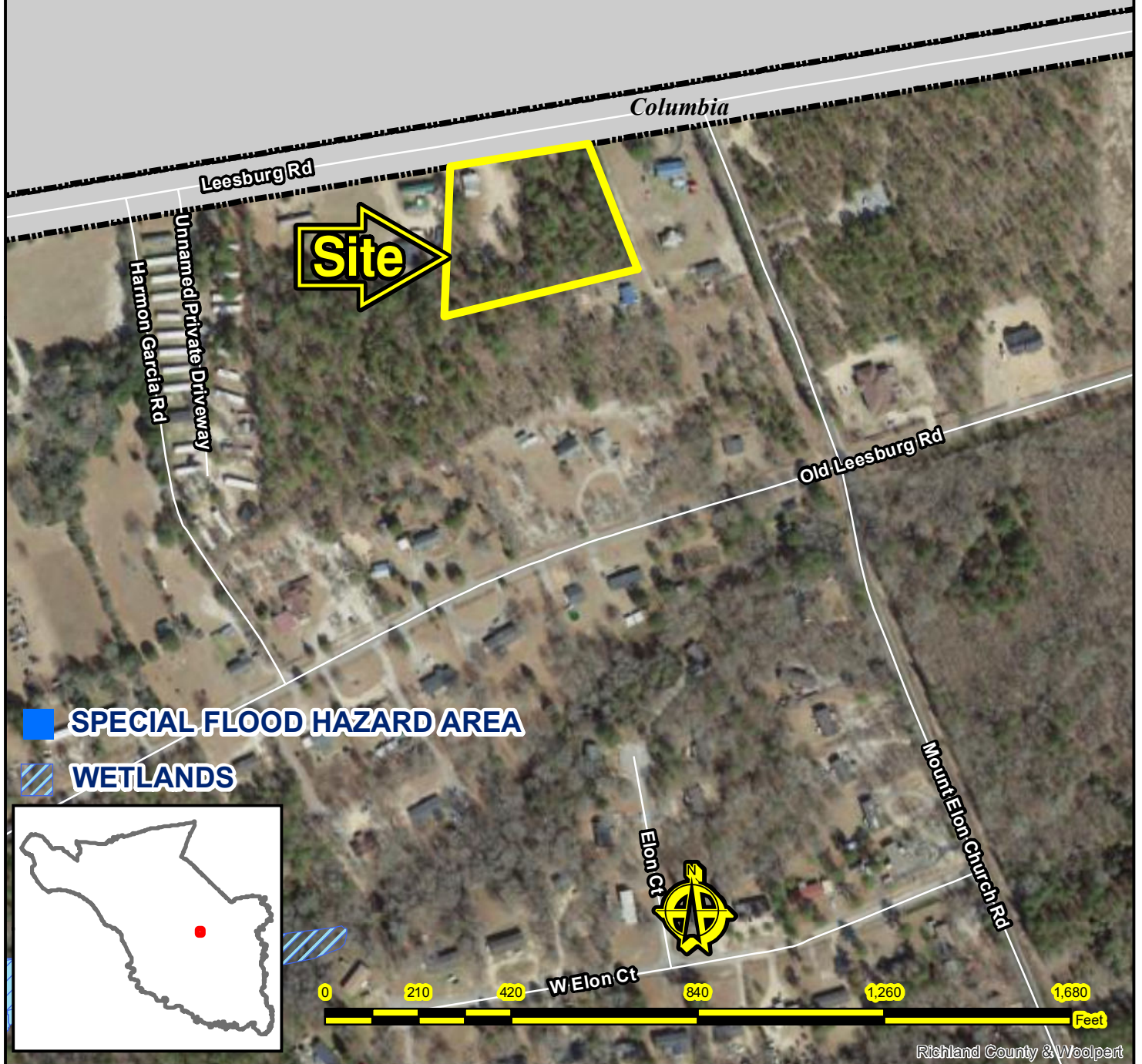
The PC recommends the County Council **approve** the proposed amendment for Case # **24-045 MA**.



4. Case 24-045 MA
Alecia W. Garrick
4540 Leesburg Road
R28100-02-14
DISTRICT 11 - Chakisse Newton

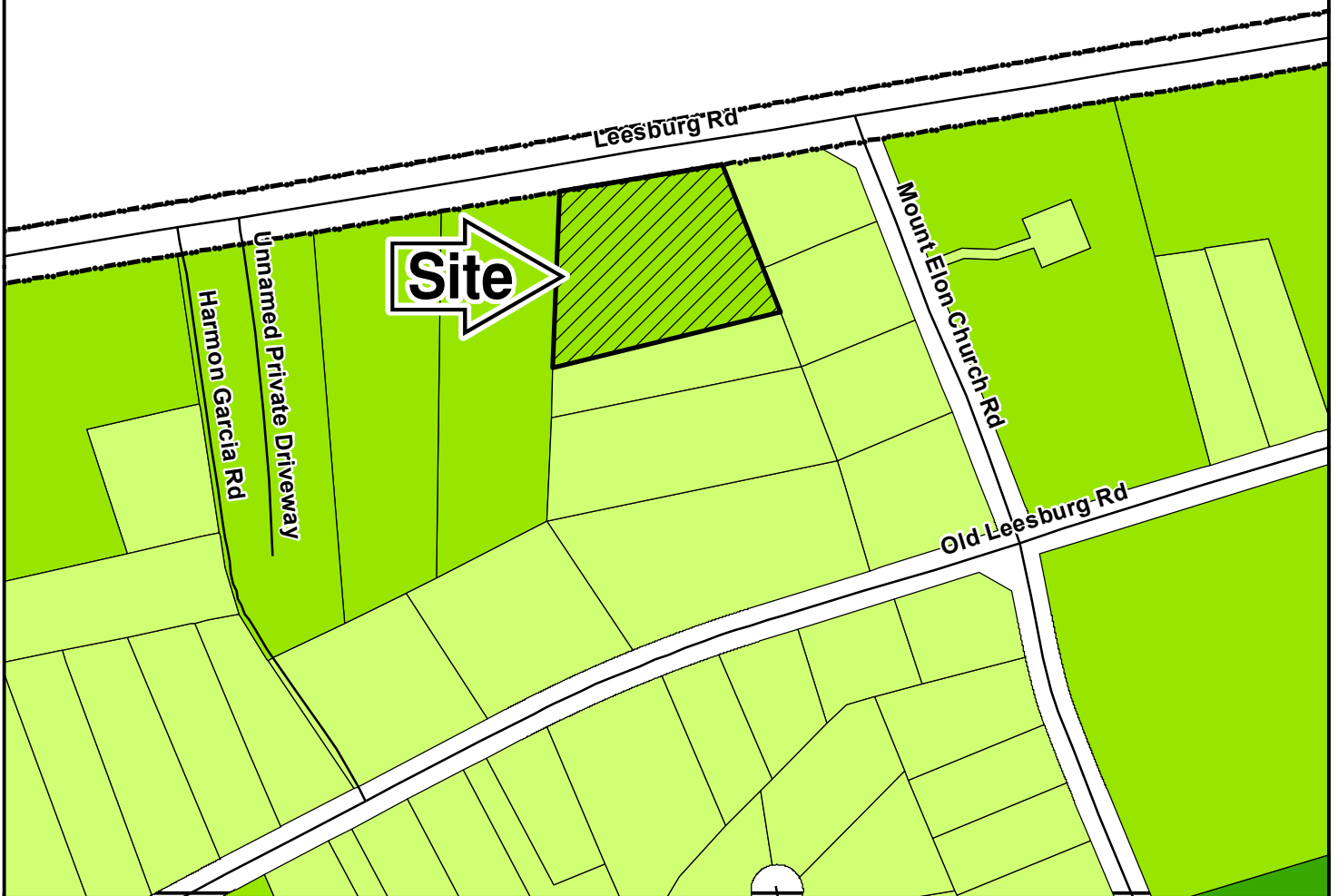
CASE 24-045
HM to RT
TMS R28100-02-14

Columbia













Case 24-045 MA HM to RT

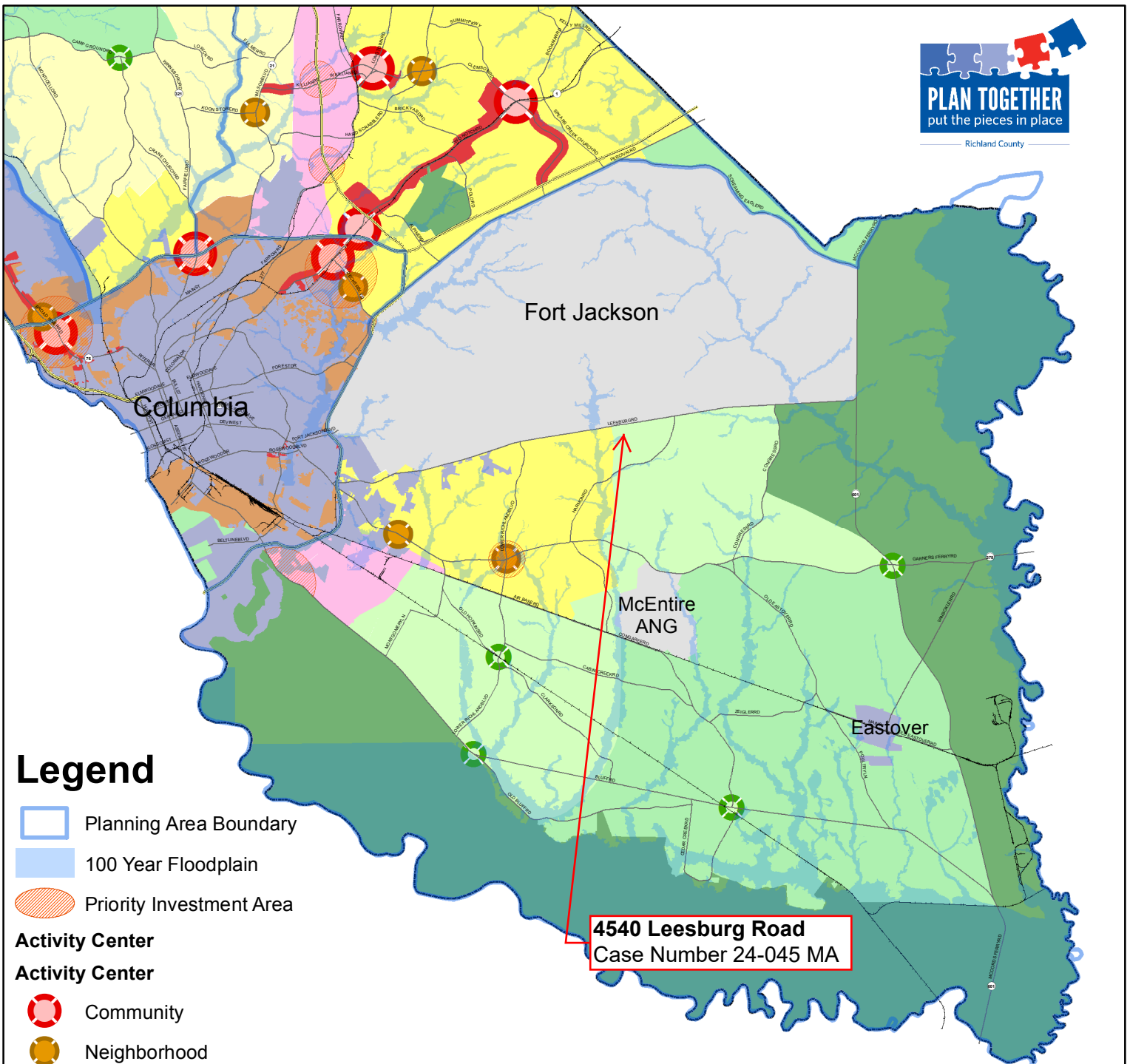
Fort Jackson



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 | |





Legend

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

4540 Leesburg Road
Case Number 24-045 MA

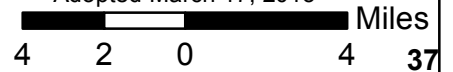
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015



Case #24-045 MA - Zoning Districts

Current Zoning District

Homestead (HM) District

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

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

a. Permitted Uses

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

b. Special Requirements Uses

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

c. Special Exception Uses

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

Case #24-045 MA - Zoning Districts

Proposed 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.



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